

(GENERAL)

FILE NO. 240777

Petition
OF
property owners
for

vacation of portion of Alley, B.41, Plat of
D.S. Maynard.

11/9/62 - B J W
4/3/63 - approve modification of stipu.

REPORT OF COMMITTEE

Mr. President:

Your Streets and Sewers

Committee

to which was referred the within Petition

would respectfully report that we have considered the same and respectfully recommend that the same be granted.

FILED NOV 19 1962

FILED

C. G. ERLANDSON
COMPTROLLER AND CITY CLERK

BY M. A. Ferris DEPUTY

ACTION OF THE COUNCIL

REFERRED	TO
NOV 19 1962	STREETS & SEWERS
REFERRED	TO
REFERRED	TO
REPORTED	DISPOSITION
MAR 19 1963	GRANTED
RE-REFERRED	TO
REPORTED	DISPOSITION

CHAIRMAN

CHAIRMAN

Circulated By Gordon Neagle
of Rainier Heat and Power Co.
Address 654 South Jackson St. -4 TEL. NO. WA 2-0530

TO THE HONORABLE CITY COUNCIL OF THE CITY OF SEATTLE:

We, the undersigned, being the owners of more than two-thirds of the property abutting on that portion of

ALLEY IN BLOCK 41, PLAT OF D. S. MAYNARD
herein sought to be vacated, petition your Honorable Body to vacate;

PORTION OF THE ALLEY IN BLOCK 41, PLAT OF D. S. MAYNARD being that portion of the alley between Maynard Avenue South and 6th Avenue South from the south line of South Jackson Street to a line 105 feet south of and parallel therewith.

OR, in the alternative, to vacate any portion of said alley so particularly described;

RESERVING to the City of Seattle the right to make all necessary slopes for cuts or fills upon the above described property in the reasonable original grading of any street or alley abutting upon said property after said vacation; and further,

RESERVING to the City of Seattle the right to reconstruct, maintain and operate any existing overhead or underground utilities in said alley until the beneficiaries of said vacation arrange with the owner or owners hereof for their removal;

PETITION CHECKED
AND FILING FEE PAID

R. W. MORSE, City Engineer
11-9-62

OWNER	DESCRIPTION OF PROPERTY
STATE OF WILLIAM CHAPPELL DBA RAINIER HEAT & POWER CO.	LOT 1 BLOCK 41 MAYNARD'S PLAT
" " "	LOT 2 BLOCK 41 MAYNARD'S PLAT
" " "	LOT 3 BLOCK 41 MAYNARD'S PLAT
" " "	LOT 4 BLOCK 41 MAYNARD'S PLAT
" " "	LOT 7 BLOCK 41 MAYNARD'S PLAT
" " "	LOT 8 BLOCK 41 MAYNARD'S PLAT

THE ESTATE OF WILLIAM CHAPPELL

By: *William Management*

By: *Lois A. Purden*

By: *Gordon Neagle*
Trustee of Estate

CITY OF SEATTLE

GORDON S. CLINTON, MAYOR

DEPARTMENT OF PUBLIC WORKS

E. G. HENRY, EXECUTIVE SECRETARY

Room 404 • Seattle Municipal Building • Telephone JU 3-2040

SEATTLE 4, WASHINGTON

November 21, 1962

Re: Council File No. 246777

Mr. R. W. Morse, City Engineer
Chairman, Street Vacation Committee
City of Seattle

Dear Sir:

The attached Council File, being petition of property owners for the vacation of a portion of the Alley in Block 41, Plat of D. S. Maynard, was before the Board of Public Works in regular session today.

It was the recommendation of the Board that said file be referred to the Street Vacation Committee for investigation report and recommendation.

Respectfully,

BOARD OF PUBLIC WORKS

E. G. Henry
Executive Secretary

dbi
cc: J. R. Heath
J. Robertson

Att.

November 19, 1962

Board of Public Works
City of Seattle
Washington

Gentlemen:

Attached is File No. 246777, being Petition of property owners for vacation of portion of Alley, Block 41, Plat of D. S. Maynard.

Please return the file, together with your report and recommendation in duplicate.

Yours very truly,

STREETS AND SEWERS COMMITTEE

M. B (Mike) Mitchell, Chairman

MBM:plj
Att:



Seattle Real Estate Board



Certificate of Appraisal

No. 26-38

Roy W. Morse, City Engineer
Department of Engineering
City of Seattle

Seattle, April 23, 1963

910 Seattle Municipal Bldg.

This is to Certify that the Undersigned Members of the

Seattle Real Estate Board Appraisal Committee

have carefully inspected and considered the following described property in the County of King, State of Washington:

The Alley in Block 41, Plat of D. S. Maynard, which is sought to be vacated on petition of Property Owners File No. 246777.

for the purpose of determining its fair market value as of the 23rd day of April, 1963 which in our opinion is

FOUR THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$4,200.00)

which may be allocated as follows:

LAND FOUR THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$4,200.00)

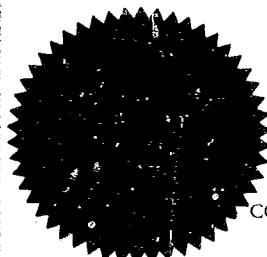
IMPROVEMENTS ----- DOLLARS (\$ ---)

We further certify that we have no interest in the property appraised, either present or prospective.

IN WITNESS WHEREOF, The Seal of the Board and the signatures of its officers are hereto affixed.

SEATTLE REAL ESTATE BOARD

(SEAL)



Arnold H. Helgeson, President

Orville H. Johnston, Executive Secretary

Leig. J. ..., Chairman Appraisal Committee

Leig. J. ...

APPRAISAL COMMITTEE

Limiting conditions are listed on the reverse side hereof. Comments concerning the property and its value are attached hereto and made a part of this appraisal.

SEATTLE REAL ESTATE BOARD
LIMITING CONDITIONS

The legal description and data furnished us are assumed to be correct.

Existing liens and encumbrances, if any, have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management.

Neither the office of the Seattle Real Estate Board nor members of the Appraisal Committee will be required to give testimony in court by reason of this appraisal unless arrangements have been previously made.

The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization.

SEATTLE REAL ESTATE BOARD

MAin 2-7221

APPRAISAL COMMITTEE

Application has been made for an appraisal of the property described below.

- 1. George R. Gordon.....
- 2.....
- 3.....

Applicant Roy W. Morse, City Engineer.....

Address..... Phone.....

Property Address and Location.....

.....

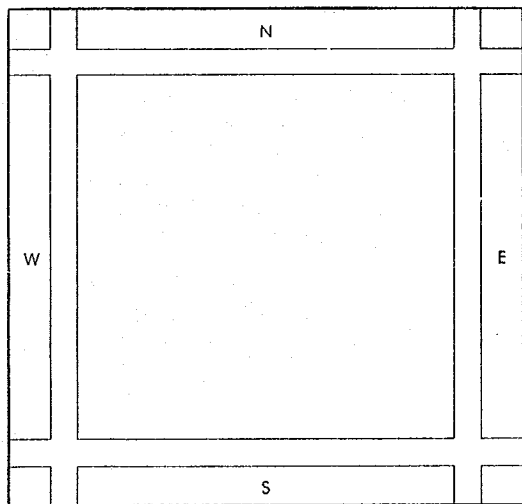
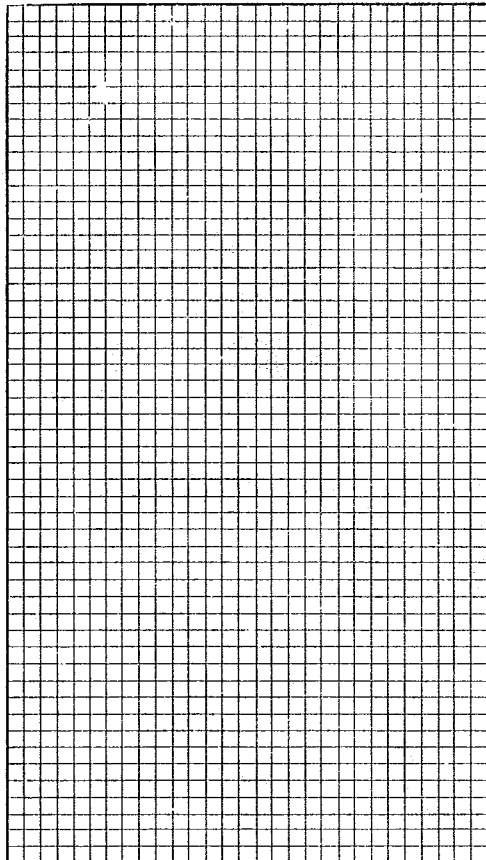
LEGAL DESCRIPTION

The Alley in Block 41, Plat of D.S. Maynard, which is sought to be vacated on petition of Property Owners File N . 246777.

Information as furnished by applicant

SKETCH DIMENSIONS OF BUILDING

- Name of Building.....
- Age of Building.....
- Manager.....
- Manager
Phone No.....
- Schedule of Annual Income & Expenses.....
- Purpose of Appraisal.....
-



FIELD REPORT—COMMERCIAL OR INDUSTRIAL

Property Address.....

