



Seattle City Light

STREET VACATION PETITION DIAGONAL AVENUE SOUTH

SDC Public Benefit Review

September 3, 2020



Public Trust Review 07/02/2020

Actions

- Approved CIP concept design
- Approved the public trust analysis phase

Recommendations:

- Document community engagement, including demographics
 - *Full community engagement report submitted in vacation petition, including demographics of survey respondents*
- Show how community issues have been addressed
 - *Flume project includes both off-leash area and trail*
 - *Trees and domestic water added to the site*

Recommendations, con't:

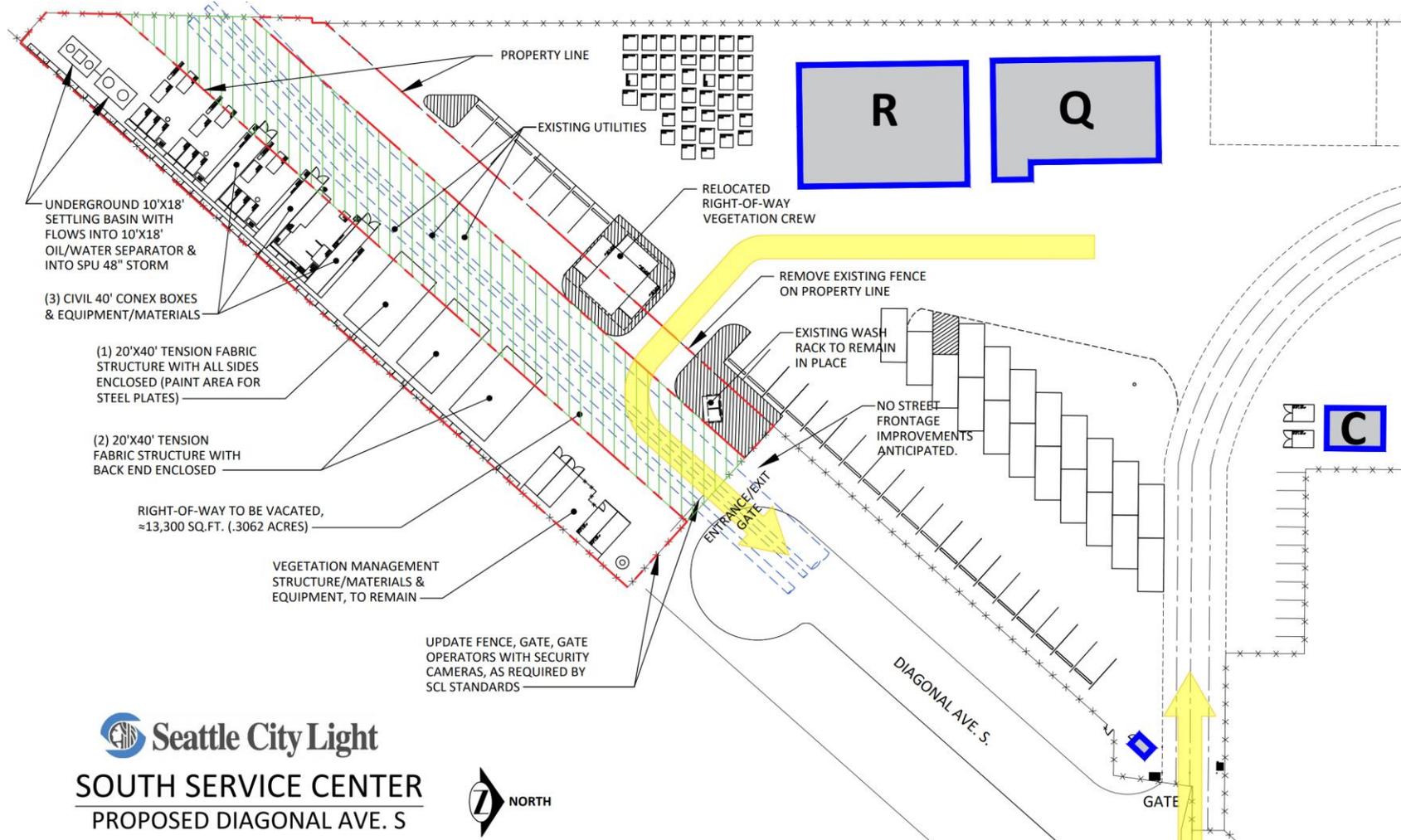
- Further explanation of public benefit project's funding commitment by participating departments, including the any necessary phasing of funding and construction
 - *Essential components of useable and safe project now have 100% committed funds – more detail further in presentation*
- Consider additional screening on eastern edge of project site
 - *Response further in the presentation*

Vacation Site Update

Recap of scope of project @ Diagonal Ave vacation site

- Project is modest, approx. \$1.5 M
- No significant change in use
- No through traffic possible on portion to be vacated
- No permanent structures on vacated portion

Project Description, cont.



Project Description, cont. – temporary tension structure examples



Public Benefit

Overview

- Public benefit is off-site in Georgetown, rather than at vacation site, increasing value to the community
- Goal is to create off-leash area (OLA) and a segment of a bicycle/pedestrian trail in underserved area

Components

- OLA
 - 19,000 + sq ft with pedestrian access
 - domestic water to site
- Trail
 - paved pedestrian and bicycle trail
 - street improvements
- Components benefitting both OLA and trail
 - Dedication of 46,338 sq ft of property
 - Site prep, stormwater treatment and lighting

Investment of resources

Component	Cost Share (\$k)			
	SPR	SDOT	SCL	Total
Site prep			480	480
OLA, incl. ped. access, water & ½ stormwater	400		185	585
Trail, incl. street improve., lighting, trees & ½ stormwater		400	1,283	1,683
Total development costs	400	400	1,948	2,748
Property transfer			1,854	1,854
Grand total	400	400	3,802	4,602

Departmental Roles and Funding Status, cont.

