



memo

to **Beth Purcell, Seattle Parks Foundation**
from **Sou Garner and Nathan Polanski, PE, MIG**
re **Occidental Ave S – Stakeholder Workshop Summary**
MIG #15294
date **December 22, 2024**

On Monday December 9, 2024, interested parties in the re-envisioning of Occidental Avenue South came together from 9:30-11:30 to participate in a hands-on and interactive workshop. Approximately, 25 participants attended the workshop representing residents, adjacent businesses, stadium operations, and community partners. Additionally, the Seattle Department of Transportation attended with seven subject matter experts. The workshop objectives included:

- Setting project goals based on shared values.
- Consideration of collaborative implementable strategies for Occidental Street activation and improvements.
- Defining and discussing collective priorities.

The following are **key themes** that resonated with participants throughout the workshop:

- **To balance the needs of users for event days and non-event days on Occidental Avenue, amenities and facilities should allow for optimum flexibility.** While seating and gathering spaces or meet-up areas are necessary, consider how these areas are managed and how they function for events and non-event days. Not only are the users of Occidental Avenue diverse with varying interests, the type of event (e.g. concert or game), how they use, and access Occidental varies by time of day. For example, while street vendors might only operate during event hours, event producers and suppliers for local businesses may only need the early morning hours to have unobstructed access to loading docks and alleys. Suggestions included: removable barriers and clearly defined spaces; non-permanent seating.
- **Infrastructure improvements should prioritize the health and safety of all users.** The uneven grade of Occidental can cause varying degrees of barriers to vendor operations and safety hazards for everyday users. For example, wastewater and stormwater runoff can drain directly onto a vendor space. This combined with the lack of bathroom facilities can cause sanitary problems. Physically separating vendor spaces would alleviate some of the barriers vendors experience on event days, while providing separation of pedestrians and bicyclists from vehicles on non-

event days. Suggestions included: addressing the grade inconsistencies along the corridor; delineation and/or physical separation for multi-modal users; traffic calming (e.g., speed cushions); clearly defined spaces (e.g. different paving materials, planters, etc.).

- **Pedestrian-scaled amenities, such as restrooms, and features would improve the sense of safety and comfort along Occidental Ave for residents, visitors, and employees outside of event days.** Using downward shielded lighting or uplighting, encouraging micromobility options, beautification and landscaping, promoting connections from the project site to other landmarks and destinations, and activating plazas with interactive art, seating, and pop-ups provides opportunities for year-round use of Occidental Avenue. This would also contribute to a stronger sense of community within the district with local businesses and residents. Suggestions included: better lighting; seating; wayfinding; increase security and maintenance.
- **Better management and enforcement of vehicle access, and movement through the project area are essential for increased use of Occidental Ave during large events.** The majority of participants agreed that street closures for vehicle access, vehicles speeding on non-game days,) and illegally stopping and parking are central concerns and seemed to impact all users who participated in the room. Suggestions included: increasing parking enforcement; removable bollards; traffic calming; clearly defining spaces for vendors.
- **There is an opportunity for better communication between stadium operations, vendors, residents, property owners, and businesses.** Participants acknowledged that individual events were managed successfully and seamlessly. However, when multiple events occur at the same time, the lack of communication between event operators and producers, and the conflicting terms of their agreements impacts the users. Ultimately, this would result in an uncoordinated and chaotic experience, especially at the close of an event.
- **If vendors are a key element of the event day experience, their operations, health, and safety should be prioritized and integrated into any future plans.** The experiences of vendors are not limited to a single barrier or, therefore, solution. Many participants stated that one of the elements that makes Occidental and event day experiences easier and unique are the vendors themselves. However, vendors often feel like they are left out of the process and do not have a consistent avenue for communications, therefore, are the last to know. Many vendors communicated that while required to obtain permits accessing their designated space can be challenging and contributes to a sense of exclusion. Participants communicated that often they would arrive in the early hours of the morning to stake out their space during event days. This includes sleeping in their cars or setting up hours before dawn. Some non-vendor participants communicated that highlighting the

experiences of vendors to property owners and residents could be an opportunity to build a sense of community with the various users. Some vendors have private agreements with the neighboring property owner/landlord for operations in addition to Street Use Permit without coordination with existing building tenants.

