

Help Keep Leschi Accessible During Marina Construction

Dear Friends and Neighbors,

We are asking for the community's help with a major parking and access issue connected to the Leschi South Marina construction project.

We support the improvements to the marina and want the project to move forward. Our concern is the cumulative parking and access impact of the planned construction and the fact that a workable mitigation plan has still not been established.

Under the current plan:

- approximately **70%** of the marina parking along the west side of the Leschi South Marina will be closed;
- **100%** of the larger parking lot immediately south of Bluwater Bistro will be closed;
- Lakeside Avenue will be significantly affected; and
- parking directly in front of Leschi Market will be intermittently closed during much of the business day for more than two weeks.

All of these impacts are concentrated within the same small area.

For the surrounding businesses, this is not simply an inconvenience. These businesses depend on customers being able to reach them. A prolonged loss of nearby parking and convenient access can cause serious financial harm, and there is genuine concern that, without meaningful mitigation, some neighborhood businesses **could struggle to recover or even remain open**.

The project had already been in planning, permitting, and traffic-control review for months before construction impacts began in May. Yet the surrounding businesses and the community were not meaningfully brought into the discussion about these substantial parking and access impacts or how they could be mitigated.

In May, parking was blocked without meaningful advance notice to surrounding businesses.

Seattle Parks has since begun meeting with affected stakeholders, including meetings on July 15 and August 7. We appreciate that engagement and the possible adjustments that have been discussed.

However, the fundamental problem remains: **the major parking closures themselves have not been resolved**.

The City's own Marina Lease is important here. It states that Capital Improvements are to be completed in a manner that **"minimizes impacts to the moorage users and the adjacent community."**

The lease also recognizes public access, surrounding neighborhoods, neighboring communities, economic vitality, and both public and private uses as part of the marina community. It also specifically addresses the marina parking lots and provides for meaningful access and use of the marinas by the general public.

We are not claiming that Leschi Market, Bluwater Bistro, or other neighborhood businesses have exclusive rights to marina parking.

We are asking for a much simpler principle: When parking can safely remain available to the general public, customers of Leschi Market, Bluwater Bistro, and other neighborhood businesses should be able to use that parking on the same basis as members of the public visiting the marina, park, or waterfront.

A customer of a neighborhood business is still a member of the public. **Public use should not mean Parks-related use only.**

Seattle Parks' own July project materials also state that the contractor will be directed to **open as much parking as possible during non-working hours**.

We are not asking the City to cancel the project or delay it indefinitely. We are asking the City to **temporarily pause the construction phase requiring these major simultaneous parking and access closures** until Seattle Parks, the affected businesses, and the community have developed a workable written mitigation and access plan.

Once a workable plan is in place, the project should proceed.

Please read the letter on the following pages and consider sending it to the Mayor and Seattle City Council. You are welcome to personalize it or send it as written.

Our goal is simple: **Solve the parking and access problem before creating the disruption rather than trying to solve it afterward.**

Thank you for supporting the Leschi community.

Leschi South Marina Construction

Request for Temporary Pause and Parking/Access Mitigation Plan

Dear Mayor and Members of the Seattle City Council,

We are asking the City to intervene before Seattle Parks and Recreation begins the next major phase of the Leschi South Marina Upland Utility Installation project.

We support the marina improvements and want the project to move forward. Our concern is the cumulative parking and access impact of the planned construction and the fact that a workable mitigation plan has still not been established.

Under the plan as presented:

- approximately **70%** of the marina parking along the west side of the Leschi South Marina will be closed;
- **100%** of the larger parking lot immediately south of Bluwater Bistro will be closed;
- Lakeside Avenue will be significantly affected; and
- parking directly in front of Leschi Market will be intermittently closed during much of the business day for more than two weeks.

These impacts are concentrated within the same small area and must be considered together.

For the surrounding businesses, this is not simply an inconvenience. These businesses depend on customers being able to reach them. A prolonged loss of nearby parking and convenient access can cause lasting financial harm, and there is genuine concern that, without meaningful mitigation, the disruption **could threaten the ability of some neighborhood businesses to remain open.**

How We Reached This Point

The project had already been in planning, permitting, and traffic-control review for months before construction impacts began in May. Seattle Parks' project materials reference an SDOT-approved traffic-control plan dated February 17, 2026.

Yet the surrounding businesses and the community were not meaningfully brought into the discussion about the substantial parking and access impacts or how they could be mitigated before those impacts began.

In May, parking was blocked without meaningful advance notice to surrounding businesses. Seattle Parks subsequently began meeting with affected stakeholders, including meetings on July 15 and August 7.

We appreciate that engagement. At the August 7 meeting, Parks provided more information and discussed some possible adjustments. Those changes may help, but the central problem remains: **the major parking closures themselves have not been resolved.**

Holding meetings is important, but holding meetings is not itself mitigation. The result needs to be a workable plan that addresses the actual parking and access problem before the most disruptive phase begins—and before avoidable financial harm has already occurred.

The City's Own Marina Lease

The City's Marina Lease with Marina Management, LLC, authorized by Seattle Ordinance 125391, repeatedly recognizes the relationship between the marina and the surrounding community.

