



Seattle City Light

STREET VACATION PETITION DIAGONAL AVENUE SOUTH

SDC Public Trust Review

July 2, 2020



Background and Site Information

Seattle Design Commission Pre-petition Review 10/03/2019

(from approved minutes)

- Approved CIP pre-concept design, with these recommendations:
 - Review quality and materiality of fencing
 - Clarify what street improvements abutting the site, if any, are required
- Expressed support for vacation and transfer of the Flume property for public open space
- Recommendations for Public Trust and Public Benefit aspects:
 - Provide full design and budget estimate for fully developed Flume park
 - Clarify the partnership of SCL, SPR & SDOT to fund improvements

Project Location

PROJECT ADDRESS

3613 4th Ave South, Seattle, WA 98134

VACATION ADDRESS

4101 Diagonal Ave South, Seattle, WA 98134

APPLICANT

Seattle City Light

TYPE

Capital Improvement Project and Street Vacation

NEIGHBORHOOD PLANNING AREA

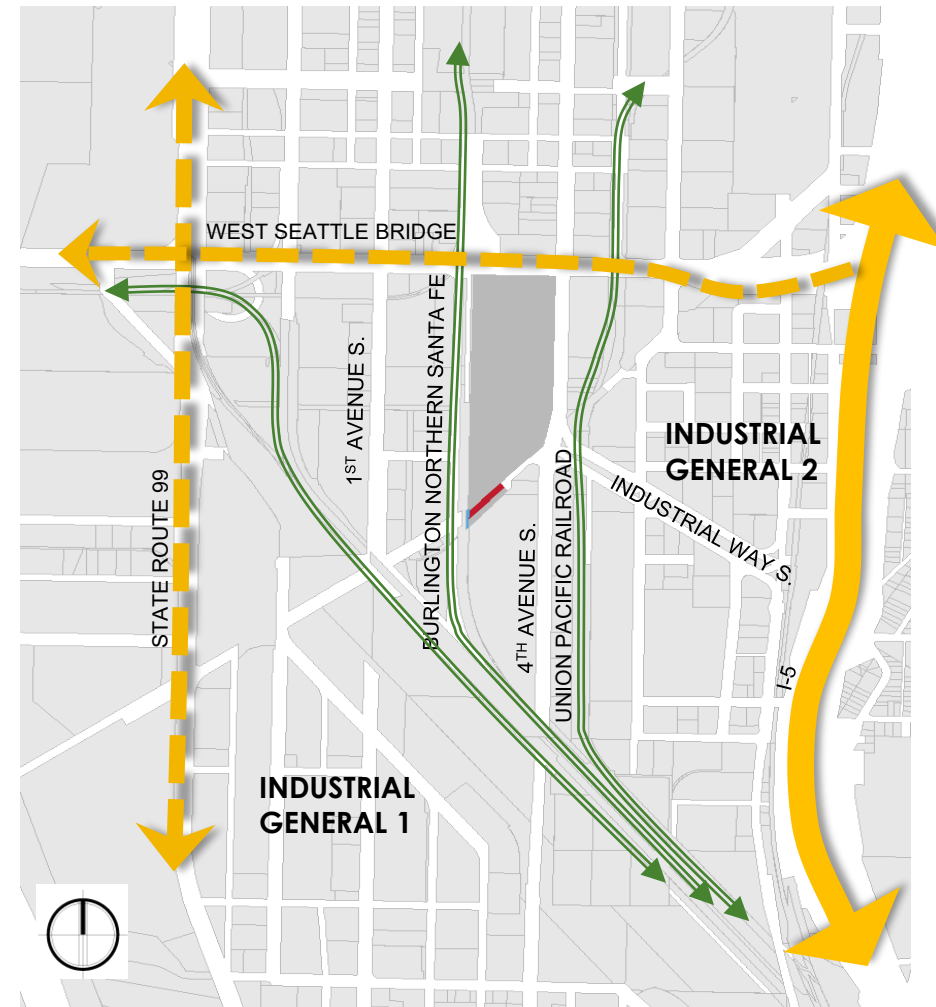
SODO

ZONING

Industrial General (1)