- The entire project is fully funded without requiring additional Council appropriation or external grants.
- Additional future funds could support enhancements to the project.

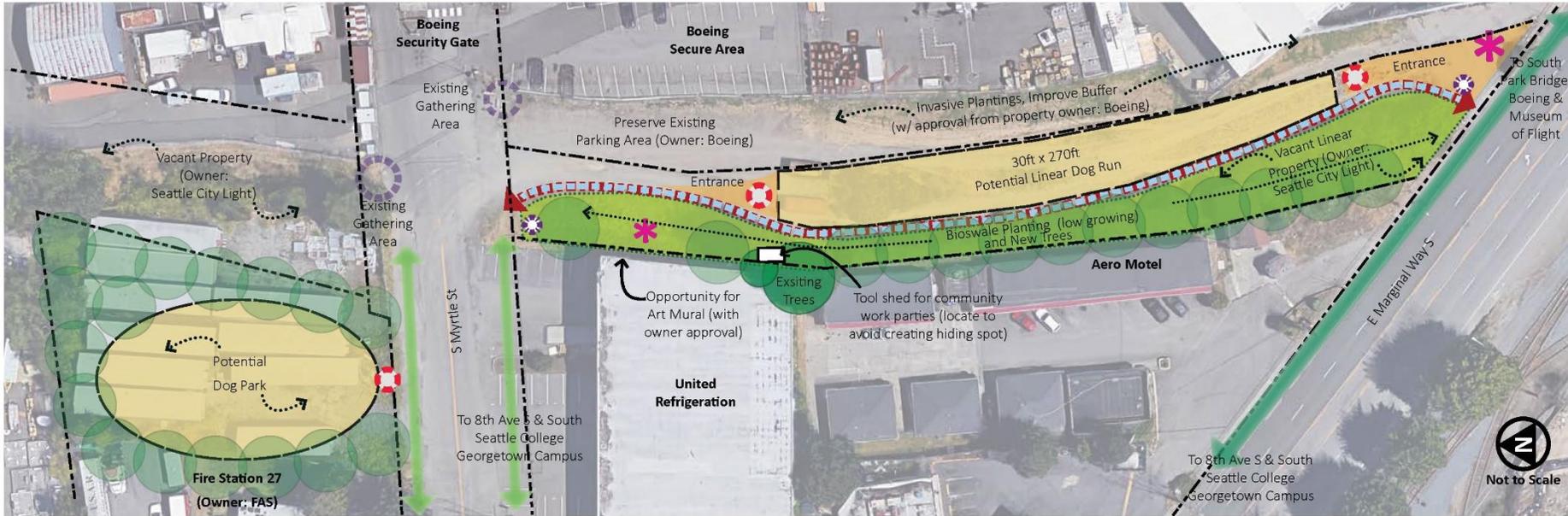
Georgetown Flume Site Design

Community Goals to be Met by Design

- Georgetown Open Space Vision Framework
- Duwamish Valley Action Plan
- Georgetown Mobility Study

Project Background

Georgetown Open Space Vision Framework



LEGEND

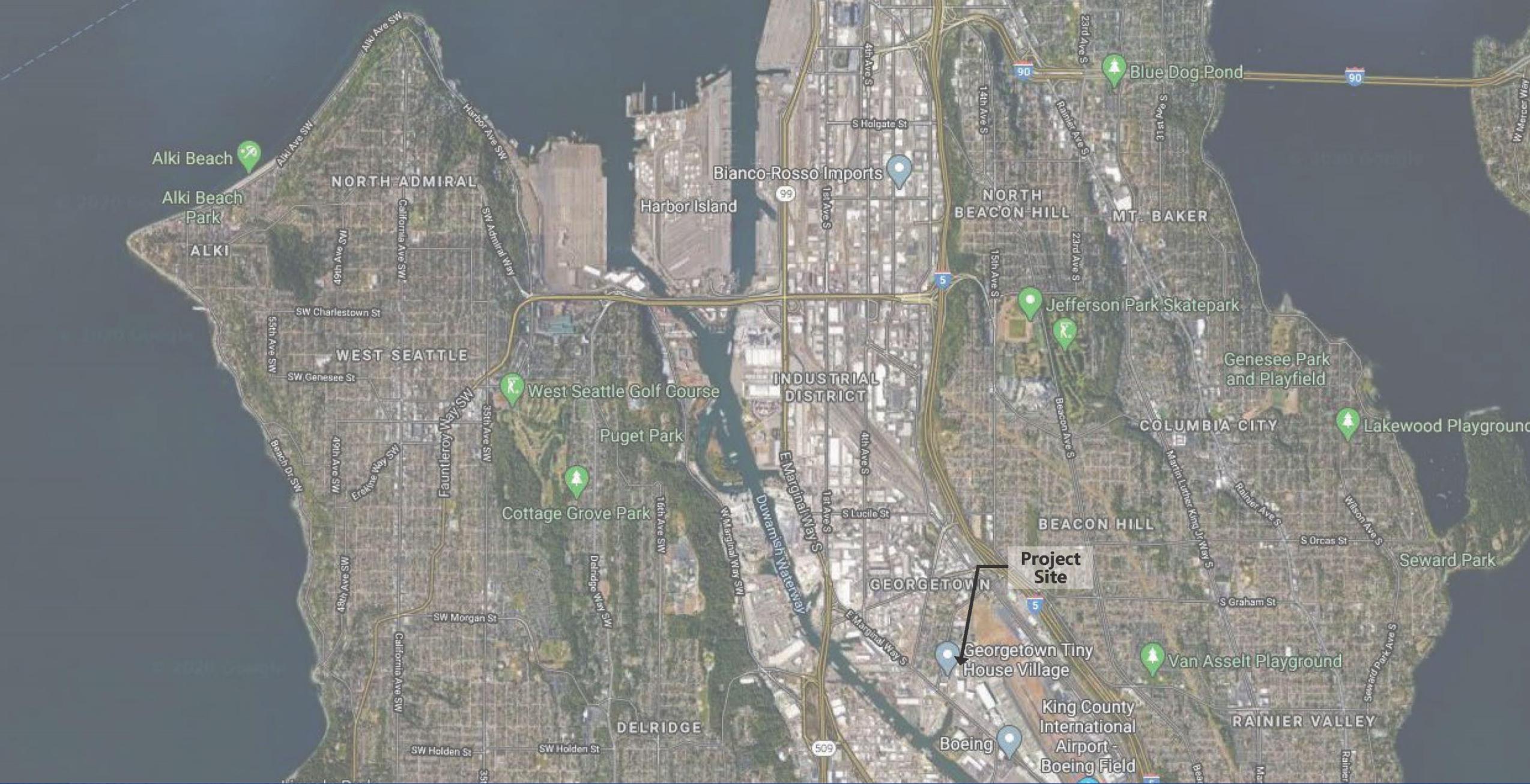
-  Potential Fenced Off-Leash Dog Area
-  Low-growing Bioswale Planting (remove existing invasive species)
-  Low-growing, Drought Tolerant Planting (remove existing invasive species/gravel)
-  Gateway Art Piece
-  Wayfinding Installation Opportunity
-  Entrance
-  Primary Improved Walking/Bike Route
-  Secondary Improved Walking/Bike Route
-  Interpretive "River Walk"
-  Potential Multi-use Path