DESCRIPTION OF LAND

Size 13 x 105 Sidewalk X Curb X Type paving concrete City sewer X City water X Septic tank
Distance: from center of city 1.1 mi To transportation 0.0 Any assessable improvement expected 0.0
Easements Zoning B0 Highest and best use Business
Lot above or below grade 12' below Grade of Neighborhood 215

DESCRIPTION OF DISTRICT

Built 100% Average age buildings in vicinity 50 years Trend static District commonly known as
Majority of improvements—Residential Commercial or Industrial

IMPROVEMENTS

Type of Building No. Stories Construction Year Built
Roof Material Roof Condition Exterior Material
Condition of Exterior
Foundation Material Inches Thick Block or poured
Piping: Iron Copper Age of buildings in same block
Is improvement typical of district? Store front Marquees?

INTERIOR:

Floor finish Plumbing
Wall Finish Trim Heated?
General Condition

Type of Heat Fuel Elevators
Basement Size Basement floors
Sprinklers Railroad Spur Parking facilities and no. Cars
Additional Features and Comments

REPLACEMENT COST LESS DEPRECIATION

Lot 13 x 105 x @ per front foot
or 1680 sq. ft. @ 2.50 per square foot \$

Improvements:

X X
X X
X X
X X
X X

Total @ = \$

Less Depreciation

Deterioration %

Obsolescence % \$ \$

Other Buildings—Less Depreciation (.....) \$

Total Depreciated Replacement Cost \$

Market Value by Comparison \$ 4200.00

Value of Property by Income Approach (From Form 4) \$

Estimated Fair Market Value \$ 4200.00

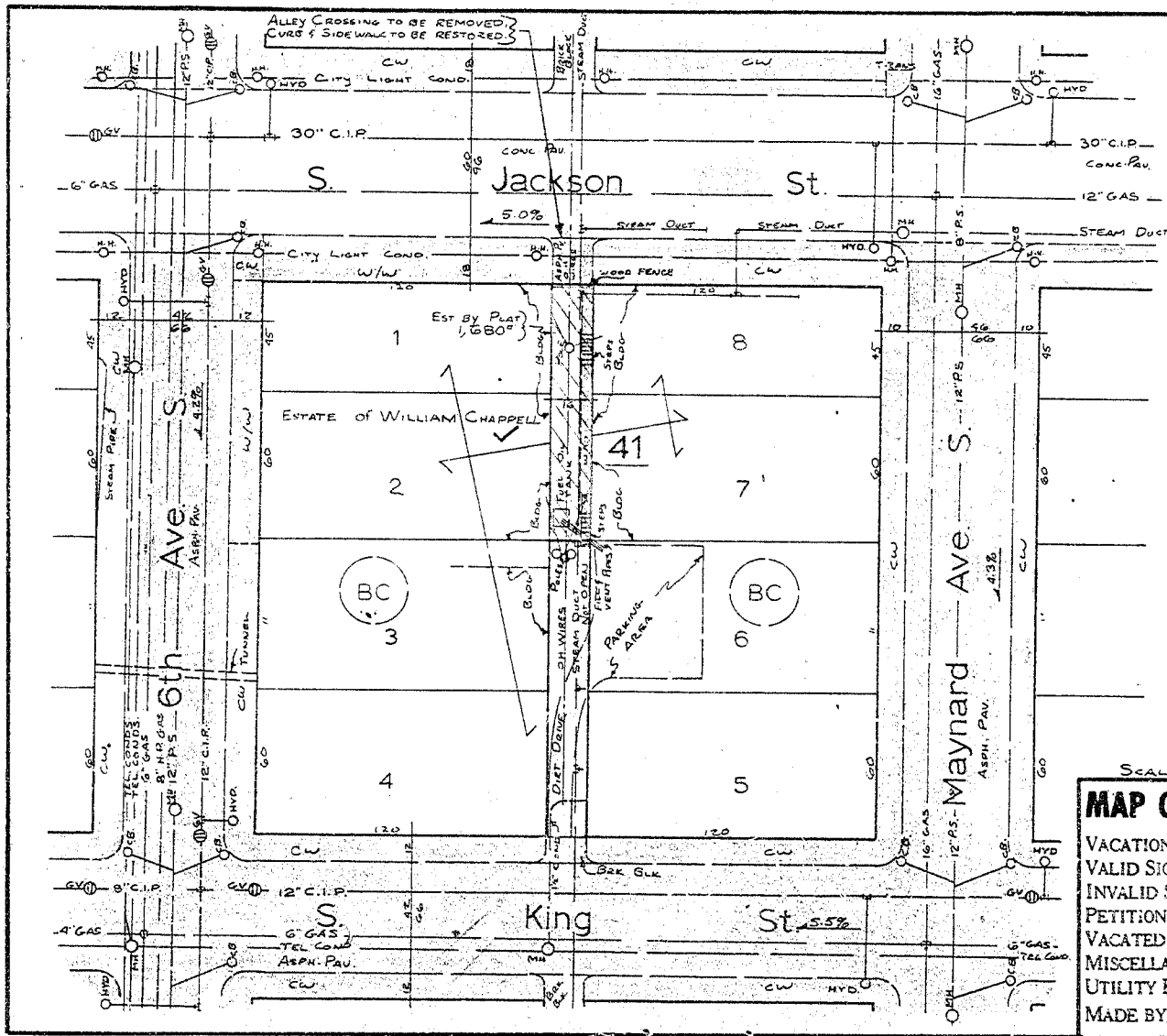
Dated 4/20 1953

Attached are 2 prints each of Front scene and Street Scene

If requested Yes No

George R. Gordon

Appraisers



1490
1389

Plat of the Town of Seattle,
as laid out by D.S. Maynard
VOL. 1-23



SCALE 1" = 50' NW 25-24-4

MAP OF PROPERTY COVERED BY

VACATION PETITION NO. 246777	
VALID SIGNATURES SHOWN	<input checked="" type="checkbox"/>
INVALID SIGNATURES SHOWN	<input type="checkbox"/>
PETITION DENIED	<input type="checkbox"/> ON FILE
VACATED BY ORDINANCE NO.	
MISCELLANEOUS ORDINANCES VOL.	
UTILITY RIGHTS	
MADE BY <u>BL</u> CHECKED BY <u>MLB</u> DATE <u>1-23-23</u>	

JAMES GORDON & SONS
Real Estate & Insurance
6017 Airport Way
SEATTLE 8, WASHINGTON

April 23, 1963

Seattle Real Estate Board
215-Columbia St.
Seattle 4, Wash.

Re: Appraisal No. 28-38
Alley in Block 41, Flat
of D. S. Waynard

Gentlemen:

The following comparable sales were used to help determine the value of subject property.

Legal Description:

Lots 3 and 4, Block 51, Less So. 12 feet
D. S. Waynard Plat.

Zoning: Mfg.

Size: 110 x 120 or 13,200 sq. ft.

Grade: Level

Date of Sale: Mar. 29, 1960

Sales Price: \$55,000.00 or \$4.16 per sq. ft.

Legal Description:

West half of Lots 1 and 2, Block 51
D. S. Waynard Plat.

Zoning: Mfg.

Size: 60 x 120 or 7200 sq. ft.

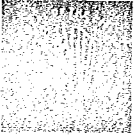
Grade: level

Date of Sale: Feb. 14, 1962

Sales Price: \$27,500.00 or \$4.00 sq. ft.

Yours very truly,

George R. Gordon



CITY OF SEATTLE

GORDON S. CLINTON, MAYOR

DEPARTMENT OF PUBLIC WORKS

E. G. HENRY, EXECUTIVE SECRETARY

Room 404 • Seattle Municipal Building • Telephone JU 3-2040

SEATTLE 4, WASHINGTON

March 27, 1963

Re: Council File 246777 for the
Vacation of the Northerly
105 Feet of the Alley in
Block 41, Maynard's Plat

ROUTING	DATE	INITIAL
ACTION		
FILE		
INFORMATION		

Mr. P. N. Royal
Department of Engineering
City of Seattle

Dear Sir:

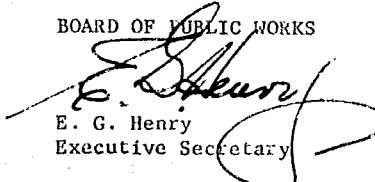
The Rainier Heat and Power Company, petitioners for the above vacation, have in a communication dated March 26, 1963, informed the Board of Public Works of their inability to secure the necessary "turn-around space" requested in the report of the Board's Street Vacation Committee dated January 29, 1963, and referred to the City Council for their necessary action.

As an alternate, Mr. Gordon Neagle, Manager of the Rainier Heat and Power Company, has requested that the Board change their requirement to allow the lower floor of the new building to be constructed for garage purposes to be used for the turn-around area.

The Board of Public Works in regular session today concurred in this change and further recommended that the deletion be referred to you to be a part of the file being forwarded to the City Council for their necessary action.

Respectfully yours,

BOARD OF PUBLIC WORKS


E. G. Henry
Executive Secretary

EGH:gn
cc: Supt. of Water
City Engineer
Rainier Heat & Power Co.

