

2V76

(GENERAL)

COMPTROLLER FILE NUMBER 275494

PETITION

C.B. 95111

OF
EPIPHANY PARISH OF SEATTLE (BY JIM TALBOT)
FOR VACATION OF PORTION OF 37TH AVE., ET AL.

4-12-73 B.P.W.

3-6-74 set hearing 4-17-74

4-17-74 held & voted - up May 1

5-1-74 Grant in accordance of provisions
of Board of Public Works. (Miller obtain)

FILED APR. 10, 1973

C. G. ERLANDSON
COMPTROLLER AND CITY CLERK

BY G. C. Geisert DEPUTY

ACTION OF THE COUNCIL

REFERRED <u>APR. 16, 1973</u>	TO TRANSPORTATION
REFERRED	TO
REFERRED	TO
REPORTED <u>MAY 6 1974</u>	DISPOSITION GRANTED IN ACCOR- DANCE WITH REPORT OF COMMITTEE
RE-REFERRED	TO
REPORTED	DISPOSITION

REPORT OF COMMITTEE

Mr. President:

Your

TRANSPORTATION

PETITION

SPECIAL ORDER
Committee

To which was referred the within
would respectfully report that we have considered the same and respectfully recommend that

THE SAME BE GRANTED
with recommendation of Board of

2176 (GENERAL)

COMPTROLLER FILE NUMBER 275494

PETITION

C.B. 95111

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C. G. ERLANDSON
COMPTROLLER AND CITY CLERK

BY *C.G. Erlandson* DEPUTY

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REPORT OF COMMITTEE

Mr. President:

Your

TRANSPORTATION

SPECIAL ORDER

Committee

PETITION

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would respectfully report that we have considered the same and respectfully recommend that

THE SAME BE GRANTED in accordance with recommendations of Board of Public Works

CHAIRMAN

Boyd Benson
CHAIRMAN

TRANS

May 16, 1974

Mr. Paul Wiatrak
City Engineer
City of Seattle

Dear Paul:

On May 15, the Transportation Committee recommended passage of C.B. 95111, which vacated 37th Avenue between East Denny Way and East Howell Street on petition of the Epiphany Parish.

During the Committee hearings on this vacation, it was agreed by the Epiphany School, neighboring property owners, the City Engineering Department, and the Transportation Committee that parking on the west side of 36th Avenue between East Denny Way and East Howell Street be prohibited provided the vacation was granted. The Committee would appreciate it if you would take prompt action at this time to prohibit parking on the west side of 36th Avenue. The Committee would appreciate receiving a brief note confirming when this action is taken. Thank you.

Sincerely,

GEORGE E. BENSON, Chairman
Transportation Committee

GEB:pg:dk

cc: Mr. Rudy Simonson, Engineering Department
Mr. Cal Dickinson
Mrs. Olga Stewart

BUTLER AND WALLS
531 LYON BUILDING
THIRD & JAMES
SEATTLE, WASHINGTON 98104

cf 275494

GLENN L. BUTLER, M. A. I.
PAUL T. WALLS, M. A. I.
CARL S. DAHLSTROM, M. A. I.
FRED W. DARNELL, JR., M. A. I.
HAROLD R. STEINER

REAL ESTATE APPRAISERS
AND CONSULTANTS
TELEPHONE:
622-0086
AREA CODE 206

March 28, 1974

City of Seattle
Department of Engineering
Seattle Municipal Building
Room 910
600 Fourth Avenue
Seattle, Washington 98104

Reviewed By: J. DeK...
Date: 4-1-74
Approved: _____
Date: _____

Attention: Mr. E. M. Whiting
Supervising Senior Engineer

74 APR 28 PM 4
FILED
CITY OF SEATTLE

Gentlemen;

Re: Vacation Petition No. 275494

In accordance with your request dated March 14, 1974, I have examined certain real property for the purpose of estimating its fair market value as of this date. Fair Market Value may be defined as the price it will bring if offered for sale by one who desires, but is not required to sell, and sought by one who desires, but is not required to buy, after due consideration of all the elements reasonably affecting value.

The property consists of 37th Avenue between East Howell Street and East Denny Way, approximately 208 feet in length, plus a small portion of the alley between 36th and 37th Avenues lying at right angles to the street. Because this alley will then be closed an area between the alley and East Howell Street will be deeded to the City to create a new alley access.

Thirty Seventh Avenue presently separates property owned by a church, the Epiphany Parish of Seattle. The church building lies on the east side of 37th Avenue; 4 houses owned by the church are on the west side of the street. The portion of the alley to be vacated also separates the houses. The area to be vacated is 60 feet in width by approximately 208 feet in depth from East Denny Way to East Howell Street. The alley separating the houses to be vacated is 12 feet in width by approximately 73 feet in length. The alley presently divides the block, running from 36th to 37th Avenues. In order to provide through alley access the rear or west portion of the two southerly most lots will be vacated for new alley access. This area is irregular in shape as shown on the accompanying sketch.

The land occupied by 37th Avenue is essentially level. The easterly half, more or less, of the street has been filled to curb level with asphalt and is presently used for parking for the church. A new curb has been installed about mid-street. The portion of the alley to be vacated slopes up to the west on about a 9.75% grade. The portion of the property to be deeded to the City for alley is more or less level from the alley south to East Howell Street, although the property to the west is about 3 feet above this grade and would probably need bulkheading. The creation of this new alley area will not affect utility of the houses lying to the east, belonging to the Parish.

The Engineering Department has estimated the area to be vacated as 13,135.72 square feet. The area to be deeded to the City has been calculated at 2,324.9 square feet. The easterly one-half, more or less, of 37th Avenue, that portion, more or less, under the present asphalted parking area, is to be vacated subject to an easement for sanitary sewer, water main and storm drain. The area of this portion encumbered by the easement is 6,037 square feet.

The property is located in the Madrona District of Seattle, and the church is an old, very attractive landmark Episcopal Church in the City. It lies adjacent to 2 essentially different neighborhoods - the Denny-Blaine Lake Park Area of older, but generally expensive and well maintained homes to the north and west; and the smaller, generally less well maintained homes of more modest value lying to the south and west. However close it may be to Denny-Blaine Lake Park, the property is not considered to be within this community, and most of the sales are drawn from the other portions of the Madrona and adjacent residential districts.

Some 18 sales of vacant land were examined in the estimation of the value of this land. Some of the sales are located in the best part of the Madrona District bordering on Madison Park, with a good view of the lake. By and large these sales are ignored except as they establish an upper limit of value. The remainder of the sales were scattered throughout the Madrona District, including some sales north of East Madison Street, in the area approaching the Arboretum. The sales, of single building lots, generally ranged in total price from \$2,500.00 to \$5,000.00, and from 33¢ per square foot to almost \$1.00 per square foot. The subject property is considered to have a value toward the upper end of this range, because of it's proximity to Denny-Blaine Lake Park, and the estimated value of the property on a per square foot basis, is 75¢.

The portion of the street encumbered by the utility easement is considered to have the same value as the remainder of the property. While it cannot be built upon, set-backs from the street are necessary and the property is available for parking. Therefore no diminution in utility is foreseen by reason of the utility easement.

Therefore, after careful consideration of the various factors entering into an estimate of value, it is the opinion of the undersigned that the Fair Market Value of the land, both to be vacated and to be deeded is \$0.75 per square foot. The dollar values are then as follows:

Land:

To Be Vacated

13,135.72 sq. ft. @ 75¢ per sq. ft. = \$9,851.79

rounded to

\$9,850.00

To Be Deeded

2,324.9 sq. ft. @ 75¢ per sq. ft. = \$1,743.68,

rounded to

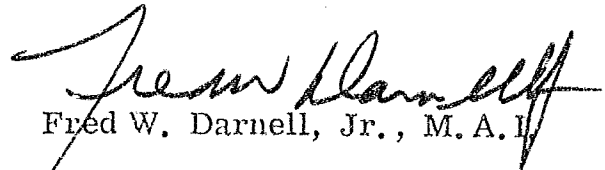
\$1,750.00

Difference:

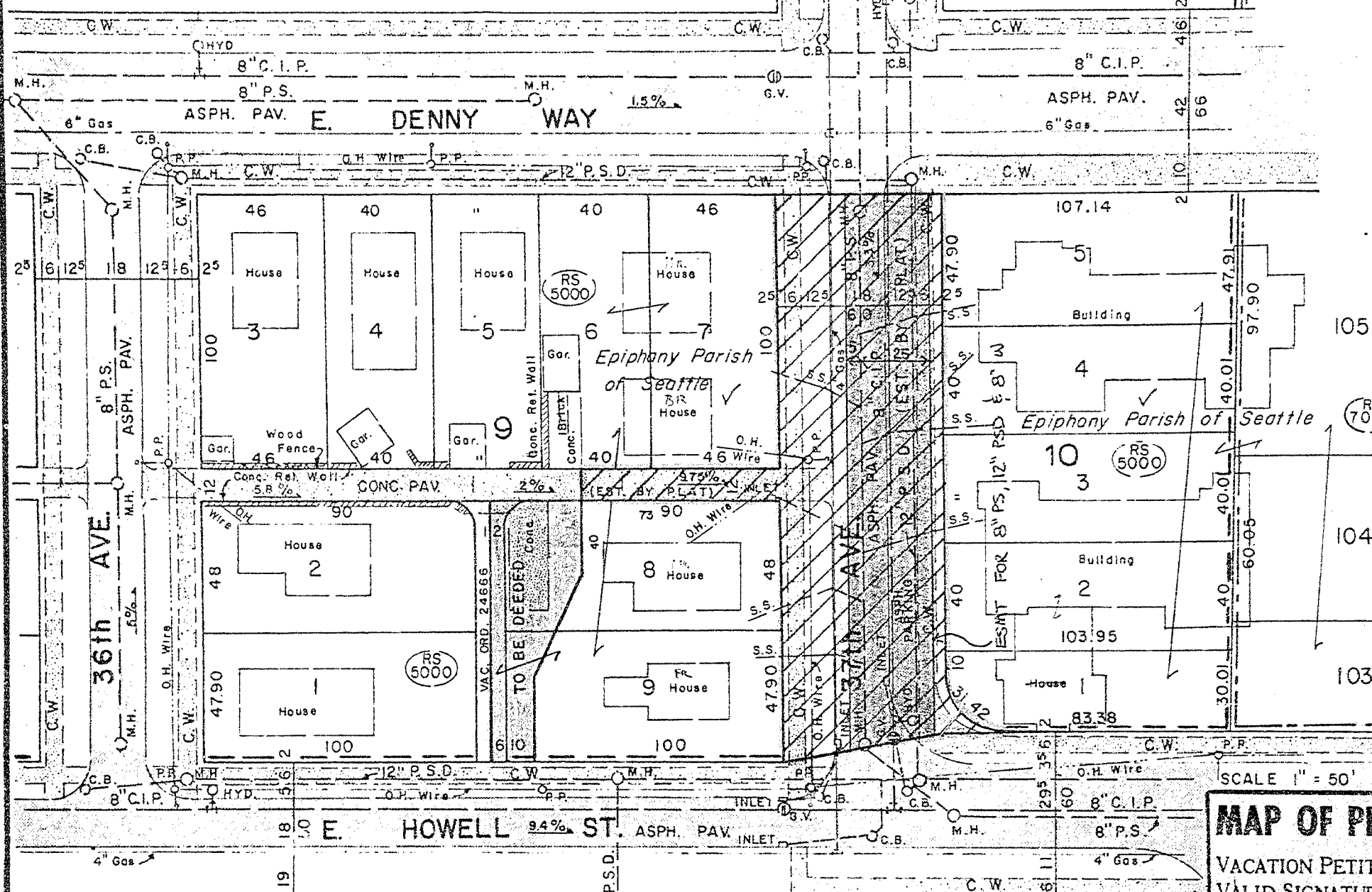
$\frac{\$9,850.00}{\$1,750.00} = \$8,100.00$

Respectfully submitted,

BUTLER AND WALLS



Fred W. Darnell, Jr., M. A. I.



WADDELL'S MADRONA PARK ADD. VOL. 11-2
DENNY BLAINE LAKE PARK ADD. VOL. 9-85
SCENIC HEIGHTS ADD. NO.2 VOL. 15-13

NOTE: CURB & SIDEWALK TO BE RESTORED

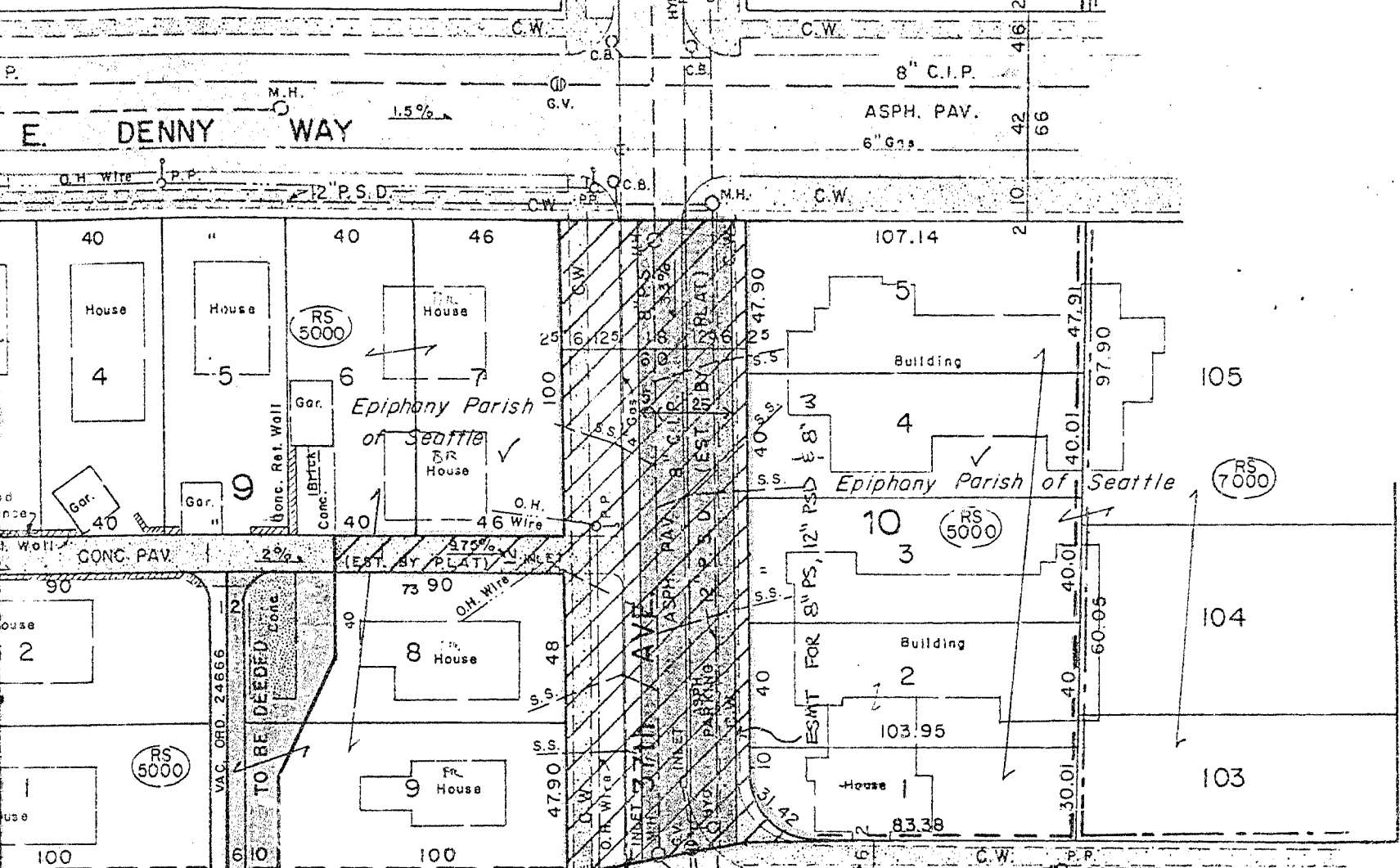
MAP OF PR
 VACATION PETIT
 VALID SIGNATUR
 INVALID SIGNATU
 PETITION DENIE
 VACATED BY ORD
 MISCELLANEOUS
 UTILITY RIGHTS
 MADE BY F.F.O.C

SCALE 1" = 50'

1916
2349



E.
38th AVE.



SCALE 1" = 50' SW 27-25-4 KROLL 38 W

MAP OF PROPERTY COVERED BY

VACATION PETITION No. 275494

VALID SIGNATURES SHOWN

INVALID SIGNATURES SHOWN _____

PETITION DENIED _____ ON FILE _____

VACATED BY ORDINANCE No. _____

MISCELLANEOUS ORDINANCES VOL. _____

UTILITY RIGHTS _____

MADE BY F.F.O. CHECKED BY ms DATE 6-21-23

ELL'S MADRONA PARK ADD. VOL. 11-2

Y BLAINE LAKE PARK ADD. VOL. 9-85

IC HEIGHTS ADD. NO.2 VOL. 15-13

NOTE: CURB & SIDEWALK
TO BE RESTORED

THE CITY OF SEATTLE

WES UHLMAN, MAYOR

BOARD OF PUBLIC WORKS DEPARTMENT

BETTY L. MCFARLANE, EXECUTIVE SECRETARY

303 Seattle Municipal Building • Seattle, Washington 98104 • 583-2040

#4
BOARD OF PUBLIC WORKS

ROBERT J. GULINO, CITY ENGINEER
CHAIRMAN
GORDON F. VICKERY, SUPT. OF LIGHTING
DAVID L. TOWNE, SUPT. OF PARKS
AND RECREATION
KENNETH M. LOWTHIAN, SUPT. OF WATER
ALFRED PETTY, SUPT. OF BUILDINGS

Re: Vacation of 37th Avenue, et al.
File No. 275494

February 27, 1974

Honorable Transportation Committee
of the City Council
Seattle, Washington

Via Mayor Wes Uhlman

Honorable Members:

We are returning herewith Comptroller's File No. 275494 for the vacation of 37th Avenue from East Denny Way to East Howell Street and of a portion of the alley west thereof. The petition contains valid signatures representing 100% of the lineal frontage along the street and alley sought to be vacated. The subject street vacation, together with the necessary building permits, would allow the Epiphany School to construct a playground in the south half of the vacated street (also on Lots 8 and 9, Block 9, Waddell's Madrona Park Addition) and an off-street parking area for nine vehicles in the north half of said vacated street. The vacation of the alley would provide for the development of a buffer between the adjacent residences and proposed playground.