DESIGN NARRATIVE

- A dog park or off-leash area is the most desired open space amenity among Georgetown residents, and these are some of the few parcels in Georgetown which are on undeveloped public land. The linear parcel between E. Marginal Way S. and S. Myrtle St is owned by Seattle City Light and the vacant lot adjacent to Fire Station 27 is mostly owned by FAS with a small portion under City Light ownership. Fence lines do not correspond to property lines, here. A portion of land that is contiguous with the City Light parcel which is owned by Boeing and could increase the size of the linear space substantially.
- Both spaces are currently underutilized. The linear space is subject to illegal dumping, and is used for unauthorized storage. The Aero Motel also encroaches on the linear City Light property. Some community members report that it is used as a getaway route for criminal activity.
- Activation of this site could help improve safety. The natural swale along the western edge of the linear site is overgrown with invasive plants and could be replanted with new trees and converted to a bioswale. These efforts could contribute to stormwater management, increase tree canopy coverage, and create a buffer against surrounding industry. Plant species should be selected for habitat value; low-growing varieties are recommended to maintain sight lines across the parcel.
- These priority sites can add entirely new open space for the neighborhood while providing a new small park and connector for community members who live toward the south end of the residential core.
- The vacant property east of Fire Station 27 holds similar potential and was requested as a potential new site for a dog park, however, the property owner (FAS-Finance and Administrative Services) could not be reached to discuss feasibility.
- One community member notes that this would provide "an off-street connector path for pedestrians and bicyclists traveling between South Park and Georgetown via E Marginal Way South. The history of the land and its connection to the Steam Plant Museum merits interpretation along the "River Walk."

Community Outreach To Date

- City Light community engagement in summer of 2019
- Public Meeting 6/22/2020 & survey
- Design Commission Meeting 7/2/2020





Existing Site Looking South to E Marginal Way S



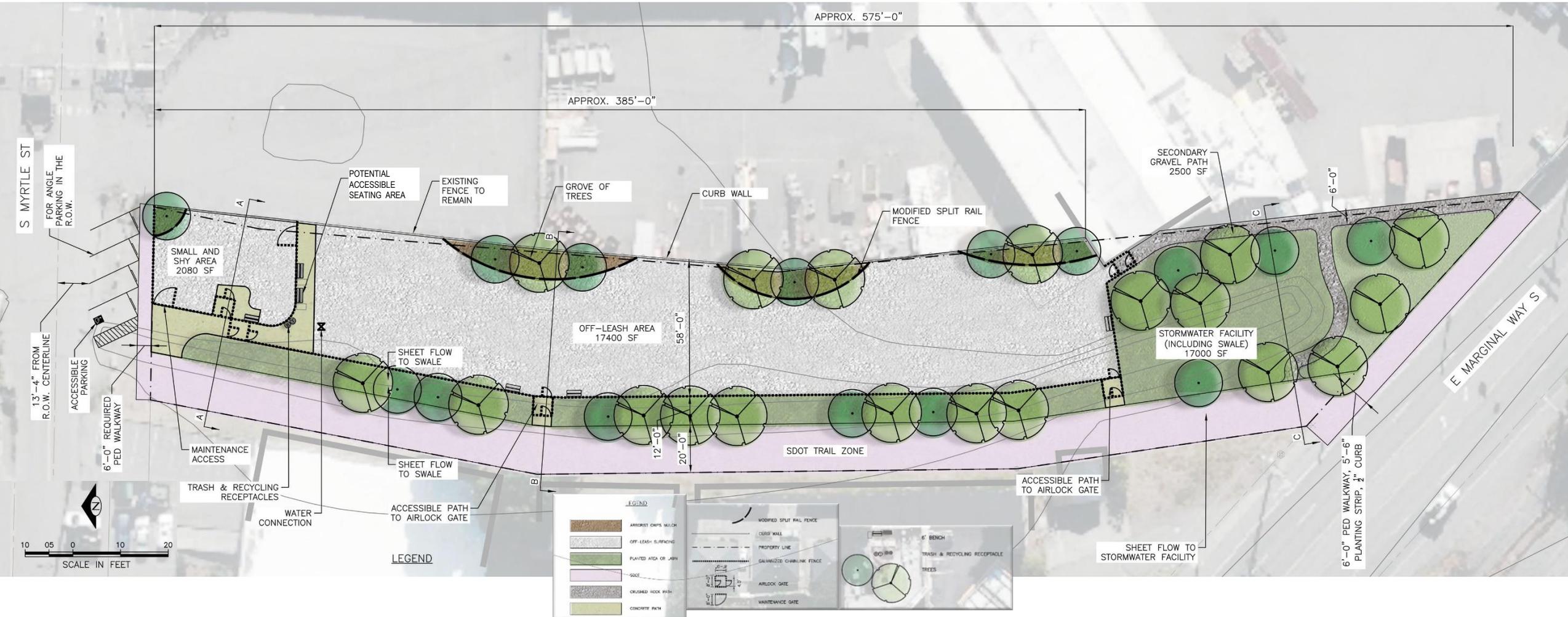
Existing Site Looking North to S Myrtle St