Suggestions included: clearly defining and delineating vendor spaces; temporary or permanent structures; include education or process for vendor and landlord agreements to include coordination with existing tenants and even shared sanitary facilities with sanitary expectations.

- **Create a welcoming and inclusive corridor for all.** Major events that happen at or on the grounds of T-Mobile Park or Lumen Field, particularly international events, should consider the multi-cultural diversity of the area and be reflected in the physical spaces. For example, using creative wayfinding and signage, universal signage, increasing the amount of landscaping and improving the ADA accessibility of the corridor can be an opportunity to create a sense of place that is inclusive of all users. A few participants noted how using public art and installation in the design of infrastructure and facilities can encourage connections to the history and culture of Seattle and Pioneer Square. Limiting or enforcing behaviors such as hate-speech or propaganda was cited as a barrier to creating a sense of community in this area.
Suggestions included: Increasing security and ticketing; stronger security presence.

Shared Values and Givens

The following graph represents the participants' priorities when asked to confirm the key themes from initial discussions with stakeholders. While not shared as an initial key theme, **Stadium Functionality** as it relates to accessibility, loading and unloading, and basic amenities like restrooms was cited.

Figure 1: Shared Values and Givens

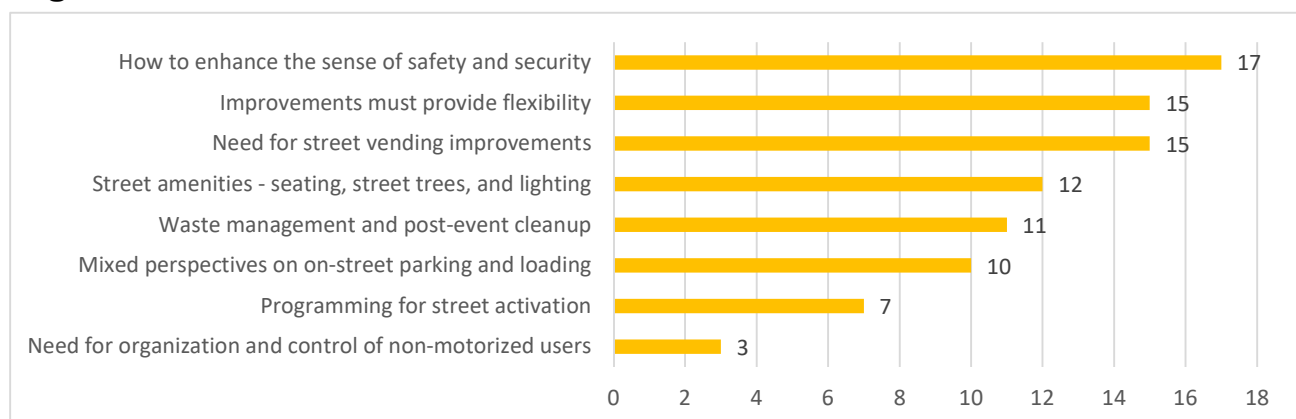
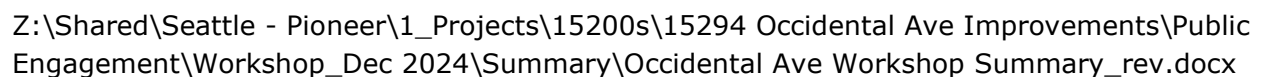