Circulation of the various City departments and utilities disclosed no objections to the vacation.

The Engineering Department has no objections to the vacation of said avenue and alley, provided that the beneficiary of the vacation accomplishes the following:

1. Execution of a thirty (30) foot wide easement for the protection, maintenance, etc. of the existing 8-inch combined sewer, 12-inch storm drain, and 8-inch watermain in the vacated street area;
2. Dedication of the following described property to the City of Seattle for alley purposes: Portion of Lots 8 and 9, Block 9, Waddell's Madrona Park Addition, as recorded in Volume 11, Page 2, Records of King County, Washington, and of the east one-half of the north-south alley, vacated by City of Seattle Ordinance No. 24666, in said block, lying west of the following described line: Beginning at a point on the south line of said Lot 9, distant 10 feet east of the southwest corner of said lot; thence north along

February 27, 1974

a line 10 feet east of and parallel with the west line of said Lot 9, 30.90 feet; thence northeasterly to a point on the west line of the east 73 feet of said Lot 8, distant 28 feet south of the north line of said lot; thence north along the west line of the east 73 feet of said Lot 8, 28 feet to the north line of said lot;

3. Improvement of the deeded alley and extension of the curbs, sidewalks, planting strips across the vacated street ends at East Denny Way and East Howell Street, all to be done in accordance with plans and specifications to be prepared by the Engineering Department;
4. Abandonment of the existing inlets and catch basin (within the vacated area) by filling the same, removing the covers and castings for Street Maintenance's salvage, and repaving the street;
5. Relocation of the existing hydrant at the southerly end of the vacation (move into East Howell Street at northeast corner of 37th Avenue and East Howell Street);
6. Arrangements made for the protection (easements to be prepared by the respective utilities) or relocation of Pacific Northwest Bell Co. and Washington Natural Gas Co.'s utilities in the vacated street.

All of the above construction work is to be done at the expense of the beneficiary of the vacation.

The Fire Department has no objections to the vacation if (1) the hydrant located at the northeast corner of 37th Avenue and East Howell Street is kept clear, unobstructed and available for use; (2) access, for fire fighting purposes, to the two houses located west of 37th Avenue between the alley and East Denny Way, is provided by a fire lane in the proposed parking facility; and (3) the two exits from the school and one from the church which open onto 37th Avenue are maintained clear (no fences or other obstructions on the vacated property which would tend to block subject exits).

The Water Department requires the following revisions to its water facilities to maintain grid strength and flexibility of operation if the subject vacation is approved: Deactivation of the watermain in 37th Avenue; relocation of the existing hydrant in 37th Avenue to East Howell Street (northeast corner of 37th Avenue and East Howell Street); construction of a new 8-inch watermain in East Denny Way from 37th Avenue to 38th Avenue; and transfer water services where required. All of these revisions would be done at the expense of the petitioner.

*Richard C. Cuyler
Chairman*

February 27, 1974

The Light Department requests that the vacation ordinance provide the City the right to operate, maintain, repair and reconstruct the existing public utilities above and below ground in the street and alley to be vacated.

The Building Department has no objections to the vacation if the abutting property is consolidated under one ownership to provide the structure at 1811 - 37th Avenue a means of access by way of vacated 37th Avenue. (Subject property will be owned entirely by the Epiphany Parish of Seattle.)

The Departments of Community Development, Metro Transit, and Parks and Recreation have no objections to the vacation of the portion of the street and alley described in Comptroller's File No. 275494.

Pursuant to the State Environmental Policy Act of 1971 (RCW 43.21c), the subject street vacation's impact on the environment has been considered. The Declaration of No Significant Impact for said vacation is attached to and is a part of Comptroller's File No. 275494.

The Board of Public Works, after reviewing the comments made by the above departments and utilities, recommends that the vacation be granted. This recommendation is conditional on the requirements stipulated by the Engineering, Light, Fire and Water Departments for the subject vacation being satisfied, with the exception of the requirement pertaining to the deactivation of the watermain in 37th Avenue and construction of a new 8-inch watermain in East Denny Way from 37th Avenue to 38th Avenue. This requirement is modified to require an easement be conveyed by the beneficiaries of the vacation to the City for the protection, maintenance, repair and reconstruction of the existing 8-inch cast iron watermain in the portion of 37th Avenue to be vacated.

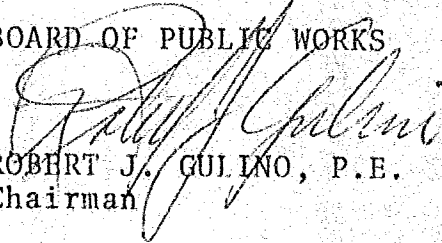
The Board further recommended that this file be returned for your consideration and necessary legislative action.

CFW:mm
Att.

cc: Alfred Petty
K. M. Lowthian
David L. Towne
Gordon F. Vickery
R. J. Gulino
Chief Richards
Mayor Wes Uhlman
C. F. White

Respectfully submitted,

BOARD OF PUBLIC WORKS


ROBERT J. GULINO, P.E.
Chairman

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PERKINS, COIE, STONE, OLSEN & WILLIAMS

1900 WASHINGTON BUILDING
SEATTLE, WASHINGTON 98101

AREA CODE 206-682-8770
CABLE ADDRESS "PERKINS SEATTLE"

WENDELL W. BLACK
JOHN P. BOYD
LUCIEN F. MARION
LOWELL P. MICKELWAIT
COUNSEL

JOHN F. ASLIN
DENNIS L. BEKEMEYER
STEVEN S. BELL
PAMELA G. BRADBURN
JOHN M. CARY
LYNN LELAND COE
BRUCE MICHAEL CROSS
PHILIP E. CUTLER
JOSEPH M. GAFFNEY
CHARLES C. GORDON
WILLIAM A. GOULD
LAWRENCE B. HANNAH
JOAN E. HEIMBIGNER
RAMER B. HOLTAN, JR.
DONALD G. KARI
DOUGLAS S. LITTLE
TIMOTHY A. MANNING
STEVEN C. MARSHALL
STEPHEN A. MCKEON
FRED S. MERRITT
OMAR S. PARKER, JR.
MELVYN J. SIMBURG
RICHARD S. TWISS
WILLIAM S. WEAVER

April 19, 1974

Honorable George Benson
Chairman
Transportation Committee
Seattle City Council
Municipal Building
Seattle, Washington 98101

Re: Vacation of 37th Avenue East between
East Denny Way and East Howell Street

Dear Mr. Benson:

I am writing to you on behalf of Epiphany School to clarify one or two points prior to your trip to view the proposed vacation area. I will not attempt to summarize arguments for the vacation or to rebut all the arguments made against it, but would like to make several comments which will make your view trip more meaningful.

1. Timing. As you know, some thirty days must elapse following City Council approval before final approval is actually granted for the vacation. Because of construction time needed for this project, it is extremely important to the school that a decision on this matter be reached as soon as possible so that, if approved, the project may be completed prior to opening of school next fall.

2. Alternatives. The speakers who opposed vacation of 37th all agreed, I believe, that the creation of a playground at that point would be a very desirable thing for the neighborhood but argued that alternatives for construction of the playground would be available without vacating the street. Unfortunately, this is simply not true. Naturally the school would have preferred to avoid considerable cost and trouble of vacation if it were possible.

The lot in question (the southeasterly corner of the block across from the school) is simply too small for an adequate playground without the vacated street. As previ-

Honorable George Benson
April 19, 1974
Page Two

ously pointed out, even the playground as proposed would provide the school with playground facilities greatly less than state standard. Moreover, creation of a playground across a functioning street leaves the school with a serious problem: the necessity for taking very young children back and forth across an active street. Experience in the past with use of the street barricaded at each end indicates that it is unsatisfactory both from the standpoint of play as well as from the standpoint of safety.

One speaker suggested incorporation of the street into the playground without closing it. This is essentially impossible since it is necessary to have a fence around any portion of a playground in order to prevent loose balls from escaping, children dashing into the street, etc. Moreover, it is difficult to envision a basketball court extending across a street in use for traffic and, of course, incorporation of the street at existing grade would mean that the court and playground would not be level.

Taking the two houses at the southeast corner of the block in question is appropriate since they are extremely dilapidated and actually a hazard to the neighborhood. Any alternative involving taking any of the other houses in the block is unsuitable for any number of reasons, including lack of contiguity and the fact that the other houses (particularly the fine adjoining brick houses) are in use.

3. Access by 38th. Comments concerning limitation of access to the area have been blown all out of proportion. First, it should be immediately obvious to you on your view trip that alternate access to 37th Avenue south of the school is excellent and that there are not one but a large number of alternative routes to the area in question from all directions. To imply, as did one speaker, that it would be difficult for fire engines to approach the area of 37th to the south in the event the street is vacated is to attempt deliberately to mislead the council. Alternate access into the area by way of East Howell or 38th is, of course, perfectly adequate, regardless of weather.

On the very few days of the year during which traction is sufficiently impaired to make any difference whatever to a vehicle without chains or snow tires, exit from 37th Avenue south of the school by 38th is equally feasible or better than by 37th as can easily be verified by checking the grades. As may be verified by the City Engineering Department, exit from 37th Avenue south of the school by way of 38th Avenue involves

Honorable George Benson
April 19, 1974
Page Three

a grade of no greater than 6-1/2°. However, contrary to statements at the hearing, the grade of East Howell Street, between 37th Avenue to the south and the vacated portion of 37th, is in excess of 11°! While that portion of 37th proposed to be vacated is less steep than 38th, even to reach it from 37th to the south requires traversing the 11° grade on East Howell Street, so that in fact, provided that parking on 38th is limited, it is a perfectly adequate exit during times of reduced traction. The traffic survey indicates, of course, that at least in the spring, motorists prefer access by 38th over 37th by 3 to 1.

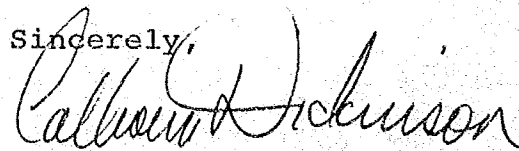
4. Parking on 38th. Recess of the hearing prevented me from indicating to you that the problem with parking on 38th is not, in fact, a problem. The school has requested that parking on this street be restricted to one side only which would leave more than adequate room on that street for access.

I offer the foregoing so that your view trip will be more meaningful. Should you have any questions concerning this proposal, we would be more than happy to answer them. Should you wish Mr. Scott, the architect of the project, to be present please let me know.

Let me request again your assistance in reaching a decision on this matter absolutely as soon as possible so that, if approved, it may be completed by the beginning of the school year in the fall.

Thank you for your consideration.

Sincerely,



Calhoun Dickinson

CD/blm

cc: Members of the Transportation Committee
Mr. John Scott
Mr. Robert Spock
Mr. John Sangster

3705 East Pine
Seattle, Washington 98122
April 15, 1974

The Honorable George Benson
Chairman: Transportation Committee
Seattle City Council

Dear Councilman Benson:

I am opposed to the vacation of 37th Avenue between E. Howell and Denny Way so that it may become a playground for Epiphany school. I am surprised at the scarcity of public notice on a proposal of such an impact on our neighborhood.

I live on 37th Avenue at East Pine St. My chosen route out of my neighborhood is north on 37th to Denny Way. As you know, 37th Ave. forks around Epiphany Church at E. Howell St. The northbound driver has the option of jogging right onto 38th Ave. for one block to Denny Way, or jogging left onto 37th. The 38th Ave. option is inferior to the 37th Ave. option for the following reasons:

- 1) 38th Avenue is often lined with parked cars forcing one lane traffic, a condition which is aggravated by drivers who stop in the traffic lane to discharge or take on passengers.
- 2) Visibility of Madrona Drive as it crests the hill and curves into and becomes Denny Way is restricted due to the curvature of the arterial. Cars round the curve at the top of the hill at speed. The restricted visibility is a hazard to drivers wishing to cross or turn west on Denny Way from 38th Ave.
- 3) The 37th Avenue branch offers substantially less uphill grade between E. Howell and Denny Way than the 38th Avenue branch. This grade difference is important when our neighborhood streets are icy. On these days, the only egress to and from a 37th Ave. which extends from Denny Way to East Cherry, a distance of 9 blocks, and a 38th Ave. which extends from Denny Way to East Spring, a distance of 6 blocks, is by way of Epiphany Church, traveling in a north-south course. East-west travel, up or down our steep hillside, is not possible.

As a seven year resident of 37th Ave. I have learned from experience that on icy days drivers taking the 38th Ave. branch at Epiphany get stuck while drivers taking the 37th Ave. branch get through. I attribute this phenomenon to the gentler uphill grade.

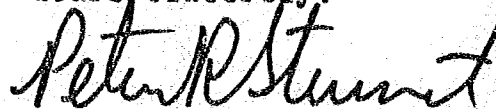
As you know, the east facing slope of Madrona hill stays icy long after the city's arterials are clear. The east-west

streets of E. Pine and E. Pike become so slick that even cars equipped with chains cannot drive uphill. Last winter during an icy spell which lasted over a week, a car slid out of control down E. Pine and into my front yard, removing a laurel bush. The winter before, a car wearing chains slid down E. Pine into my front yard, missing the bush. Two winters before that, a fire engine, wearing chains, slid down E. Pine and into my front yard (grazing the bush).

This brings me to the question of emergency vehicles. I am surprised that the fire department is so quick to give up the best route to 37th Ave. (and 38th Ave.) on icy days. Imagine if you will, a fire engine responding to a call at any of the scores of houses on 37th or 38th on an icy day, similar to the day that the bechained fire engine went out of control on E. Pine. The fire engine, or for that matter, police car or ambulance, encounters a snarl of traction-free cars blocking 38th Ave. by Epiphany Church. This nightmare is possible only in the winter when streets are icy and the weather is cold and heaters are set to maximum or over-maximum capacity.

These are the reasons why I am opposed to the vacation of 37th Ave. for the purpose of a playground. Epiphany Church owns the land west of 37th between E. Howell and Denny Way. They can, if they wish, build a fine playground (and perhaps some off-street parking) without taking away our city street.

Yours sincerely,



Peter R. Stewart

3705 East Pine
Seattle, Washington 98122
April 29, 1974

The Honorable George Benson
Chairman, Transportation Committee
Seattle City Council

Dear Councilman Benson:

I was privileged to speak before the Seattle City Council's transportation committee on April 17. I spoke against the proposed vacation of the one block segment of 37th Avenue for the purpose of a playground for Epiphany school. In that testimony, I read from a letter that I had sent to you which listed reasons why that street is important to the neighborhood.

I would now list reasons why Epiphany school doesn't need that piece of public land:

- 1) The proposed playground site includes the grounds of two church-owned houses which are to be razed. The main feature of the playground is a full size basketball court. A full size basketball court will fit on that portion of the proposed site that does not extend into the street.
- 2) The proposed playground is intended only for older children. Street blockage for safety will be beneficial to the older children and detrimental to the younger children who will still use the original playground across E. Howell from the school. Naturally traffic volume on that portion of E. Howell will be increased by the closure of 37th Avenue.
- 3) The combined holdings of Epiphany school and Epiphany church comprise two thirds of the block west of Epiphany. Those holdings are contiguous. Epiphany church and Epiphany school have at their disposal ample land of their own on which to build a big playground. I am forced to re-read the words of the prophet Nathan to King David on the subject of Bathsheba (2 Sam 12).