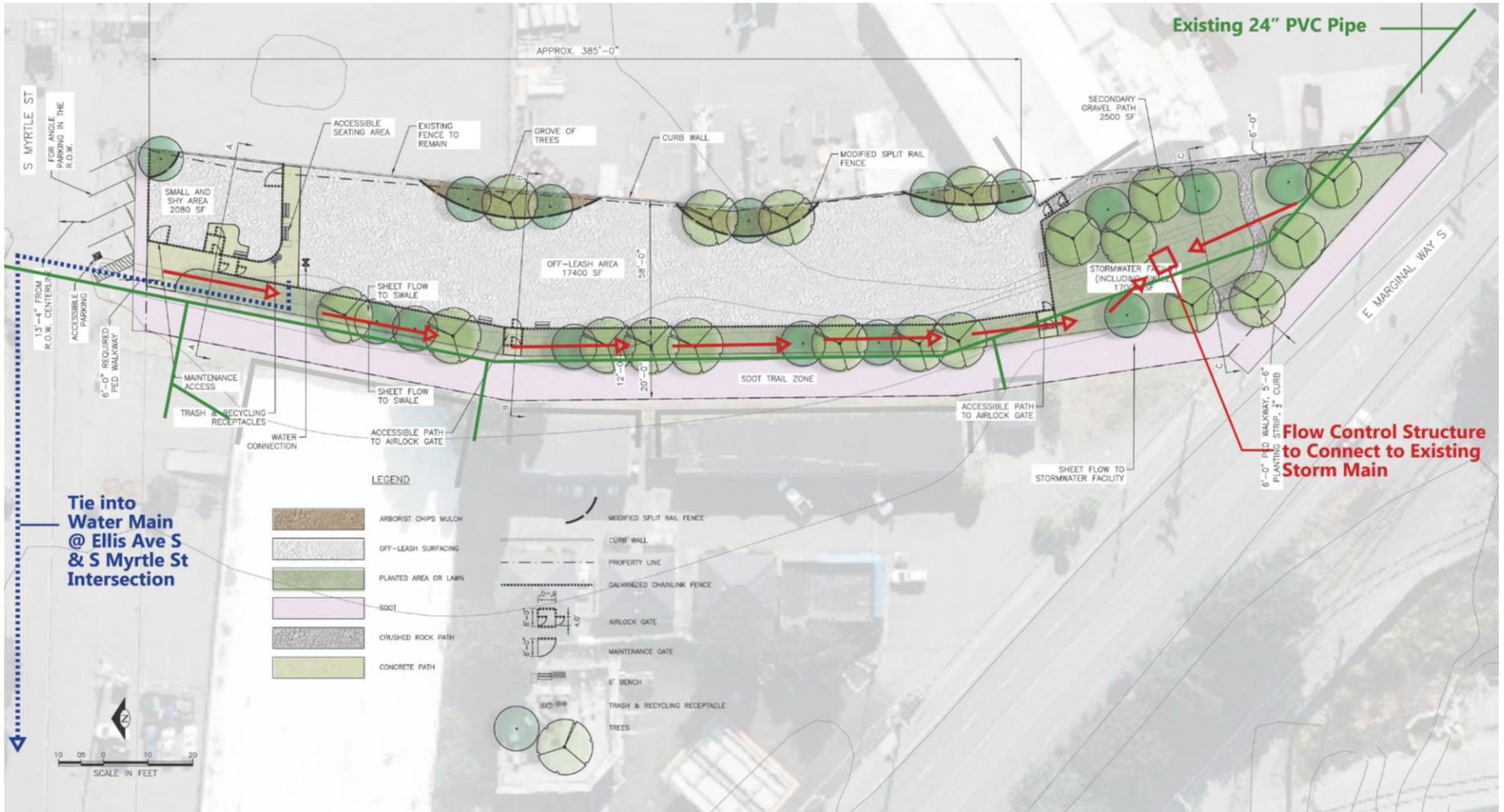
Existing Site Looking South to E Marginal Way S



