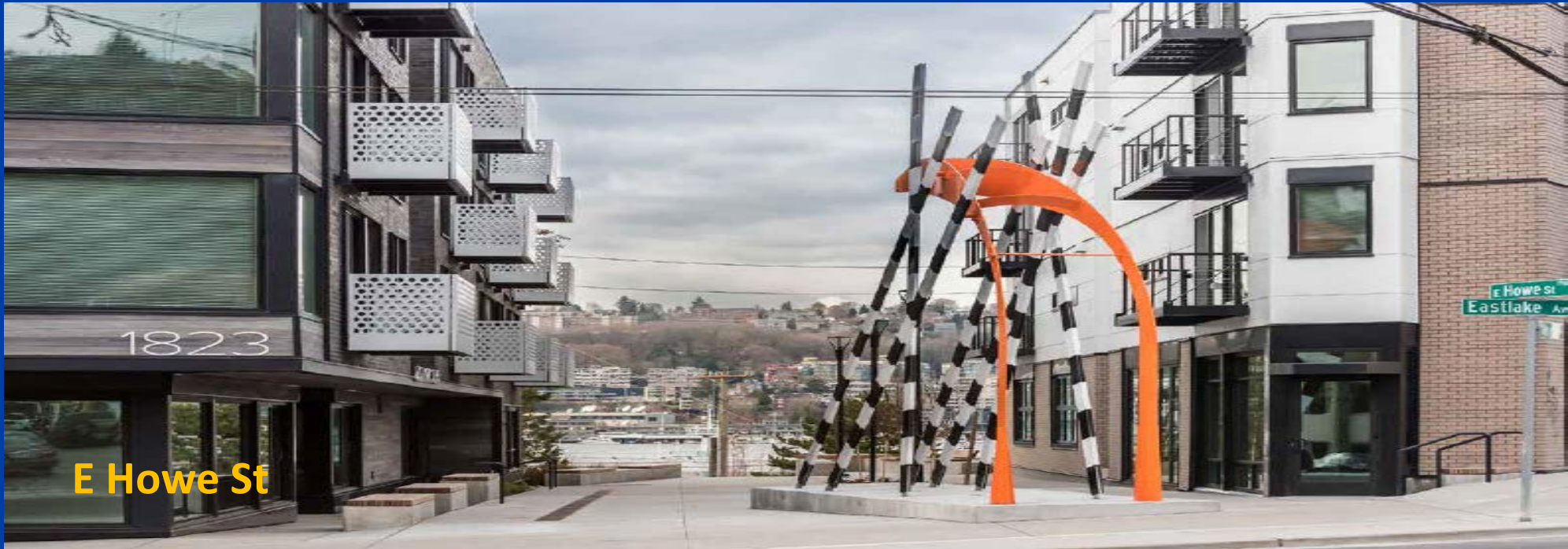


Street Vacations & Term Permits



E Howe St

Council Transportation and Utilities Committee
Beverly Barnett
Amy Gray

Our vision, mission, and core values

Vision: Seattle is a thriving equitable community powered by dependable transportation

Mission: to deliver a transportation system that provides safe and affordable access to places and opportunities

Committed to **6 core values:**

- Equity
- Safety
- Mobility
- Sustainability
- Livability
- Excellence



Presentation overview

- What is right-of-way (ROW)
- Street Vacations
 - Background
 - Process
 - 2018 Policy Revisions
 - Public trust/benefit analysis
 - Project examples
 - How vacations change Seattle
- Term Permits
 - Background
 - Project examples