IN EQUITY AREA

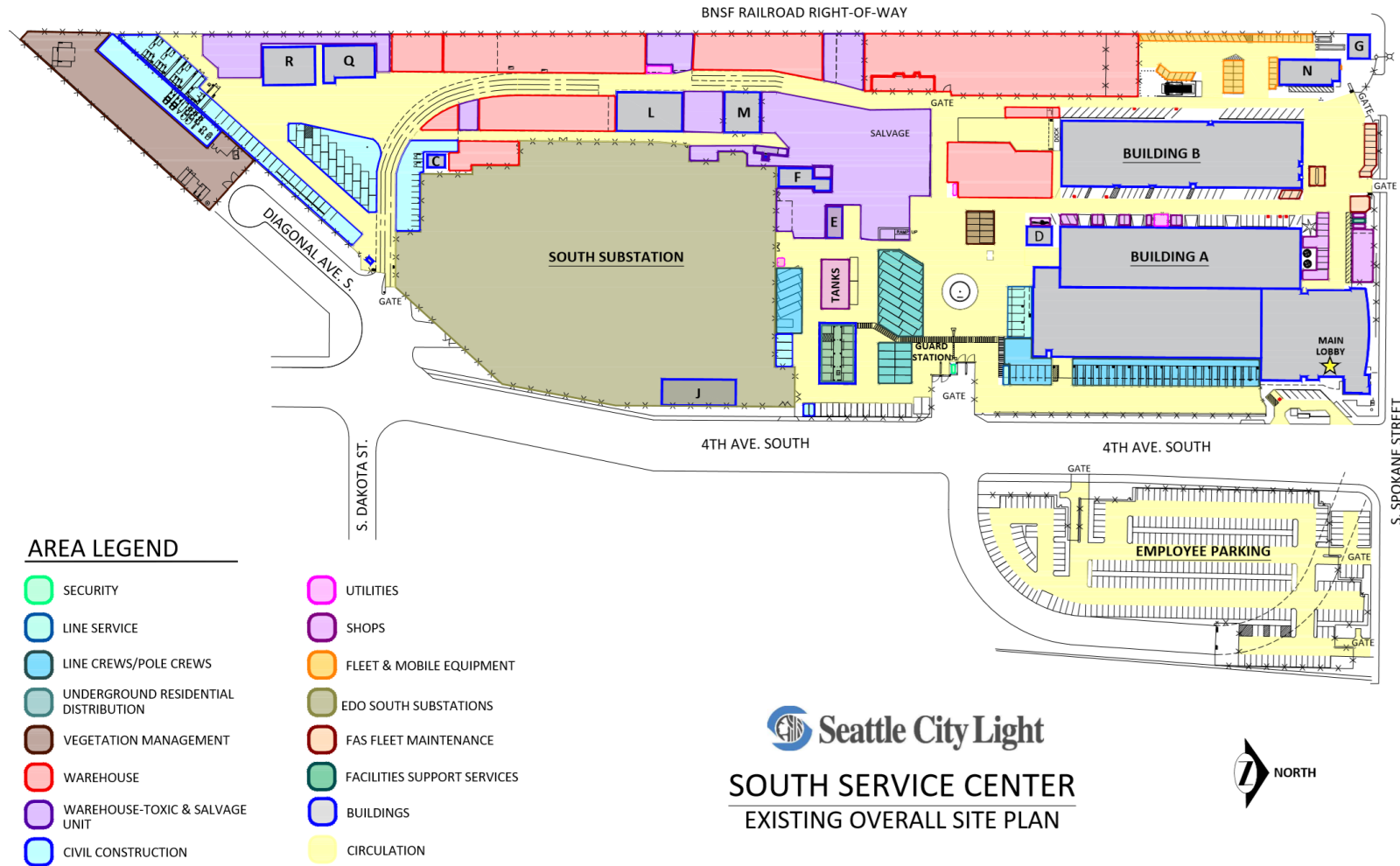
Yes



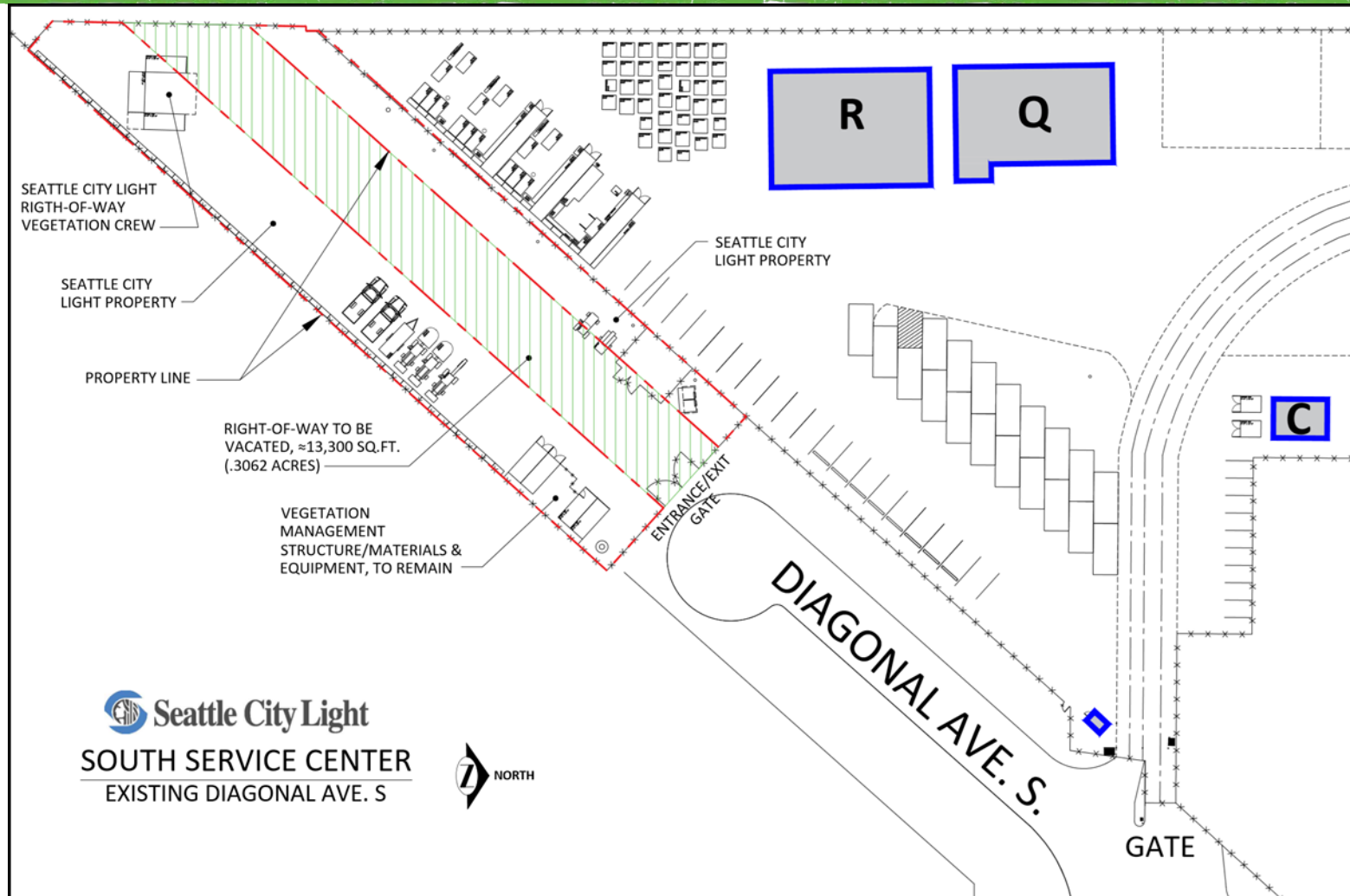
Current Uses and Conditions

- Under permit from SDOT and is used in conjunction with two thin SCL parcels as an auxiliary, low security yard, adjacent to but separate from SCL's South Service Center
- Used to store landscaping materials and equipment and occasionally maintenance vehicles
- Not accessible to the public

Current Uses and Conditions, cont.



Current Uses and Conditions, cont.



Current Uses and Conditions, cont.

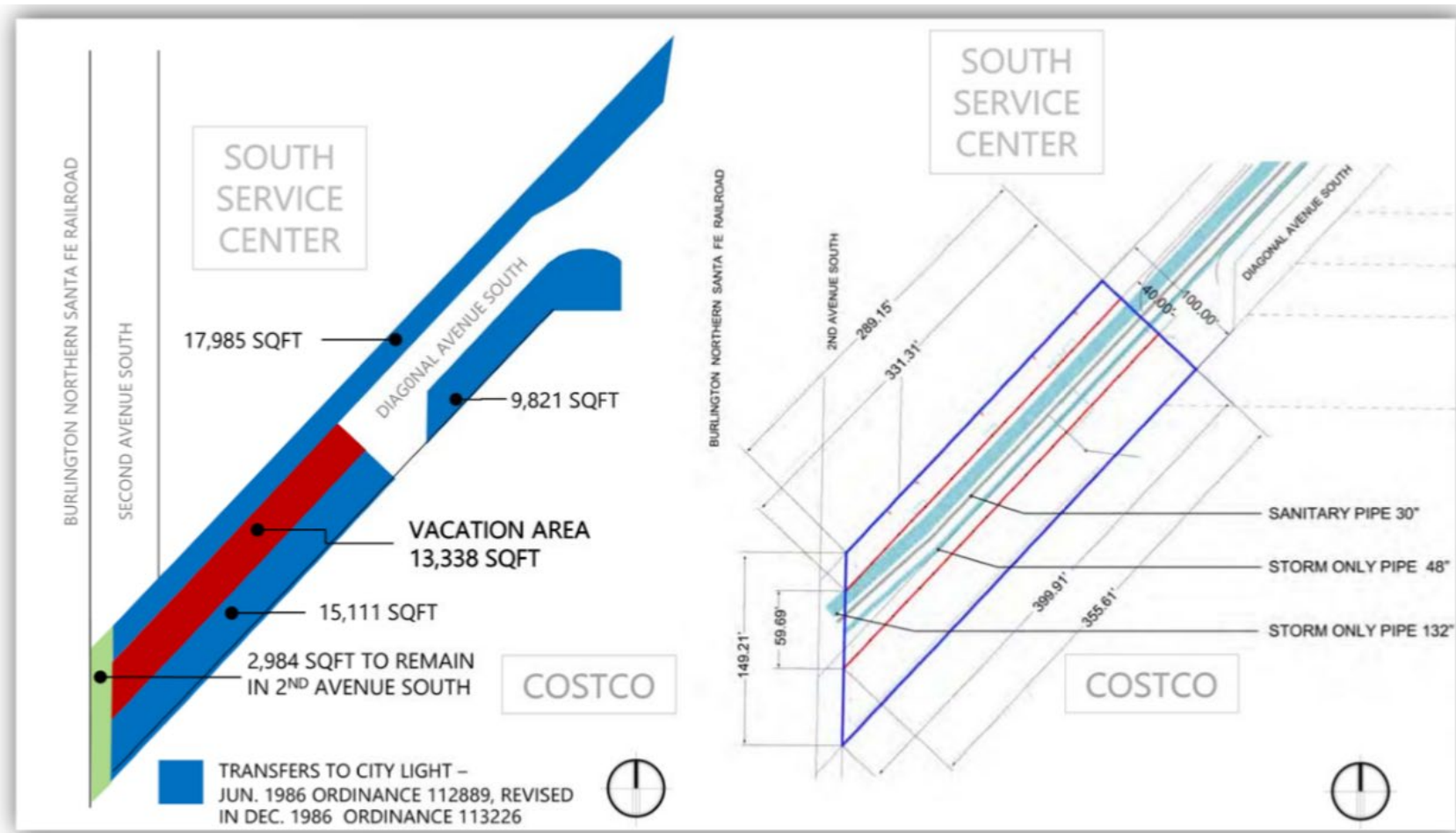
- Inadequacies:
 - Inefficient to access
 - Insecure
 - Poorly paved
 - Poor drainage
 - Poor water quality management

Site Constraints/Vacation Site Details and Dimensions

- Dead ends at BNSF railroad
- Abuts SCL property on north and south sides
- Diagonal Ave S continues as a street to east of site
- Costco is farther to the south and SCL's main South Service Center yard is farther to the north
- SPU owns a 30" sanitary line, a 132" storm drain, and a 48" storm drain at depth
- Vacation site is 40 ft by 331 - 356 ft (13,338 sq. ft)



Site Constraints/Vacation Site Details and Dimensions, cont.