CITY OF SEATTLE
MEMORANDUM OF PROPOSED STREET VACATION

Notice is hereby given that the petition of property owners (City Comptroller's File No. 246777) for the vacation of:

Portion of the Alley in Block 41, Plat of D. S. Maynard being that portion of the alley between Maynard Avenue South and 6th Avenue South from the south line of South Jackson Street to a line 105 feet south of and parallel therewith; reserving to the City of Seattle the right to make all necessary slopes for cuts or fills upon the above described property in the reasonable original grading of any street or alley abutting upon said property after said vacation; and further reserving to the City of Seattle the right to reconstruct, maintain and operate any existing overhead or underground utilities in said alley until the beneficiaries of said vacation arrange with the owner or owners thereof for their removal;

will be considered by the STREETS AND SIDEWALKS COMMITTEE of the City Council in the Council Chambers, Room 1101, Seattle Municipal Building, on

TUESDAY, MARCH 12, 1963, at 2:00 p.m.

at which time petitions for and protests against such vacation will be heard.

For further information, call in person at the office of the City Engineer, Room 902, Seattle Municipal Building, or contact Mr. Bruce Masell by telephone, JUniper 3-2833.

A map, indicating the portion of the alley described in the petition, has been attached to the notice posted on the site of the proposed vacation for your examination.

VAC: P.O. & AGENCY IN BLDG 41, PART OF C.S. MAYNARD
 FILE 246777

Sketch: 1490

2-21-63 33 NOTICES MAILED

1/2

PLAINTIFF	NAMES	ADDRESSEES	FL	APR
	GORDON NAGLE 1/6 RAINIER HEAT & POWER	654- S JACKSON ST	4	
	ESTATE OF W.M. CHAPPELL		4	
	WILLIAM MONTGOMERY (TRUSTEE)	SUITE 1515- NORTON BLDG	5-6	33
	ESTATE W.M. CHAPPELL		10	
	RUDOLPH KOVAR (TRUSTEE)	5441- 44 TH AVE S.W.	5-6	33
	EST OF W.M. CHAPPELL		4	
	ROBERT A. PURI (TRUSTEE)	SUITE 1515- NORTON BLDG	5-6	33
1B	RAINIER HEAT & POWER 1/6	654- S. JACKSON ST	4	
	EST OF W.M. CHAPPELL			
	MONTGOMERY, KOVAR, PURI (TRUSTEES)	RPT	5-8	31
1B	ATTN: COMPT DEPT			
	SEATTLE 1ST NATL BK	Bx 3586, -24		
	DONG, INC		1	10
1B	TOM S. & CHOW SEE DONG	1514- 35 TH AVE S. 4A		
		1107- 2ND AVE -1		
	H.K. MAR DONG		2F7	10
1B	TRUST DEPT, MAR DONG			
	SEATTLE 1ST NATL BK	P.O. Box 3586 - 24		
	PAUL KRUG		8	10
	GEORGE D KRUG		8	10
1B	WEST & WHEELER ASSOC, INC			
	PAUL & GEORGE KRUG	318- 2ND AVE.		
	MONTGOMERY KOVAR, PORQUE (TRUSTEES)	RPT	7-8	41
1B	RAINIER HEAT & POWER	RPT	1-4	
	GERALD FONTNEYNE	314 1/2- BOYLSTON AVE E.	2	5 41
	ALBERT BROGE	924- 16 TH AVE	22	5 41
	SOL ESFELD	SMITH TOWER BLDG	4	5 41
	F. STERN	SMITH TOWER BLDG	4	5 41
1B	SOL ESFELD & EDWARD F. STERN	205- Smith Tower Bldg	4	
	SUEY WING BENJAMIN ASSC			6 41
1B	1/6 VINCENT D. MILLER, INC	1119- 4 TH AVE	4	
	UNION FED SUP LN ASSN	1411- 4 TH AVE	-1	2 42
1B	HIROSHI H. HIRANO	170- 11 TH AVE. Apt B 22	2	42
	YUTAKA HIRANO	306- 6 TH AVE S. Apt I	4	2 42
		170- 11 TH AVE	2	2 42

FLAT OF C.S. MAYNARD

2/2

IR	NAMES	ADDRESS	A.	Cots	Blks	Aves
	PACIFIC CORPORATED INVESTMENT Co, Corp	604 S JACKSON ST		3-1	42	
	MOLLIE GREENBLATT	APT 203 - SAN FRANCISCO, CALIF 1895 S. JACKSON ST.		5	42	
	KIYO MOTODA	1332 14 th AVE S.	AA	6	42	
TR	SEATTLE FED SUD L.N ASSN	1214 - 3RD AVE		22		
	IDA KAMINO EXTRX	3303 - E. JAMES ST.		7	42	
	SEATTLE 1ST NATL BK, IN TRUST	2ND AVE & CHERRY ST		7	42	
IR	SENTARO HASHIMOTO	309 - MAYNARD AVE S.		7	42	
	MONTGOMERY, KOUNR, PURDUE	RPT		3-4	47	
TR	RAINIER HEAT & POWER CO	RPT. BELLEVUE, WASH		122	48	
	J. H. NEWBERGER	247 - 84 th N.E.		4		
	FRAVENTHAL BROS, INC.	2ND AVE & CHERRY ST		1	48	
	B.C. JOHNSON	412 MAYNARD AVES.		2-3	48	
	TADAO KITAMURA	220 1/2 - 1ST AVE.		2-3	48	
IR	KOKUSAI THEATER	412 - MAYNARD AVE		2		
	LYM YOUNG	_____		3-4	48	
	MAR WAI SHICK	_____		3-4	48	
	STEPHAN MAR	_____		3-4	48	
	JACK MAR	_____		3-4	48	
	MAR TON HONG	_____		3-4	48	
IR	FRANK MAR.	315 - 216 th Ave		22		

PLAT OF D.S. MAYNARD

RESOLUTION NO.

A RESOLUTION providing for the hearing on the petition of Property Owners, for the vacation of portion of the Alley in Block 41, Plat of the Town of Seattle as laid out by D. S. Maynard.

WHEREAS there has been filed with the City Council the petition of Property Owners (City Comptroller's File No. 246777) for the vacation of portion of the Alley in Block 41, Plat of D. S. Maynard being that portion of the alley between Maynard Avenue South and 6th Avenue South from the south line of South Jackson Street to a line 105 feet south of and parallel therewith; reserving to the City of Seattle the right to make all necessary slopes for cuts or fills upon the above described property in the reasonable original grading of any street or alley abutting upon said property after said vacation; and further reserving to the City of Seattle the right to reconstruct, maintain and operate any existing overhead or underground utilities in said alley until the beneficiaries of said vacation arrange with the owner or owners thereof for their removal; and

WHEREAS said petition is signed by the owners of more than two-thirds of the property abutting on the portion of the alley therein sought to be vacated; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE:

That Tuesday, the 12th day of March, 1963, at the hour of 2:00 o'clock P. M., in the City Council Chambers in the Seattle Municipal Building, be and the same is hereby fixed as the time and place when and where the Streets and Sewers Committee of the City Council will consider said petition, and the City Clerk is directed to give due notice of such hearing in the manner provided by law. A map, indicating the portion of the alley described in the petition, shall be affixed to and become a part of the notice required by law to be posted in a conspicuous place on the alley sought to be vacated.

ADOPTED by the City Council the 11th day of February, 1963, and signed by me in open session in authentication of its adoption this 11th day of February, 1963.

President of the City Council

Filed by me this 11th day of February, 1963.

City Comptroller and City Clerk

By _____
Deputy Clerk

BFW recommendation: Grant with reservations.



CITY OF SEATTLE
 DEPARTMENT OF ENGINEERING
 ROY W. MORSE, CITY ENGINEER
 MEMBER, BOARD OF PUBLIC WORKS

Gordon S. Clinton, Mayor

Re: File No. 246777

January 29, 1963

Honorable Board of Public Works
 Seattle, Washington

Gentlemen:

We return herewith Comptroller's File No. 246777, being petition of property owners for the vacation of a portion of the Alley in Block 41, Plat of the Town of Seattle as laid out by D. S. Maynard, together with the Committee's report and recommendation thereon.

The vacation is sought by the property owners for the purpose of construction by the Harbor Development Corporation of an office building to be known as the Franklin Building.

The petition contains valid signatures of 100% of the owners of the abutting property. Circulation of the various city departments indicates objection from the Fire Department, which states that the vacation of the alley for the construction of a building within one foot of the Bush Hotel will create a serious vertical exposure hazard in event of fire in the west rooms of the Bush Hotel, and in addition, will eliminate usable space for fire and rescue operations. On this basis the Fire Department opposes the vacation.

The portion of the alley sought to be vacated has not been improved for vehicular use but does contain an overhead utility pole line, and a steam main owned by the Rainier Heat & Power Company. The southerly portion of the alley which would remain as public area serves as access to a parking facility serving the property to the east abutting on Maynard Avenue South.

It is the conclusion of the Committee that the vacation of the alley be granted, with the reservation for the existing utilities stipulated in the petition form, and the dedication of area for an adequate turnaround for vehicular traffic using the portion of the alley to the south remaining as public area.