Figure 2: Describe your vision for Occidental Avenue in 2026 and Beyond



ALTA VES

EMENTS

12/9

DESIGN &
SIGNAGE
CRITERIA

FLEXIBILITY

WASTE
MANAGEMENT

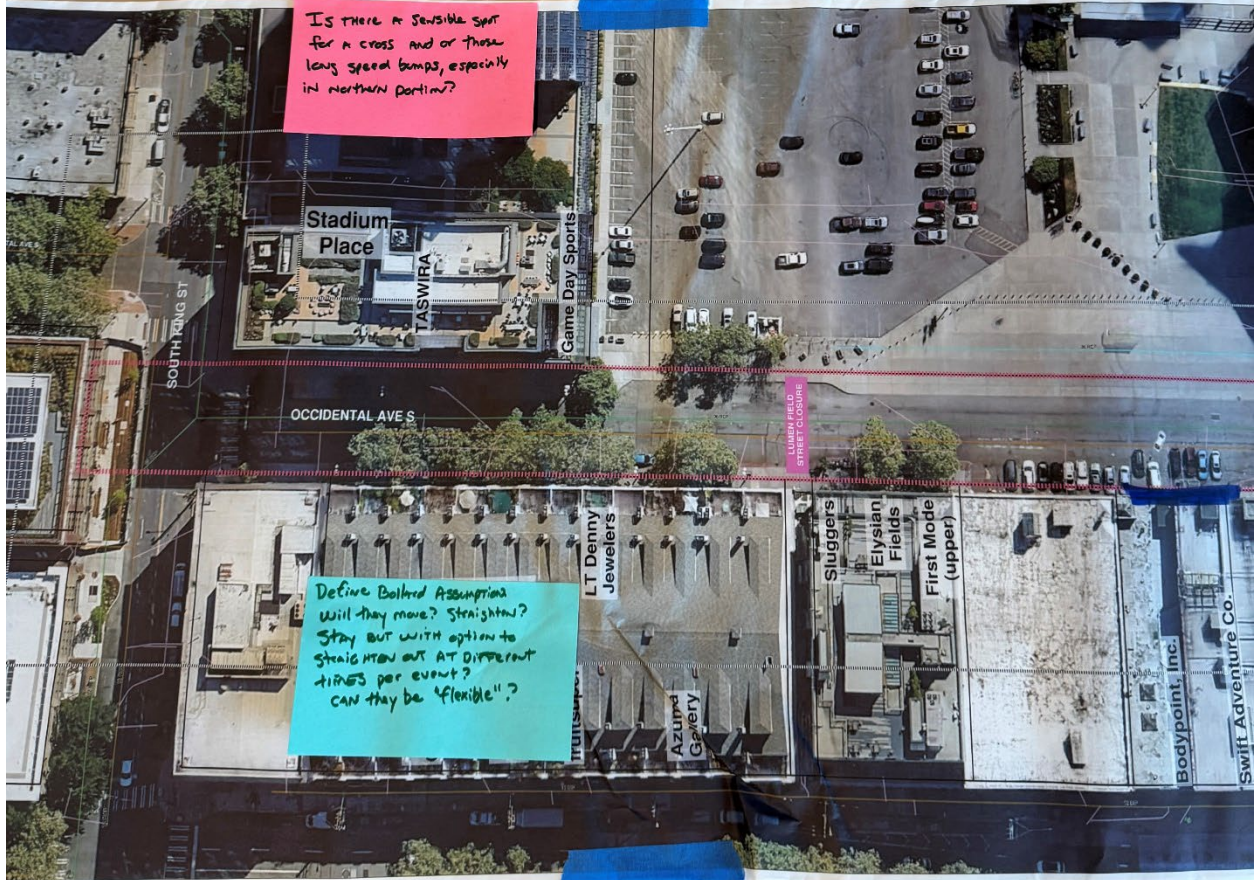
Bath Rooms

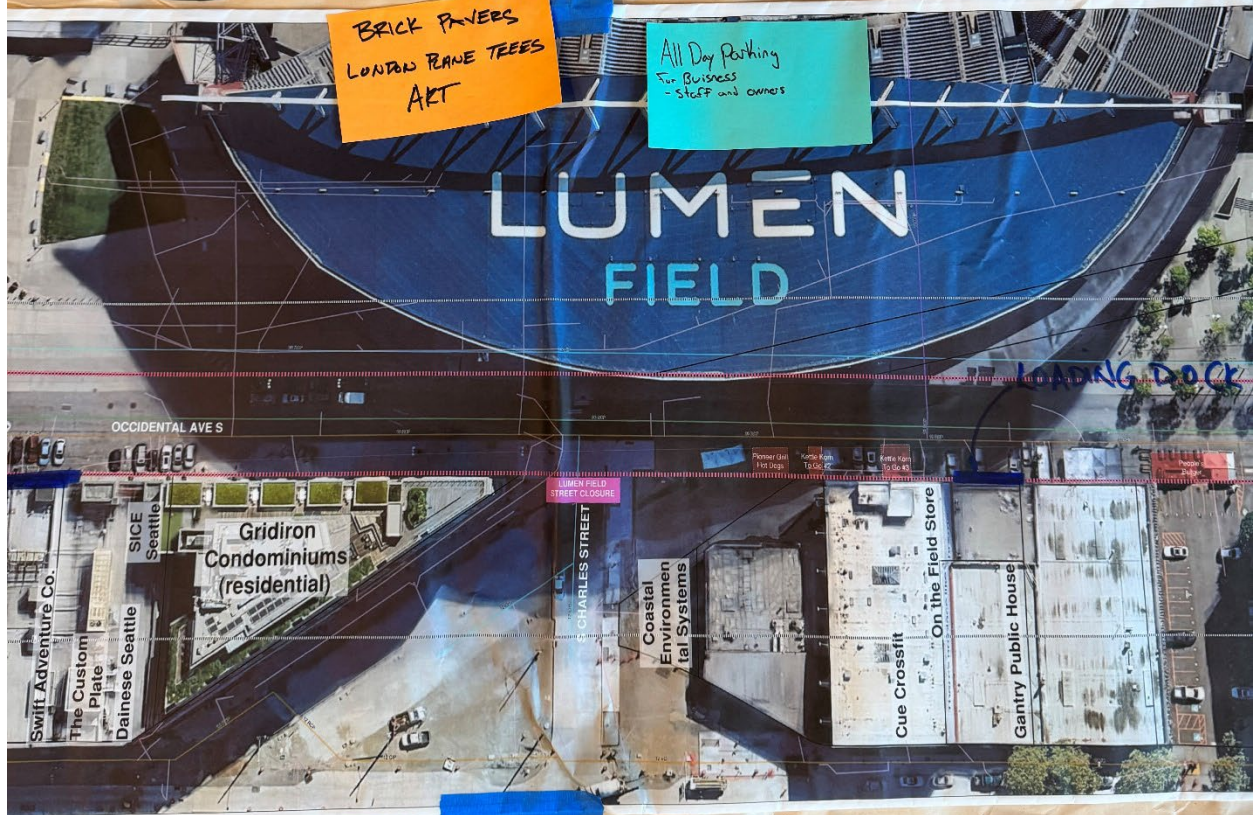
Silver Cloud Hotel
↳ Loading Dock on Occidental
↳ Need continued Access

Silver Cloud Hotel
↳ Transient Management
↳ Keep Campers Out

Is there a sensible spot for a cross and/or these long speed bumps, especially in northern portion?

Define Bolded Assumptions
Will they move? Straighten?
Stay but with option to
straighten out at different
times per event?
Can they be "flexible"?





TOP PRIORITY

SAFETY & SECURITY

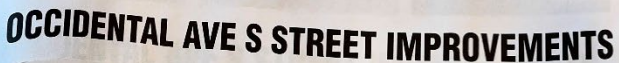
CAR SPEEDING

Is there a plan for a public Restroom Anywhere? How portable potties?

Presentation



ITILES



Post-it

EASEL PAD
super sticky

TABLÉAU À FEUILLES
super collantes

BLOC DE MOIAS
super adhesivas

CONT. 30 ☐ 25 IN/PO/PULG. X 30 IN/PO/PULG.
(63,5 cm x 76,2 cm) 5.2 FT²/PI² (0,483 m²)

3M

* SECURE PERIMETER/ FENCE LOCATION
VENDING DURING WC

↳ GARBAGE OFF-SITE

BATHROOMS

* SAFETY/ SPEED CONTROL

PEDESTRIAN SAFETY - ^{NON EVENT DAYS} SPEED BUMPS, SIDEWALKS, TRAFFIC CALMING

PURZA - INFORMAL TEG PARK

VENDORS - could permits be included in permit fee?
parking illegal doesn't result in fix.

