

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL 117899

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4 AN ORDINANCE vacating a portion of an alley in Block 9, Plat of Holly Park Phase III, on the
5 petition of the Seattle Housing Authority, a Washington public body, corporate and
6 politic (C.F. 306415).

7 WHEREAS, the Seattle Housing Authority (SHA) filed a petition to vacate the alley in Block 9,
8 Plat of Holly Park Phase III, in connection with SHA's New Holly Project (Project) as
part of an overall redevelopment of Holly Park; and

9 WHEREAS, the Project consists of three phases that require vacation and dedication of streets
10 for each development phase; and

11 WHEREAS, following a June 8, 2004 public hearing on the petition, the Seattle City Council
12 (City Council) conditionally granted the petition subject to conditions that have now been
met; and

13 WHEREAS, consistent with Chapter 35.79 of the Revised Code of Washington and Chapter
14 15.62 of the Seattle Municipal Code, an equivalent amount of right-of-way was dedicated
15 to the City by SHA to realign, straighten, and widen the diagonal alley vacated by this
16 petition. SHA also dedicated additional property to the City for the western extension of
Holly Park Drive South to Martin Luther King Jr. Way South; and

17 WHEREAS, the deeds conveying the property for street and alley purposes have been accepted
18 by the City according to Sections 17, 18, and 19 of Ordinance 122495;

19 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

20 **Section 1.** The real property described below is vacated:

21 That portion of Lot 2, Block 9 of the Final Plat of Holly Park Phase III, according
22 to the plat thereof, recorded in Volume 215 of Plats, pages 01 through 36,
Records of King County, Washington, more particularly described as follows:

23 Commencing at the Southwest corner of said Lot 2;

24 Thence along the West line of said Lot 2, North 00° 48' 03" West, a distance of
25 29.25 feet to the True Point of Beginning;

1 Thence along the prolongation of said West line, North 00° 48' 03" West, a
2 distance of 134.17 feet to the Easterly line of said Lot 2;

3 Thence along said Easterly line North 07° 38' 59" West, a distance of 71.08 feet
4 to the South margin of South Holly Park Drive;

5 Thence along said South margin, South 89° 12' 58" West 16.12 feet to the
6 Northwest corner of said Lot 2;

7 Thence along the Westerly line of said Lot 2, South 07° 38' 59" East, a distance of
8 206.22 feet to the True Point of Beginning.

9 Situated in the Southwest Quarter of Section 27, Township 24 North, Range 4
10 East, W.M., King County, Washington.

11 **Section 2.** This ordinance shall take effect and be in force 30 days after its approval by
12 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
13 shall take effect as provided by Seattle Municipal Code Section 1.04.020.
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1 Passed by the City Council the ____ day of _____, 2013, and
2 signed by me in open session in authentication of its passage this
3 ____ day of _____, 2013.

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5 _____
6 President _____ of the City Council
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8 Approved by me this ____ day of _____, 2013.
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10 _____
11 Michael McGinn, Mayor
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13 Filed by me this ____ day of _____, 2013.
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15 _____
16 Monica Martinez Simmons, City Clerk
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18 (Seal)
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FISCAL NOTE FOR NON-CAPITAL PROJECTS

| Department: | Contact Person/Phone: | CBO Analyst/Phone: |
|------------------------------|------------------------------|---------------------------|
| Department of Transportation | Beverly Barnett/684-7564 | Christie Parker/684-5211 |

Legislation Title:

AN ORDINANCE vacating a portion of the alley in Block 9, Plat of Holly Park Phase III, on the petition of the Seattle Housing Authority, a Washington public body corporate and politic (C.F. 306415).

Summary of the Legislation:

This Council Bill completes the vacation process for a portion of the alley in Block 9, Plat of Holly Park Phase III on the petition of the Seattle Housing Authority (SHA) to facilitate Phase III of SHA's development project.

Background:

The Petitioner sought to vacate the diagonal alley between South Webster Street and South Holly Park Drive in Block 9 of the Plat of Holly Park Phase III on SHA's petition that is part of the New Holly neighborhood that replaces obsolete public housing.

On June 28, 2004, the City Council voted to conditionally grant SHA's petition to vacate a portion of this diagonal 16-foot-wide alley. To compensate the City for this alley vacation and replace the portion of the vacated alley, SHA dedicated property to the City in this block to create a straight, widened, and realigned 20-foot-wide alley.

SHA subsequently constructed two two-story-two-bedroom houses with parking on the ground floor and a 12-unit-multi-family apartment building. To meet its public benefit requirement, SHA dedicated additional property to the City to reconnect South Holly Park Drive to Martin Luther King Jr. Way South that will diffuse the increased traffic volume in the area and distribute traffic more evenly. Additionally, the project replaces obsolete public housing, preserves affordable housing in the City, and provides for the integration of a mixed-income community and infrastructure improvements.

Please check one of the following:

This legislation does not have any financial implications.

This legislation has financial implications.

Other Implications:

a) Does the legislation have indirect financial implications, or long-term implications?

This legislation does not accept or appropriate funds. The Petitioner dedicated property to the City in lieu of paying the vacation fee as allowed by SMC 15.62.090 B.

b) What is the financial cost of not implementing the legislation?

The vacation petition, already approved by the Seattle City Council, obligates the City to complete the vacation process, provided the Petitioner meets all the conditions imposed by the Council and the vacation fee is paid or otherwise satisfied. The Petitioner has met all the conditions and deeded the in-lieu parcel to the City.

c) Does this legislation affect any departments besides the originating department?

