

Diagonal Ave S Street Vacation

Jenny A. Durkan
Mayor

Samuel Assefa
Director, OPCD

Ben de Rubertis, Chair

Brianna Holan, Vice Chair

Justin Clark

Laura Haddad

Mark Johnson

Rick Krochalis

Amalia Leighton

Vinita Sidhu

Elaine Wine

Michael Jenkins
Director

Valerie Kinast
Strategic Advisor

Aaron Hursey
Planner

Juliet Acevedo
Administrative Staff

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Commissioners Present

Brianna Holan, Vice Chair
Justin Clark
Laura Haddad
Mark Johnson
Amalia Leighton
Vinita Sidhu
Elaine Wine

Commissioners Excused

Ben de Rubertis, Chair
Rick Krochalis

Project Description

Seattle City Light (SCL) is petitioning to vacate a segment of Diagonal Ave S between 4th Ave S and the BNSF railroad tracks in the SODO neighborhood. This segment is adjacent to SCL's South Service center and is currently used for storage under a previously approved street use permit. The project team is proposing to use the vacated ROW to make improvements to the existing South Service Center. The public benefit proposal includes providing additional open space within the Georgetown neighborhood that will integrate with the Georgetown to South Park Trail.

Meeting Summary

This was the Seattle Design Commission's (SDC) first review of the SCL – Diagonal Ave S Street Vacation project. The purpose of this meeting was to review the vacation pre-petition and CIP pre-concept design (15% design) phase for the project. After the presentation and discussion, the SDC voted, 8-0, to approve the CIP 15% design. The SDC is not required to take an action on the vacation pre-petition review but did provide recommendations to be addressed prior to the Commission's formal review of the vacation petition.

Recusals and Disclosures

None

October 3, 2019

1:00-2:30 pm

Type

Street Vacation & CIP

Phase

Vacation pre-petition & CIP 15% design

Previous Reviews

None

PresentersAnindita Mitra
CREA Affiliates LLC**Attendees**

Beverly Barnett
SDOT

Timothy Croll
SCL

Patty Foley
Georgetown Open Space Committee

Amy Gray
SDOT

David Goldberg
OPCD

Kate Kohler
Georgetown Resident

Danyal Lofti
SPR

Ruth Meraz-Caron
Resident

Jesse Moore
Georgetown Open Space Committee

Chip Nevins
SPR

Hallie O'Brien
SDOT

Lish Whitson
Seattle Central Staff

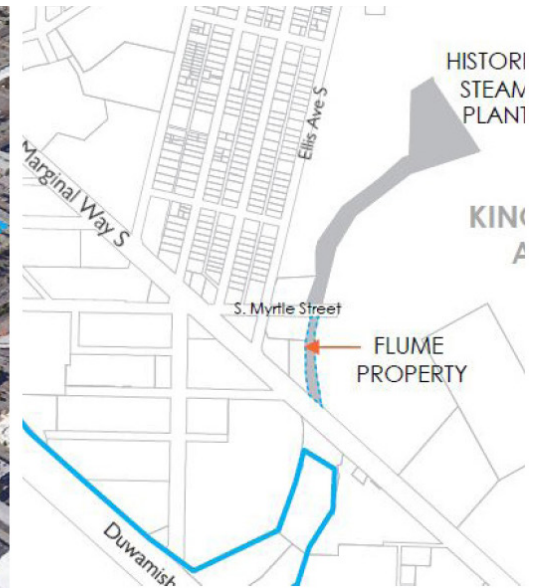


Figure 1: Project location (left) and proposed public benefit location (right)

Summary of Presentation

Anindita Mitra presented the CIP pre-concept design and vacation pre-petition for the SCL – Diagonal Ave S street vacation project. The presentation began with a brief overview of the project area and background information (*see figure 1*). SCL currently has a permit to use the ROW for the storage of equipment. The area is fenced off from the public as well as the larger SCL facility. The CIP proposal would integrate the area into the existing SCL operating area, provide weather protection for stored materials and equipment while improving stormwater runoff quality into the Duwamish River. The CIP proposal would construct an underground stormwater treatment area, remove internal fencing between the area and the existing SCL facility, and construct new security fencing around the site. The proposed covered area would be constructed out of post and canvas material. Existing underground utilities will prevent SCL from constructing a larger facility.

The proposed public benefit package for the vacation alternative includes transferring SCL's Flume property in Georgetown to Seattle Parks and Recreation (SPR) to be developed as an off-leash area (*see figure 1*). A portion of the donated site would also be integrated into the Georgetown to South Park multiuse trail.

The no vacation alternative presented would include continuing to operate and use the area as it currently does today.

Agency Comments

Beverly Barnett, SDOT, Reminded the SDC that SDOT is reviewing the project as a CIP project as the vacation petition has not been received. Beverly mentioned that SCL currently has a permit to use space, but that they are starting to see a compelling argument for the necessity of vacating this portion of the street. Beverly then reminded the SDC that they are also beginning to review the proposed public benefit and that they are still understanding City agency and community commitments for the public park proposal.

David Goldberg, OPCD, thanked different parties who spent time in figuring out their priorities. David mentioned that SCL approached other city agencies early in the process to develop the project and to partner with the community to create a public benefit. Partnering with SPR is a great way to show how collaboration on public projects should be done.

Danyal Lofti, SPR, mentioned that the previous plans have also documented the community's desire to have an off leash area in Georgetown. They stated that the proposed open space will benefit the community and that cost sharing between different departments will help make this project a reality.

Chip Nevins, SPR, stated that SPR is working with SCL on this project. Chip mentioned that the community wants more open space, off-leash areas, and bike connection in this area and that this is an opportunity to start providing those benefits. Chip then stated that SCL will convey they Flume property to SPR, will reserve space for SDOT to develop a trail and then develop an off leash area as quickly as possible. SCL will also provide some funds to help develop the site. Chip then mentioned that SPR is supportive of this project and that it is a creative way to provide open space in an area that desires it.

Hallie O'Brien, SDOT, stated that SDOT doesn't have construction funding yet for the trail but that they do have funding for the design. Hallie then mentioned that SDOT has conducted outreach this summer and have spoken with community who is supportive of the project.

Public Comments

Patty Foley, Georgetown open space committee, stated that Georgetown residents are looking for improvements to tree canopy and areas to walk and bike in an area that currently lacks open space, clean air, and trees. Patty then mentioned that they could activate this space and create a sense of ownership and safety while adding an off-leash area, which many neighbors are in favor of having. Patty also stated that the FLUM site is one of the few open parcels in the area to create public space. They then thank SCL and other departments for their proposal to include accessible open space.

Kate Kholer, Georgetown resident, stated that people do want a dog park in Georgetown. Kate then mentioned that feedback from additional community outreach indicated that many people wanted either a dog park or multi use trail. Kate then expressed their appreciation for SCL proactively reaching out to involve community in the planning of the proposed public benefit.

Jesse Moore, Georgetown open space committee, stated that they are interested in SCL making lasting investments and then voiced their support for the vacation request. Jesse then mentioned that people have been using the site to walk through as an alternative to traveling along E Marginal Way and that community members have worked with SCL to clean up the project site. Jesse then stated that both SPR and SDOT have documented the development of this site as a community priority and that this vacation proposal is an opportunity to create a public park and public multiuse path.

Summary of Discussion

The Commission organized its discussion on the CIP pre-concept design around the following issues:

- Site use
- Access

Site use

The SDC recognized that SCL currently uses the ROW and agreed the site use is reasonable given the lack of connectivity of the ROW to the street grid as well as the location of SPU infrastructure beneath the ROW.

Access

The SDC understood that the current configuration of the ROW isn't accessible to the public. As the project continues to develop, commissioners recommended the project team clarify what is required by code for improving the project site, specifically the commission asked if the project would require any pedestrian improvements. The SDC then recommended the project team review the quality and materiality of the fencing as the project continues to evolve.

The Commission organized its discussion on the vacation pre-petition around the following issues:

- Necessity of vacation
- Public trust considerations
- Public benefit considerations

Necessity of the vacation

The Commission understood the rationale for the vacation. Commissioners acknowledged the current agreement between SPU and SDOT and agreed that if SPU wants to invest in the site then they need to maintain ownership.

Public trust considerations

The SDC agreed that the current proposal accommodates access to SPU's infrastructure located below grade. The SDC encouraged that partner agencies such as SPU attend the next meeting to show that communications have occurred between the departments.

Public benefit consideration

The SDC commended the project team for providing open space in an area that does not currently include a significant amount of open space. The commission is concerned with the proposed implementation of the public benefit proposal. Specifically, commissioners are concerned with the use of all of the available funding to gravel the entire area of the Flume site, knowing that portions of the site will need to renovate for future use. The Commission strongly recommended the project team provide a design proposal for the site to create a balance between green space, off-leash area, and trail. Commissioners agreed that a design proposal would provide a realistic cost estimate for the overall project as well as a long term vision for the neighborhood to advocate for additional funding. The SDC then recommended the project team understand how partnerships between SDOT, SCL, and SPR can be used to strategically fund and maximize benefits for the Flume site.

Action

The Commission thanked the project team for their presentation on the CIP pre-concept design and vacation petition for the SCL Diagonal Ave Street Vacation. The SDC voted, 8-0, to approve CIP pre-concept design with the following recommendations:

1. Review the quality and materiality of the fencing as the project continues to evolve
2. Clarify what is required by code for street improvements abutting the project site, specifically provide information on any required pedestrian improvements

The SDC is not required to take an action on the vacation pre-petition review. At this meeting the Commission provided several recommendations to be addressed during future reviews of the public trust analysis and public benefit proposal. At this time the SDC sees justification for supporting vacation of the ROW in order to accomplish the program goals and is in support of transferring the Flume property in Georgetown for the purpose of creating public open space. The SDC recognizes that the vacation will better meet the security needs of SPU while rectifying a previous agreement made between SPU and SDOT. The Commission provided the following recommendations for the Public Trust and Public Benefit aspects of the vacation proposal:

1. Provide a site design for the long term, full development of the Flume property as a public park. Provide a construction budget estimate for full build out of a fully developed public park.
2. Understand how the partnership between SDOT, SCL, SPR can be used to strategically fund and maximize benefits for the Flume site.



Seattle City Light

STREET VACATION PETITION DIAGONAL AVENUE SOUTH

SDC Pre-Petition Review

October 3, 2019



AGENDA

- Site Details
- CIP Concept Review
- Vacation/ No Vacation
- Public Trust
- Public Benefits
- Public Comments



PROJECT LOCATION

PROJECT ADDRESS

3613 4th Ave South, Seattle, WA 98134

VACATION ADDRESS

4101 Diagonal Ave South, Seattle, WA 98134

APPLICANT

Seattle City Light

TYPE

Capital Improvement Project and Street Vacation

NEIGHBORHOOD PLANNING AREA

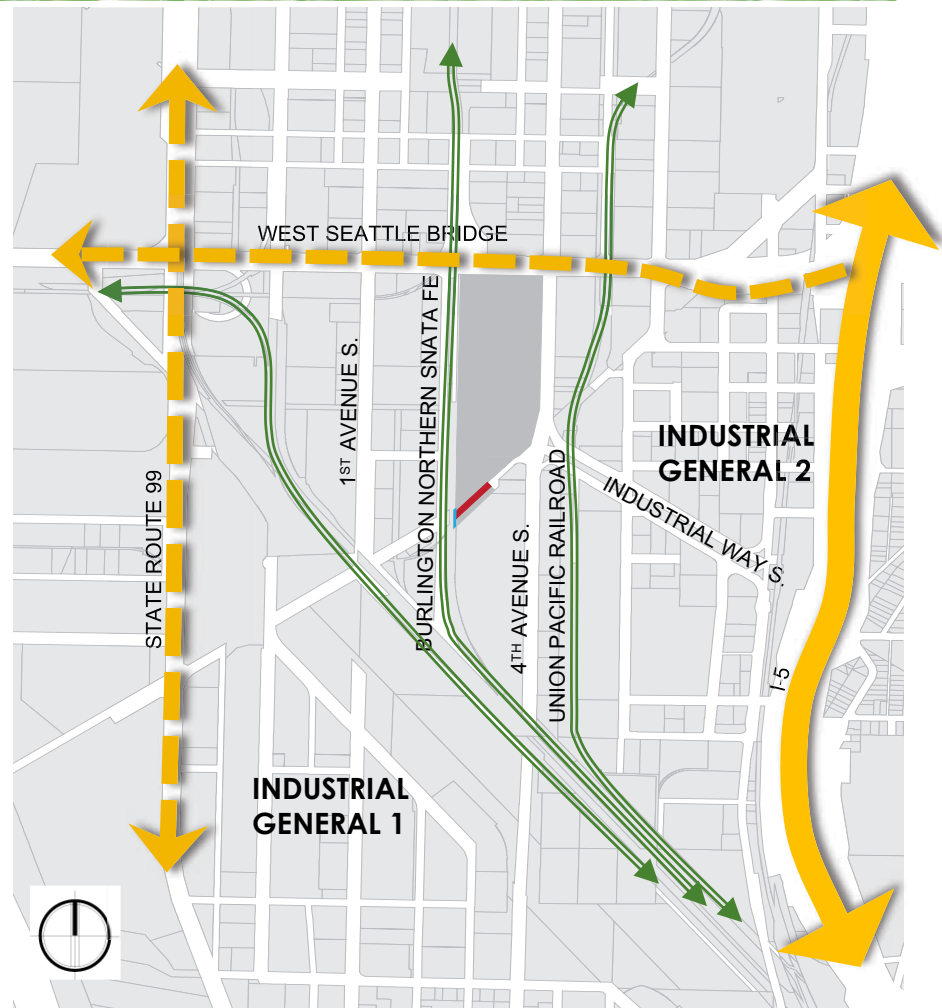
SODO

ZONING

Industrial General (1)

IN EQUITY AREA

Yes



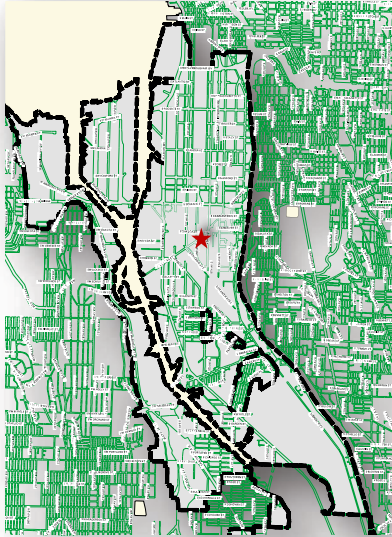
PROJECT SCOPE

City Light

- Is planning major improvements to its South Service Center.
- Relies on its Transmissions and Distribution Operations, specifically
 - Civil construction crew
 - Oversized trucks
 - Heavy equipment
 - Laydown area
- Is seeking to make over \$1.5 million in improvements.
- Needs to protect these investments by acquiring full ownership of the area.
- Is seeking the vacation of a portion of Diagonal Avenue South between 2nd Avenue South and 4th Avenue South.



NEIGHBORHOOD CONTEXT



DUWAMISH MANUFACTURING
AND INDUSTRIAL AREA

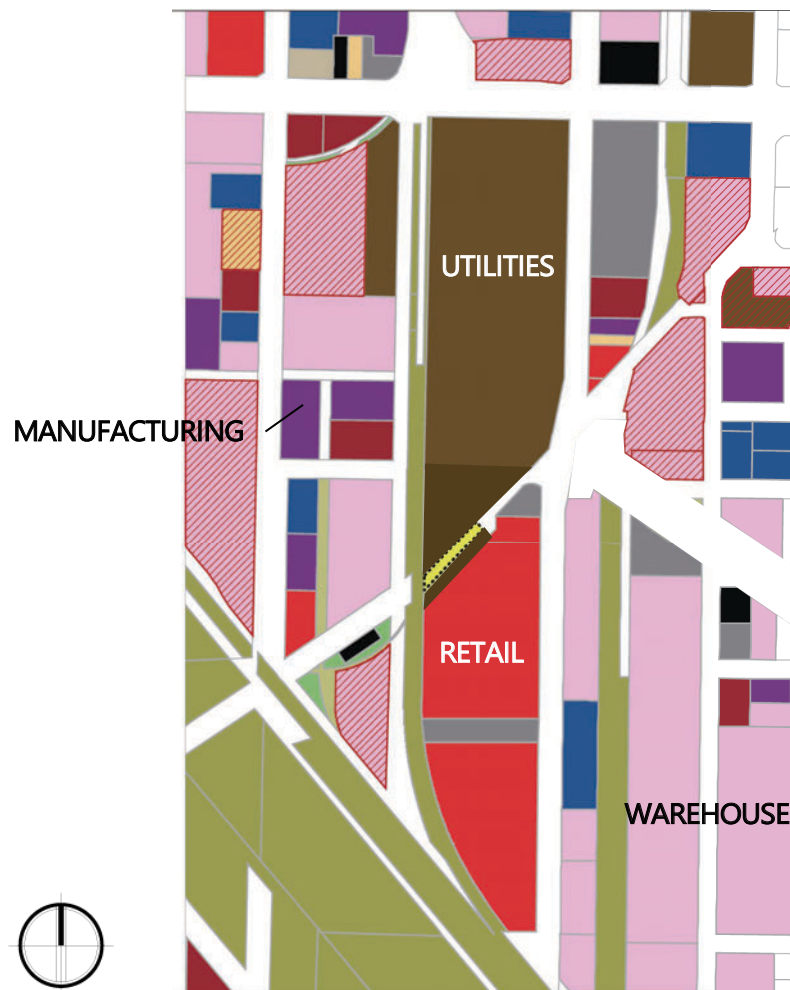


SURROUNDING USES AND CHARACTER

- From the City's Land Use Plan for this area:

- LU G10 : Provide sufficient land with the necessary characteristics to allow industrial activity to thrive in Seattle and protect the preferred industrial function of these areas from activities that could disrupt or displace them.
- LU 10.11 : Recognize the unique working character of industrial areas by keeping landscaping and street standards to a minimum to allow flexibility for industrial activities.

- Large blocks and storage/parking use consistent with area character.



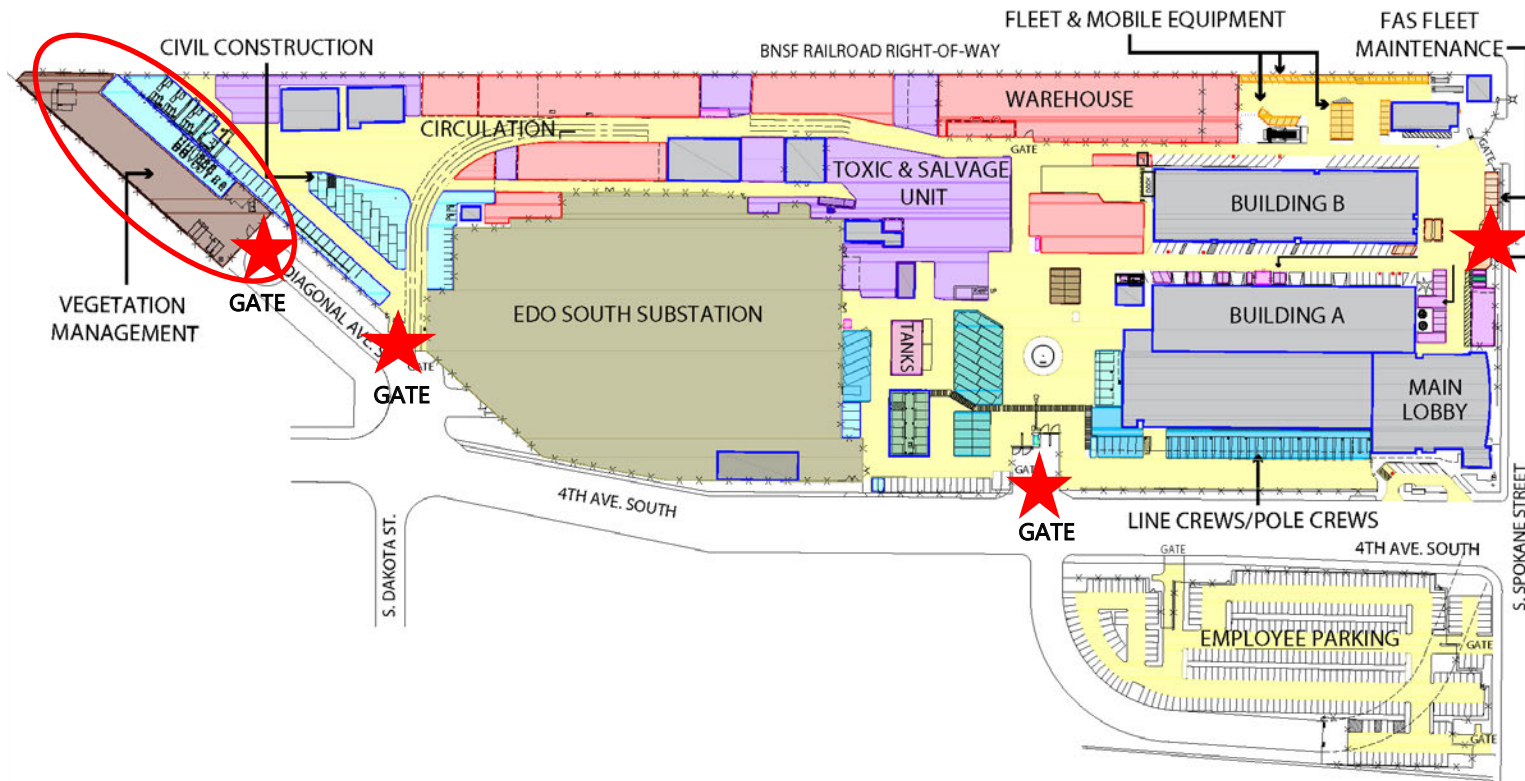
SITE – LOOKING WEST



SITE – LOOKING EAST



CITY LIGHT FACILITY UTILIZATION



SOUTH SERVICE CENTER
EXISTING OVERALL SITE PLAN



CIP CONCEPT

1. Provide weather protection to stored materials and equipment.
2. Reduce flooding and freezing during heavy rain.
3. Improve stormwater runoff quality into the Duwamish River.
4. Improve site security.
5. Allow the use of the property more efficiently.
6. Reduce administrative overheads.
7. Integrate circulation with South Service Center yard.
8. Improve safe circulation for oversized vehicles.
9. Clean up of partial 1986 vacation.

The South Service Center benefits include:

- ✓ Functioning as a single site with controlled entry.
- ✓ Better site utilization and public safety
- ✓ Improved on-site personnel safety.
- ✓ Support of the Duwamish River CleanUp.
- ✓ City Light will operate at higher levels of sustainability.

ALTERNATIVE A – PROPOSED PROJECT

Construct underground
stormwater treatment

Remove internal fencing

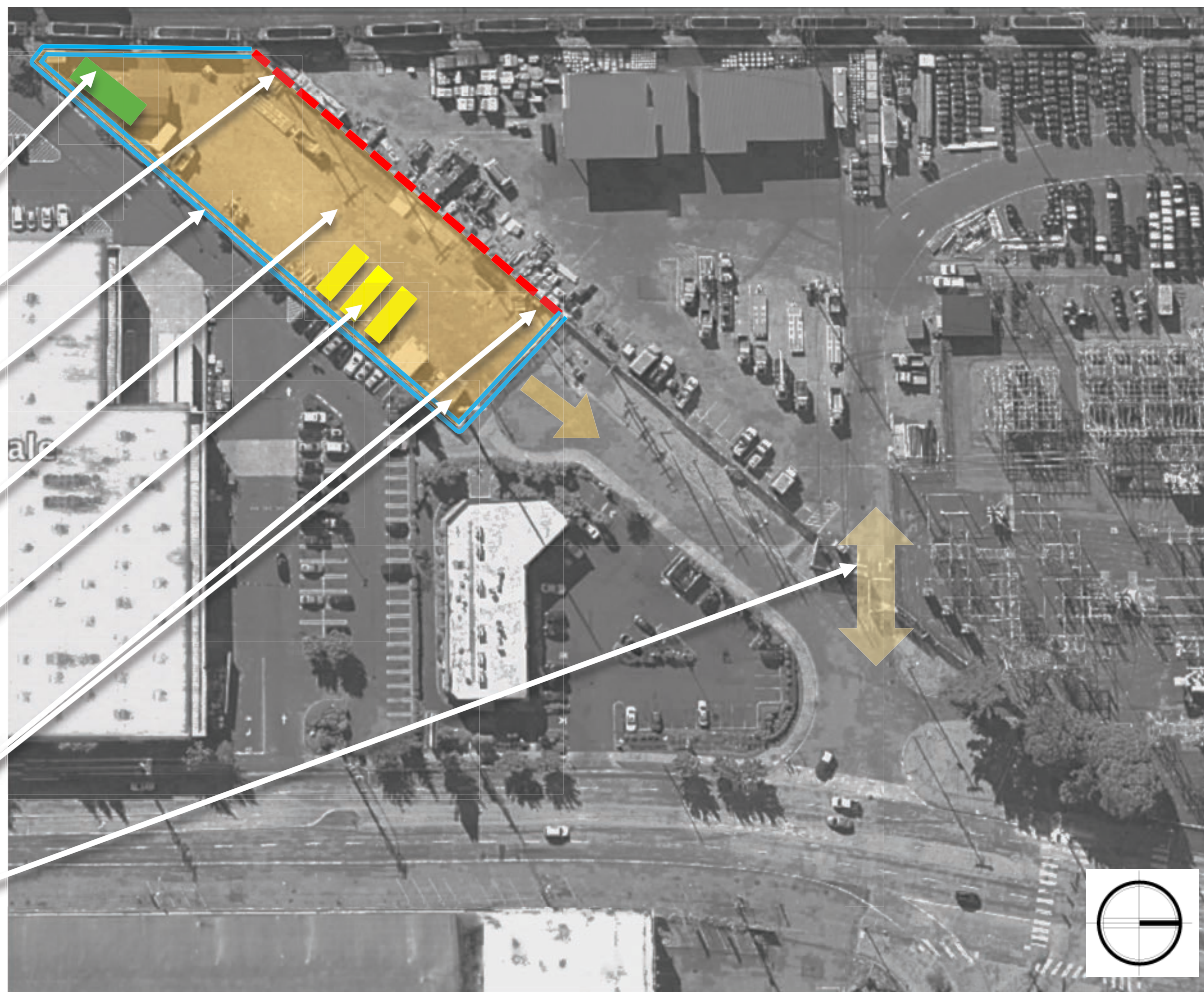
Construct state of the
art perimeter fencing

Regrade and resurface

Erect new post-tension
structures

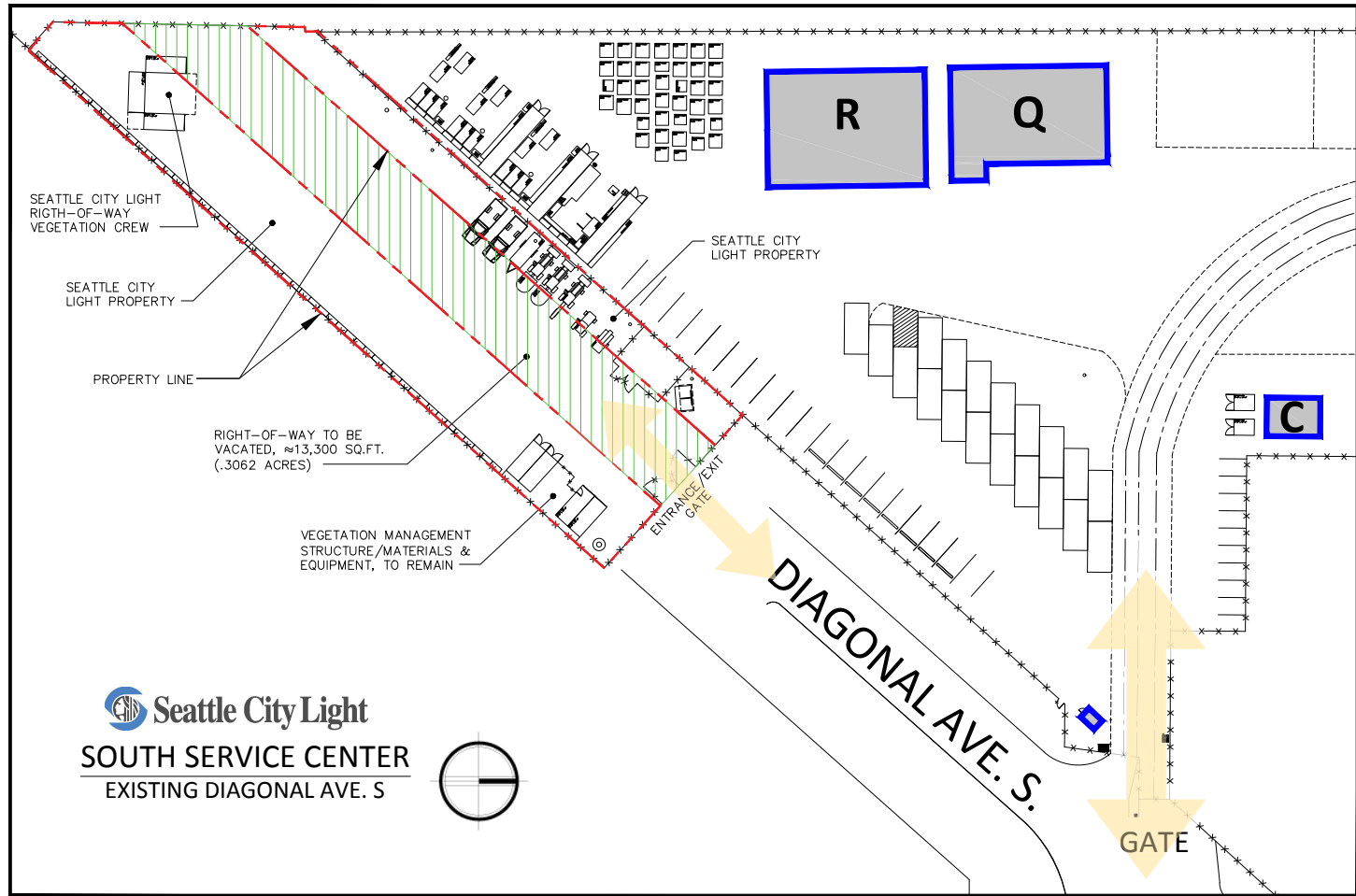
Install new security
cameras
and lighting