I was unable to follow the logic of Mr. Dickenson's testimony that Epiphany school was in abject poverty and required the gift of that street from the public or else the school would flee to the suburbs. I am struck by the thought that the proposed playground is a ruse to increase their considerable land holdings at the expense of the public.

I urge the committee to vote against vacation of 37th Avenue.

Respectfully yours,



Peter Stewart

1639 37th Avenue
Seattle, Washington 98122

April 30, 1974

The Honorable George Benson
Chairman, Transportation Committee
Seattle City Council
Municipal Building
Seattle, Washington 98104

Dear Councilman Benson:

First, we wish to state that we are not opposed to the playground, but we consider the street closure an unnecessary requirement. The street could be closed during school hours (not just at noon as stated in the Environmental Statement) to provide safety, if safety is the primary reason for the closure.

If play area, in addition to the proposed 100 x 100 area is the reason for closure, we submit that the school can seek authority to utilize the property which it presently owns on East Denny Way. We feel that expanding the play area to include lots 4 and 5 between 37th and 38th would be acceptable to the community. This property could be contiguous with the presently proposed playground because the East-west alley is to be vacated. This access could be provided by removing the "jog" or offset of the west boundary line of the playground as specified in the engineering report. Incorporation of lots 4 and 5 would eliminate the need for this "jog" anyway.

Also, the street when barricaded could be used as a play area. We suggest that the west curb could be removed and the land graded to street level, and a north south fence installed slightly west of the present curb line to provide safety for neighborhood use. With proper planning this fence could be pivoted so that it could swing out into 37th Avenue to form a safety barrier during school hours. What we wish to point out is that inadequate consideration has been given to alternatives for providing a large, safe play area, without vacating an important access street.

MOST AFFECTED RESIDENTS

The households most affected by the requested street vacation are the residents south of East Howell, primarily on 37th Avenue, but also those who use 37th as a main feeder to East Denny Way. 37th Avenue

X

is a north-south street approximately $\frac{1}{2}$ way up the hillside paralleling Lake Washington. We refer you to Attachment A for a plan view of this collector street. East Pike is a high point with the northern low point at East Howell where Epiphany School is sited. Roads to the west of 37th rise the hill, roads to the east descend hills, often steep in both cases. 37th, the street to be vacated, and 38th are the primary exits from the low northern point at Epiphany School. The elevation change to East Howell by either route is approximately the same, but 37th is the easier route being made in two rises, while 38th is made in one rise. Both streets have stop signs at East Denny, with more restricted driver vision at 38th Avenue.

We must address ourselves to the worst conditions, reasonably probable, ^{when} considering reducing the access/egress from 37th Avenue. While we have had a mild winter, we have had days of icy streets which could cause congestion, if not total stopping at 38th. Bad winter weather could present a more difficult situation.

TRAFFIC SURVEY

The traffic survey did not direct itself to accessibility, but only to car count. The survey information available to us shows that on a typical mild weather week day (on bad weather days the count could be higher due to easier transit) that 37th the street to be vacated handled 248 cars. A similar 24 hour period for 38th Street the count showed 681 vehicles. It would appear that blocking 37th Avenue would most probably direct 248 cars to 38th Avenue. Please note that 38th Avenue is 25 feet curb to curb. As far as we can determine there has been no consideration given to a parking ban on 38th, or to modifying this street or its approaches to cater to additional traffic.

NEIGHBORHOOD PARTICIPATION

Regarding the previous statement that households on 37th and adjoining streets are most directly affected by the street vacation, we wish to direct some comments to the 50 signatures in favor of the playground-street vacation. Disregarding our objections to tying playground to street vacation, with no options or alternatives presented during the survey, we make the following comments.

1. 50 signatures were obtained, these persons represent 39 households. Of the 39 approximately 35 households are north of East Denny Way and are not impacted by the closure of 37th Avenue. 4 households on 37th indicated agreement with the petition. The most distant from the playground-street vacation is about 100 feet.
2. On 37th between East Howell and East Pike there are 54 households in addition to those signing the petition. 37th also serves the

X

-3-

intersecting streets. Because the petition only shows those agreeing with the playground-street vacation we have no way of determining who was contacted, or who disagreed. Either households on 37th were not contacted or possibly they disagreed. Our household was not contacted. Contact with residents could have been made by mail, if necessary.

In conclusion, we do not oppose the playground, but do oppose the street vacation because it is a potential burden, and possibly even a hazard to residents. As a further comment, those seeking variances are, it seems to us, required to show that the changes sought are the minimum required to afford relief. The street closure, in our view, exceeds the minimum conditions. We consider the playground-street vacation combination a "good bill with a bad rider", and we consider it unneighborly for Epiphany School to request the residents to accept the burden of reduced access, and potential jeopardy during an emergency, when Epiphany School has property that could be used to meet their requirements.

Sincerely yours,

Arthur Stewart

Arthur C. Stewart

Olga Stewart

Olga Stewart

Enclosures (3)

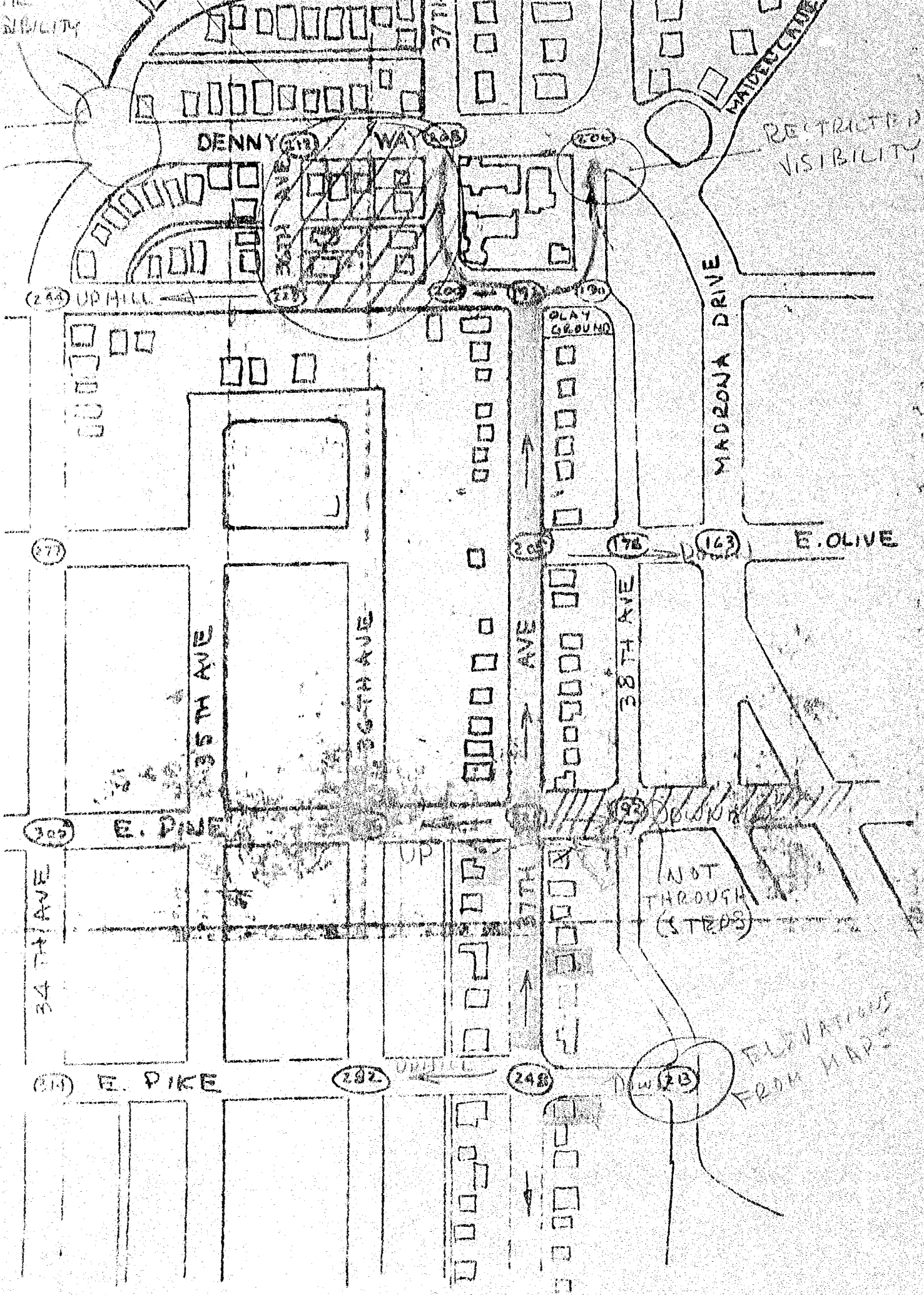
Attachment A- Area Street Map

Attachment B- Playground Layout

Attachment C- Record of Property Ownership

cc The Honorable Tim Hill
The Honorable Wayne Larkin
The Honorable John Miller
The Honorable Jeanette Williams

REstricted visibility



RESTRICTED VISIBILITY

MADRONA DRIVE

E. OLIVE

E. OLIVE

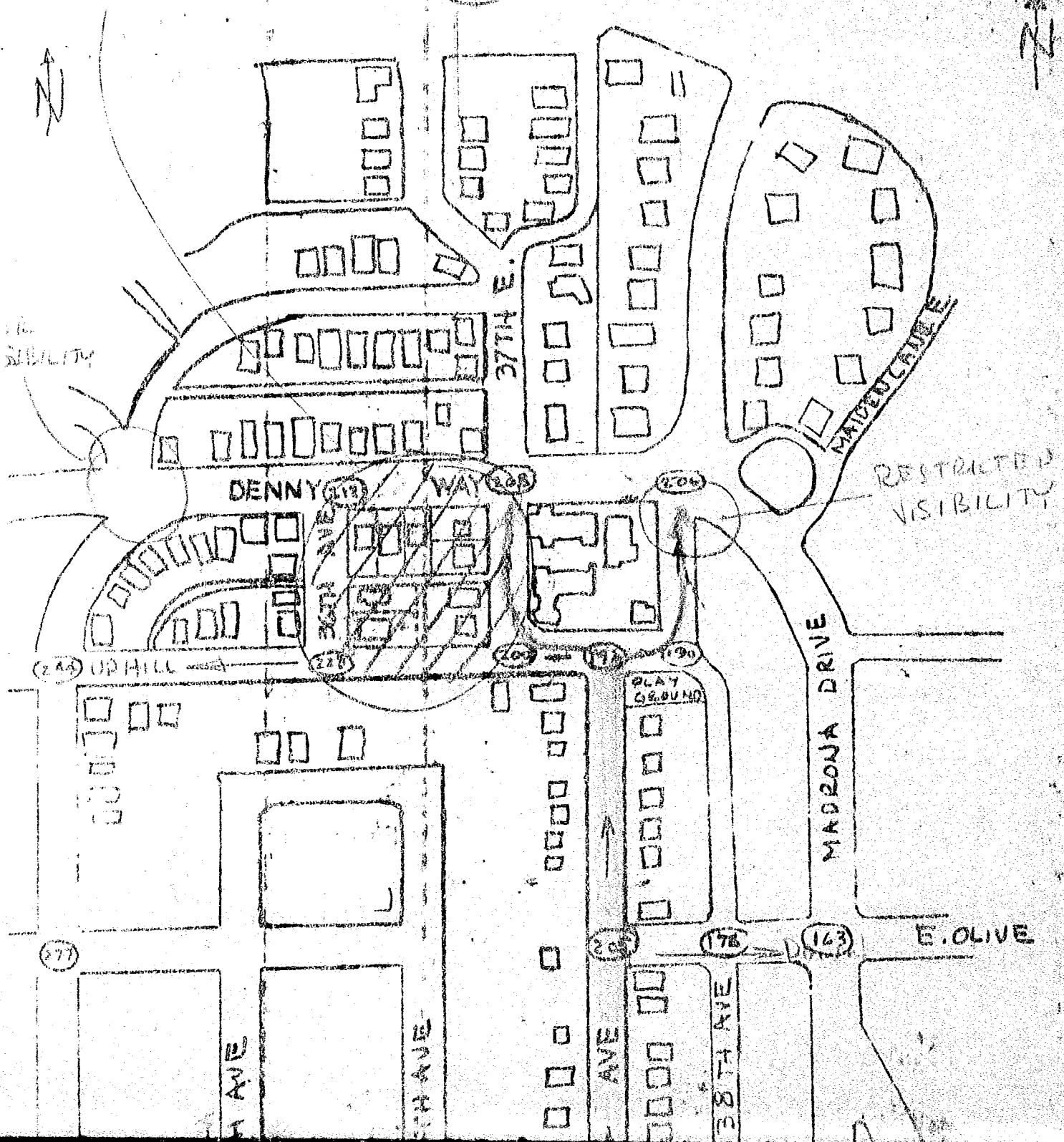
E. PIKE

NOT THROUGH (STEPS)

ELEVATIONS FROM MAPS

SEE ATTACHMENT

B



RESTRICTED VISIBILITY

RESTRICTED VISIBILITY

UP HILL

PLAY GROUND

DENNY WAY

37TH E.

