



Seattle City Light

# STREET VACATION PETITION DIAGONAL AVENUE SOUTH

SDC Pre-Petition Review

October 3, 2019



# AGENDA

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- Site Details
- CIP Concept Review
- Vacation/ No Vacation
- Public Trust
- Public Benefits
- Public Comments



# 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

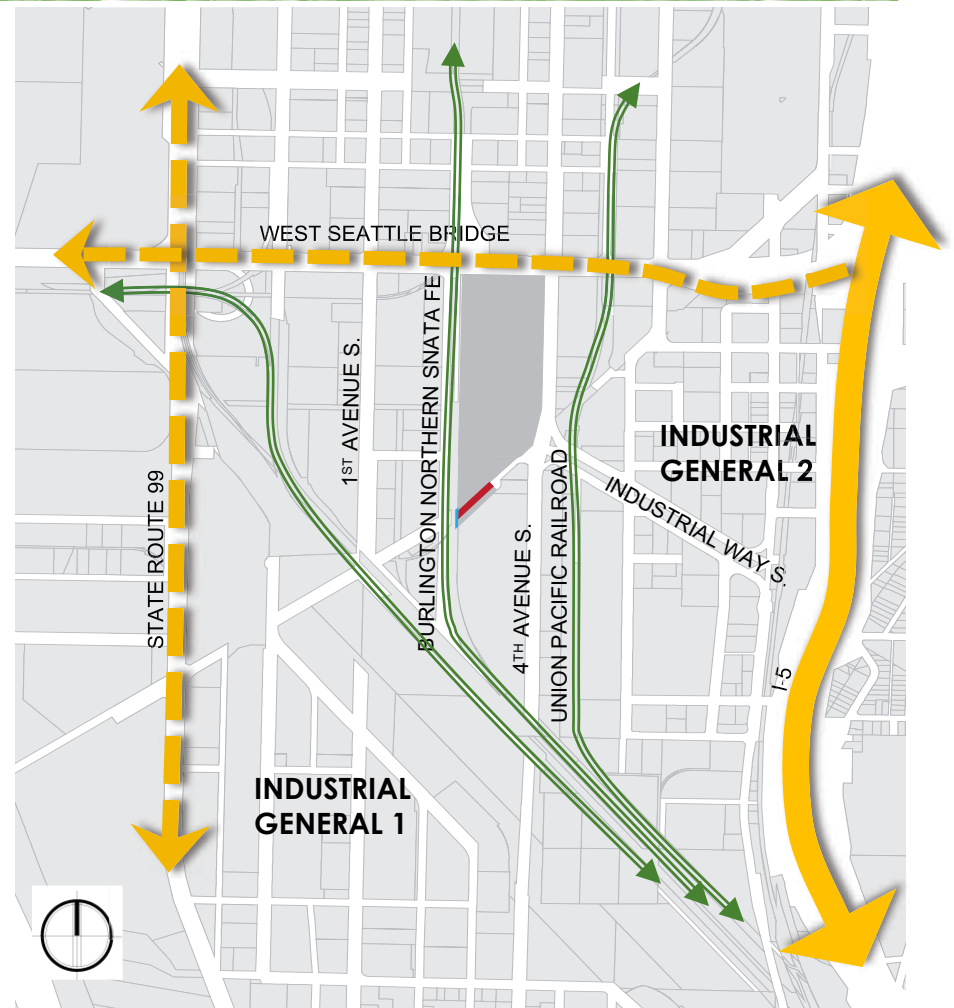
SODO

## ZONING

Industrial General (1)

## IN EQUITY AREA

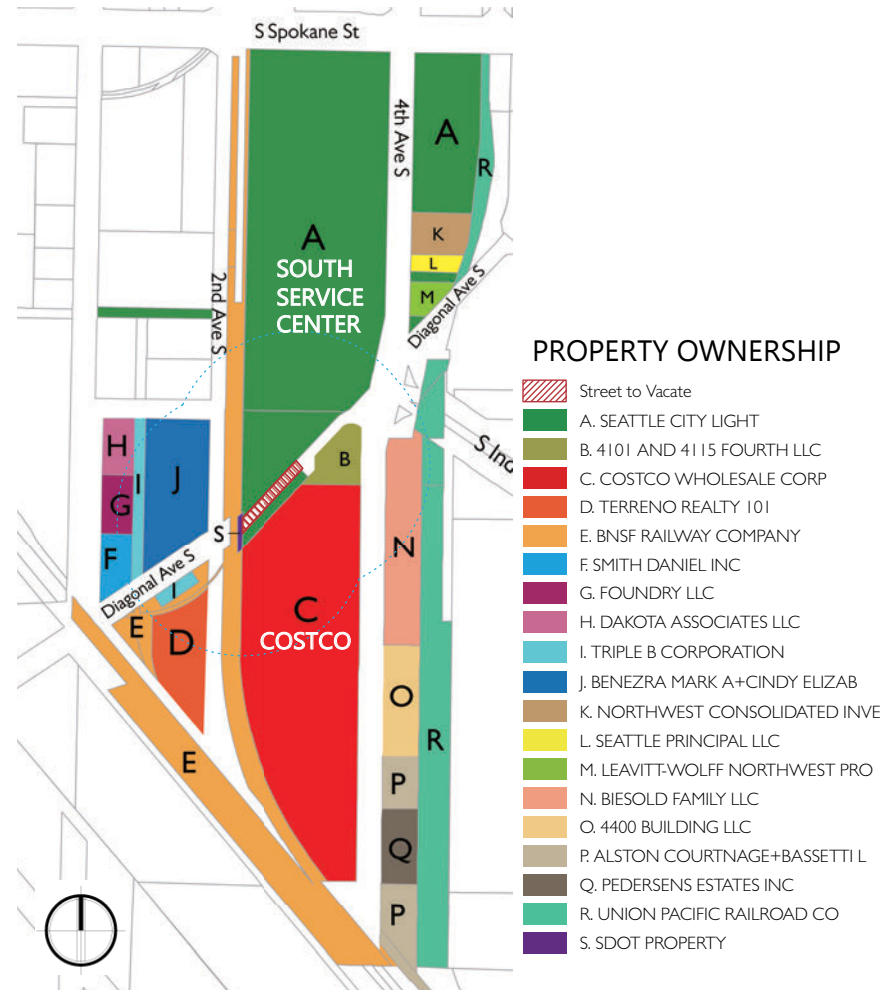
Yes



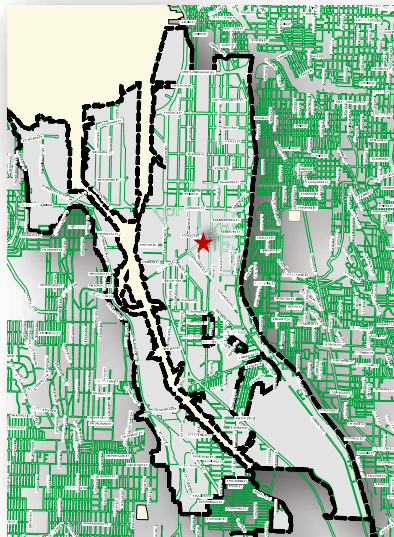
# PROJECT SCOPE

## City Light

- Is planning major improvements to its South Service Center.
  - Civil construction crew
  - Oversized trucks
  - Heavy equipment
  - Laydown area
- Relies on its Transmissions and Distribution Operations, specifically
- Is seeking to make over \$1.5 million in improvements.
- Needs to protect these investments by acquiring full ownership of the area.
- Is seeking the vacation of a portion of Diagonal Avenue South between 2<sup>nd</sup> Avenue South and 4<sup>th</sup> Avenue South.



