

Save Our Substations

- Re-purpose the surplus SCL substations in our neighborhoods so that these small but significant open spaces will continue as part of the Public Commons: each parcel has over half a century of presence in diverse neighborhoods
- Empower each neighborhood to decide on the best uses.
- Protect these open spaces from damage and disturbance



Our presentation:

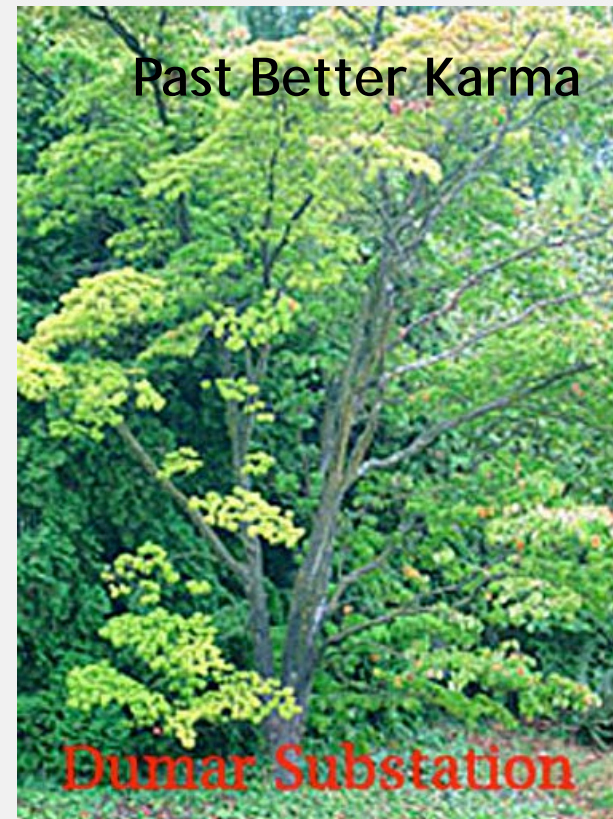
- Asks
- Substation Parcel Map
- Who we are
- Primary Issues
- Scope of Our Efforts
- Principal Positions
 - Responsible Conservation
 - Science
 - Economics
 - Equity: Social and Economic
- The West Seattle Parcels
- Specific Asks
- Action Plan
- Urban Forest Stewardship Plan

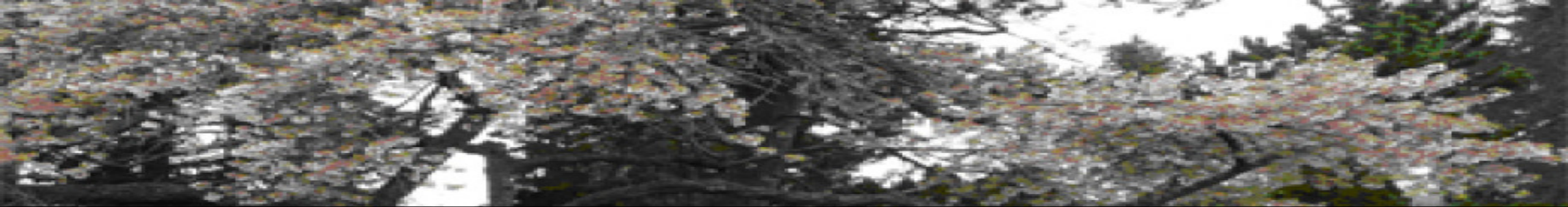




Asks

- Moratorium on transferring these parcels until a comprehensive plan is developed and agreed to by all impacted neighborhoods
- Stop all disturbance to ground and foliage at these parcels and on the adjacent SDoT right of ways
- SCL to landscape and replace small ornamentals in peripheral areas destroyed by remediation
- Create a Working Group to provide an ongoing Comprehensive Analysis of the Impacts on Public Health, The Neighborhoods and the Urban Environment from the sale of surplus City Parcels
- Establish City Wide Citizen Programs to identify Surplus Open Space Parcels that have re-purpose benefits to the Public Commons