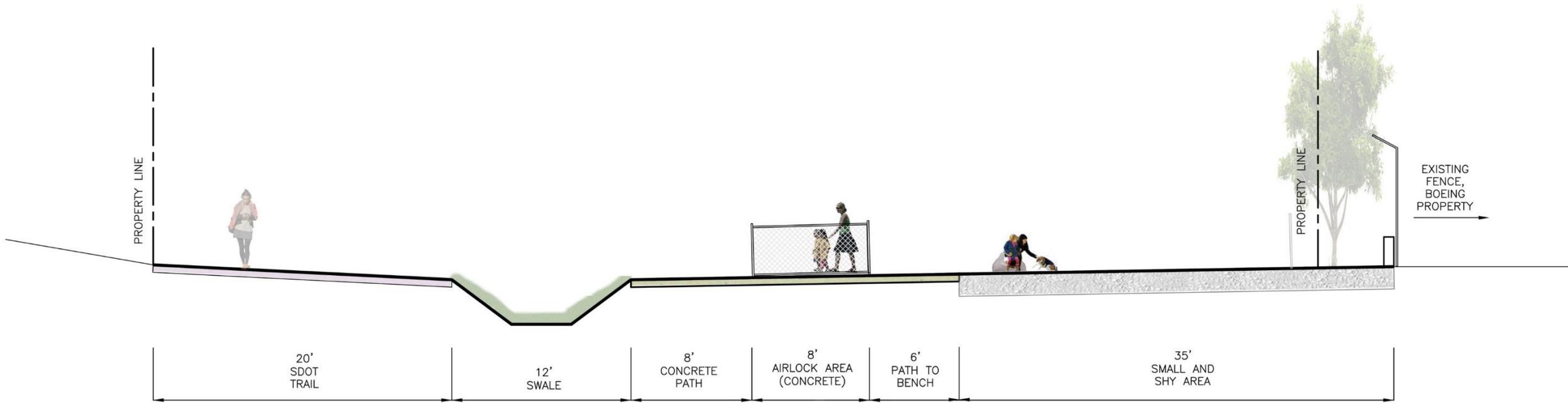
Site Plan



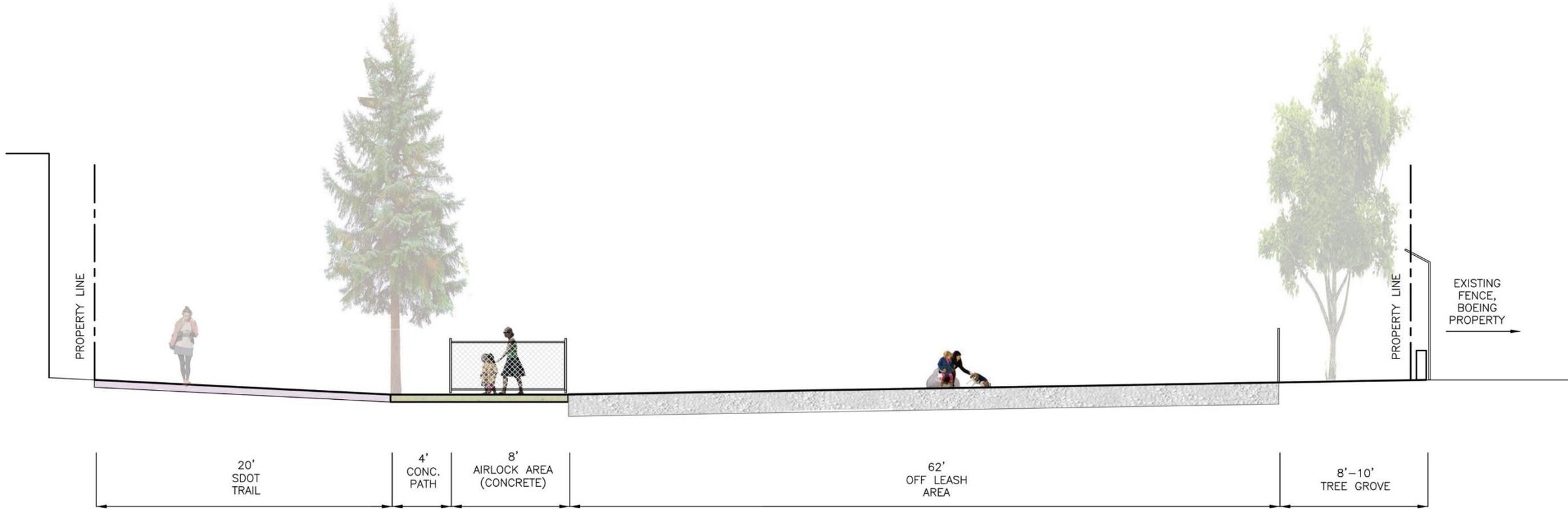
Drainage Diagram



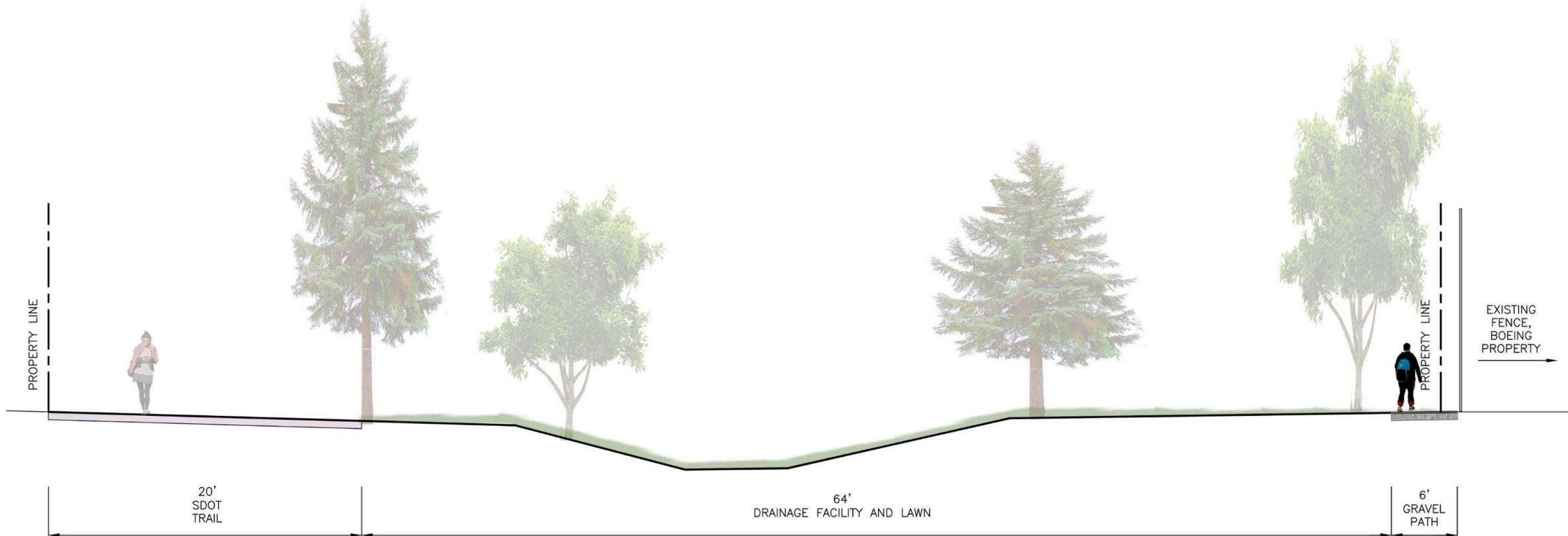
Section A: Small and Shy Area



