



Seattle City Light



POTENTIAL VACATION OF A PORTION OF DIAGONAL AVE

Seattle City Council

Sustainability & Transportation Committee Briefing

July 17, 2018

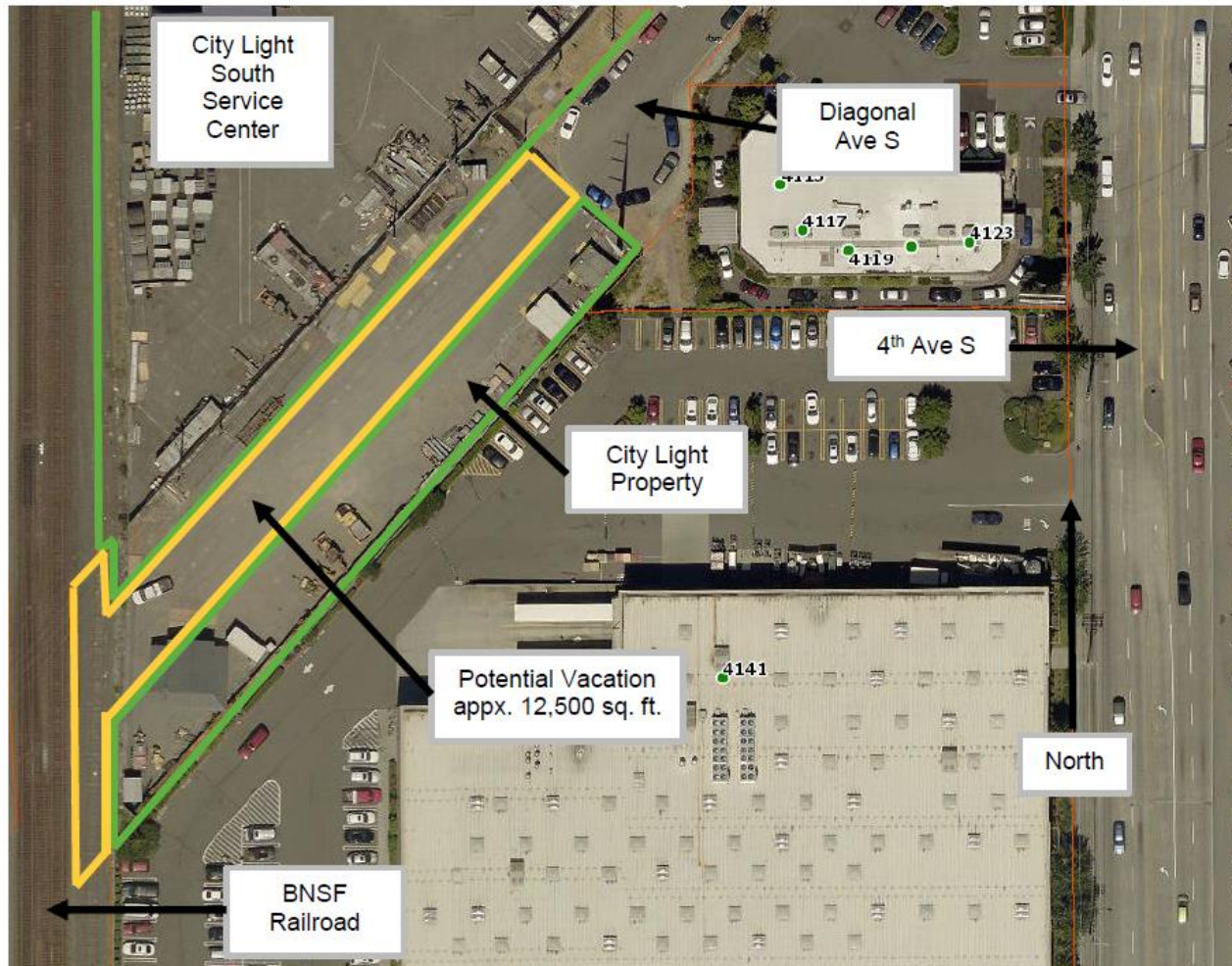
OVERVIEW

- City Light will be seeking to vacate an unopened portion of Diagonal Way S.
- Early feasibility review
- City Light does not expect to submit application until early this autumn

POTENTIAL DIAGONAL AVE S VACATION



WHERE CITY LIGHT IS SEEKING A STREET VACATION (CLOSE-UP)



REASON FOR VACATION

- At this time City Light uses the unopened section of Diagonal Ave S under a permit + two adjoining strips of property it owns as an auxiliary, low-security yard to store low-value materials
- This area is inefficient to access, not very secure, poorly paved, with inadequate drainage infrastructure
- The need for efficient storage and yard space is increasingly urgent - industrial space is becoming scarcer and more expensive