# NEIGHBORHOOD CONTEXT

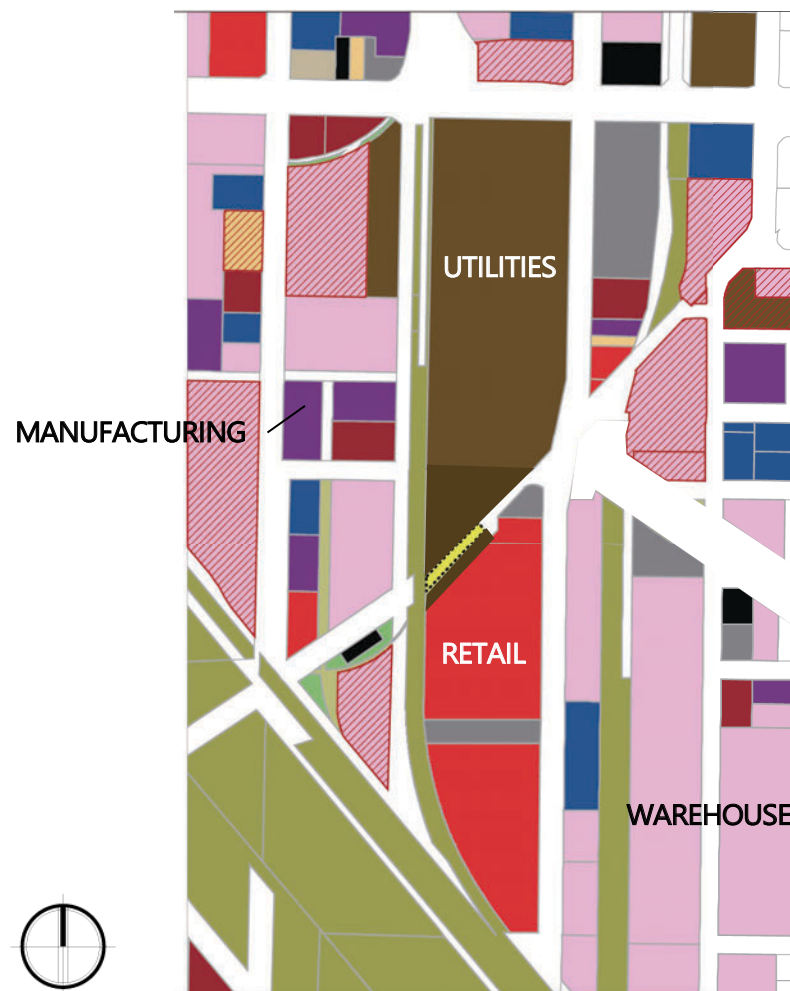


DUWAMISH MANUFACTURING AND INDUSTRIAL AREA



# SURROUNDING USES AND CHARACTER

- From the City's Land Use Plan for this area:
  - LU G10 : Provide sufficient land with the necessary characteristics to allow industrial activity to thrive in Seattle and protect the preferred industrial function of these areas from activities that could disrupt or displace them.
  - LU 10.11 : Recognize the unique working character of industrial areas by keeping landscaping and street standards to a minimum to allow flexibility for industrial activities.
- Large blocks and storage/parking use consistent with area character.