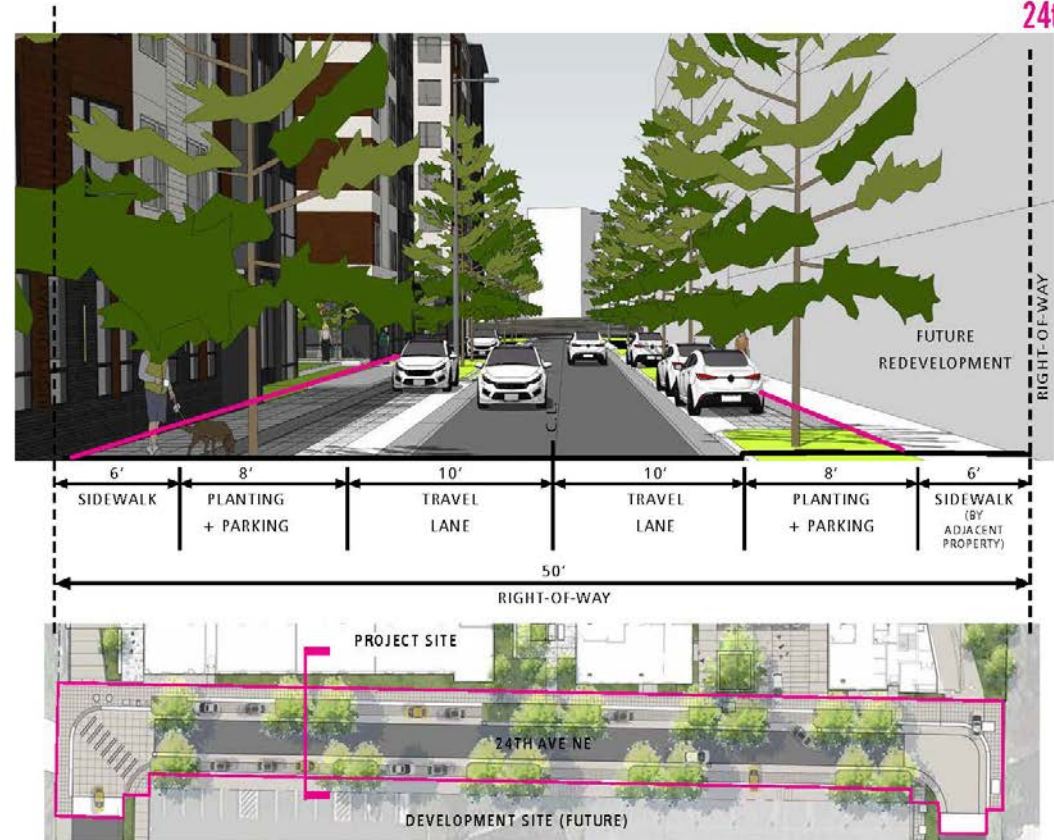
What is right-of-way

Right of way is property that has been dedicated or acquired for public transportation and utility use

SDOT manages the right of way for the public interest through the Street Vacation and Term permit programs

2 - ENHANCED ROW IMPROVEMENTS

24th Ave NE



Vacation background

City Council decision per State law

Policies affirm City's goal to retain ROW; promotes consistency; and balances public trust, land use, mitigation & public benefit

Streets held in public trust

City acts as trustee

No rights to vacate

No right to acquire ROW

Vacation process

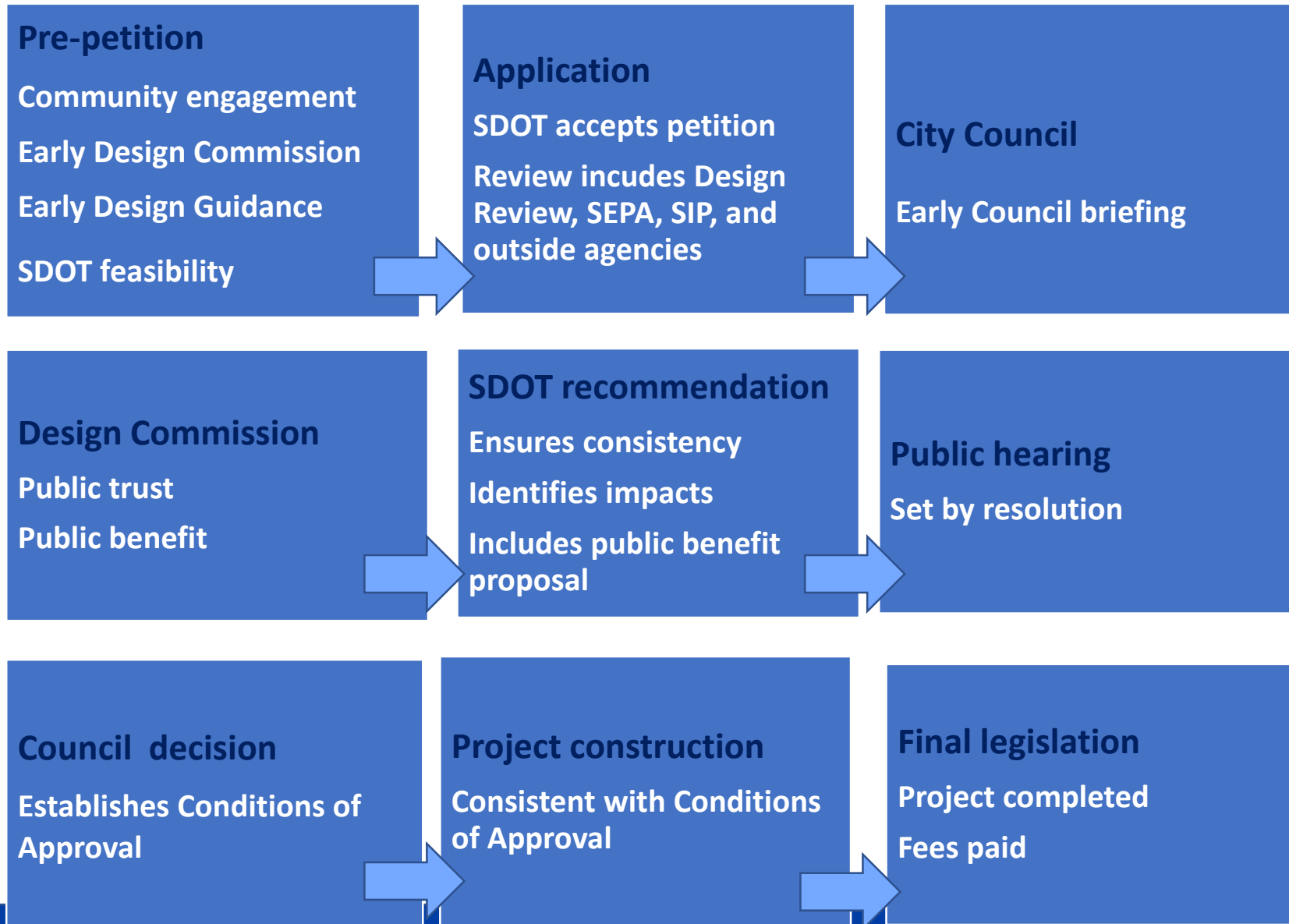
Adjacent property owners request ROW for private development