Yours very truly,

STREET VACATION COMMITTEE

J. RAY HEATH, Supt. of Water

sgd. J. Robertson

J. ROBERTSON, Prin. Asst. City Engineer

JRW

Encs.

cc - Lighting Department
 Water Department

C
O
P
Y

*Return as usual
 required by date
 determination of the
 Board - see Body
 Investment
 JWH*



CITY OF SEATTLE

GORDON'S, CLINTON, MAYOR

DEPARTMENT OF PUBLIC WORKS

E. G. HENRY, EXECUTIVE SECRETARY

Room 404 • Seattle Municipal Building • Telephone JU 3-2040

SEATTLE 4, WASHINGTON

January 30, 1963

Re: Council File No. 246777

Honorable Streets and Sewers Committee
City Council
City of Seattle

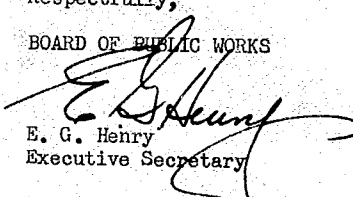
Gentlemen:

The above Council File, being petition of property owners for the vacation of a portion of the Alley in Block 41, Plat of the Town of Seattle as laid out by D. S. Maynard, is returned herewith, together with a copy of the report of our Street Vacation Committee thereon dated January 29, 1963.

In regular session today, the Board of Public Works concurred in this report, and in accordance therewith, it is recommended that the petition be granted, with the reservation for the existing utilities stipulated in the petition form, and the dedication of area for an adequate turnaround for vehicular traffic using the portion of the alley to the south, remaining as public area.

Respectfully,

BOARD OF PUBLIC WORKS


E. G. Henry
Executive Secretary

dbl

Att.

cc: R. W. Morse
J. R. Heath
J. Robertson

E-125

REPORT ON VACATION PETITION

1 - 7 - 62

File No. 246777

Vacation of Portion of the Alley in Block 41, Flat of the Town of Seattle, as laid out

by D. S. Maynard

(SEE PETITION FOR DESCRIPTION)

From _____

To _____

Total Frontage (L.F.) _____ 210.00'

Frontage with
Valid Signatures (L.F.) _____ 210.00'

Valid Signatures _____ 100.00%

Incomplete Signatures _____ -

Invalid Signatures _____ -

King County _____ -

Worked By *O. Bruce [Signature]*

Approved By *M. Battison*

KMM

Fire Dept.

E-137

Comments of the members of the Board of Public Works on the petition for vacation of

~~Portion of the Alley in Block 41, Plat of the Town of Seattle,~~
~~as laid out by D. B. Maynard~~

Council File No. 246777

REASON FOR VACATION:
Proposed site of new Franklin Building.

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
City Engineer				
Supt. Water				
Supt. Bldgs.				
Mr. Andersen	Mr. Tyler	Mr. Whiting	✓ Fire Dept.	Mr. Nelson
Mr. Lewarch	Mr. Henry	Mr. Berg		Mr. Nelson Coover
Dist. Engineer	XXXXXXXXXX	Mr. Matson		Park Dept.
	Mr. Wiatrak			Plan. Commission

Please make comments and return to the City Engineer.

Additional comments if desired.

The vacation of this property for the construction of a building within one foot of the Bush Hotel will create a serious vertical exposure hazard in the event of a fire in the west rooms of the Bush Hotel. In addition, it will eliminate a usable space for fire and rescue operations.

Therefore I oppose the vacation.

J. R. Hanson
Deputy Chief

[Handwritten signature]

Park Dept.

E-137

JAN 14 1963

Comments of the members of the Board of Public Works on the petition for vacation of

Portion of the Alley in Block 41, Flat of the Town of Seattle,
as laid out by D. S. Maynard

Council File No. 246777

REASON FOR VACATION:

Proposed site of new Franklin Building.

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
City Engineer				
Supt. Water				
Supt. Bldgs.				
Mr. Andersen	Mr. Tyler	Mr. Whiting	Fire Dept.	Mr. Nelson Coover
Mr. Lewarch	Mr. Henry	Mr. Berg		← Park Dept.
Dist. Engineer	Mr. Wiatrak	Mr. Matson		Plan. Commission

Please make comments and return to the City Engineer.

Additional comments if desired.

Kroll 44 W

No comment.

*John Sandusky
Park Engr*

Wales 1/14/63

WEPS:mm:1-11-63

E-137

*Mr. McCoy
Supt. of Bldgs.*

Comments of the members of the Board of Public Works on the petition for vacation of

Portion of the Alley in Block 41, Plat of the Town of Seattle,
as laid out by D. S. Maynard

Council File No. 246777

REASON FOR VACATION:
Proposed site of new Franklin Building.

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
City Engineer				
Supt. Water				
✓ Supt. Bldgs.	<i>Judith McCoy</i>	<i>1-11-63</i>	<i>Approved</i>	<i>1-15-63</i>
Mr. Andersen	Mr. Tyler	Mr. Whiting	Fire Dept.	Mr. Nelson
Mr. Lewarch	Mr. Henry	Mr. Berg		Mr. Coover
Dist. Engineer	Mr. Wiatrak	Mr. Matson		Plan. Commission

Please make comments and return to the City Engineer.

Additional comments if desired.

MEANS OF EGRESS FROM WEST SIDE OF BUSH HOTEL TO BE MAINTAINED.

*Office Services
% Light Dept.*

E-137

Comments of the members of the Board of Public Works on the petition for vacation of

Portion of the Alley in Block 41, Plat of the Town of Seattle,
as laid out by D. S. Maynard

Council File No. 246777

REASON FOR VACATION:
Proposed site of new Franklin Building.

Department	Name	Date Received	Comment	Date Forwarded
✓ Supt. Light	<i>John M. Nelson</i>	1-11-63	Approved with Reservations	1-14-63 <i>Comment by City</i>
City Engineer				
Supt. Water				
Supt. Bldgs.				
Mr. Andersen	Mr. Tyler	Mr. Whiting	Fire Dept.	Mr. Nelson
Mr. Lewarch	Mr. Henry	Mr. Berg		Mr. Nelson Coover
Dist. Engineer	Mr. Henry Mr. Wiatrak	Mr. Matson		Park Dept. Plan. Commission

Please make comments and return to the City Engineer.

Additional comments if desired.

"City reserves the right to maintain, operate, or reconstruct existing electric-u-
utilities, including the right to place them underground; and should future
improvements on this vacated portion of property necessitate rearrangement or removal
of the utility's equipment, that the utility be reimbursed for the expense."

WEPS:mm:1-11-63

E-137

RECEIVED *Plan. Commission*
JAN 11 1963
CITY PLANNING COMMISSION

Comments of the members of the Board of Public Works on the petition for vacation of

Portion of the Alley in Block 41, Plat of the Town of Seattle,

as laid out by D. S. Maynard

Council File No. 246777

REASON FOR VACATION:
Proposed site of new Franklin Building.

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
City Engineer				
Supt. Water				
Supt. Bldgs.				
Mr. Andersen	Mr. Tyler	Mr. Whiting	Fire Dept.	Mr. Walsen Coover
Mr. Lewarch	Mr. Hxxxx	Mr. Berg		Park Dept.
Dist. Engineer	Mr. Wiatrak	Mr. Matson		Plan. Commission

Please make comments and return to the City Engineer.

Additional comments if desired.

Recommendation - GRANT.

At the present time this alley is on two levels and is not continuous.

Therefore it is not used for through traffic. The parking lot to the

south is adequately served by the portion of the alley open to S. King

Street. The vacation of a portion of this alley would not be inconsistent

with the public interest.

R.F.H.

1/14/63

ds

GRM

E-137

Comments of the members of the Board of Public Works on the petition for vacation of

Portion of the Alley in Block 41, Plat of the Town of Seattle,
as laid out by D. S. Maynard

Council File No. 246777

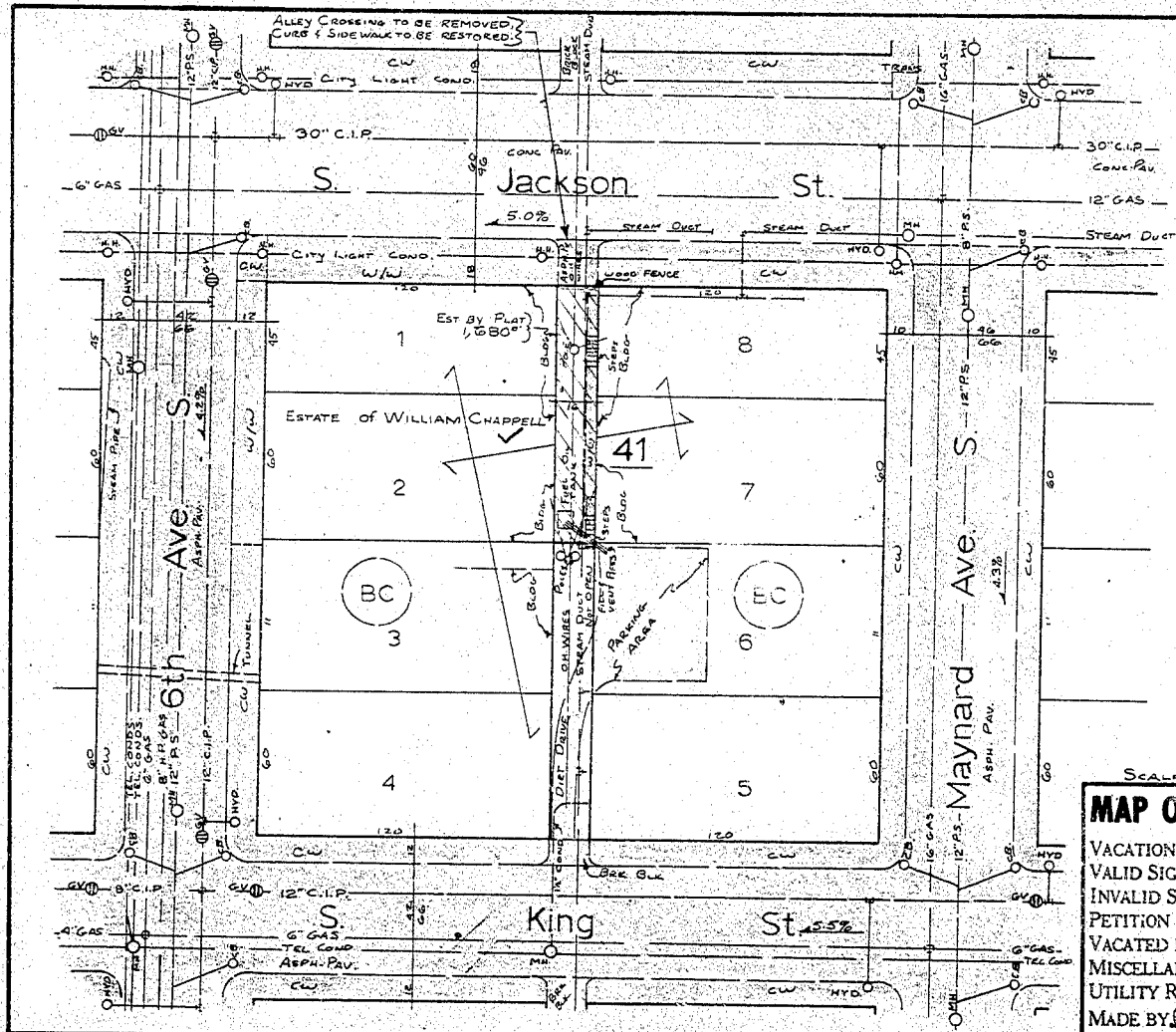
REASON FOR VACATION:
Proposed site of new Franklin Building.