# SITE – LOOKING WEST

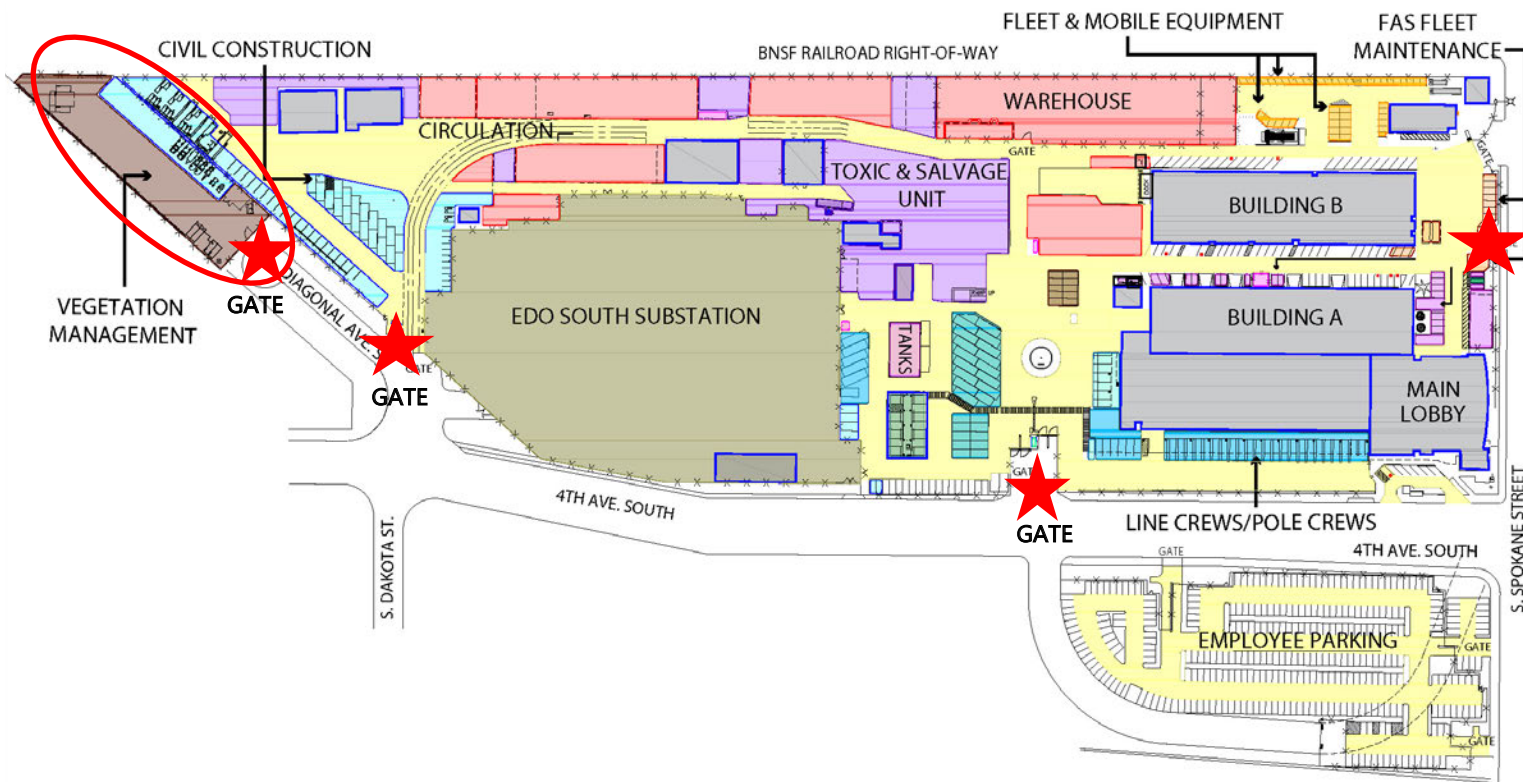


# SITE – LOOKING EAST





# CITY LIGHT FACILITY UTILIZATION



SOUTH SERVICE CENTER  
EXISTING OVERALL SITE PLAN



# CIP CONCEPT

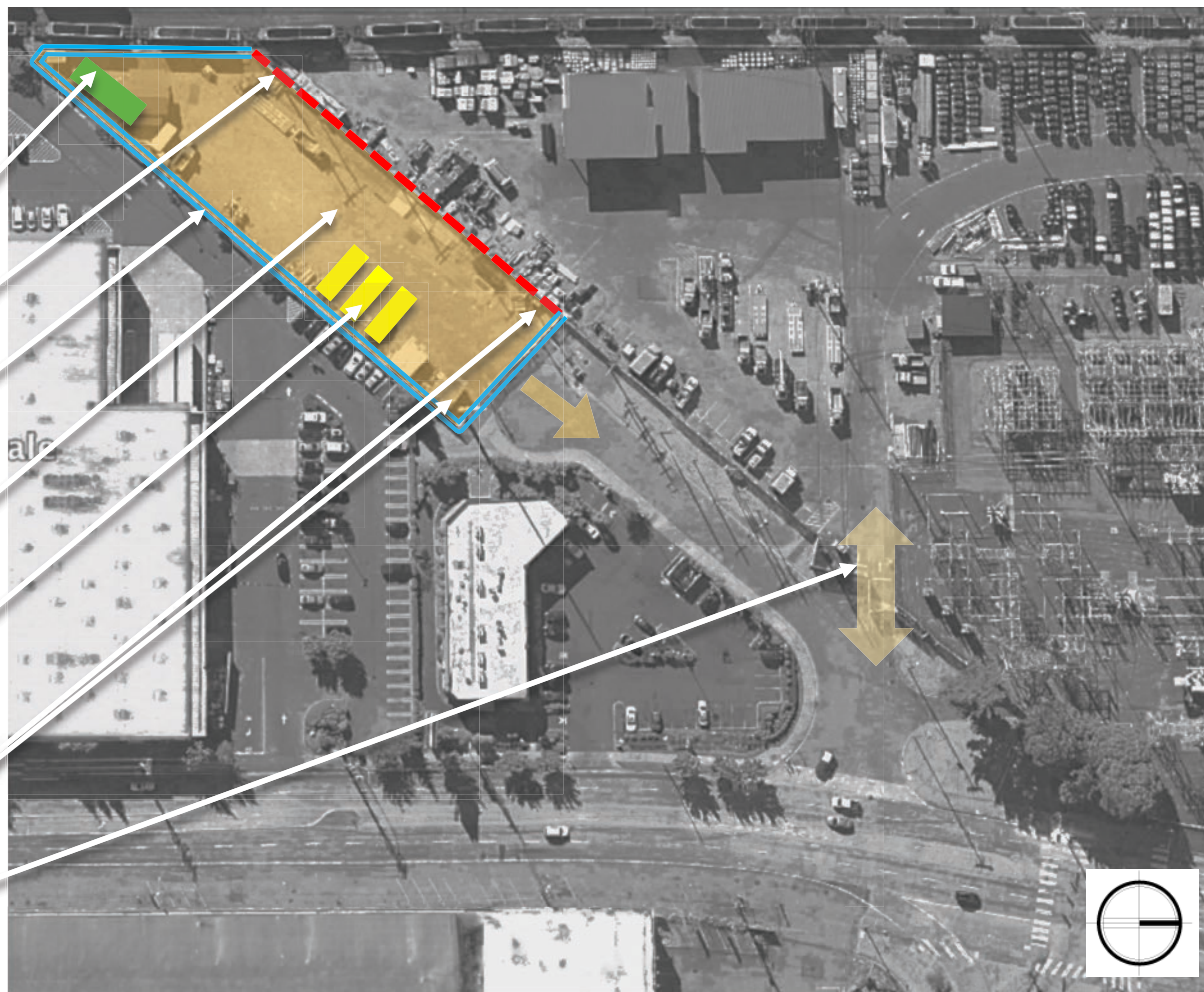
1. Provide weather protection to stored materials and equipment.
2. Reduce flooding and freezing during heavy rain.
3. Improve stormwater runoff quality into the Duwamish River.
4. Improve site security.
5. Allow the use of the property more efficiently.
6. Reduce administrative overheads.
7. Integrate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

The South Service Center benefits include:

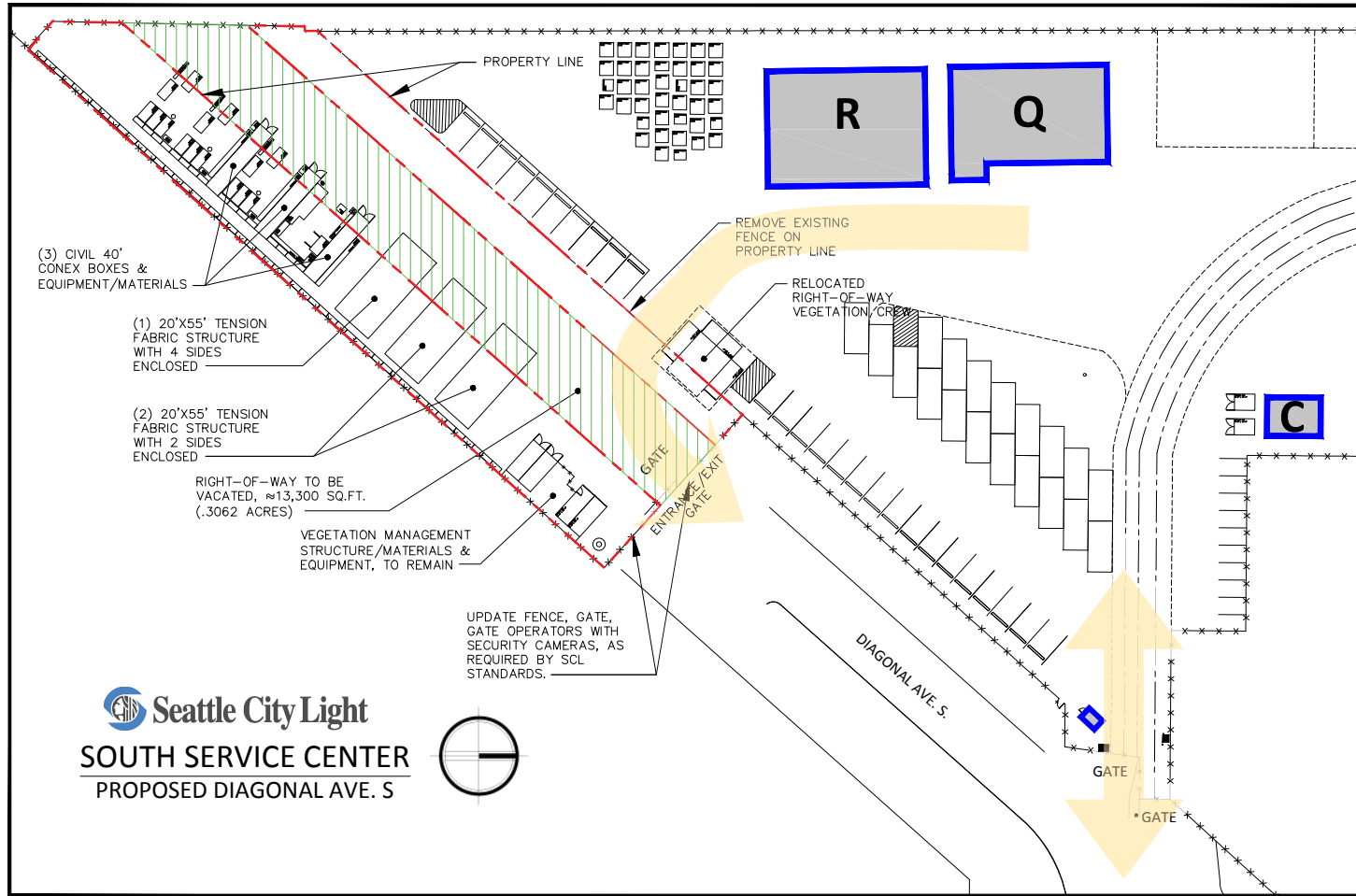
- ✓ Functioning as a single site with controlled entry.
- ✓ Better site utilization and public safety
- ✓ Improved on-site personnel safety.
- ✓ Support of the Duwamish River CleanUp.
- ✓ City Light will operate at higher levels of sustainability.