Background F states that the marinas are to be enhanced consistent with the surrounding neighborhoods and with improved public access.

Background G recognizes uses that contribute to the economic, cultural and recreational vitality of the surrounding communities.

Background J expressly contemplates public and private uses contributing to the vitality of the marina communities, and Background K recognizes the interests of the City, moorage tenants, and neighboring communities.

Most importantly, Marina Lease §8.04, "Project Deliverables," states that Capital Improvements are to be completed in a manner that:

"minimizes impacts to the moorage users and the adjacent community."

The current project is closely connected to improvements identified in the Marina Lease. Attachment A to the Marina Lease, "Moorage Project Deliverables," identifies the South Leschi Outer Dock as a Seattle Parks and Recreation responsibility and includes pump-out stations. Seattle Parks' current materials state that this utility project supports operation of the vessel sewage pump-out station.

In addition, §4.01, "Utilities," addresses utility installations connected with City Capital Improvements, and §8.03, "City Capital Improvements," provides that City Capital Improvements are completed as public works projects subject to the requirements of the Marina Lease.

Construction will necessarily cause some disruption. The issue is whether the present plan truly minimizes the cumulative impact when the marina parking, the Parks parking lot, Lakeside Avenue, and the parking directly in front of Leschi Market are all affected during the same project.

Parking Is Not Simply a “Parks-Only” Issue

The Marina Lease also specifically addresses parking and general public access.

Marina Lease §6.07, “Parking Lots,” addresses the parking lots shown in Attachment B to the Marina Lease, provides for their management and day-to-day operation, and states that significant changes to the parking lot require DPR approval. We are not claiming that surrounding businesses have an exclusive right to those parking spaces, nor are we claiming that §6.07 prohibits necessary temporary construction closures.

However, the Marina Lease also does not describe the marina area as existing solely for Parks-related destinations.

Marina Lease §5.03, “Continuous Operation; Public Access,” expressly provides for meaningful access and use of the marinas by the general public, subject to reasonable safety and property limitations.

Read together with the lease’s references to public access, surrounding neighborhoods, economic vitality, and both public and private uses, the Marina Lease describes a marina that is integrated with the surrounding community.

We are therefore asking for a straightforward principle:

When parking can safely remain available to the general public, members of the public visiting Leschi Market, Bluwater Bistro, or another neighborhood business should be able to use that parking on the same basis as members of the public visiting the marina, park, or waterfront.

A customer of Leschi Market or Bluwater Bistro is a member of the public. **Public use should not mean Parks-related use only.**

Seattle Parks’ Own Materials Support Greater Mitigation

Seattle Parks’ July 15 project materials state:

“Parking at above areas will still be available during some phases.”

They also state:

“Contractor will be directed to open up as much parking as possible during non-working hours.”

Those materials identify normal permitted work hours as 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding City holidays, unless otherwise approved.

If parking must be closed during active construction, that does not necessarily mean it must remain closed during evenings, weekends, holidays, or other periods when it is not needed for construction, staging, safety, or security.

What We Are Asking

We are not asking the City to cancel the project or delay it indefinitely.

We are asking the City to **temporarily pause the construction phase requiring these major simultaneous parking and access closures** until Seattle Parks, the affected businesses, and the community have developed a workable written mitigation and access plan.

At a minimum, that plan should:

- identify exactly when and where parking and access will be restricted;
- keep as much parking available as construction safely allows;
- reopen parking during evenings, weekends, holidays and other non-working periods whenever possible;
- make reopened parking available to the general public, including customers of surrounding businesses;
- preserve as much nearby parking as possible while spaces directly in front of Leschi Market are unavailable;
- minimize the number and duration of those street-space closures;
- evaluate phasing, staging, and scheduling alternatives to reduce simultaneous parking losses;
- maintain reasonable pedestrian and customer access; and
- provide clear advance notice before conditions change.

We appreciate Seattle Parks’ recent engagement and the adjustments being considered. But the fundamental parking and access problem remains unresolved, and the potential consequences for neighborhood businesses are serious.

Before beginning the most disruptive phase, the City should be able to explain how its final plan fulfills §8.04’s express requirement to minimize impacts on the adjacent community, while considering the parking provisions in §6.07, the general-public-access language in §5.03, and the lease’s repeated recognition of the surrounding neighborhood and community.

Once a workable mitigation plan is in place, the project should proceed.

We support the improvements to the Leschi South Marina. We are simply asking the City to **solve the parking and access problem before creating the disruption rather than trying to solve it afterward.**

Please temporarily pause this phase, establish a workable mitigation and access plan with the affected businesses and the community, and then allow this important project to move forward.

Thank you for your consideration.

Sincerely,

[Name]

Marina Lease References: Background F, G, J, and K; §§4.01, 5.03, 6.07, 8.03, and 8.04; and Attachment A to the Marina Lease (“Moorage Project Deliverables”). Marina Lease between the City of Seattle Department of Parks and Recreation and Marina Management, LLC, authorized by Seattle Ordinance 125391.