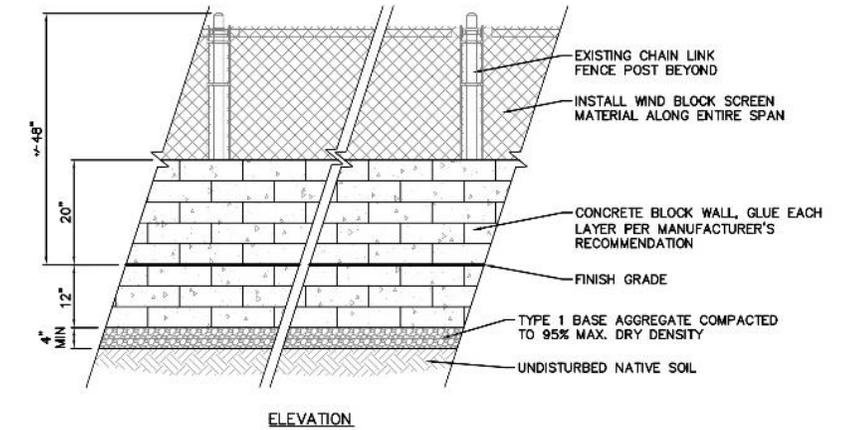
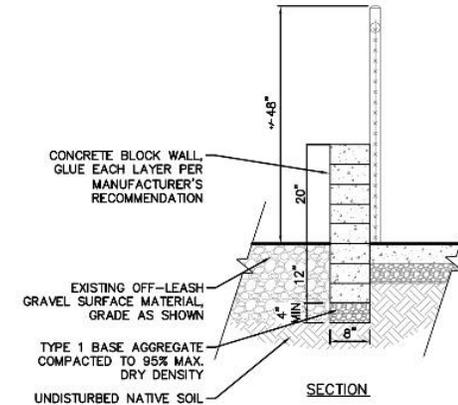
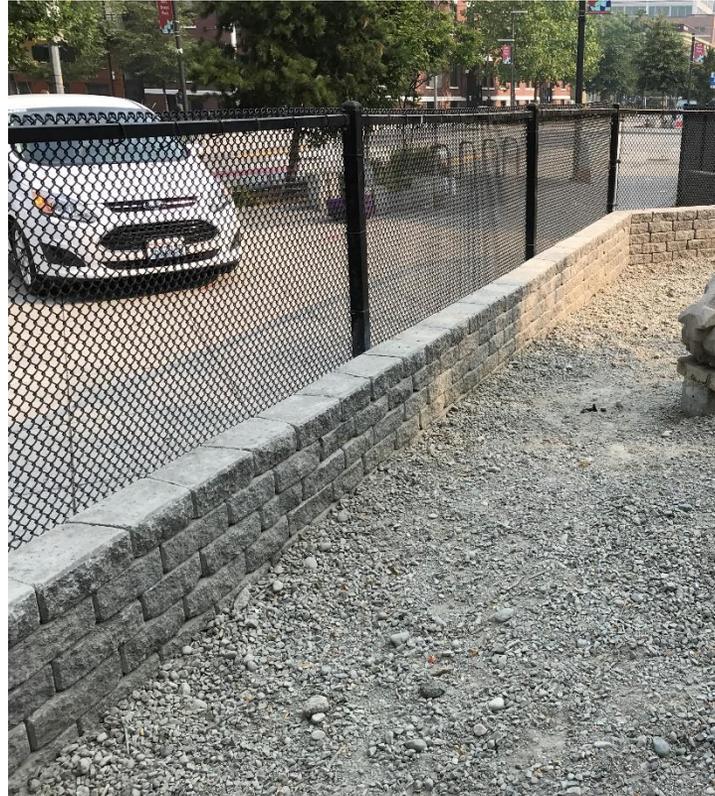
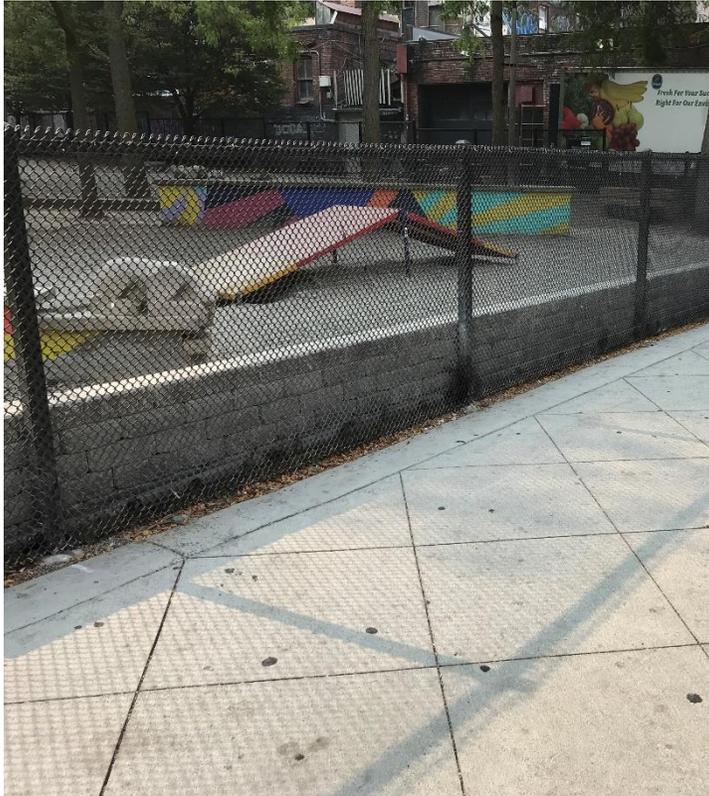
Section B: Off-Leash Area



