

Broad Street Vacation Ordinance

Seattle City Council Transportation Committee

June 5, 2018

Seattle Department of
Transportation



City of Seattle

Presentation overview

- Purpose and background
- Proposed site
- Public Benefits
- Next Steps



Purpose

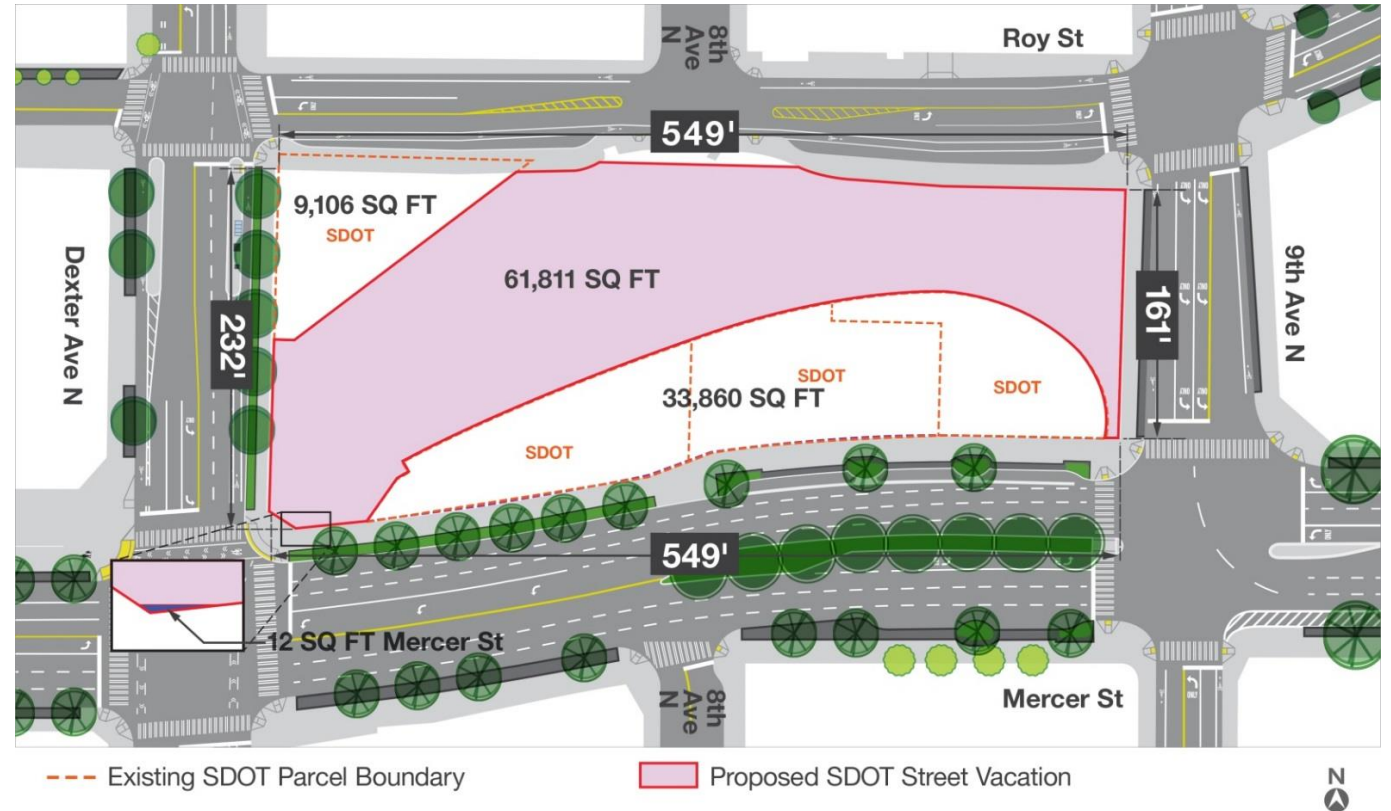
- In Clerk File 314309, the Seattle Department of Transportation petitioned for the vacation of portions of Broad Street 8th Avenue North, and Mercer Street in South Lake Union
- Following a public hearing on December 5, 2017, the City Council approved the vacation petition subject to conditions
- This Ordinance completes the vacation process and grants an easement for sewer lines to King County
- The RFP for disposition of the property following the completion of the vacation includes the public benefit features required as part of the vacation approval