MADRONA DRIVE

E. OLIVE

38TH AVE

39TH AVE

38TH AVE

39TH AVE

277

228

209

197

190

205

178

163

206

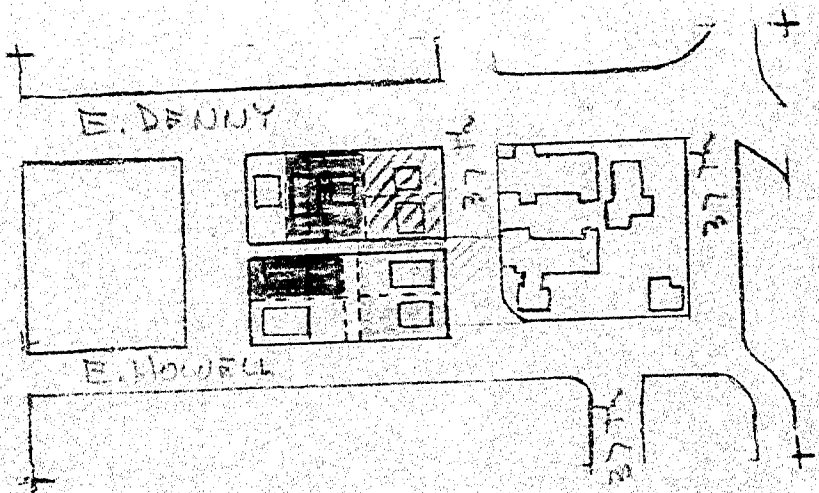
208





212

BLK	LOT	DATE	FIGRE	LOC	L7C	FOLIO	D S Y R	AREA	SUB	STATUS	ADDRESS	TAXPAVER NAME
22	74055	1879	M-07	0010	2143	SM-27-25-04	015	005			3449 E FLORENCE COURT	RELLEY WILLIAM D
23	74055	1879	N-07	0010	2143	SM-27-25-04	015	005			115 E DENNY WAY	HENDERSON ANTONIA M
24	74055	1879	A-08	0010	2143	SM-27-25-04	015	005			119 37 AVE E	HEAVY C C
25	74055	1879	B-08	0010	2144	SM-27-25-04	015	004				WILLIAMS CLARENCE
26	74055	1879	C-08	0010	2144	SM-27-25-04	015	004				WILLIAMS CLARENCE
27	74055	1879	D-08	0010	2144	SM-27-25-04	015	004				EDWARDS O J
28	74055	1879	E-08	0010	2144	SM-27-25-04	015	004			3302 E HOWELL ST	SHILEY R
29	74055	1879	F-08	0010	2144	SM-27-25-04	015	004			3304 E HOWELL ST	PLANCHET P
30	74055	1879	G-08	0010	2144	SM-27-25-04	015	004			1812 37 AVE E	ROVIAUDS M C
31	74055	1879	H-08	0010	2144	SM-27-25-04	015	004			3303 E DENNY WAY	THOMAS ANTHONY O
32	74055	1879	I-08	0010	2144	SM-27-25-04	015	004			3304 E DENNY WAY	BANKS PORTER F
33	74055	1879	J-08	0010	2144	SM-27-25-04	015	004				BANKS PORTER F
34	74055	1879	K-08	0010	2144	SM-27-25-04	015	006			1803 36 AVE E	BANKS P F
35	74055	1879	L-08	0010	2144	SM-27-25-04	015	006			1809 36 AVE E	JONES G E
36	74055	1879	M-08	0010	2144	SM-27-25-04	015	006				HENDERSON T L
37	74055	1879	N-08	0010	2144	SM-27-25-04	015	006				EPIPHANY PARISH OF SE
38	74055	1879	O-09	0010	2144	SM-27-25-04	015	006			1811 36 AVE E	FRISCO DORA M
39	74055	1879	P-09	0010	2144	SM-27-25-04	015	006				WILLIAMS K J
40	74055	1879	Q-09	0010	2144	SM-27-25-04	015	006			3417 E DENNY WAY	HILL Z
41	74055	1879	R-09	0010	2144	SM-27-25-04	015	006			3415 E DENNY WAY	PELLER JAMES C
42	74055	1879	S-09	0010	2144	SM-27-25-04	015	006			3411 E DENNY WAY	ASSIST JOHN DOWDIN
43	74055	1879	T-09	0010	2144	SM-27-25-04	015	006			3409 E DENNY WAY	BRYANT J
44	74055	1879	U-09	0010	2144	SM-27-25-04	015	006			1810 36 AVE E	ELBERG RUTH
45	74055	1879	V-09	0010	2144	SM-27-25-04	015	006			1814 36 AVE E	SCHMAZ HEINZ M
46	74055	1879	W-09	0010	2144	SM-27-25-04	015	006			1810 36 AVE E	AMES J JOSE
47	74055	1879	X-09	0010	2144	SM-27-25-04	015	006			3408 E HOWELL ST	COLEMAN A M
48	74055	1879	Y-09	0010	2144	SM-27-25-04	015	006			3404 E HOWELL ST	VAIL SR EDWIN F
49	74055	1879	Z-09	0010	2144	SM-27-25-04	015	006			3412 E HOWELL ST	MOLETT C
50	74055	1879	A-10	0010	2144	SM-27-25-04	015	006			1802 36 AVE E	SNEEDER J B
51	74055	1879	B-10	0010	2144	SM-27-25-04	015	006			1808 36 AVE E	SHIELDS RALPH L
52	74055	1879	C-10	0010	2144	SM-27-25-04	015	006			3403 E DENNY WAY	FIELDS J A
53	74055	1879	D-10	0010	2144	SM-27-25-04	015	006			3405 E DENNY WAY	LOVAY AZALIA
54	74055	1879	E-10	0010	2144	SM-27-25-04	015	006			3407 E DENNY WAY	EPIPHANY DAY SCHOOL
55	74055	1879	F-10	0010	2144	SM-27-25-04	015	006			3409 E DENNY WAY	EPIPHANY DAY SCHOOL
56	74055	1879	G-10	0010	2144	SM-27-25-04	015	006			1811 37 AVE E	EPIPHANY PARISH OF SE
57	74055	1879	H-10	0010	2144	SM-27-25-04	015	006			1817 37 AVE E	EPIPHANY PARISH OF SE
58	74055	1879	I-10	0010	2144	SM-27-25-04	015	006			1803 37 AVE E	EPIPHANY PARISH OF SE
59	74055	1879	J-10	0010	2144	SM-27-25-04	015	005			3704 E DENNY WAY	EPIPHANY PARISH OF SE
60	74055	1879	K-10	0010	2144	SM-27-25-04	015	005			110 37 AVE E	RIVERA LUIS H
61	74055	1879	L-10	0010	2144	SM-27-25-04	015	005			116 37 AVE E	BELLARD FLORENCE J
62	74055	1879	M-10	0010	2144	SM-27-25-04	015	005			122 37 AVE E	BIRD HARLEY W
63	74055	1879	N-10	0010	2144	SM-27-25-04	015	005			128 37 AVE E	ROBER JOHN A
64	74055	1879	O-11	0010	2144	SM-27-25-04	015	005				JONES J P
65	74055	1879	P-11	0010	2144	SM-27-25-04	015	005			160 37 AVE E	RUDO DAVID M
66	74055	1879	Q-11	0010	2144	SM-27-25-04	015	005			152 37 AVE E	FRITZLER HAROLD B MAR
67	74055	1879	R-11	0010	2144	SM-27-25-04	015	005				MICHAELSON LOUIS
68	74055	1879	S-11	0010	1003	HW-09-25-04	010	001			6230 RAVENNA AVE NE	CHAMPEAUX TREVE L
69	74055	2101	N-08	0010	1003	HW-09-25-04	010	001			6226 RAVENNA AVE NE	WILLARD FLORENCE
70	74055	1879	E-11	0010	1003	HW-09-25-04	010	001				WILLARD FLORENCE
71	74055	1879	F-11	0010	1003	HW-09-25-04	010	001			6220 RAVENNA AVE NE	PERE REGAN W
72	74055	1879	G-11	0010	1003	HW-09-25-04	010	001			6216 RAVENNA AVE NE	ROXBOUTS OTTO R
73	74055	1879	H-11	0010	1003	HW-09-25-04	010	001			2256 E 62 ST	ATKINSON ROBERT A R
74	74055	1879	I-11	0010	1003	HW-09-25-04	010	001			6206 RAVENNA AVE NE	GILSTEAD J C
75	74055	1879	J-11	0010	1003	HW-09-25-04	010	001			6202 RAVENNA AVE NE	KNEIBER J
76	74055	1879	K-11	0010	1003	HW-09-25-04	010	001			2262 E 62 ST	CHRISTOPHER DORIS
77	74055	1879	L-11	0010	1003	HW-09-25-04	010	001				CHRISTOPHER DORIS
78	74055	1879	M-11	0010	1003	HW-09-25-04	010	001			6211 23 AVE NE	ROXBOUTS DAVID M
79	74055	1879	N-11	0010	1003	HW-09-25-04	010	001				ROXBOUTS DAVID M
80	74055	1879	O-11	0010	1003	HW-09-25-04	010	001			6219 23 AVE NE	WILLIAMS SCOTT

TAXPAVER NAME

ATTACHMENT B



- LEGEND
-  POTENTIAL TOTAL PLAN AREA
 -  PROPERTY SCHOOL AT PRESENT OWNS 3605 & 3609 E. DENNY
 -  FIDHAM'S PROPERTY
 -  FIDA HOUSE



CITY OF SEATTLE
FIRE DEPARTMENT

301 SECOND AVENUE SOUTH
SEATTLE, WASHINGTON 98104
(206) 583-6836

WES UHLMAN—MAYOR

JACK N. RICHARDS—CHIEF

April 25, 1974

The Honorable George E. Benson, Chairman
Transportation Committee
Seattle City Council

Dear Councilman Benson:

In response to your letter of April 19 regarding the vacation petition of the Epiphany Parish for the vacation of 37th Avenue between East Howell and East Denny Way, an investigation of the area has indicated that the proposed street vacation would have little, if any, effect on emergency responses by this Department during inclement weather.

Sincerely,

Jack N. Richards, Chief
Seattle Fire Department

JNR/GAS/lr

cc: Mr. Rudy Simonson
Engineering Department

KD

27 April 1974

Councilman George Benson, Chairman
Transportation Committee
Seattle City Council

Dear Sir,

I have just learned that the issue of the vacation of thirty-seventh avenue, between Howell and Denny has not yet been settled.

I would like to urge you and your committee very strongly to favor this vacation.

As a ten year resident of the community that lives on thirty-seventh south of that block, let me assure you that we seldom, if ever, use that short street to drive out to Denny/Madrona Drive. We almost invariably use thirty-eighth.

Furthermore, we admire the continued positive attitude that the Epiphany School has shown toward providing play area, and in some instances, supervision, for the children of this richly varied neighborhood. Anything we can do as a community to further their efforts, we should be quick to do.

Respectfully yours,

Kenneth E. Van Dyke

X
Thomas Moyle HALL - 3615 E. PINE STREET - SEATTLE, WASHINGTON 98122

1434-37th Avenue
Seattle, Washington, 98122
April 27, 1974

Councilman George Benson
Seattle City Council
Municipal Bldg. Rm. 1101
Seattle, Washington, 98104

Dear Councilman Benson,

It has been brought to our attention that the Epiphany School would like to close a part of thirty-seventh Avenue in order to construct a play-field.

We feel this is a fine plan and support this effort as a real community need.

Sincerely,

Mr. & Mrs. Lee Rawell

X

138 Madrona Place East
Seattle, Washington
98112

Mr. George Benson, Chairman
Transportation Committee
Seattle City Council
Municipal Bldg. Rm. 1101
Seattle, Washington 98104

Dear Mr. Benson,

As a neighbor of Epiphany School I would like to see permission granted by the City Council to vacate 37th Street between Howell and Denny for a playground. A year ago I was one of the door-bellers informing the residents of the neighborhood of Epiphany School's proposed plans. We visited the homes within the Epiphany environs. I am sorry we did not travel further up 37th Street. Unfortunately, we stopped where the city stopped in notifying people of the vacation. However, we did tell residents to inform their neighbors and of the Madrona Community Council discussion. Some residents were not at

home but an honest effort
was made.

Since the hearing of April 17,
I have visited many of the
homes on 37th from Olive to Lake.
I have not met any opposition.
Again some people have not been
in. I avoided the homes with
large dogs in the yard or on
the porch for my own safety.
However, I asked the neighbors
to relay my message of the
street vacation.

I believe the playground
to be a great asset to our community.
I urge your recommendation. I
feel the residents have been
properly informed and that
there is one or two residents and they
were heard on the April 17th
Council Meeting.

Sincerely,
Margaret Ann Dion
138 Madison Place East.

1516-37th Ave
Seattle, Wa. 98122
27 April 1974

To all members of the
City Council
City Hall
Seattle,

Dear Members of the City Council,

It has come to my attention that a street
vacation is being requested by Epiphany School for
the block of 37th Ave between E Howell + E Deany.

I should like to urge that this be granted.
Epiphany School has been a good neighbor; their
present playground is well used by the community
after school hours, + they offer similar use of this
playground area, if the vacation is granted.

My only qualification would be that parking
be limited to one side only of 38th, if 37th is closed.

I urge that you grant this vacation.

Sincerely
Elizabeth W. Cressey

1724 34th Ave.
Seattle 98122
April 24, 1974

Honorable George Benson
Transportation Committee
Seattle City Council
Municipal Building, Room 1101
Seattle 98104

Dear Mr Benson:

I am writing in support of the proposal to vacate 37th Ave. between Denny Way and E. Howell St. in order to let Epiphany School build its new playground. My main reason for supporting the playground proposal is that I believe the new playground will be a great asset to the children and families who live in the immediate neighborhood. I have been living here for 3 years and during the past 2 summers I have been active in a Summer Program run by Epiphany Church for about 50 kids who reside within 2-3 blocks of the Church. Many of these kids now play in the streets and I have seen a number of close calls with cars. The little playfield which Epiphany now has is inadequate for the School, for the Church-sponsored Summer Program, and for general neighborhood use. I feel that the new playground would definitely make this neighborhood more attractive as a place for families to live and raise their children and would contribute to the long-term stability and improvement of the neighborhood.

Sincerely,
Ruth House

EPIPHANY SCHOOL

3710 EAST HOWELL STREET
SEATTLE, WASHINGTON 98122
323-9011

April 22, 1974

Councilman George Benson
Chairman, Transportation Committee of the City Council
Seattle Municipal Building
Seattle, Washington 98104

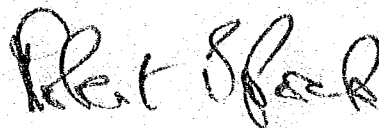
Dear Mr. Benson:

It was obviously heart-breaking to have over a year of planning, money-raising, and hard work at least temporarily halted by what appeared to be the concern of a few neighbors for a handful of days during the winter when snow or ice make driving hazardous. We thought we had done our homework thoroughly, and I think we did for the most part. Once your committee visits the area it will be all too clear why the Trustees and I are so concerned about enlarging our playground and, above all, having it available to the older children at school without crossing a city street at least six times a day.

To me the solution remains very simple. Parking on the short block of 38th Avenue between Denny Way and East Howell should be limited to one side only. Epiphany School has always planned to limit the loading and unloading of children in car pools to Denny Way and/or to the middle of the block on East Howell if the closure of 37th Avenue was permitted. The School would also make every attempt to enforce a traffic pattern that would route all school traffic clockwise around the Church complex. It is my conviction that this simple plan is workable and that it would satisfy the needs of our neighbors on 37th Avenue south of East Howell. Indeed, what I have suggested should be implemented regardless of the issue of the street closure as a matter of safety and courtesy to the neighborhood.

I trust this letter will be of some help in finding a solution to a problem of vital importance to the welfare of the children involved, to the future of the School, and to the convenience of the neighborhood.

Yours sincerely,



Robert H. Spock
Headmaster

X

April 29, 1974

Councilman George Benson
City of Seattle
Municipal Building
Seattle, Washington 98104

Dear Mr. Benson,

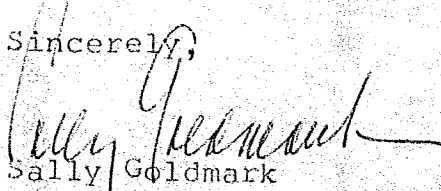
I am writing to you about the request for the street vacation on 37th Avenue between E. Howell and E. Denny as requested by the Epiphany School. I spoke in favor of this vacation on April 17th before your committee.

The Madrona Community Council, in April 1973, did review this request and after two meetings, did endorse the proposal. However, it was decided not to use this endorsement as the attendance at the meeting was small and not representative of the community.

Since that time, we have been engaged in a broad Land Use development plan in cooperation with the Department of Community Development. Almost one hundred people are engaged in this planning process and the plan will be brought to a full community meeting on May 28 and 29th. One of the committees on Streets and Transportation has discussed the street vacation on 37th Street and it will be part of the recommendation to the community when the total plan is presented. Every resident in the Madrona area will receive a notice of the meeting in May and we hope to have a good turn out.

It was my thought that you might be interested in these facts which were not mentioned in my brief presentation.

Sincerely,


Sally Goldmark
1118 37th Avenue
Seattle, Washington 98122

April 19, 1974

Mr. Robert Gulino
City Engineer
City of Seattle

Dear Bob:

On Wednesday, April 17, the Transportation Committee held a hearing on the vacation petition of the Epiphany Parish for the vacation of 37th Avenue between East Howell and East Denny Way and a portion of the adjacent alley for purposes of a parking and playground facility. During the hearing, several traffic related questions were raised:

1. We were informed that at the present time there are many cars parked on 37th Avenue and that the street and curb are used for much loading and unloading during the day. What is the source of this traffic? Could it be diverted to other areas if 37th Avenue were vacated, and what would be the resulting impact on the immediate neighborhood?
2. Residents of the neighborhood testified that 36th Avenue is extremely narrow but that cars cross on both sides. This situation has resulted in frequent accidents. It was suggested that if 37th Avenue were vacated that parking be prohibited on at least one side of 36th Avenue. The Committee would request that your department review this situation and comment on the suggestion in terms of its effect on traffic and parking in the area.

Our next meeting will be held May 1, 1974, at 10:30 a.m., and the Committee would appreciate the answers to these questions prior to that time. Thank you.

Sincerely,

GEORGE E. BENSON, Chairman
Transportation Committee

GEB:pg:dk

cc: Rudy Simonson, Engineering Department
Bill Van Gelder, Traffic Engineer

April 19, 1974

Chief Jack N. Richards
Seattle Fire Department
City of Seattle

Dear Chief Richards:

On Wednesday, April 17, the Transportation Committee considered the vacation petition of the Epiphany Parish for the vacation of 37th Avenue between East Howell and East Denny Way and part of the intersecting alley for use of a playground and parking facility. It was brought to our attention by residents of the community that during inclement weather 37th Avenue provides the best access onto East Howell. If this is the case, we would assume that this same preferred access would apply to emergency vehicles. Your report to the Board of Public Works on the vacation makes no mention of this.

The Committee would appreciate it if you would investigate the question of emergency access to this area during bad weather and report to the Committee at its next meeting on May 1, 1974, at 10:30 a.m.. Thank you.

Sincerely,

GEORGE E. BENSON, Chairman
Transportation Committee

GEB:pg:dk

cc: Rudy Simonson, Engineering Department

CITY OF SEATTLE

MEMORANDUM OF PROPOSED STREET VACATION

Notice is hereby given that the petition of property owners (City Comptroller's File No. 275494) for the vacation of:

37th Avenue from the south line of East Denny Way to a line described as follows: Beginning at the southeast corner of Lot 9, Block 9, Waddell's Madrona Park Addition, as recorded in Volume 11 of Plats, Page 2, Records of King County, Washington; thence easterly along a straight line to the intersection of the production south of the west line of Lot 2, Block 10, said addition, and the production west of the north line of East Howell Street; thence east along said produced north line to the north line of East Howell Street; Also, Portion of the East-West Alley in Block 9, Waddell's Madrona Park Addition, being that portion of the east-west alley between East Howell Street and East Denny Way from the west line of 37th Avenue to the production north of the west line of the east 73 feet of Lot 8, said block; 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 avenue and alley until the beneficiaries of said vacation arrange with the owner or owners thereof for their removal;

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

WEDNESDAY, April 17, 1974, at 10:30 A.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 Larry Knutson by telephone, 583-2833.