Surplus Substation Parcel Map

West Seattle

Andover Substation



- 2100 SW Andover St at Pigeon Point

Dakota Substation

- 4918 SW Dakota St

Delridge Substation

- 5601 23rd Ave. SW

Dumar Substation



- 1605 SW Holden St

Fauntleroy Substation

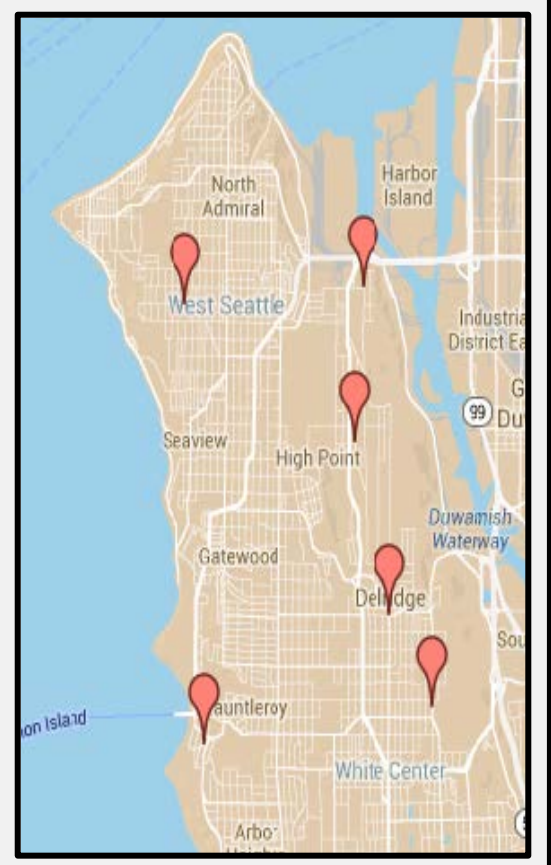
- 4520 Brace Point Drive SW

White Center Substation



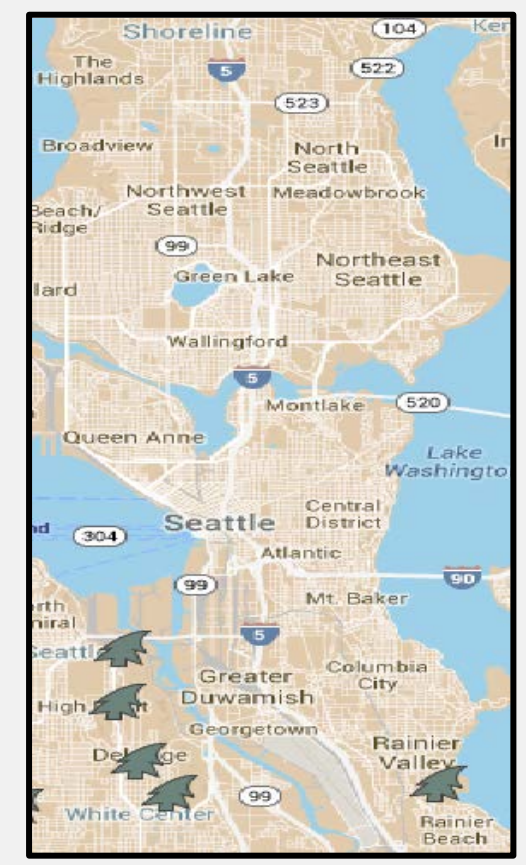
- 8820 9th Ave. SW

1.7 acres



All Seattle

Other City Surplus Candidate Properties





Who Are

West Seattle Green Space Coalition:

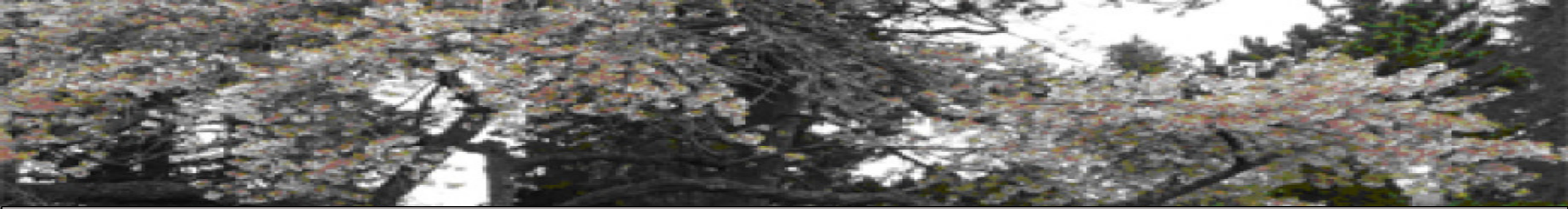
a grass roots and diverse group of West Seattle neighbors and Seattle residents.