# ALTERNATIVE A – PROPOSED PROJECT

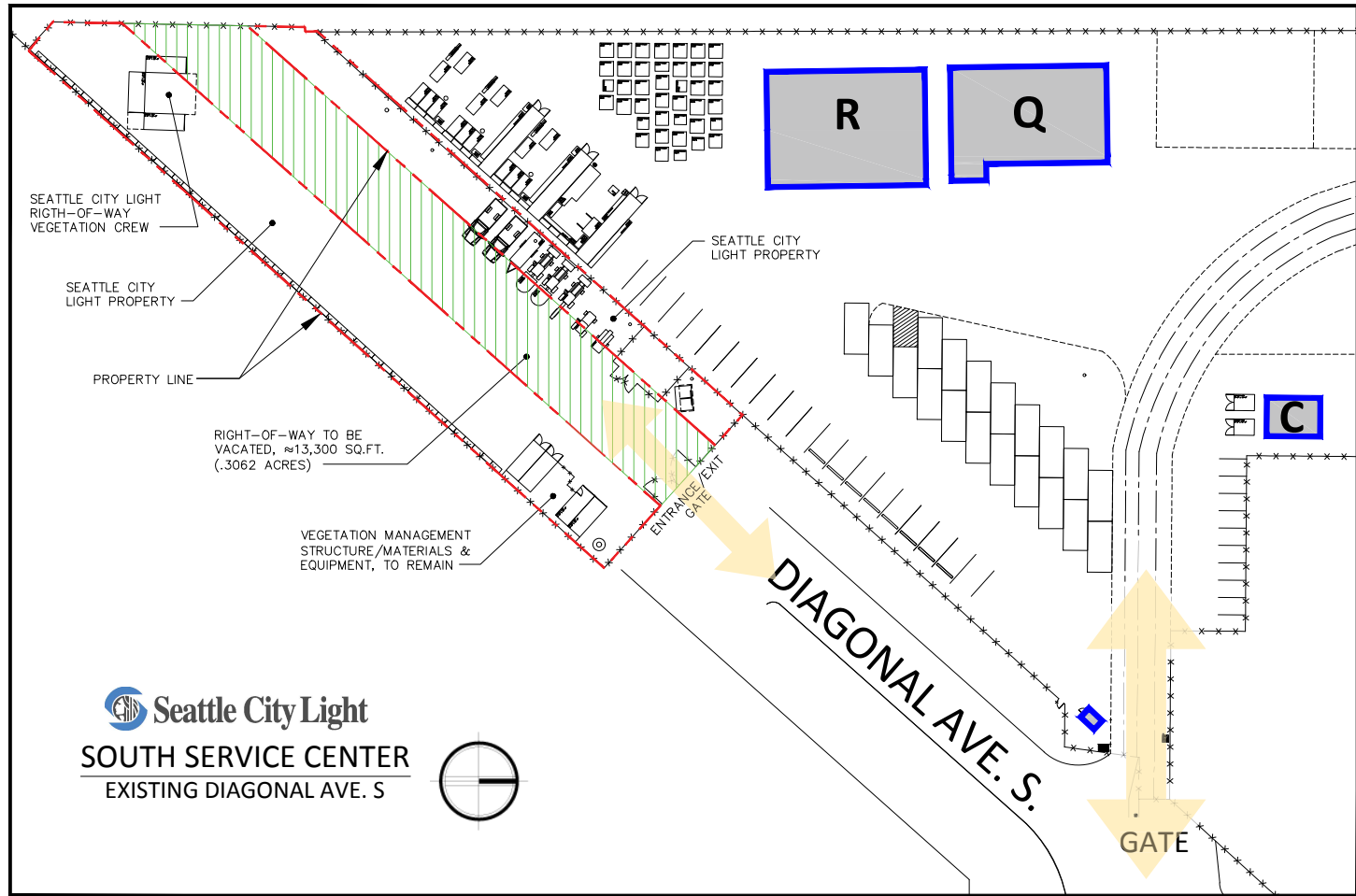
- Construct underground stormwater treatment
- Remove internal fencing
- Construct state of the art perimeter fencing
- Regrade and resurface
- Erect new post-tension structures
- Install new security cameras and lighting
- Secured entry/exit