Secured entry/exit





ALTERNATIVE B – STATUS QUO



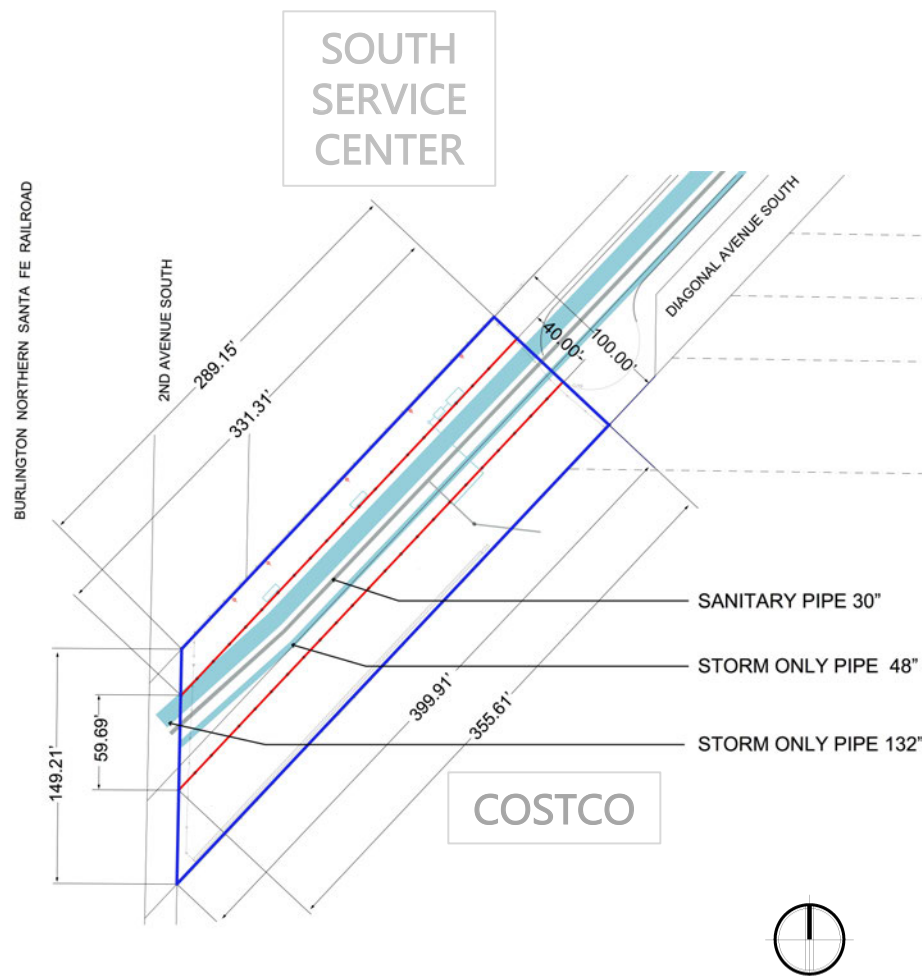
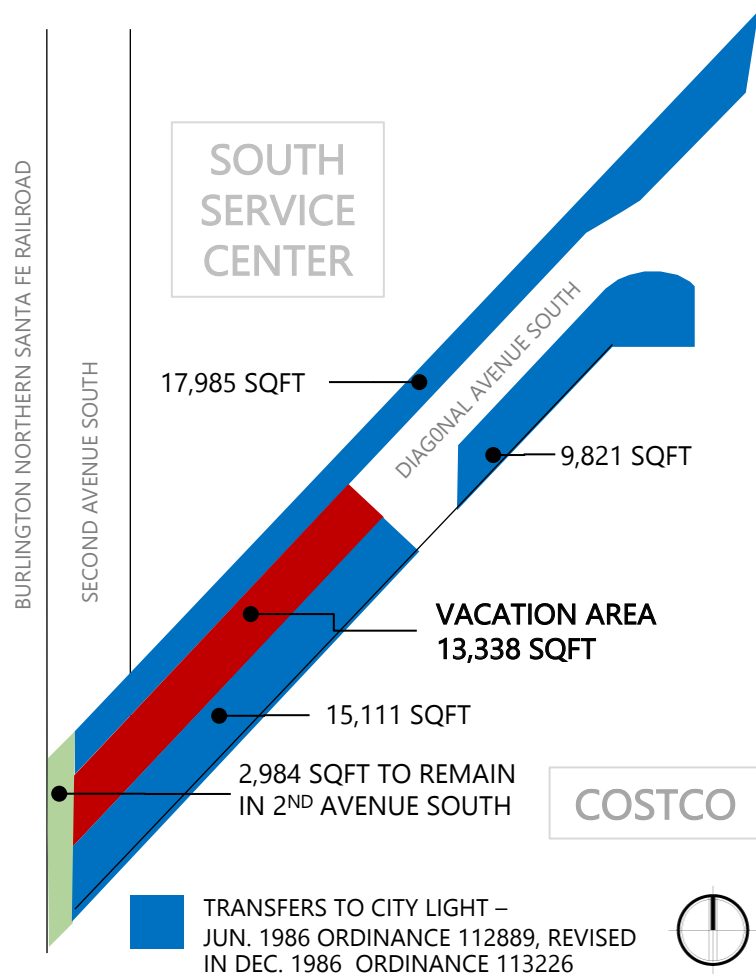
ALTERNATIVE B – STATUS QUO

- Sandwiched between City Light properties.
- Not accessible from main South Service Center yard.
- Can be accessed during the day only from 4th Avenue.
- Unprotected storage of materials and equipment.
- Occasionally used for long term vehicle parking.
- Surrounded by a 10' tall chain link and wood fence.
- The site is currently not secured in a manner consistent with City Light standards.
- Rest of the South Service Center is fully programmed and will not accommodate more storage.

The site has:

- One-way in and out.
- Limited use due to narrow width.
- Limited use at its western edge.
- Uneven surface that is dangerous for walking.
- Floods during higher tides and heavy rain events.
- An old and poorly secured peripheral fence.
- Reported break-ins and thefts.

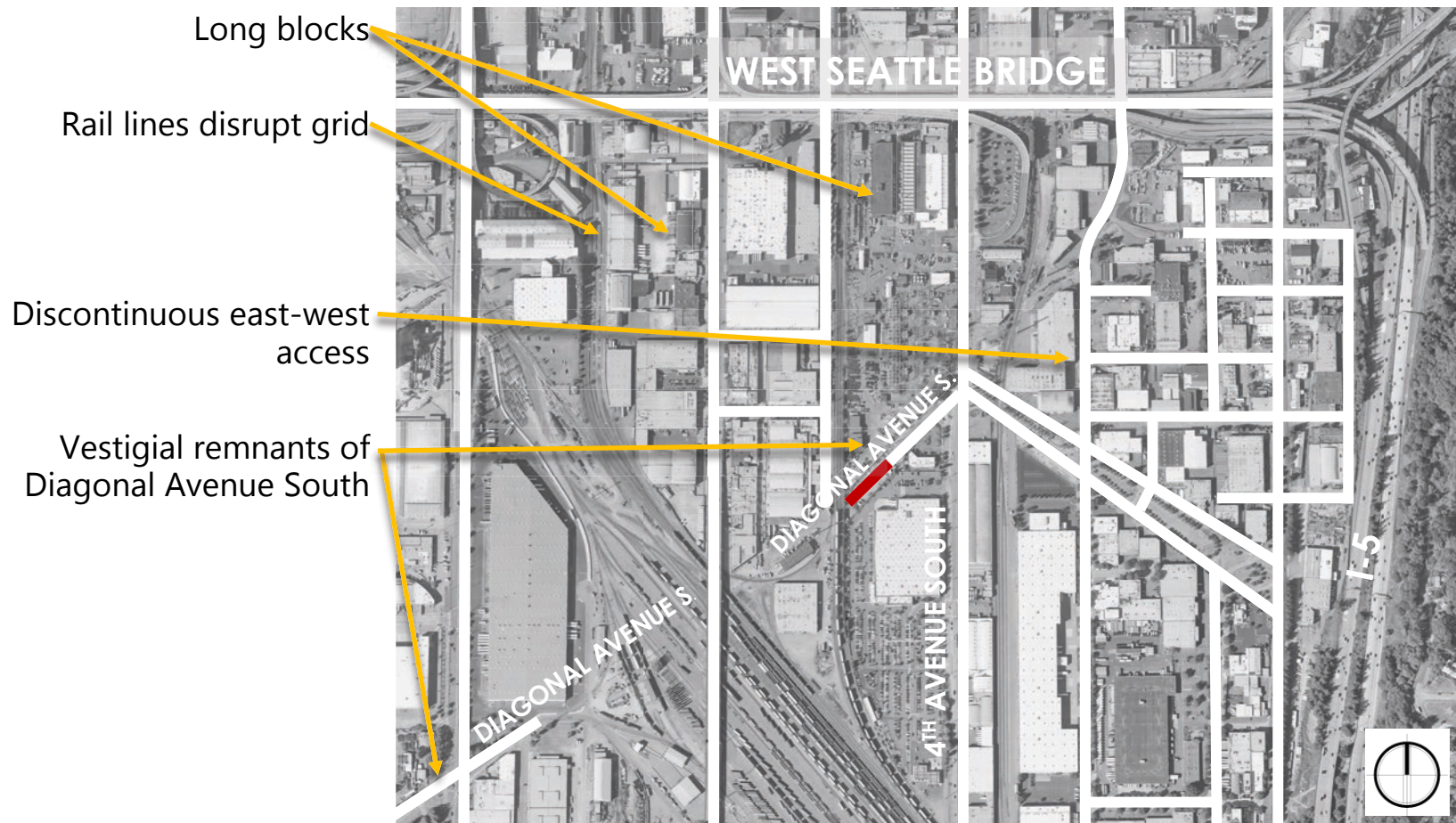
PROJECT SITE AND VACATION REQUEST



NO VACATION OPTION

- Improvements will not be made to property not owned by City Light.
- No new capital improvements since the South Service Center is fully programmed.
- Maintain status quo of current site use.
- No public benefits of green space in Georgetown.

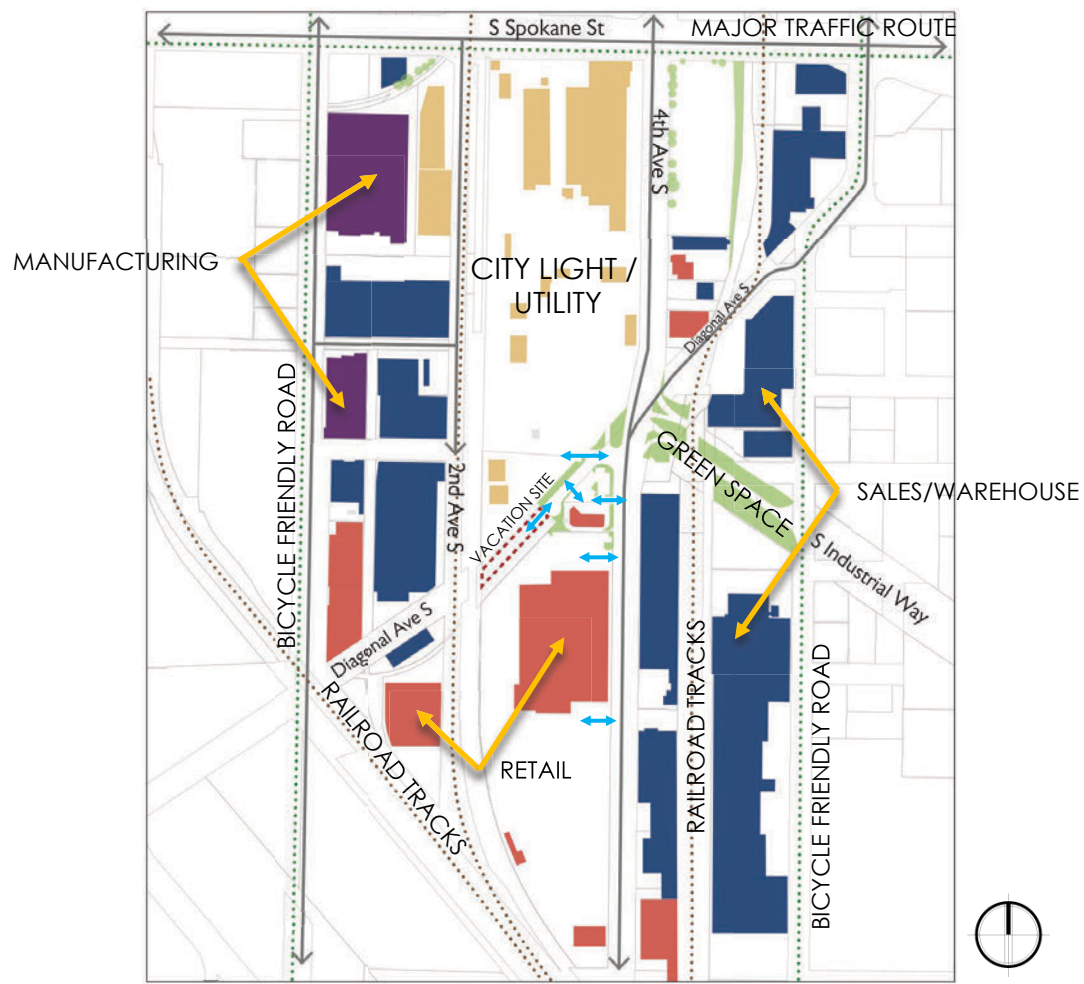
CIRCULATION / ACCESS REVIEW



OPEN SPACE / PUBLIC ASSEMBLY REVIEW



USE ANALYSIS



SUSTAINABILITY ANALYSIS

Proposed vacation will allow City Light to make the following sustainability improvements to the site:

- Regrade and resurface the entire right-of-way for improved drainage and safety.
- Construct a new underground stormwater amenity to filter runoff from the southern portions of the South Service Center property.
- Post tension structures reduce pollutants runoff and air borne particulates from storage materials.
- Improved lighting and security will improve site functions and reduce costs to replace materials and equipment.

The Lower Duwamish and East Waterway to which the South Service Center drains, is a focus of considerable cleanup investment by many agencies.

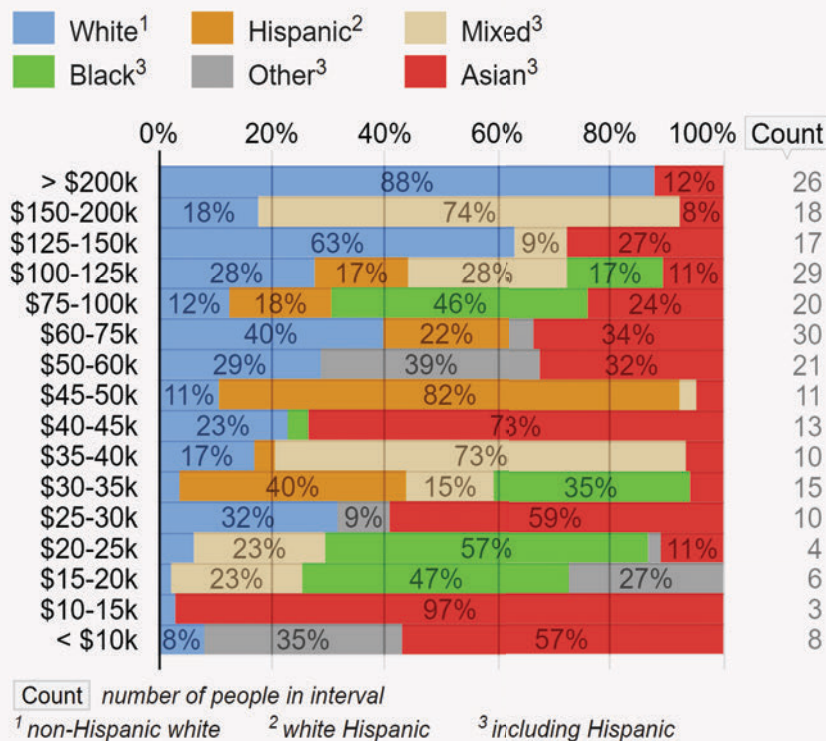
EQUITY ANALYSIS

- SODO has been identified by Department of Neighborhoods as an Equity Area.
- This property did not play a circulation function after the railroad was constructed.
- It has not been in public use for over ten years.
- Capital improvements will contribute to worker safety.
- Will not affect appraised property values of adjacent businesses.

Household Income Distribution by Race #11

Independent household income distributions of the given ethno-racial groups, normalized so that the sum of each interval is 100%.

Scope: households in Industrial District



Source: <https://statisticalatlas.com/neighborhood/Washington/Seattle/Industrial-District/Race-and-Ethnicity>

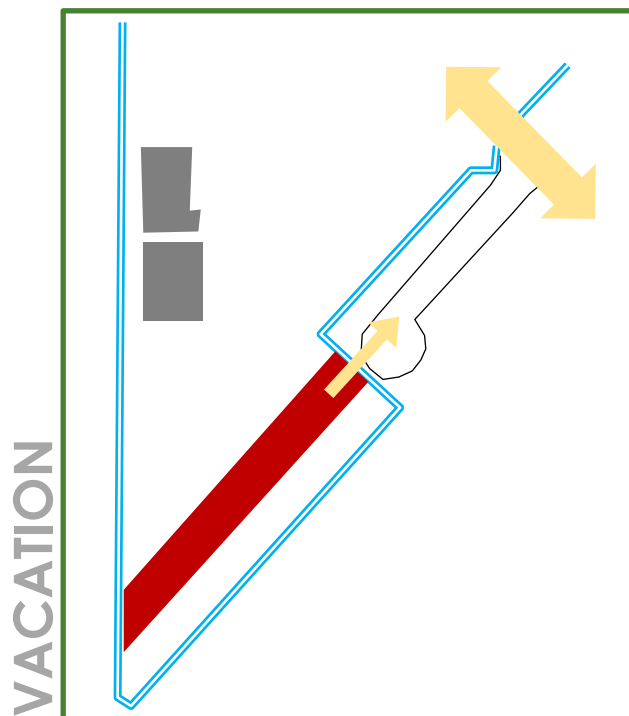
SUMMARY COMPARISON

ACCESS: SECURED GATE

CIRCULATION: FEWER CONFLICTS

UTILITIES: IMPROVED STORMWATER, CITY LIGHT WILL GRANT SPU EASEMENT

AIR, LIGHT, VIEWS: NO IMPACT

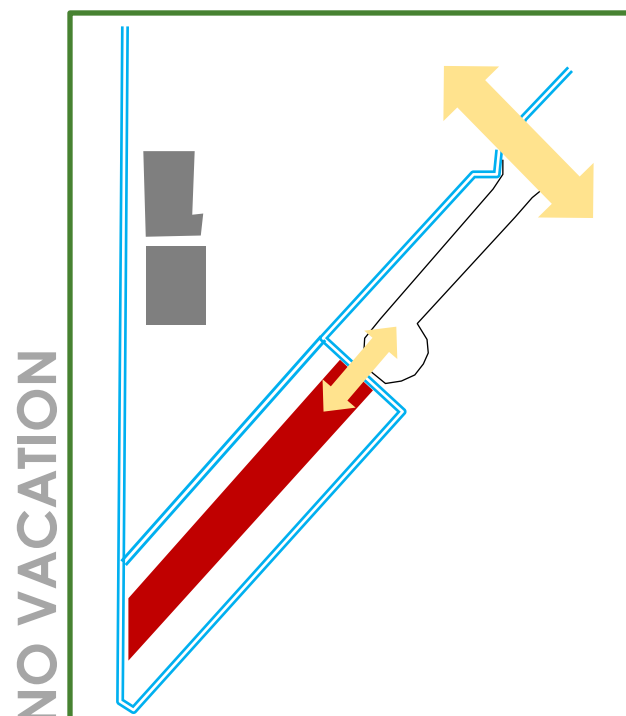


ACCESS: TWO GATES. VACATION AREA ACCESSED ONLY FROM STREET.

CIRCULATION: SEVERAL POINTS OF CONFLICT, NOT ACCESSIBLE FROM THE SOUTH SERVICE CENTER

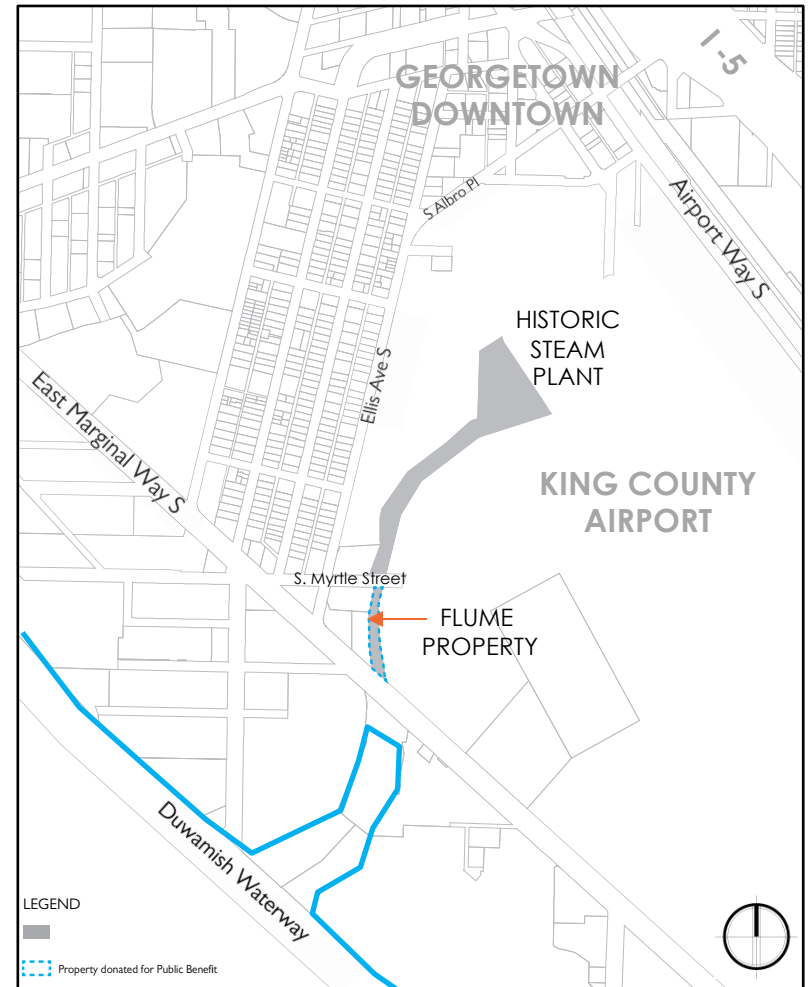
UTILITIES: NO IMPACT

AIR, LIGHT, VIEWS: NO IMPACT



PUBLIC BENEFITS PACKAGE

- Transfer of City Light's flume property in Georgetown to Seattle Parks for a definite Off Leash Dog area.
- Integration with Georgetown to South Park walking/biking connection if funded by SDOT.
- City Light, Parks and SDOT are entering into an interdepartmental MOU for the Off Leash Area and integration with the SDOT Georgetown to South Park Trail.
- City Light will share the cost of this site development (\$195K).
- Community has long supported this - the Duwamish Valley Action Plan includes the OLA in Georgetown and the Georgetown-South Park trail.



PROPOSED PROPERTY TRANSFER

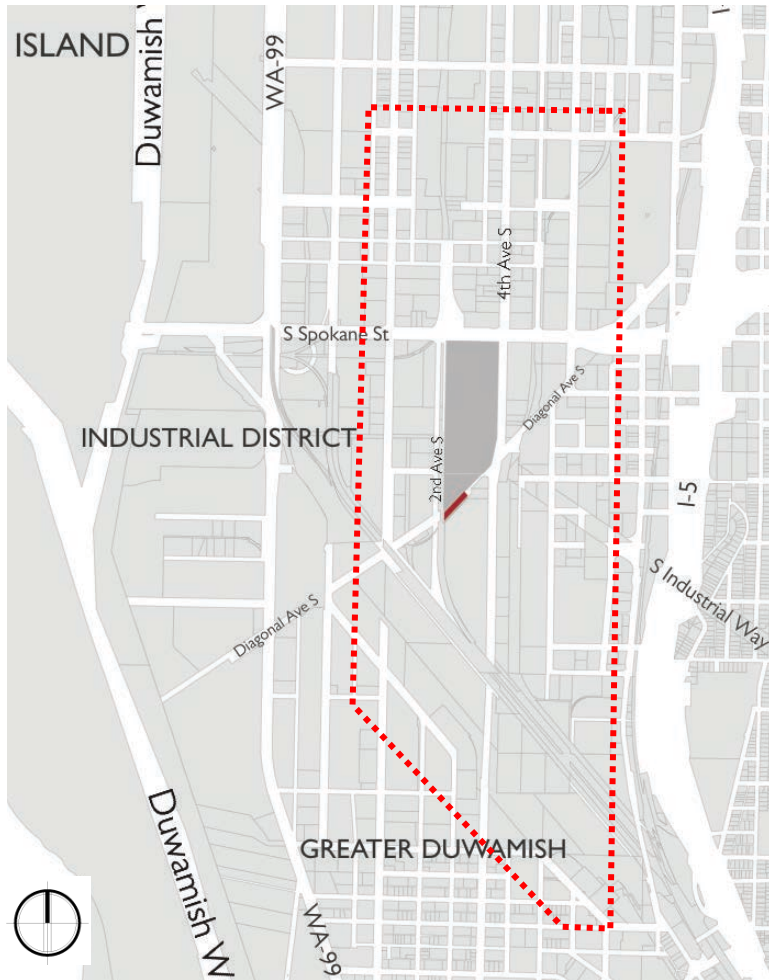
- The 46,338 sq. ft. Georgetown Steam Plant's "flume" property is more than *three times* the size of the requested vacation.
- Under Sections III J 4 and IV B 3 of the new Street Vacation Policies - the provision of real estate is an appropriate public benefit.



PUBLIC OUTREACH

- Department of Neighborhoods approved the execution of the outreach plan.
- Mass mailing to 2,614 addresses in SODO and Georgetown.
 - SINGLE-FAMILY: 434
 - MULTI-FAMILY: 304
 - BUSINESSES: 1,876
- Website and flyers in multiple languages
 - ENGLISH
 - SPANISH
 - VIETNAMESE
 - CHINESE
- Door-to-door outreach.
- Hosted two public meetings (SODO and Georgetown).
- Meetings with THREE local groups and FOUR leaders.
- Presented at TWO local community meetings.
- Emails to local organizations. Included in their email blasts to members. (approx. 800 individual contact points)
- Social media/hotline.
- Project email listserve.
- Communications log.

NEIGHBORS CONTACTED DIRECTLY



COMMUNITY INTEREST

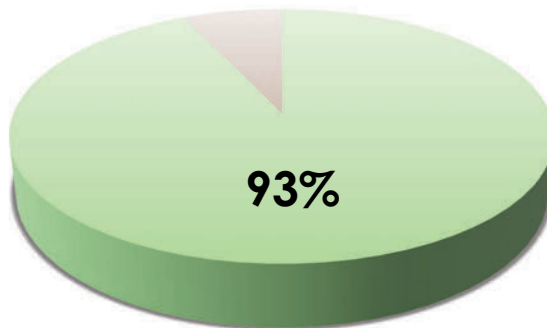
- There is ongoing community interest in developing the property for public open space.
- The flume property was identified as a priority site in the Georgetown Open Space Vision Framework, sponsored by the Seattle Parks Foundation.
- Seattle Parks and Recreation has received proposals from Georgetown residents for a new Off Leash Area and a walking/biking trail, with the flume property identified as a desirable site.

There are multiple steps left in the process, but Seattle Parks and Recreation is committed to expanding residents' access to green spaces, trails and off leash areas in the Georgetown community.

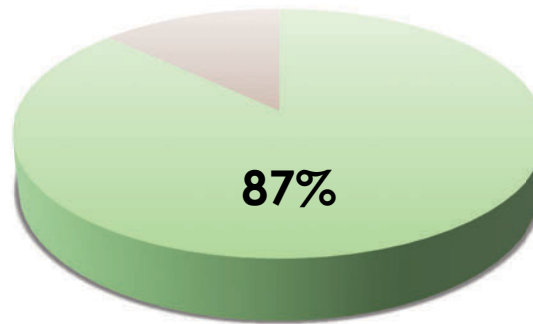
ONLINE SURVEY RESULTS

Overall, the community expressed strong support for both the street vacation and the proposed public benefit of property transfer.