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
✓ City Engineer	<i>J. Robertson</i>		Approved See below.	1/19/63
Supt. Water				
Supt. Bldgs.				
Mr. Andersen	Mr. Tyler	Mr. Whiting	Fire Dept.	Mr. Nelson Coover
Mr. Lewarch	Mr. Henry	Mr. Berg		Park Dept.
Dist. Engineer	Mr. Wiatrak	Mr. Matson		Plan. Commission

Please make comments and return to the City Engineer.

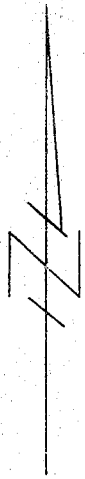
Additional comments if desired.

Pole line owned jointly by City Light and the Telephone Company exists in the
alley, also a steam main owned by Rainier Heat & Power Co.



1490
1389

Plat of the Town of Seattle,
as laid out by D.S. Maynard
vol. 1-23



SCALE 1" = 50' NW 25-24-4

MAP OF PROPERTY COVERED BY

VACATION PETITION NO. 246777

VALID SIGNATURES SHOWN

INVALID SIGNATURES SHOWN _____

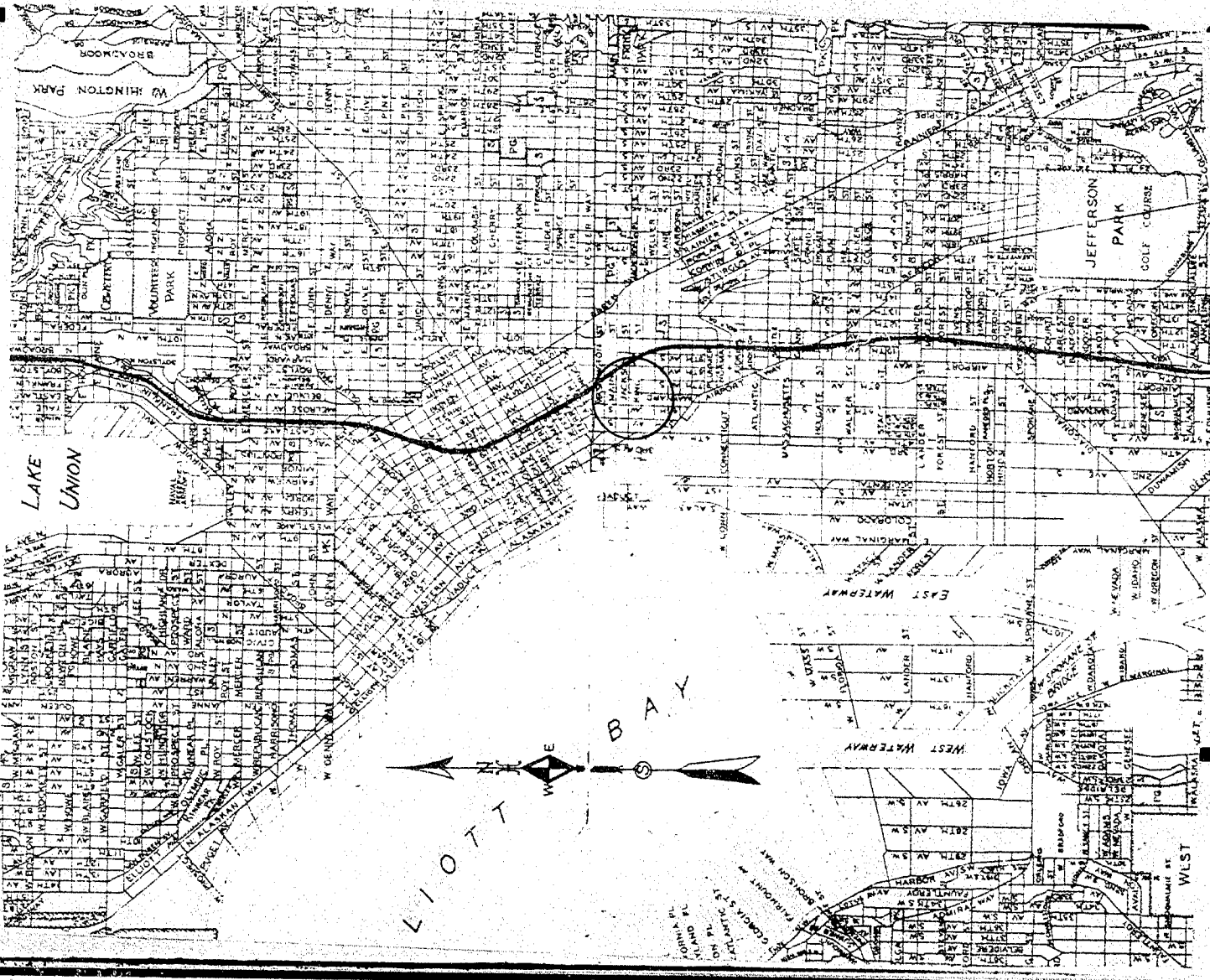