A map, indicating the avenue and alley described in the petition, has been posted on the site of the proposed vacation for your examination. The recommendation of the Board of Public Works is to grant with stipulations.

VACATION OF: 37th Ave et al
SKETCH 1916

87 Notices MAILED 3-29-74

	NAME	ADDRESS		LT	BLK	ADD
TR	EPHANY PARISH OF SEATTLE	38 th Ave & E DENNY WAY	-22			
	2057					
TR	FIRST BANK MTG CO	SECURITIES BLDG	-01	101		
	AC RF 74804 THOMPSON	_____				
TR	GABRIEL N THOMPSON	1817 MADRONA DR	-22	"		
	0987					
	COAST MTG CO	2911 2 nd AVE	-21	101 & 102		
	AC 514 5 005975 MILLER	_____				
	R.M. MILLER	1807 MADRONA DR	-22	101	102	
TR	2772					
	LOMAS & NETTLETON	700 NORTON BLDG	-04	102		
	AC 024607994 7916 DAVIS	_____				
	JW DAVIS	1803 MADRONA DR	-22	102		
	SYBIE DAVIS	" " "		102		
TR	EPHANY PARISH	REPORT		103-105		
	8022					
TR	GREAT WESTERN UNION FED SAL	1501 4 th AVE	-01	105		
	AC 59100124 FRANKEN	101 MADRONA PL E	-12	106		
	HERMANN H FRANKEN			106		
	8127					
TR	UNIVERSITY FED SAL ASSN	120 NE 45 th ST	-05	107		
	AC 00 200 08305 3 LEVANT	_____				
	DANIEL J. LEVANT	113 MADRONA PL E	-02	107		
	8295					
TR	WASHINGTON MUT S BANK	1101 2 nd AVE	-01	108		
	AC 00 10021291710 HUDSON	_____				
	LEONARD D HUDSON	117 MADRONA PL E	-02			

DENNY BLANCK CAMP PARK

TR	EPHANY PARISH 2772	REPEAT		1	4
TR	LONAS & NETTLETON	700 NORTON BLDG	-04	2	4
	AC 024606763	7916 BRYDWELL			
	FRANK M BRYDWELL JR 0987	1728 37 th AVE	-22		
TR	COAST MTS CO	2911 2nd AVE	-21	3	4
	AC 1461	709004 GREEN			
	LUTHER GREEN 1176	1722 37 th AVE	-22	"	"
TR	CONTINENTAL INC	8 th FLOOR PACIFIC BLDG	-04	3	4
	AC 101	1923374			
	THOMAS D.A. 1575	1718 37 th AVE	-22	"	"
TR	FIDELITY MUTUAL S BANK	3100 RAINIER AVE S		7-8	"
	AC 6	19585 8 POLLARD			
	OTIS E POLLARD JR 0987	3100 RAINIER AVE S	-44	"	"
TR	COAST MTS CO	2911 2nd AVE	-21	2	4
	AC 1465528383	MACAPIA RM.			
	PAUL M. MACAPIA 8127	1700 37 th AVE	-22	7-8	4
TR	UNIVERSITY FED SAL ASSN	1120 NE 45 th ST	-05	6	7
	AC 02	000 8004 8 BOYNS			
	FREDERIC C BOYNS	3506 E SCHUBERT PL	-22	6	7
TR	"	REPEAT		8	1
		PALO ALTO CA. 94303			
TR	WILLIAM L RUGGELS	34 FIELDING DR		7	8
	GRIFFITH WAY	2008 IBM BLDG		7	9
	TIMOTHY W RILEY & Judy A. 8127	3510 E Schubert PL		7	9
TR	UNIVERSITY FED SAL ASSN	1120 NE 45 th ST	-05	1	2
	AC 00	200 67385 6			
	DONALD D PIOUS 2625	3602 E SCHUBERT PL	-22	"	"
TR	KESSLER & G	600 GRANT DENVER CO	80203	2-4	2
	AC 0113362	DOWNUM		"	"
	EARNEST DOWNUM	3608 E SHUBERT PL	-22	"	"

OBSERVATORY ADD

SCHOOL NIGHTS ADD #2

	NAME	ADDRESS			
TR	GARY L EVIAS	559 19 th AVE	-22	4	2
	King County			4	2
TR	John O. VALLOT	3625 E. HOWELL	-22	5	2
	RITA VALLOT	" " "		"	"
TR	⁸⁰⁴² ADVANCE MTG CORP	PO BOX 146 DETROIT MI ⁴⁸²²²		6-7	2
	AC 454 603177 WASHINGTON			"	"
	MARGARET A WASHINGTON	3635 E. HOWELL	-22	"	"
	H.Y.D. MRS MARY LOU WANDERLIT	Property Disposal 5 th St Logan Bldg	-01	"	"
TR	HARRIETT G YOUNG	1731 37 th AVE	-22	6-7	2
	⁴⁸⁵¹ PACIFIC FIRST FED SAL ASSN	1310 4 th AVE	-01	6-7	2
	AC 112041 B GREEN				
	MARILOU GREEN	1727 37 th AVE	-22	"	"
TR	²⁰³⁷ FIRSTBANK MTG Co	SECURITIES BLDG	-01	1	6
	AC RF 62450 WASHINGTON				
	JOHNNY B WASHINGTON	3616 E DEBOY	-22	1	6
TR	⁸²³² VETERANS ADMIN	6 th AND LENORA BLDG.	-21	2	6
	AC 46 4 0005447 GRAHAM				
TR	JOSEPH M. GRAHAM	1437 23 rd AVE	-22	"	5
	DONALD E. JOHNSON Admr of VETS AFFAIR			2	6
TR	ASSIST COMM COMPTROLLER			3	6
	FHA 561 192201 237	WASHINGTON DC 20412		3	6
TR	²⁶²⁵ KASSER & Co	600 GRANT ST DENVER CO ⁸⁰²⁰³		4	6
	AC 0125792 JONES				
	EUGENE F JONES	3604 E. DEBOY WAY		"	"
TR	²⁷⁷² LOMAS & NETTLETON	700 MORTON BLDG	-04	5	6
	AC 02 46 12232 MC DONALD				
	CORNELL MC DONALD	700 MORTON BLDG	-04	5	6
	H.Y.D.	REPORT			

SCENIC HEIGHTS BLDG #2

WADDELLS MADRONA PARK ADD

TR	2625 KASSLER & Co	2460 GRANT ST DENVER Co	80203	6	6
	AC 0157714 BENTON				
	CLARANCE BENTON JR	3524 E DENNY ST	-22	6	6
TR	ASSYST COMM COOR			7	6
	FHA 561 194197 235	WASHINGTON DC	20412		
TR	2625 KASSLER & Co	2460 GRANT ST DENVER Co	80203	19	6
	AC 0127204 BROOKS				
	LEOLA M BROOKS	3427 E FLORENCE CT	-22	"	"
TR	MOORE SIMON AT } J.A. KINNEY	2043 24 th AVE E	-12	20	6
	CLAUDIA B. MOORE	3441 E FLORENCE CT	-22	20	6
TR	2772 LOMA & NETTLETON	700 NORTON BLDG	04	21	6
	AC 024606213 7916	SATTERWHITE			
	VALERIA SATTERWHITE	3445 FLORENCE CT E	-02	21	6
TR	2625 KASSLER & Co	2460 GRANT ST DENVER, Co.	80203	22	6
	AC 0128130 KELLEY				
	WILLIAM D. KELLEY	3449 E FLORENCE CT	-22	22	6
TR	2625 KASSLER & Co	2460 GRANT ST DENVER, Co.	80203	23	6
	AC 0117308 HENDERSON	115 37th AVE E.	-12		
	ANTONIA M TAYLOR	115 37 AVE E	-12	23	6
TR	0966 COAST MTG Co	101 S 10 th ST	98402 TALOMA, Wa.	23	6
	AC 130 5 020078 MARTIN				
	CHARLES C MARTIN	119 37 th AVE E	-02	23	6
	STEVENS - NORTON INC	?		23	6
TR	5276 PEOPLES MTG Co	1101 PIKE ST	-01	1-2	8
	AC 9013560 JONES				
	GRIFFIN E JONES	1803 36 th AVE	-22	1-2	8

W ADD ELLS PARK MADISON

TR	0693 PACIFIC BANK MTD Co	414 OLIVE WAY	- 01	2	8
	AC GNMA 141316 KC HENDERSON				
	THELMA L HENDERSON	1809 36 th AVE	- 22	2	8
TR	EPIPHANY PARISH	REPEAT		3	8
TR	DORA M. FRISCO 2772	2108 E JAMES	- 22	2	8
TR	LOMAS & NETTLETON	700 NORTON BLDG	- 04	3-9	8
	AC 024609133 7916 WILKINS				
TR	KATHERINE J WILKINS	1811 36 th AVE	- 22	3-4	8
	ZEBEDEE HILL 8043	349 E DENNY	- 22	7-4	8
TR	UNITED S & L ASSN	627 S JACKSON ST	- 04	4	8
	AC 214 HILL	2108 E JAMES ST	- 22	4	8
	ZEB HILL 0386			4	8
TR	IFC CAPITAL RESOURCES GRP	2401 NW MARKET ST	- 01	1	9
	AC 004731				
	JAMES A. FIELDS 2037	1802 26 th AVE	- 22	1	9
TR	FIRSTBANK MTD Co	SECURITIES BLDG	- 01	2	9
	AC RU 84669 LOMAX				
	AZALIA LOMAX	1808 36 th AVE	- 22	2	9
	HUD	REPORT		2	9
TR	GUTHRIE, AGNES I	3603 E DENNY WAY	- 22	3	9
TR	EPIPHANY DAY School 2037	388 E DENNY WAY	- 22	4-9	9
TR	FIRSTBANK MTD Co	SECURITIES BLDG		1-2	11
	AC NF 60393 RIVERA				
	LUIS M. RIVERA	3704 E DENNY WAY	- 22	"	10
TR	LANZY J. BELLARD	110 37 th AVE E	- 02	3	
	LOUIS J BUDNICK	10306 APT 711 MERIDIAN AVE N		3	11
TR	HARLEY W BIRD	116 37 th AVE E	- 02	4	11

WADDELLS WADSWORTH PARK ADD

Clay

RESOLUTION NO.

A RESOLUTION providing for the hearing on the petition of Epiphany Parish of Seattle for the vacation of 37th Avenue, et al.

WHEREAS there has been filed with the City Council the petition of Epiphany Parish of Seattle (City Comptroller's File No. 275494) for the vacation of 37th Avenue from the south line of East Denny Way to a line described as follows: Beginning at the southeast corner of Lot 9, Block 9, Waddell's Madrona Park Addition, as recorded in Volume 11 of Plats, Page 2, Records of King County, Washington; thence easterly along a straight line to the intersection of the production south of the west line of Lot 2, Block 10, said addition, and the production west of the north line of East Howell Street; thence east along said produced north line to the north line of East Howell Street; Also, Portion of the East-West Alley in Block 9, Waddell's Madrona Park Addition, being that portion of the east-west alley between East Howell Street and East Denny Way from the west line of 37th Avenue to the production north of the west line of the east 73 feet of Lot 8, said block; 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 avenue and 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 avenue and alley therein sought to be vacated; Now, Therefore,

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

That Wednesday, the 17th day of April, 1974, at the hour of 10:30 o'clock A.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 Transportation 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 avenue and 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 avenue and alley sought to be vacated.

ADOPTED by the City Council the 14 day of March, 1974, and signed by me in open session in authentication of its adoption this _____ day of March, 1974.

President of the City Council

Filed by me this _____ day of March, 1974.

City Comptroller and City Clerk

BPW recommendation: Grant with stipulations.

By _____
Deputy Clerk

E-137

COMMENTS of the members of the Board of Public Works and other departments on the petition for the vacation of

37th Avenue, et al.

Comptroller's File No. 275494

REASON FOR VACATION:

The Epiphany Parish of Seattle has requested this vacation in order to facilitate the construction of a multi-purpose playground and a parking lot, which are to be located on Lots 8 and 9, Block 9, and the south one half of 37th Avenue, and the north one half of said avenue respectively. The subject playground and parking lot are to be used in conjunction with the operation of the adjacent Epiphany School. The petitioner has also agreed to deed the area shown in orange on the attached sketch for alley purposes and improve the same.

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light.				
City Engineer	<i>[Signature]</i>	9/29/73	<i>[Signature]</i>	
Supt. Water				
Supt. Bldgs.				
Supt. Parks				

[Handwritten notes]

Engineering Department

Other Departments

Engr. Operations Div.	Franchises &	Fire Department
Traffic Eng. Div.	Utilities Sec.	DCD, Planning Div.
Construction Div.	Street Use Div.	Department of Transportation
Design Div.	Court & R/W Div.	
B.A.D. Div.		

Please make comments and return to the City Engineer at Room 910.

Additional comments if desired:

The Engineering Department has no objections to the vacation of said avenue and alley, provided that the beneficiary of the vacation accomplishes the following:

- Execution of a thirty (30) foot wide easement for the protection, maintenance, etc. of the existing 8-inch combined sewer, 12-inch storm drain, and 8-inch watermain in the vacated street area;
- Dedication of the following described property to the City of Seattle for alley purposes: Portion of Lots 8 and 9, Block 9, Waddell's Madrona Park Addition, as recorded in Volume 11, Page 2, Records of King County, Washington, and of the east one-half of the north-south alley, vacated by City of Seattle Ordinance No. 24666,

in said block, lying west of the following described line: Beginning at a point on the south line of said Lot 9, distant 10 feet east of the southwest corner of said lot; thence north along a line 10 feet east of and parallel with the west line of said Lot 9, 30.90 feet; thence northeasterly to a point on the west line of the east 73 feet of said Lot 8, distant 28 feet south of the north line of said lot; thence north along the west line of the east 73 feet of said Lot 8, 28 feet to the north line of said lot;

3. Improvement of the deeded alley and extension of the curbs, sidewalks, planting strips across the vacated street ends at East Denny Way and East Howell Street, all to be done in accordance with plans and specifications to be prepared by the Engineering Department;

4. Abandonment of the existing inlets and catch basin (within the vacated area) by filling the same, removing the covers and castings for Street Maintenance's salvage, and repaving the street;

5. Relocation of the existing hydrant at the southerly end of the vacation (move into East Howell Street at northeast corner of 37th Avenue and East Howell Street);

6. Arrangements made for the protection (easements to be prepared by the respective utilities) or relocation of Pacific Northwest Bell Co. and Washington Natural Gas Co.'s utilities in the vacated street.

All of the above construction work is to be done at the expense of the beneficiary of the vacation.



CITY OF SEATTLE
FIRE DEPARTMENT

301 SECOND AVENUE SOUTH
SEATTLE, WASHINGTON 98104
(206) 583-6836

WES UHLMAN—MAYOR

JACK N. RICHARDS—CHIEF

ROUTING	DATE	INITIAL
ACTION		
FILE		
INFORMATION		

August 21, 1973

Mr. Robert J. Gulino, City Engineer
Seattle Engineering Department
910 Municipal Building
Seattle, Washington 98104

Re: Comptroller's File No. 275494 -- Vacation of a
Portion of 37th Avenue, et al.

Dear Mr. Gulino:

An inspection of the above-mentioned property by this Department disclosed that there are conditions which must be met before the Department could agree to the street vacation.

1. The hydrant which is presently located at the northeast corner of 37th Avenue and East Howell Street must be kept clear, unobstructed, and available for use.
2. Access to the two houses located on the west side of 37th Avenue between the alley and East Denny would be limited; therefore, the proposed parking area in front of the residences should have an adequate fire lane established to assure access to these structures for fire fighting purposes.
3. The two exits from the school and one from the church, which open onto 37th Avenue, must be maintained clear. There could be no fences or other obstructions on the vacated property which would tend to block these exits.

If the above conditions were met, this Department would have no objection to the street vacation.

Very truly yours,

Jack N. Richards
Jack N. Richards, Chief
Seattle Fire Department

JNR:ct
TM/AJS

AUG 23 10 54 AM '73
SEATTLE ENG DEPT

*Bldg Dept.
Attn Mr. Roy Johnson*

COMMENTS of the members of the Board of Public Works and other departments on the petition for the vacation of

37th Avenue, et al.

Comptroller's File No. 275494

REASON FOR VACATION:

The Epiphany Parish of Seattle has requested this vacation in order to facilitate the construction of a multi-purpose playground and a parking lot, which are to be located on Lots 8 and 9, Block 9, and the south one half of 37th Avenue, and the north one half of said avenue respectively. The subject playground and parking lot are to be used in conjunction with the operation of the adjacent Epiphany School. The petitioner has also agreed to deed the area shown in orange on the attached sketch for alley purposes and improve the same.

