

7th Avenue Street Vacation

Edward B. Murray
Mayor

Sam Assefa
Director, OPCD

Shannon Loew, Chair

Ross Tilghman, Vice Chair

Brodie Bain

Lee Copeland

Ben de Rubertis

Thaddeus Egging

Rachel Gleeson

Laura Haddad

Jescelle Major

John Savo

Michael Jenkins
Director

Patrick Donohue
Interim Coordinator

Aaron Hursey
Planner

Juliet Acevedo
Administrative Staff

**Office of Planning and
Community Development**
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

TEL 206-615-1349
FAX 206-233-7883
seattle.gov/dpd/cityplanning

Commissioners Present

Shannon Loew, Chair
Ross Tilghman, Vice Chair
Brodie Bain
Lee Copeland
Ben de Rubertis
Rachel Gleeson
Laura Haddad
Jescelle Major
John Savo

Commissioners Excused

Thaddeus Egging

Project Description

Seattle Public Utilities (SPU) is proposing to vacate a segment of 7th Ave. S in the South Park neighborhood. The 7th Avenue segment under consideration intersects with two additional rights of way - S. Riverside Dr. and S Holden St. The 7th Avenue S segment is partially located within a shoreline management zone, although the street is not platted to extend into the Duwamish. Following the vacation, the resulting property would be used to develop a flood control pump station to mitigate the negative impacts caused by reoccurring flooding events.

The vacation includes 6,893 square feet (sf) in area. 5,293 sf will be dedicated for the future flood control pump station, while the remaining 1,600 sf will be available for public access through an easement that will provide access to a property located along the Duwamish shoreline as well as provide public access. The flood control pump station and ancillary facilities will be fenced and lighted for security. The pump station will be run remotely, having staff periodically present for maintenance.

Meeting Summary

This was the Seattle Design Commission's (SDC) first review of the 7th Ave Pump Station project. The purpose of the meeting was to review the urban design merit for the vacation proposal. The Commission did not vote on the urban design merit. The SDC provided a list of recommendations for the project team to address prior to the next SDC meeting.

Recusals and Disclosures

There were no recusals or disclosures.