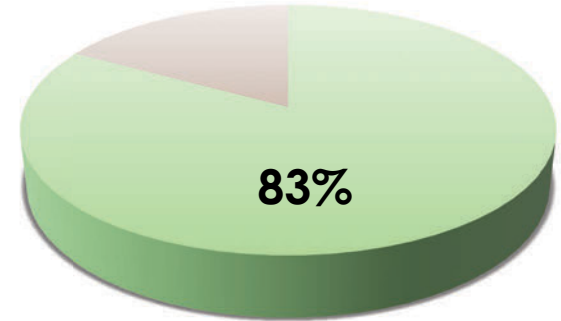
SUPPORT VACATION
PETITION



SUPPORT FLUME PROPERTY
TRANSFER



FAIR PUBLIC BENEFIT



PROJECT SCHEDULE

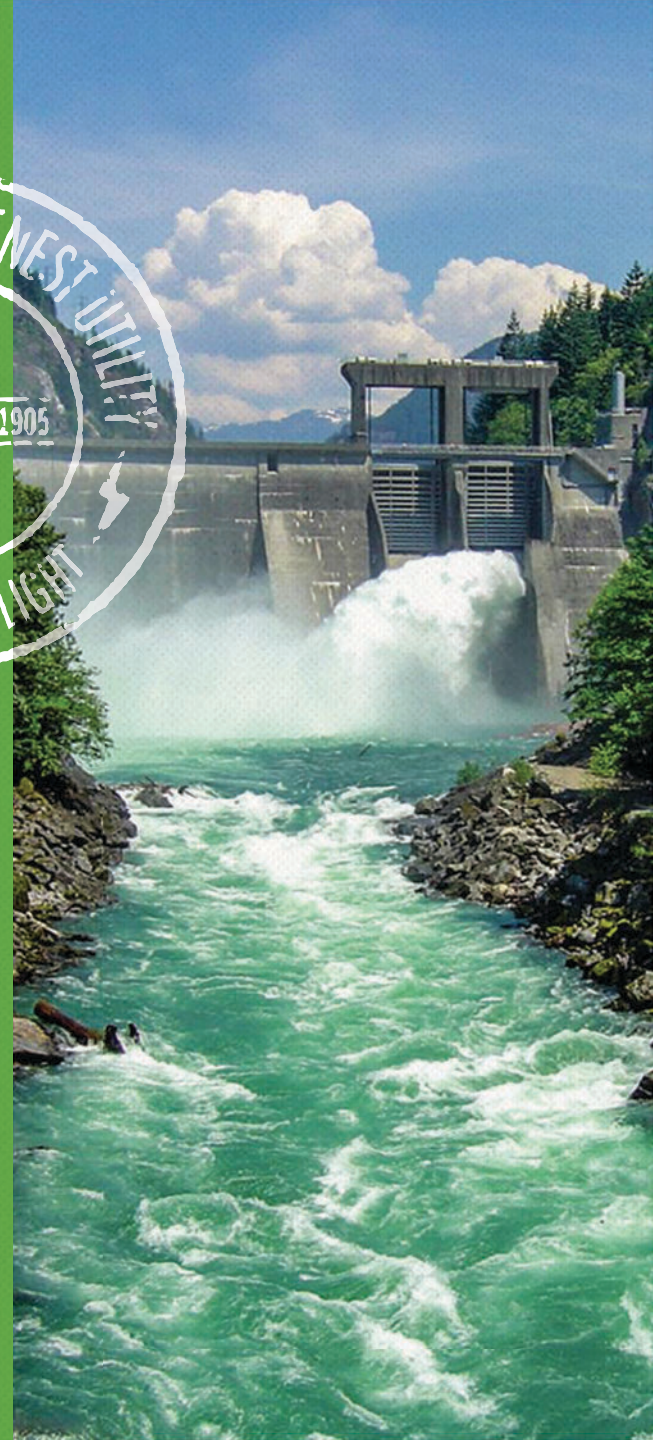
After street vacation approval, City Light will:

- Transfer ownership of public benefit property to Seattle Parks (1Q 2020).
- Proceed with Diagonal Ave S. site improvements (Summer 2020).
- Parks develops Off Leash Area at flume with financial support from City Light (2020 - 2021).



Seattle City Light

Feedback and Discussion



Diagonal Ave S Street Vacation

Jenny A. Durkan
Mayor

Samuel Assefa
Director, OPCD

Brianna Holan, Acting Chair

Justin Clark

Mark Johnson

Rick Krochalis

Amalia Leighton

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Brianna Holan, Acting Chair
Justin Clark
Mark Johnson
Rick Krochalis
Amalia Leighton
Vinita Sidhu
Lucas Whitesell
Elaine Wine

Commissioners Excused

Non-voting Commissioners Present
Elizabeth Conner

Non-voting Commissioners Excused
Azzurra Cox

Project Description

Seattle City Light (SCL) is petitioning to vacate a segment of Diagonal Ave S between 4th Ave S and the BNSF railroad tracks in the SODO neighborhood. This segment is adjacent to SCL's South Service center and is currently used for storage under a previously approved street use permit. The project team is proposing to use the vacated ROW to make improvements to the existing South Service Center. The public benefit proposal includes providing additional open space within the Georgetown neighborhood that will integrate with the Georgetown to South Park Trail. The proposed project will be reviewed as both a Capital Improvement Program (CIP) project as well as a street vacation.

Meeting Summary

This was the Seattle Design Commission's (SDC) second review of the SCL Diagonal Ave S Street Vacation project. The purpose of this meeting was to review the concept design phase (30% design) for the Capital Improvement Program (CIP) project and the Public Trust Analysis for the vacation request. The SDC took two separate actions during today's meeting. The SDC approved, 8-0, the concept design phase for the SCL Diagonal Ave S Street Vacation project. The SDC then approved, 8-0, the public trust analysis for the SCL Diagonal Ave S Street Vacation project with several recommendations.

Recusals and Disclosures

Amalia Leighton Disclosed that her employer is working with SDOT on the South Park to Georgetown trail project

July 2, 2020

9:00 – 11:00 am

Type

CIP & Street Vacation

Phase

Concept Design (CIP) & Public Trust Analysis (Vacation)

Previous Reviews[10/3/19](#)**Presenters**

Tim Croll

Seattle City Light

Ruth Meraz-Caron

Seattle City Light

Emily Griffith

Seattle Parks & Recreation

Hallie O'Brien

Seattle Dept. of Transportation

Mark Jaeger

Seattle Public Utilities

Attendees

Eduardo Aban

Seattle Parks & Recreation

Beverly Barnett

Seattle Dept. of Transportation

Colin Campbell

Seattle Parks & Recreation

David Goldberg

Office of Planning & Community Development

MichaelT Houston

Seattle Dept. of Construction & Inspections

Joy Jacobson

Seattle Finance & Admin. Services

Danyal Lofti

Seattle Parks & Recreation

Sarah Sodt

Seattle Dept. of Neighborhoods

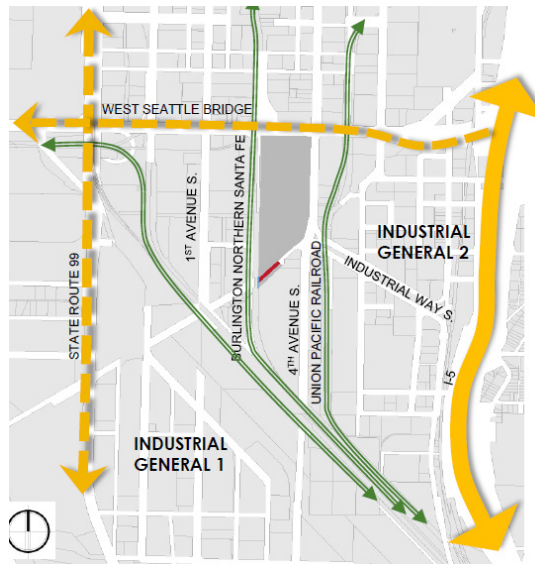


Image 1: Project location (highlighted in dark gray & red on left and blue & red on right)

Summary of Presentation

Tim Croll and Ruth Meraz-Caron, of Seattle City Light, Emily Griffith, of SPR, Hallie O'Brien, of SDOT, and Mark Jaeger, of SPU presented the proposed CIP concept design and public trust analysis for the SCL Diagonal Ave S Street Vacation project. The project team provided background information such as the project location (see figure 1), current use and conditions and site constraints as well as recommendations and guidance provided by the SDC during the previous review.

The project team then provided a vacation and no vacation alternative for the project. The purpose of the vacation request is to provide a better solution to the partial vacation granted in 1986, allows for a more efficient use of the site, and to integrate the site with circulation of the existing South Center facility. The proposed project resulting from the street vacation will provide weather protection for stored materials and equipment while reducing flooding and improving stormwater runoff and site security.

The no vacation alternative would allow the site to continue to function as is, but would not include site improvements to the Diagonal Ave S property nor would it allow SCL to integrate the property within the existing South Center facility. The no vacation alternative would also exclude the development of open space in Georgetown.

The project team then presented the public trust analysis for the proposed vacation as well as an overview of the public benefit proposal. Because the site use would not change as a result of the vacation request, the project team stated that the vacation would have little impact on the surrounding site context, including utilities, circulation and access, light, air, views, land use, urban form, and open space. The proposed vacation would increase onsite suitability through the reduction of flooding and stormwater runoff.

The public benefit proposal includes the development of the Flume property in the Georgetown neighborhood into open space (see figure 2). The proposed design includes the development of an off-leash area and pathway connecting the Georgetown to South Park trail. The design would also include trees, mature vegetation, and fencing around the perimeter of the site. The proposed design is a result of a continuing partnership between SCL, Seattle Parks and Recreation (SPR), and Seattle Department of Transportation (SDOT). The Design will include funding from each department as well as long-term maintenance commitments from SPR and SDOT.



Image 2: Proposed open space design for the FLUME property

Agency Comments

Beverly Barnett, SDOT, provided comments on both the vacation request as well as the applicants public benefit proposal. Beverly commented that the project is being reviewed under the revised vacation policy and followed up with details about revisions made to the updated policy. Beverly then stated that issues about scale and impacts related to this vacation petition are different than petitions for projects located in other areas due to its location, which helps when analyzing what the project team is proposing and the potential impact it will have on the public. Beverly also stated that the project team did good job explaining the unique issues surrounding the location of the project as well as the vacation request. Beverly commented that the project team has worked to clearly articulate the need for the vacation and how the site will be used, which is consistent with what the City expects. Beverly then stated that it seems appropriate to move forward with the vacation petition.

Regarding the public benefit proposal, Beverly stated that the project team must provide a benefit that is functional and usable at the time of the vacation request. Beverly then stated that it should be clear that SCL is providing the public benefit, as they are the applicant, and that the public benefit review should be based on what they are proposing. Only after the public benefit is reviewed based on SCL's proposal, should partnerships between other city agencies be reviewed to see how the public benefit can be expanded over time.

Public Comments

Written comments from members of the public were sent The Commission prior to the meeting.

Summary of Discussion

Concept design

The Commission organized its discussion on the concept design around the following issues:

- Access, circulation, and site design
- Impacts to the project site and surrounding context
- Supported utilities

Access, circulation, and site design

The SDC first discussed the merit of providing additional improvements outside of the site perimeter. Commissioners agreed that, while it is important to think critically about any potential impacts being made in the neighborhood, there would be little change to the site function as a result of the vacation request and that prioritizing the development of the public benefit proposal seemed to be the most appropriate use of project funding. The Commission acknowledged the unique situation of this project, based on the site location and present use, and commented that it would not set a precedent for future project reviews.

Impacts to the project site and surrounding context

The SDC did not have any issues related to the potential effect on open space, light, air, views, land use, and urban form as they relate to the proposed design. Commissioners recognized there would be minimal changes to the site function as a result of the street vacation.

Supported utilities

The SDC recognized that the approval of the street vacation petition would allow SCL to fully utilize the site and that they should be advocating for the full utilization of City owned property. The Commission then recognized how the proposed design resulting from the street vacation would enhance the resiliency and viability of the existing SCL service center.

Public trust phase

The Commission organized its discussion on the public trust phase around the following issues:

- Vacation request
- Public benefit consideration
- General comments

Vacation request

The Commission stated that the project team had provided a more detailed explanation as to why they are requesting the street vacation. The Commission restated that the current use would not change due to the street vacation, and that SCL would be able to more fully utilize the site. Commissioners also acknowledged that as a result of this vacation petition, additional open space would be provided for a community in a way that would otherwise not occur. The SDC then commented that as currently presented, once the applicant makes the initial investment in the public benefit proposal, redeveloping land in Georgetown referred to as the "FLUME" property to SPR for open space and trail use, then it would be up to City Council to provide funding for partnering City Departments to achieve the full build out of the space.

Public benefit consideration

The SDC focused its discussion on the proposal to shift jurisdiction of the FLUME property in Georgetown from SCL to SPR and develop the land as an offleash area and trail in partnership with SPR and SDOT. Specifically, the Commission discussed whether the proposal was in proportion to the vacation request. While the SDC appreciated SCL commitment to provide additional open space in the Georgetown neighborhood, commissioners were concerned with the limited funding available for the project development. The Commission agreed that the proposal would not be sufficient if it could not be fully developed due to budget restrictions and strongly recommended the project team provide information about funding commitment during the next meeting. The SDC then recommended the project team provide a design alternative to address how the project could be constructed in phases to address funding issues. The Commission also recommended the team provide additional information on departmental funding and project phasing to better understand how design elements would be implemented.

While the Commission appreciated the project teams ability to create a detailed design with a limited budget, commissioners were concerned with the lack of amenities, such as site furnishings, and stated that the team should focus on creating an open space that can be fully utilized and serve as a long term asset for the community. The Commission encouraged the project team to consider how they provide site furnishings and other amenities through project phasing. The Commission then recommended the project team consider providing additional screening along the eastern edge of the project site.

General comments

The SDC stressed the importance of public involvement throughout the planning and design process.

Commissioners strongly recommended the project team ensure that community engagement is well documented and that it includes demographic data from public participation. The Commission then recommended the project team provide information about how the project team is addressing issues raised by community.

Action

The Commission took two separate actions during today's meeting. The first action was taken for the concept design for the SCL Diagonal Ave S Street Vacation & CIP project. A second action was taken for the public trust analysis for the Street Vacation component of the project.

The SDC thanked the project team for their concept design presentation for the SCL Diagonal Ave S Street Vacation project. The commission appreciated the detail provided in the presentation and is excited to see how the project will develop. The SDC voted, 8-0, to approve the concept design for the SCL Diagonal Ave S Street Vacation project.

The SDC then voted, 8-0, to approve the public trust analysis phase of the SCL Diagonal Ave S Street Vacation project with the following recommendations:

1. Ensure that community engagement is well documented and that it includes demographic data from public participation.
2. Provide information about how the project team is addressing issues raised by community
3. Provide information about funding commitments for the public benefit proposal
4. Provide a design alternative to address how project could be constructed in phases.
5. Provide additional information on departmental funding and project phasing to better understand how design elements will be implemented.
6. Consider additional screening from adjacent parcel along the eastern edge of the project site



Seattle City Light

STREET VACATION PETITION DIAGONAL AVENUE SOUTH

SDC Public Trust Review

July 2, 2020



Background and Site Information



Seattle Design Commission Pre-petition Review 10/03/2019 (from approved minutes)

- Approved CIP pre-concept design, with these recommendations:
 - Review quality and materiality of fencing
 - Clarify what street improvements abutting the site, if any, are required
- Expressed support for vacation and transfer of the Flume property for public open space
- Recommendations for Public Trust and Public Benefit aspects:
 - Provide full design and budget estimate for fully developed Flume park
 - Clarify the partnership of SCL, SPR & SDOT to fund improvements

Project Location

PROJECT ADDRESS

3613 4th Ave South, Seattle, WA 98134

VACATION ADDRESS

4101 Diagonal Ave South, Seattle, WA 98134

APPLICANT

Seattle City Light

TYPE

Capital Improvement Project and Street Vacation

NEIGHBORHOOD PLANNING AREA

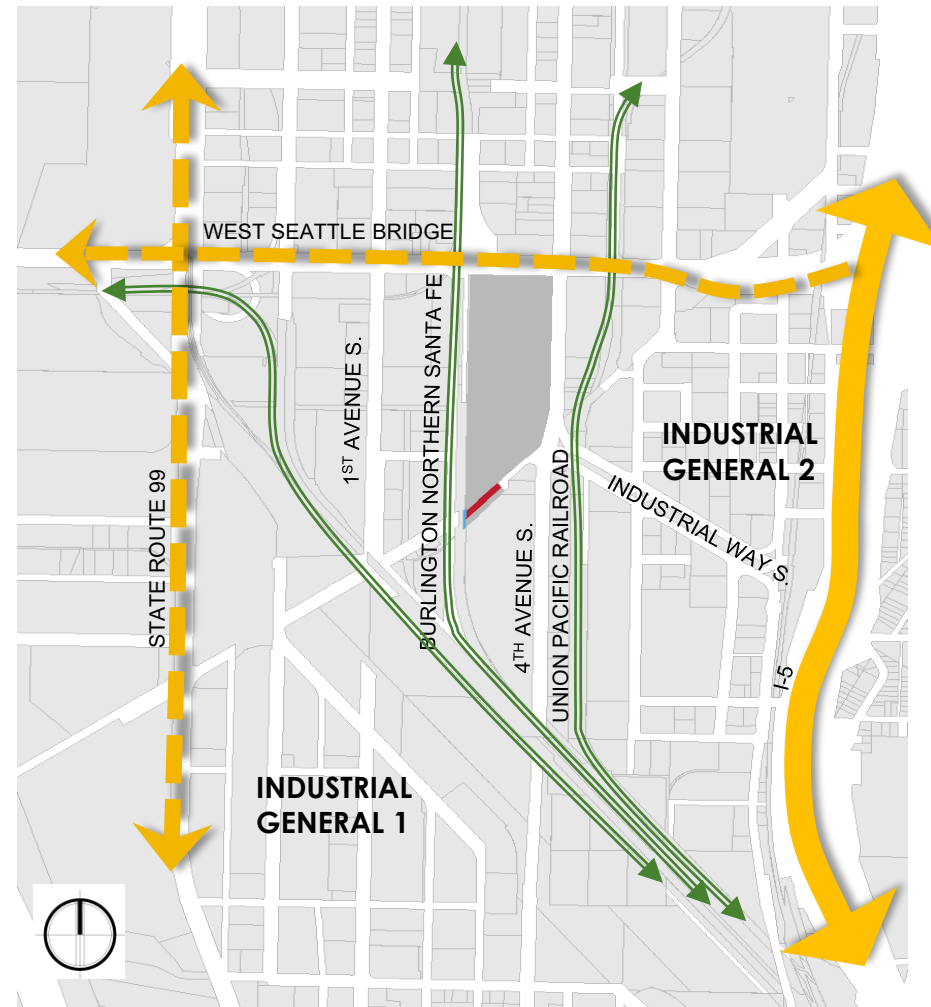
SODO

ZONING

Industrial General (1)

IN EQUITY AREA

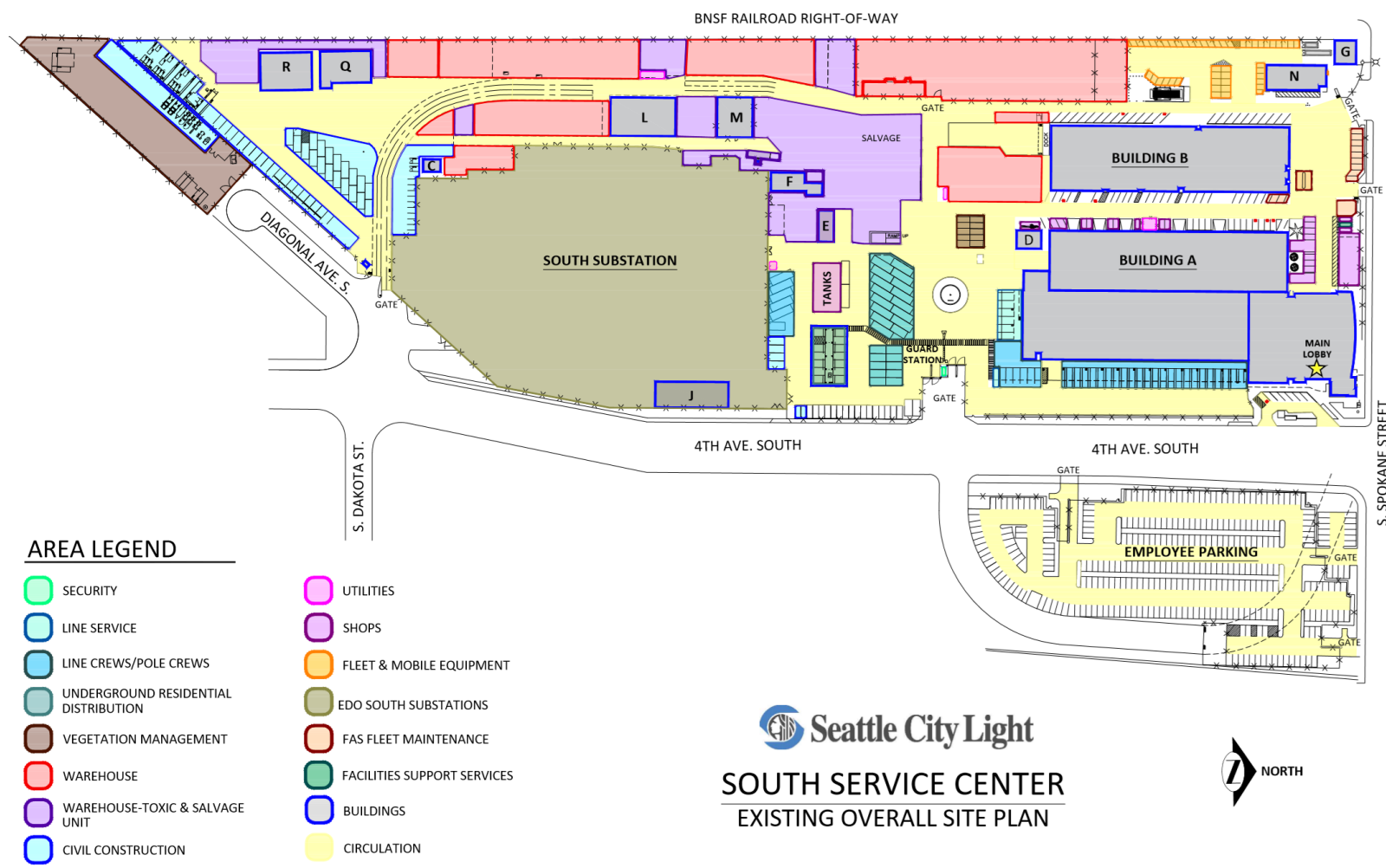
Yes



Current Uses and Conditions

- Under permit from SDOT and is used in conjunction with two thin SCL parcels as an auxiliary, low security yard, adjacent to but separate from SCL's South Service Center
- Used to store landscaping materials and equipment and occasionally maintenance vehicles
- Not accessible to the public

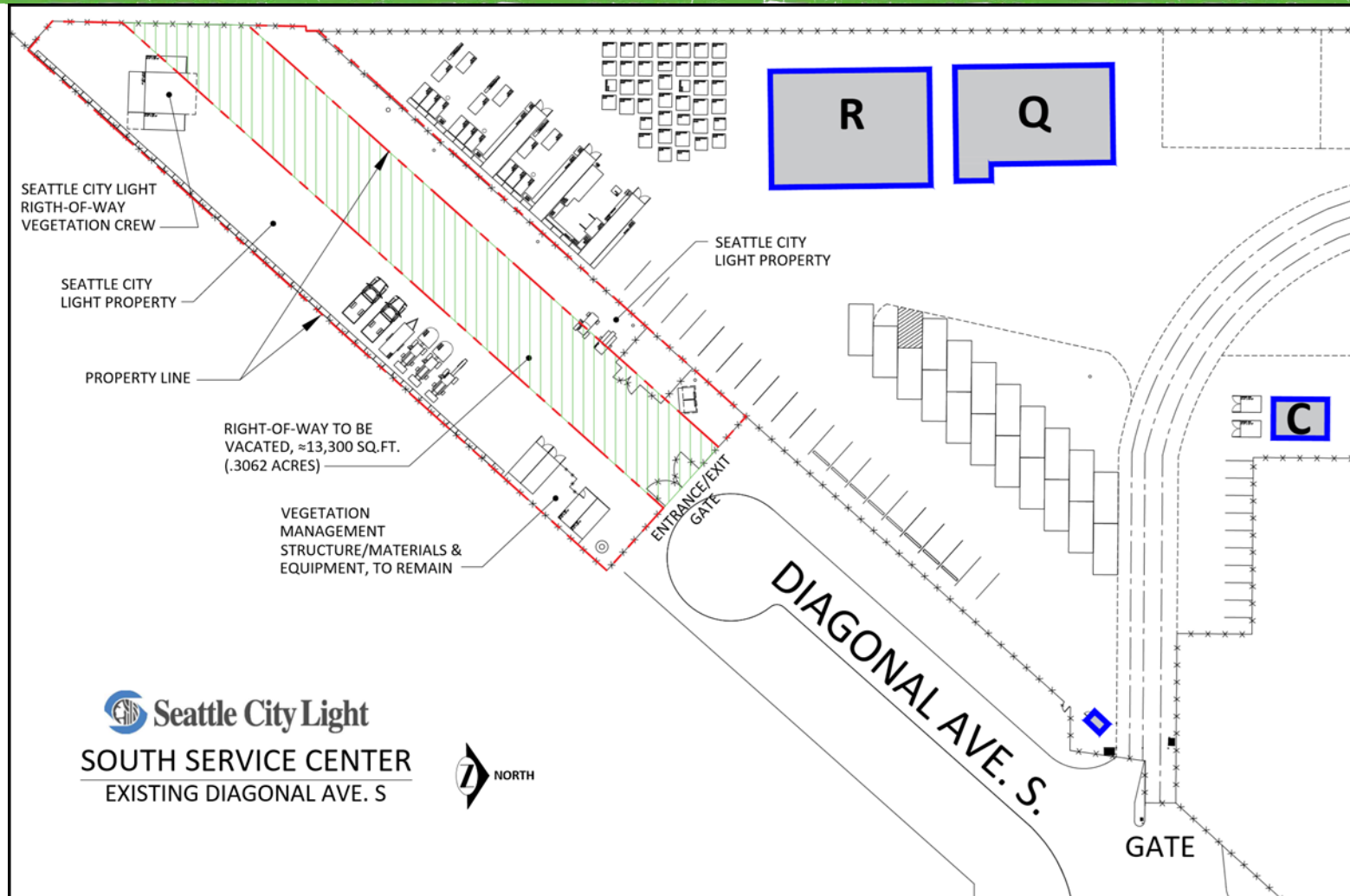
Current Uses and Conditions, cont.



Seattle City Light
SOUTH SERVICE CENTER
EXISTING OVERALL SITE PLAN



Current Uses and Conditions, cont.



Current Uses and Conditions, cont.

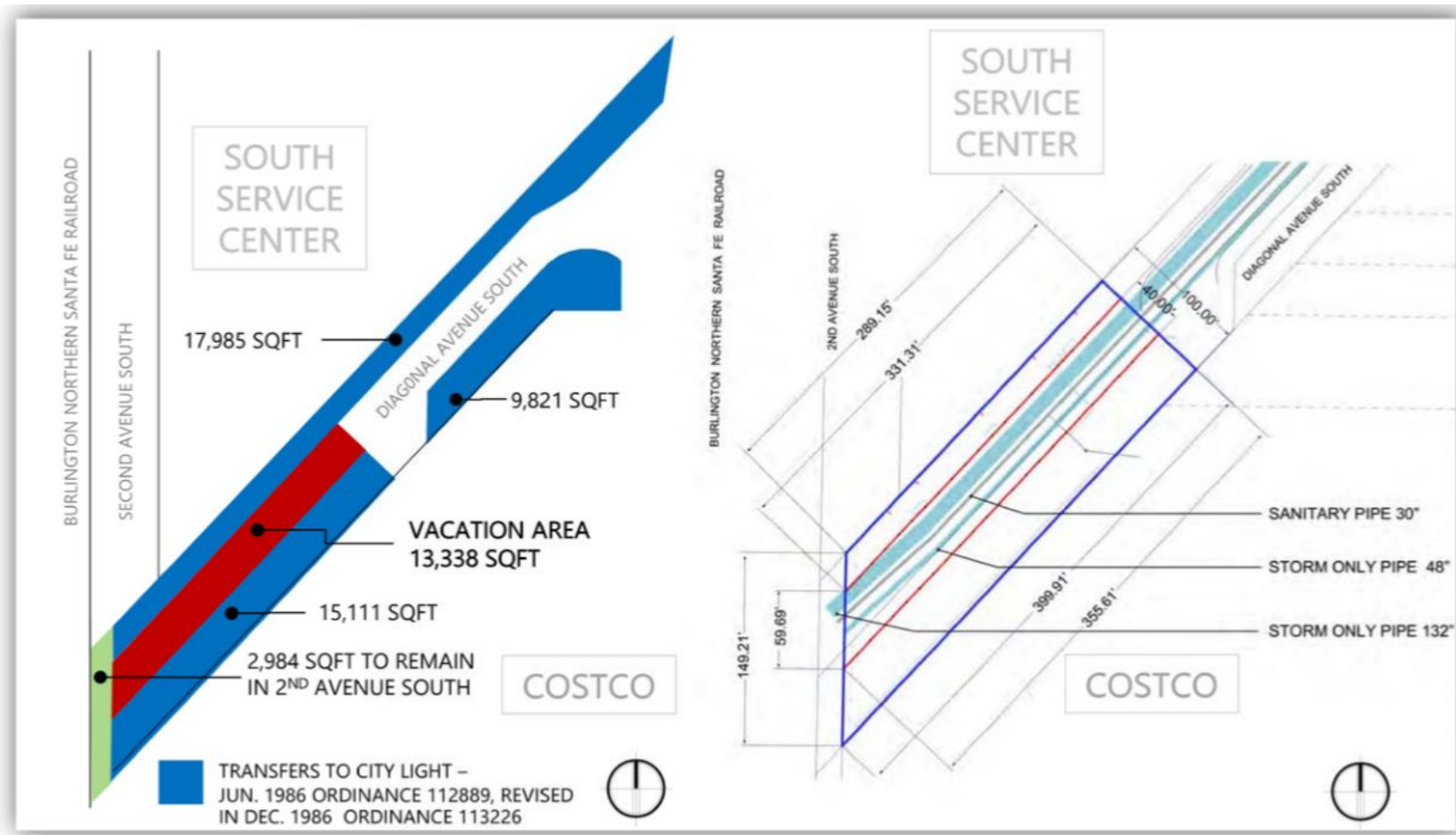
- Inadequacies:
 - Inefficient to access
 - Insecure
 - Poorly paved
 - Poor drainage
 - Poor water quality management

Site Constraints/Vacation Site Details and Dimensions

- Dead ends at BNSF railroad
- Abuts SCL property on north and south sides
- Diagonal Ave S continues as a street to east of site
- Costco is farther to the south and SCL's main South Service Center yard is farther to the north
- SPU owns a 30" sanitary line, a 132" storm drain, and a 48" storm drain at depth
- Vacation site is 40 ft by 331 - 356 ft (13,338 sq. ft)



Site Constraints/Vacation Site Details and Dimensions, cont.