PETITION DENIED _____ ON FILE _____

VACATED BY ORDINANCE NO. _____

MISCELLANEOUS ORDINANCES VOL. _____

UTILITY RIGHTS _____

MADE BY RL CHECKED BY _____ DATE _____



LAKE
UNION

LIOTT
W E
BAY

JEFFERSON
PARK
GOLF COURSE

EAST WATERWAY

WEST WATERWAY

W LST

FRANKLIN BUILDING

601 SOUTH JACKSON

SEATTLE, WASHINGTON

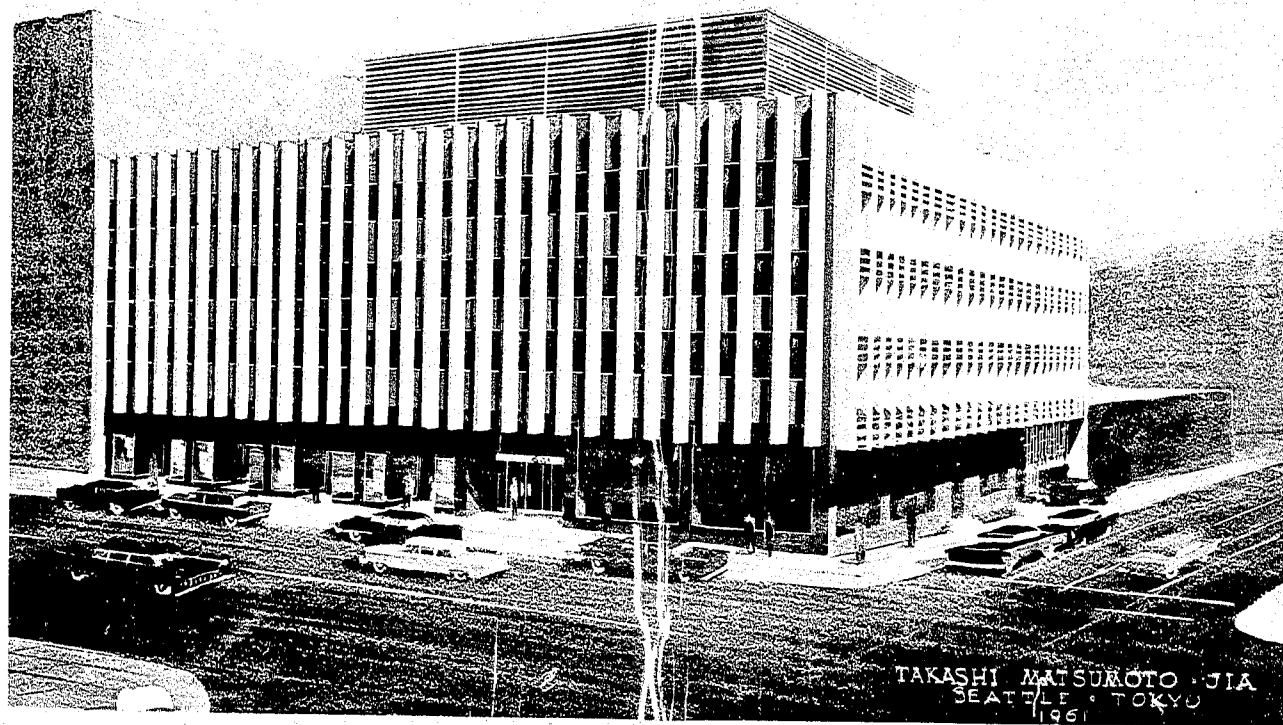
HATTORI DEVELOPMENT CORPORATION

1314 SOUTH JACKSON SEATTLE, WASHINGTON

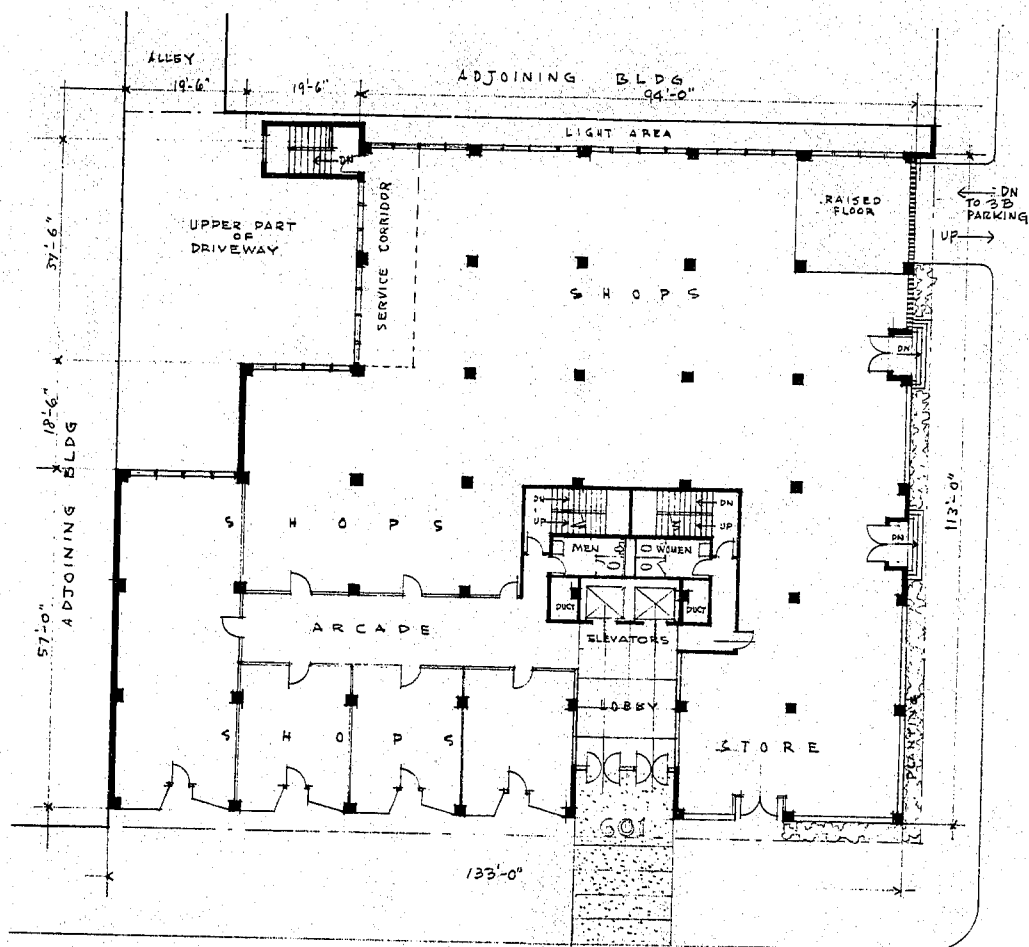
TAKASHI T. MATSUMOTO-JIA

Architectural Design & Supervision

SEATTLE-TOKYO



TAKASHI MATSUMOTO JIA
SEATTLE • TOKYO
1961



FIRST FLOOR PLAN

0 5 10 20 30 40 50 FT

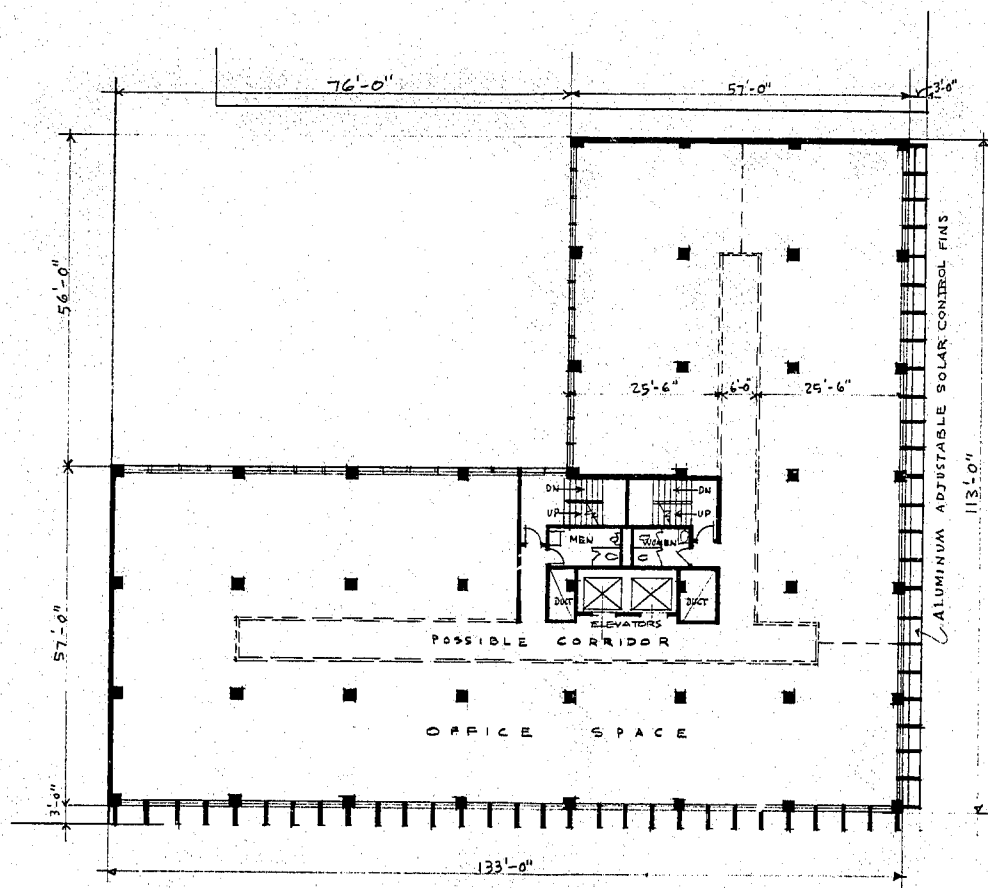
OFFICE BUILDING
 SEATTLE - WASHINGTON
 TAKASHI MATSUMOTO - JIA
 SEATTLE - TOKYO
 AUGUST 24, 1961



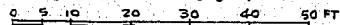
#512

YANG COLOR PHOTOGRAPHY
1305-3rd AVE. SEATTLE, WASH.

