

Seattle Public Utilities

Thornton Creek Confluence at 35th Ave NE: Real Property Agreements

Seattle City Council
Seattle Public Utilities and Neighborhoods
Committee



November 25, 2014

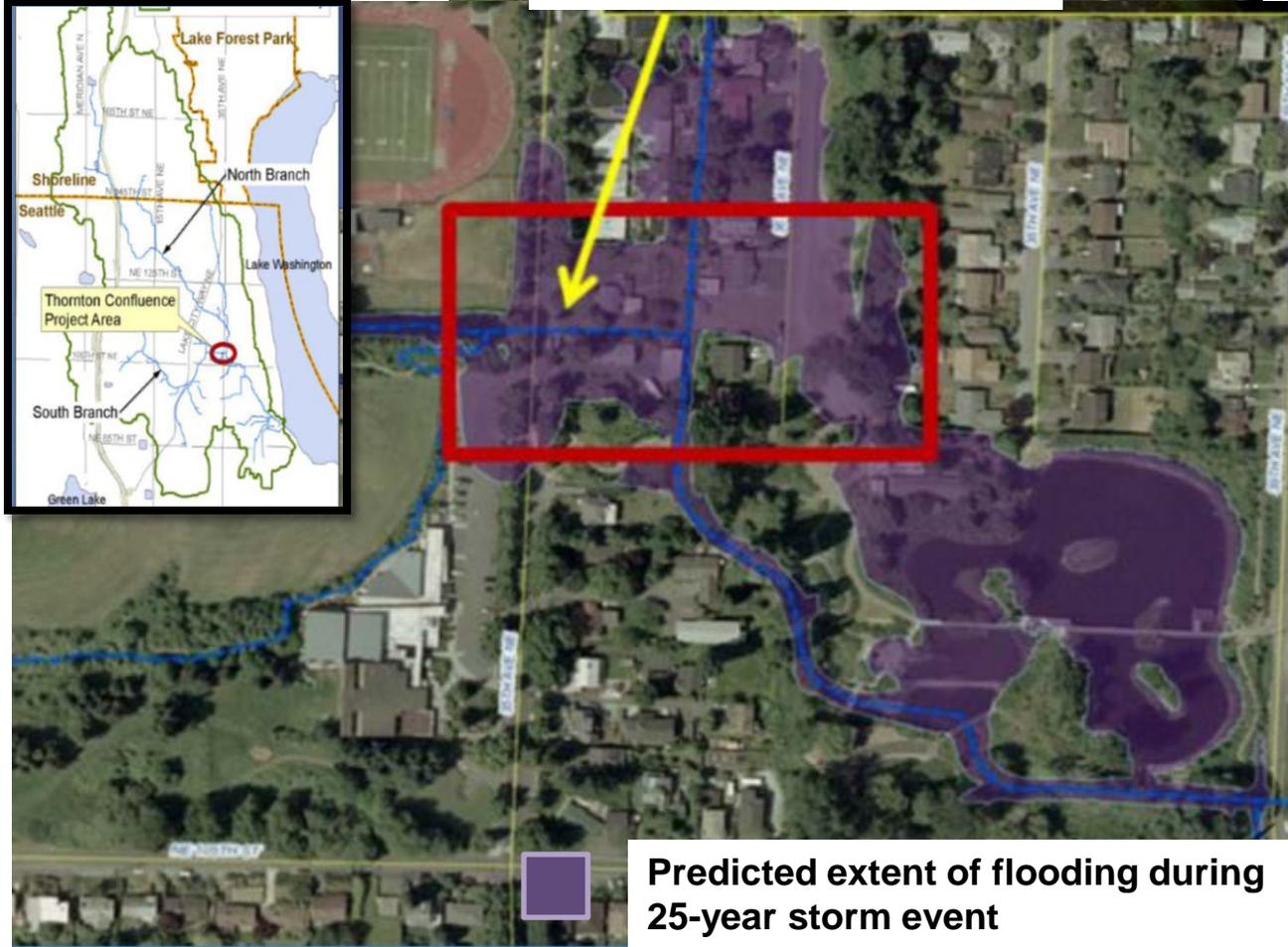
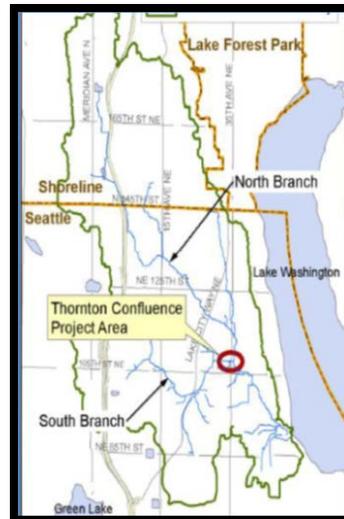
Thornton Creek Confluence

Project Goals

- Reduce flooding on 35th Ave. and surrounding properties
- Reduce peak flow velocities
- Increase flood storage
- Improve habitat quality
- Test innovative creek design