Section C: Drainage Facility



Low Retaining Wall



Airlock Gates to OLA



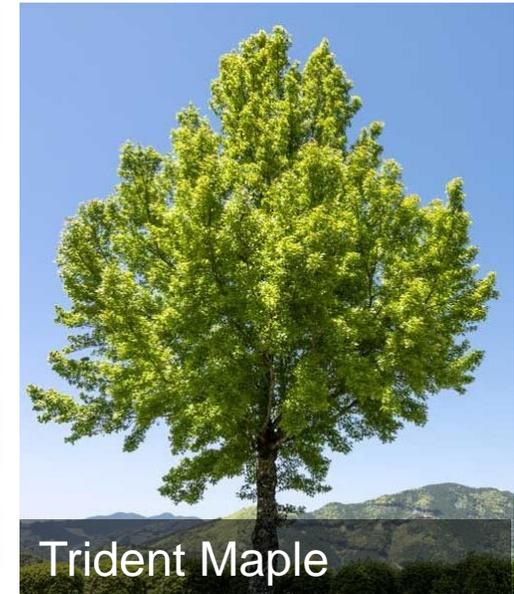
Potential Site Furniture



Swale



Potential Plant Palette



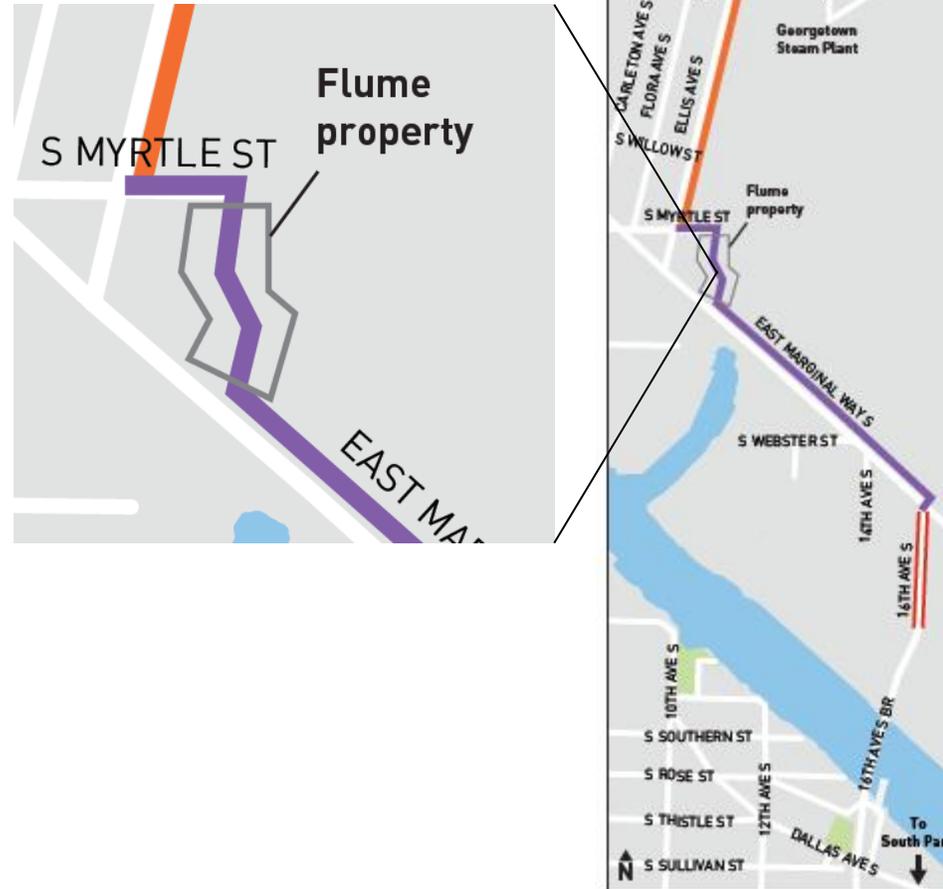
- Drought Tolerant & adaptable to harsh conditions
- Mix of deciduous & evergreen
- Provide shade
- Minimize maintenance (no fruit, pinecones, etc.)

OLA Cost Breakdown

- Total Cost: \$1,312,000
 - General Conditions & Demolition: \$360,000
 - Grading & Site Surfacing: \$175,000
 - Domestic Water: \$110,000
 - Bioretention: \$410,000
 - OLA: \$165,000
 - Planting & Irrigation: \$80,000
 - Signage & Waste Receptacles: \$12,000

Georgetown to South Park Trail and the Flume

- New shared use path connecting the Georgetown and South Park communities.
- Communities share Library and community center



