

**MEETING MINUTES**

**Bruce A. Harrell**  
Mayor

**Rico Quirindongo**  
Director, OPCD

**Kevin O'Neill**, Chair

**Phoebe Bogert**

**Kate Clark**

**Ray Gastil**

**Ben Gist**

**Brian Markham**

**Shirin Masoudi**

**Zubin Rao**

**Molly Spetalnick**, Vice Chair

**Caitlin Truong**

**Michael Jenkins**  
Director

**Valerie Kinast**  
Strategic Advisor

**Windy Bandekar**  
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**May 15, 2025**

Convened – 10:00 am

Adjourned – 4:00 pm

**Projects Reviewed**

Commission Business

3257 Harbor Ave SW – Pre-petition street vacation  
review

Site Visits – Ballard Light Rail Extension

**Commissioners Present**

Phoebe Bogert

Ray Gastil

Ben Gist (morning session only)

Brian Markham

Shirin Masoudi

Kevin O'Neill

Zubin Rao

Molly Spetalnick

Caitlin Truong

**Commissioners Excused**

Kate Clark

**Staff Present**

Michael Jenkins

Valerie Kinast

Windy Bandekar

Robin Magonegil



### **Commission Business (10:00 – 10:30 am)**

The Commission discussed the items on the agenda and had a project briefing.

### **3257 Harbor Ave SW – pre-petition street vacation review (10:30 - Noon)**

The Commission received their initial briefing on a proposed street vacation. The initial briefing – pre-petition review – is required before filing of a Master Use Permit or a petition to vacate a street or alley.

The proposed vacation is of a segment of SW City View Drive between 30<sup>th</sup> Ave SW and Harbor Ave SW. The site is located north of the West Seattle Freeway and east of Admiral Way SW. If approved, the vacation would allow the construction of an 8 story, 136-unit multifamily building.

The following people were presenters:

- Bradley Khouri, B9 Architects

The following people attended:

- Beverly Barnett, Seattle Department of Transportation
- George Webb, BODE Development
- Amy Gray, Seattle Department of Transportation
- Ekaterina Dzyuba, BODE Development
- Jackson Kennan-Koch, Seattle Department of Transportation

The pre-petition review focused on the following issues outlined in the City Council's 2018 policy of street and alley vacations:

- CIRCULATION
- ACCESS
- UTILITIES
- FREE SPEECH
- PUBLIC ASSEMBLY
- OPEN SPACE
- LIGHT AND AIR
- VIEWS
- LAND USE AND URBAN FORM

The Commission provide the following direction – no action was taken.

### **Public Trust/Project elements**

1. Provide a vacation/no vacation alternative that clearly demonstrates the no vacation development alternative for the parcels on either side of SW City View
2. Refine building facades that include expression of the vacated City View along the 30<sup>th</sup> Ave SW façade
3. Study how the building can interface with the neighborhood on the 30<sup>th</sup> Ave SW side rather than just being the back of a large building.

4. Additional public engagement should occur to assess the implications of the project on the nearby residents as well as their input on any public benefit features.
5. Refine the pedestrian connections from the building to 30<sup>th</sup> Ave SW.
6. Provide more information on how impacts of the vacation on light and air to the building affects dwelling units on all sides of the building.

#### Public Benefit

1. Provide more information on proposed staircase at 30<sup>th</sup> Ave SW and SW Porter to understand why it is a public benefit and not part of the project. This should include information on
  - a. The viewpoint design
  - b. Whether people in the neighborhood have identified the stair and viewpoint as something they believe would benefit their neighborhood
  - c. How the viewpoint can incorporate accessible designs for people needing wheelchairs or other similar assistance
2. The Commission did not believe that the following elements rise to the level of public benefit, as they are designed to be part of the project and not designed for the public beyond the building residents
  - a. The planters
  - b. The courtyard area
3. The Commission believes the applicant should explore the following as part of a public benefit strategy
  - a. Enhanced pedestrian connections from 30<sup>th</sup> Avenue SW and SW Admiral Way
  - b. Improvements to nearby transit stops
  - c. Increased sidewalk widths on Harbor Ave SW that exceed code requirements
  - d. Public realm improvements along the SW Porter right of way that exceed code requirements
  - e. Consider the 30<sup>th</sup> Ave SW and SW Porter corner for a public space. Moving it to this location would enhance the public benefit story as it would connect directly to the proposed stair

#### Commission Business - Noon – 1:00

The commission was briefed on the site visits planned for the afternoon.

#### Site visits – Ballard Light Rail Extension – 1:00 – 4:00 pm

Commissioners made site visits of three locations for new stations:

- 1:45 pm - SLU Station - Harrison and Aurora (Plaza at yellow vent stacks)
- 2:35 pm Denny Station - Westlake and Denny (Stairway by Whole Foods)
- 3:25 pm Westlake Station - Westlake Park near Sephora entrance)

The goal of the site visits was to have commissioners better understand the urban context at these proposed stations, in advance of their Preliminary Engineering reviews to occur later this year. The Commissioners will provide direction to City staff on items for future briefings. In addition to Commissioners, attendees included:

- Sara Maxana, Seattle Department of Transportation
- Erik Rundell, Seattle Department of Transportation
- Vera Giampietro, Seattle Department of Transportation