



**THE NORTHWEST
SEAPORT ALLIANCE**
Gateway to Solutions

Street Vacations at Terminal 18 on Harbor Island

CF 301929

December 4, 2018

Background

- Terminal 18 (T-18) renovation required vacation of street rights-of-way:
 - 11th Ave SW from SW Spokane St to SW Florida St
 - 13th Ave SW from SW Spokane St to SW Lander St
 - SW Hanford St east of 16th Ave SW & the East Waterway
 - SW Florida St between 11th Ave SW & 13th Ave SW.
- City Council approved the vacation petition, with 16 conditions.
- Port has completed all work to meet the conditions.



Conditions

1. Street vacation granted based on project constructed as approved.
2. Resolve utility issues.
3. Reduce truck queuing on streets.
4. Provide street improvements for a multi-use pathway route.
5. Complete street improvements.
6. Implement program to encourage job creation & development.
7. Coordinate with emergency response agencies.
8. Provide public shoreline access.
9. Complete public access & bicycle trails.
10. Coordinate with region on freight mobility infrastructure.
11. Develop off-street parking facilities.
12. Provide regular updates during project construction.
13. Provide parking & two-direction/two-lane traffic flow.
14. Build two-lane emergency access roadways.
15. Sponsor & facilitate a Construction Coordination Committee.
16. Coordinate street use permits & utility work with the City.