Previous Vacations in the Immediate Area

- In 1986, large portions (42,917 sq. ft) of Diagonal Ave S, between 4th Ave S and the railroad were vacated
- 13,338 sq. ft of undeveloped Diagonal Ave S left unvacated to the west.



Project Information



Project Description: Purposes

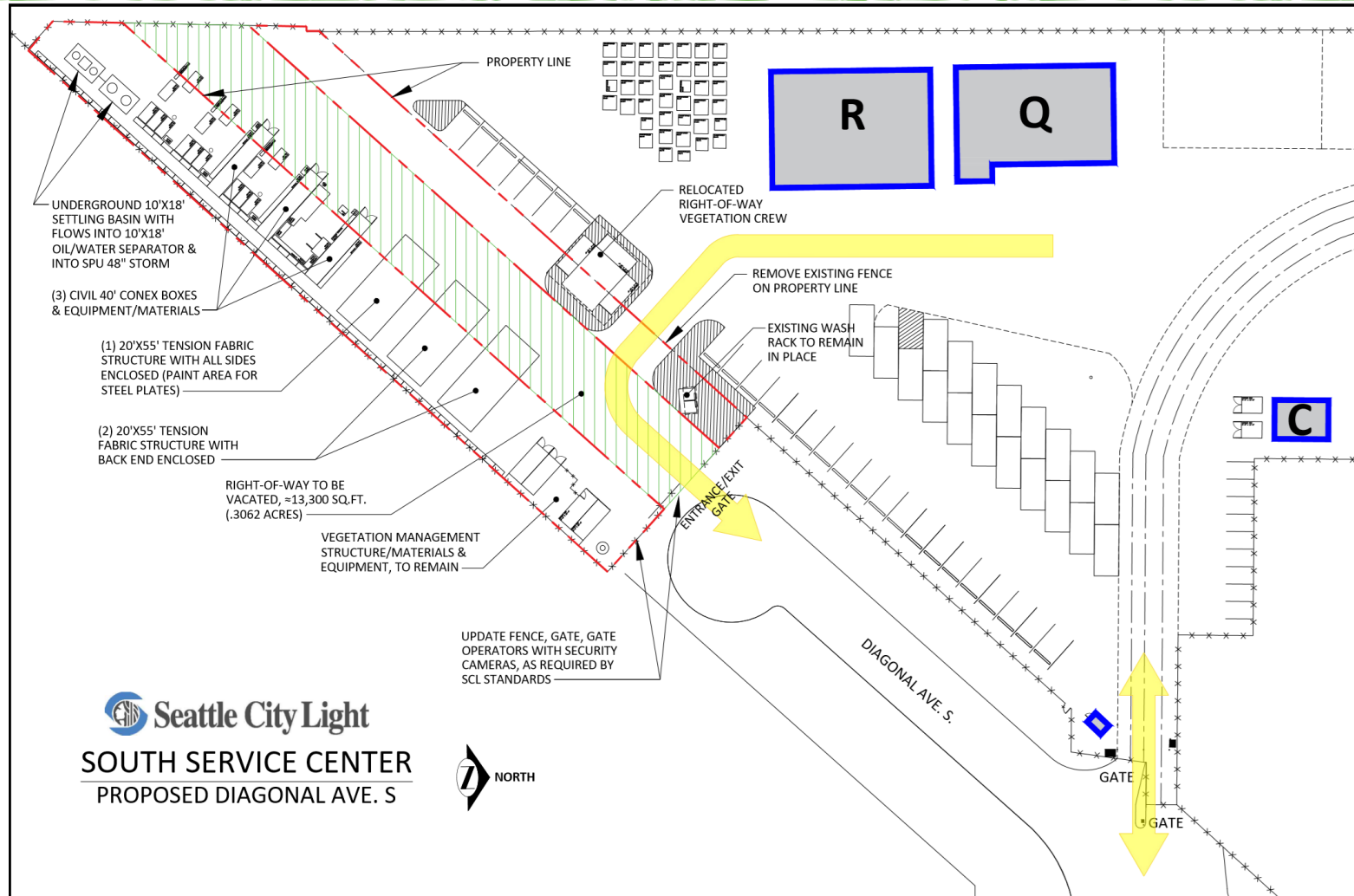
1. Provide weather protection to stored materials and equipment.
2. Reduce flooding and freezing during heavy rain.
3. Improve stormwater runoff quality into the Duwamish River.
4. Improve site security.
5. Allow the use of the property more efficiently.
6. Integrate circulation with South Service Center yard.
7. Improve safe circulation for oversized vehicles.
8. Clean up of partial 1986 vacation.



Project Description: Actions

- Construct perimeter security fencing
- Construct underground stormwater treatment
- Regrade and resurface
- Install new security cameras and lighting
- Remove internal fencing
- Erect new temporary post-tension structures

Project Description, cont.

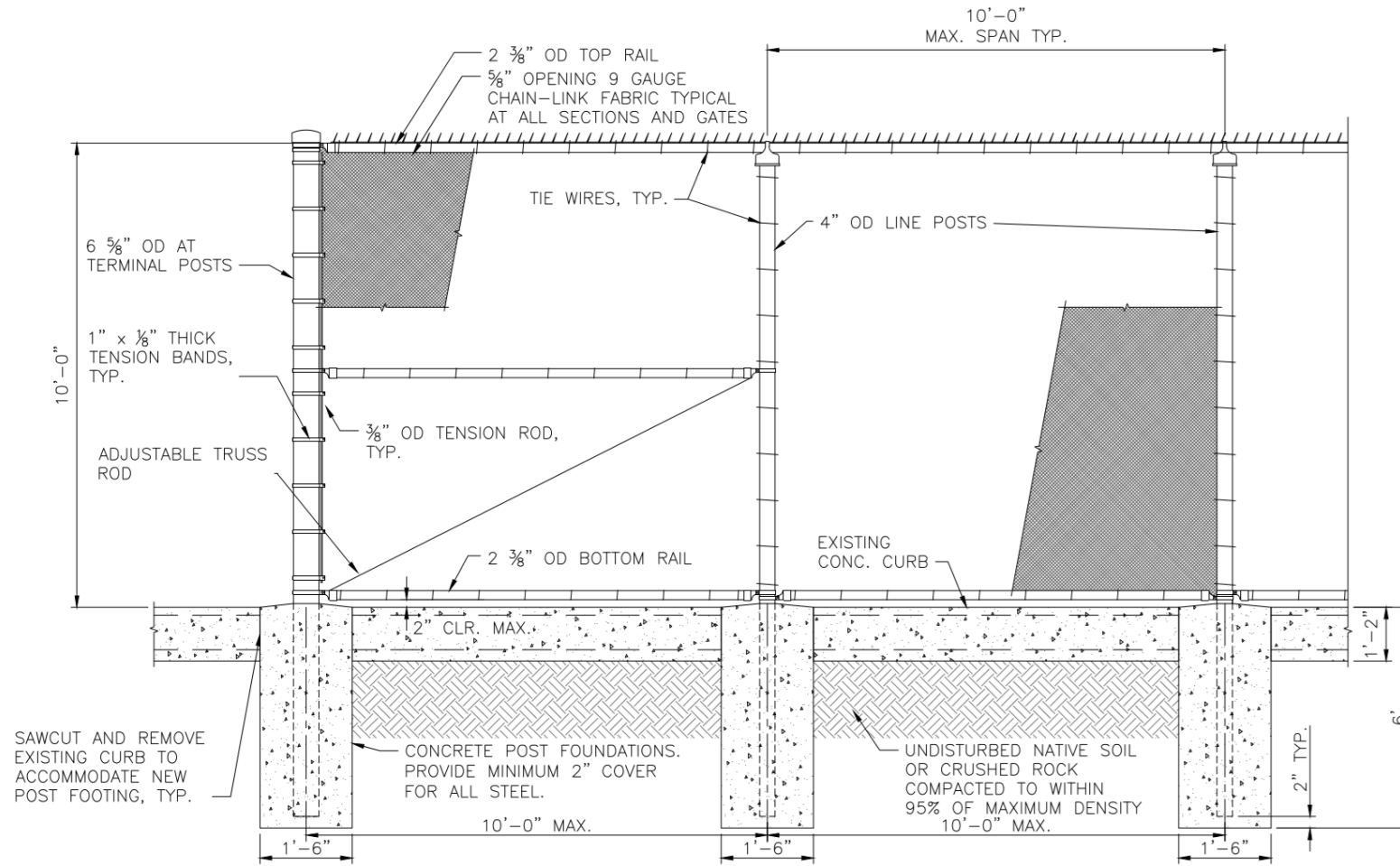




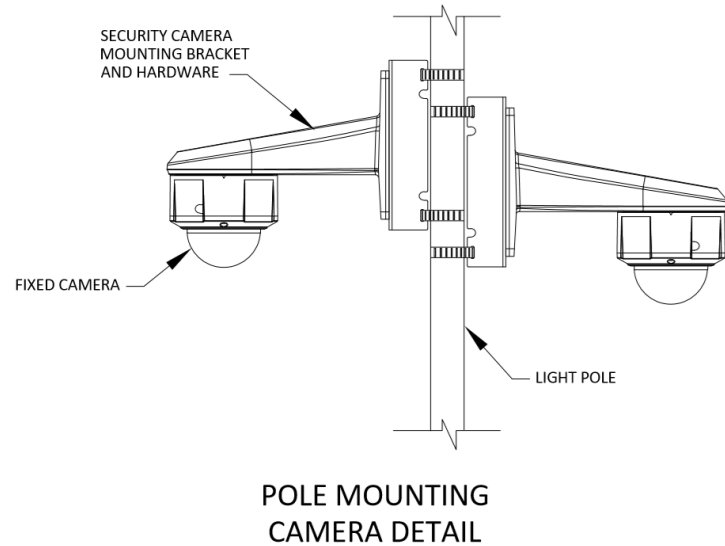
Project Description, cont. - fences



Project Description, cont. - fences



Project Description, cont.



SAMPLE SECURITY CAMERA
PICTURES

 **Seattle City Light**
SOUTH SERVICE CENTER
SECURITY CAMERAS

Project Description, cont. – temporary tension structure examples



Project Permits

- SDCI Master Use Permit
- Will include review from SPU
 - Surface water quality requirements
 - Connection to 48" storm drain
 - Discussions have started: will do MOU and PTOJ
- Street Improvement Permit not required (no part of the project is in the public ROW)
- SIP and other permits required for Public Benefit Flume portion



Project Timeline and Cost

- Timeline
 - City Council approval of vacation and transfer of public benefit property to SPR & SDOT – 4Q 2020 – 1Q 2021
 - Diagonal Ave S improvements – 2021
 - Improvements to Flume property constructed
 - SPR portion 2Q 2021 – 1Q 2022
 - SDOT portion 1Q 2022 – 1Q 2023
- SCL Diagonal Ave improvements estimated to cost \$1.5 M

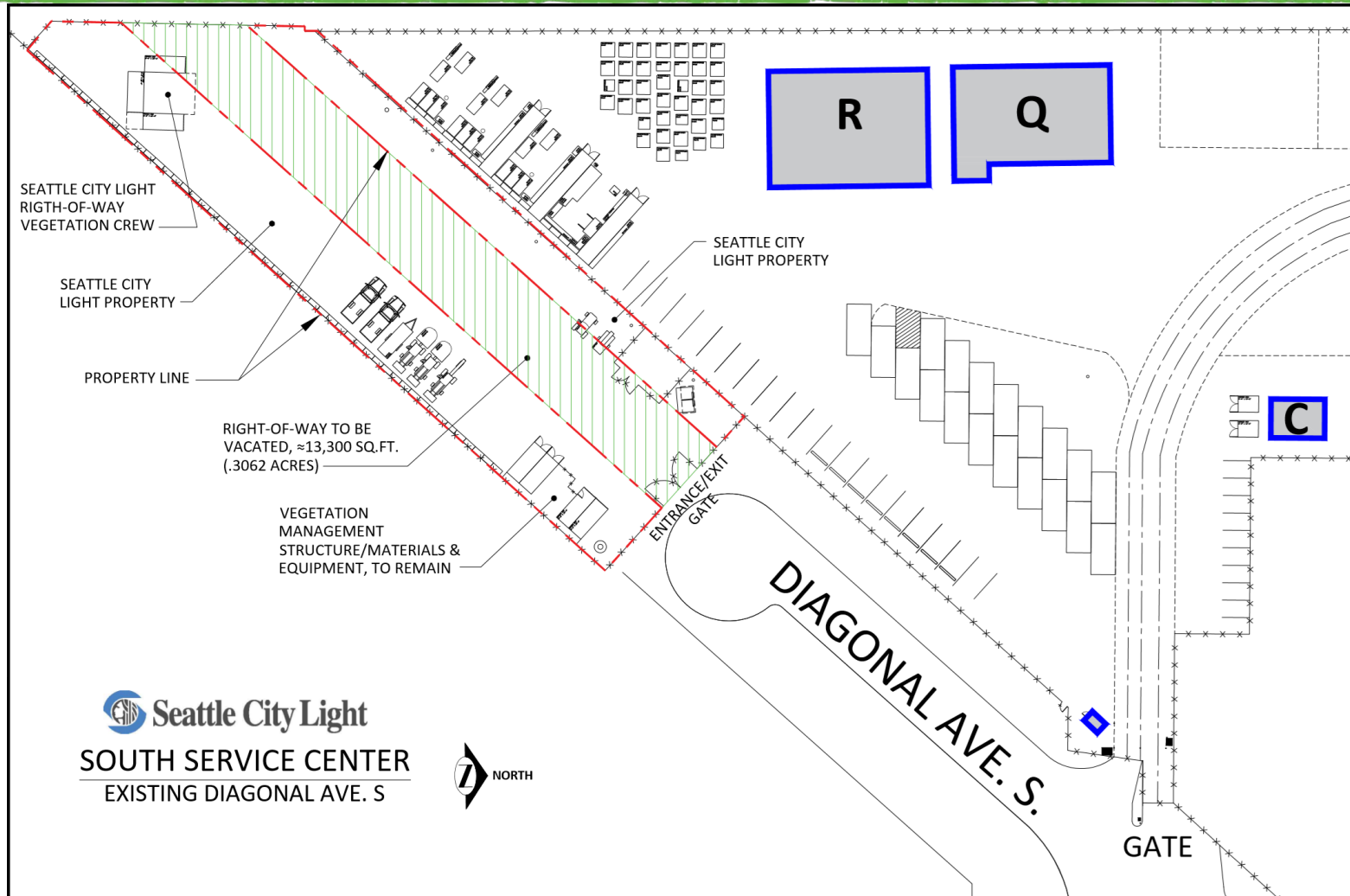


No-Vacation Alternative

- South Service Center fully programmed
- No improvements to Diagonal Ave S property
 - Difficult, inefficient access
 - Continued poor security
 - Uneven pavement and poor drainage
 - Continued water quality problems
- No open space public benefit in Georgetown



No-Vacation Alternative, cont.



Community Engagement

Spring/Summer 2019

- Department of Neighborhoods approved plan per new requirements and accepted results
- Mass mailing to 2,614 residential and commercial addresses in SODO and Georgetown
- Website and flyers in multiple languages
- Door to door outreach
- Hosted 2 public meetings
- Met with 3 local groups and 4 leaders
- Presented at 2 local meetings



Community Engagement

Spring/Summer 2019, cont.

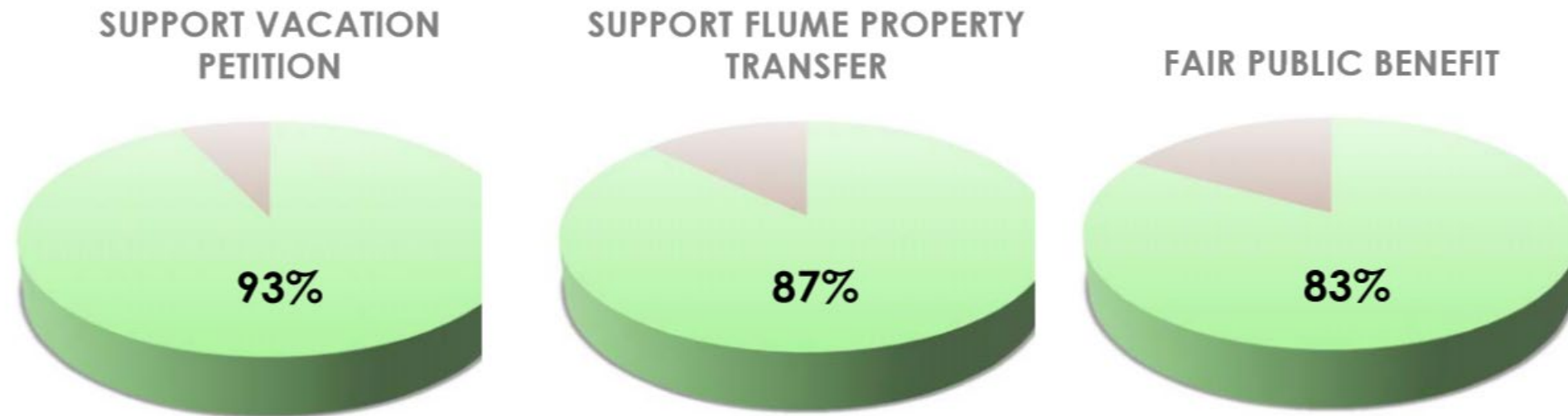
- Emails to local organizations and their email lists (approx. 800 contacts)
- Social media/hotline
- Project email list serve
- Results:
 - Support for vacation
 - Support for Public Benefit for transfer of Flume for Off-Leash Area and/or bike/ped trail segment
 - A few SODO comments for additional public benefit in SODO



Community Engagement

Spring/Summer 2019, cont.

SCL survey results



Community Engagement

SDC Pre-Petition Review – Community Comments

- Georgetown Community Council Open Space Committee representatives supported vacation and use of Flume property for public open space as Off-Leash Area and trail segment
- Expressed support for trees as well
- Activation of the site is expected to reduce nuisances and crime
- Community's own survey confirmed support
- In response SCL/SPR/SDOT have improved the project with trees, water to the site and lighting



Community Engagement

Recent and Future Activities

- SCL/SPR/SDOT briefed Georgetown Community Council Open Space Committee/Seattle Parks Foundation remotely on June 22, and promoted this with post cards. Results:
 - Continuing support for the public benefit proposal
 - Preference to avoid large gravel
 - Suggestions for possible future improvements such as additional lighting, early installation of trees and sidewalk improvements
- SPR survey underway, closing July 9.

Public Trust Analysis

Circulation and Access

- Vacation is at the end of the street, dead-ends at railroad, and is fenced from public use by permit
- Vacation would have no negative impacts on vehicular, bicycle or pedestrian circulation
- No increase in traffic volume
- Circulation onto remaining part of Diagonal Ave S will be unaffected
- SCL access to its yard will be more efficient
- No negative impact on any other access in the area



Utilities

- SPU owns a 30” sanitary line, a 132” storm drain, and a 48” storm drain at depths of 8 to 11 ft.
- Access to these assets will be guaranteed by partial transfer of jurisdiction (“easement”) or similar instrument
- No permanent structures will be built above them.
- On site surface water treatment facilities will be connected to 48” storm drain
- SPU to review treatment and connection to storm drain
- Initial coordination with SPU has occurred



Free Speech and Public Assembly

- Vacation site and immediately adjacent SCL properties are a fenced yard without access for free speech activities or public assembly
- Remaining Diagonal Ave S, and nearby 4th Ave S and S Industrial Way are available for these activities
- Flume property being proposed as public benefit is well suited for these activities



Open Space

- Immediate area is industrial
- No use made for play or recreation
- Not an area of neighborhood focus or activity
- Street segment not identified or designated as open space
- Public benefit property (Flume) more suitable for open space

Light and Air

- No impact on light and air enjoyed by neighboring properties
- Will create no shadows on surrounding property
- No public spaces that will be impacted in any way

Views

- Vacation site is level land of low elevation
- Industrial area surrounded by commercial and industrial properties and railroad tracks
- No mountain, water, or urban views, no designated view corridors
- Overall, no view impacts

Land Use and Urban Form

- Vacation site and immediate area are part of a manufacturing/industrial center, and use will remain industrial
- Use of the property and size, scale and character of development will not change
- Site has been closed to public access for many years
- No transportation impacts are anticipated



Sustainability Analysis

- Diagonal vacation site:
 - Surface water treatment improvements and covers over material stockpiles will improve quality of discharge to the Duwamish River
- Public benefit (Flume) site:
 - Additional trees (positive climate-related item)
 - Improvements to existing bioswale
 - Off-leash area in under-served neighborhood will reduce vehicle travel to other areas of the city (positive climate-related item)
 - Trail segment will help reduce vehicle use (positive climate-related item)



Equity Analysis

- Public benefit (Flume) project:
 - Duwamish Valley is historically underserved with disproportionate representation of low income and communities of color
 - Project provides open space/recreational benefit to these underserved communities
 - Project included in Duwamish Valley Action Plan
 - Trail segment and Off-Leash Area are an appropriate component of the mitigation of traffic impacts to South Park/Georgetown from the closure of the West Seattle Bridge



Other Considerations

- Transitioning from a permit to a vacation will enable SCL's investment in site improvements
- Provision of property is an allowable public benefit

Public Benefit – Progress Report



Flume Project – OLA and Trail Segment

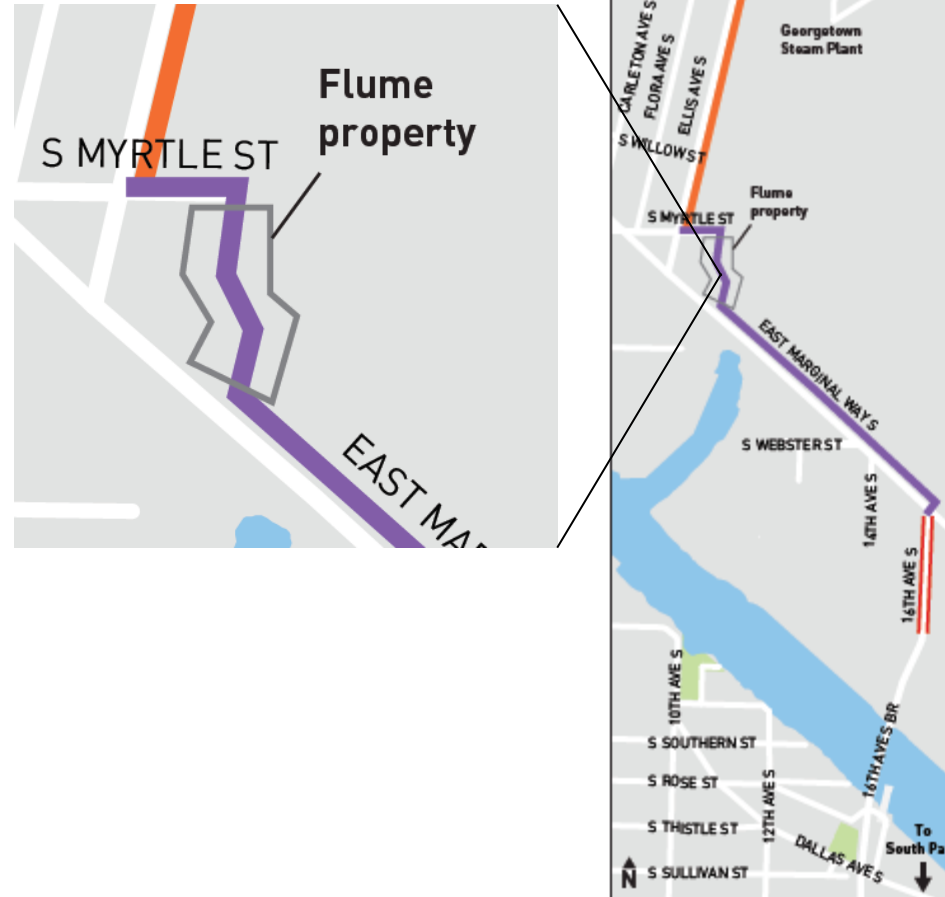


Flume Project – OLA and Trail Segment, cont.



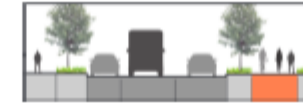
Georgetown to South Park Trail and the Flume

- New shared use path connecting the Georgetown and South Park communities.



Georgetown Connection

— Ellis, Albro, 13th: A walking/biking path on Ellis Ave S, S Albro Pl, and 13th Ave S



Existing: S Albro St

Existing: 13th Ave S

E Marginal Way S Connection

— North side: A walking/biking path or protected bike lane on the north side of E Marginal Way



Existing: E Marginal Way S

South Park Connection

— 16th Ave S: One-way protected bike lanes on both sides of 16th Ave S leading to the South Park bridge



Existing: 16th Ave S (north of South Park Bridge)

Departmental Roles and Funding Status

- Seattle City Light will provide:
 - the property
 - the cost of grading and preparing the surface.
 - total value of this contribution = \$2,334,000 – all from identified sources



Departmental Roles and Funding Status, cont.

- Seattle Parks and Recreation will provide:
 - Off-Leash Area design
 - pavement removal and fencing
 - pedestrian circulation and water supply to the site
 - signage and waste receptacles
 - tree maintenance
 - onsite storm water management (shared with SDOT.)
 - total value of this contribution = \$585,000, with \$400,000 from identified sources and \$185,000 whose source remains to be identified.

Departmental Roles and Funding Status, cont.

- SDOT will provide:
 - curbs and sidewalks on S. Myrtle St and East Marginal Way S
 - paving and marking for trail
 - electric power to the site and pedestrian lighting
 - 20 trees for the Off-Leash Area
 - onsite storm water management (shared with Parks)
 - total value of this contribution = \$1,638,000 which SDOT will seek from the City Council and/or a possible State grant.

Diagonal Ave S Street Vacation

Jenny A. Durkan
Mayor

Samuel Assefa
Director, OPCD

Brianna Holan, Acting Chair

Justin Clark

Mark Johnson

Rick Krochalis

Amalia Leighton

Vinita Sidhu

Lucas Whitesell

Elaine Wine

Michael Jenkins
Director

Valerie Kinast
Strategic Advisor

Aaron Hursey
Planner

Juliet Acevedo
Administrative Staff

**Office of Planning and
Community Development
Seattle City Hall**
600 4th Avenue, 5th Floor
Seattle, WA 98124

TEL 206-684-0435
FAX 206-233-2784
seattle.gov/designcommission

Commissioners Present

Justin Clark, Acting Chair
Mark Johnson
Rick Krochalis
Vinita Sidhu
Lucas Whitesell
Elaine Wine

Commissioners Excused

Brianna Holan
Amalia Leighton

Non-voting Commissioners Present

Elizabeth Conner

Non-voting Commissioners Absent

Azzurra Cox

Project Description

Seattle City Light (SCL) is petitioning to vacate a segment of Diagonal Ave S between 4th Ave S and the BNSF railroad tracks in the SODO neighborhood. This segment is adjacent to SCL's South Service center and is currently used for storage under a previously approved street use permit. The project team is proposing to use the vacated ROW to make improvements to the existing South Service Center. The public benefit proposal includes providing additional open space within the Georgetown neighborhood that will integrate with the Georgetown to South Park Trail. The proposed project will be reviewed as both a Capital Improvement Program (CIP) project as well as a street vacation.

Meeting Summary

This was the Seattle Design Commission's (SDC) third review of the SCL Diagonal Ave S Street Vacation project. The purpose of this meeting was to review the concept design phase (60% design) for the Capital Improvement Program (CIP) project and the Public Benefit proposal for the vacation request. The SDC took two separate actions during today's meeting. The SDC approved, 6-0, the schematic design phase for the SCL Diagonal Ave S Street Vacation project and does not require any additional reviews. The SDC then approved, 6-0, the public benefit proposal for the SCL Diagonal Ave S Street Vacation project with several recommendations.