Broad Street Vacation

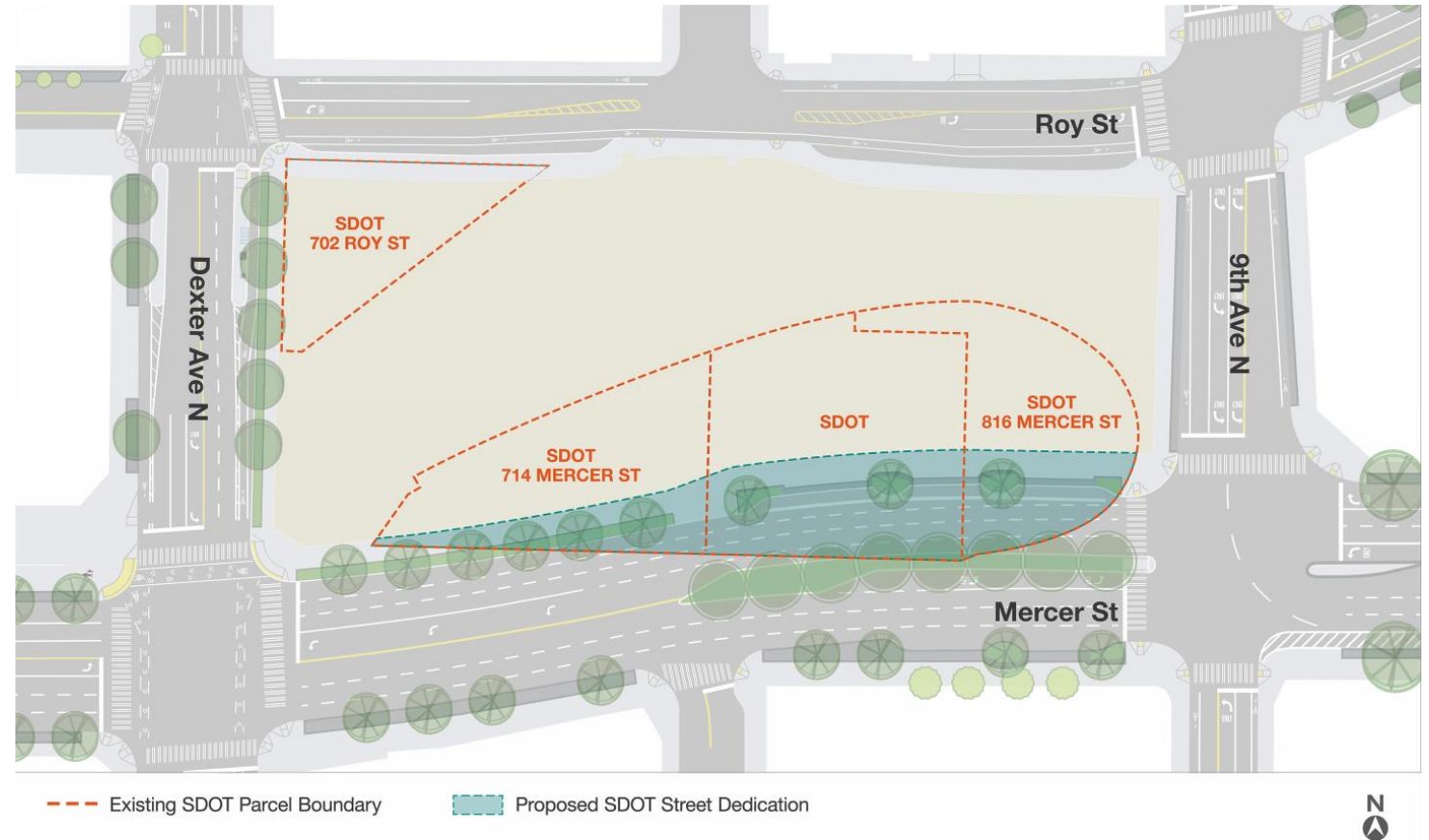
Purpose:

- Repurpose unused right-of-way
- Consolidate property
- Fund Mercer West
- Support City and neighborhood goal



Dedication Area

- Property acquired in 2009 for General Municipal Purposes
- Mercer Corridor project constructed placing sidewalks and street on southern portion of the properties
- This legislation will dedicate as ROW the portions of the property with this infrastructure on it