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light.				
City Engineer				
Supt. Water				
✓ Supt. Bldgs.	<i>A. BETTY</i>		<i>See note below</i>	<i>6/29</i>
Supt. Parks				

Engineering Department

Other Departments

Engr. Operations Div. Franchises & Fire Department
 Traffic Eng. Div. Utilities Sec. DCD, Planning Div.
 Construction Div. Street Use Div. Department of Transportation
 Design Div. Court & R/W Div.
 B.A.D. Div.

Please make comments and return to the City Engineer at Room 910.

Additional comments if desired:

WITHOUT A MORE COMPLETE ^{PLAN} WE CANNOT RECOMMEND APPROVAL OF THE STREET VACATION. AT PRESENT SOME RESIDENCES WOULD BE WITHOUT STREET FRONTAGE IF 37TH WERE VACATED. IF HOMES ON LOTS 6-7-8 & 9 ARE TO BE REMOVED WE WOULD HAVE NO OBJECTIONS, SUBJECT TO FUTURE APPROVAL OF PARKING LOT AND PLAYGROUND AREA - IN COMPLIANCE WITH ZONING REQUIREMENTS.

Roy Johnson

2-7-74 NO OBJECTIONS AS LONG A PROPERTY REMAINS UNDER SINGLE OWNERSHIP - 1811-37TH AVE EAST CONSIDERED TO HAVE ACCESS OVER VACATED 37TH EAST. *Roy C. Johnson*

R M Lawther
Supt. of Water

E-137

COMMENTS of the members of the Board of Public Works and other departments on the petition for the vacation of

37th Avenue, et al.

RECEIVED

JUN 26 73

Comptroller's File No. 275494

SEATTLE
WATER DEPT

REASON FOR VACATION:

The Epiphany Parish of Seattle has requested this vacation in order to facilitate the construction of a multi-purpose playground and a parking lot, which are to be located on Lots 8 and 9, Block 9, and the south one half of 37th Avenue, and the north one half of said avenue respectively. The subject playground and parking lot are to be used in conjunction with the operation of the adjacent Epiphany School. The petitioner has also agreed to deed the area shown in orange on the attached sketch for alley purposes and improve the same.

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light.				
City Engineer				
<i>WR</i> Supt. Water	<i>R M Lawther</i>		See below	<i>7/12/73</i>
Supt. Bldgs.				
Supt. Parks				

Engineering Department

Other Departments

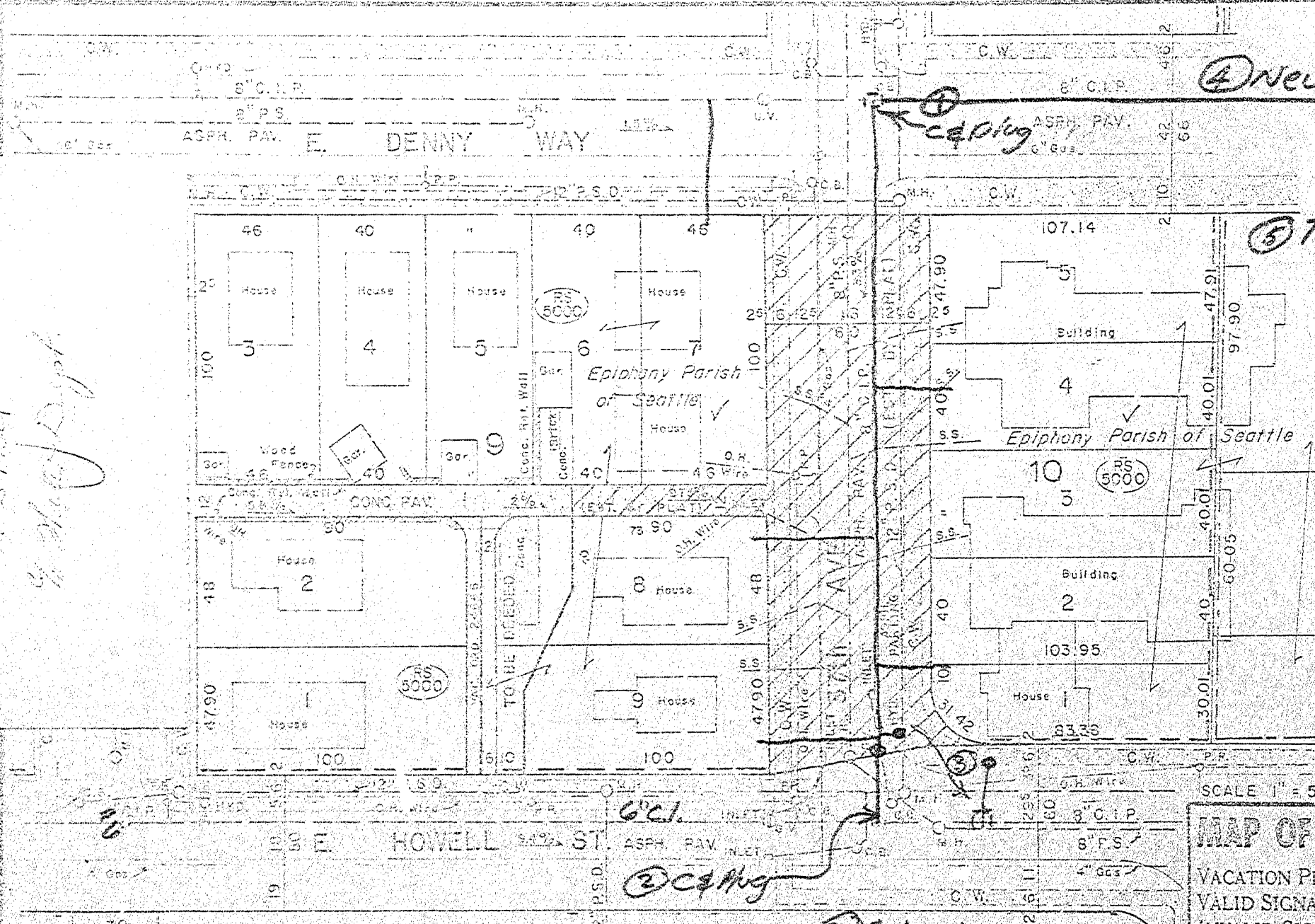
- | | | |
|-----------------------|------------------|------------------------------|
| Engr. Operations Div. | Franchises & | Fire Department |
| Traffic Eng. Div. | Utilities Sec. | DCD, Planning Div. |
| Construction Div. | Street Use Div. | Department of Transportation |
| Design Div. | Court & R/W Div. | |
| B.A.D. Div. | | |

Please make comments and return to the City Engineer at Room 910.

Additional comments if desired:

To approve this vacation, the following revision to the water facilities are required to maintain grid strength and flexibility of operation: deactivate the watermain in 37th Ave., move existing hydrant from 37th Ave. into E. Howell St. and connect to existing watermain, install 8" watermain in E. Denny Way from 37th Ave. to 38th Ave., transfer water services as required. All the water facility revisions will be at expense of vacation petitioner.

Handwritten notes:
A. L. ...
of ...



④ New

⑤ Tra

② C&Hug

③ Relocate Hyd.

WADDELL'S MADRONA PARK ADD. VOL. 11-2
DENNY BLAINE LAKE PARK ADD. VOL. 9-85
SCENIC HEIGHTS ADD. NO. 2 VOL. 15-13

NOTE: CURB & SIDEWALK
TO BE RESTORED

SCALE 1" = 50'

MAP OF P

VACATION PETI
VALID SIGNATU
INVALID SIGNA
PETITION DENI
VACATED BY OF
MISCELLANEOU
UTILITY RIGHT
MADE BY F.E.O.

*Office Services
to Light Dept.*

COMMENTS of the members of the Board of Public Works and other departments on the petition for the vacation of

37th Avenue, et al.

Comptroller's File No. 275494

REASON FOR VACATION:

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Department	Name	Date Received	Comment	Date Forwarded
✓ Supt. Light.	<i>J. W. Pauley</i>	7/23/73	Approved with reservations	³⁰ 7/25/73
City Engineer				
Supt. Water				
Supt. Bldgs.				
Supt. Parks				

Engineering Department

Other Departments

- | | | |
|-----------------------|------------------|------------------------------|
| Engr. Operations Div. | Franchises & | Fire Department |
| Traffic Eng. Div. | Utilities Sec. | DCD, Planning Div. |
| Construction Div. | Street Use Div. | Department of Transportation |
| Design Div. | Court & R/W Div. | |
| B.A.D. Div. | | |

Please make comments and return to the City Engineer at Room 910.

Additional comments if desired:

To provide for utilities, the Lighting Department requests that the vacation ordinance provide that the City retain an easement in respect to the vacated land for the operation, reconstruction, repair, and maintenance of existing public utility facilities above and below ground.



CITY OF SEATTLE
DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

July 5, 1973

To: W.E.P. Smith, Attention: C.F. White
From: Robert F. Hintz, Director, Office of Environmental Management
Subject: Vacation of 37th Ave., et al

We have reviewed the Epiphany Parish's request to vacate 37th Ave., et al, and recommend that it be granted.

The Parish owns all the property abutting the street area under consideration. Vacating 37th Ave. would provide relief for the on-street parking congestion which occurs when Sunday services, funerals, or weddings are held at the Epiphany Parish. It would also provide a playground for neighborhood children. We therefore recommend granting this vacation.

RFH:MS:mf

E-137

*Dept. of Transportation
Attn. Mr. R. J. Hopkins*

COMMENTS of the members of the Board of Public Works and other departments on the petition for the vacation of

37th Avenue, et al.

Comptroller's File No. 275494

REASON FOR VACATION:

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Department	Name	Date Received	Comment	Date Forwarded
Supt. Light.				
City Engineer				
Supt. Water				
Supt. Bldgs.				
Supt. Parks				

Engineering Department

Engr. Operations Div. Franchises &
 Traffic Eng. Div. Utilities Sec.
 Construction Div. Street Use Div.
 Design Div. Court & R/W Div.
 B.A.D. Div.

Other Departments

Fire Department
 DCD, Planning Div.
 Department of Transportation ✓

Please make comments and return to the City Engineer at Room 910.

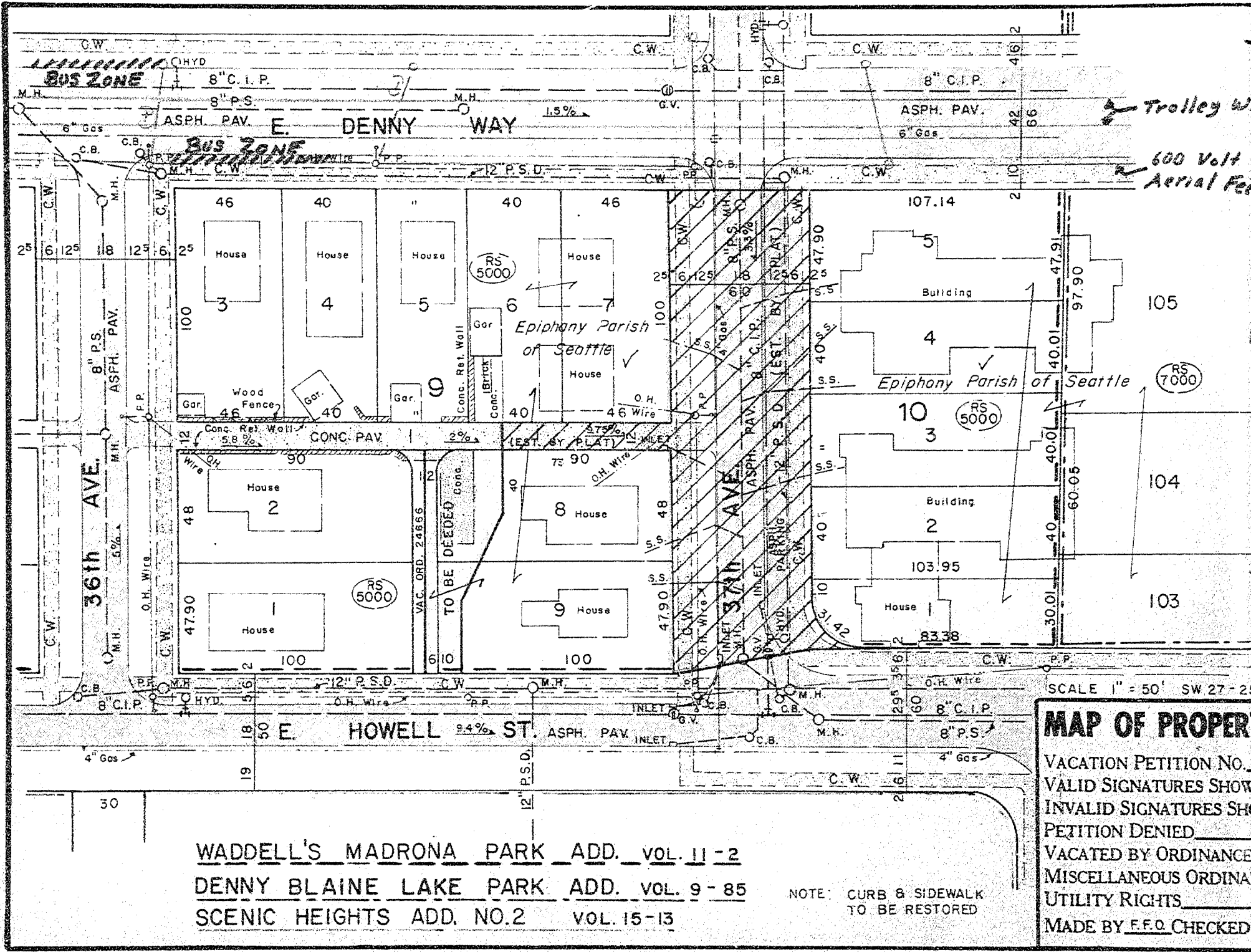
Additional comments if desired:

We do not believe that this vacation will affect Metro Transit operation. - Transit trolley wires, feeders and bus zones are marked on the print. The power pole at the southwest corner of 37th Ave and E. Denny Way is owned jointly by Transit, City Light and Pacific Northwest Bell Telephone Co. The guy to the south of it belongs to the Telephone Co.

6-26-73

R. W. Hopkins

Transit Engineer



WADDELL'S MADRONA PARK ADD. VOL. 11-2
DENNY BLAINE LAKE PARK ADD. VOL. 9-85
SCENIC HEIGHTS ADD. NO.2 VOL. 15-13

NOTE: CURB & SIDEWALK TO BE RESTORED

MAP OF PROPERTY

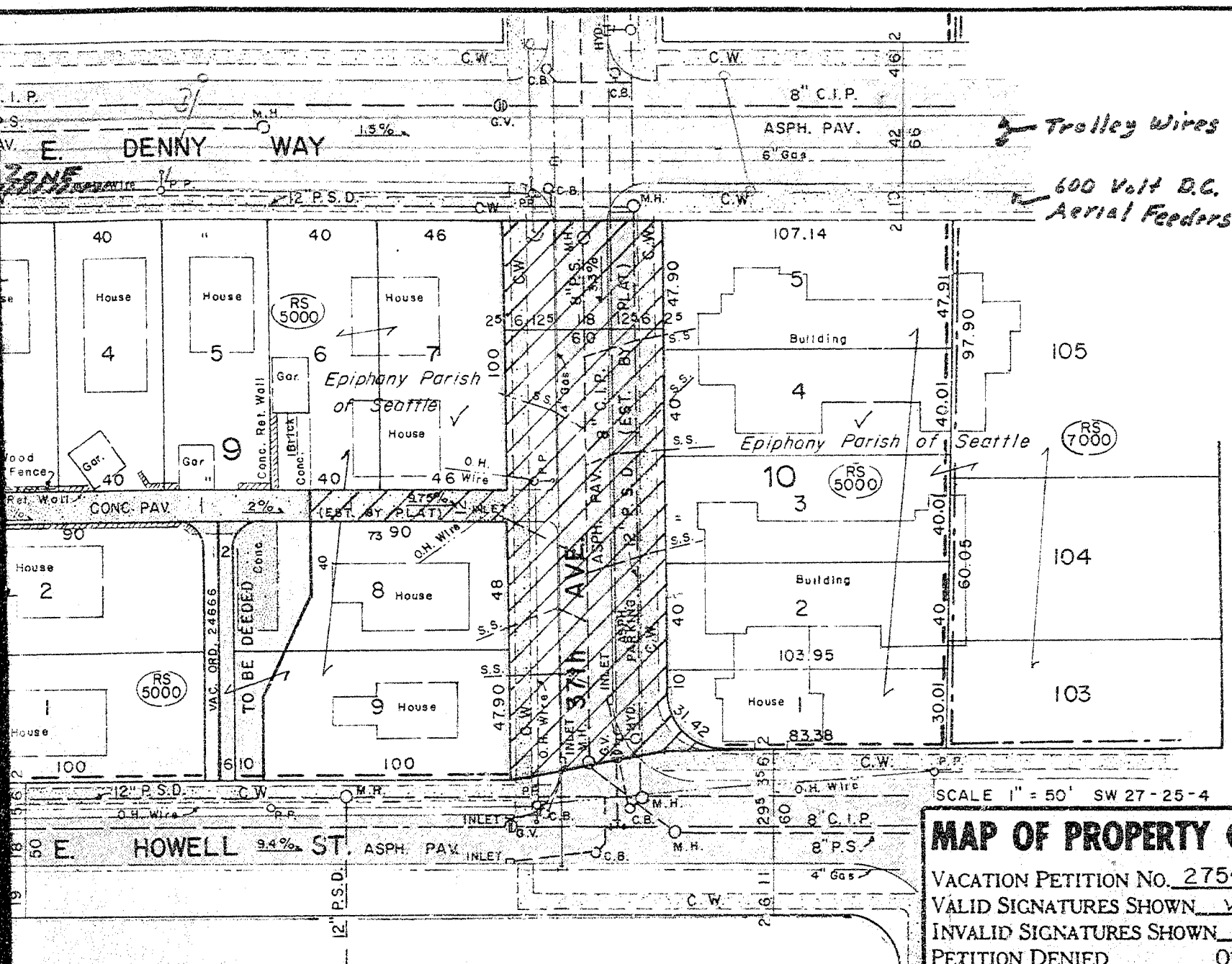
VACATION PETITION NO. _____
 VALID SIGNATURES SHOWN _____
 INVALID SIGNATURES SHOWN _____
 PETITION DENIED _____
 VACATED BY ORDINANCE _____
 MISCELLANEOUS ORDINANCES _____
 UTILITY RIGHTS _____
 MADE BY F.F.O. CHECKED _____

SCALE 1" = 50' SW 27-28

1916
2349



38th AVE. E.