Previous Vacations in the Immediate Area

- In 1986, large portions (42,917 sq. ft) of Diagonal Ave S, between 4th Ave S and the railroad were vacated
- 13,338 sq. ft of undeveloped Diagonal Ave S left unvacated to the west.

Project Information



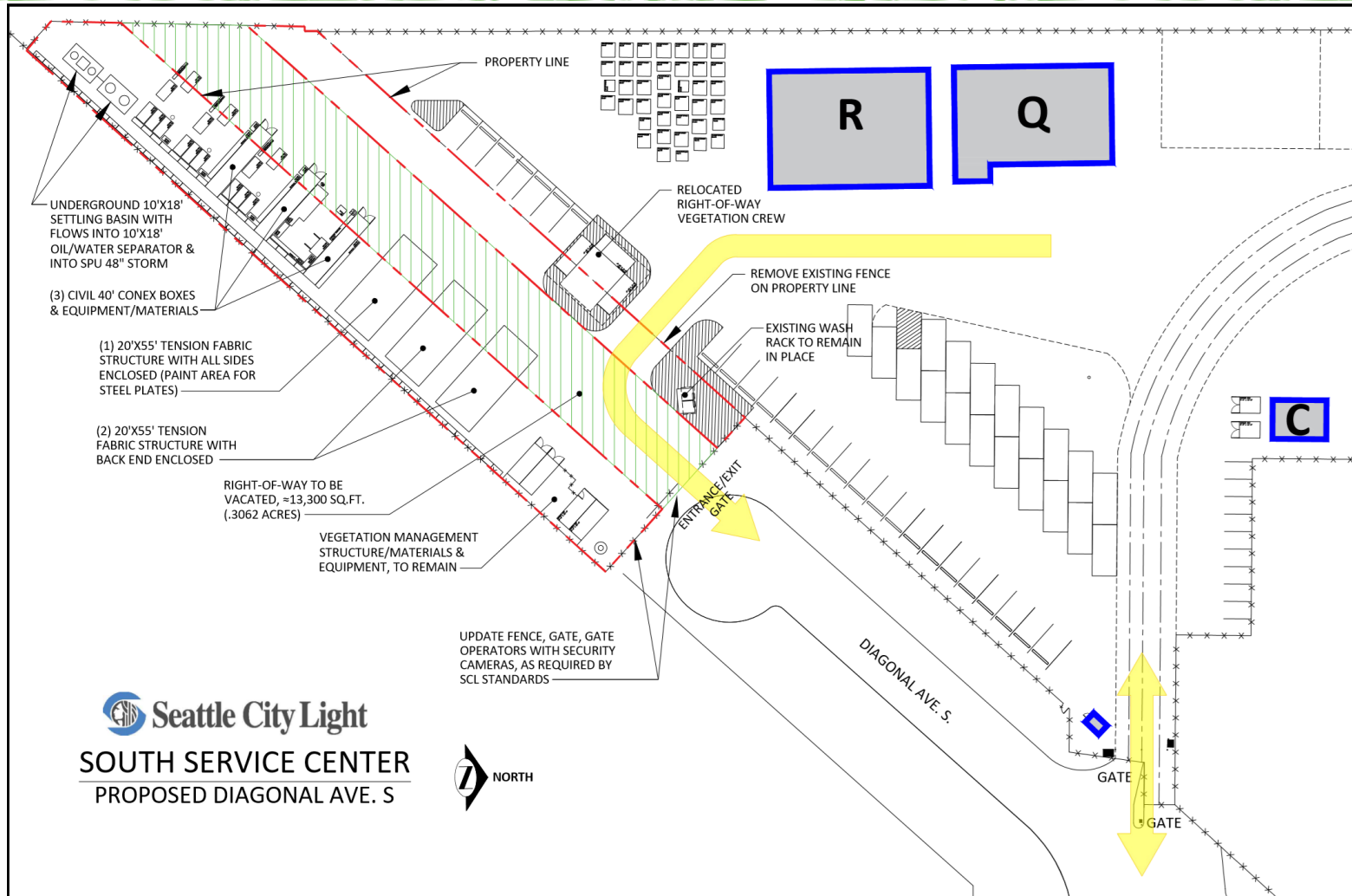
Project Description: Purposes

1. Provide weather protection to stored materials and equipment.
2. Reduce flooding and freezing during heavy rain.
3. Improve stormwater runoff quality into the Duwamish River.
4. Improve site security.
5. Allow the use of the property more efficiently.
6. Integrate circulation with South Service Center yard.
7. Improve safe circulation for oversized vehicles.
8. Clean up of partial 1986 vacation.