Recusals and Disclosures

Amalia Leighton Disclosed that her employer is working with SDOT on the South Park to Georgetown trail project

September 3, 2020

9:00 - 11:00 am

Project Type

Street Vacation & CIP

Phase

Public Benefit &

Schematic Design (60% design)

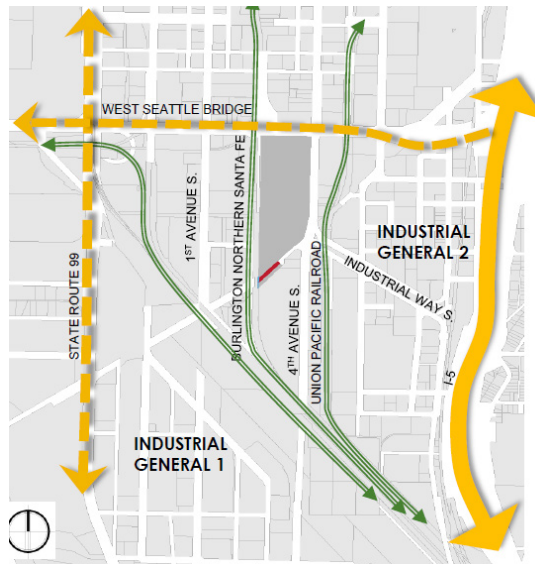
Previous Reviews[7/2/2020](#), [10/3/2019](#)**Presenters**David Bader
SPRTim Croll
SCLEmily Griffith
SPRRuth Meraz-Caron
SCLHallie O'Brien
SDOT**Attendees**Kim Baldwin
SPRBeverly Barnett
SDOTColin Campbell
SPRDavid Goldberg
OPCDKate Guenther
Meeting AttendeeDeloris Marks
SCLDanyal Lotfi
SPREd Pottharst
SPRHannah Rudin
Designing UpwardLish Whitson
LEG

Image 1: Project location (highlighted in dark gray & red on left and blue & red on right)

Summary of Presentation

Tim Croll, of SCL, Hallie O'Brien, of SDOT, and David Bader and Emily Griffith, of SPR presented the Schematic design and public benefit phase of the SCL Diagonal Ave S Street Vacation project. The project team first presented the capital improvements design for the South Service Center site where the ROW will be vacated (*see image 1*). The team discussed how the proposal meets the City's vacation policies. This includes the fact that the vacation creates efficiencies for ratepayers. The loss of the vacated ROW creates no impact to the street grid or utilities. The scale of the public benefit is large in relationship to the ROW being vacated, in size of property and development funds.

The team then presented the public benefit proposal. The team explained the scope and budget of the project need to provide land and to develop the flume site in Georgetown into community amenity. The site was previously identified in several community plans and included several overarching goals and visions for how the community wanted the project site to develop (*see image 2*). The development will include major design elements such as a trail and off leash dog area are proposed (*see image 3*). The trail will provide a connection between the Georgetown and South Park neighborhoods, increasing access to amenities in each neighborhood for community members SCL will provide \$3.8 mil of \$4.6 total cost. SDOT and SPR will each provide \$400,000.

Agency Comments

Beverly Barnett, SDOT, is pleased with how the public benefit proposal has advanced. Beverly recognized the projects need to balance benefits provided for SCL and the public and then stated that SCL has stepped up their obligation to the community. Beverly also mentioned that this was a low impact vacation request and that the project team had gone beyond what should be provided minimally as the public benefit proposal. Beverly stated the interdepartmental project team consulted with the community to identify the flume site, which had also been identified in several community plans, for the public benefit. Beverly then mentioned that SCL is providing lighting on the Flume site, which should address safety issues that were raised by community. Beverly also stated that the approval of public benefits should be done at the same time the vacation is granted and that the public benefit should be developed as a space that is safe and usable immediately, even without additional add-ons that might be provided at a later date. Beverly then stated there is still a need for the funding sources and timing of the flume work to be clarified.

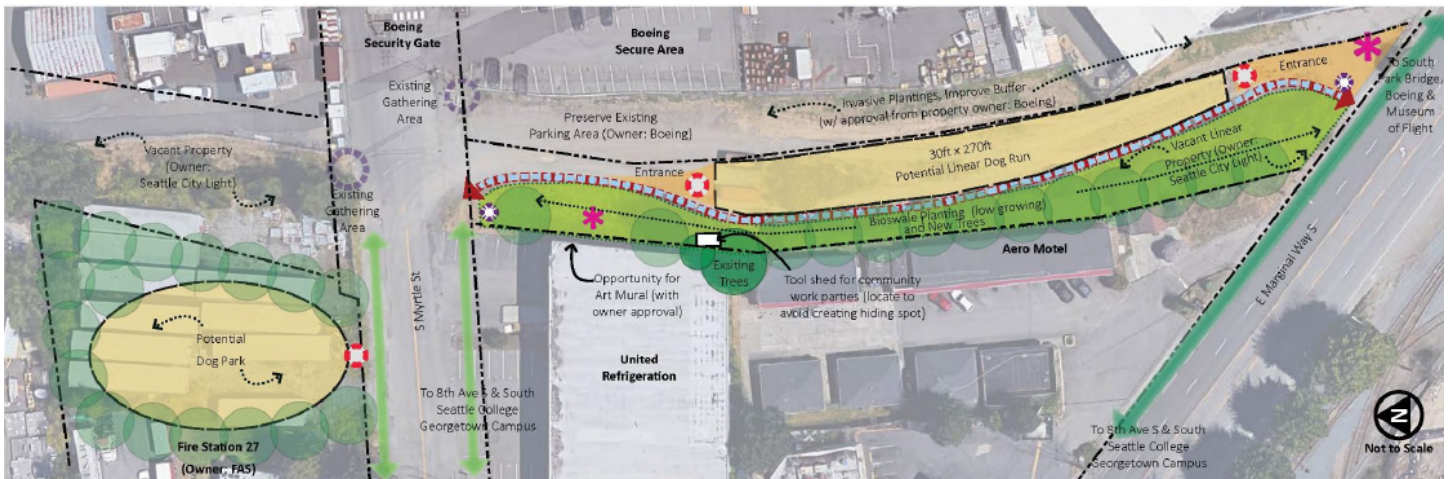


Image 2: Proposed design concept from Georgetown Open Space Vision Framework

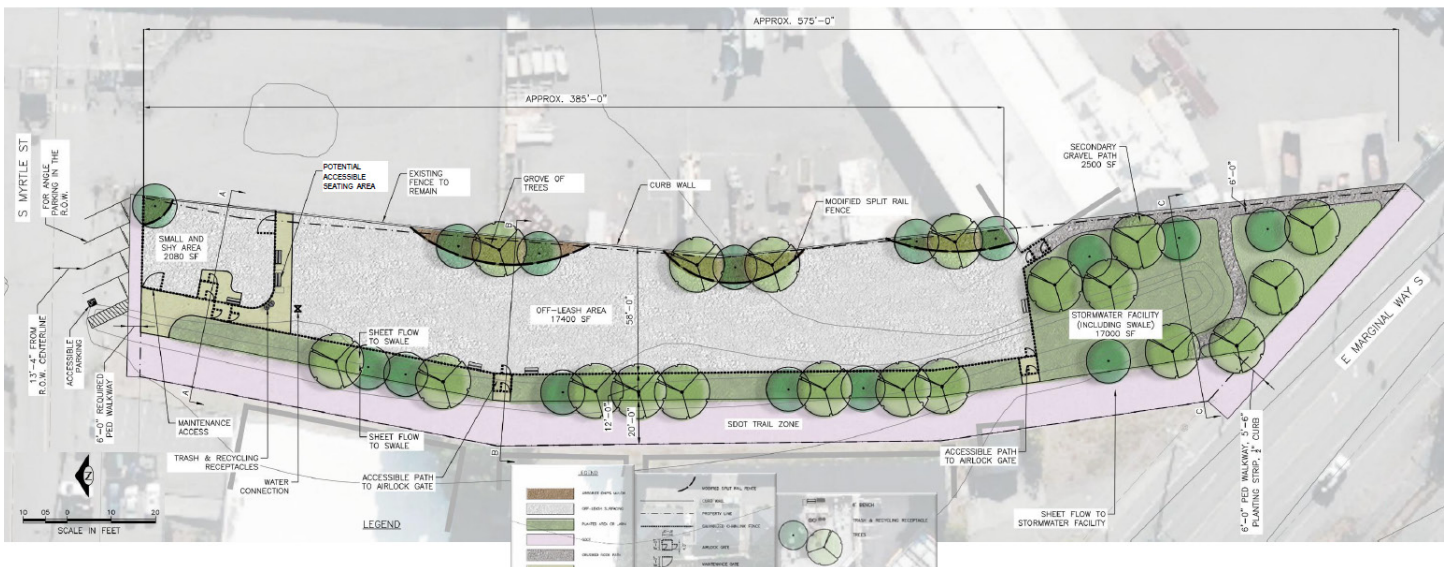


Image 3: Proposed design concept

David Goldberg, OPCD, commented that he worked with the community and with the partner departments. David applauded the interdepartmental project team, SCL, SDOT, and SPR, for partnering to make this project happen. David also acknowledged the support of community members and organizations who were instrumental in developing this project as well.

Public Comments

None

Summary of Discussion

The Commission organized its discussion around the following issues:

- Schematic design proposal
- Public benefit proposal

Schematic design proposal

The SDC first discussed the Schematic Design of the CIP project. Commissioners agreed that the schematic design proposal for the CIP portion of the project was straightforward and provided no recommendations. The Commission then stated that it was not necessary to review the CIP portion of the project again during the Design Development Phase.

Public benefit proposal

The SDC found the overall advancement of the design very positive. The Commission then stated the need to

see further advancement to be sure that the various project elements were advancing well together and that amenities that were considered as optional would be provided. The SDC then conditioned that a project team return for a subcommittee once the design has been advanced. The presentation should include information on what is fully funded and how the following aspects of the design have been addressed:

1. Accessibility
2. Site furniture and dog park elements such as water, the fixing zone, and the kiosk
3. Planting plans
4. The stormwater and sustainability approach, and its place in the Duwamish watershed

Commissioners commended the project team for their inter-agency and interdepartmental collaboration. They were glad that the City provided planning in this underserved neighborhood, which this project could help advance.

While the Commission acknowledged the positive development of the overall design, commissioners were concerned with the limited details provided for specific design elements such as swales, gate width, and seating opportunities and recommended the project team continue developing these elements. Commissioners also recommended the project team develop a planting palette that would tie into the overarching sustainability and stormwater design concept.

Commissioners then recommended the team consider coordination with DON to bring an artist onto the team to work with the community. Commissioners stated that art would go a long way in making this a space people would be drawn to and enjoy.

The Commission also suggested that the project team continue to think about who will benefit from the public improvements and to make sure that they have a voice as the design develops.

The SDC agreed that the public benefit as proposed was commensurate with the ROW being given up with the vacation. that the Commission acknowledged that their decision was based on SCL's ability to provide full funding for the public benefit. Without their commitment to fully fund the public benefit proposal, it would have been difficult to provide the level of assurance needed that the public would truly receive the new trail and off leash amenities.

Action

The Commission thanked the project team for their presentation of the concept design for the South Park Plaza project. Overall, the Commission appreciated the context provided to highlight historical and ongoing challenges within the neighborhood. Commissioners also appreciated the project's goal of providing connectivity between Duwamish River and South Park Business area and that the project team has already provided opportunities for activation and programming on the project site. The SDC voted, 7-0, to approve the concept design for the South Park Plaza project with the following recommendations:

The Commission thanked the project team for their schematic design and public benefit proposal presentation for the SCL Diagonal Ave S Street Vacation and CIP project. Overall, the SDC appreciated the collaboration between City departments as well as the ability for SCL to provide full funding for the development of the flume site as a cohesive open space and mobility amenity for the community. The Commission also appreciated the project team's coordination with City departments and neighborhood organizations to plan and identify a public benefit that aligns with the Georgetown Open Space Vision Framework.

The Commission took two separate actions during today's meeting. The first action was taken for the schematic design for the SCL Diagonal Ave S Street Vacation & CIP project. A second action was taken for the public benefit proposal for the Street Vacation component of the project.

The SDC thanked the project team for their schematic design presentation of the SCL Diagonal Ave S Street Vacation project. With a vote of 6 to 0 the SDC approved the Schematic Design of the Diagonal Ave S CIP. The project does not require another CIP review.

With a vote of 6 to 0 the Design Commission then voted to approve the Public Benefit phase of the Diagonal

Ave S street vacation with the following condition:

1. Provide a presentation to a subcommittee of the SDC once the design has been advanced. The presentation should include information on what is fully funded and how the following aspects of the design have been addressed:
 - a. Accessibility
 - b. Site furniture and dog park elements such as water, the fixing zone, and the kiosk
 - c. Planting plans
 - d. The stormwater and sustainability approach, and its place in the Duwamish watershed

The Commission also provided the following recommendations:

1. Continue to consider accessibility as the design advances.
2. Consider providing art, and involving the community in a holistic way.
3. Continue to consider who is being impacted and reach out to them intentionally.
4. Strongly consider additional seating opportunities to encourage community members to gather and spend time in the space.
5. Consider increasing the width of the gate.
6. Green infrastructure is especially important at the south end of the site in relation to the Duwamish river.
7. We encourage partnerships with Duwamish river related organizations.

The approval of the vacation is completed in two phases and this is the final review. With this approval the SDC agrees to move the vacation forward to the City Council for their approval.

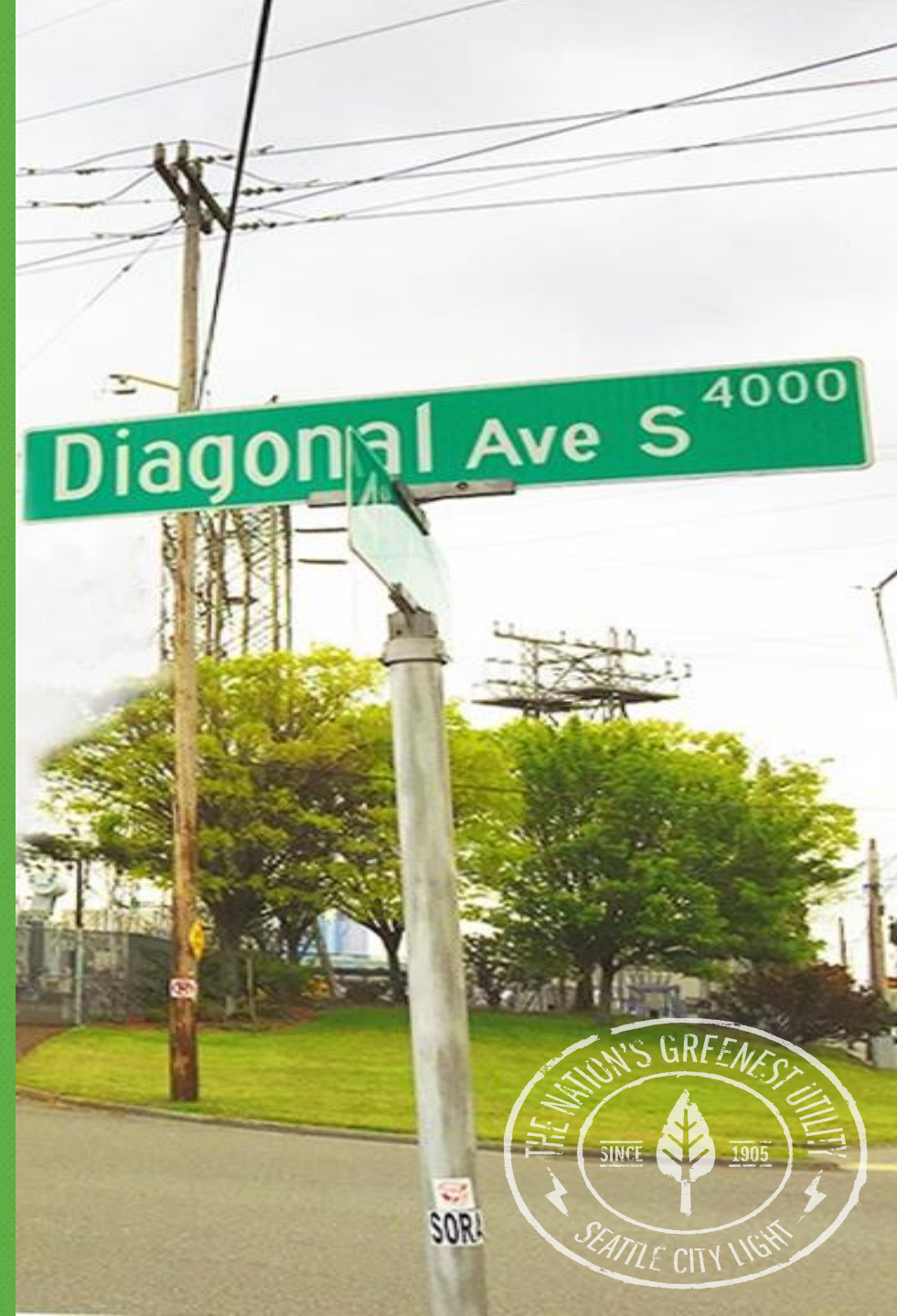


Seattle City Light

STREET VACATION PETITION DIAGONAL AVENUE SOUTH

SDC Public Benefit Review

September 3, 2020



Public Trust Review 07/02/2020

Actions

- Approved CIP concept design
- Approved the public trust analysis phase

Recommendations:

- Document community engagement, including demographics
 - *Full community engagement report submitted in vacation petition, including demographics of survey respondents*
- Show how community issues have been addressed
 - *Flume project includes both off-leash area and trail*
 - *Trees and domestic water added to the site*

Recommendations, con't:

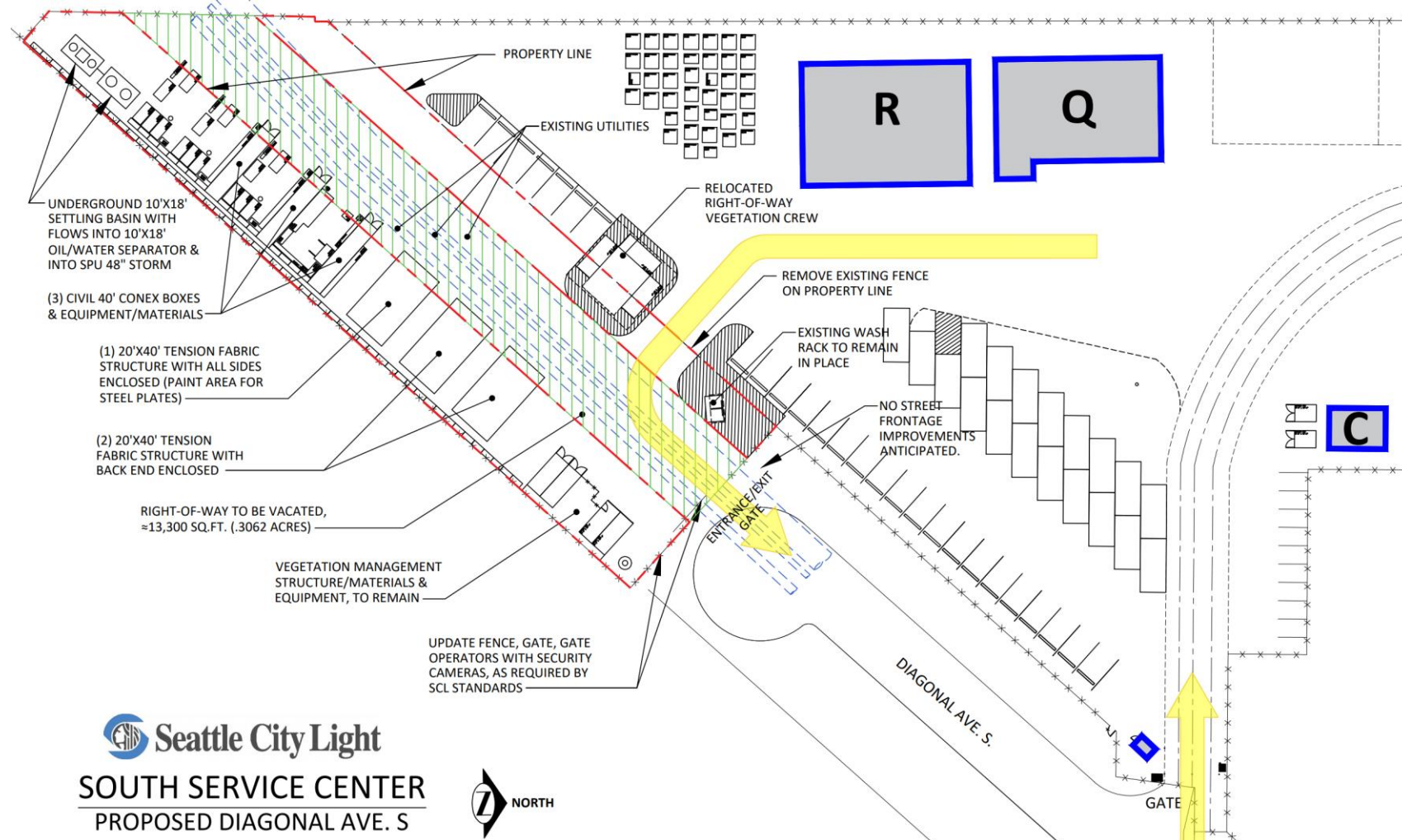
- Further explanation of public benefit project's funding commitment by participating departments, including the any necessary phasing of funding and construction
 - *Essential components of useable and safe project now have 100% committed funds – more detail further in presentation*
- Consider additional screening on eastern edge of project site
 - *Response further in the presentation*

Vacation Site Update

Recap of scope of project @ Diagonal Ave vacation site

- Project is modest, approx. \$1.5 M
- No significant change in use
- No through traffic possible on portion to be vacated
- No permanent structures on vacated portion

Project Description, cont.



Project Description, cont. – temporary tension structure examples



Public Benefit

Overview

- Public benefit is off-site in Georgetown, rather than at vacation site, increasing value to the community
- Goal is to create off-leash area (OLA) and a segment of a bicycle/pedestrian trail in underserved area

Components

- OLA
 - 19,000 + sq ft with pedestrian access
 - domestic water to site
- Trail
 - paved pedestrian and bicycle trail
 - street improvements
- Components benefitting both OLA and trail
 - Dedication of 46,338 sq ft of property
 - Site prep, stormwater treatment and lighting

Investment of resources

Component	Cost Share (\$k)			
	SPR	SDOT	SCL	Total
Site prep			480	480
OLA, incl. ped. access, water & ½ stormwater	400		185	585
Trail, incl. street improve., lighting, trees & ½ stormwater		400	1,283	1,683
Total development costs	400	400	1,948	2,748
Property transfer			1,854	1,854
Grand total	400	400	3,802	4,602

Departmental Roles and Funding Status, cont.

- The entire project is fully funded without requiring additional Council appropriation or external grants.
- Additional future funds could support enhancements to the project.

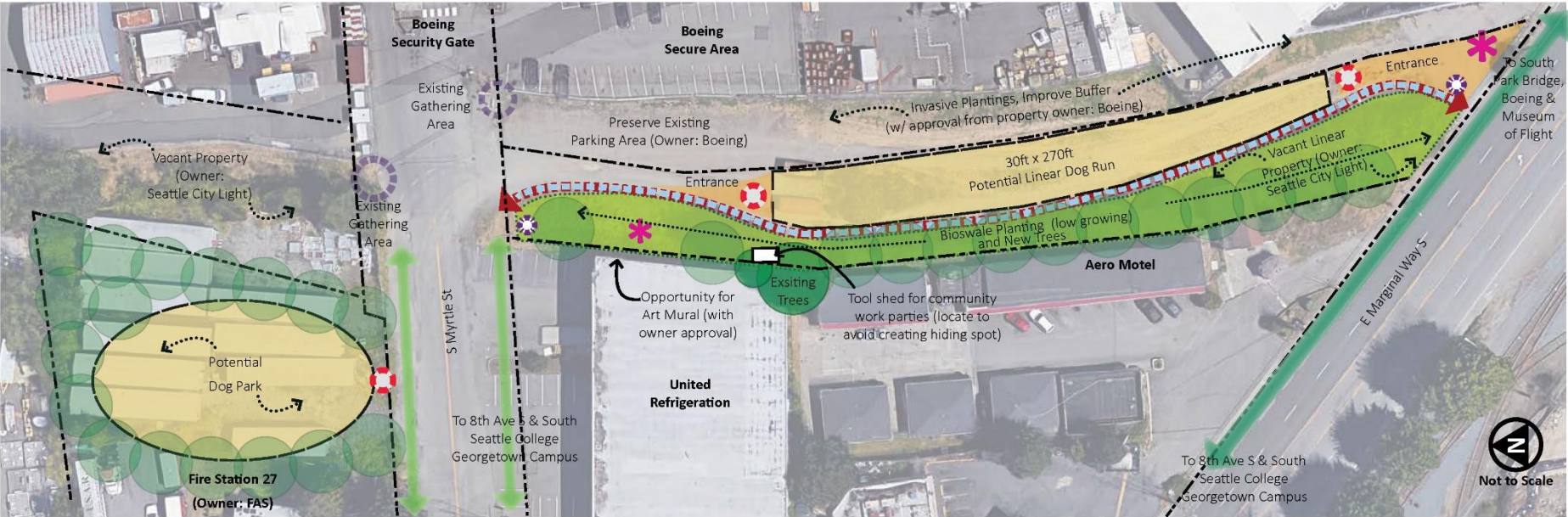
Georgetown Flume Site Design

Community Goals to be Met by Design

- Georgetown Open Space Vision Framework
- Duwamish Valley Action Plan
- Georgetown Mobility Study

Project Background

Georgetown Open Space Vision Framework



- A dog park or off-leash area is the most desired open space amenity among Georgetown residents, and these are some of the few parcels in Georgetown which are on undeveloped public land. The linear parcel between E. Marginal Way S. and S. Myrtle St is owned by Seattle City Light and the vacant lot adjacent to Fire Station 27 is mostly owned by FAS with a small portion under City Light ownership. Fence lines do not correspond to property lines, here. A portion of land that is contiguous with the City Light parcel which is owned by Boeing and could increase the size of the linear space substantially.
- Both spaces are currently underutilized. The linear space is subject to illegal dumping, and is used for unauthorized storage. The Aero Motel also

DESIGN NARRATIVE

- encroaches on the linear City Light property. Some community members report that it is used as a getaway route for criminal activity.
- Activation of this site could help improve safety. The natural swale along the western edge of the linear site is overgrown with invasive plants and could be replanted with new trees and converted to a bioswale. These efforts could contribute to stormwater management, increase tree canopy coverage, and create a buffer against surrounding industry. Plant species should be selected for habitat value; low-growing varieties are recommended to maintain sight lines across the parcel.
 - These priority sites can add entirely new open space for the neighborhood while providing a new small park and

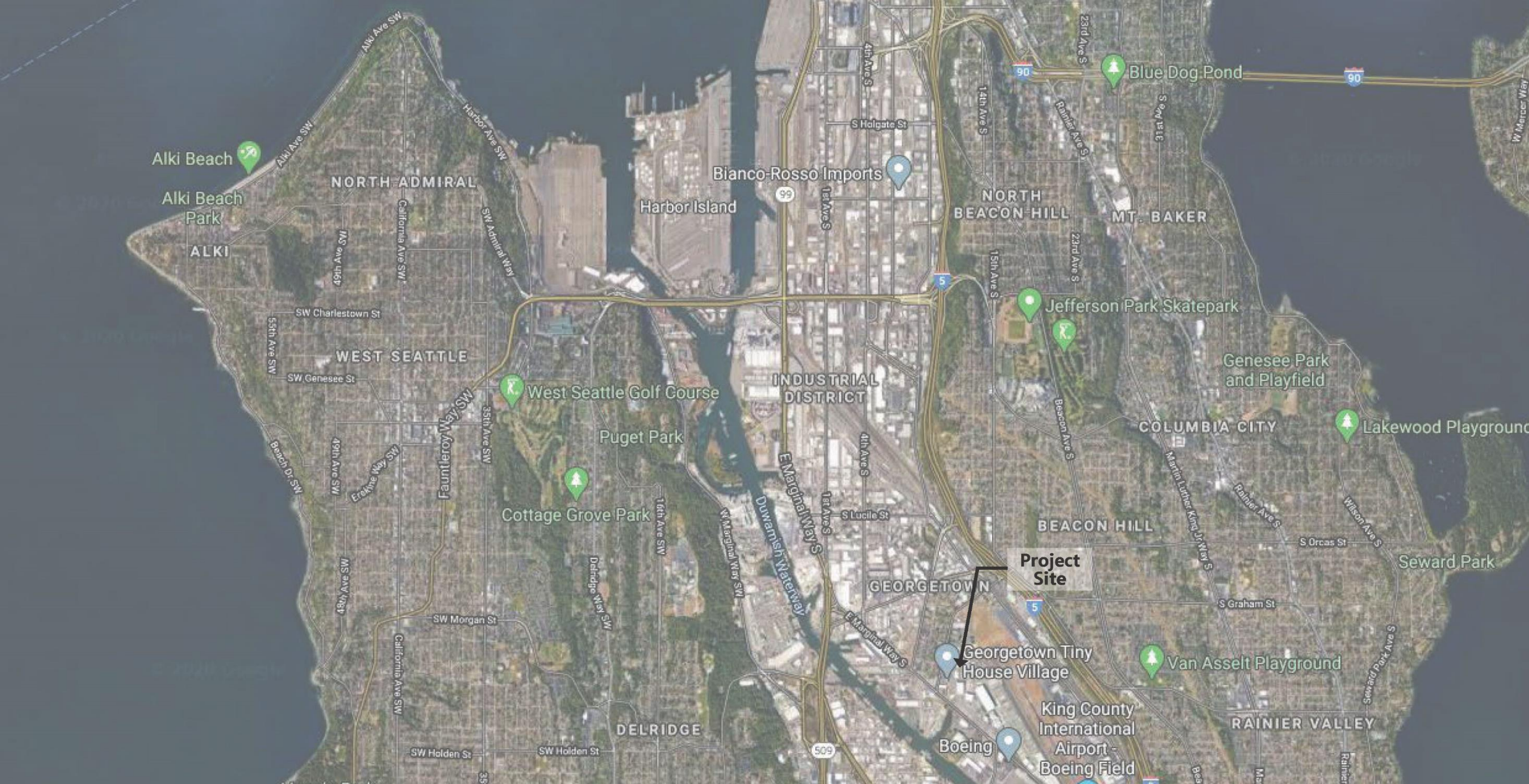
- connector for community members who live toward the south end of the residential core.
- The vacant property east of Fire Station 27 holds similar potential and was requested as a potential new site for a dog park, however, the property owner (FAS-Finance and Administrative Services) could not be reached to discuss feasibility.
 - One community member notes that this would provide “an off-street connector path for pedestrians and bicyclists traveling between South Park and Georgetown via E Marginal Way South. The history of the land and its connection to the Steam Plant Museum merits interpretation along the ‘River Walk.’”