57-0" 18-6" *
RETAINING BLDG

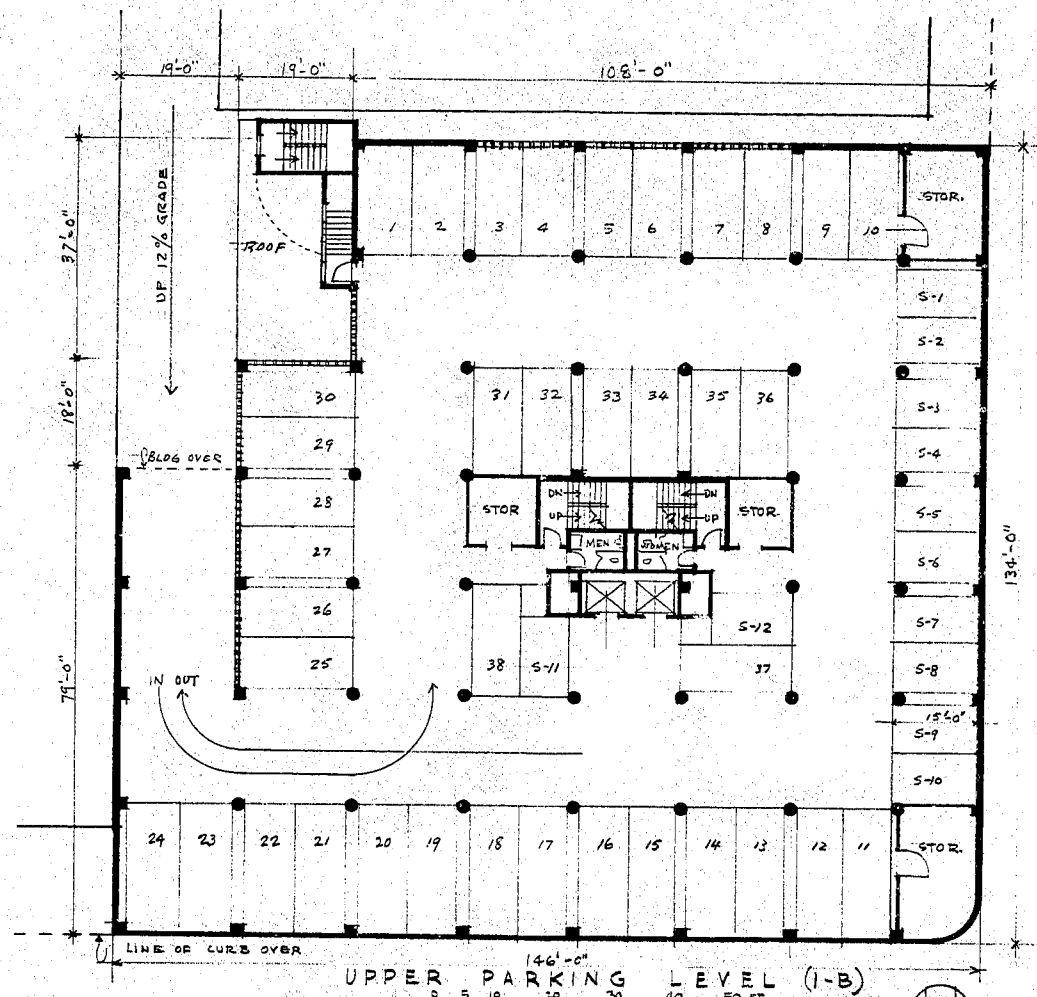


TYPICAL FLOOR PLAN



OFFICE BUILDING
 SEATTLE - WASHINGTON
 TAKASHI MATSUMOTO - JIA
 SEATTLE - TOKYO
 AUGUST 24, 1961



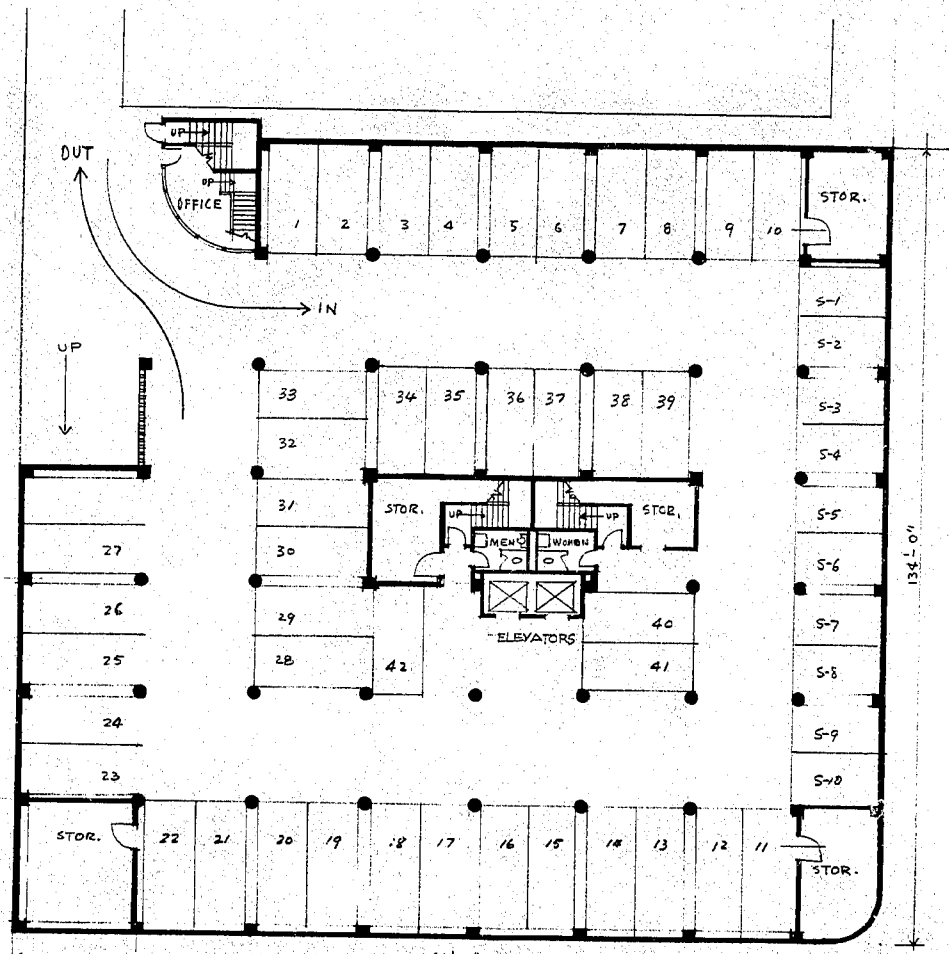


UPPER PARKING LEVEL (1-B)

OFFICE BUILDING
 SEATTLE - WASHINGTON
 TAKASHI MATSUMOTO - JIA
 SEATTLE - TOKYO



512
 AUGUST 24, 1961

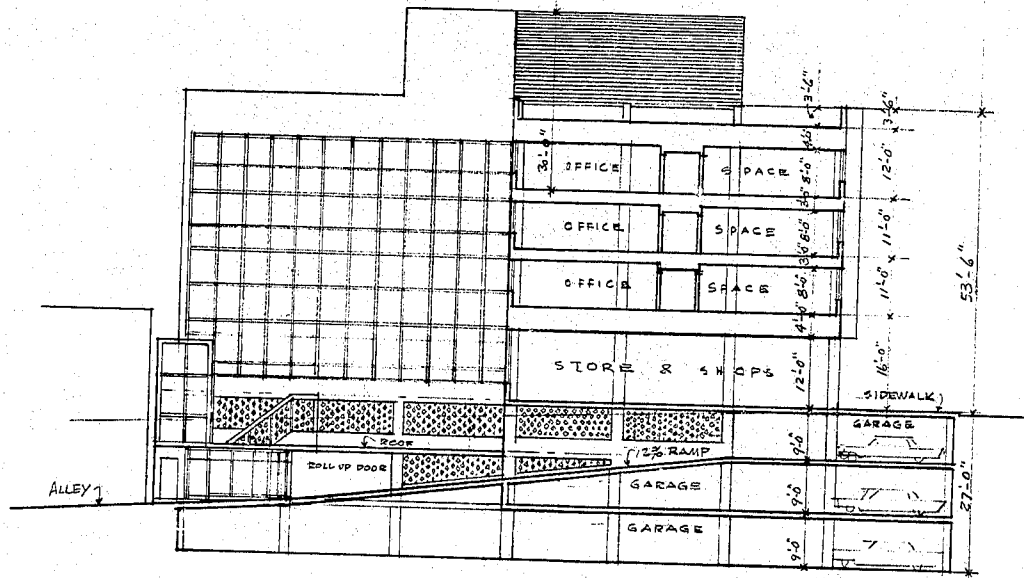


146'-0"
 LOWER PARKING LEVEL (2-B)

0 5 10 20 30 40 50 FT
 OFFICE BUILDING
 SEATTLE - WASHINGTON
 TAKASHI MATSUMOTO - JIA
 SEATTLE - TOKYO



#512
 AUGUST 24, 1961



SECTION

0 5 10 20 30 40 50 FT

OFFICE BUILDING
 SEATTLE - WASHINGTON
 TAKASHI MATEUMOTO - JIA
 SEATTLE - TOKYO

August 24, 1961

512

JAMES HODGSON
2014 SIXTEENTH AVENUE SOUTH
SEATTLE 44, WASHINGTON

Seattle City Council
Seattle, Wash.

SEATTLE CITY COUNCIL

Nov 13 11 43 AM '62

Sirs;

My wife and I wish to protest
the purchase of diesel buses for the
City of Seattle.

The high-handed manner in
which the Transit Commission is
acting in this matter is extremely
irritating and leads one to wonder if
the community no longer has anything
to say about matters of their interest.

Any one who has ever followed a diesel
bus knows they are air-polluting,
smelly, noisy, and slow starting.

The Transit Commission has
been cutting down on trolley service in

JAMES HODGSON
2014 SIXTEENTH AVENUE S. T.
SEATTLE 44, WASHIN: N

favor of diesel buses for some time
now as witness our Saturday, Sunday
and Holiday service when trolleys are
replaced by diesel buses on # 3
route.

We heard, a couple of months
ago, that it had already been decided
to buy the diesels so I don't suppose
this protest will amount to much
except to let the Council know
our feelings in the matter.

Yours,

James and Marie Hodgson

THE CITY COUNCIL OF
THE CITY OF SEATTLE
514 COUNTY CITY BUILDING
SEATTLE 4, WASHINGTON

November 14, 1962

Mr. and Mrs. James Hodgson
2914 16th Avenue South
Seattle 44, Washington

Dear Mr. and Mrs. Hodgson:

Thank you for your letter expressing your views regarding the Seattle Transit System's proposal to replace two-thirds of the trackless trolleys with diesel buses.

The members of the City Council always welcome citizens' views regarding these public questions and, as you are no doubt aware, the Seattle City Council adopted a resolution at its regular meeting Monday, November 5, requesting the Seattle Transit Commission to conduct a public hearing so that it might have the benefit of public expression on this important question.

I am sure you are also aware that the Seattle Transit Commission, by City Charter, is the management body of the City's transportation system and are not accountable to elected City officials.