# ALTERNATIVE A- PROPOSED PROJECT



# ALTERNATIVE B – STATUS QUO



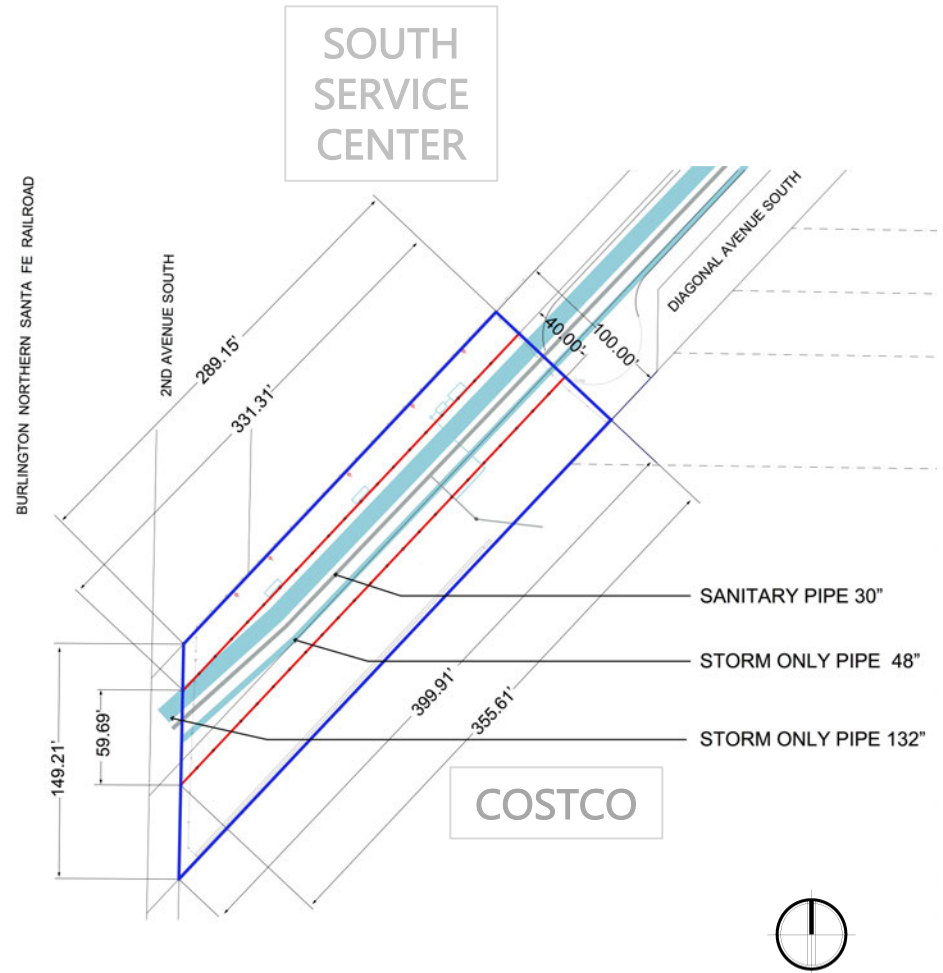
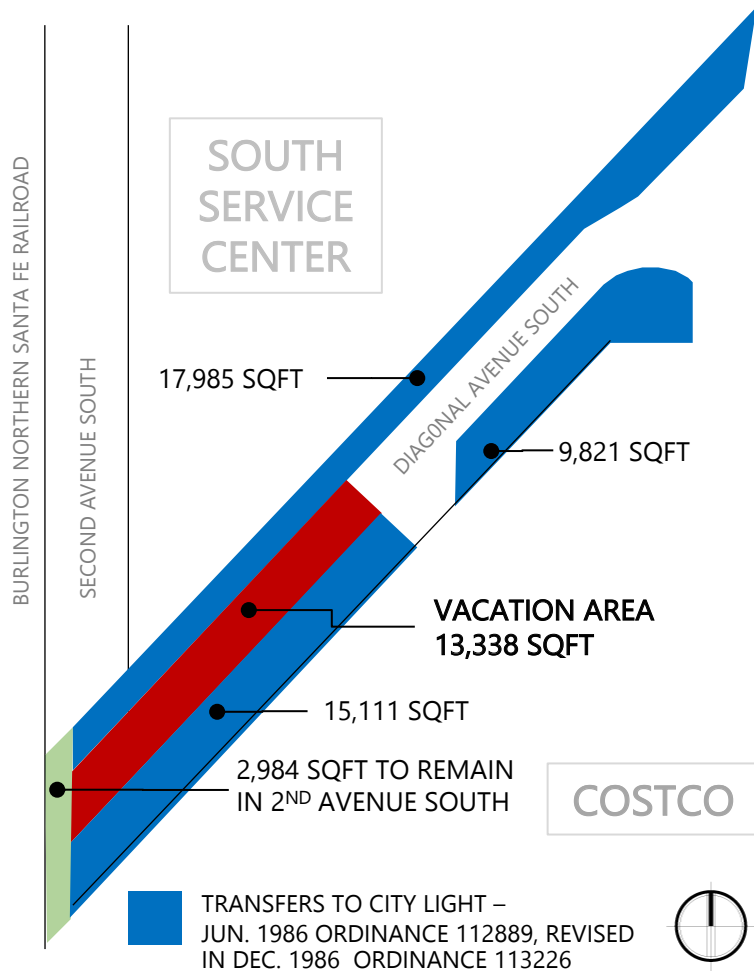
# ALTERNATIVE B – STATUS QUO

- Sandwiched between City Light properties.
- Not accessible from main South Service Center yard.
- Can be accessed during the day only from 4<sup>th</sup> Avenue.
- Unprotected storage of materials and equipment.
- Occasionally used for long term vehicle parking.
- Surrounded by a 10' tall chain link and wood fence.
- The site is currently not secured in a manner consistent with City Light standards.
- Rest of the South Service Center is fully programmed and will not accommodate more storage.

## The site has:

- One-way in and out.
- Limited use due to narrow width.
- Limited use at its western edge.
- Uneven surface that is dangerous for walking.
- Floods during higher tides and heavy rain events.
- An old and poorly secured peripheral fence.
- Reported break-ins and thefts.

