

MEETING MINUTES

Bruce A. Harrell
Mayor

Rico Quirindongo
Director, OPCD

Kevin O'Neill, Acting Chair

Phoebe Bogert

Kate Clark

Ray Gastil

Ben Gist

Brian Markham

Shirin Masoudi

Zubin Rao

Molly Spetalnick

Caitlin Truong

Michael Jenkins
Director

Valerie Kinast
Strategic Advisor

Windy Bandekar
Planner

Robin Magonegil
Administrative Staff

March 20, 2025

Convened – 8:30 am

Adjourned – 3:15 pm

Projects Reviewed

Commission business

Westlake Park

Yew Alley Vacation – Public Benefit

WSLE – discussion with City staff

Commissioners Present

Phoebe Bogert

Kate Clark

Ray Gastil

Brian Markham

Shirin Masoudi

Kevin O'Neill (attended virtually from 8:30 – Noon)

Zubin Rao

Molly Spetalnick (Acting Chair for the day)

Caitlin Truong

Commissioners Excused

Ben Gist

Staff Present

Michael Jenkins

Valerie Kinast

Robin Magonegil

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Commission Business (8:30 – 9:00 am)

The Commission received a briefing on the projects to be reviewed.

Westlake Park (9:00 – 10:30 am)

The Commission deliberated over the proposed changes to Westlake Park. The presenters provided an update from their March 6, 2025 presentation that provided additional information on the proposed changes to portions of Westlake Park.

The following people were presenters:

- Beth Purcell, Seattle Parks Foundation
- Andy Mitton, Berger Partnership
- Ben Handziak, Seattle Parks
- Andrew McConnico, Seattle Parks

The following people attended:

- Rebecca Bear, Seattle Parks Foundation
- Paulina Arango, Berger Partnership

The commission focused their discussions on 5 points:

1. Project Scope and Program –
2. Design Response to Site Conditions
3. Design Response to Equity in Public Space and Programming –
4. Materials, Plants, Lighting, and Artwork
5. Post FIFA vision

The Commission did not take any formal action. They will prepare a letter documenting their concerns.

Yew Alley vacation (10:30 – Noon)

The Commission received a presentation on the proposed public benefit package for their proposed alley vacation.

- Shilpe Karve and Kevin Cleary, Bayliss Architects
- Molly Lawrence, VanNess Feldman Architects

The following people attended:

- Beverly Barnett, SDOT
- Kelsey Timmer, SDOT

- Amy Gray, SDOT

The presenters highlighted three main elements of their public benefit package:

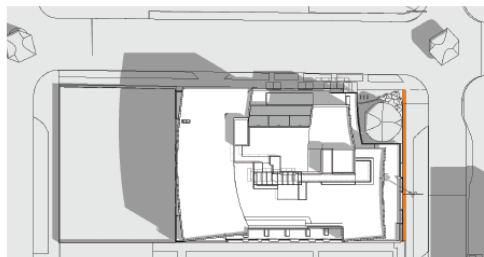
1. Installation of new sidewalks on N 87th Street from the project site west to 1st Avenue NW
2. Increasing sidewalk widths on Palatine Avenue N and 1st Avenue NW
3. Restoration and enhancement of the conservation drainage easement to the west of the development site.

The following table provide more detail on the proposed public benefit package:

analysis of public benefit of the vacation

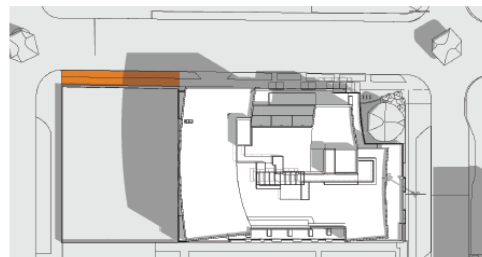
overview of design changes responding to agency comments