Harbor Island – ca. 1990



Harbor Island – Today



TERMINAL 18 – POST-REDEVELOPMENT

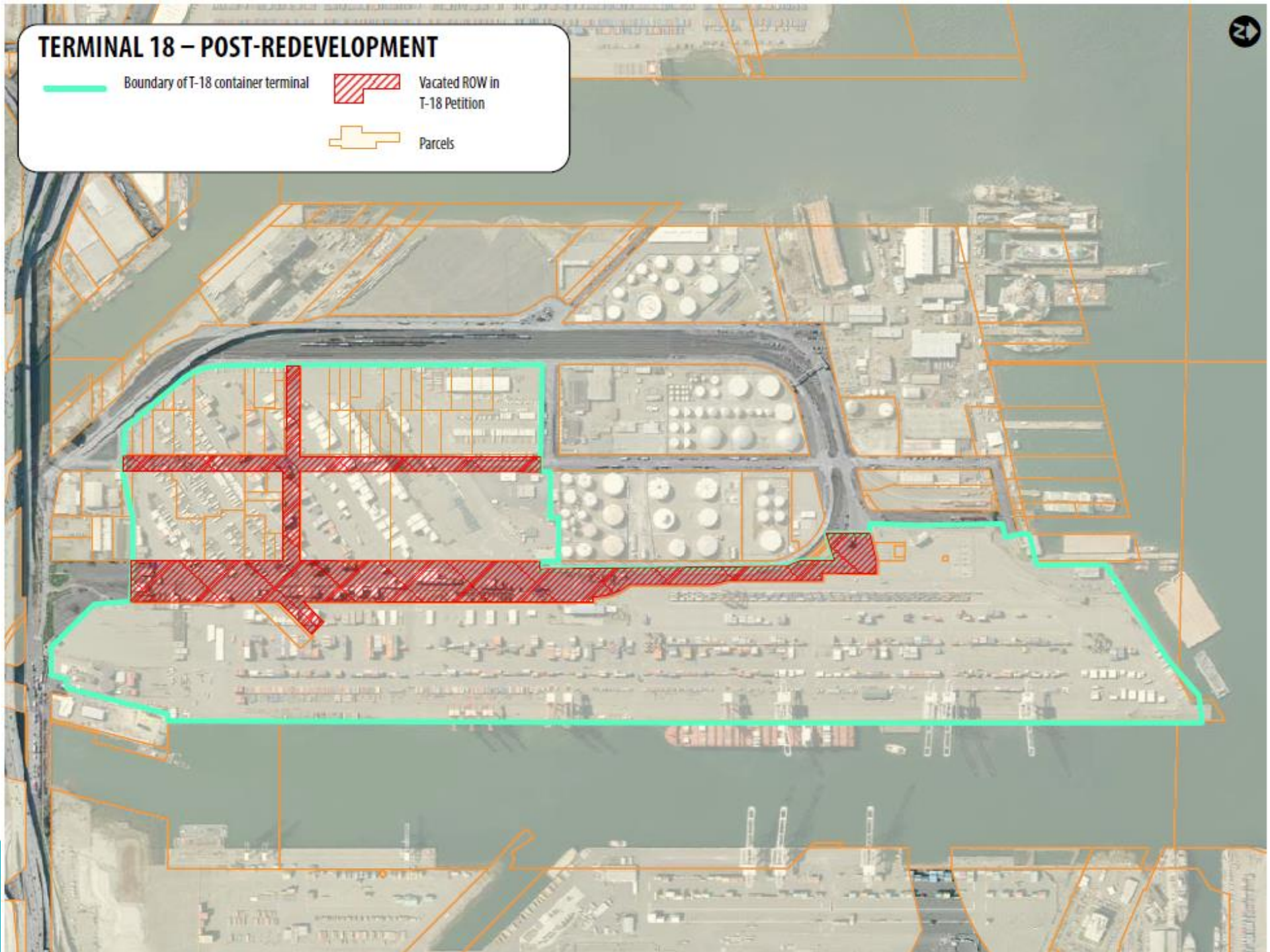
Boundary of T-18 container terminal



Vacated ROW in T-18 Petition



Parcels



Port-Completed Work on Conditions

✓ **Condition 1 – Port completed T-18**

- City approved the master use permit & the construction drawings of record

✓ **Condition 2 – Resolved Utility Issues/Easements**

- Seattle Public Utilities
- CenturyLink Easement
- Seattle City Light
- Olympic Pipeline
- British Petroleum
- Kinder Morgan
- Puget Sound Energy

✓ **Condition 3 – Reduce truck queuing on city streets**

- Truck queuing at south end & along 13th Ave SW.
- Improved the terminal's exit gate complex.

✓ **Conditions 4, 5, 8, & 9 Street & Public Access Improvements**

- Bike/ped trail along SW Spokane St
- Roadways on Harbor Island
- Public access park on Harbor Island
- Shoreline park space at East Waterway
- Grade Separation bridge at SW Klickitat St

✓ **Condition 6 – Port provided apprenticeships & job training programs**

- Included job training & contracting opportunities for DMWBE firms

✓ **Condition 7 – Coordination for Emergency Communications**

- Coordination between Port, SDOT, SPD, SFD, USCG, & BNSF
- Technological improvements since project completion have made prior protocols unnecessary.



Port-Completed Work on Conditions

✓ **Condition 10 – Freight mobility**

- \$37M for SR 519, East Marginal Way Grade Separation, SW Spokane St viaduct, & Royal Brougham Way Overpass.
- \$10M toward West Galer St, South Park Bridge Replacement, & Argo Yard truck access.
- \$6M for other regional FAST Corridor projects.

✓ **Conditions 11, 13, & 14 – Parking Lots & 2-way traffic flow**

- On- & off-street parking at north end of Harbor Island
- Pedestrian bridge over SW Florida St
- Additional roadway capacity on 16th Ave SW & SW Florida St
- Rail capacity shifted to 16th Ave SW corridor.

✓ **Condition 12 – Port & City held scheduled meetings**

- City departments & the Port met regularly during project construction.

✓ **Condition 15 – Construction Coordination**

- Built vehicle access routes in the SW Spokane St, 16th Ave SW, SW Florida St, & 13th Ave SW traffic corridors.
- Two-lane grade-separated roadway connecting SW Spokane St/Klickitat Ave SW/16th Ave SW.
- Replaced on street parking with parking lots & facilities in adjacent port-maintained areas along 16th Ave SW, SW Florida St, & 13th Ave SW.
- Grade-separated pedestrian overpass.