Developer obligations

Address transportation & land use impacts; provide public benefit; pay fair market value



Process



2018 Key vacation policy revisions

Community engagement

Required community engagement plans; early Design Commission review; early Council review

Process updates

Ties public trust to both transportation & land use

Expands public benefit menu

Job training, human services; community agreements; addressing social equity

Analysis

Effects on disadvantaged communities; increased protection for free speech & freedom of assembly; public benefit must consider race & social equity



Public trust analysis

Based on role of streets and alleys:

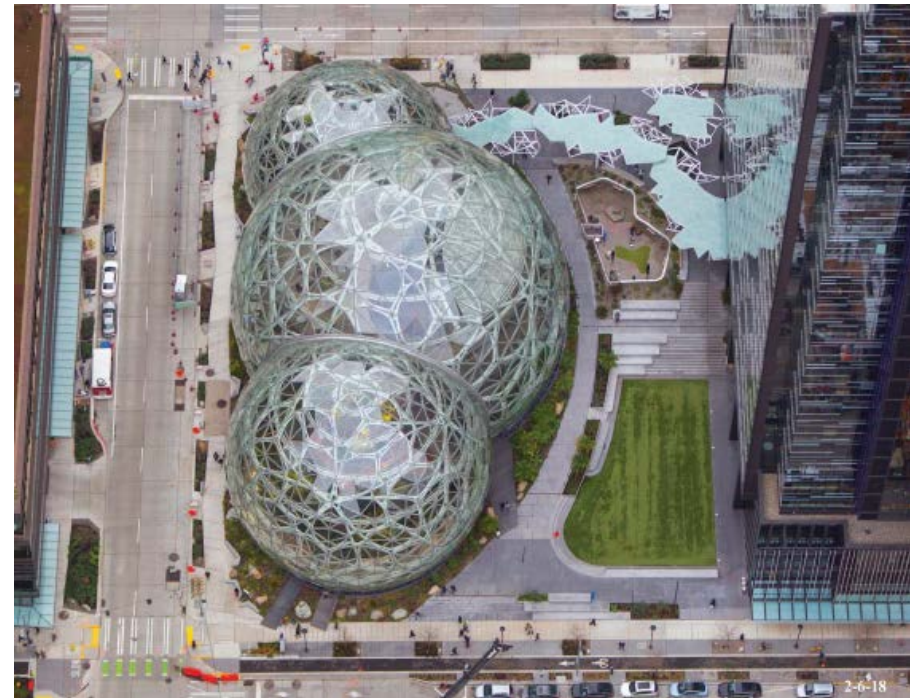
1. Circulation
2. Access
3. Utilities
4. Free Speech
5. Public Assembly
6. Open Space
7. Light and Air
8. Views
9. Land Use and Urban Form

Project example

Before vacation



After development



Amazon spheres on 7th Avenue

Public benefit analysis

The intent of the public benefit analysis is to ensure that adequate public benefits will be provided to offset the loss to the public of the public trust functions. Public benefits include:

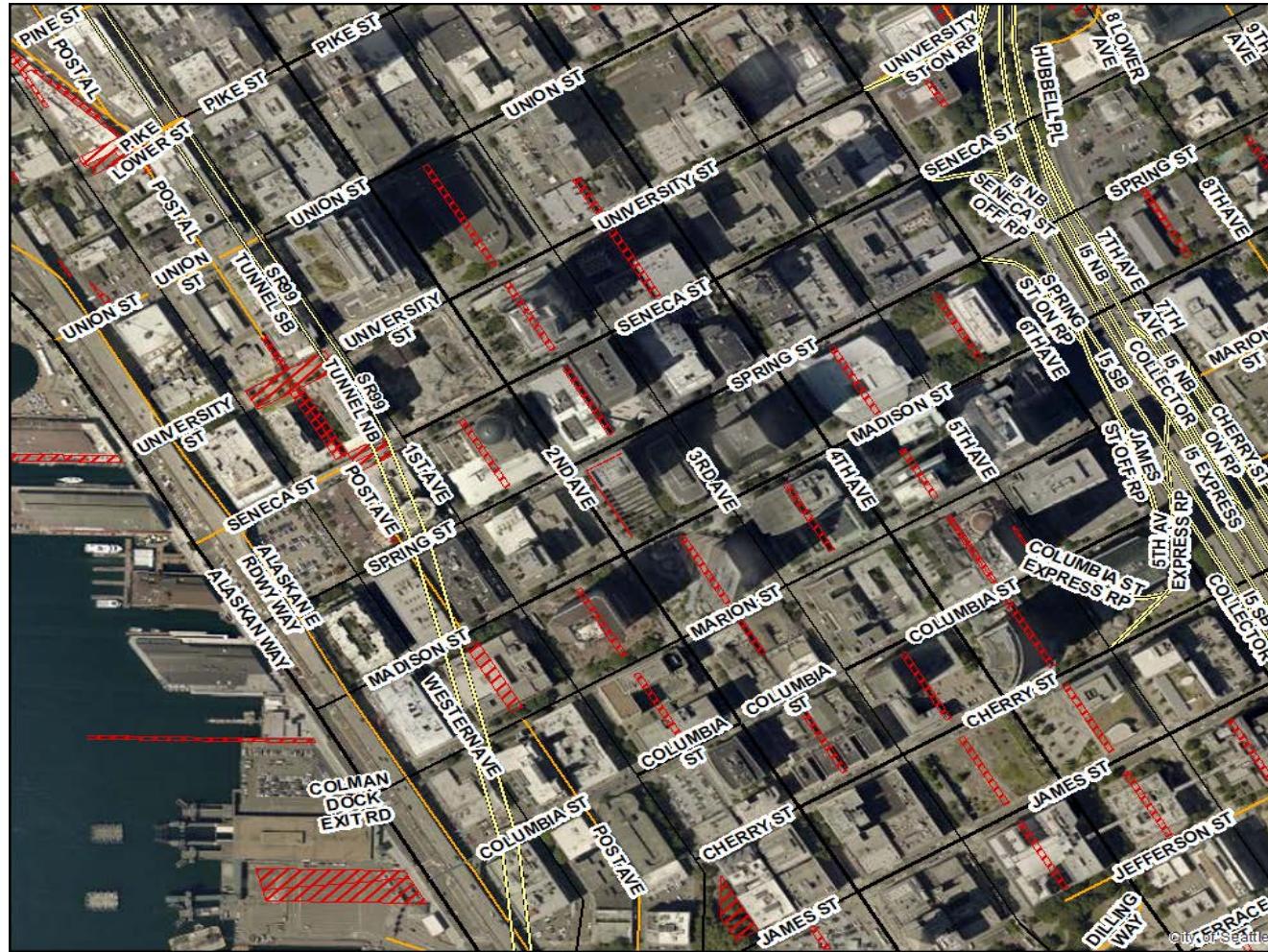
- ✓ Creating or enhancing public spaces,
- ✓ Public art,
- ✓ Enhancing the pedestrian or bicycle environment,
- ✓ Support City goals for race and social equity,
- ✓ View easements or corridors,
- ✓ Preserving landmarks, or
- ✓ Implementing an element from an adopted Neighborhood Plan or other City Plan.

Public benefit example

Public plaza at Lennar development on Seneca Street



How vacations changed downtown Seattle



Term Permit Background

What are term permits?

- Term permits are Council-approved ordinances for significant private structures in the ROW (e.g. skybridges, pedestrian tunnels, private utility/data conduits)
 - Ordinance sets term length, annual fee, insurance/bond and other public benefit conditions
- Seattle Municipal Code (SMC) Chapters 15.64 (skybridge) and 15.65 (significant structures) describe process and review criteria
 - 15.64 states that the City shall limit the proliferation of skybridges

Background

SDOT reviews and transmits legislation and recommendation to City Council

Legislation may include:

- Resolution – early conceptual approval
- Term Permit Ordinance – conditions and owner obligations
 - New structures
 - Existing structures
 - Term permit expiration – review as new term permit ordinance
 - Term permit renewal – may amend existing term permit ordinance or SDOT may renew administratively

City Council reviews and decides whether to approve, deny or modify legislation

Examples of term permit projects

Virginia Mason Skybridge



Ivar's Patio



China Gate



Questions?

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