Public Benefits

1) Eighth Ave N (Mercer-Roy) pedestrian improvements

(2, 3 & 4) Eighth Ave N and Aloha St street concept plan

(5) Mercer (Dexter-Ninth) protected bike lanes

(6) Ninth Ave N (Mercer-Aloha) protected bike lanes

(7) Seventh Ave N Transit Hub



Public benefits matrix

		Description	Implementation	Estimated Cost
1	Eighth Ave N New Surface Public Access Easement or Right-of-way through the site (Mercer-Roy)	New 60-foot wide pedestrian street to further establish the neighborhood street grid and connect the neighborhood north of the site to Mercer Street <ul style="list-style-type: none"> Improvements will implement the South Lake Union Urban Design Framework and will be consistent with the Eighth Avenue North Design Guidelines Provides 11,000 square feet of public open space 	<ul style="list-style-type: none"> By purchaser with development of the site Requirements included in RFP and Purchase & Sale agreement Design Commission review required Maintenance and activation by adjacent property/purchaser 	<ul style="list-style-type: none"> \$400,000 - \$700,000
2 - 4	Street Concept Plan for Eighth Avenue N and Aloha Steet	Streetscape Concept Plan for improvements to extend the Eighth Avenue North streetscape improvements north of the site and connect to Lake Union Park <ul style="list-style-type: none"> The Streetscape Concept Plan is a tool to leverage improvements by private development along Eighth Avenue North Further implementation of the SLU Urban Design Framework Up to 12,000 square feet pedestrian/landscape 	<ul style="list-style-type: none"> SDOT to develop Street Concept Plan and use to incentivize improvements on Eighth Avenue North between Roy Street and Aloha and on Aloha between Eighth Avenue North and Westlake Avenue North 	<ul style="list-style-type: none"> \$15,000 (to develop street concept plan) \$650,000 – 880,000 (potential capital improvements)
5	Mercer Protected Bike Lanes	Extend two-way bike lanes on north side of Mercer from Dexter to Ninth to provide a key link in the bicycle network.	<ul style="list-style-type: none"> By purchaser with development of the site Requirements included in RFP and Purchase & Sale agreement 	<ul style="list-style-type: none"> \$200,000