- **Steering Committee**

- Mary Fleck
- Tod Rodman
- Elaine Ike
- Karen Lyons
- Mike Dady
- Hildegard Nichols
- Mike Oxman
- And many other good folk

- **Supporters**

- Southwest Neighborhood Council
- Highland Park Improvement Club
- Pigeon Point Neighborhood Association
- Genesee-Schmitz Neighborhood Council
- PlantAmnesty
- Sally Brown, University of Washington School of Environmental and Forest Sciences
- Sustainable West Seattle
- North Delridge Neighborhood Council
- Friends of Seattle's Urban Forest
- Admiral Neighborhood Association



Primary Issues

- Responsible Conservation
- Science
- Economics
- Social and Economic Equity
- Building a relationship with Seattle City Light and Department of Planning and Development that is based on Transparency, Accuracy and Consistency



Scope of our Efforts

We have communicated with:

- Neighbors
- Neighborhood Associations
- West Seattle Organizations
- University of Washington Scientists
- Trust for Urban Land
- Seattle City Light
- Seattle Public Utilities
- Seattle Parks
- Department of Planning and Development
- City Wide Green Advocacy Groups
- Green Party of Germany,
- City of Freiburg Germany,
- Seattle City Council Members and staff



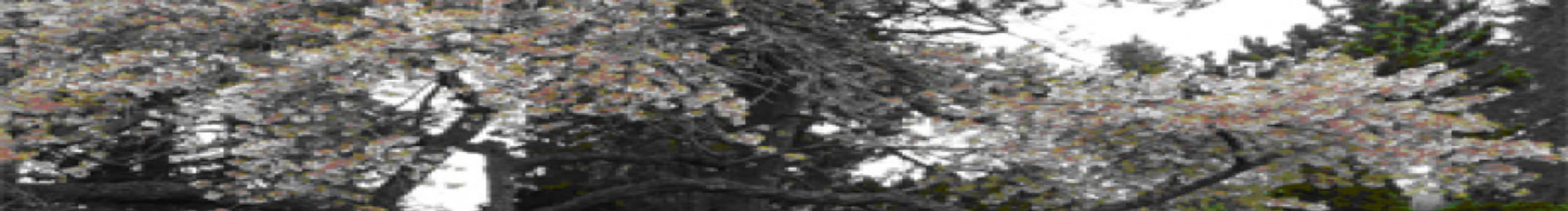


Scope of our Efforts

Actions by WSGSC:

- Site Visits with Neighbors, City Folk, Botanists
- Interviews with Neighbors and obtained over 600 signatures of support
- Organized Regular Neighborhood Meetings
- Research Histories of Sites
- Obtaining Scientific Advice
- Liaison with The Trust for Urban Land
- Research Applicable Law, Ordinances, DPD Tree Regulations, Land Use Regulations, Directors interpretations, Seattle Comprehensive Plan, RCW, SMC
- Preliminary Funding Outreach
- Filed Public Disclosure Request
- Contacted County and State Officials including Department of Ecology
- Met with and informed City Councilors
- Outreach through Social Media, Print Media and the WSGSC Web Site





Andover Substation 2100 Andover St SW

SQ FT 13,387 \$144,000
Zoned SF5000

Terrain:

ECA (Slide Risk)

Hydrology:

Significant water path to Puget Sound
and Duwamish River

Local Tree Canopy:

Significant Mature

Neighborhood Amenities

Route to Path Finder School

Seattle Stairways

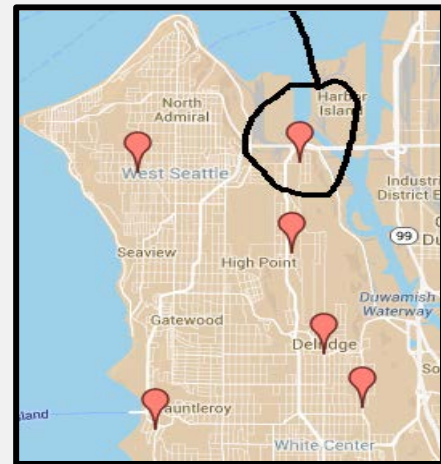
Bike and Pedestrian Route to Downtown

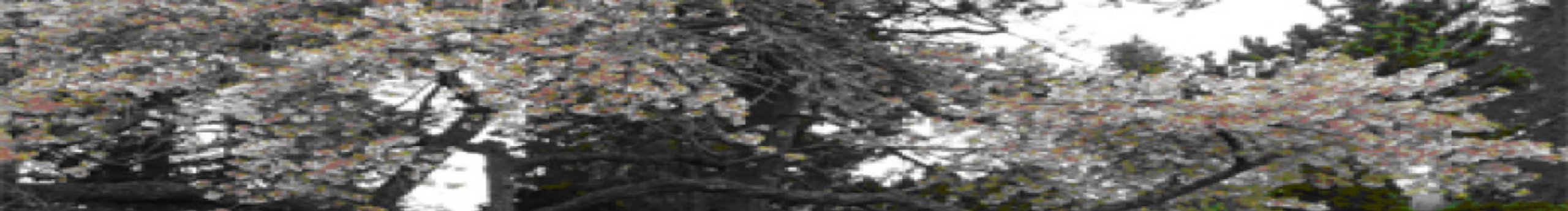


Before



Destroyed





Dakota Substation 4918 SW Dakota St

SQ FT 9,791 \$223,000
Zoned SF5000

Terrain:

Flat on a high hill with Territorial view

Hydrology:

Significant water absorption resource

Local Tree Canopy:

Significant Mature

Neighborhood Amenities

Across from new Genesee-Schmitz School

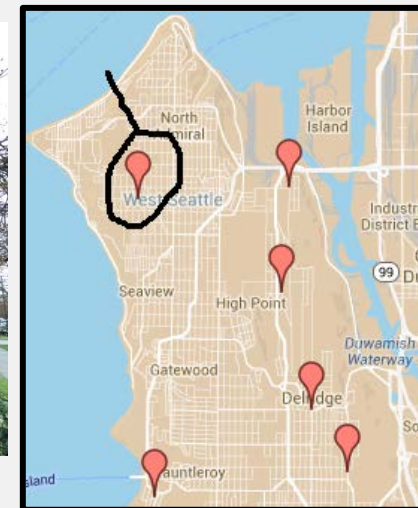
Significant Flowering trees and shrubs

Bird sanctuary

Winter



Summer



Dumar Substation

Dumar Substation
1605 Holden St SW

SQ FT 10,376 \$145,200
Zoned SF5000

Terrain:

Flat at a commercial intersection

Hydrology:

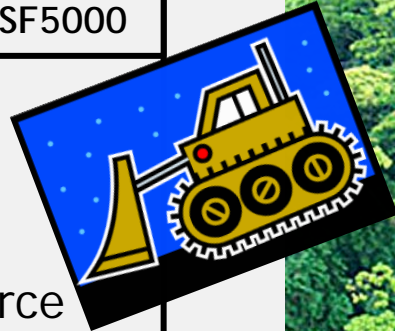
Significant water absorption resource

Local Tree Canopy:

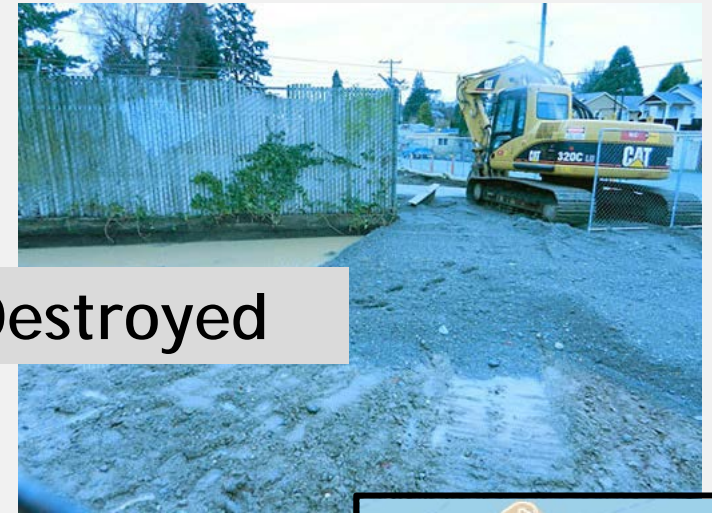
None

Neighborhood Amenities

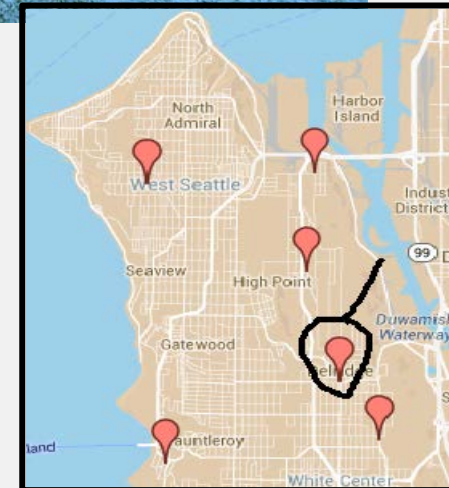
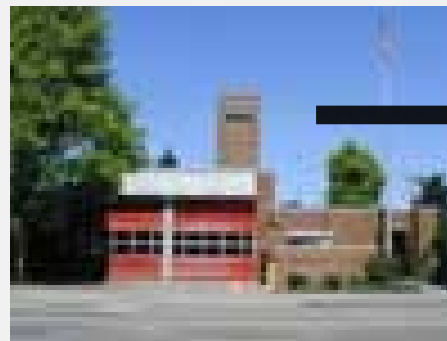
Thickly populated Mixed single and multi family low-rise housing with churches, community halls, small businesses
Bus Route, Arterial Access to Duwamish



Before



Destroyed





Delridge Substation 5601 23rd Ave SW

SQ FT 20,000 \$220,000
Zoned SF5000

Terrain:

Wetlands

Hydrology:

Significant water detention for King County Storm water Discharge Elimination to Puget Sound

Local Tree Canopy:

Some Significant Mature

Neighborhood Amenities

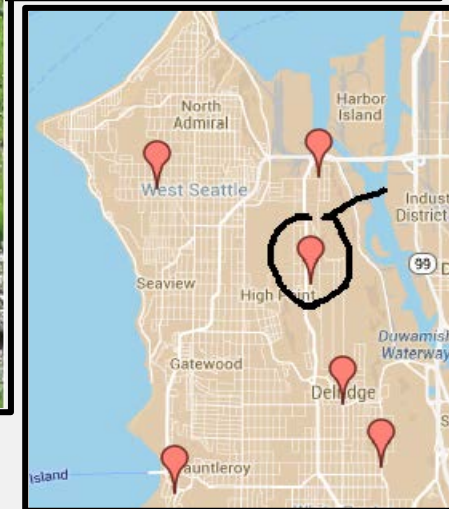
To be developed: open road side drainage ditches; SDoT non-priority

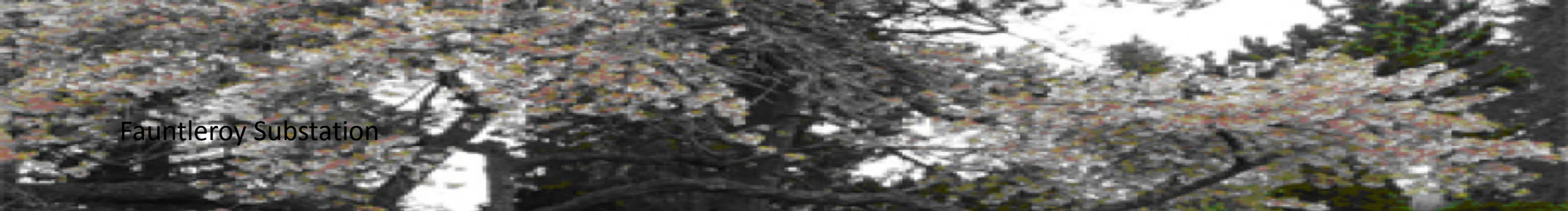


Winter



Summer





Fauntleroy Substation

Fauntleroy Substation

SQ FT 6,848 \$205,400

4520 Brace Point Drive SW

Zoned SF5000

Terrain:

Flat on a high hill with Territorial view

Hydrology:

Significant water absorption resource

Local Tree Canopy:

Significant Mature

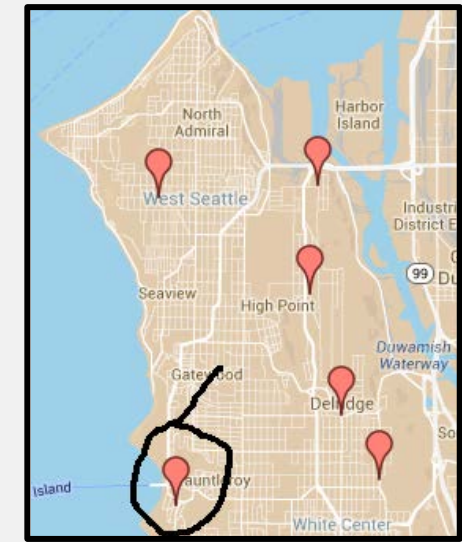
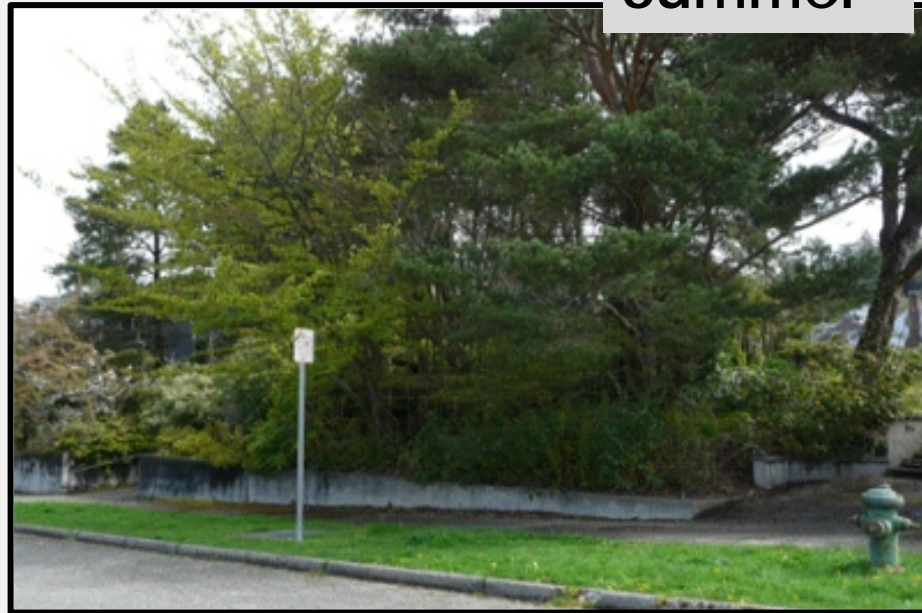
Neighborhood Amenities

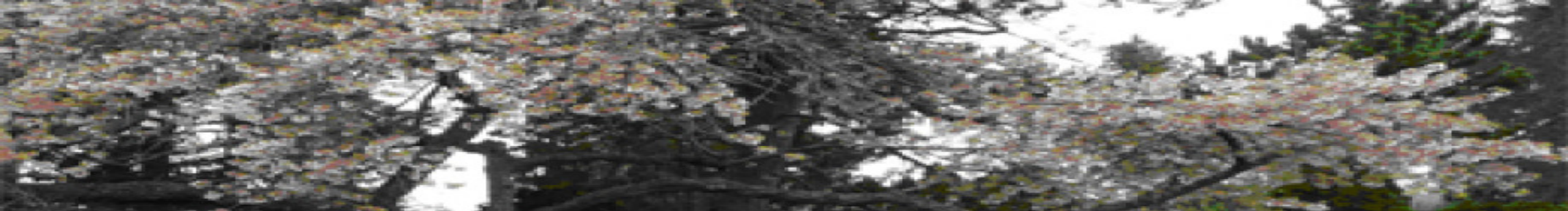
Proximity to small commercial district and clustered with single family homes

Significant Flowering trees and shrubs

Bird sanctuary

Summer





White Center Substation

SQ FT 13,387 \$687,500

8820 9th Ave. SW

Zoned L-2

Terrain:

Flat in a commercial and residential intersection

Hydrology:

Significant water absorption resource

Local Tree Canopy:

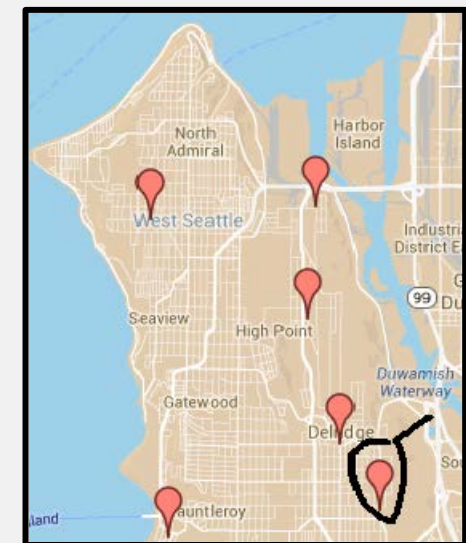
Partial

Neighborhood Amenities

Thickly populated Mixed single and multi family low-rise housing with near by small businesses