# PROJECT SITE AND VACATION REQUEST



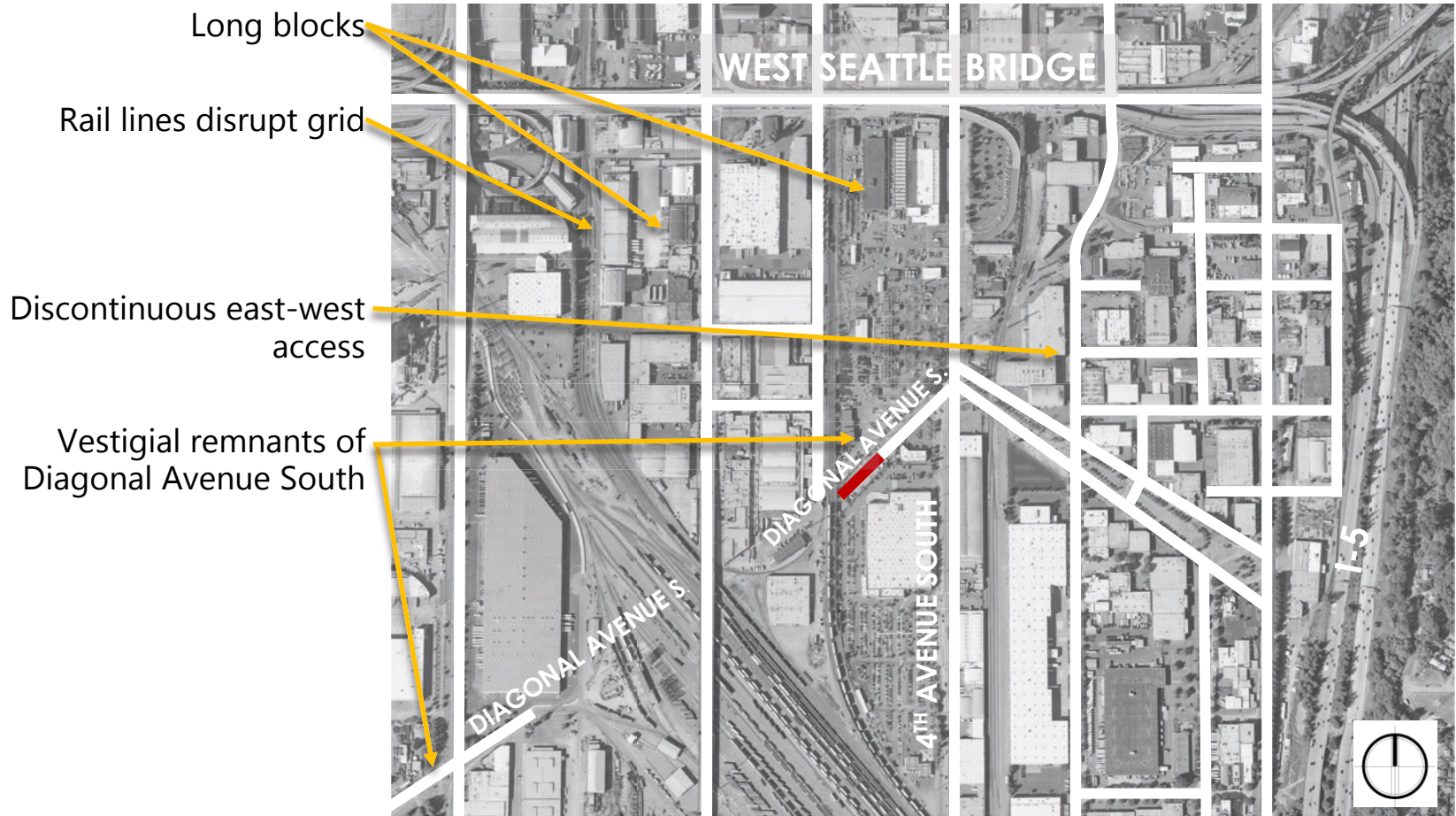
# NO VACATION OPTION

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- Improvements will not be made to property not owned by City Light.
- No new capital improvements since the South Service Center is fully programmed.
- Maintain status quo of current site use.
- No public benefits of green space in Georgetown.



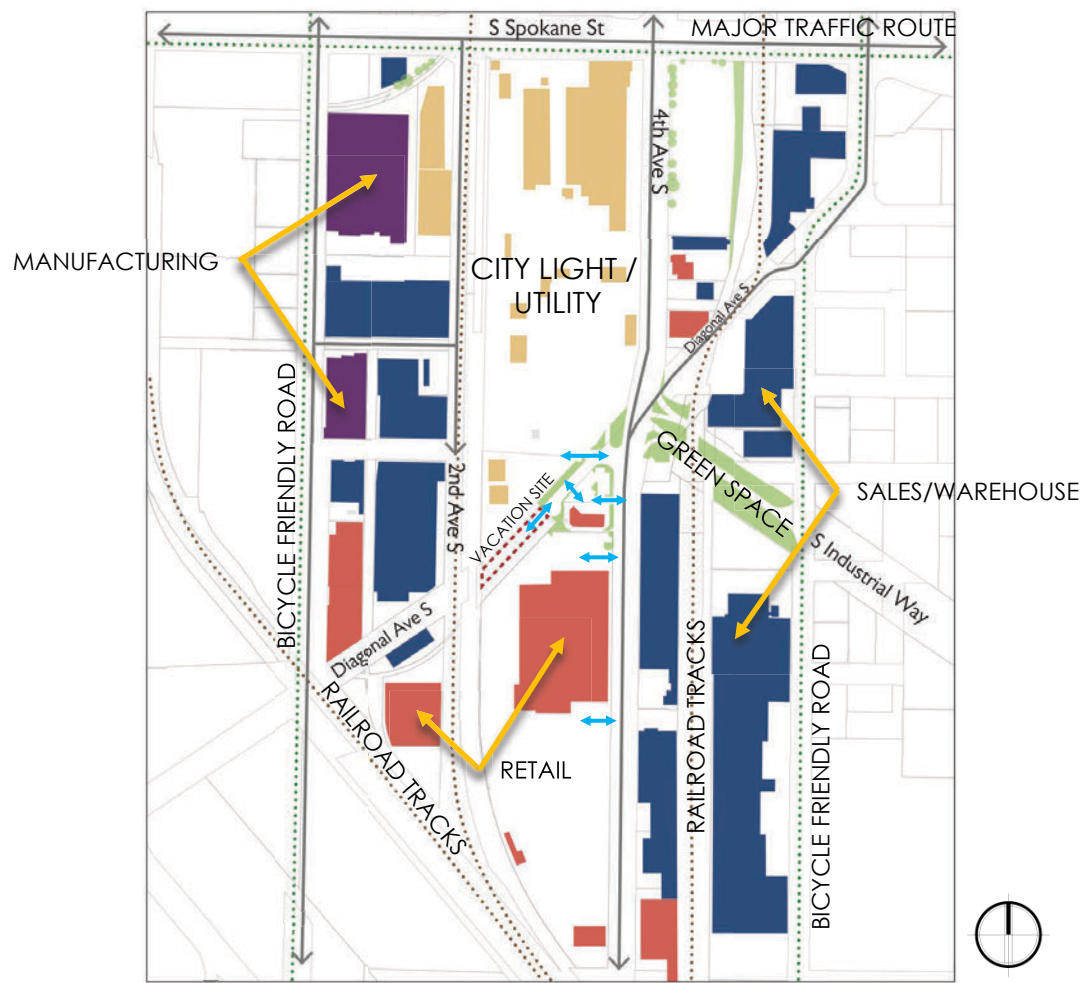
# CIRCULATION / ACCESS REVIEW



# OPEN SPACE / PUBLIC ASSEMBLY REVIEW



# USE ANALYSIS



# SUSTAINABILITY ANALYSIS

Proposed vacation will allow City Light to make the following sustainability improvements to the site:

- Regrade and resurface the entire right-of-way for improved drainage and safety.
- Construct a new underground stormwater amenity to filter runoff from the southern portions of the South Service Center property.
- Post tension structures reduce pollutants runoff and air borne particulates from storage materials.
- Improved lighting and security will improve site functions and reduce costs to replace materials and equipment.

The Lower Duwamish and East Waterway to which the South Service Center drains, is a focus of considerable cleanup investment by many agencies.

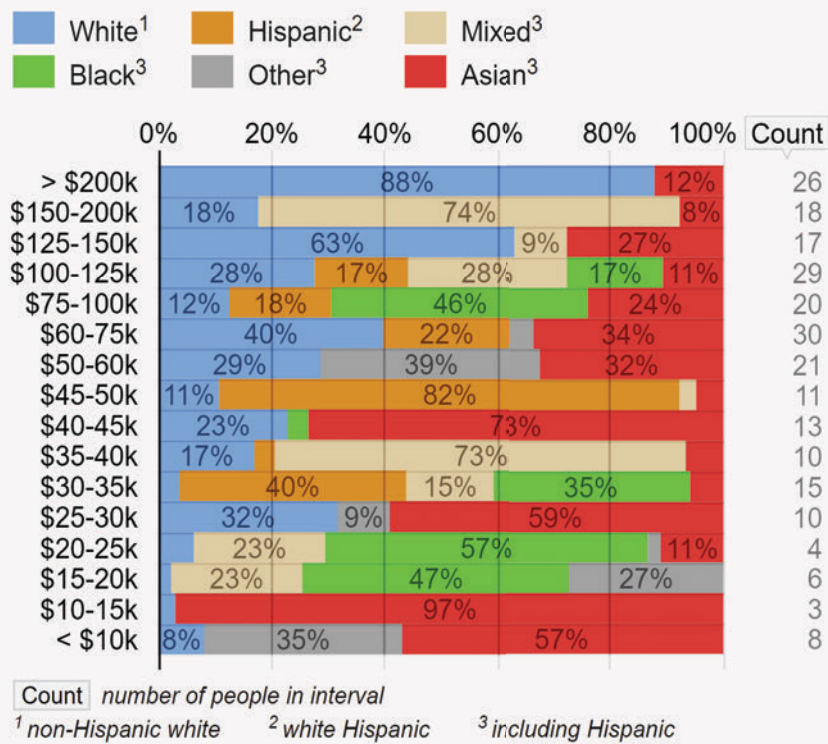
# EQUITY ANALYSIS

- SODO has been identified by Department of Neighborhoods as an Equity Area.
- This property did not play a circulation function after the railroad was constructed.
- It has not been in public use for over ten years.
- Capital improvements will contribute to worker safety.
- Will not affect appraised property values of adjacent businesses.