Area of chronic flooding



Predicted extent of flooding during 25-year storm event



Meeting Drainage Service Levels and Improving Habitat

Project Actions

- 4 houses and 2 acres of fill removed from floodplain
- Replaced undersized 6.5 ft. culvert with 32 ft. roadway bridge
- Re-aligned creek channel and re-vegetated floodplain and stream bank



Expected Outcomes

- Increased flood storage, reduced flood claims
- Increased flow capacity and improved fish passage
- Improved riparian and aquatic habitat

The proposed legislation authorizes:

- 1. SPU to relinquish a surplus easement**
- 2. SDOT to accept a permanent bridge maintenance easement from the Seattle School District (SSD)**
- 3. SPU to transfer partial jurisdiction of a portion of SPU property to SDOT for bridge maintenance**
- 4. SPU to enter into a Memorandum of Agreement with SSD for activities on school property**

Project Overview Confluence Area

Replace 35th culvert and shift alignment to the north

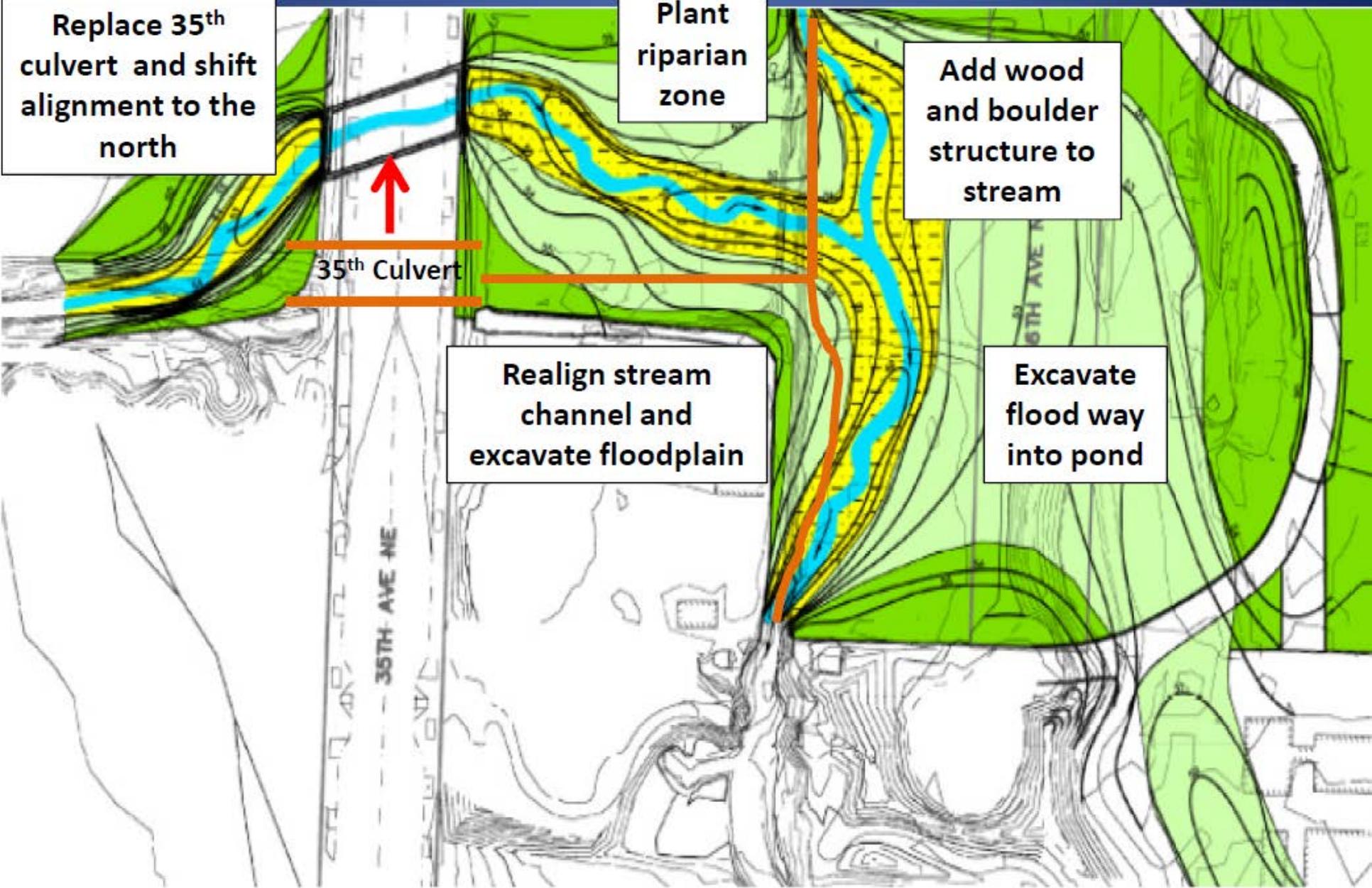
Plant riparian zone

Add wood and boulder structure to stream

35th Culvert

Realign stream channel and excavate floodplain

Excavate flood way into pond



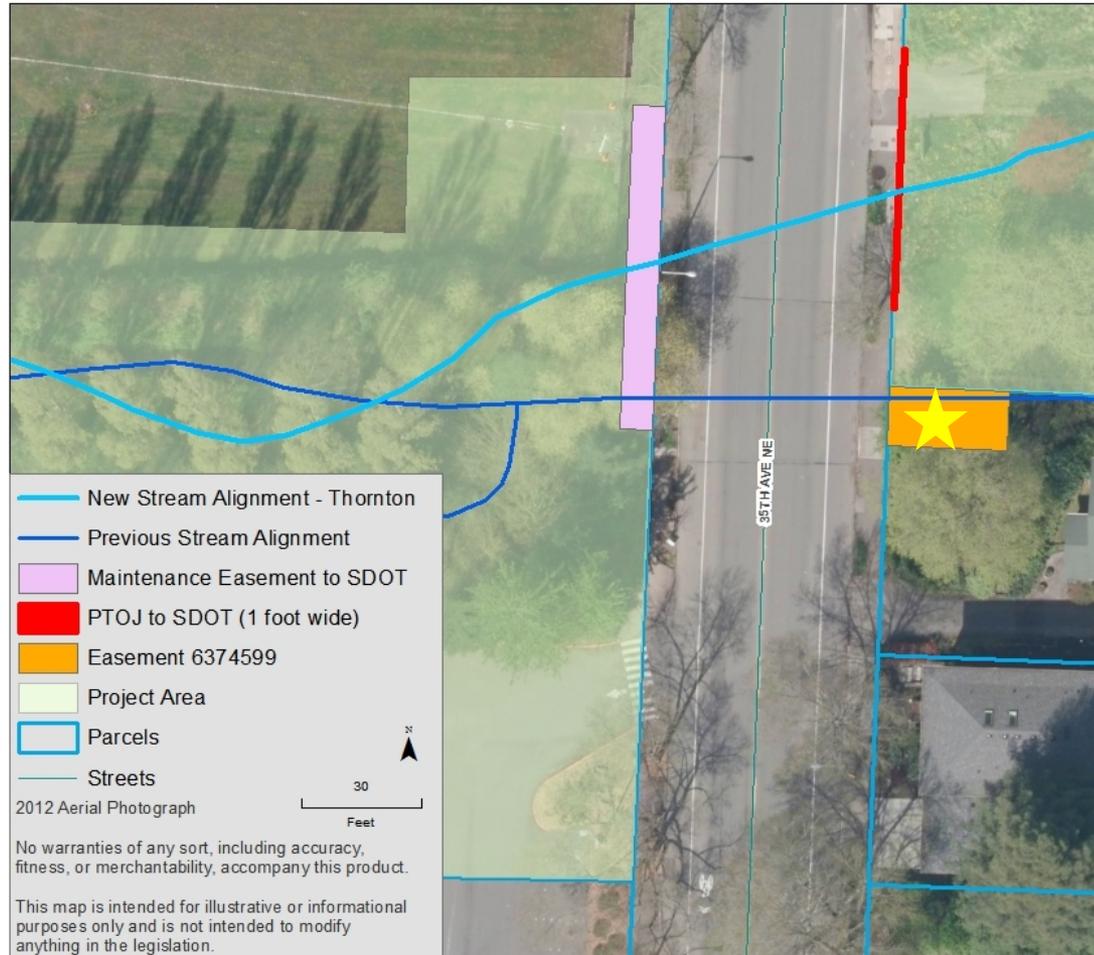
Area related to this ordinance



Property Rights Relevant to Ordinance



Relinquishment of Surplus Easement



- **Private easement for old culvert @ 10706 35th Ave. NE**
- **Following culvert removal and creek realignment easement no longer needed**

Bridge Maintenance (west) - Permanent Easement from Seattle School District



- Allows City to acquire permanent easement from SSD
- Easement to be placed under SDOT jurisdiction
- Grants SDOT permanent access to SSD property for maintenance of bridge and footings

Bridge Maintenance (east) - Partial Transfer of Jurisdiction from SPU to SDOT



- SDOT responsible for on-going maintenance of bridge and footings
- SPU to transfer partial jurisdiction of area of a City-owned parcel (King Co. Parcel No. 2726049064) to SDOT for bridge footings and to enable on-going maintenance

Memorandum of Agreement with Seattle School District



Defines:

- **Monitoring and maintenance obligations** (thru year 5 post-construction)
- **Notification and approval process for site access for SPU and contractors**
- **Compensation to SSD**

Memorandum of Agreement with Seattle School District



Creek realignment on SSD property results in:

- loss of buildable land
- changes in land use and value

Compensation based on:

- Market rates
- Area affected by altered buffers

Restoration Photos



Restoration Photos



Summary – Thornton Confluence Real Property Agreements

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2. **SDOT to accept a permanent bridge maintenance easement from the Seattle School District (SSD)**
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4. **SPU to enter into a Memorandum of Agreement with SSD for activities on school property**