SCALE 1" = 50' SW 27-25-4 KROLL 38 W

MAP OF PROPERTY COVERED BY

VACATION PETITION NO. 275494

VALID SIGNATURES SHOWN

INVALID SIGNATURES SHOWN _____

PETITION DENIED _____ ON FILE _____

VACATED BY ORDINANCE NO. _____

MISCELLANEOUS ORDINANCES VOL. _____

UTILITY RIGHTS _____

MADE BY F.F.O. CHECKED BY MB DATE 6-21-73

DELL'S MADRONA PARK ADD. VOL. 11-2

NY BLAINE LAKE PARK ADD. VOL. 9-85

NIC HEIGHTS ADD. NO.2 VOL. 15-13

NOTE CURB & SIDEWALK TO BE RESTORED

E-137

COMMENTS of the members of the Board of Public Works and other departments on the petition for the vacation of

37th Avenue, et al.

Comptroller's File No. 275494

REASON FOR VACATION:

The Epiphany Parish of Seattle has requested this vacation in order to facilitate the construction of a multi-purpose playground and a parking lot, which are to be located on Lots 8 and 9, Block 9, and the south one half of 37th Avenue, and the north one half of said avenue respectively. The subject playground and parking lot are to be used in conjunction with the operation of the adjacent Epiphany School. The petitioner has also agreed to deed the area shown in orange on the attached sketch for alley purposes and improve the same.

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light.				
City Engineer				
Supt. Water				
Supt. Bldgs.				
Supt. Parks	<i>edw. Johnson</i>	<i>6-28-73</i>	<i>Copied</i>	<i>6-28-73</i>

Engineering Department

Other Departments

- | | | |
|-----------------------|------------------|------------------------------|
| Engr. Operations Div. | Franchises & | Fire Department |
| Traffic Eng. Div. | Utilities Sec. | DCD, Planning Div. |
| Construction Div. | Street Use Div. | Department of Transportation |
| Design Div. | Court & R/W Div. | |
| B.A.D. Div. | | |

Please make comments and return to the City Engineer at Room 910.

Additional comments if desired:

CITY OF SEATTLE
DEPARTMENT OF ENGINEERING

DECLARATION OF NO SIGNIFICANT IMPACT
ON THE ENVIRONMENT
PURSUANT TO

THE STATE ENVIRONMENTAL POLICY ACT OF 1971

Chapter 43.21C
Revised Code of Washington

Vacation of 37th Avenue from East Denny Way to
East Howell Street and a portion of
the alley west thereof

LOCATION AND DESCRIPTION

The subject street vacation is located in the northeast sector of the central portion of Seattle, Washington; more specifically described as 37th Avenue from East Howell Street to East Denny Way, and the east 73 feet of the Alley in Block 9, Waddell's Madrona Park Addition to the City of Seattle.

PURPOSE OF STREET VACATION

Subject street vacation together with the necessary building permits would allow for the construction of a playground in the south half of the vacated street and in Lots 8 and 9, Block 9, Waddell's Madrona Park Addition and an off-street parking area for nine vehicles in the north half of said vacated street. The vacation of the alley would provide for the development of a buffer between the adjacent residences and proposed playground.

EXISTING CONDITIONS

37th Avenue is 18 feet wide with asphalt paving, and concrete curbs and walks. The 12-1/2 foot planting strip, between the curb and sidewalk on the east side of the street, has been paved with asphalt to provide additional angle parking; the subject street provides parking for approximately fifteen vehicles. This street also contains overhead distribution wires, an 8-inch sanitary sewer, a 12-inch storm drain, an 8-inch watermain and a gas line. The volume of traffic on 37th Avenue is light. Traffic generated by the Epiphany School normally consists of private vehicles letting off children at the school in the morning and picking them up in the afternoon on 38th Avenue or East Howell Street and a bus which drops off and picks up approximately twelve children on East Denny Way. The school and Epiphany Church generate a need for ten parking spaces on weekdays and ninety parking spaces on Sunday. Neither of these institutions have significant off-street parking facilities to satisfy their respective parking requirements.

The alley is open and improved with concrete paving (12 feet wide). It is mainly used by the adjacent property owners and commercial vehicles (garbage trucks, etc.) performing a service for the adjacent residences.

The Epiphany Parish of Seattle owns all of the property abutting the proposed street and alley vacation; subject property is zoned for high density - single family residences (RS 5000).

The Epiphany School and Epiphany Church border the east side of 37th Avenue. The elementary school has grades one through six, a kindergarten and a preschool for four year old children. Approximately fifty-one per cent of the school's enrollment of 112 come from the Madrona, McGilvra and Harrison neighborhoods. Fifteen per cent of the total enrollment are minority group children.

The block on the west side of 37th Avenue is fully developed with nine residential homes. The three houses facing 36th Avenue are owned by individuals not associated with the Epiphany Parish. The other structures within said block are owned either by the Parish or the Epiphany Day School, which owns Lots 4 and 5, Block 9, Waddell's Madrona Park Addition; all of these houses are occupied as rentals with the exception of the southerly two facing 37th Avenue which are vacant and in need of repair. See figure No. 1.

Neighborhood playground facilities are limited to the playgrounds at the Epiphany School (southeast corner of East Howell Street and 38th Avenue), the Madrona School (34th Avenue and East Spring Street), and the Harrison School (33rd Avenue East and East Republican Street). See figure No. 2.

The Epiphany School's playground is too small to accommodate the school's total enrollment at one time; as a result, this situation necessitates the use of the playground in shifts. Also, during the school's noon hour, the portion of 37th Avenue sought to be vacated is barricaded to through traffic to provide grades one through three a supervised play area. The subject playground is also used extensively by the neighborhood children after school, on weekends and holidays and during the school's summer vacation; however, due to the limited size of the playground, neighborhood football games are played in East Howell Street or 38th Avenue.

DISCUSSION OF ENVIRONMENTAL IMPACTS

The vacation of 37th Avenue will eliminate a street which has been improved with permanent facilities (concrete walks, pavement and curbs), but is not vital to the needs of vehicular traffic. The street is used lightly by pedestrians and local traffic which could use either 36th Avenue or 38th Avenue for access to and from East Denny Way.

Easements are to be conveyed to the City of Seattle for the protection, maintenance, repairs, etc., of the existing utilities in the vacated street.

The street vacation will initially eliminate fifteen parking spaces; however, when the proposed off-street parking facility is constructed in the northerly one-half of the vacated street, the maximum net loss of parking will be six parking spaces. This will increase vehicular parking demand on other neighborhood streets by one vehicle on each week day and by six vehicles on Sundays. Vehicular parking on the proposed playground will not be allowed.

The vacation of the east 73 feet of the alley will require the dedication and improvement of a north-south alley between East Howell Street and the remaining portion of the alley. This alley is to be located along the west side of the proposed playground and will allow for access within the block that is comparable to what is presently provided.

The majority of the children that will be using the proposed playground presently play in the immediate vicinity of said facility's proposed location. The additional

amount of children that will be attracted to the playground will increase the present noise level at this locality. The increase is anticipated to be negligible and will have a diminutive impact upon the neighborhood.

The proposed playground will require the removal of the southerly two houses on the west side of 37th Avenue; however, these houses are vacant and would require an extensive amount of repair prior to being occupied. The Epiphany Parish of Seattle, as owner, has no intentions of renovating the structures.

Construction of the playground is tentatively scheduled for the summer of 1974 to minimize any distractions or disturbances to school activities. As in all construction, there will be a certain amount of noise and air pollution but these levels are expected to be controlled by the enforcement of current air, noise and water pollution standards. Landscaping, trees, rockery and a surface drainage system will be a part of the construction for aesthetic reasons and to control erosion potential.

This project will not require the displacement of people nor will it affect an area of unique interest or scenic beauty; further, the street vacation and playground will have no significant impact on wildlife behavior nor any effect upon their breeding, nesting or feeding grounds.

BASIS FOR NEGATIVE DECLARATION

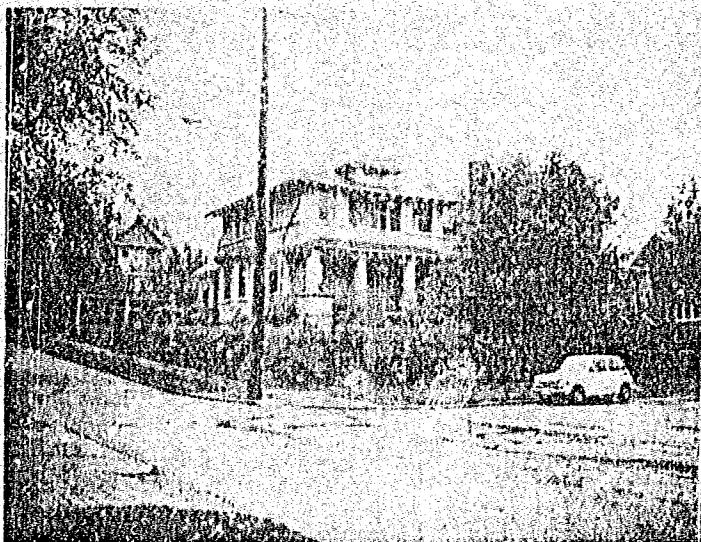
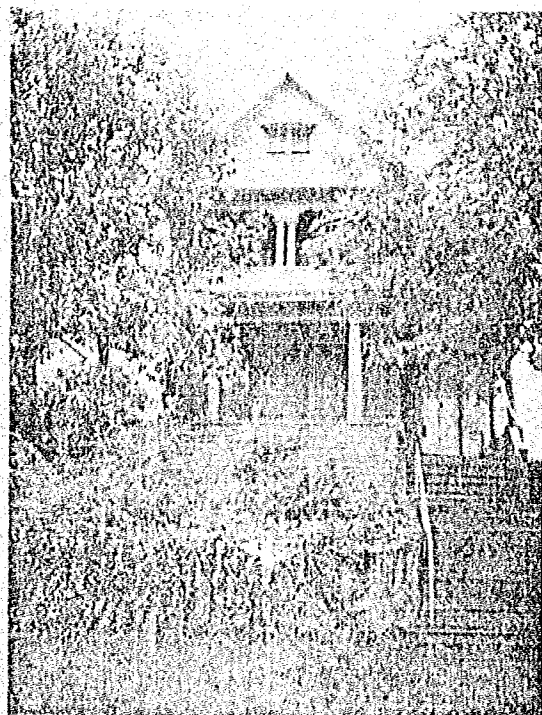
The vacation of 37th Avenue and a portion of the alley west of said avenue will allow for the construction of a playground adjacent to a school and church in a community which lacks this type of recreational facility. The loss of the street to the community is negligible and off set by the addition of the playground. The street vacation will have a minor, if not insignificant, impact upon the present parking situation in the neighboring streets.

Disruption of school activities and of local residential life styles is expected to be minimal. Normal noise and air pollution which will be associated with the construction of the playground and new north-south alley to East Howell Street will be of a temporary nature and more than offset by the improved recreational facilities and continued access through the interior of the block west of 37th Avenue.

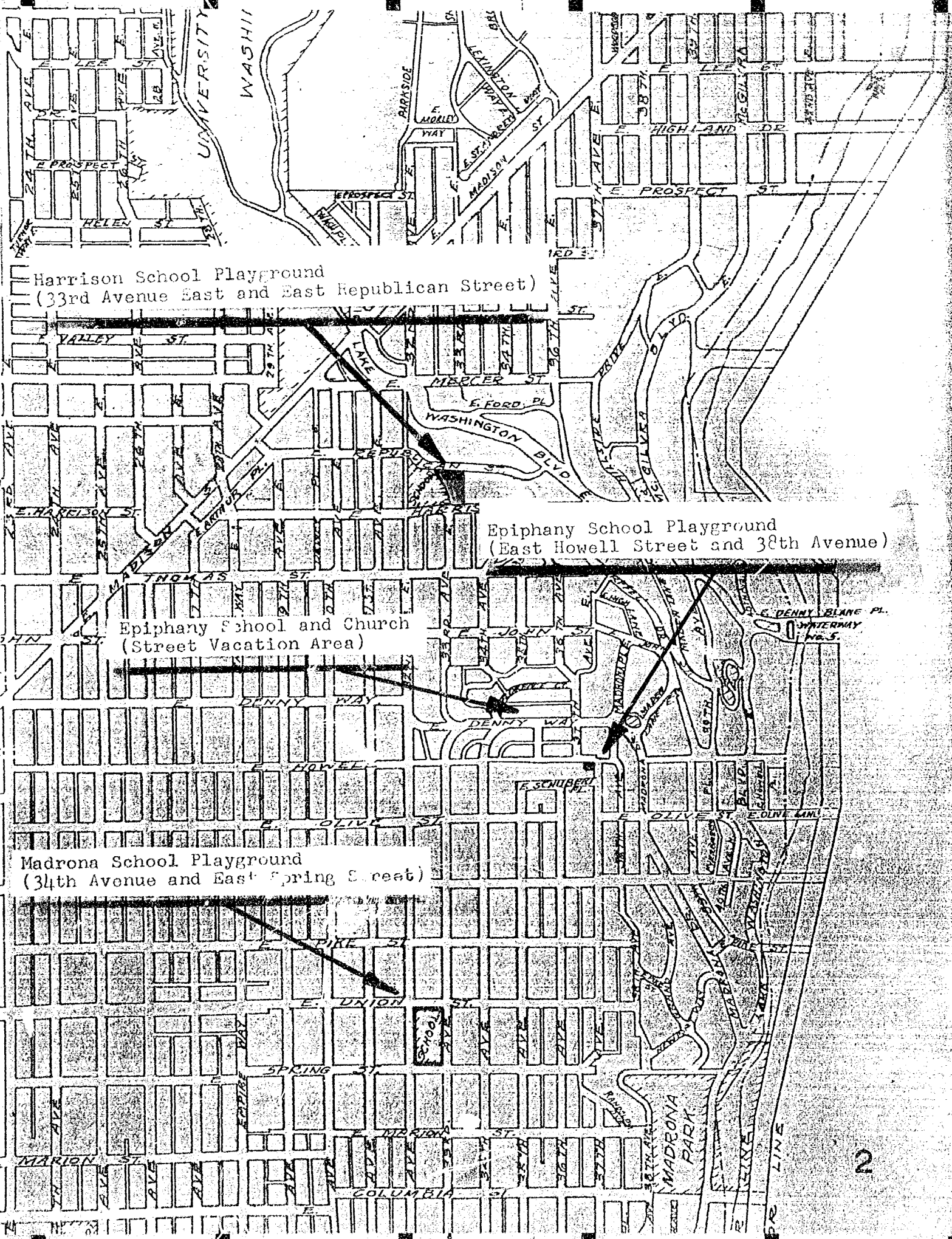
Date

Jan 31, 1974

Robert J. Gulino, P.E.
City Engineer



Houses to be
removed



Harrison School Playground
(33rd Avenue East and East Republican Street)

Epiphany School Playground
(East Howell Street and 38th Avenue)