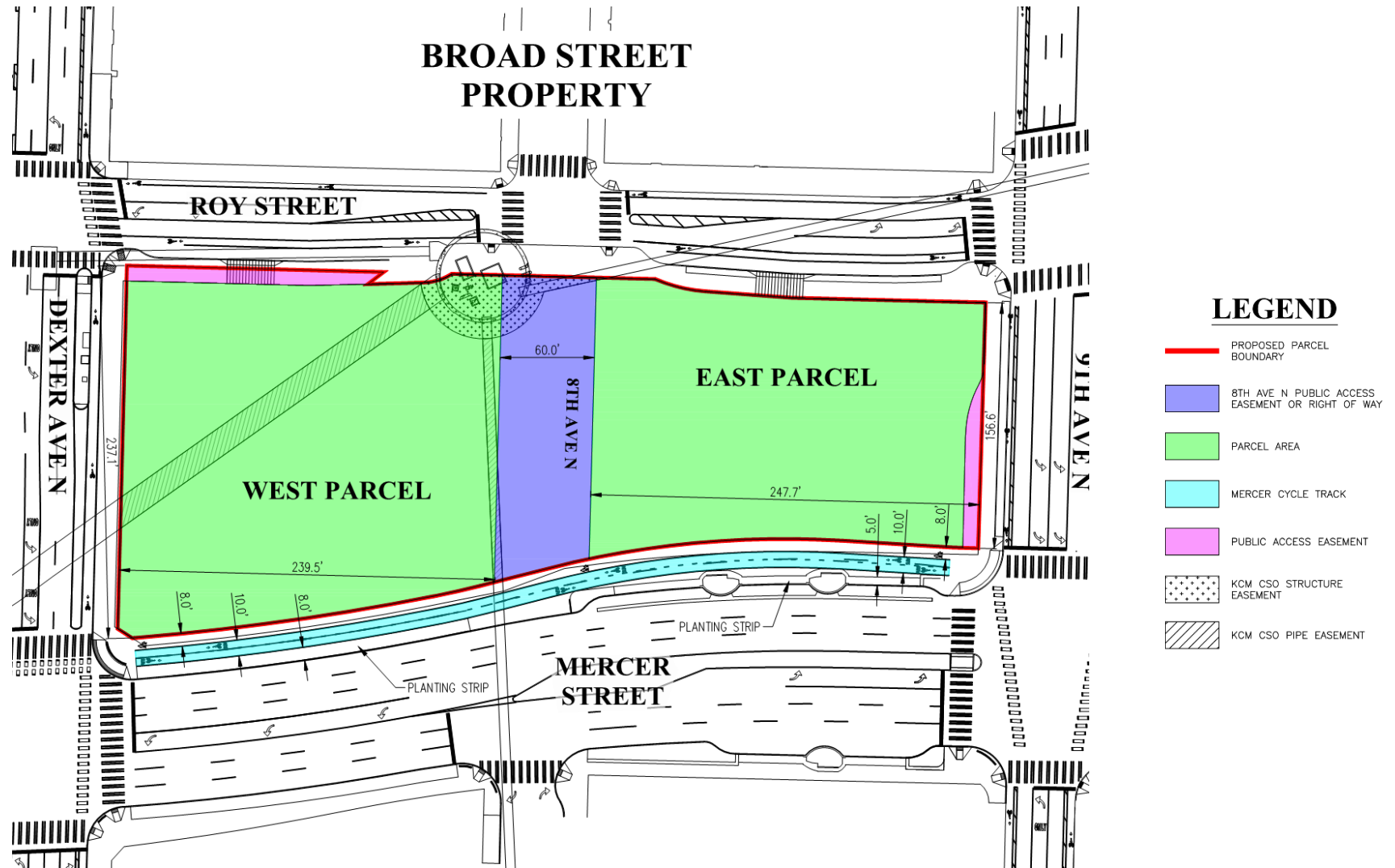
Public benefits matrix

		Description	Implementation	Estimated Cost
6	Ninth Ave N (Mercer – Westlake/Aloha)	Protected bike lanes to advance implementation of the city and neighborhood bicycle network and connect the Westlake Cycle Track to South Lake Union, Downtown and Uptown (the latter via Mercer)	<ul style="list-style-type: none"> • SDOT – Completed in 2017 	<ul style="list-style-type: none"> • \$235,000
7	Seventh Ave N Transit Hub (Harrison-Thomas)	<p>Implementation Plan for bus zone, sidewalks, and streetscape on Aurora Avenue North to enhance connections between regional transit routes and the surrounding neighborhood</p> <ul style="list-style-type: none"> • Identified as a priority by the South Lake Union Community Council. • Implements South Lake Union Mobility Plan 	<ul style="list-style-type: none"> • SDOT to lead design through the One Center City Plan (2017-2018) • Improvements to be coordinated with rebuild of Aurora Avenue N • Implementation coordinated with rebuild of Aurora (Seventh) by AWV Replacement (2019-2020) • Could include interim use of a portion of WSDOT property until sold and redeveloped. 	<ul style="list-style-type: none"> • \$20,000 for plan development • \$30,000 for bike storage • Other to be determined



800 Mercer Site Plan

- 8th Avenue North Pedestrian Public Access Easement or Right-of-Way
- Access on Roy Street
- Sidewalk easement on Roy Street
- Open Space /potential future right-turn easement on 9th Avenue N
- Two-way bike lanes along Mercer
- King County Sewer Easement



Community Benefits

Property Disposition Request For Proposals (RFP)

City of Seattle Resolution No. 31786 supports issuing an RFP for disposition of 800 Mercer Street and 620 Aurora Avenue

Minimum commitments to be considered responsive to the RFP:

- The development must meet or exceed sustainability standards of LEED Gold or the City of Seattle's Evergreen Sustainable Development Standard
- Labor Harmony Agreement for Hospitality Operators
- Developer will enter into Project Labor Agreement
- Incremental cost to remediate environmental contamination
- Developer will meet and implement the Broad Street vacation public benefits obligations
- Must be sold or leased at Fair Market Value



Community Benefits

Property Disposition Request For Proposals (RFP)

Priority given to respondents that include additional community benefits as part of the project, in particular:

- Provision of affordable housing that exceeds the requirement of the Mandatory Housing Affordability program