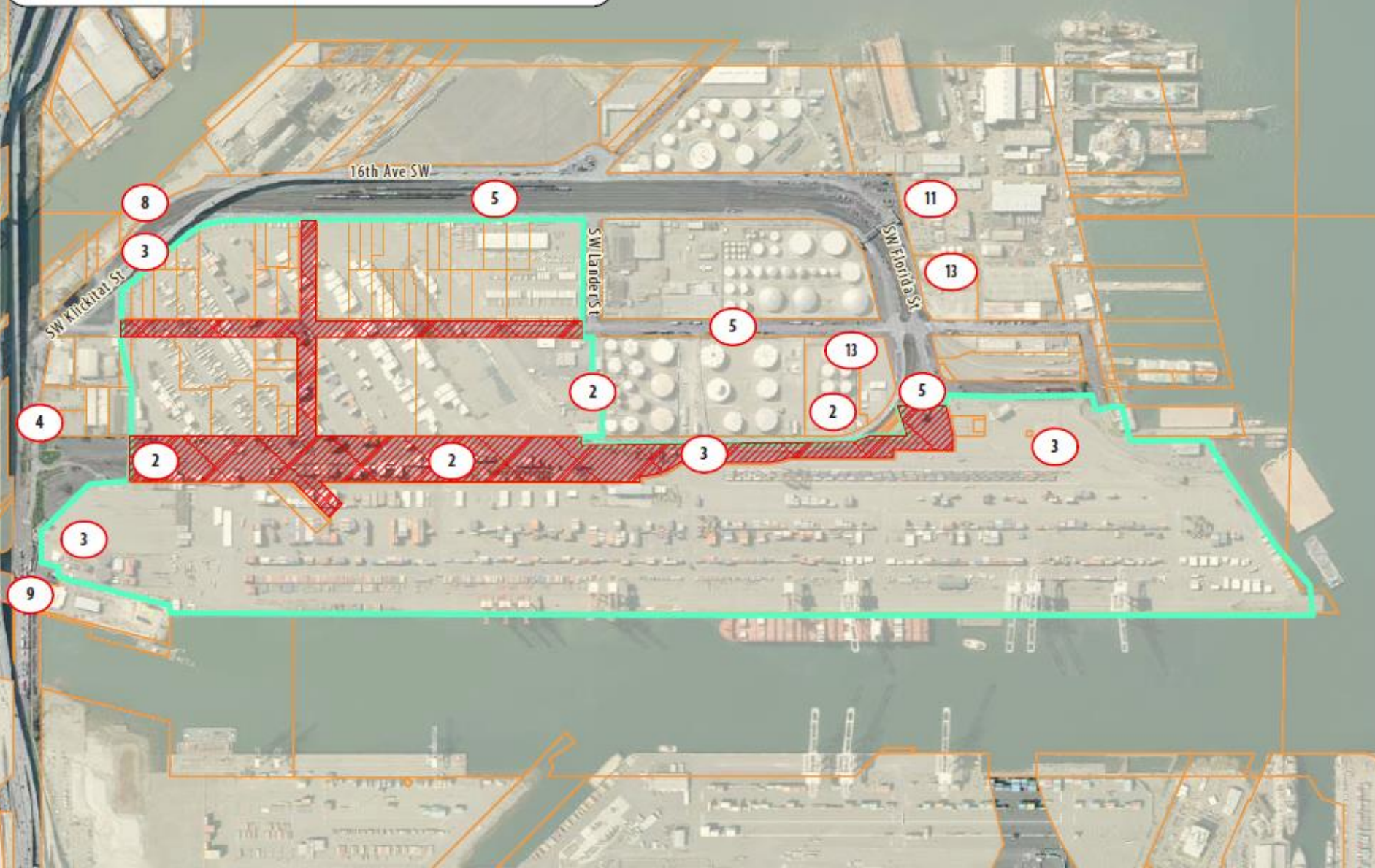
✓ **Condition 16 – Coordination with City Inspectors & Public Utilities**

- Port managed project work on utilities included coordination of in-ground work with SDOT, SCL, & SPUT.



TERMINAL 18 – POST-REDEVELOPMENT

- Boundary of T-18 container terminal
- Vacated ROW in T-18 Petition
- Parcels



Public Access Site – East Waterway



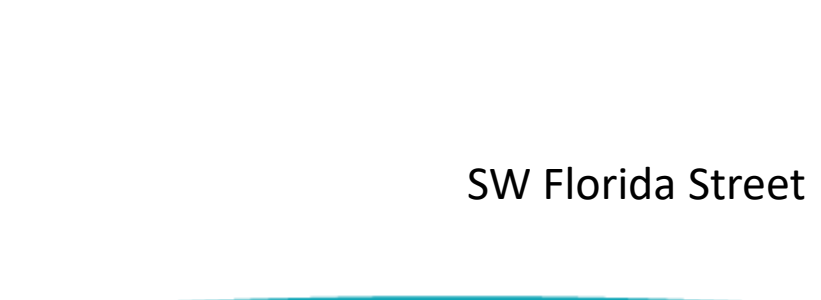
Public Access Park Site – West Waterway



Port Provided Parking Mitigation Actions



SW Massachusetts Street



SW Florida Street



Multi-Use Trail between East Marginal Way & West Seattle Bridge



Klickitat Avenue Grade Separation



Summary of Benefits

- Vacation of rights-of-way supported redevelopment of T-18, increasing the size of the terminal from ~118 acres to 200 acres
 - 30 acres of public right of way
 - 53 acres of privately owned industrial property
 - Provided necessary space for intermodal rail operations
- Port constructed
 - 5 acres of new City right of way streetscape
 - Grade separated rail/vehicle traffic on Klickitat Avenue
 - Public Access sites on East & West Waterway
 - Reconstructed surface pavement on Harbor Island
 - Bike/Ped pathway between SODO & West Seattle



Thank You

Questions?