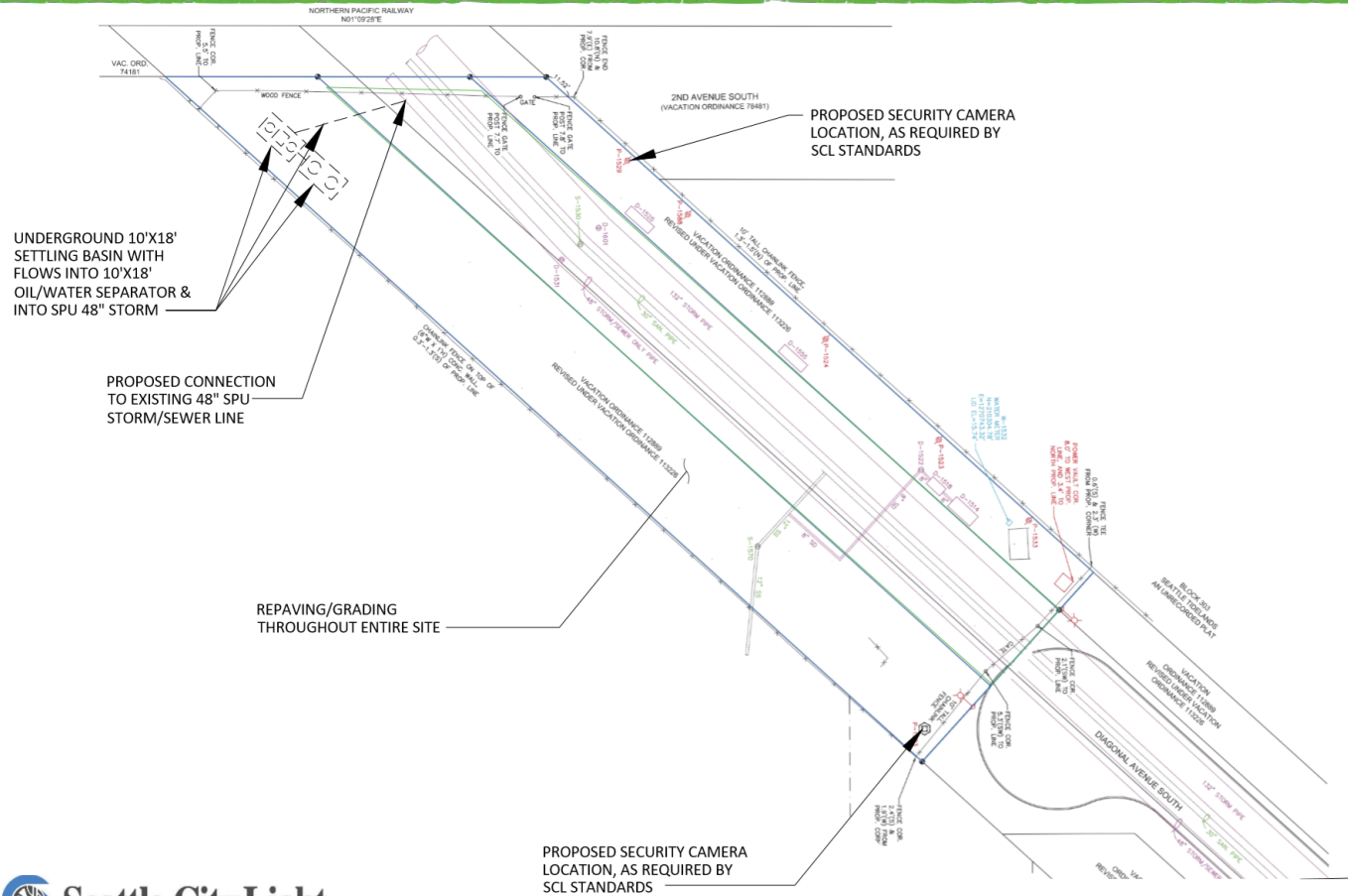
Project Description: Actions

- Construct perimeter security fencing
- Construct underground stormwater treatment
- Regrade and resurface
- Install new security cameras and lighting
- Remove internal fencing
- Erect new temporary post-tension structures

Project Description, cont.



Project Description, cont.



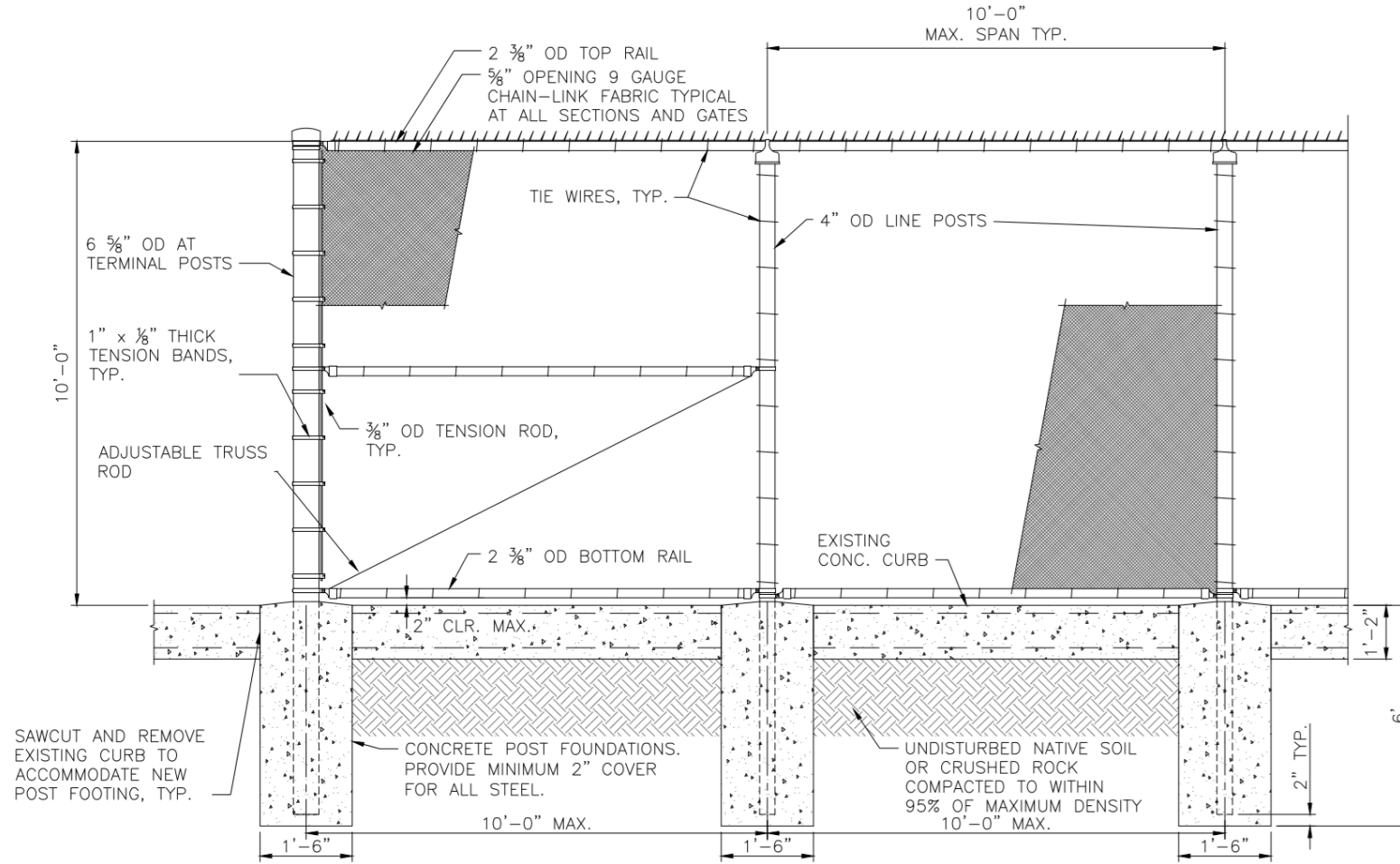
 **Seattle City Light**
SOUTH SERVICE CENTER
 PROPOSED VARIOUS IMPROVEMENTS