Dozens of vans unload red carts for illegal vans.

Vendor Wishlist

- PR, hot water, disposal, hand washing station

2

■ CONSISTENCY ALONG PROMENADE (GRADE, ETC).

■ VENDOR - CONSISTENT, MOBILE PRESENCE (CONTAINERS, SPACE MGMT) ~~PARK~~

- NEED ACCESS/PARKING
- DEFINE THE AREA (PAVING?)
- ACCESS TO BLDGS IS IMPORTANT

■ NORTH END - CURB & ELEVATION CHANGE IS DANGEROUS (MULTIPLE BIKE ACCIDENTS)

- MOVE BOLLARDS OUT TO BETTER DEFINE SIDEWALK
- PRELUDES A GRAY ZONE (IN FRONT OF BOLLARDS) WHERE ILLEGAL VENDORS POST.

■ CONFLICT/ORDER TO LINES BETWEEN ILLEGAL VENDORS / PERMITTED VENDORS

- ~~PR~~ STATE LEVEL, HEALTH DEPT OPPORTUNITIES?
- VISIBILITY & DEFINE LEGAL VENDORS
- ENFORCEMENT - ILLEGAL VENDORS

CONCRETE BARRIERS - ~~ENGINEER INPUT~~ AND LEMON POINT F/ HONOLULU SECURITY. WHOSE WILL WORK W/ PROPERTY OWNERS ON LOCATION.

NOT PERMITTED SEATING IN STREET DURING EVENT DAYS
- COORDINATE W/ PDST, HOW CAN THIS BE DONE W/O IMPACTING EMERGENCY VEHICLES?

1

PARKING - 2 HR DOES NOT WORK
FOR BUSINESS OWNERS.

SEATING - WELL LT

LANDSCAPING - AVOID UNGERING

SECURITY & MAINTENANCE - GRAFITI - CLEANING.

SPEED BUMPS.

OPERATIONS & IMPLEMENTATION.

MICROMOBILITY

- GPS Fence Good

- ^{nice} Lighting
- Power hook up

VENDOR PERMITS

- Need to have tent to protect spaces

- Yearly - uncertain for repeat vendors

- Relationships w/ neighboring property
- Owner sign off - not business
- Lottery (?)
- Grant system to assist w/ \$

- more consistent look would help vendors + experience or looks like it belongs

North End Residence

DIFF but BELONGS

- Uber not geo fenced for drop off
Yes for pick up
- Concert Diff. ~~But~~ than games
- parking often @ King
- retractable Bollards

SAFER

- Human Involvement
Education + Engagement !

NEXT STEPS

- Project team to circulate
- SPF/SDOT to confirm
- Reconvene for a spring
- Check for updates on the

2024

Stakeholder
engagement
(current work)

Near-term Prognosis
Refined Street Con
(next step)

OCCIDENTAL AVE S. STAKEHOLDER WORKSHOP

December 9, 2024

Priority Setting Worksheet

Please answer the questions below and leave your worksheet behind. If you would like to take this worksheet with you and respond later, please take a photo or scan your answers and return to:
Sou Garner at sgarner@migcom.com

1. What are your top three priorities?

Tip: Refer back to the shared values we discussed and the group discussions. This is your opportunity to let the project team know what is important to you.

- ① Removal of 1st Amendment Protesters and their hate speech.
- ② Safety - Any vehicle break ins come from Occidental
- ③ Functionality - We still have a business to run here.

2. Out of all the possibilities discussed or not, what is one change you would like to see or tested on Occidental Ave in the next 12 months?

- ① Corraling the 1st Amendment Protesters
Removing their ability to use bull horns.

3. Are there any ideas that you would like to get behind and support?

Tip: Please leave your name and contact information if you would like to be part of this idea.

- ① Removing / Relocating / De-Amplifying
1st Amendment Protesters

KJ Poff

GM SilverCloud Hotel

206.204.2070

kpoff@silvercloud.com

Thank you!

Please leave completed worksheets on the table or take a picture or scan and email to sgarner@migcom.com

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Vendors not fenced out
for WC. Temp poty can
Speed Bump

2. Out of all the possibilities discussed or not, what is one change you would like to see or tested on Occidental Ave in the next 12 months?