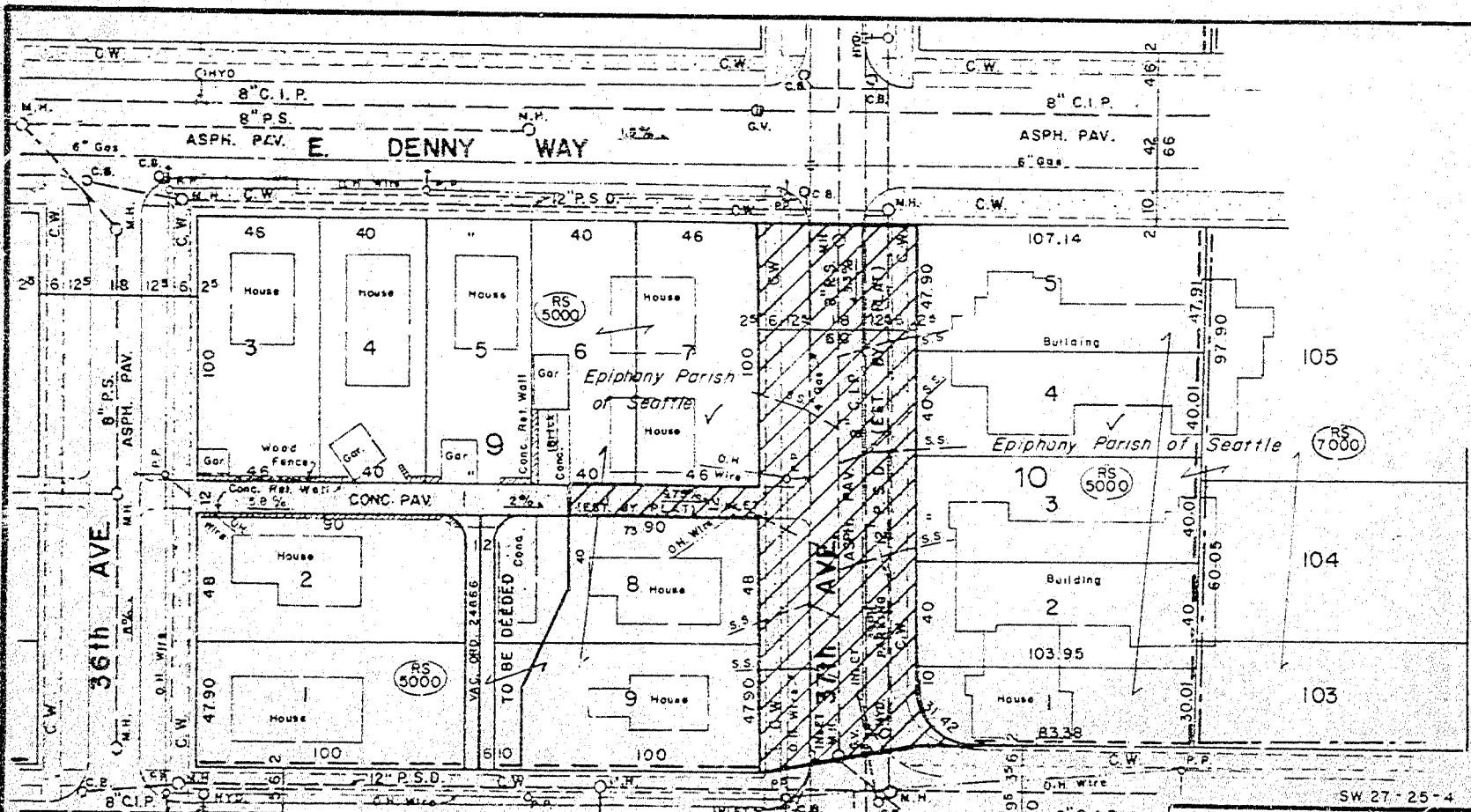
Epiphany School and Church
(Street Vacation Area)

Madrona School Playground
(34th Avenue and East Spring Street)

1916
2349



E.
38th AVE.



SW 27-25-4 KROLL 38 W

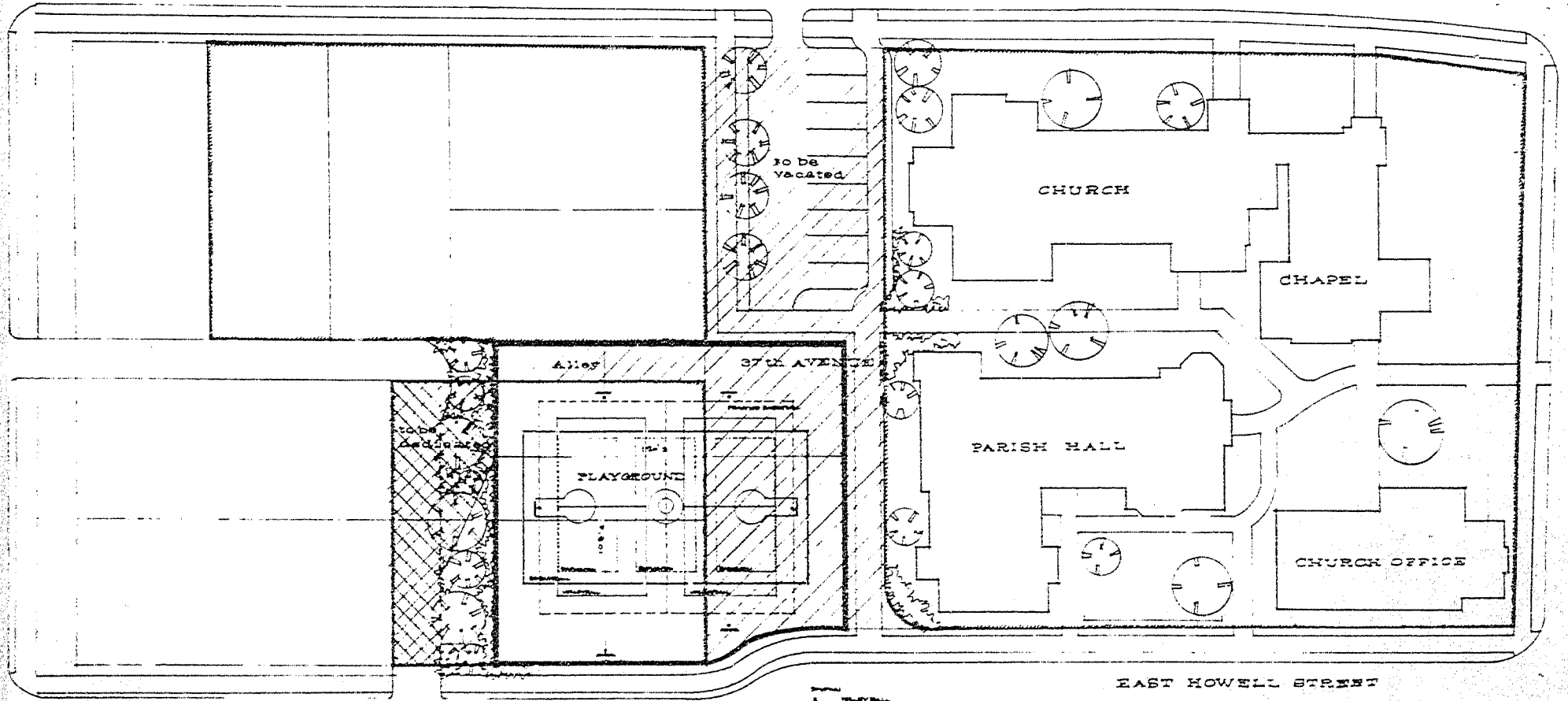
WADDELL'S MADRONA PARK ADD. VOL. 11-2
 DENNY BLAINE LAKE PARK ADD. VOL. 9-85
 SCENIC HEIGHTS ADD. NO. 2 VOL. 15-13

NOTE CURB & SIDEWALK
 TO BE RESTORED

MAP OF PROPERTY COVERED BY

VACATION PETITION No. 275494
 VALID SIGNATURES SHOWN ✓
 INVALID SIGNATURES SHOWN _____
 PETITION DENIED _____ ON FILE _____
 VACATED BY ORDINANCE NO. _____
 MISCELLANEOUS ORDINANCES VOL. _____
 UTILITY RIGHTS _____
 MADE BY F.F.O. CHECKED BY J.B. DATE 6-21-73

EAST DENNY WAY



to be vacated

Alley 37th Avenue

PLAYGROUND

CHURCH

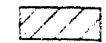
CHapel

PARISH HALL

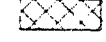
CHURCH OFFICE

EAST HOWELL STREET

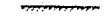
- 1. Church
- 2. Parish Hall
- 3. Chapel
- 4. Church Office
- 5. Playground



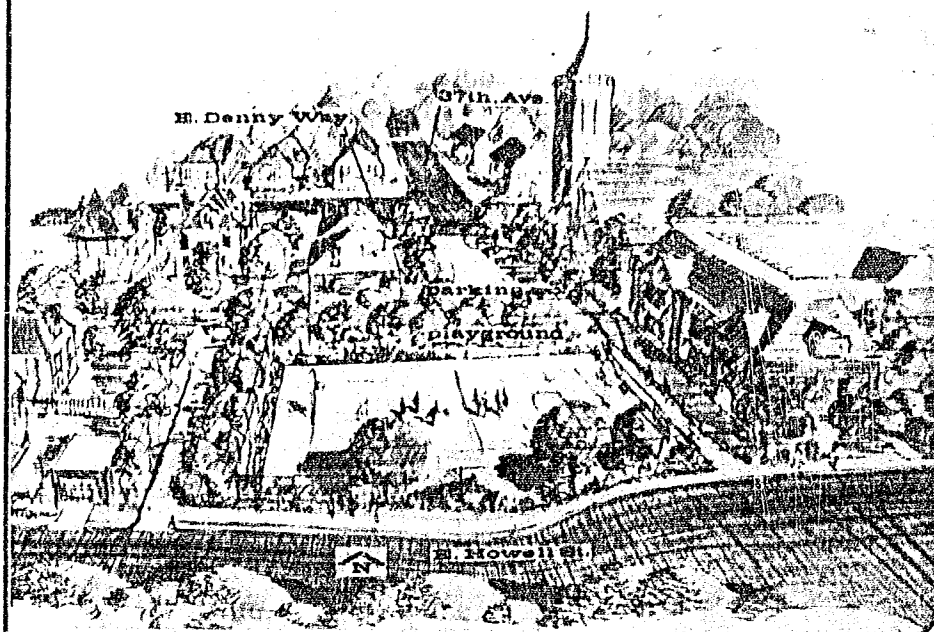
TO BE VACATED



TO BE DEDICATED



ST. ANTHONY PARISH & ST. ANTHONY DAY SCHOOL PROPERTY



REPORT ON VACATION PETITION

June 20, 1973

File No. 275494

Vacation of 37th Avenue, et al

(see the petition for the description)

From _____

To _____

	37th Avenue	Alley
Total Frontage (L.F.)	<u>405.22'</u>	<u>146'</u>
Frontage with Valid Signatures (L.F.)	<u>405.22'</u>	<u>146'</u>
Valid Signatures	<u>100%</u>	<u>100%</u>
Incomplete Signatures	<u>---</u>	<u>---</u>
Invalid Signatures	<u>---</u>	<u>---</u>
King County	<u>---</u>	<u>---</u>

Worked by C. Frederick White

Approved by M. Bertelson

[Handwritten mark]

SEATTLE ENG DEPT
APR 23 11 14 AM '73

Board of Public Works *Re: 275494*
Office of the Secretary *Vaca, 37th Ave,*
et al.
Betty L. McFarlane, Secretary *4/19/73*
(date)

DEPARTMENTAL ROUTING SLIP

Robert J. Gulino - City Engineer
Chr: Street Vacation Committee
(referred to)

Betty McFarlane
(referred by)

Please prepare reply for the Secretary's signature on office stationery.

Please reply to the attached letter for the Secretary showing a copy to the Secretary.

Forwarded for your investigation, report and recommendation.

Forwarded for your information and files.

Other: _____

*Action requested no later than _____
(date)

cc: Supt. Usher
Supt. Parks & Rec.

ROUTING	DATE	INITIAL
ACTION		
LETTERS		
FILE		
INFORMATION		

CITY COUNCIL TRANSMITTAL

C. F. # 275494

TO:

BOARD OF PUBLIC WORKS
 ATTN: MRS. BETTY MC FARLANE
 SECRETARY TO THE BOARD

RECEIVED

APR 19 11 37 AM '73

Date Sent:
 4/12/73

Reply Requested By:

FROM:

COUNCILMAN TIM HILL, CHAIRMAN
 TRANSPORTATION COMMITTEE

SECRETARY
 BOARD OF PUBLIC WORKS

Subject:

Petition of Epiphany Parish of Seattle (by Jim Talbot) for vacation of portion of 37th Avenue, et al.

ACTION
Required

	Review and Return File With Your Answer to Sender
	Review and Answer Petitioner, Return File and Copy of Answer to Sender
X	Review and Make Recommendations, Return File and Recommendations to Sender () In Duplicate
	Prepare Legislation and Return File to Sender

Additional Information:

Tim Hill

Signature

E-23.1

Mr. Jim Talbot
Circulated by c/o Epiphany School
38th Avenue & E. Denny Way
Seattle, WA 98122
Tel. NOLA 2-1155
Address

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

37th AVENUE, et al

herein sought to be vacated, petition your Honorable Body to vacate:

37th AVENUE from the south line of East Denny Way to a line described as follows: Beginning at the southeast corner of Lot 9, Block 9, Waddell's Madrona Park Addition, as recorded in Volume 11 of Plats, Page 2, Records of King County, Washington; thence easterly along a straight line to the intersection of the production south of the west line of Lot 2, Block 10, said addition, and the production west of the north line of East Howell Street; thence east along said produced north line to the north line of East Howell Street; Also,

PORTION OF THE EAST-WEST ALLEY IN BLOCK 9, WADDELL'S MADRONA PARK ADDITION, being that portion of the east-west alley between East Howell Street and East Denny Way from the west line of 37th Avenue to the production north of the west line of the east 73 feet of Lot 8, said block;

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

RESERVING to the City of Seattle the right to make all necessary slopes for cuts & 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 avenue and alley until the beneficiaries of said vacation arrange with the owner or owners thereof for their removal.

EDITH CHERRY
AND HUSBAND



R. J. CLING, JR., CLERK

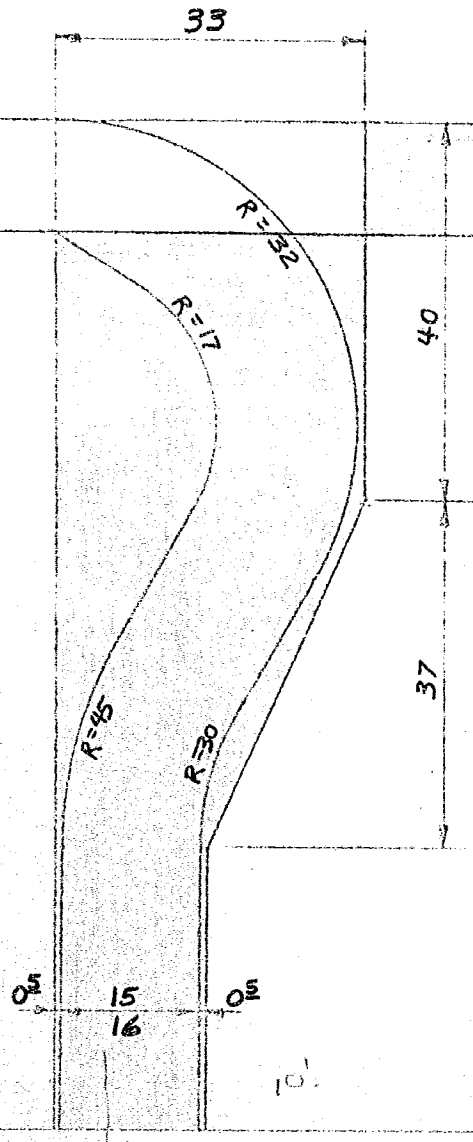
Mary M. McCallum 4-9-73

NOTE: State statute authorizes the City to collect a fee equivalent to 50% of the appraised value of the property to be vacated.

OWNER	DESCRIPTION OF PROPERTY
Epiphany Parish of Seattle	
By John P. Busnel, Rector	Lots 6, 7, 8 & 9 Block 9 Waddell's Madrona Park Addition
By John P. Busnel, Rector	Lots 1, 2, 3, 4 & 5 Block 10 Waddell's Madrona Park Addition
By John P. Busnel, Rector	Lots 103, 104 & 105 Denny-Blaine Lake Park Addition

FILED
CITY OF SEATTLE
APR 10 AM 11:20
C. J. ENGLISH
CLERK

AREA TO BE DEEDED 
AREA TO BE VACATED 



73

37th Avenue

2349

E. HOWELL

37TH Ave. E.

NEW CURB

E. HOWELL ST.

2349