 NORTH

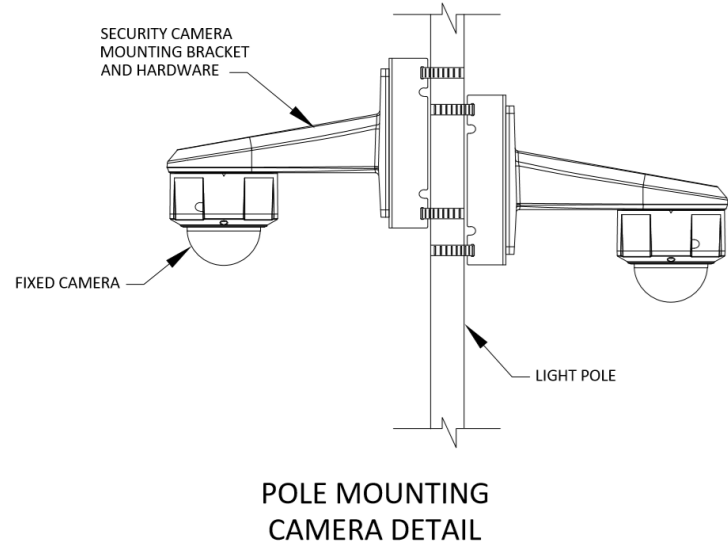
Project Description, cont. - fences



Project Description, cont. - fences



Project Description, cont.



SAMPLE SECURITY CAMERA PICTURES

 **Seattle City Light**
SOUTH SERVICE CENTER
SECURITY CAMERAS

Project Description, cont. – temporary tension structure examples



Project Permits

- SDCI Master Use Permit
- Will include review from SPU
 - Surface water quality requirements
 - Connection to 48" storm drain
 - Discussions have started: will do MOU and PTOJ
- Street Improvement Permit not required (no part of the project is in the public ROW)
- SIP and other permits required for Public Benefit Flume portion