LEGEND

- Potential Fenced Off-Leash Dog Area
- Low-growing Bioswale Planting (remove existing invasive species)
- Low-growing, Drought Tolerant Planting (remove existing invasive species/gravel)
- Gateway Art Piece
- Wayfinding Installation Opportunity
- Entrance
- Primary Improved Walking/Bike Route
- Secondary Improved Walking/Bike Route
- Interpretive “River Walk”
- Potential Multi-use Path

Community Outreach To Date

- City Light community engagement in summer of 2019
- Public Meeting 6/22/2020 & survey
- Design Commission Meeting 7/2/2020









Existing Site Looking South to E Marginal Way S



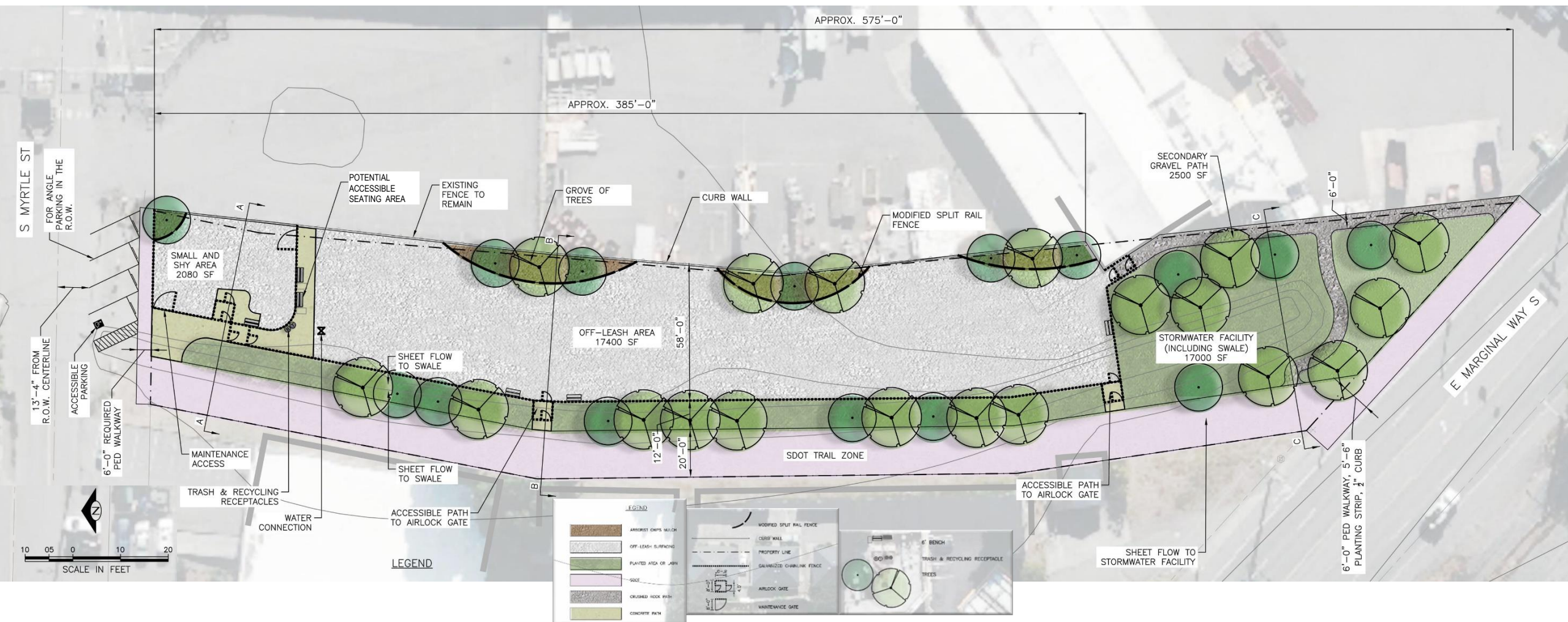
Existing Site Looking North to S Myrtle St



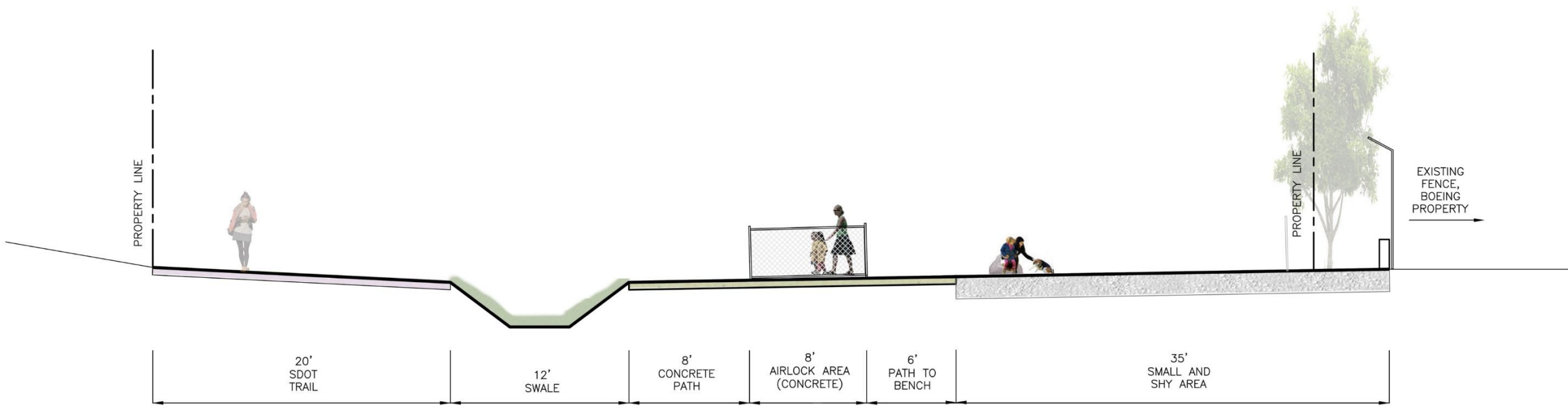
Existing Site Looking South to E Marginal Way S



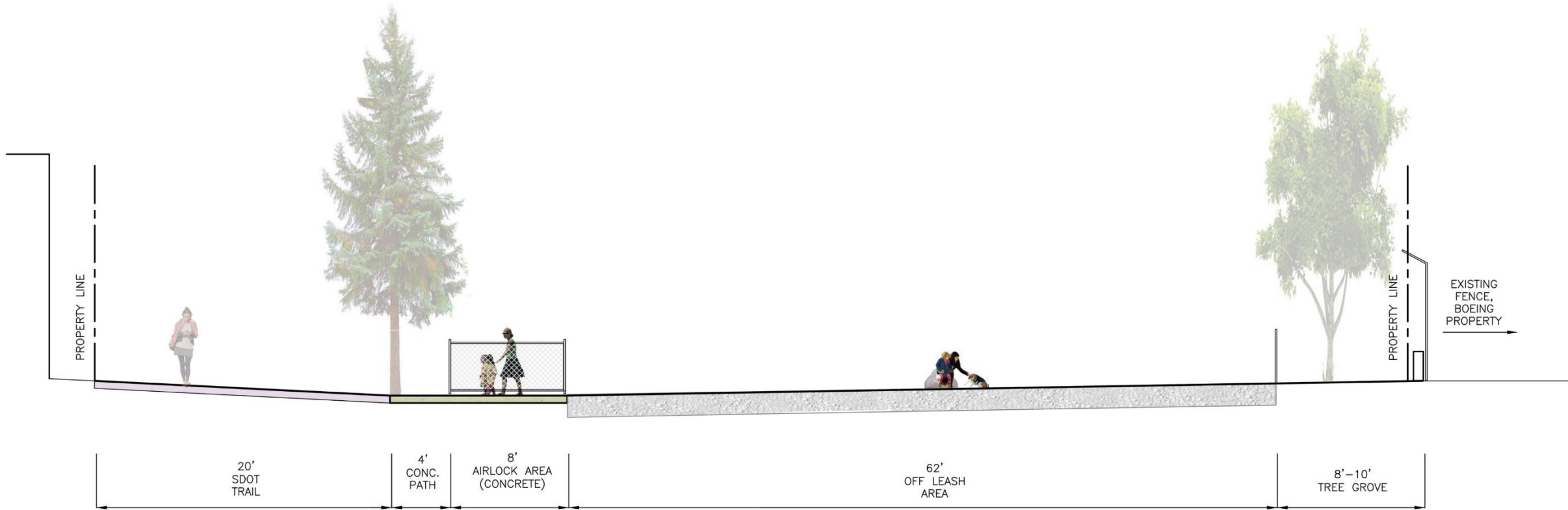
Site Plan



Section A: Small and Shy Area



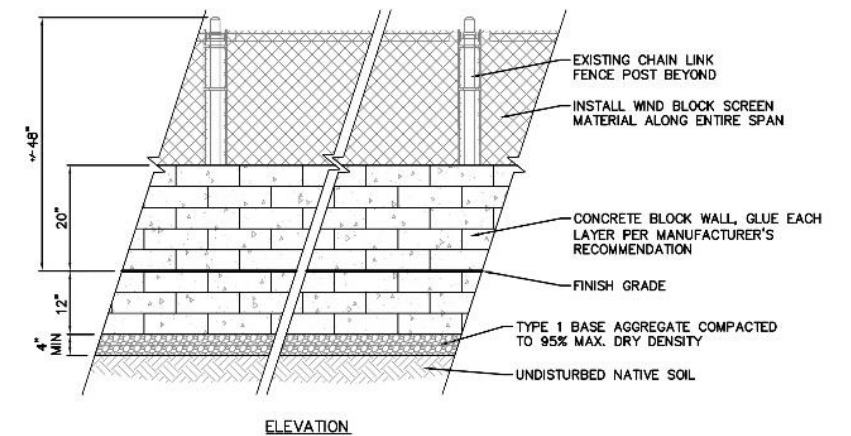
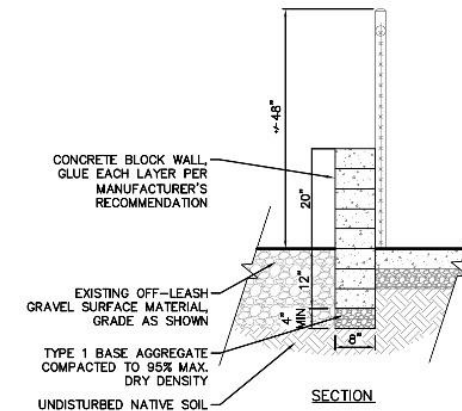
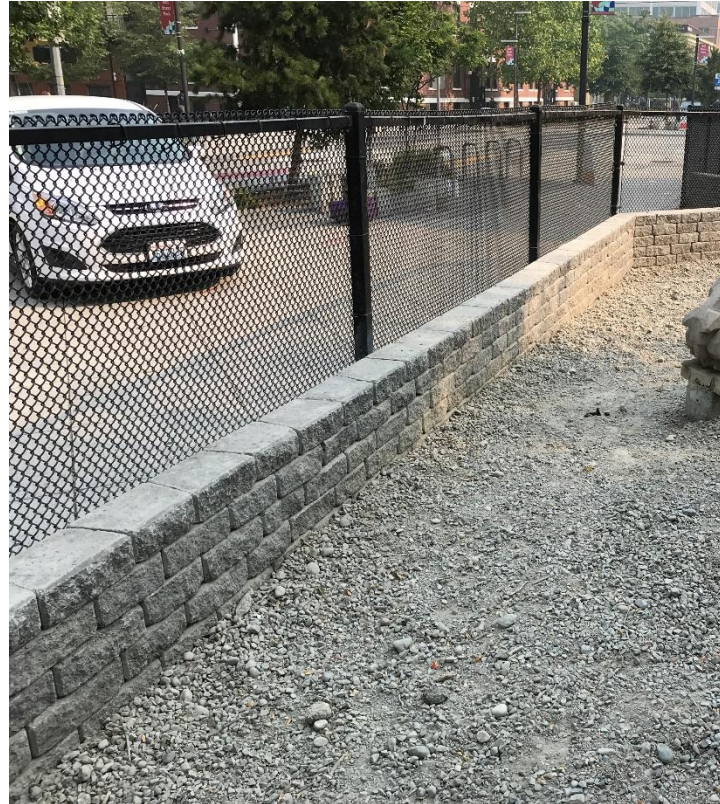
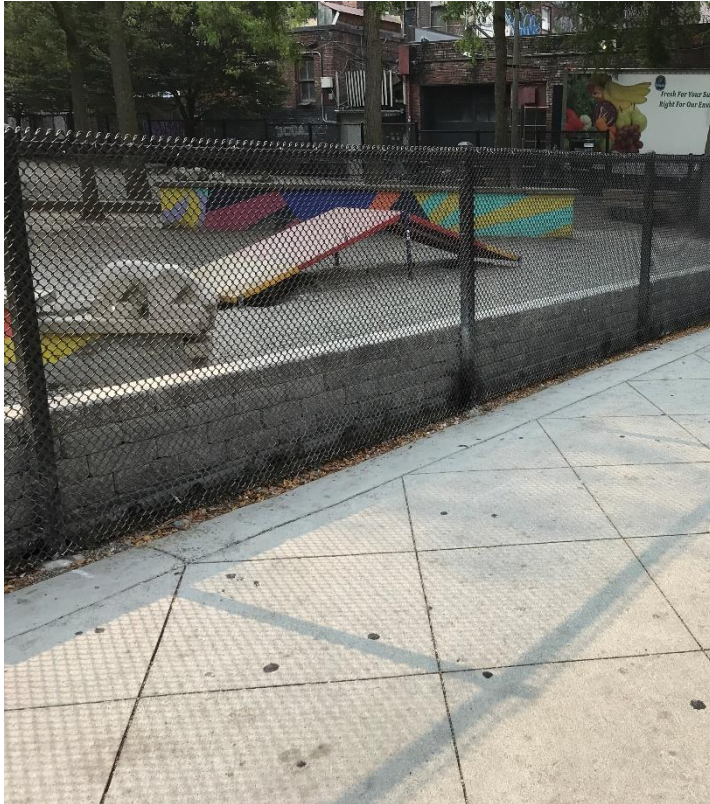
Section B: Off-Leash Area



Section C: Drainage Facility



Low Retaining Wall



Airlock Gates to OLA



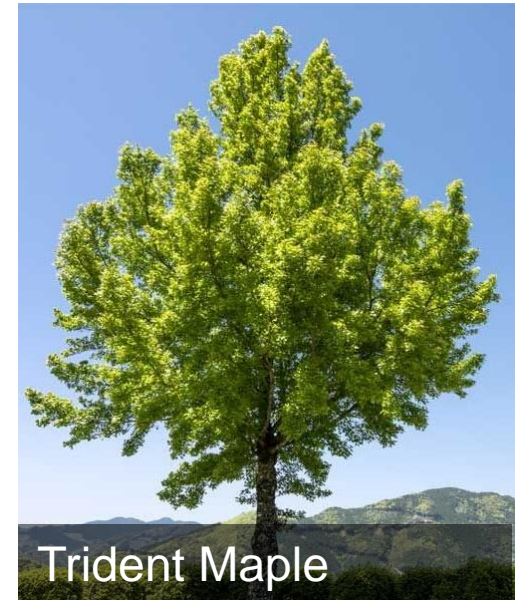
Potential Site Furniture



Swale



Potential Plant Palette



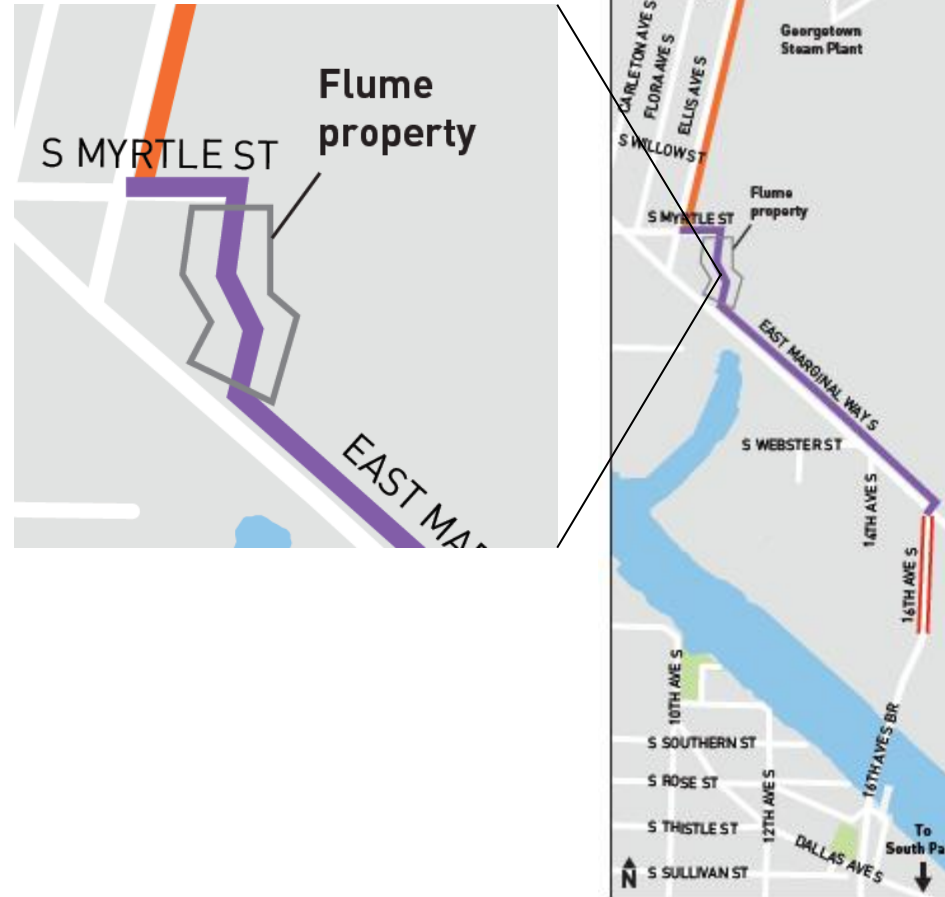
- Drought Tolerant & adaptable to harsh conditions
- Mix of deciduous & evergreen
- Provide shade
- Minimize maintenance (no fruit, pinecones, etc.)

OLA Cost Breakdown

- Total Cost: \$1,312,000
 - General Conditions & Demolition: \$360,000
 - Grading & Site Surfacing: \$175,000
 - Domestic Water: \$110,000
 - Bioretention: \$410,000
 - OLA: \$165,000
 - Planting & Irrigation: \$80,000
 - Signage & Waste Receptacles: \$12,000

Georgetown to South Park Trail and the Flume

- New shared use path connecting the Georgetown and South Park communities.
- Communities share Library and community center



Georgetown Connection

— Ellis, Albro, 13th: A walking/biking path on Ellis Ave S, S Albro Pl, and 13th Ave S



Existing: Ellis Ave S



Existing: S Albro St



Existing: 13th Ave S

E Marginal Way S Connection

— North side: A walking/biking path or protected bike lane on the north side of E Marginal Way



Existing: E Marginal Way S

South Park Connection

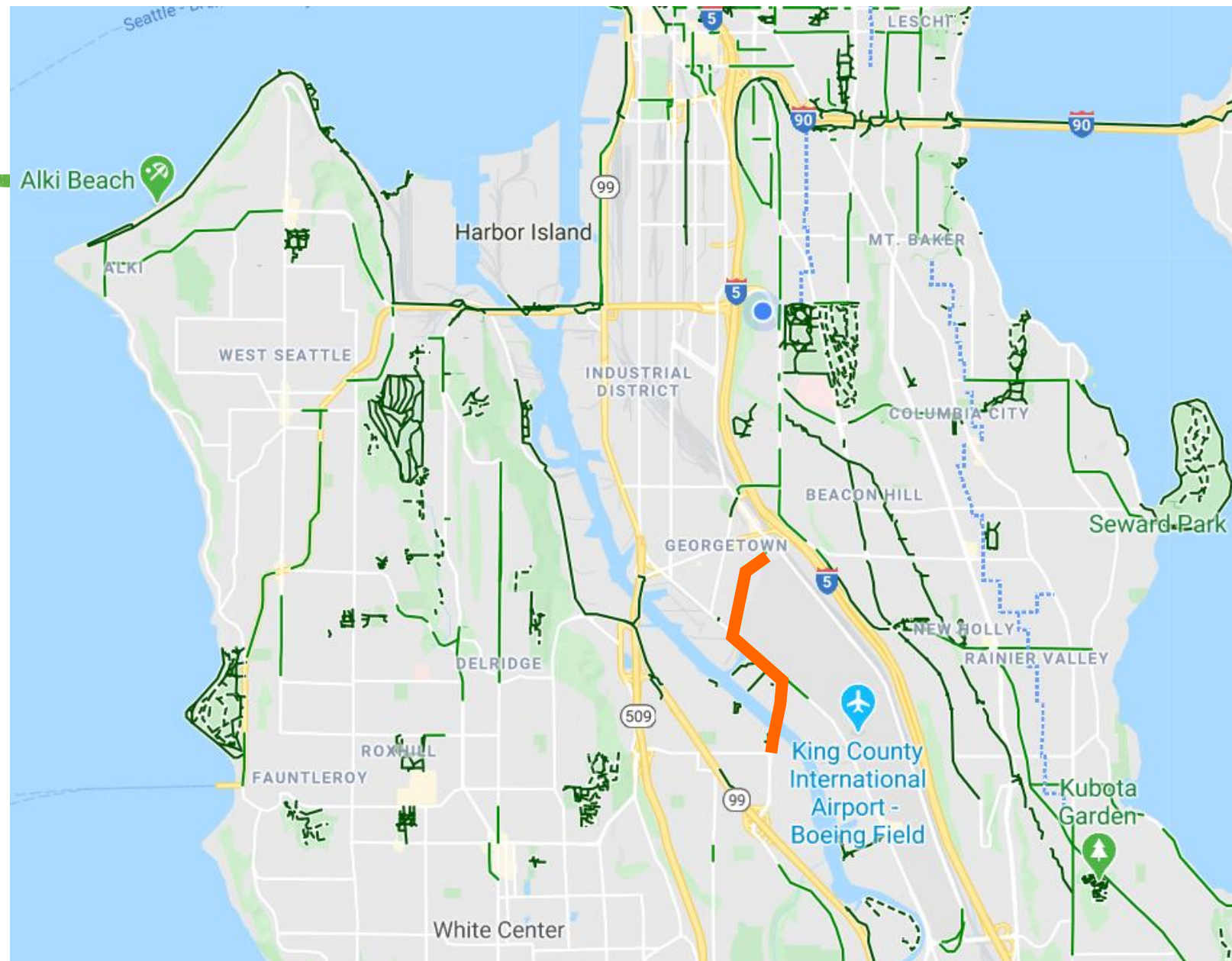
— 16th Ave S: One-way protected bike lanes on both sides of 16th Ave S leading to the South Park bridge



Existing: 16th Ave S (north of South Park Bridge)

Georgetown to South Park Trail context

- Green shows existing Bike facilities.
- Creates a new pedestrian and bike connection where none currently exist.



Georgetown To South Park Trail – Flume Section

- Community initiated project.
- 6 Letters of Support from Duwamish Valley Community Organizations.
- Designed for those walking, biking, and rolling.
- Design reduces user conflict.
- With the West Seattle bridge closed, community is concerned about experiencing grid lock traffic and the air pollution impacts of 100,000 more vehicles per day.



How proposal satisfies Street Vacation Guidelines for public benefit

- *Support by the community via the community engagement process (Sec IV.A & IV.B)*
 - Strong community support for OLA and trail at flume site predates this proposal, was confirmed in our Community Engagement Process, and continues to this day
- *Improving race and social equity (Sec IV.A & IV.B)*
 - Proposal creates amenity for traditionally underserved communities, is a part of the Duwamish Valley Action Plan, and addresses more recent impacts to these communities from the West Seattle Bridge closure



How proposal satisfies Street Vacation Guidelines...con't

- *Pedestrian and bicycle improvements (Sec IV.B.1)*
 - Public benefit proposal includes pedestrian/bicycle trail
- *Open spaces/green spaces (Sec IV.B.1)*
 - Entire proposal is open space , including a good portion of green space

How proposal satisfies Street Vacation Guidelines...con't

- *Public nature of the project requiring the vacation (Sec IV.A)*
 - SCL will be using the Diagonal vacation site for public utility purposes

How proposal satisfies Street Vacation Guidelines...con't

- *The level of the public benefit should be commensurate with the scale of the vacation project, in terms of: traffic volumes of vacated portion, size of project, size of vacated area (Sec IV.A)*
 - Vacated portion has zero through-traffic
 - Contribution to the public benefit of \$3,802,000 in property and cash is more than double the \$1.5M size of the CIP project at the Diagonal site
 - Public benefit site is more than three times the size of the vacated portion and greater than the entire CIP project site.

How proposal satisfies Street Vacation Guidelines...con't

- *City may accept real property as a public benefit (Sec IV.B.3)*
 - Considerable property is being provided as a public benefit
 - Public benefit proposal goes beyond property, including \$1,948,000 in financial commitment
 - Complete community amenity is created by committed partnership with sister City departments

South Diagonal Vacation - Subcommittee Meeting

Presented By:

Seattle Parks and Recreation (SPR)
Seattle Department of Transportation (SDOT)
Seattle City Light (SCL)

January 29, 2021

Project Team

Parks and Rec

Mike Schwindeller
Mike.Schwindeller@Seattle.gov
Project Manager

David Bader
David.Bader@Seattle.gov
Landscape Architect

SDOT

Hallie O'Brien
Hallie.O'Brien@Seattle.gov
Project Manager

City Light

Tim Croll
Timothy.Croll@Seattle.gov
Strategic Advisor

Community Interest

- Georgetown Community Council Open Space Committee representatives supported vacation and use of Flume property for public open space as Off-Leash Area and trail segment
- Expressed support for trees as well
- Activation of the site is expected to reduce nuisances and crime
- Community's own survey confirmed support
- In response SCL/SPR/SDOT have improved the project with trees, water to the site and lighting

Departmental Roles and Funding Status

Parks and Rec will provide:

- Off-Leash Area design.
- Pavement removal and fencing.
- Pedestrian circulation and water supply to the site.
- Signage and waste receptacles.
- Tree maintenance.
- On-site stormwater management (shared with SDOT).
- \$400,000 from identified sources.

SDOT will provide:

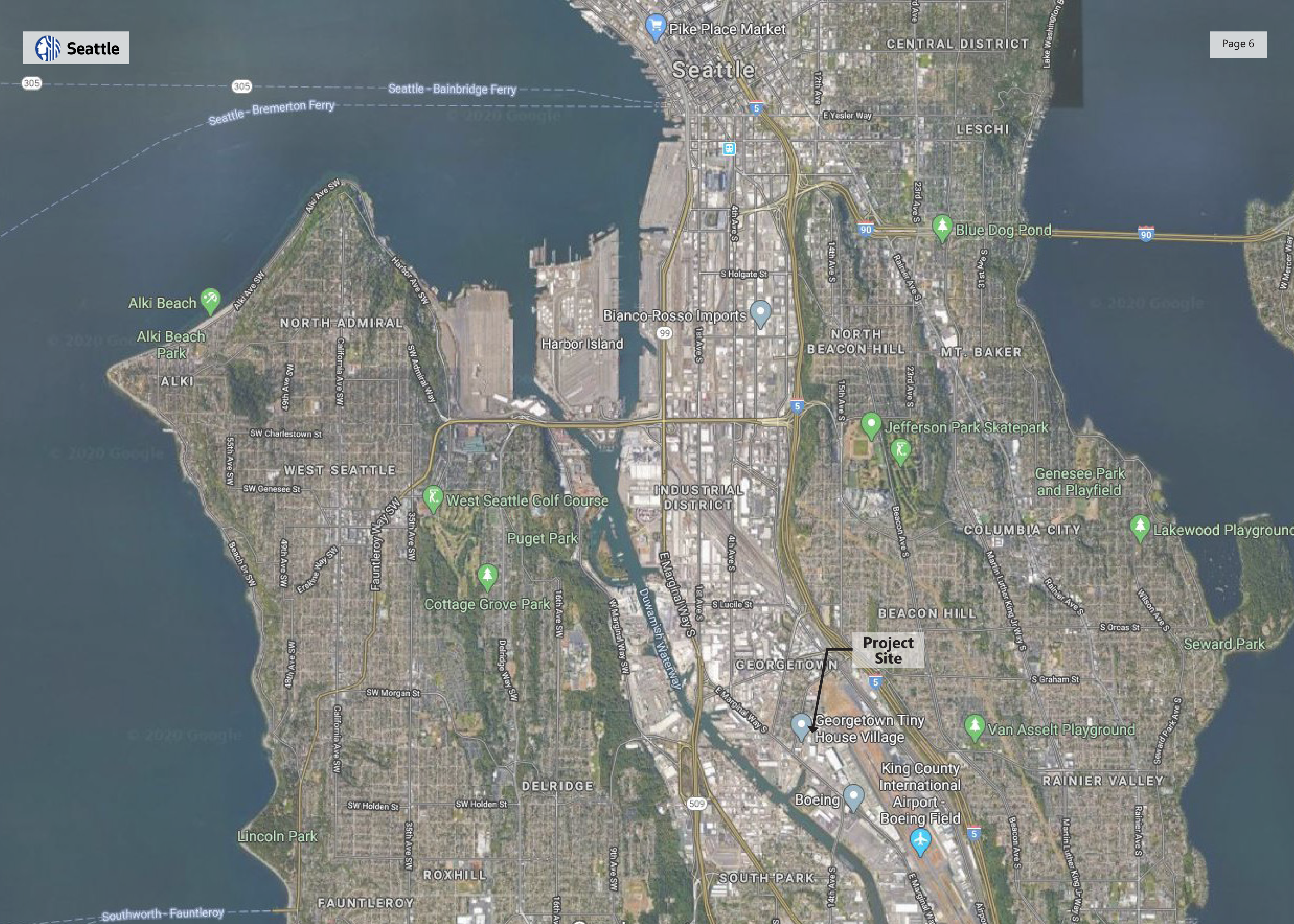
- Right-of-Way Improvements.
- Paving and marking for trail.
- Electric power to the site and pedestrian lighting.
- Trees for the Off-Leash Area.
- Surface water bioswale (shared with Parks).
- \$400,000 from identified sources.