## Household Income Distribution by Race #11

Independent household income distributions of the given ethno-racial groups, normalized so that the sum of each interval is 100%.

Scope: households in Industrial District



Source: <https://statisticalatlas.com/neighborhood/Washington/Seattle/Industrial-District/Race-and-Ethnicity>

# SUMMARY COMPARISON

**ACCESS:** SECURED GATE

**CIRCULATION:** FEWER CONFLICTS

**UTILITIES:** IMPROVED STORMWATER, CITY LIGHT WILL GRANT SPU EASEMENT

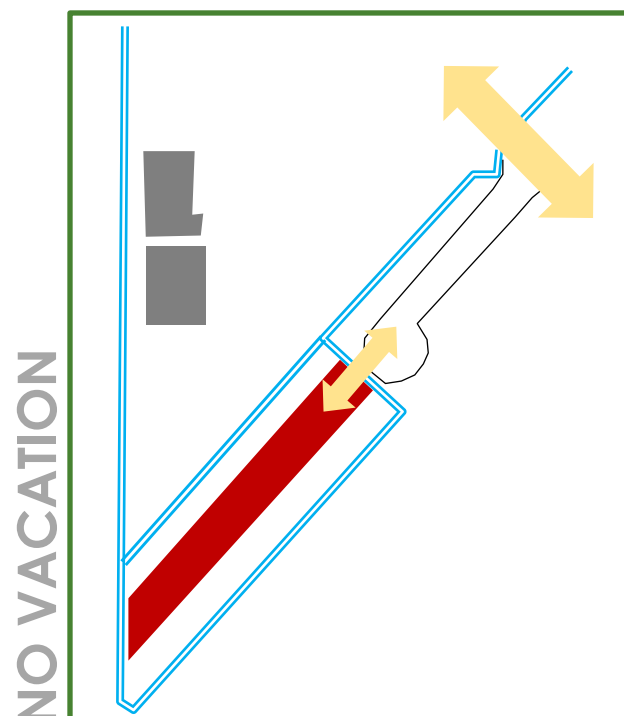
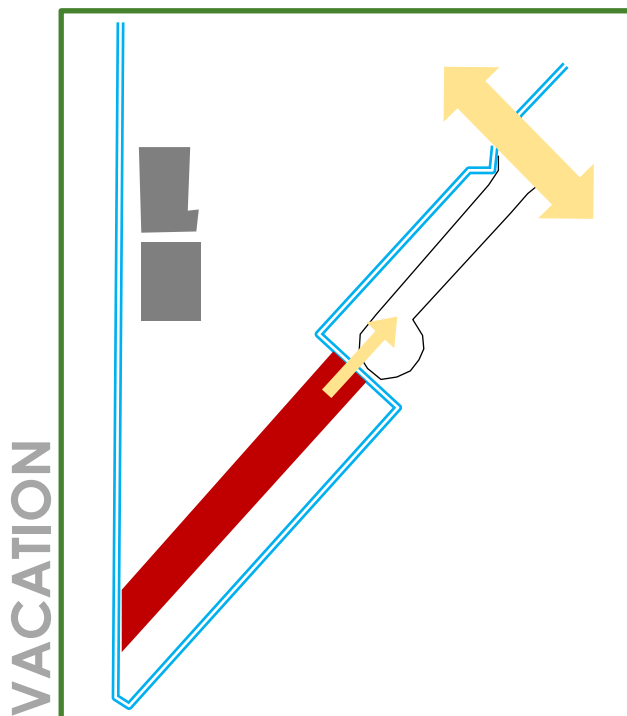
**AIR, LIGHT, VIEWS:** NO IMPACT

**ACCESS:** TWO GATES. VACATION AREA ACCESSED ONLY FROM STREET.

**CIRCULATION:** SEVERAL POINTS OF CONFLICT, NOT ACCESSIBLE FROM THE SOUTH SERVICE CENTER

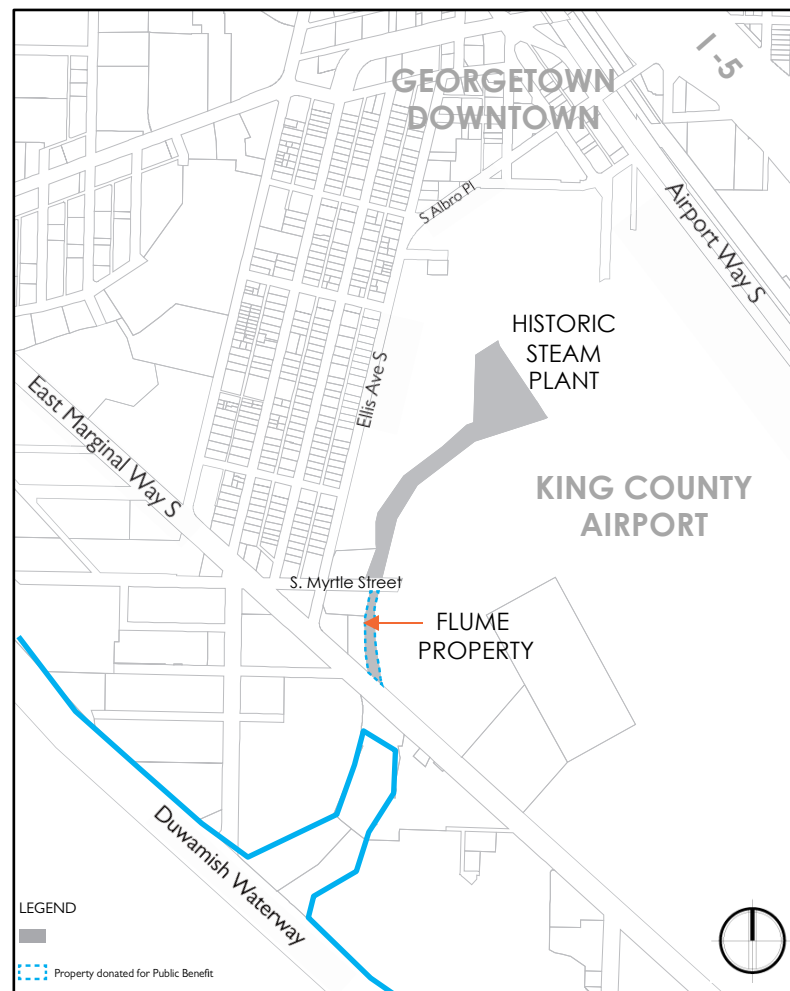
**UTILITIES:** NO IMPACT

**AIR, LIGHT, VIEWS:** NO IMPACT



# PUBLIC BENEFITS PACKAGE

- Transfer of City Light's flume property in Georgetown to Seattle Parks for a definite Off Leash Dog area.
- Integration with Georgetown to South Park walking/biking connection if funded by SDOT.
- City Light, Parks and SDOT are entering into an interdepartmental MOU for the Off Leash Area and integration with the SDOT Georgetown to South Park Trail.
- City Light will share the cost of this site development (\$195K).
- Community has long supported this - the Duwamish Valley Action Plan includes the OLA in Georgetown and the Georgetown-South Park trail.