Current





Principle Positions: Responsible Conservation

- Aspirations for a Seattle Green Canopy as expressed in the Urban Forest Stewardship Plan - '*Expand canopy cover to 30% by 2037*'
- Maintain the Seattle tradition of empowering neighborhoods to actively engage in determining their path forward - provide each neighborhood with the tools to best realize the potential of each of these green spaces
- Recognize the unique value of each of these green spaces to the neighborhood, the City and recognize that the combined value of the parcels is greater than the individual value of these varied and diverse nature of the parcels
- Natural Habitat Preservation as a key part of the Seattle Comprehensive Plan



Principle Positions: Science

- **Environmental Contaminants**

- What are best alternatives to Seattle City Light remediation plan of cut and strip?
- What is the realistic time frame for remediation
- Disparity between Seattle City Light basis for remediation and fact based remediation requirements and efforts

(Sally Brown, PhD.; Karen Lyons, MS Botany; Cass Turnbull, Certified Arborist, King County Master Gardner; and topical scientific literature)

- **Natural Habitat Preservation**

- **Loss of Green Canopy**

- **Carbon Neutral and Sequestration**

- **Public Health Enhancement - Children with Access to Green Space Thrive**

(Howard Frumkin, MD, DrPH Dean of The School of Public Health, University of Washington)



Principle Positions: Economics

- **Real Property Like Exchange alternatives**
 - Devise creative ways to transfer of title or agreement to allow use requires fair market value (RCW)
- **Asset sales to cover current income shortfalls prudent?** (GAAP)
- **Full and comprehensive recognition of present and future value of the West Seattle Peninsula parcels (approximately 2 acres) as well the multiple acres of other parcels in Seattle** (Notion of the Commons)
 - What valuation criteria is best for these and other surplus parcels
 - the full value of each site to its neighborhood and the city is not recognized by using the 'list and sell to highest bidder' process
- **In aggregate, the 6 identified parcels and other City wide parcels provide contributions to future carbon reduction incentive programs** (Inslee)



Principle Positions: Equity

- The Notion of The Commons empowers and flows from the basic right of Economic and Social Equity
- The Notion of the Commons has been evolving for many millennia
- The core and essential concept of The Commons is that all may use The Commons
 - to each as they need
 - from each as they have the means
 - provided that there is no diminution or loss of The Commons
- The City of Seattle is an example of The Commons
 - In The Seattle Commons Social And Economic Equity have been diminished over time
 - Commitment to re-establishing Social And Economic Equity in The Commons is a worthy, expansionary, realizable and beneficial goal
 - Seattle needs a solid, community driven Comprehensive Green Plan to achieve this goal.
 - **Until this Comprehensive Green Plan is produced Social and Economic Equity will continue to diminish**



Specific Asks

- **Pilot Project - West Seattle**

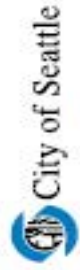
- Identify Parcels, Neighborhood Interests, Common Value, and Specific Best Remediation Options
- Protect the parcels from harm or sale to interests contrary to neighborhood values
- Establish Common Ownership of the parcels through transfer of title or use to City of Seattle
- Establish the means to encourage each neighborhood, in the years ahead, to enhance each parcel with value consistent with both the interests of the neighborhood and the City of Seattle

- **Long Term Program - City Wide**

- Establish and fund an ongoing City Program involving the Department of Neighborhoods that will expand on the scope and scale of the Pilot Project in order to realize the full value to People of Seattle from the various Seattle City Light and other City surplus parcels

Action Plan

- **Neighborhood Outreach and Involvement**
 - Engage the people
 - Neighborhoods can create a story about the history, value and local context of each parcel
 - Empower the people
 - Neighborhoods can develop an active plan for each parcel to remain as a asset for generations to come
- City Recognition
 - Aggregate value of the combination of the surplus parcels
- Environmental Remediation Best Practices
 - Best Environmental remediation that is suited to preserving the value of each parcel
- Best Financial Solutions for keeping the parcels in the public trust
 - Explore fiscal options of Bridge Loans, Crowd Funding, Local Fund Raising, Institutional Funding, City Funding
 - Explore rate payer options to contribute a few cents per month to funding Green Space Preservation by SCL



2013 URBAN FOREST STEWARDSHIP PLAN