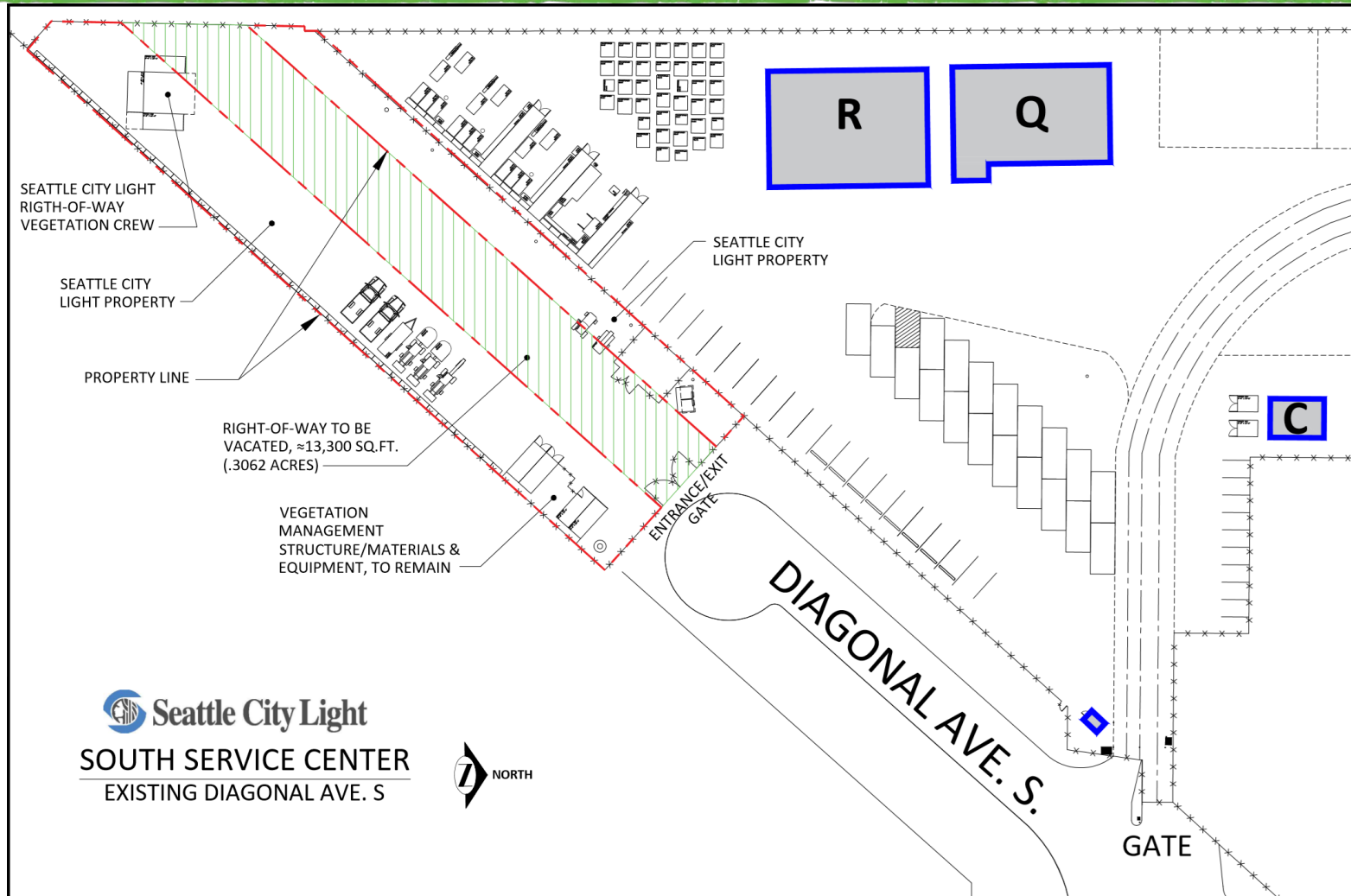
Project Timeline and Cost

- Timeline
 - City Council approval of vacation and transfer of public benefit property to SPR & SDOT – 4Q 2020 – 1Q 2021
 - Diagonal Ave S improvements – 2021
 - Improvements to Flume property constructed
 - SPR portion 2Q 2021 – 1Q 2022
 - SDOT portion 1Q 2022 – 1Q 2023
- SCL Diagonal Ave improvements estimated to cost \$1.5 M

No-Vacation Alternative

- South Service Center fully programmed
- No improvements to Diagonal Ave S property
 - Difficult, inefficient access
 - Continued poor security
 - Uneven pavement and poor drainage
 - Continued water quality problems
- No open space public benefit in Georgetown

No-Vacation Alternative, cont.



Community Engagement

Spring/Summer 2019

- Department of Neighborhoods approved plan per new requirements and accepted results
- Mass mailing to 2,614 residential and commercial addresses in SODO and Georgetown
- Website and flyers in multiple languages
- Door to door outreach
- Hosted 2 public meetings
- Met with 3 local groups and 4 leaders
- Presented at 2 local meetings

Community Engagement

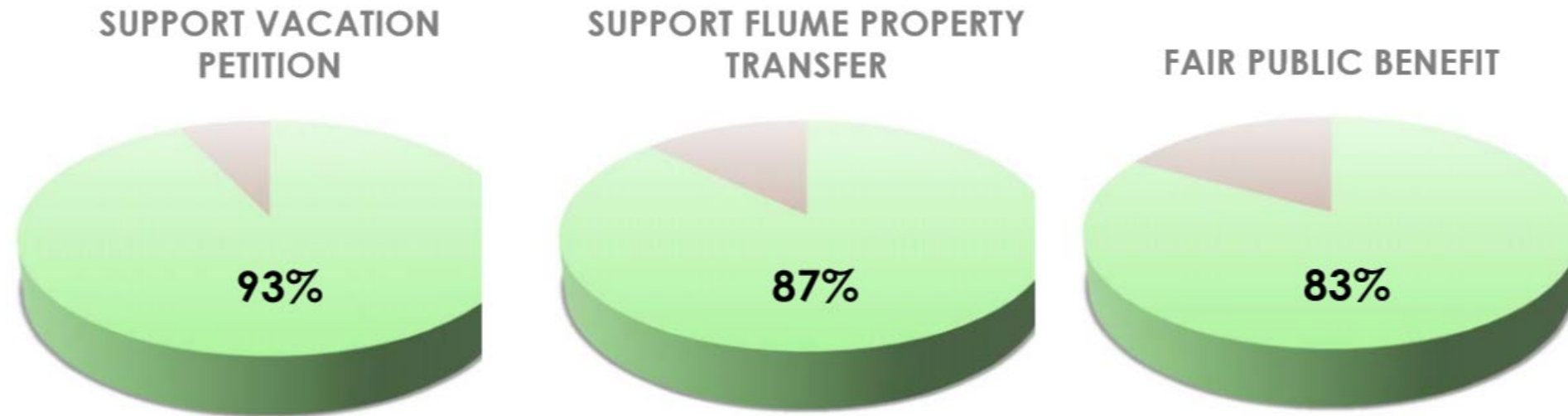
Spring/Summer 2019, cont.

- Emails to local organizations and their email lists (approx. 800 contacts)
- Social media/hotline
- Project email list serve
- Results:
 - Support for vacation
 - Support for Public Benefit for transfer of Flume for Off-Leash Area and/or bike/ped trail segment
 - A few SODO comments for additional public benefit in SODO

Community Engagement

Spring/Summer 2019, cont.