NEW WIDENED SIDEWALK



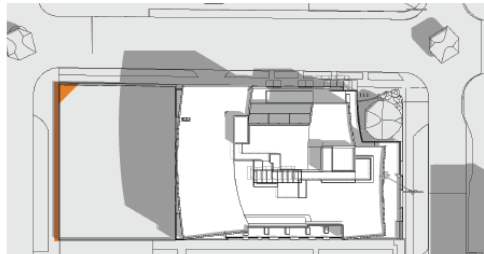
- ❶ New 2' Sidewalk Easement to Widen Existing 6' Sidewalk on Palatine Ave N to Promote Walkability

NEW EXTENDED SIDEWALK CONNECTION



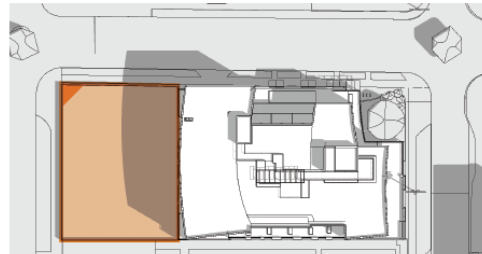
- ❷ New 6' Sidewalk and 6' Planter Extension to Complete the Pedestrian Connection

NEW WIDENED SIDEWALK



- ❸ New 2' Pervious Pavers to Widen Existing 6' Sidewalk to Promote Walkability

NEW DISCOVERIES IN THE NEIGHBORHOOD ENHANCE EXISTING GREEN OPEN SPACE



- ❹ Conservation Parcel Enhancements (new planting, birdhouses)
❺ Sidewalk Enhancements on 1st Avenue N (wayfinding signage, seating blocks)

public benefit matrix

	Public Benefit	Description	Size/Dimension of Proposed Benefit	Code	Estimated
①	Sidewalk Improvements - Palatine Avenue N	New 2' Sidewalk Easement to Widen Existing 6' Sidewalk on Palatine Ave N to Promote Walkability • COS Standard Sidewalk Surfacing	245 sf	Not Required	\$7,644.00
②	Sidewalk Improvements - N 87th Street	New 6' Sidewalk and 6' Planter Extension to Complete the Pedestrian Connection • COS Standard Sidewalk • COS Standard Planter Strip and Curb	554 sf 554 sf	Not Required	\$17,284.80 \$23,268.00
③	Sidewalk Improvements - 1st Ave N	New 2' Pervious Pavers to Widen Existing 6' Sidewalk to Promote Walkability • COS Standard Sidewalk Surfacing/Gravel/Paving	245 sf	Not Required	\$7,644.00
④	Conservation Parcel Enhancements	Improve Adjacent Existing Stormwater Conservation Parcel with New Planting • New Planting Plan • Ongoing Quarterly Maintenance plan • Birdhouses • Decorative Fence Panels	3 215 LF	Not Required	\$145,910.40 \$8,850.00 \$2,250.00 \$90,300.00
⑤	Sidewalk Enhancements on 1st Ave N	• Wayfinding Signage • Resting Blocks	1 2	Not Required	\$5,000.00 \$3,000.00
TOTAL					\$311,151.20

The commission voted 9-0 in support of the public benefit package. The approval was conditioned on a subcommittee review of the proposed fencing system in front of the conservation easement, with a focus on integrating artistic elements into its design.

WSLE – discussion with City staff (1:00 – 3:15 pm)

The following people attended:

- Sara Maxana, SDOT
- Vera Giampietro, SDOT
- Saranya Gujuluva, SDOT
- CJ Holt, SDOT
- Lindsay King, SDCI
- Jason Hampton, Sound Transit
- Lorelie Williams, WSP

The meeting was a round table discussion to evaluate how the Commission and City staff coordinated with each other during the Preliminary Engineering reviews for the West Seattle light rail segment in 2024. The goal is to refine the review process for the Preliminary Engineering reviews for the Ballard extension and for regulatory reviews of stations and guideways.