

North Lake Union Metro Properties Master Plan Scenarios **Stakeholder Working Group Comments**

Metro Waterfront Parcel Discussion

Brainstorm of Possible Uses

1. Maritime heritage boat repair (current use)
2. Harbor patrol / fire boat station (swap or expansion)
3. Waterborne taxi
4. Neighborhood meeting space / public space / non-profit use
5. Recreational boat rental
6. Private maritime industrial development / sale of property

MWP1. Maritime Heritage Boat Repair (current use)

Benefits:

- Large site to accommodate this type of work
- Could possibly be combined with other public uses of parcel, shoreline
- Can handle some of the maritime repair activities being displaced from South Lake Union; could be the "workshop" for boats displayed on South Lake Union
- Site could accommodate public access

Concerns/Issues To Address

- Revenue issue; is this income-generating activity?
- Site could possibly be too small for some of the vessels being displaced from South Lake Union
- Activities contribute to water pollution
- Not used as a public dock; limited public use, viewing of activities, tour of parcel
- Questions about condition of aging piers for heavy use

MWP2. Harbor patrol / Fire boat station (swap or expansion)

Benefits:

- Could possibly be swapped with current harbor patrol site, allowing for expansion of Gas Works Park
- Contiguous public access to Lake Union
- Could possibly allow for Seattle Fire Department to combine operations with harbor patrol, creating a visible presence in the area

Concerns/Issues To Address

- Funding concerns, cost of the parcel, etc.
- Questions about condition of aging piers for heavy use

MWP3. Waterborne taxi

Benefits:

- Close to Gas Works Park, Burke Gilman Trail
- Natural pier
- Accessible to/from local housing, businesses
- Marine transportation use for parcel
- Parcel has space for support facilities
- Property, lease controlled by Metro Transit
- Prettiest views in the area

Concerns/Issues To Address

- No public parking
- No/limited bus access, intermodal connections; possibly further away from future monorail
- Not compatible with current use
- Further from Fremont, primary employment areas, commercial areas than Stone Way pier
- Uncertainty about DNR lease
- Questions about condition of aging piers for heavy use

MWP4. Neighborhood meeting space / public space / non-profit use

Benefits:

- Public meeting space needed in South Wallingford
- Would help to build a sense of community
- Habitat improvement possible (salmon, etc.)
- Could accommodate other uses on the parcel

MWP5. Recreational boat rental

Benefits:

- Connection to Gas Works Park, Burke Gilman Trail
- Decent parking, drop-off areas nearby
- Compatible with waterborne taxi use
- Provide recreation activities close to a dense local neighborhood

Concerns/Issues To Address

- Heavy-industrial pier lost
- Financially "tricky" for concessionaire
- Questions about condition of aging piers for heavy use

MWP6. Private maritime industrial development

Benefits:

- Would support maritime industrial use
- Tax revenues for King County; income for Metro Transit (no current income)
- Could increase boat yard space in the area for pleasure vehicles, general use
- Continuing marine industrial use
- Consistent with several strategic plans
- **Might be** compatible with waterborne taxi use
- Provide recreation activities close to a dense local neighborhood
- Worthy use of property
- Could cause further clean-up of contamination

Concerns/Issues To Address

- Needs to be a long-term, major development
- Sizeable up-front investment for developer
- Would need to coordinate with Metro Transit
- Questions about condition of aging piers for heavy use
- Would potentially limit public access and waterborne transit
- Would eliminate or increase costs for continued Schooner Society use
- Could further block views
- Could increase parking problems in the area
- Would no longer be a Metro Transit (public) property

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Additional considerations or conditions

- Need to look more closely at bedlands clean-up issues
- Need to explore DNR lease of bedlands property to see if it has already been leased
- Necessary infrastructure improvements (drainage, hydrants, etc.) on Northlake Way
- Would need to improve access and connections to the area (public transportation, pedestrian access, vehicular access, parking, etc.)
- Need to coordinate with City of Seattle, etc. to discuss relationship between neighboring public parcels to ensure maximized use
- Work with other agencies to see how to maximize benefits for salmon migration, natural habitat, etc.; coordinate with government monitoring
- Would require coordination and discussion of surplusing of property with other departments and agencies
- Would need to be reconciled with neighborhood desire for using the property for public access to Lake Union or for a specific maritime industrial use