City Light will provide:

- Provide property.
- Remove top 9" of soil for entire site and replace with clean gravel & grading (reimburse Parks).
- All remaining funding, total value of this contribution including property = \$3,800,000.

Anticipated Schedule

- Street Vacation Process and Transfer of Property through Q2 2021
- Design and Permitting for joint SPR/SDOT scope Q1 2021 through Q4 2021
- Bid project Q1 2022
- Construction for joint SPR/SDOT scope Q2 2022 through Q4 2022







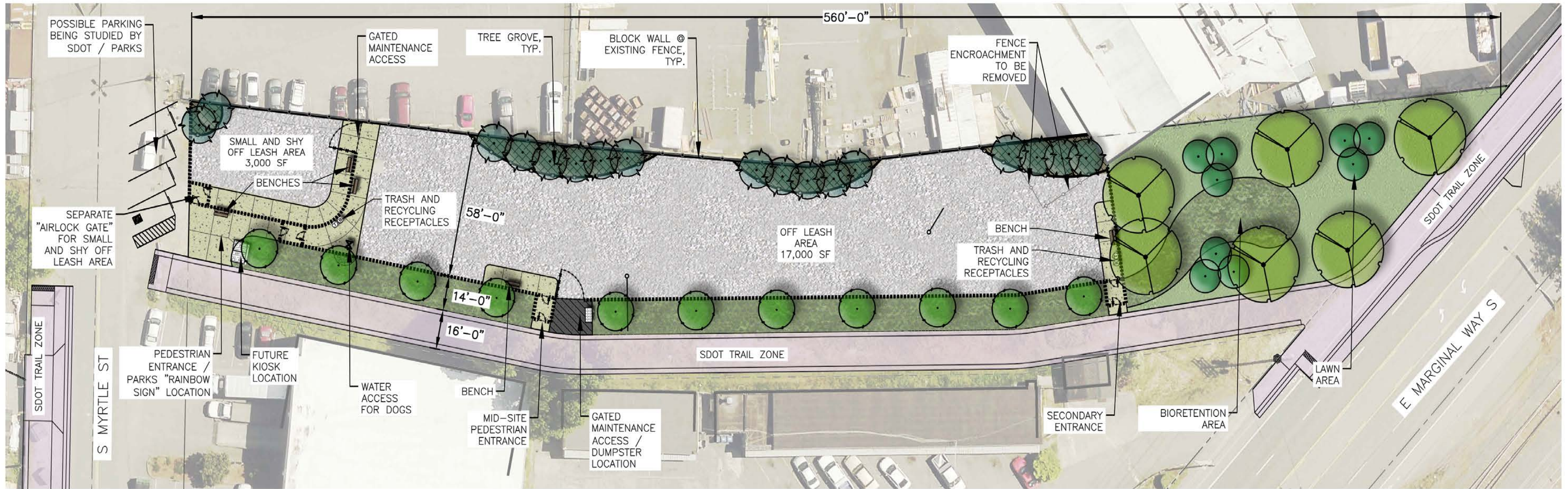
Airlane
Flora Ave S
S Myrtle St
Doctor John's
ANT Autoworks
Chevron Gas S
Apex Auto Service
Seattle Fire Station 27
Fire Station
Tiny House Georgetown Tiny House Village
Boeing 3-380 Building
Boeing Property
S Myrtle St
Ellis Ave S
Shell
Hotel
Aero
E Marginal Way S
Boeing Property
Boeing 3-369 Building
Markey Machinery
Google



SDC Feedback from 9/3 Design Commission Meeting

"The SDC found the overall advancement of the design very positive. The Commission then stated the need to see further advancement to be sure that the various project elements were advancing well together and that amenities that were considered as optional were provided. The SDC then conditioned that a (this) project team return for a subcommittee (meeting) once the design has been advanced. The presentation should include information on what is fully funded and how the following aspects of the design have been addressed:

1. Accessibility
2. Site furniture and dog park elements such as water, the mixing zone, and the kiosk
3. Planting plans
4. The stormwater and sustainability approach, and its place in the Duwamish watershed"



LEGEND

- ARBORIST CHIPS MULCH
- OFF-LEASH SURFACING
- LAWN
- BIORETENTION
- SDOT
- CONCRETE PATH
- VEHICULAR ASPHALT PAVING
- MODIFIED SPLIT RAIL FENCE
- CURB WALL
- PROPERTY LINE
- GALVANIZED CHAINLINK FENCE
- AIRLOCK GATE
- MAINTENANCE GATE
- 6' BENCH
- TRASH & RECYCLING RECEPTACLE
- FUTURE KIOSK LOCATION
- DUMPSTER
- TREES

*All elements shown (except future kiosk) are fully funded

Illustrative Site Plan

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811 service by using a commercial location service and
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PARK ENGINEER DATE
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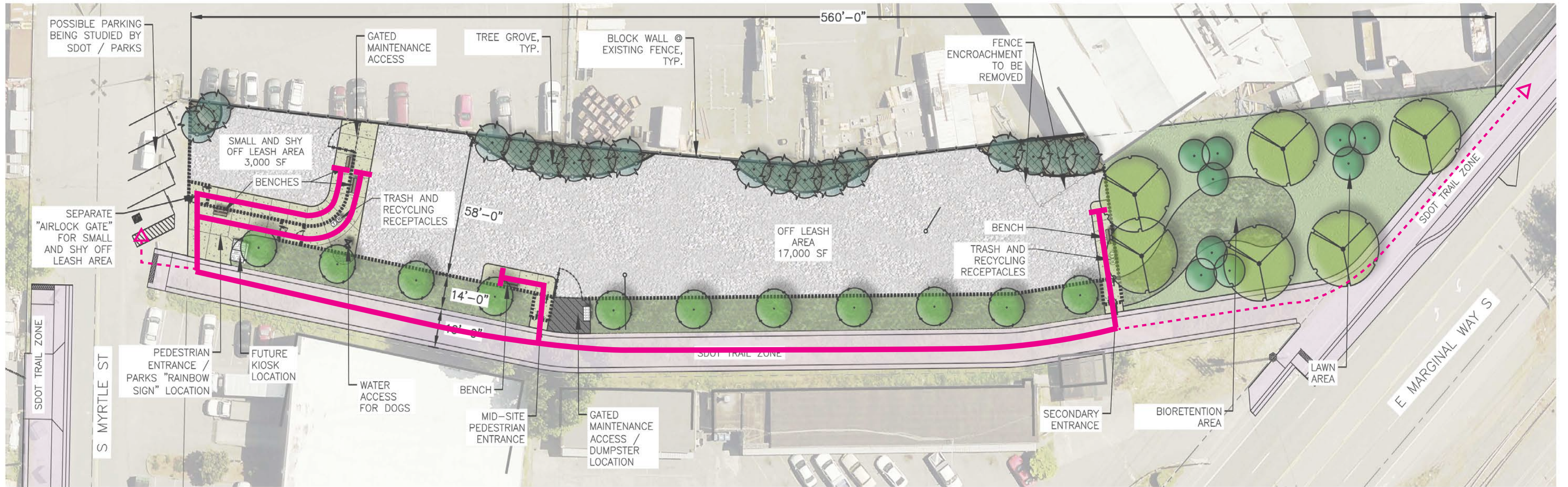
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AND RECREATION
Engineering + Design Services
300 Elliott Avenue W., Suite 100
Seattle, WA 98119



GEORGETOWN FLUME

OFF-LEASH AREA DEVELOPMENT

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SPECIFICATION NO.	
SCALE MULTIPLE	



———— Accessible Route
- - - - - Accessible Connection to Right-of-Way

LEGEND

- ARBORIST CHIPS MULCH
- OFF-LEASH SURFACING
- LAWN
- BIORETENTION
- SDOT
- CONCRETE PATH
- VEHICULAR ASPHALT PAVING
- MODIFIED SPLIT RAIL FENCE
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Accessible Route Diagram

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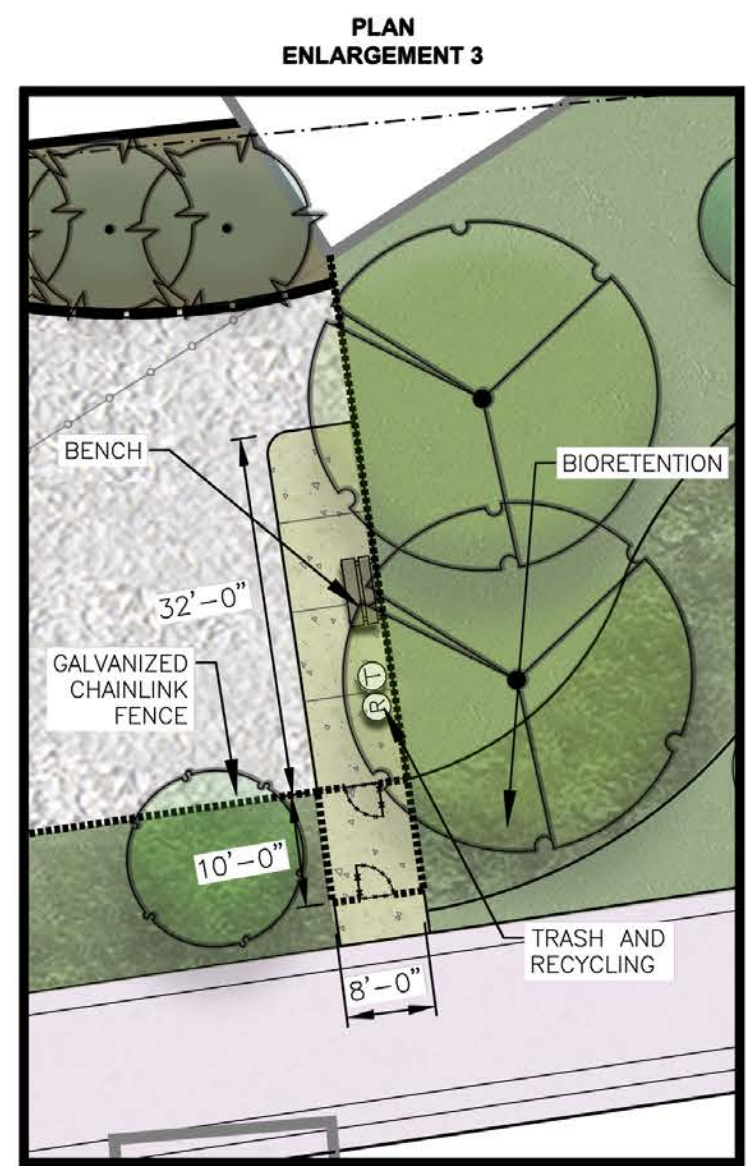
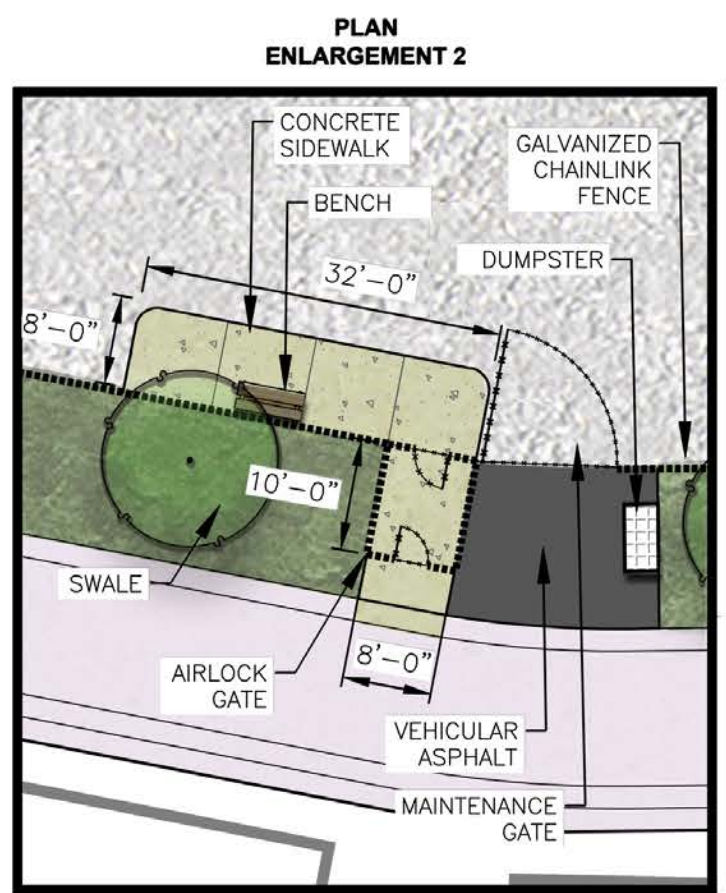
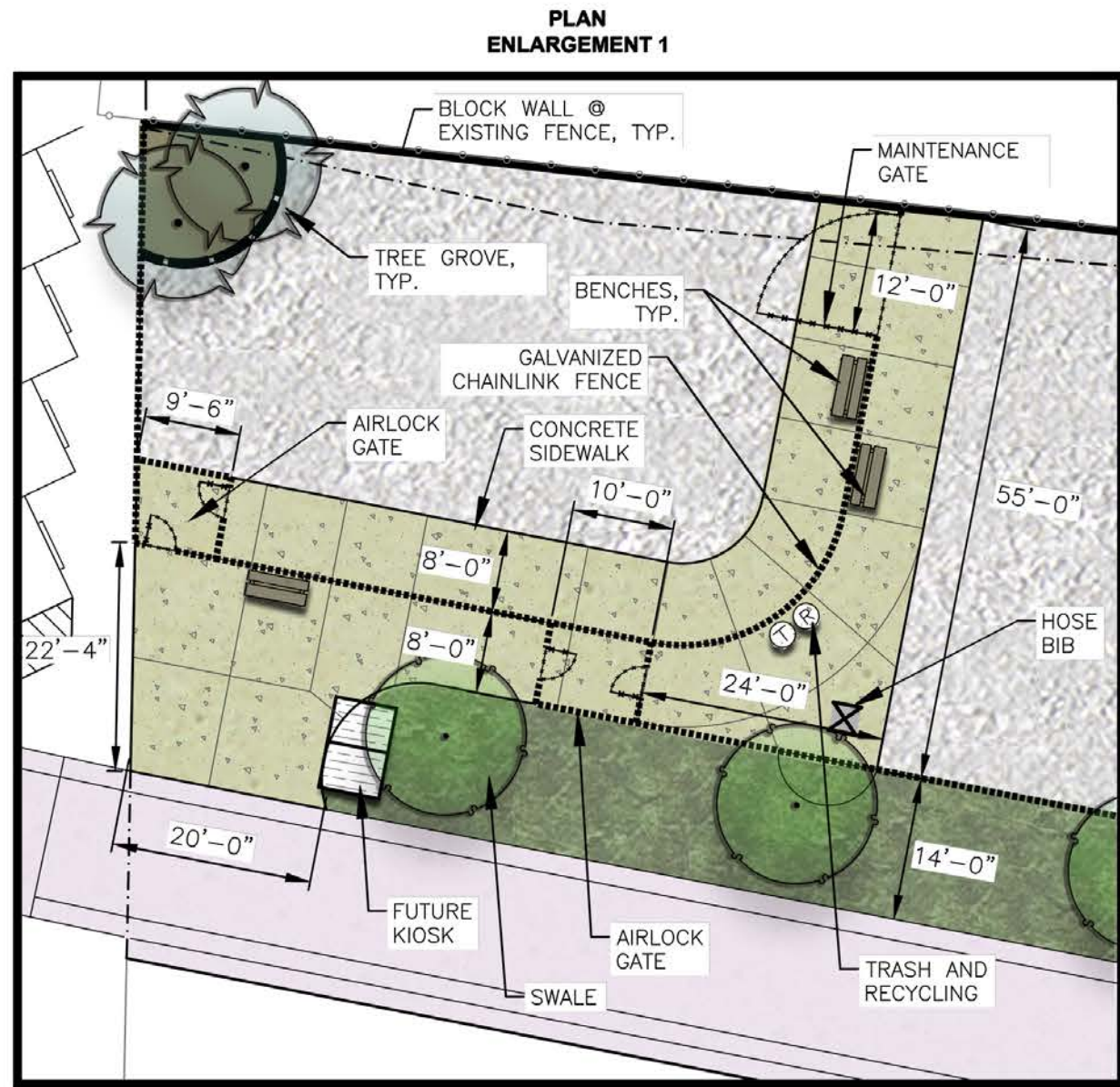
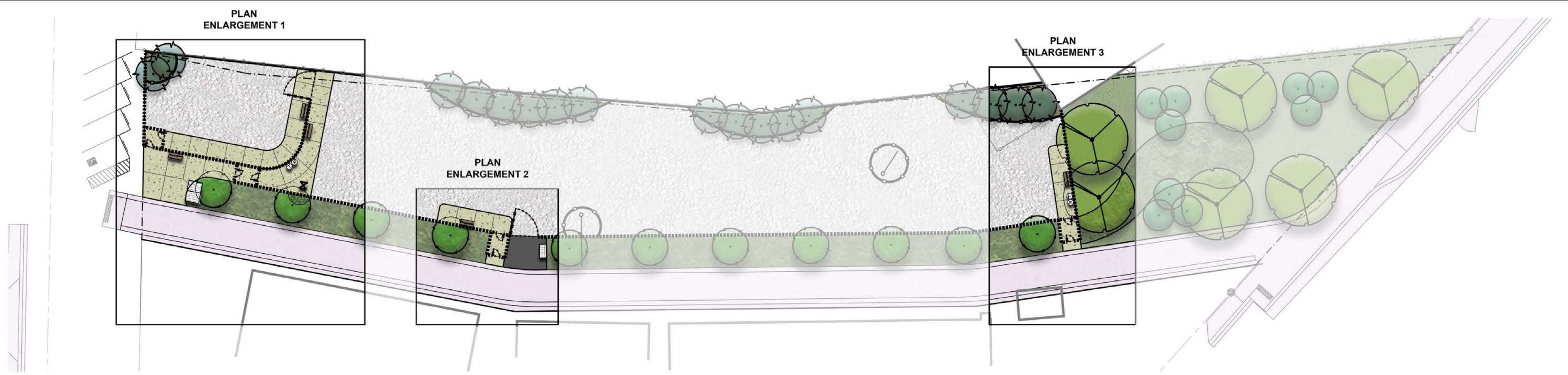
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Plan Enlargements

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OFF-LEASH AREA DEVELOPMENT

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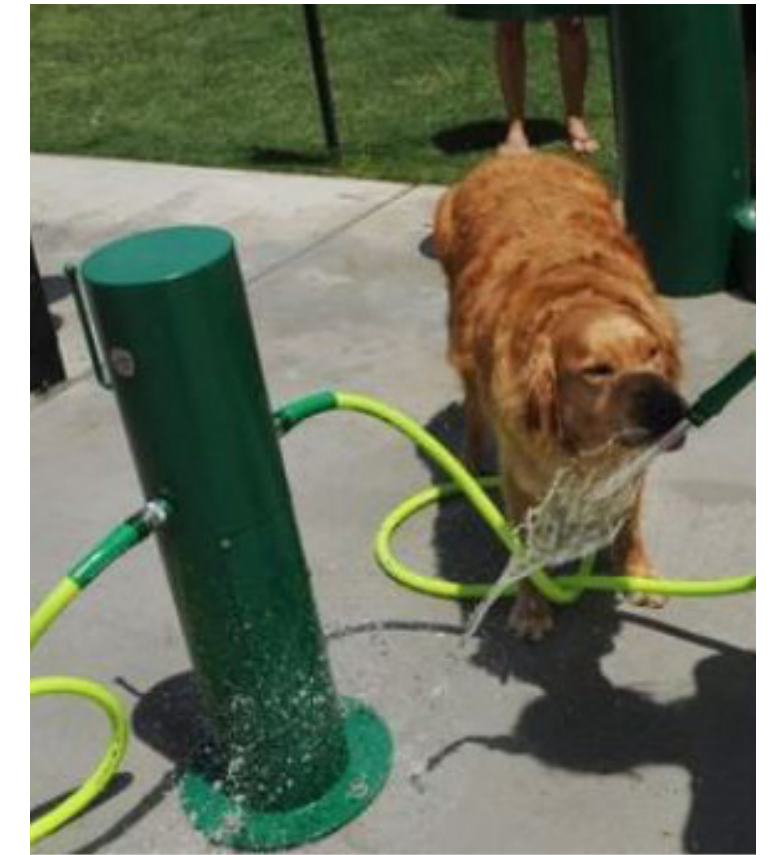
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Benches



Bike Racks



Water for Dogs



Airlock Gate

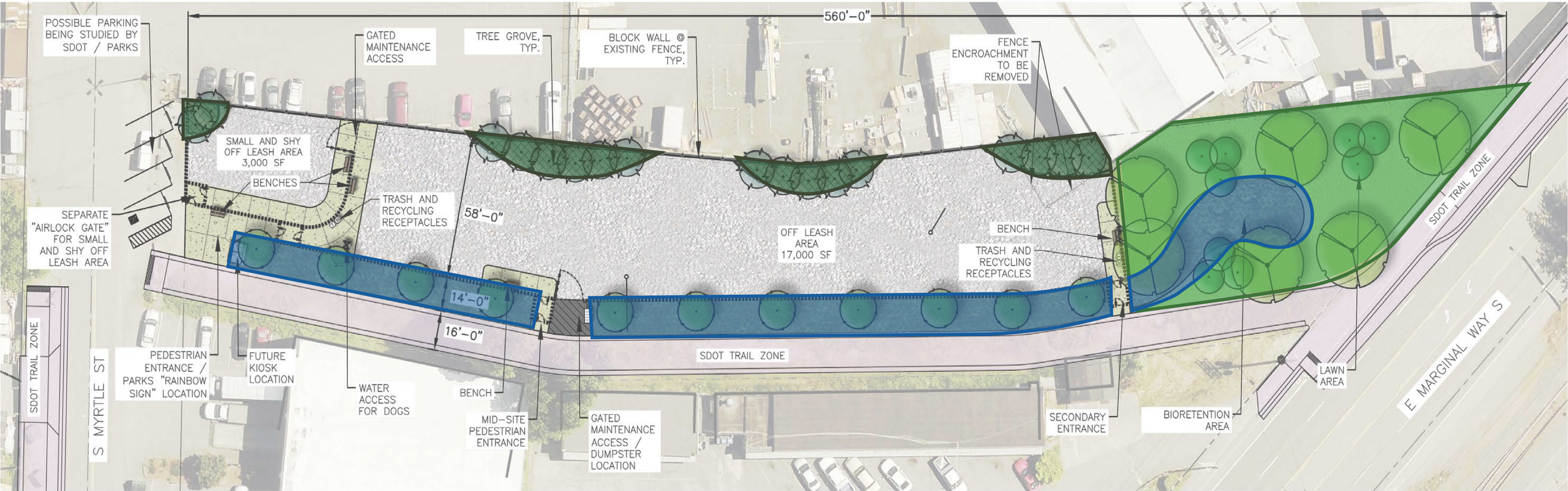


Parks Rainbow Sign



Future Kiosk
(Not Currently Funded)

Proposed Site Furnishings



- Evergreen Buffer Planting
- Bioretention Planting
- Lawn

Planting Concept

LEGEND

ARBORIST CHIPS MULCH

OFF-LEASH SURFACING

LAWN

BIORETENTION

SDOT

CONCRETE PATH

VEHICULAR ASPHALT PAVING

MODIFIED SPLIT RAIL FENCE

CURB WALL

PROPERTY LINE

GALVANIZED CHAINLINK FENCE

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6' BENCH

TRASH & RECYCLING RECEPTACLE

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GEORGETOWN FLUME
OFF-LEASH AREA DEVELOPMENT
ILLUSTRATIVE SITE PLAN

DESIGNED DB	DATE 08-25-2020
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Bioretention Trees



Swamp White Oak



Freeman Maple

Bioretention Shrubs



"Evergold" Sedge



Juncus Patens "Elk Blue"



Kelsey's Dwarf Redosier Dogwood



David's Viburnum

Lawn Area Trees



Dawn Redwood



River Birch

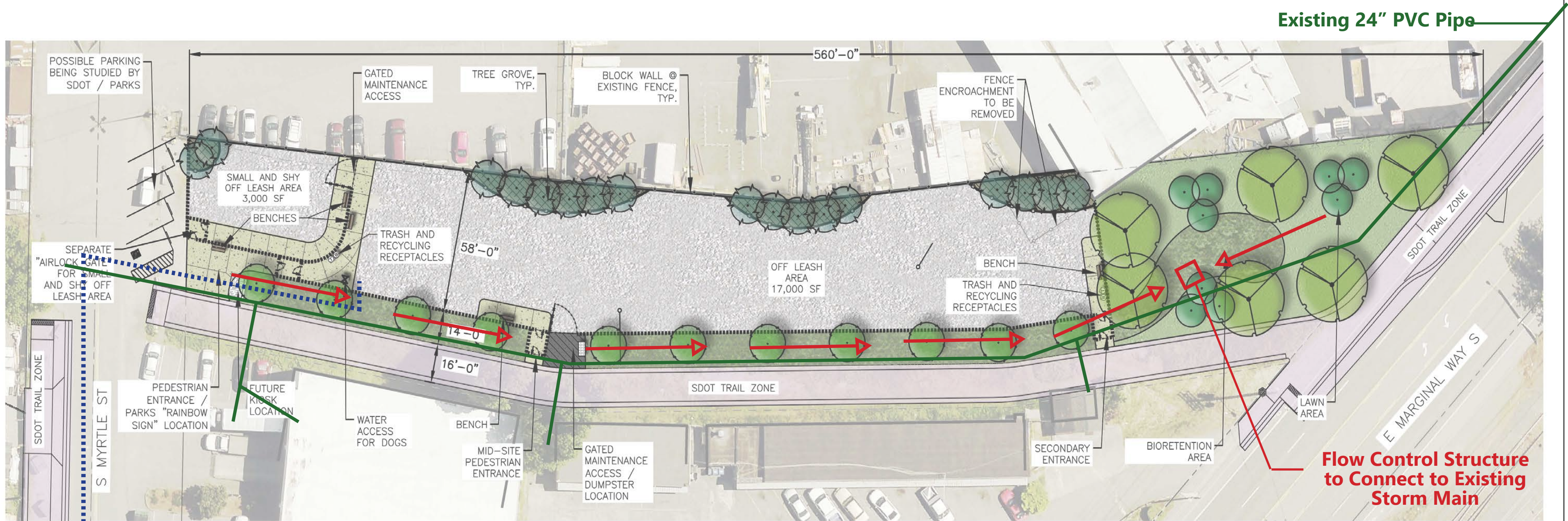
Evergreen Buffer Trees



Douglas Fir

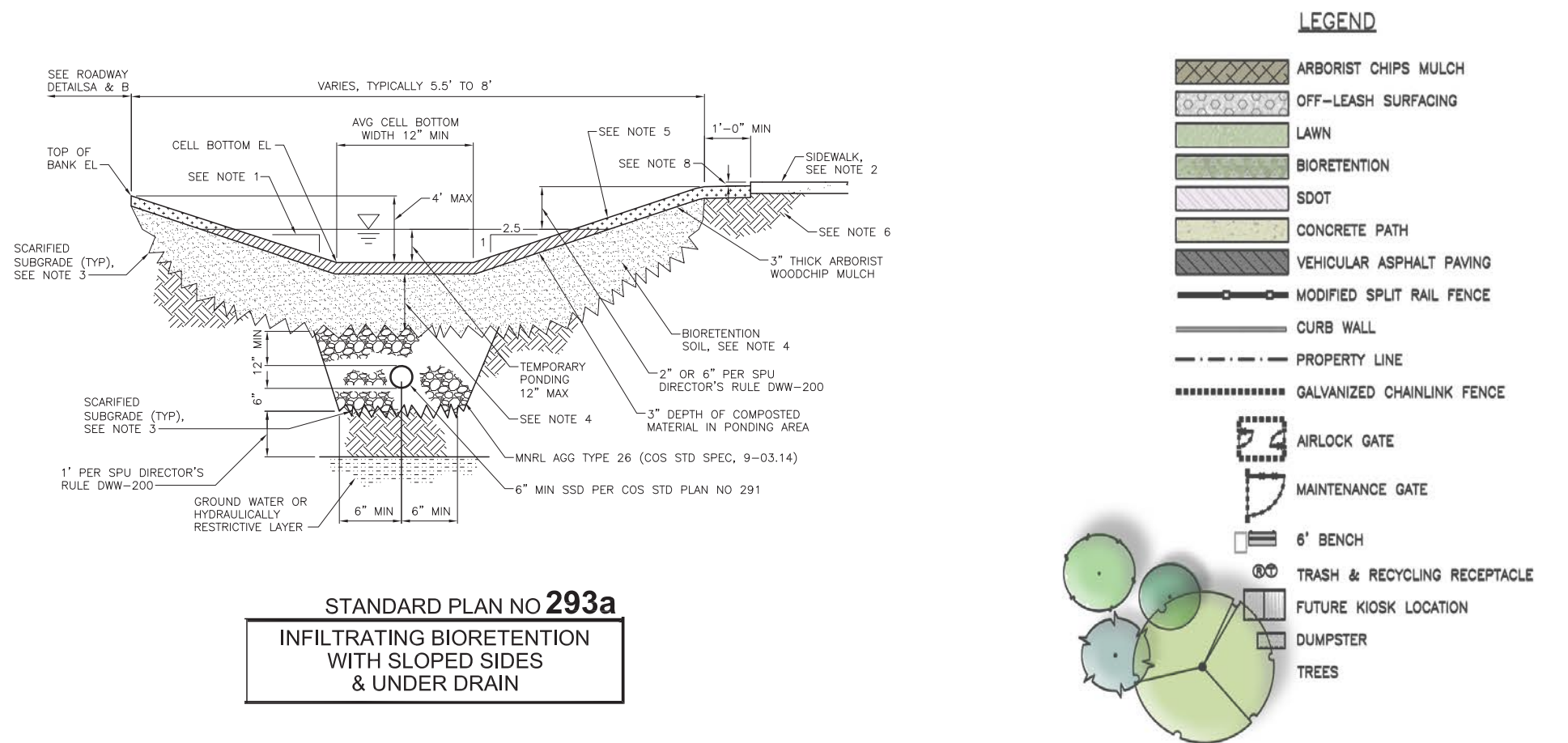


Skylands Oriental Spruce



**Tie into Water Main @
Ellis Ave S & S Myrtle St
Intersection**

Georgetown Flume Off Leash Area Development Drainage Diagram



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GEORGETOWN FLUME
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ILLUSTRATIVE SITE PLAN