The Commission, complying with the City Council's request for a public hearing, conducted a hearing on Tuesday, November 13, 1962. As of this date, the result of this public hearing has not been announced.

Your communication will be referred to the Transit Commission for its information.

Sincerely yours,

Floyd C. Miller
President of the City Council

FCM:ej

Nov - 7, 1962.

Seattle City Councilmen:

I am writing this letter in regard to taking away our trolleys and replacing them with diesel buses. I am very much opposed to this.

I think the trolleys do a ~~very~~ good job climbing Seattle hills.

Have you ever rode a bus up Admiral way or 35th S.W. I know you haven't or you would think twice.

The buses can hardly make the grade and the fumes are terrible.

These new buses will zoom up the hills now but remember they won't be new always.

I would suggest you all take a ride on one of these buses, then you will understand what the

public has to put up with.

I do remember years ago when we went on record adopting the trolleys and keeping dollars spent for power in our own state. Why should we spend our dollars for oil when we have ~~the~~ cheap, efficient electric power?

Again I say keep the trolleys and spend the money for new ones they still make them

Sincerely,

Mrs L. Raymond

1729 - 46 S. W.

Nov 13 11 50 AM '62

THE CITY COUNCIL OF
THE CITY OF SEATTLE
514 COUNTY CITY BUILDING
SEATTLE 4, WASHINGTON

November 14, 1962

Mrs. H. Raymond
1729 46th Avenue Southwest
Seattle 16, Washington

Dear Mrs. Raymond:

Thank you for your letter expressing your views regarding the Seattle Transit System's proposal to replace two-thirds of the trackless trolleys with diesel buses.

The members of the City Council always welcome citizens' views regarding these public questions and, as you are no doubt aware, the Seattle City Council adopted a resolution at its regular meeting Monday, November 5, requesting the Seattle Transit Commission to conduct a public hearing so that it might have the benefit of public expression on this important question.

I am sure you are also aware that the Seattle Transit Commission, by City Charter, is the management body of the City's transportation system and are not accountable to elected City officials.

The Commission, complying with the City Council's request for a public hearing, conducted a hearing on Tuesday, November 13, 1962. As of this date, the result of this public hearing has not been announced.

Your communication will be referred to the Seattle Transit Commission for its information.

Sincerely yours,

Floyd C. Miller
President, City Council

FCM:ej

4009 Burke Ave. N.
Seattle 3, Wash.
Nov. 11, 1962

Seattle City Council,
Seattle, Wash.

Gentlemen:

In regard to the contemplated change from Trolleys to Diesel buses, we should like to enter our protests.

In our opinion, there is no comparison to the comfort, sound, or efficiency of the two types of transportation. As for the economy of operation, we are in no position to judge. However, neither is there any comparison in an automatic heating system to the antiquated and dirty hand-fired furnace.

If Seattle, in the interest of noise and air pollution control, allows this change-over to take place, we feel it is indeed a good example of a few people controlling finances of the Transit system, to the detriment of the many who are most concerned.

We ask, ^{you} in the interest of those who are most affected, to give this matter your closest scrutiny, and not let this decision be left entirely to the Transit Commission, whom we sometimes suspect is entirely without concern over the convenience of its patrons.

Thanking you for your attention to this matter, we remain,

very truly yours,

4009 Burke ←

Stewart D. Peck
James L. Peck

Mr. Bradley Wrenner

John S. Peck P.H.P.

NOV 13 11 37 AM '62
SEATTLE CITY COUNCIL

THE CITY COUNCIL OF
THE CITY OF SEATTLE
514 COUNTY CITY BUILDING
SEATTLE 4, WASHINGTON

November 14, 1962

Mr. and Mrs. Stuart Peek
4009 Burke Avenue North
Seattle 3, Washington

Dear Mr. and Mrs. Peek:

Thank you for your letter expressing your views regarding the Seattle Transit System's proposal to replace two-thirds of the trackless trolleys with diesel buses.

The members of the City Council always welcome citizens' views regarding these public questions and, as you are no doubt aware, the Seattle City Council adopted a resolution at its regular meeting Monday, November 5, requesting the Seattle Transit Commission to conduct a public hearing so that it might have the benefit of public expression on this important question.

I am sure you are also aware that the Seattle Transit Commission, by City Charter, is the management body of the City's transportation system and are not accountable to elected City officials.

The Commission, complying with the City Council's request for a public hearing, conducted a hearing on Tuesday, November 13, 1962. As of this date, the result of this public hearing has not been announced.

Your communication will be referred to the Transit Commission for its information.

Sincerely yours,

Floyd C. Miller
President of the City Council

FCM:ej

3232 N. W. 65th St.

Seattle 7, Wash.

November 11, 1962

Members of Seattle City Council,
Seattle Municipal Building
Seattle, Washington.

Dear Members of the Council:

We are against replacing our electric trackless trolleys with diesel buses. The electric trolleys are quieter, more saving of a diminishing supply of fuel (diesel oil), more economical, and more contributory to cleaner air for our city by eliminating the combustion of fuel. We realize that the electric trolleys cannot be used on the freeway; but elsewhere their use should be extended not curtailed.

Sincerely

Virginia M. Lindahl (Mrs Victor Lindahl)

Victor Lindahl

SEATTLE CITY COUNCIL
NOV 13 11 34 AM '62

THE CITY COUNCIL OF
THE CITY OF SEATTLE
514 COUNTY CITY BUILDING
SEATTLE 4, WASHINGTON

November 14, 1962

Mr. and Mrs. Victor Lindahl
3232 Northwest 65th Street
Seattle 7, Washington

Dear Mr. and Mrs. Lindahl:

Thank you for your letter expressing your views regarding the Seattle Transit System's proposal to replace two-thirds of the trackless trolleys with diesel buses.

The members of the City Council always welcome citizens' views regarding these public questions and, as you are no doubt aware, the Seattle City Council adopted a resolution at its regular meeting Monday, November 5, requesting the Seattle Transit Commission to conduct a public hearing so that it might have the benefit of public expression on this important question.

I am sure you are also aware that the Seattle Transit Commission, by City Charter, is the management body of the City's transportation system and are not accountable to elected City officials.

The Commission, complying with the City Council's request for a public hearing, conducted a hearing on Tuesday, November 13, 1962. As of this date, the result of this public hearing has not been announced.

Your communication will be referred to the Transit Commission for its information.

Sincerely yours,

Floyd C. Miller
President of the City Council

FCM:ej

SEATTLE CITY COUNCIL
Nov 13 11 36 AM '62

9644-32 Ave S W
Seattle Wash
Nov 10, 1962

Dear Sirs,

Please be informed we
are very much opposed to the
purchase of any diesel buses
to be used for transit services.
The fumes caused by any diesel
is very sickening and injurious
to health and if our clean trolleys
are replaced by diesel buses,
I will be one of many that will
never use these services

Kindly give this your
immediate consideration

Yours truly
A Gudmund Anderson

6714 - 36th
SW.

W R. Anderson
Mrs W B Nesham
A B. Nesham

THE CITY COUNCIL OF
THE CITY OF SEATTLE
514 COUNTY CITY BUILDING
SEATTLE 4, WASHINGTON

November 14, 1962

Mr. and Mrs. O. R. Anderson
8644 32nd Avenue Southwest
Seattle 6, Washington

Dear Mr. and Mrs. Anderson:

Thank you for your letter expressing your views regarding the Seattle Transit System's proposal to replace two-thirds of the trackless trolleys with diesel buses.

The members of the City Council always welcome citizens' views regarding these public questions and, as you are no doubt aware, the Seattle City Council adopted a resolution at its regular meeting Monday, November 5, requesting the Seattle Transit Commission to conduct a public hearing so that it might have the benefit of public expression on this important question.

I am sure you are also aware that the Seattle Transit Commission, by City Charter, is the management body of the City's transportation system and are not accountable to elected City officials.

The Commission, complying with the City Council's request for a public hearing, conducted a hearing on Tuesday, November 13, 1962. As of this date, the result of this public hearing has not been announced.

Your communication will be referred to the Transit Commission for its information.

Sincerely yours,

Floyd C. Miller
President of the City Council

FCM:ej

THE CITY COUNCIL OF
THE CITY OF SEATTLE
514 COUNTY CITY BUILDING
SEATTLE 4, WASHINGTON

November 14, 1962

Mr. and Mrs. H. B. Nesheim
8644 32nd Avenue Southwest
Seattle 6, Washington

Dear Mr. and Mrs. Nesheim:

Thank you for your letter expressing your views regarding the Seattle Transit System's proposal to replace two-thirds of the trackless trolleys with diesel buses.

The members of the City Council always welcome citizens' views regarding these public questions and, as you are no doubt aware, the Seattle City Council adopted a resolution at its regular meeting Monday, November 5, requesting the Seattle Transit Commission to conduct a public hearing so that it might have the benefit of public expression on this important question.

I am sure you are also aware that the Seattle Transit Commission, by City Charter, is the management body of the City's transportation system and are not accountable to elected City officials.

The Commission, complying with the City Council's request for a public hearing, conducted a hearing on Tuesday, November 13, 1962. As of this date, the result of this public hearing has not been announced.

Your communication will be referred to the Transit Commission for its information.

Sincerely yours,

Floyd C. Miller
President of the City Council

FCM:ej

#246777