

Street Vacation Policy Update

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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

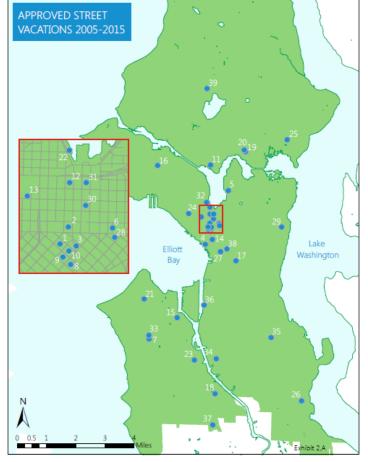
History / Context

- **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

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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