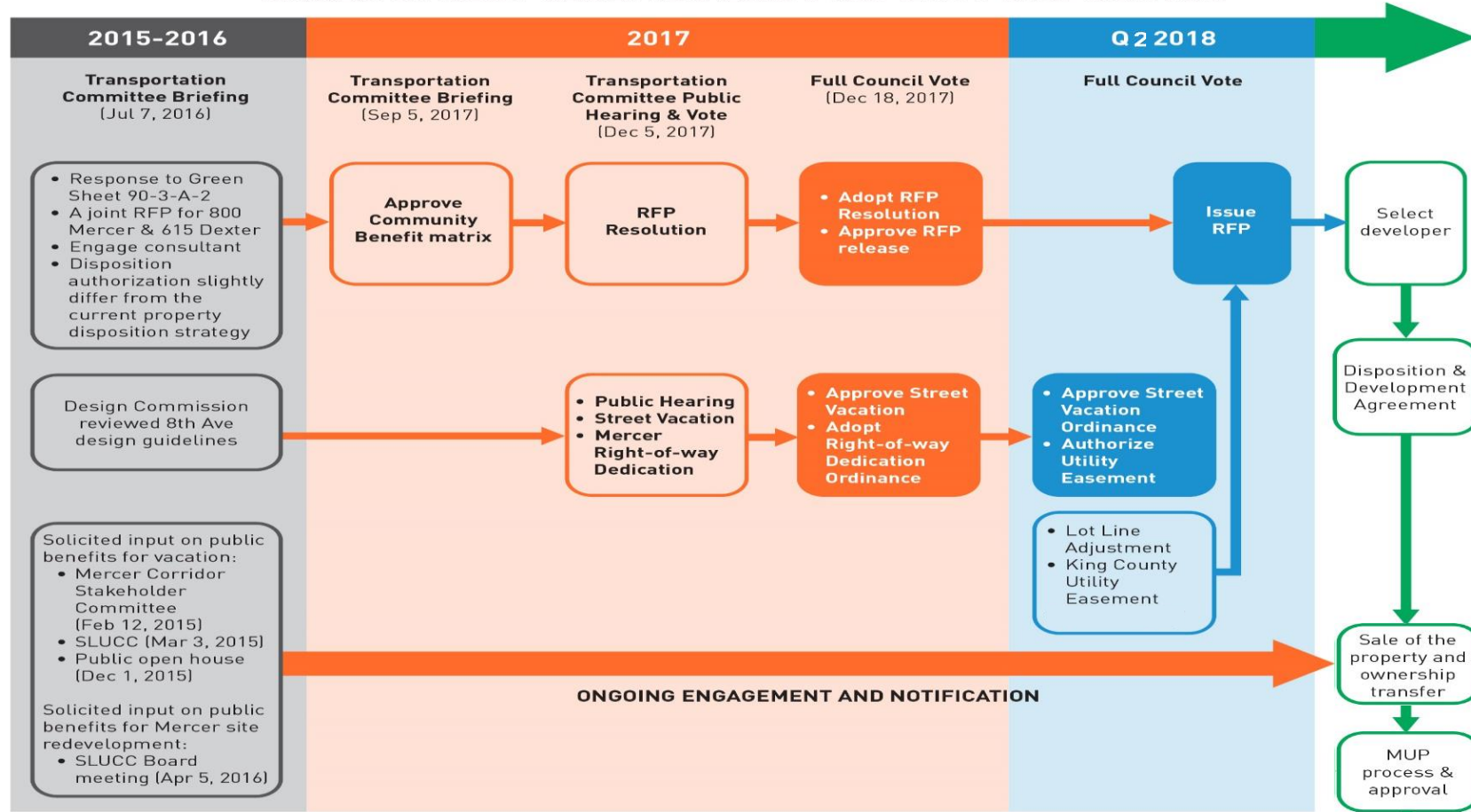
City has a strong interest in maximizing benefits for affordable housing through this RFP:

- Either through direct production of affordable units on the site, or by maximizing the financial offer in order to create revenue that will be invested in affordable housing at another location
- City strongly encourages all respondents to submit bids both with and without an on-site affordable housing component