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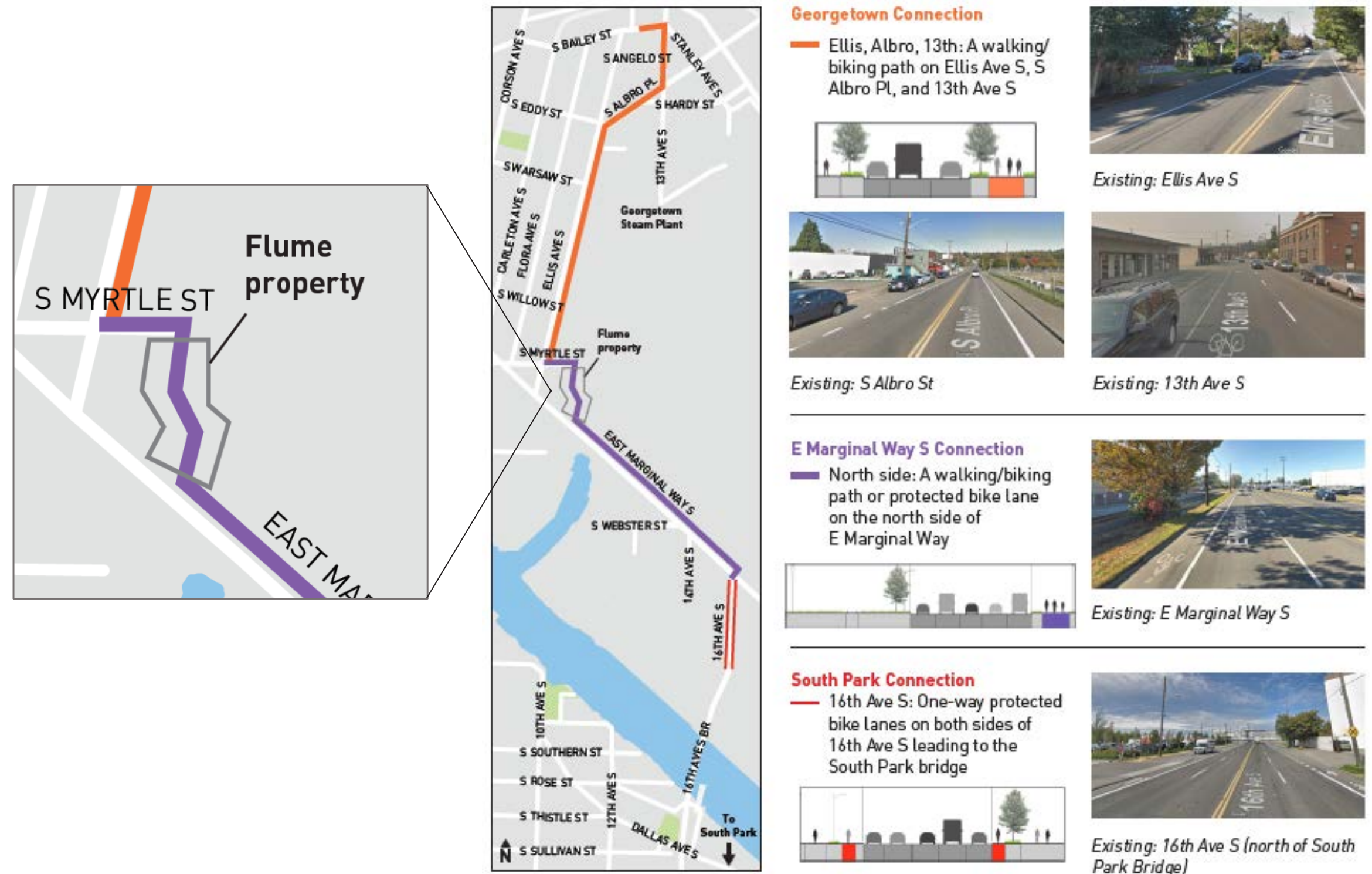
Georgetown to South Park Connection and the Flume Off-leash Development

***Section of trail traveling through flume property will be constructed at the same time as the off-leash area.**

November 2020 - Construction of bike and pedestrian path funded by council.

December 2021 - 100% Design of Georgetown South Park Trail complete.

Summer/Fall 2022 – Construction begins.



MEMO

To: Tim Croll, Seattle City Light

From: Michael Jenkins, Seattle Design Commission

Date: October 7, 2019

Re: Proposed vacation of a segment of Diagonal Way S between 2nd and 4th Avenue S

On October 3, 2019, the Seattle Design Commission (SDC) was briefed by Seattle City Light (SCL) on a proposal to vacate a segment of Diagonal Way S between 2nd Avenue S and 4th Avenue S, abutting SCL 4th Avenue S. Service Center. The following is a summary of the SDC review of the pre-petition submittal, as required by the City Council policies on Street and Alley vacations (Resolution 31809) dated May 15, 2018. When a vacation proposal includes a capital facility, the SDC is required to also review the proposed capital facility at the pre-concept phase. This pre-concept review includes a vacation/no vacation alternative to assess if the proposal requires a vacation.

Based on the presentation materials reviewed at the October 3 meeting, the SDC supported the proposed capital project at the pre-concept level. The capital project included security fencing, temporary structures, and onsite drainage improvements. The SDC also supported idea of vacating the remaining segment of Diagonal Way S to allow the capital project to proceed. The bulk of commissioner concerns were focused on the public benefit strategy. The SDC expressed significant concerns about the proposals that support an open space in Georgetown (Flum property). The SDC was concerned about the lack of an overall concept for the open space, the lack of information about how the concept will be fully designed and implemented, including full funding through design, construction, and ongoing maintenance and operations. Given the environmental issues of this former industrial site, including potential soil remediation and other mitigating measures, a full examination of how the site can be converted to public open space is critical in assessing concepts that reflect community expectations.

We look forward to continuing to work with Seattle City Light as this interesting project proceeds through the formal vacation process.

Gray, Moira

From: Barnett, Beverly
Sent: Friday, July 17, 2020 2:41 PM
To: Jenkins, Michael; Kinast, Valerie
Cc: Gray, Moira
Subject: SDC discussion of SCL proposed vacation

Follow Up Flag: Follow up
Flag Status: Flagged

Hello. I wanted to follow up with you on one concern I had following the July 2 SDC discussion of the vacation proposed by SCL. As always, the SDC had a great discussion and even though the meeting was virtual it was still an engaging and thoughtful meeting.

Looking back on the discussion I can say it felt like the commission was discussing a multi-department CIP project and not a vacation proposal from SCL. From the vacation perspective I think it is important that the city first establishes the an appropriate public benefit from SCL. Once that is established we can look at how to enhance the SCL public benefit obligation by the work being done by Parks and SDOT.

Given the current circumstances I think a baseline is important so that the community has a safe and useable public benefit timed to open when the vacation work is completed. Adding amenities over time as SDOT and Parks can secure funding can enhance the area but the community should have a real public benefit space from the beginning.

I think some further conversations about the SCL initial obligation and then the timing and commitment from Parks and SDOT would be great.

Thank you!

Gray, Moira

From: Barnett, Beverly
Sent: Friday, October 04, 2019 10:57 AM
To: Croll, Timothy; Anindita Mitra; Meraz-Caron, Ruth; Nevins, Chip; Goldberg, DavidW; Jenkins, Michael; Kinast, Valerie
Cc: Gray, Moira; Gray, Amy
Subject: Next steps for SCL's Diagonal Way vacation petition

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning everyone. I think SCL did a great job yesterday on presenting the capital project to the Design Commission and introducing the proposed vacation. I believe this completes the pre-vacation activities. I would like to confirm that DON has accepted the Community Engagement Plan and did not ask for any additional information.

The discussion yesterday was a preview of the questions we can expect from the Design Commission and other reviewers about the budget, planning, design and timing of the park. I believe that SCL should support the design and community work to select a design as part of the public benefit package. Then Parks and other city agencies can develop a phasing and implementation strategy. The material that SCL submits as part of the vacation petition should be clear about what SCL is proposing to do and should begin to respond to the early direction the Design Commission provided yesterday.

For the petition:

1. Petition form: there is a specific petition that must be used. Moira Gray (cc'd here) will prepare the petition form. This includes a legal description of the ROW proposed for vacation, the name of the owner, and a space for signature by the SCL Superintendent. Please contact Moira about the petition form and the fee.
2. \$6,5000: the filing fee is \$6,5000, please contact Moira about setting up a fund for payment of the fee.
3. Supporting material: follow the vacation checklist and provide responses to each of the items on the checklist. We may want to meet when you have a draft and review everything before you formally submit.

Thanks!

Gray, Moira

From: Croll, Timothy
Sent: Tuesday, May 19, 2020 11:28 AM
To: SDC_Administration; Kinast, Valerie
Cc: OBrien, Hallie; Lotfi, Danyal; Meraz-Caron, Ruth; Goldberg, DavidW; Griffith, Emily; Barnett, Beverly; Gray, Moira; Jenkins, Michael; Gray, Amy; Hursey, Aaron
Subject: Documents for 1:00 pm meeting today
Attachments: SDC Presentation outline.docx; Flume Planning Schematic.pdf; Public benefit flume interdepartmental summary revised.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Valerie:

I have attached 3 documents which should be helpful for our meeting this afternoon:

- 1) An outline of the slides we will adapt/create for the power point for the Commission presentation. At first I thought that it would be helpful to speak from the power point we presented back in October in the pre-petition review, but I reconsidered and now think that the attached outline is better – it follows the same outline as the petition. I have highlighted some particular areas which we could focus on.
- 2) The most recent schematic of the flume public benefit proposal
- 3) A summary chart of which department is responsible for which components of the flume project, and the status of the budget.

I note that the Commission presentation has been moved back a few weeks.

Thanks and I look forward to seeing you this afternoon.

TIMOTHY CROLL
SEATTLE CITY LIGHT
(206) 684-0806

-----Original Appointment-----

From: SDC_Administration <SDC_Administration@seattle.gov>
Sent: Tuesday, April 28, 2020 10:21 AM
To: SDC_Administration; Croll, Timothy; Barnett, Beverly; Gray, Moira; Whitson, Lish; Jenkins, Michael; Kinast, Valerie; Hursey, Aaron; Gray, Amy
Cc: OBrien, Hallie; Sheffer, Andy; Lotfi, Danyal; Meraz-Caron, Ruth; Goldberg, DavidW; Johnson, Dexter; Griffith, Emily
Subject: SCL Diagonal Vacation and CIP - Prep Meeting
When: Tuesday, May 19, 2020 1:00 PM-2:00 PM (UTC-08:00) Pacific Time (US & Canada).
Where: City Hall_Pike_Place_Conf_Room- 5th Floor

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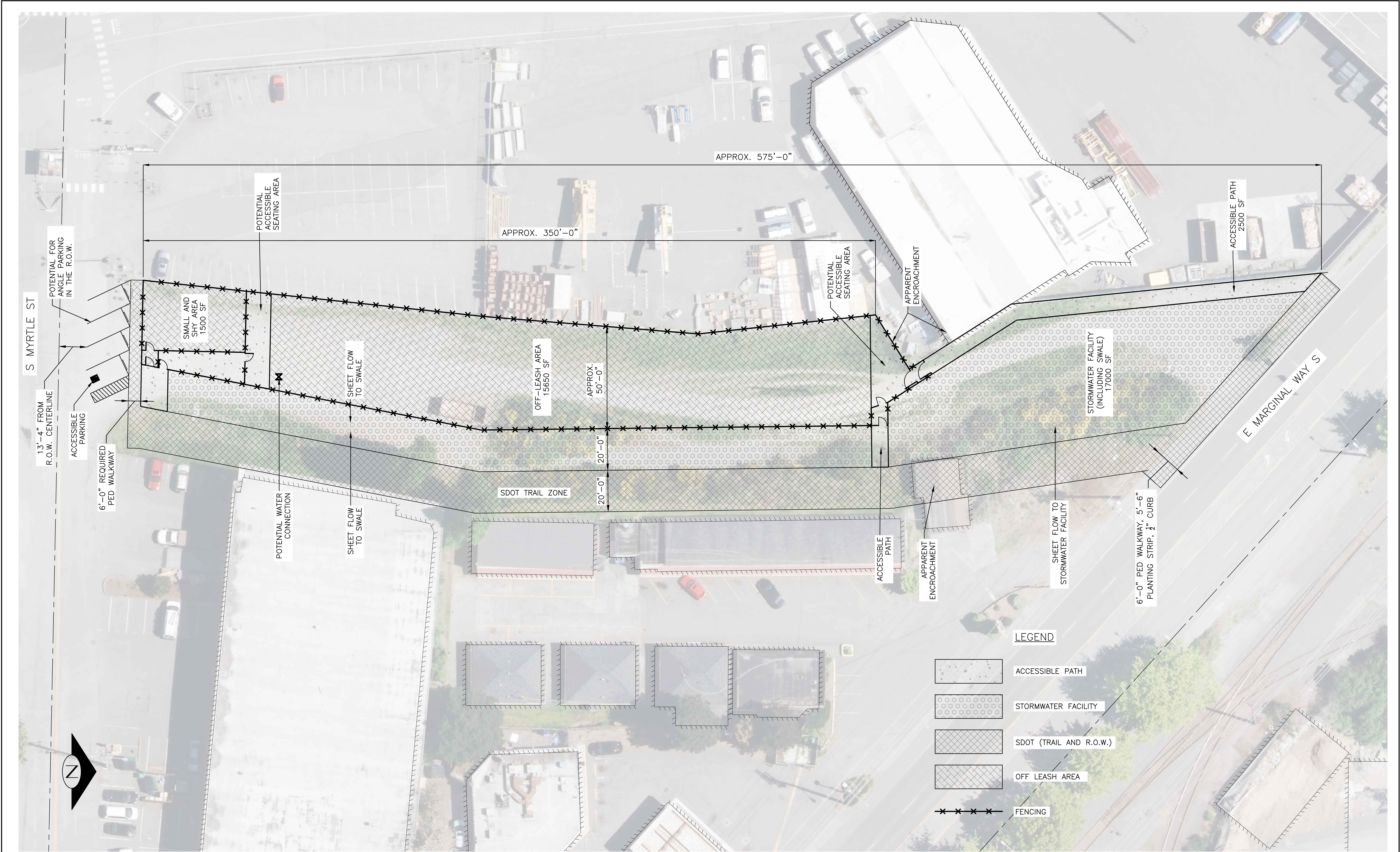
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.....

Department	Items provided (<u>Underlined items</u> are changes to project since petition preview)	Cost and budget status
Parks and Recreation	<ul style="list-style-type: none"> • Pavement removal • <u>Surface water bioswale</u> (split cost with SDOT) • Provide <u>domestic water to the site for irrigation and water for dogs</u> • <u>Maintain trees</u> • Fencing for small dog area and large dog area • Pedestrian circulation within OLA • Signage and waste receptacles 	\$400k – anticipated available \$185k – budget not yet identified \$585k - subtotal
SDOT	<ul style="list-style-type: none"> • <u>Street improvements for both OLA and trail (curbs and sidewalks on Myrtle and EMW, parking on Myrtle)</u> • <u>Surface water bioswale</u> (split cost with Parks) • Paving and marking for trail • <u>Electric power to the site and pedestrian lighting</u> • <u>20 trees planted in OLA</u> 	\$1,638 – will seek CIP budget authority from City Council and possibly State grant
City Light	<ul style="list-style-type: none"> • Provide property • Remove top <u>foot</u> of soil for entire site and replace with clean gravel & grading (reimburse Parks) 	\$1,854k – in kind- available currently \$480k – available currently \$2,334k - subtotal
Total		\$4,557k



>>>>CAUTION - CALL 811<<<< UTILITY NOTIFICATION CENTER BEFORE YOU DIG! WWW.CALL811.COM Also, verify all underground utilities not located by the 811 service by using a commercial location service and call SPR Inspection Request Line (206) 684-7034.	7			REVIEWED: _____ DATE _____ PARK ENGINEER _____ All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.	 Engineering + Design Services 300 Elliott Avenue W, 1st Floor Seattle, WA 98119		 Seattle Parks & Recreation	GEORGETOWN FLUME	DESIGNED <u>DB</u>	DATE <u>----</u>
	6							OFF-LEASH AREA DEVELOPMENT	DRAWN <u>DB</u>	SHEET <u>----</u> OF <u>----</u>
	5							SCHEMATIC PLAN	CHECKED <u>----</u>	----
	4								ORDINANCE NO. <u>----</u>	
	3								SPECIFICATION NO. <u>----</u>	
	2								SCALE <u>1:20</u>	
	1									
	NO.	REVISION	— AS BUILT	DATE						

SDC Presentation outline

Topic	Slide
Site information	1. Project location
	2. Description of current uses and conditions and diagram
	3. Site Constraints/ Vacation site details and dimensions [and diagram] (with utilities)
	4. History of previous vacations adjacent to the site
Project information	5. Project description and diagrams (& project timeline?)*
	6. Project cost estimate
	7. [Should we include a recapitulation of the “no-vacation” alternative here or somewhere else??]
	8. Land use information
	9. Urban design analysis
	10. Transportation
	11. Utilities
	12. Historic sites or buildings
	13. Community engagement plan
Public Trust Analysis	14. Circulation and access
	15. Utilities
	16. Free speech and public assembly
	17. Open space
	18. Light and air

	19. Views
	20. Land use and urban form
	21. Other considerations
Status report on public benefit	22. Project schematic
	23. Chart of departmental responsibilities and funding status

Should the power point make any introductory allusion to the 10/03/2019 pre-petition review?

*Powerpoint should cover 2 points from SDC's 10/03 meeting:

- 1) Information on the quality and materiality of the fencing at Diagonal
- 2) Clarify what (if any) street improvements are required by Code for street improvements abutting the project site at diagonal

Gray, Moira

From: Barnett, Beverly
Sent: Monday, November 23, 2020 12:23 PM
To: Gray, Moira; Gray, Amy
Subject: FW: Diagonal SDC subcommittee

Follow Up Flag: Follow up
Flag Status: Completed

For the file. thanks

From: Griffith, Emily <Emily.Griffith@seattle.gov>
Sent: Monday, November 23, 2020 8:40 AM
To: Kinast, Valerie <Valerie.Kinast@seattle.gov>; Acevedo, Juliet <Juliet.Acevedo@seattle.gov>
Cc: OBrien, Hallie <Hallie.OBrien@seattle.gov>; Croll, Timothy <Timothy.Croll@seattle.gov>; Barnett, Beverly <Beverly.Barnett@seattle.gov>
Subject: RE: Diagonal SDC subcommittee

Hi Valerie,

I wanted to check in about whether we could reschedule our meeting with the SDC subcommittee for January? Because of a bit of a delay in our process, the 60% design won't have made it through SPR's full review by 12/3. We prefer to have this done to make sure our proposed design meets all SPR's needs before we share out with the public and we'd like to ensure we are making as complete a presentation to the subcommittee as we can.

I'm thinking with the upcoming holidays it makes sense to reschedule into January if possible.

Please let us know if this is doable.

Thank you,
Emily



Emily Griffith, PLA
Capital Project Coordinator, Term Limited
Planning and Development Division
City of Seattle, Seattle Parks and Recreation
O: 206-615-0075 | M: 206-437-6479
[Facebook](#) | [Twitter](#) | [Blog](#)
Pronouns: she, her, hers

From: Kinast, Valerie <Valerie.Kinast@seattle.gov>
Sent: Monday, October 5, 2020 5:19 PM
To: Acevedo, Juliet <Juliet.Acevedo@seattle.gov>
Cc: Griffith, Emily <Emily.Griffith@seattle.gov>; OBrien, Hallie <Hallie.OBrien@seattle.gov>; Croll, Timothy <Timothy.Croll@seattle.gov>; Barnett, Beverly <Beverly.Barnett@seattle.gov>
Subject: RE: Diagonal SDC subcommittee

Hi Juliet,

Please set up a subcommittee meeting for the Diagonal Way Vacation project on December 3. If it would work for the teams to do it earlier, in mid November, let's do it then.

One and half hours. Commissioners to invite: Vinita, Amalia, Elaine, Mark

The purpose of the meeting is to review the designs of the trail and off-leash park together at 60% to meet the condition of approval of the public benefit package of the Diagonal Ave vacation. The off-leash park design may be further along than 60% but that is ok.

Please be sure to include everyone I've cced on this email in the appointment and ask them to please pass it along to their respective teams.

Thank you
Valerie

From: Griffith, Emily <Emily.Griffith@seattle.gov>
Sent: Friday, September 25, 2020 12:37 PM
To: OBrien, Hallie <Hallie.OBrien@seattle.gov>; Kinast, Valerie <Valerie.Kinast@seattle.gov>; Croll, Timothy <Timothy.Croll@seattle.gov>
Subject: RE: Diagonal SDC subcommittee

Hi Valerie,

December 3rd should work for us as well. We will be at 60% design at that point, and should be able to incorporate comments at that point.

Thanks,
Emily



Emily Griffith, PLA
Capital Project Coordinator, Term Limited
Planning and Development Division
City of Seattle, [Seattle Parks and Recreation](#)
O: 206-615-0075 | M: 206-437-6479
[Facebook](#) | [Twitter](#) | [Blog](#)
Pronouns: she, her, hers

From: OBrien, Hallie <Hallie.OBrien@seattle.gov>
Sent: Friday, September 25, 2020 12:10 PM
To: Kinast, Valerie <Valerie.Kinast@seattle.gov>; Croll, Timothy <Timothy.Croll@seattle.gov>; Griffith, Emily <Emily.Griffith@seattle.gov>
Subject: RE: Diagonal SDC subcommittee

Hi Valerie,

December 3rd works for me. For the trail side of this project I believe we will still be able to incorporate comments at that point,

Thank you,

Hallie O'Brien | M: 206-379-4387

I am currently telecommuting as part of the local COVID-19 response. My typical work hours are between 9AM and 5:30PM, during which time I am available via cell phone (425-770-8160), email and skype.

From: Kinast, Valerie <Valerie.Kinast@seattle.gov>

Sent: Friday, September 25, 2020 7:37 AM

To: Croll, Timothy <Timothy.Croll@seattle.gov>; Griffith, Emily <Emily.Griffith@seattle.gov>; OBrien, Hallie <Hallie.OBrien@seattle.gov>

Subject: Diagonal SDC subcommittee

Hello Emily and Hallie,

I'm going to schedule the subcommittee meeting to go over the remaining items for December 3.

At what point in design will your component of the project be at that point? Will it still be possible to incorporate comments commissioners make at that meeting if they have concerns about anything?

Take care

Valerie

Valerie Kinast

Seattle Design Commission

O: 206.233-7911 Cell: (206) 349-1617

Valerie.Kinast@seattle.gov

From: Kinast, Valerie

Sent: Monday, September 21, 2020 10:46 AM

To: Croll, Timothy <Timothy.Croll@seattle.gov>; Griffith, Emily <Emily.Griffith@seattle.gov>; OBrien, Hallie <Hallie.OBrien@seattle.gov>

Subject: RE: SDC subcommittee

Because it's going to Council before the end of the year we should get the subcommittee scheduled. It's ok if the timing slips but we should get something on the books.

From: Croll, Timothy <Timothy.Croll@seattle.gov>

Sent: Monday, September 14, 2020 1:06 PM

To: Griffith, Emily <Emily.Griffith@seattle.gov>; OBrien, Hallie <Hallie.OBrien@seattle.gov>

Cc: Kinast, Valerie <Valerie.Kinast@seattle.gov>

Subject: FW: SDC subcommittee

Emily/Hallie:

I will defer to you both on Valerie's question, as you are closest to the design timeline for the OLA and the trail.

Thanks

Tim

From: Kinast, Valerie <Valerie.Kinast@seattle.gov>
Sent: Monday, September 14, 2020 12:51 PM
To: Croll, Timothy <Timothy.Croll@seattle.gov>
Subject: SDC subcommittee

Hi Tim,

When do you think the teams will have a next iteration of the design complete? Let's try to get something on the calendar, even if it's a ways out.

Thank you
Valerie



Valerie Kinast | Strategic Advisor

Seattle Design Commission

City of Seattle | [Office of Planning and Community Development](#)

P.O. Box 94788, Seattle, WA 98124-7088

P: 206.233-7911 | Valerie.Kinast@seattle.gov

Gray, Moira

From: Jenkins, Michael
Sent: Monday, December 14, 2020 10:51 AM
To: Croll, Timothy; Barnett, Beverly
Cc: Gray, Moira; Kinast, Valerie; Jacobs, Max; OBrien, Hallie; Curtin, Jim; Griffith, Emily; Sheffer, Andy; Dewald, Monica
Subject: RE: SCL Diagonal vacation

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Beverly:

The last piece of commission review will be a subcommittee to evaluate four elements of the project that the commission supported in their September 3 vote to approve the public benefit package, but where design details hadn't been fully advanced:

- a. Accessibility
- b. Site furniture and dog park elements such as water, the fixing zone, and the kiosk
- c. Planting plans
- d. The stormwater and sustainability approach, and its place in the Duwamish watershed

The subcommittee will be on January 29. Given the timing of the Council presentation, we'll be able to fully represent the outcome of that meeting in our presentation.

M

From: Croll, Timothy <Timothy.Croll@seattle.gov>
Sent: Friday, December 11, 2020 1:25 PM
To: Barnett, Beverly <Beverly.Barnett@seattle.gov>
Cc: Gray, Moira <Moira.Gray@seattle.gov>; Kinast, Valerie <Valerie.Kinast@seattle.gov>; Jacobs, Max <Max.Jacobs@seattle.gov>; OBrien, Hallie <Hallie.OBrien@seattle.gov>; Curtin, Jim <Jim.Curtin@seattle.gov>; Jenkins, Michael <Michael.Jenkins@seattle.gov>; Griffith, Emily <Emily.Griffith@seattle.gov>; Sheffer, Andy <Andy.Sheffer@seattle.gov>; Dewald, Monica <Monica.Dewald@seattle.gov>
Subject: RE: SCL Diagonal vacation

Beverly:

Thanks for the update. See my notes **below**.

I look forward to participating in the follow up steps you listed for after the holidays.

Tim

From: Barnett, Beverly <Beverly.Barnett@seattle.gov>
Sent: Friday, December 11, 2020 9:06 AM
To: Croll, Timothy <Timothy.Croll@seattle.gov>; Jacobs, Max <Max.Jacobs@seattle.gov>; OBrien, Hallie <Hallie.OBrien@seattle.gov>; Curtin, Jim <Jim.Curtin@seattle.gov>; Jenkins, Michael <Michael.Jenkins@seattle.gov>

Cc: Gray, Moira <Moira.Gray@seattle.gov>; Kinast, Valerie <Valerie.Kinast@seattle.gov>

Subject: SCL Diagonal vacation

Good morning to all. I hope you are doing well. I am working on the SDOT vacation recommendation for the Diagonal Way vacation and we are still on the planned schedule for a February review by the Transportation & Utility Committee. I wanted to check in on a couple of things.

1. Budget impacts on Flume property: now that the budget is complete is there clarity on the funding and timing of the bike/ped trail? Are there any impacts to Parks on planning or developing its piece? I want to make sure I describe the timing and the certainty of funding accurately in the recommendation. Are there any design changes or has the design or the public review progressed and should be included? **I defer to SDOT and SPR to respond to these questions.**
2. Timing of other legislation: we have discussed moving forward with work on the other legislation related to the Flume property at or near when the Council will review the vacation. I will want to describe these accurately in the recommendation and I know you are working on an exhibit that shows all the easements and dimensions. Other legislation includes:
 - a. SCL to Boeing **Actually this would be SCL to King County (Boeing's landlord). It would be an easement to resolve an encroachment.**
 - b. SCL to SPU. **Correct- a Partial Transfer of Jurisdiction to authorize the ongoing presence of SPU's storm drain in the flume property.**
 - c. SCL to Parks and
 - d. SCL to SDOT **Both correct.**

After the holidays I will get the recommendation finished and share it for your review and comments. We will want to get together to work on a powerpoint presentation. We will also want to talk about the briefings for the committee and the district rep. Lastly, we should begin to think about engaging the community in participating in the public hearing.

Please let me know if there are any changes I should address. Thank you all!