When Sounders have tournaments
in June, to see set up for
WC 2026.

3. Are there any ideas that you would like to get behind and support?

Tip: Please leave your name and contact information if you would like to be part of this idea.

Yes vendors inclusion. portable restrooms.
Speed Bumps.
al Duffin
alssausage@yahoo.com

Thank you!

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Safety, cleanliness, BEAUTIFICATION

2. Out of all the possibilities discussed or not, what is one change you would like to see or tested on Occidental Ave in the next 12 months?

VENDOR AREAS, built-in, NOT ALL ALIKE but
UNITS w/paver, water, sewage plu.

3. Are there any ideas that you would like to get behind and support?

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CROSS WALKS in North Area

Thank you!

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FLEXIBILITY

RESTROOMS

STREET VENDOR

2. Out of all the possibilities discussed or not, what is one change you would like to see or tested on Occidental Ave in the next 12 months?

PARK AREA FOR PEOPLE TO ENJOY THE
AREA

3. Are there any ideas that you would like to get behind and support?

Tip: Please leave your name and contact information if you would like to be part of this idea.

BETTER USE OF THE AREA WHILE
MAKING IT SAFE FOR ALL.

Thank you!

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- Bring belonging : Pride to the area through Inclusive planning (Vending) marketing
- Safety - Response rate : Human trafficking awareness
- Amenities for vendors

2. Out of all the possibilities discussed or not, what is one change you would like to see or tested on Occidental Ave in the next 12 months?

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1. Traffic calming/speed reduction/ped
2. Vendor management/illegal ^{safety}
3. Restrooms ^{enforcement}

2. Out of all the possibilities discussed or not, what is one change you would like to see or tested on Occidental Ave in the next 12 months?

Traffic calming for ped safety

3. Are there any ideas that you would like to get behind and support?

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Extend Waterfront operations/management/
programming to Occidental

Thank you!

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- ① Safety
- ② Crowd Control : Fans / Vendors
- ③ Hygiene.

2. Out of all the possibilities discussed or not, what is one change you would like to see or tested on Occidental Ave in the next 12 months?

- ① Better zoning definition

3. Are there any ideas that you would like to get behind and support?

Tip: Please leave your name and contact information if you would like to be part of this idea.

- ① Lighting / Illumination of south portion of Occidental

Kin Tso kintso96@hotmail.com

Thank you!

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- Parking For business staff and owners - ~~ALL~~ All Day parking
- Vendors moving to a better space that opens parking
- Using the empty space next to Gridiron on West side

2. Out of all the possibilities discussed or not, what is one change you would like to see or tested on Occidental Ave in the next 12 months?

More parking

3. Are there any ideas that you would like to get behind and support?

Tip: Please leave your name and contact information if you would like to be part of this idea.

Parking

Haden Carpenter
Haden@cuesseattle.com

Thank you!

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SEATING
ART

VENDOR DESIGN GUIDELINES

2. Out of all the possibilities discussed or not, what is one change you would like to see or tested on Occidental Ave in the next 12 months?

ADD VENDORS TO PLAZA NEXT
TO GRIDIRON  & SEATING & ART.

3. Are there any ideas that you would like to get behind and support?

Tip: Please leave your name and contact information if you would like to be part of this idea.

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- Safety/Security - lighting, clearly marked pathways.
- Street Vending - Supporting the vendors that do things right & enforcement for those that do not.

2. Out of all the possibilities discussed or not, what is one change you would like to see or tested on Occidental Ave in the next 12 months?

- Vendor Frontage & Consistent Building Type (Permanent)
- Improved lighting on Occidental.

3. Are there any ideas that you would like to get behind and support?

Tip: Please leave your name and contact information if you would like to be part of this idea.

- Vendor Structures
- Street Frontage
- Lighting

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Enforcement — All Vendors
Garbage

2. Out of all the possibilities discussed or not, what is one change you would like to see or tested on Occidental Ave in the next 12 months?

Enforcement all vendors

3. Are there any ideas that you would like to get behind and support?

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Vendor Management

Thank you!

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