RFP Next Steps

BROAD STREET VACATION AND PROPERTY DISPOSITION

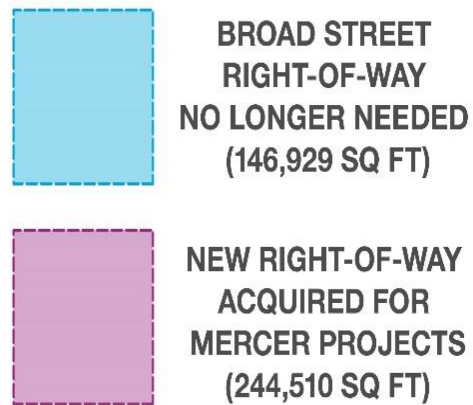


Questions



Mercer Corridor Right-of-Way changes

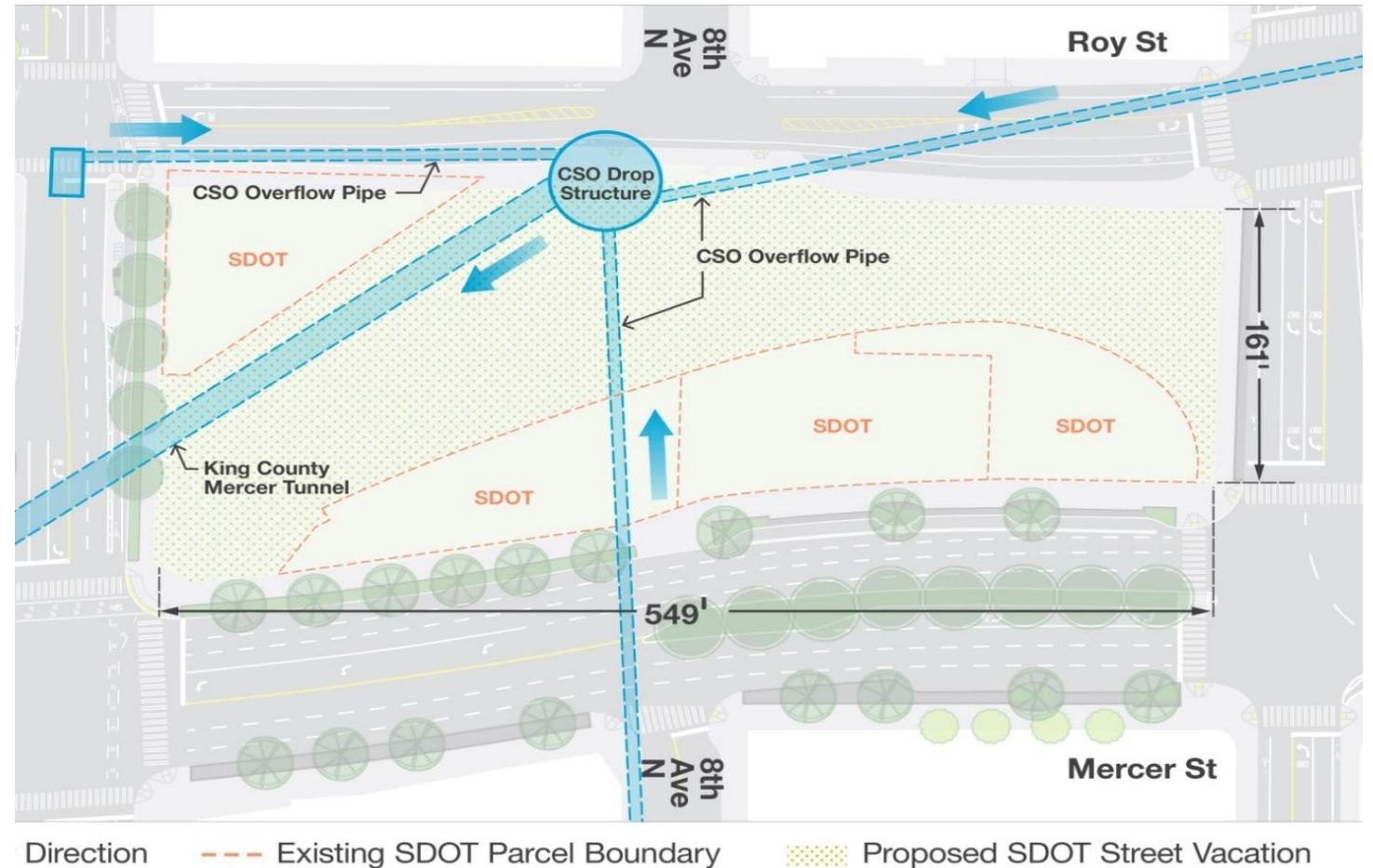
The Transportation Network Mercer Corridor Improvements and SR 99 Tunnel