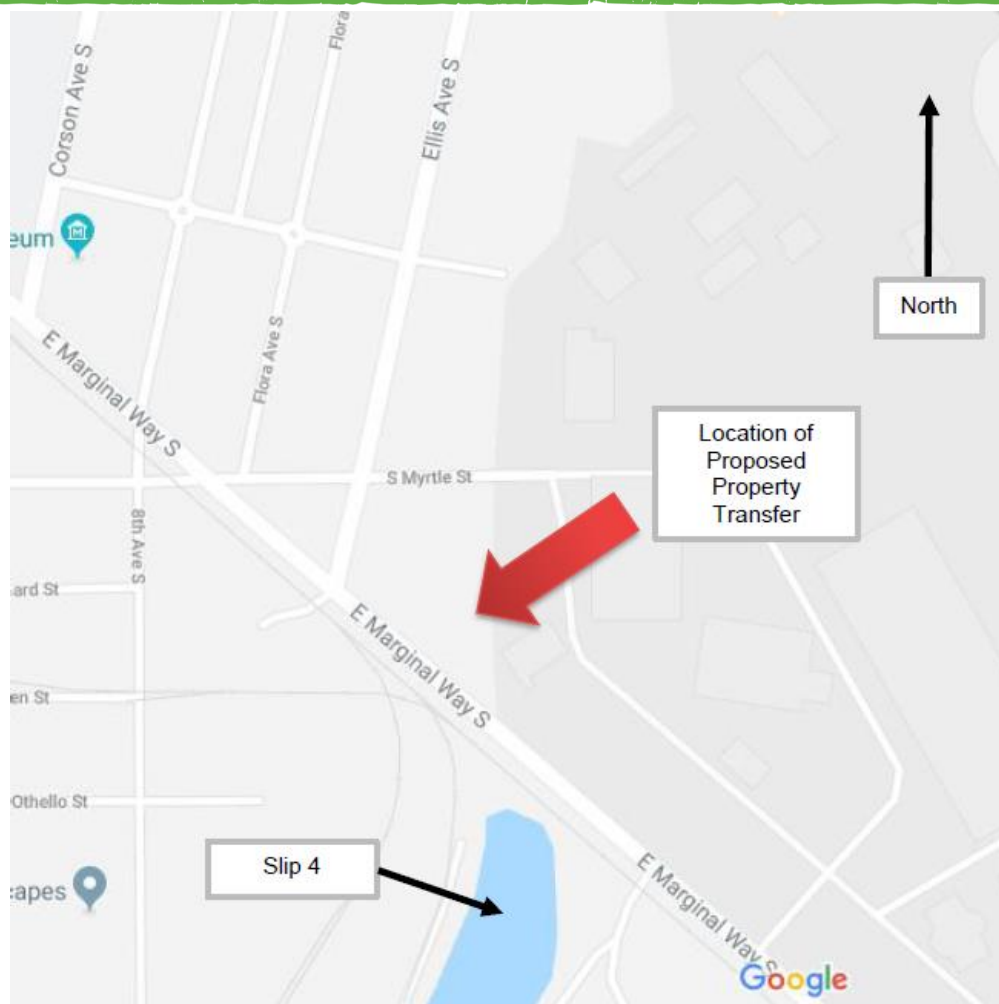
REASON FOR VACATION, CON'T

- Intend to merge the vacated street and the other strips of land, integrating them with the South Service Center campus for more efficient, secure and high-value use
- Seeking improved paving, drainage infrastructure to prevent pollution, a better security fence, and a building for spray coating our street plates indoors
- City Light cannot justify this level of investment without secure ownership of the land

PROPOSED PUBLIC BENEFIT

- City Light would transfer a 30,000 sq. ft. property in the Georgetown (1.9 mi. from vacation site) to the Seattle Parks and Recreation Department (SPR) for future development as public open space
- Transfer would be at no cost and SPR would be responsible for future design including and community engagement on the proposed open space and development of the site
- SPR has indicated support for this proposal

PROPOSED PROPERTY TRANSFER – AREA MAP



PROPOSED PROPERTY TRANSFER



COMMUNITY INTEREST

- Previous and continuing community interest in developing the property for public open space
- Featured as a priority site in the Georgetown Open Space Vision Framework, sponsored by the Seattle Parks Foundation
- This proposal is the result of the City's Duwamish Valley Program

GEORGETOWN – Community Perspective



Duwamish Valley Action Plan

Advancing Environmental Justice & Equitable Development in Seattle



Georgetown Open Space Vision Framework



January 2017

SEATTLE PARKS FOUNDATION



GEORGETOWN – Community Perspective

- The Flume has historic connections to the Duwamish River and Georgetown
- The Georgetown Open Space Committee has been in communication with SCL for years in hopes of acquiring this property to increase open space amenities in the neighborhood
- The Flume is located in a problem area of the neighborhood where we feel community activation could help to deter crime
- The Flume could also be part of the Georgetown-South Park Trail that is currently being designed by SDOT and MIG/SvR

THE FLUME



DESIGN CHARETTE – April 2017

- The Georgetown Open Space Committee held a work party and design charette at the Flume on Earth Day 2017 with funding from the Department of Neighborhoods
- Charette Design Summary:
 - Make this area a safe, walkable, rollable space
 - Add native trees and plants
 - Provide a historic connection/narrative
 - Possibly add an off-leash dog park/run area

DESIGN CHARETTE / WORK PARTY



BUDGET REQUEST

- While the community appreciates the “donation” of the Flume property to SPR as part of the required community benefit, the property will only be a true benefit to the community when it is active and safe.
- Shauna Walgren from SDOT met with community representatives at the Flume in May to discuss ideas and conceptual cost estimates for the work we would be interested in doing at this site.
- These estimates do not include SPR design, agency reviews, permitting or project management costs, should those be required.
- We also talked with Barker Landscape Architects to get their input as they were involved in initial design work done for the Georgetown Open Space Vision Framework.

BUDGET REQUEST (cont'd.)

CONNECTIVITY:

- 14' wide multi-use pathway \$80K
- Low cost sidewalk on Myrtle, leading to site \$20K
- Parallel parking @ site entrance on Myrtle St \$10K
- Asphalt topping of sidewalk on E Marginal \$40K
- Angled parking on E Marginal side of site \$20K

LANDSCAPING:

- Landscaping & art/mural along Boeing fence \$20K
 - Plants/trees and planting (Dirt Corps) \$10K
 - Natural Drainage (Seattle Conservation Corps) \$20K
 - Fencing (for security & to prevent illegal dumping) \$42K
- \$262K**

NOTE: These estimates do not include SPR design, agency reviews, permitting or project management costs, should those be required.

Questions and comments?