No. As part of the initial vacation review process, all interested departments were notified of the vacation petition and asked to comment. Any identified issues were resolved prior to the approval of this final legislation.

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

None. This legislation completes the vacation process.

e) Is a public hearing required for this legislation?

No.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

g) Does this legislation affect a piece of property?

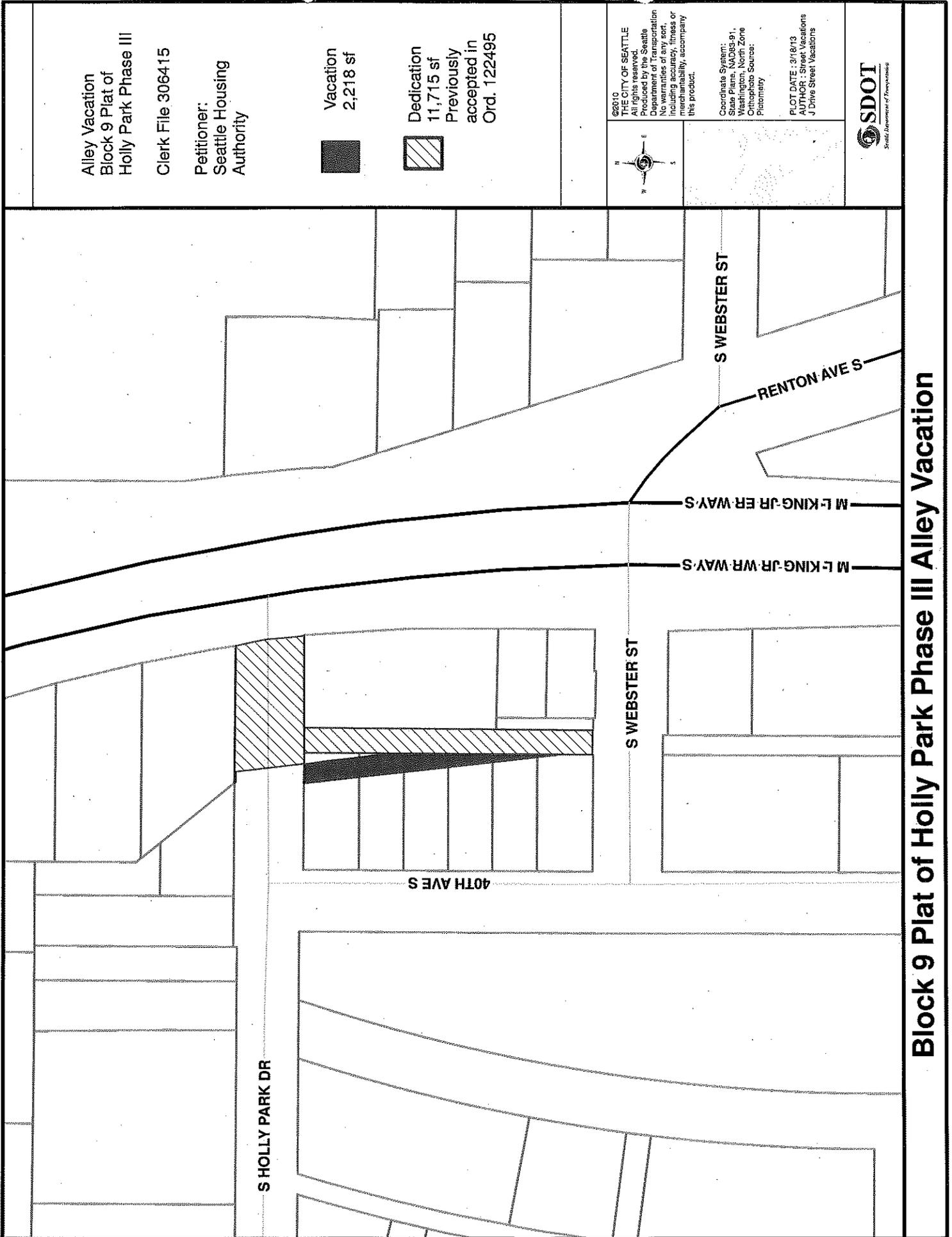
Yes. It completes the vacation of right-of-way.

h) Other Issues:

None.

List attachments to the fiscal note below:

Attachment A: Alley Vacation Map





City of Seattle
Office of the Mayor

August 13, 2013

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that would complete a vacation process for the Seattle Housing Authority (SHA). SHA sought to vacate a portion of the diagonal alley between South Webster Street and South Holly Park Drive in Block 9 of the Plat of Holly Park Phase III in the New Holly neighborhood of Seattle to facilitate Phase III of SHA's Holly Park redevelopment project.

On June 28, 2004, the City Council voted to conditionally grant SHA's petition to vacate a portion of this diagonal 16-foot-wide alley. To compensate the City and replace the portion of the vacated alley, SHA dedicated property to the City in this block to create a straight, widened, and realigned 20-foot-wide alley.

SHA has subsequently constructed two two-story-two-bedroom houses with parking on the ground floor, and a 12-unit-multi-family apartment building. To meet its public benefit requirement, SHA dedicated additional property to the City to reconnect South Holly Park Drive to Martin Luther King Jr. Way South that will diffuse the increased traffic volume in the area and distribute it more evenly. Additionally, the project replaces obsolete public housing, preserves affordable housing in the City, provides for the integration of a mixed-income community, and provides infrastructure improvements.

Thank you for your consideration of this legislation. Should you have any questions, please contact Beverly Barnett at 684-7564.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council