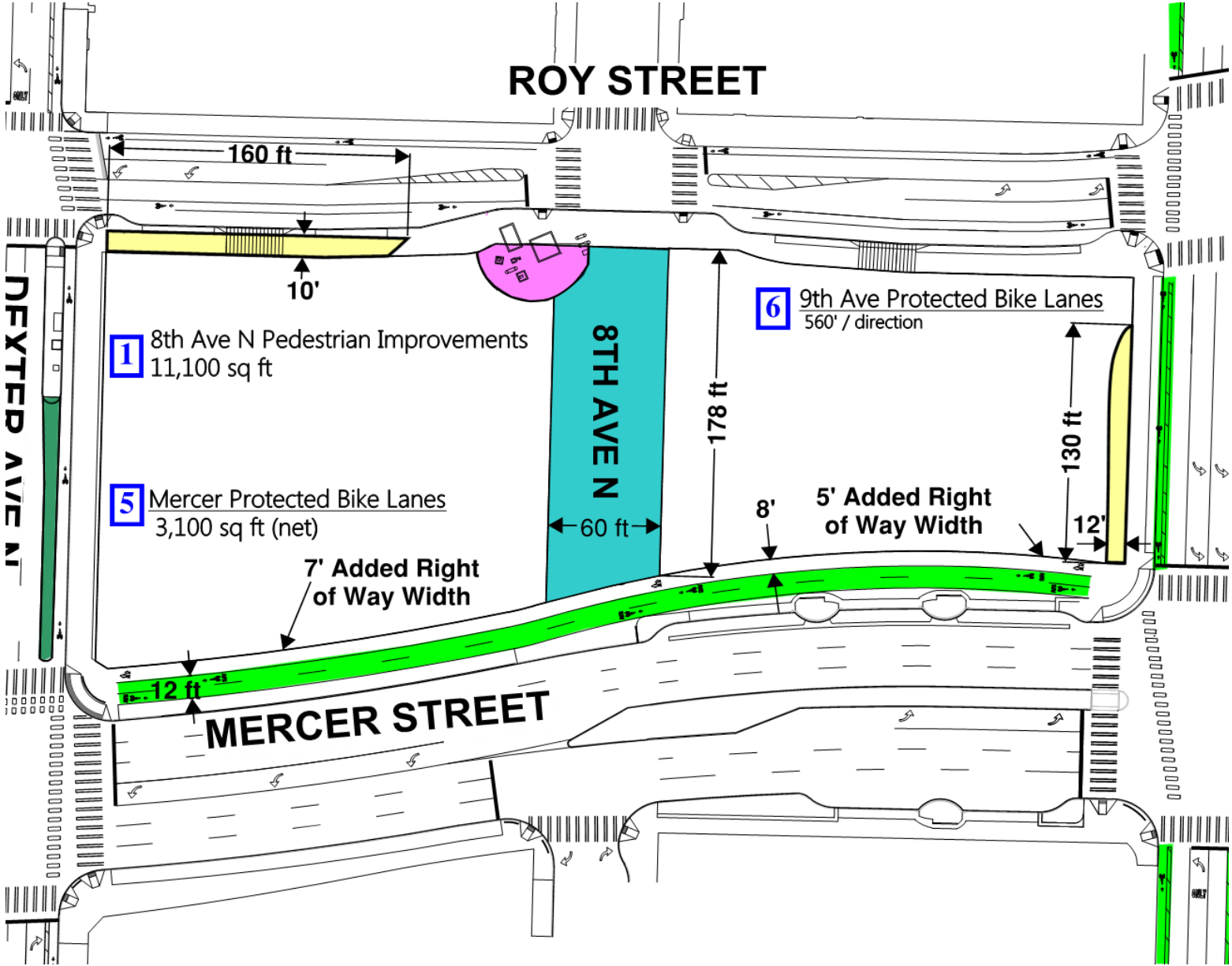
King County below-grade utilities

Easements to King County

- Will be executed after adoption of the Street Vacation Ordinance
- Will allow for construction above the CSO Pipe and Mercer Tunnel



Public Benefits On-Site Improvements



Public Benefits

Design guidelines – 8th Ave N

- Create an inviting public amenity that integrates seamlessly into the surrounding streetscape and street network
- Emphasize the Pedestrian
- Embrace Nature
- Create Public Linkages