# PROPOSED PROPERTY TRANSFER

- The 46,338 sq. ft. Georgetown Steam Plant's "flume" property is more than *three times* the size of the requested vacation.
- Under Sections III J 4 and IV B 3 of the new Street Vacation Policies - the provision of real estate is an appropriate public benefit.



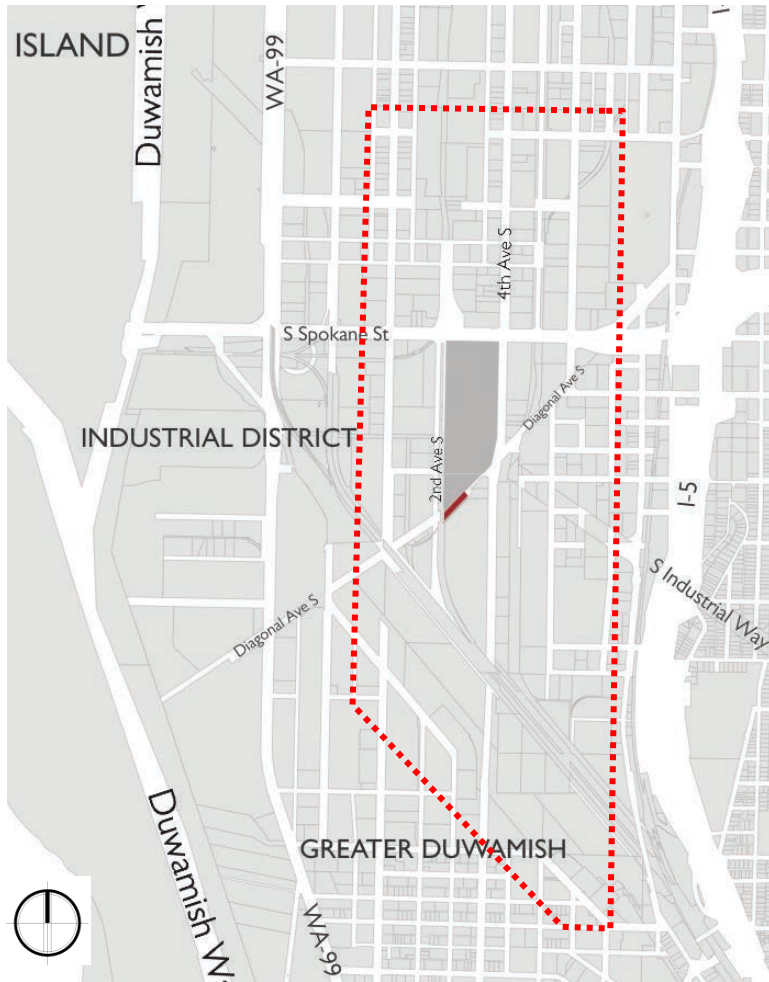


# PUBLIC OUTREACH

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- Department of Neighborhoods approved the execution of the outreach plan.
- Mass mailing to 2,614 addresses in SODO and Georgetown.
  - SINGLE-FAMILY: 434
  - MULTI-FAMILY: 304
  - BUSINESSES: 1,876
- Website and flyers in multiple languages
  - ENGLISH
  - SPANISH
  - VIETNAMESE
  - CHINESE
- Door-to-door outreach.
- Hosted two public meetings (SODO and Georgetown).
- Meetings with THREE local groups and FOUR leaders.
- Presented at TWO local community meetings.
- Emails to local organizations. Included in their email blasts to members. (approx. 800 individual contact points)
- Social media/hotline.
- Project email listserve.
- Communications log.

# NEIGHBORS CONTACTED DIRECTLY



# COMMUNITY INTEREST

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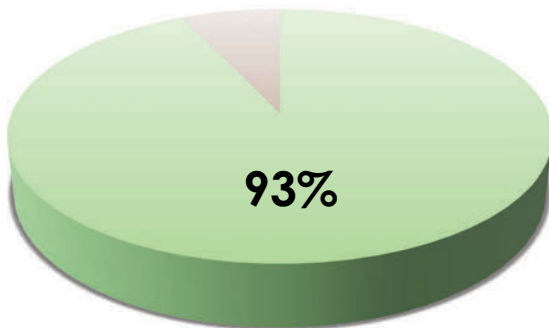
- There is ongoing community interest in developing the property for public open space.
- The flume property was identified as a priority site in the Georgetown Open Space Vision Framework, sponsored by the Seattle Parks Foundation.
- Seattle Parks and Recreation has received proposals from Georgetown residents for a new Off Leash Area and a walking/biking trail, with the flume property identified as a desirable site.

There are multiple steps left in the process, but Seattle Parks and Recreation is committed to expanding residents' access to green spaces, trails and off leash areas in the Georgetown community.

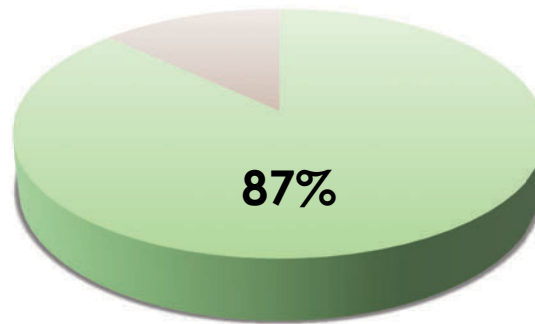
# ONLINE SURVEY RESULTS

Overall, the community expressed strong support for both the street vacation and the proposed public benefit of property transfer.

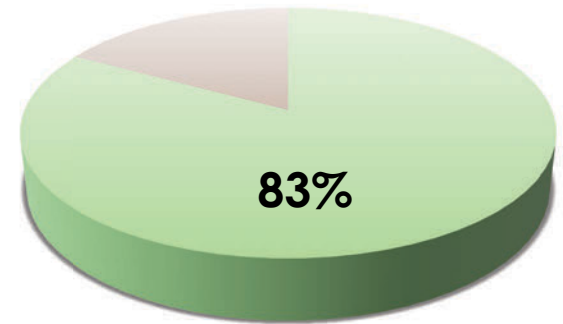
SUPPORT VACATION  
PETITION



SUPPORT FLUME PROPERTY  
TRANSFER



FAIR PUBLIC BENEFIT



# PROJECT SCHEDULE

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After street vacation approval, City Light will:

- Transfer ownership of public benefit property to Seattle Parks (1Q 2020).
- Proceed with Diagonal Ave S. site improvements (Summer 2020).
- Parks develops Off Leash Area at flume with financial support from City Light (2020 - 2021).



Seattle City Light

# Feedback and Discussion