October 6, 2016

9:00 - 10:30 am

Type

Vacation

Phase

Urban Design Merit

Previous Reviews

None

Project Team Present

Meredith Hall

KKLA

Jeff Massie

SPU

Attendees

Beverly Barnett

SDOT

Karen Daubert

Friends of Street Ends

Monica Hall

SPU

Steve Hamai

SPU

Karen Kiest

KKLA

Rachel Ramey

SPU

Keith Ward

SPU

October 6, 2016

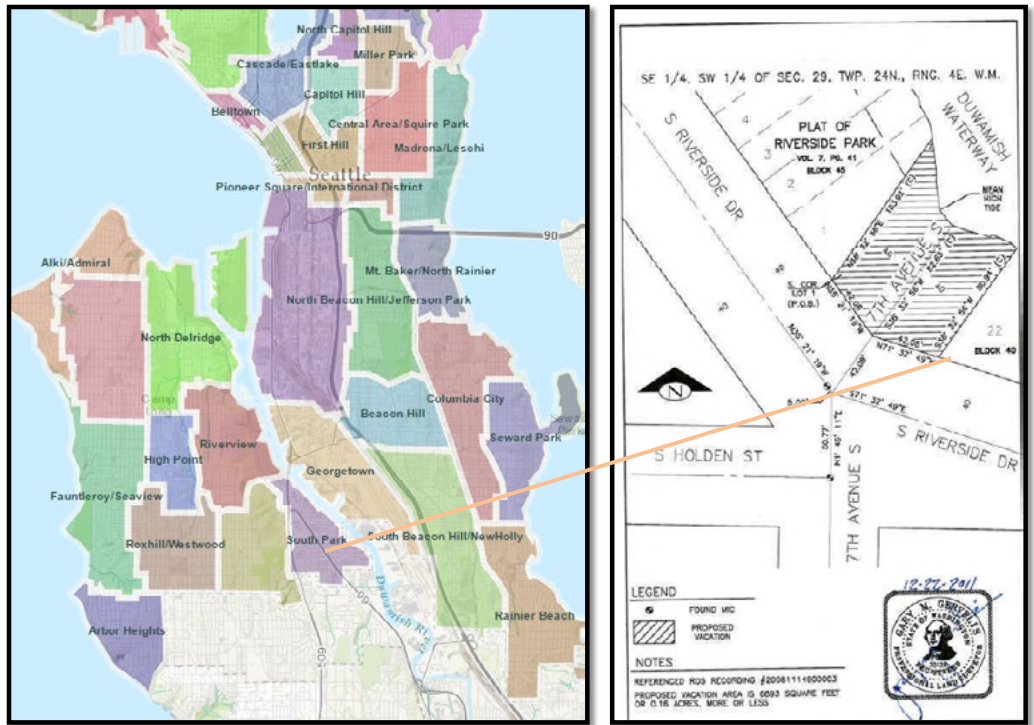


Figure 1: Site context map

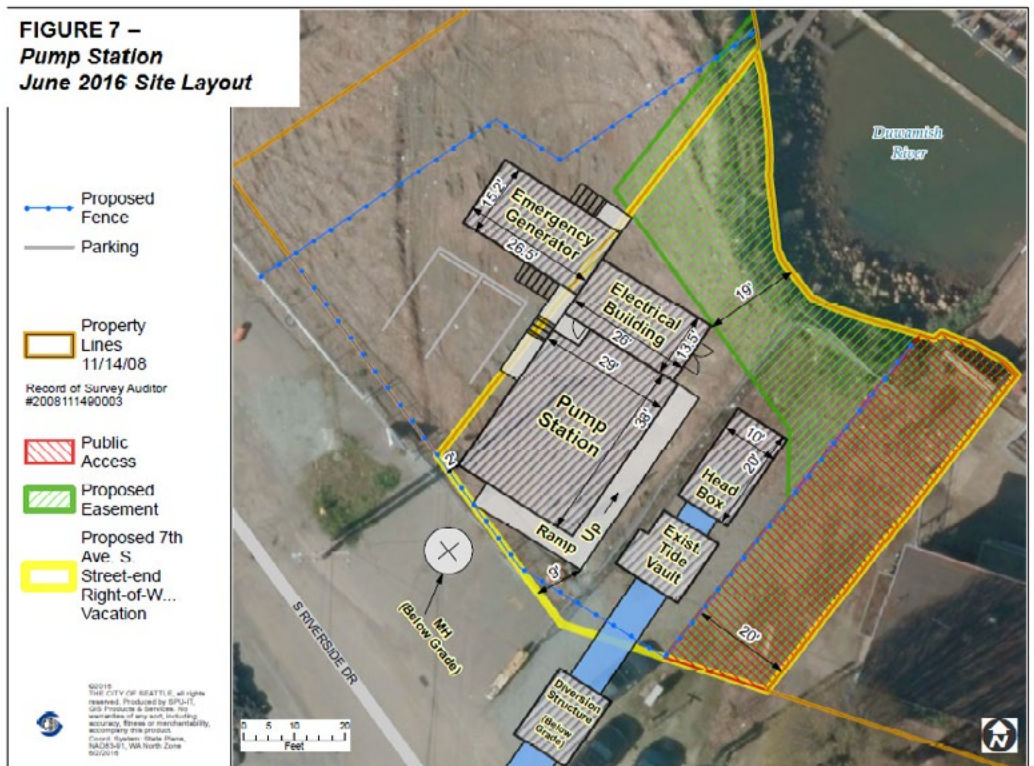


Figure 2: Pump station site layout

Summary of Presentation

Jeff Massie, of SPU, and Meredith Hall, of KKLA, presented the urban design merit proposal for the 7th Ave S pump station. Jeff Massie provided a project outline, overview of the project area, and site context (see figure 1). The vacation is a joint request between SPU and a private party, referred to as the co-petitioner. SPU has an agreement to provide private access to aquatic lands northeast of the project site, which are owned by the co-petitioner. The aquatic lands are located behind a security fence and will not be accessible to the public.

The flood control pump station will be located on the vacated portion of the 7th Ave S street end. The pump station will serve a 238-acre drainage basin within the South Park neighborhood which currently has water quality, drainage, and pavement issues and experiences reoccurring flooding events. The pump station facilities are situated on the southwestern portion of the project site and will include a pump station, electric building, emergency generator, head box, and an existing tide vault. The facilities will be accessible from S Riverside Dr. Security fencing will be placed around most of the site, extending from S. Riverside Drive to the high tide edge of the Duwamish River. 1,600 sf of publicly accessible space is located on the southern edge of the project site, extending from the intersection of S Riverside Dr., 7th Ave S, and S Holden St to the high tide edge of the Duwamish River. see figures 2-4 for more detail.

Because the proposed vacation is a street end, it is predicted to have minimal effect on vehicular, bicycle, and pedestrian circulation (see figure 4).

After the urban design merit presentation, the project team provided a preview of the proposed public benefit. Public benefit proposal includes the redevelopment of waterfront open space at the intersection of 12th Ave and S Elmgrove St. This property was identified by community members as a priority in the South Park Green Space Vision. The design team has conducted several outreach events and continues to gather community input, which will influence the proposed design.

