



SEATTLE CITY COUNCIL
CENTRAL STAFF

Street Vacation Policy Update

Sustainability & Transportation | April 3, 2018

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COUNCIL CENTRAL STAFF

Outline

- I. History of Policies and Update
- II. Principles of Policy Update
- III. Key Changes to Policies
 - New: Public Trust Functions
 - New: Public Benefits
 - New: Process and Community Engagement
- IV. Related Legislation
- V. Next Steps

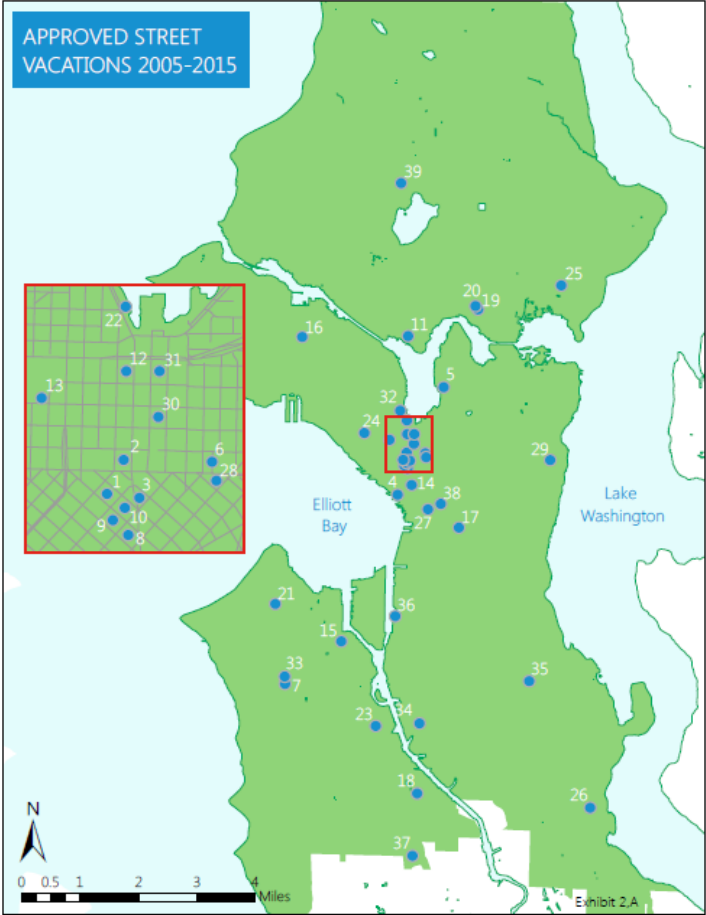
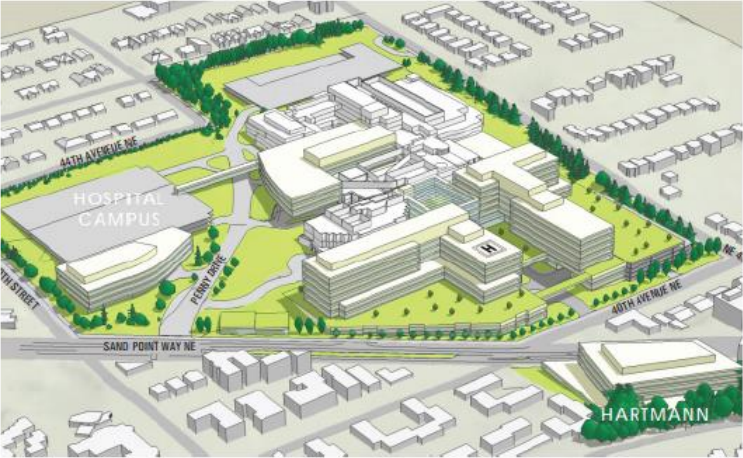
What is a Street Vacation?

- Process for property owners to acquire streets
- Only abutting owners can petition Council*
- Result of special status of streets
- Requires analysis of impacts of the vacation
- Requires public benefits
- Council has broad discretion to approve, condition, or deny

History / Context

- 1901** Revised Code of Washington 35.79
 - City Council decision
 - Requires Council to accept petitions from abutting property owners
 - Requires Council to hold a public hearing
 - Special rules for shoreline street ends
- 1965** Seattle Municipal Code Chapter 15.62
- 1986** Seattle Street Vacation Policies – last amended 2009
- 2015** Statement of Legislative Intent
- 2016** Seattle Department of Transportation Report
- 2017** Street Vacation Workgroup

History / Context



Thanks:

Street Vacation Stakeholder Workgroup

Mark Brands – Site Workshop

Alex Brennan - Capitol Hill Housing

Sally Clark - UW

Theresa Doherty - UW

Howard Greenwich - Puget Sound Sage

Alex Hudson - First Hill Improvement Association

Michael Jenkins - Design Commission

Ellen Kissman – Yesler Community Collaborative

Michael Laslett - SEIU 925

Abby Lawlor - UNITE HERE Local 8

Shannon Loew - Consultant/Design Commission

Xochitl Maykovich - Washington CAN

Murphy McCullough – Skanska

Leslie Morishita – InterIm CDA

Eric Oliner – Providence Health & Services

John Pehrson – SLU Community Council

John Savo - NBBJ/Design Commission

John Schoettler - Amazon

Ross Tilghman - Transportation Consultant/Design Commission

Mike Woo - Vulcan

John Howell – Cedar River Group (facilitator)

Thanks: City Staff

Seattle Department of Transportation

Beverly Barnett

Dongho Chang

Bill LaBorde

Jonathan Lewis

Kevin O'Neill

Dawn Schellenberg

Elizabeth Sheldon

Seattle Design Commission

Michael Jenkins

Valerie Kinast

Seattle Department of Construction and Inspections

Stephanie Haines

Lisa Rutzick

Seattle Department of Neighborhoods

Jesseca Brand

Sarah Sodt

Seattle City Attorney's Office

Patrick Downs

Office of Councilmember Mike O'Brien

Susie Levy

Jasmine Marwaha

Principles

- Race and Social Equity
- Community Engagement
- Acknowledge Public Trust Functions
- Make Process Transparent

Key Changes: Public Trust Functions

Current:

- Circulation
- Access
- Utilities
- Light and Air
- Open Space
- Views

New:

- Free Speech
- Public Assembly
- Land Use and Urban Form
(was separate area of analysis)

Key Changes: Amend Public Benefit Discussion

- Recognize race and social equity
- Consider ideas proposed by the public
- Recognize agreements with community
- Merge on-site and off-site physical public benefits
- Allow for programmatic public benefits

Key Changes:

Clarify Process & Require Community Engagement

- Add a new section on process
- Use a two stage review: Public Trust Analysis and Public Benefit Analysis
- Distinguish between complex and simple vacations
- Require early community engagement
- Provide opportunity for early Council forum or briefing
- Provide opportunity for Design Commission public benefits subcommittee
- Clarify sequencing of reviews

Related Legislation: Two Council Bills

I. Amends function of Design Commission

- a. Recognizes ongoing role reviewing requests to use right-of-way
- b. Provides for a subcommittee on public benefits

II. Amends the Land Use Code

- a. Clarifies sequencing of Seattle Design Commission and Design Review Board review of projects
- b. States that normal timeframes for land use review of projects with a street vacation do not apply