Georgetown Connection

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



Existing: Ellis Ave S



Existing: S Albro St



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

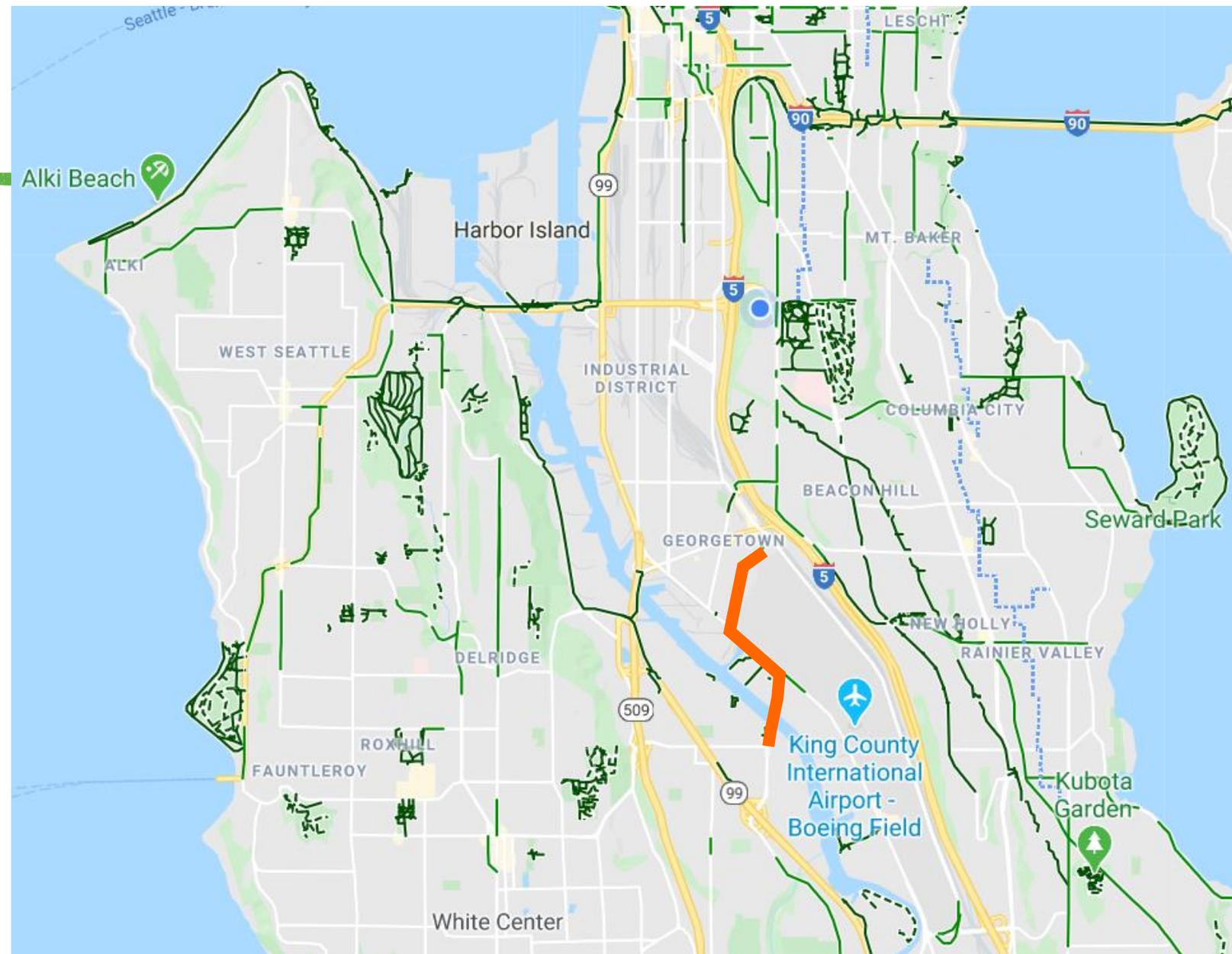
— 16th Ave S: One-way protected bike lanes on both sides of 16th Ave S leading to the South Park bridge



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

Georgetown to South Park Trail context

- Green shows existing Bike facilities.
- Creates a new pedestrian and bike connection where none currently exist.



Georgetown To South Park Trail – Flume Section

- Community initiated project.
- 6 Letters of Support from Duwamish Valley Community Organizations.
- Designed for those walking, biking, and rolling.
- Design reduces user conflict.
- With the West Seattle bridge closed, community is concerned about experiencing grid lock traffic and the air pollution impacts of 100,000 more vehicles per day.



How proposal satisfies Street Vacation Guidelines for public benefit

- *Support by the community via the community engagement process (Sec IV.A & IV.B)*
 - Strong community support for OLA and trail at flume site predates this proposal, was confirmed in our Community Engagement Process, and continues to this day
- *Improving race and social equity (Sec IV.A & IV.B)*
 - Proposal creates amenity for traditionally underserved communities, is a part of the Duwamish Valley Action Plan, and addresses more recent impacts to these communities from the West Seattle Bridge closure

How proposal satisfies Street Vacation Guidelines...con't

- *Pedestrian and bicycle improvements (Sec IV.B.1)*
 - Public benefit proposal includes pedestrian/bicycle trail
- *Open spaces/green spaces (Sec IV.B.1)*
 - Entire proposal is open space , including a good portion of green space

How proposal satisfies Street Vacation Guidelines...con't

- *Public nature of the project requiring the vacation (Sec IV.A)*
 - SCL will be using the Diagonal vacation site for public utility purposes

How proposal satisfies Street Vacation Guidelines...con't

- *The level of the public benefit should be commensurate with the scale of the vacation project, in terms of: traffic volumes of vacated portion, size of project, size of vacated area (Sec IV.A)*
 - Vacated portion has zero through-traffic
 - Contribution to the public benefit of \$3,802,000 in property and cash is more than double the \$1.5M size of the CIP project at the Diagonal site
 - Public benefit site is more than three times the size of the vacated portion and greater than the entire CIP project site.

How proposal satisfies Street Vacation Guidelines...con't

- *City may accept real property as a public benefit (Sec IV.B.3)*
 - Considerable property is being provided as a public benefit
 - Public benefit proposal goes beyond property, including \$1,948,000 in financial commitment
 - Complete community amenity is created by committed partnership with sister City departments