Agency Comments

Beverly Barnett, of SDOT, mentioned that SDOT is in the process of reviewing the project materials. Ms. Barnett stated that although there is a clear need for the pump station in this



Figure 3: Proposed pumpstation design from the southwest (above) and southeast (below)

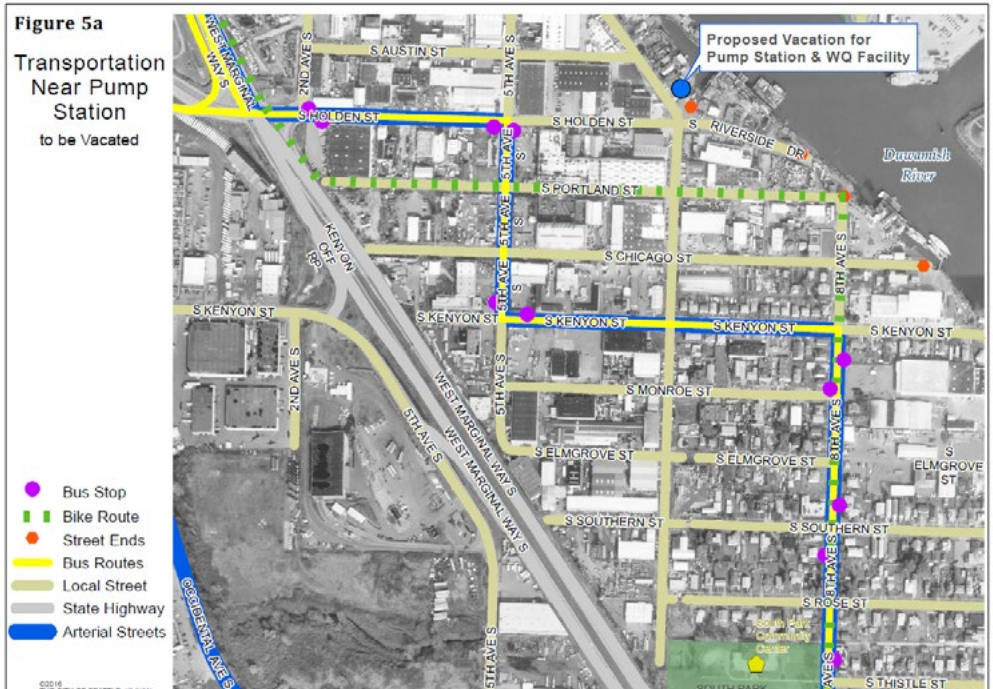


Figure 4: Vehicular, bicycle, and pedestrian circulation

neighborhood, she is less understanding of how the site is going to be used. Ms. Barnett stated that when a vacation occurs with different property owners the vacation is split down the middle. SPU has an arrangement with the other owner that they will not acquire the ROW, so it appears unclear how much of the public access will be used for the private owner and SPU, and what will remain for the public. Ms. Barnett then stated that it is very unclear how much public access will be available on the vacated site. MS Barnett mentioned that she is gaining a better understanding of what the facility will look like from the street, but still does not know what will be required in terms of sidewalk widths and bike lanes, etc. The department will need to understand this in greater detail.

Public Comments

Karen Daubert, FOSE, What's unique about this city is that we have so many bodies of water with streets the dead-end into the water. We have strict polices related to how shoreline street ends can be vacated. IT is appropriate for this type of facility but the question is around comparability. There are other street ends on the Duwamish that are comparable in how they provide public space. It would be a tremendous loss to reduce the amount of public space for future use at this street end.

Summary of Discussion

The SDC first organized its discussion around the proposed publicly accessible space. While the Commission recognizes the need for a flood control pump station in an area that has been underserved historically, Commissioners also recognize the need for greater improvements and access along the Duwamish industrial waterfront. Commissioners are concerned with large amount of space along the waterfront that is fenced off, rendering it inaccessible to the public.

Commissioners had differing opinions as to whether the project team should utilize the entire vacated parcel while providing commensurate public space elsewhere within the community. The SDC understands certain areas of the project site should be secured for safety reasons, but recommended the project team find a balance between secured, inaccessible space, and space that will be accessible to the public.

The SDC requested the project team provide information related to the amount of space needed to build the flood control pump station and related facilities., including a better understanding of how a no-vacation alternative can accomplish the project goals. Commissioners also recommended the project team look for options to provide onsite public space that will provide local public open space and access to the waterfront.

The SDC recommended the project team show whether or not on site sidewalks and landscaping will tie into a larger network of sidewalk and landscaping within the South Park neighborhood.

Action

The SDC thanked the project team for their presentation on urban design merit for the 7th Ave Pump Station. The Commission appreciated the collaboration between agencies to bring much needed upgrades to the South Park Neighborhood. Prior to the next commission meeting, the SDC requested the project team to address the following issues:

1. further development of urban design merit with solutions regarding to:
 - further definition of public access and space use; Including fenced areas
 - vehicular count
 - frequency and nature of use regarding the pump station
 - on-site safety and management for proposed facility and surrounding area
2. Ensure SDOT previews the proposal prior to next review.
3. Understand community input within the process.
4. Further understanding as to what is happening to the adjacent properties, including a no vacation option that shows how the option meets project goals.
5. Provide a full site plan including proposed sidewalks, landscaping, and curb cuts