SCL survey results



Community Engagement

SDC Pre-Petition Review – Community Comments

- Georgetown Community Council Open Space Committee representatives supported vacation and use of Flume property for public open space as Off-Leash Area and trail segment
- Expressed support for trees as well
- Activation of the site is expected to reduce nuisances and crime
- Community's own survey confirmed support
- In response SCL/SPR/SDOT have improved the project with trees, water to the site and lighting

Community Engagement

Recent and Future Activities

- SCL/SPR/SDOT briefed Georgetown Community Council Open Space Committee/Seattle Parks Foundation remotely on June 22, and promoted this with post cards. Results:
 - Continuing support for the public benefit proposal
 - Preference to avoid large gravel
 - Suggestions for possible future improvements such as additional lighting, early installation of trees and sidewalk improvements
- SPR survey underway, closing July 9.

Public Trust Analysis

Circulation and Access

- Vacation is at the end of the street, dead-ends at railroad, and is fenced from public use by permit
- Vacation would have no negative impacts on vehicular, bicycle or pedestrian circulation
- No increase in traffic volume
- Circulation onto remaining part of Diagonal Ave S will be unaffected
- SCL access to its yard will be more efficient
- No negative impact on any other access in the area

Utilities

- SPU owns a 30” sanitary line, a 132” storm drain, and a 48” storm drain at depths of 8 to 11 ft.
- Access to these assets will be guaranteed by partial transfer of jurisdiction (“easement”) or similar instrument
- No permanent structures will be built above them.
- On site surface water treatment facilities will be connected to 48” storm drain
- SPU to review treatment and connection to storm drain
- Initial coordination with SPU has occurred



Free Speech and Public Assembly

- Vacation site and immediately adjacent SCL properties are a fenced yard without access for free speech activities or public assembly
- Remaining Diagonal Ave S, and nearby 4th Ave S and S Industrial Way are available for these activities
- Flume property being proposed as public benefit is well suited for these activities

Open Space

- Immediate area is industrial
- No use made for play or recreation
- Not an area of neighborhood focus or activity
- Street segment not identified or designated as open space
- Public benefit property (Flume) more suitable for open space

Light and Air

- No impact on light and air enjoyed by neighboring properties
- Will create no shadows on surrounding property
- No public spaces that will be impacted in any way

Views

- Vacation site is level land of low elevation
- Industrial area surrounded by commercial and industrial properties and railroad tracks
- No mountain, water, or urban views, no designated view corridors
- Overall, no view impacts

Land Use and Urban Form

- Vacation site and immediate area are part of a manufacturing/industrial center, and use will remain industrial
- Use of the property and size, scale and character of development will not change
- Site has been closed to public access for many years
- No transportation impacts are anticipated

Sustainability Analysis

- Diagonal vacation site:
 - Surface water treatment improvements and covers over material stockpiles will improve quality of discharge to the Duwamish River
- Public benefit (Flume) site:
 - Additional trees (positive climate-related item)
 - Improvements to existing bioswale
 - Off-leash area in under-served neighborhood will reduce vehicle travel to other areas of the city (positive climate-related item)
 - Trail segment will help reduce vehicle use (positive climate-related item)

Equity Analysis

- Public benefit (Flume) project:
 - Duwamish Valley is historically underserved with disproportionate representation of low income and communities of color
 - Project provides open space/recreational benefit to these underserved communities
 - Project included in Duwamish Valley Action Plan
 - Trail segment and Off-Leash Area are an appropriate component of the mitigation of traffic impacts to South Park/Georgetown from the closure of the West Seattle Bridge

Other Considerations

- Transitioning from a permit to a vacation will enable SCL's investment in site improvements
- Provision of property is an allowable public benefit

Public Benefit – Progress Report

Flume Project – OLA and Trail Segment



Flume Project – OLA and Trail Segment, cont.



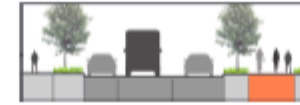
Georgetown to South Park Trail and the Flume

- New shared use path connecting the Georgetown and South Park communities.



Georgetown Connection

— Ellis, Albro, 13th: A walking/biking path on Ellis Ave S, S Albro Pl, and 13th Ave S



Existing: S Albro St



Existing: Ellis Ave S



Existing: 13th Ave S

E Marginal Way S Connection

— North side: A walking/biking path or protected bike lane on the north side of E Marginal Way



Existing: E Marginal Way S

South Park Connection

— 16th Ave S: One-way protected bike lanes on both sides of 16th Ave S leading to the South Park bridge



Existing: 16th Ave S (north of South Park Bridge)

Departmental Roles and Funding Status

- Seattle City Light will provide:
 - the property
 - the cost of grading and preparing the surface.
 - total value of this contribution = \$2,334,000 – all from identified sources

Departmental Roles and Funding Status, cont.

- Seattle Parks and Recreation will provide:
 - Off-Leash Area design
 - pavement removal and fencing
 - pedestrian circulation and water supply to the site
 - signage and waste receptacles
 - tree maintenance
 - onsite storm water management (shared with SDOT.)
 - total value of this contribution = \$585,000, with \$400,000 from identified sources and \$185,000 whose source remains to be identified.

Departmental Roles and Funding Status, cont.

- SDOT will provide:
 - curbs and sidewalks on S. Myrtle St and East Marginal Way S
 - paving and marking for trail
 - electric power to the site and pedestrian lighting
 - 20 trees for the Off-Leash Area
 - onsite storm water management (shared with Parks)
 - total value of this contribution = \$1,638,000 which SDOT will seek from the City Council and/or a possible State grant.