

W/P

REPORT OF COMMITTEE

Petition of Property Owner for the
VARIATION of the ZONING ORDINANCE,
RAVENS WALKS, DISTRICT 1, AS SHOWN
IN VOTES 12-1-84, 1-8-85,
Record of Public Hearing, Resolution

Honorable President:

Your

*TRANSPORTATION
PETITION*

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

*THE SAME BE CONDITIONALLY
GRANTED. (2-0)
5-8-85*

Filed September 13, 1984
Tim Hill, City Comptroller

By *Earl Dull*
Deputy

ACTION OF THE COUNCIL

Referred	To
<i>SEP 24 1984</i>	<i>TRANSP</i>
Referred	To
Referred	To
Reported	Disposition
<i>MAY 13 1985</i>	<i>GRANT AS CONDITIONAL</i>
Re-referred	To
Reported	Disposition

Earl Dull

WP

REPORT OF COMMITTEE

Honorable President:

Your

TRANSPORTATION

Committee

to which was referred the within

PETITION

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

THE SAME BE CONDITIONALLY
GRANTED. (2-0)

5-8-85

Comptroller

Deputy

Leo J. Benson

Chairman

**Seattle
Engineering Department**



Eugene V. Avery, Director of Engineering
Charles Royer, Mayor

February 22, 1985

Honorable Board of Public Works
400 Yesler Building
Seattle, Washington 98104

RE: Vacation of the
Alley in Block 5
Rainier Valley Second Addition
C.F. No. 293530

Honorable Members:

We are returning herewith Comptroller's File No. 293530 for the vacation of the Alley in Block 5, Rainier Valley Second Addition.

Attached is the recommended response to the Transportation Committee of the City Council.

Sincerely,

EUGENE V. AVERY, P.E.
Director of Engineering

LAK/lah

attachments

cc: (w/attachments)
Randall W. Hardy
George Pernsteiner
Kenneth M. Lowthian
Walter R. Hundley

NOTICE:
IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



LETTER OF TRANSMITTAL

TO: Eugene V. Avery, Director of Engineering	DATE: 9/26/84	BPW #:
	RE: Vacation of Alley in Block 5, Rainier Valley Addition, CF 293530	
ATTN:		

THIS MATERIAL IS TRANSMITTED AS CHECKED BELOW:

- | | |
|---|--|
| <input type="checkbox"/> For your information | <input type="checkbox"/> For your approval |
| <input type="checkbox"/> For your files | <input type="checkbox"/> For your signature |
| <input type="checkbox"/> Per your request | <input type="checkbox"/> For your investigation |
| <input type="checkbox"/> For your action | <input checked="" type="checkbox"/> For your report and recommendation |
| <input type="checkbox"/> Please return | <input type="checkbox"/> For review and comment |
| <input type="checkbox"/> _____ | ACTION REQUESTED BY: _____ |

REMARKS _____

COPIES TO:

Larry Knutson, Engineering

BOARD OF PUBLIC WORKS

Barbara K. Taber
Barbara K. Taber
Executive Secretary

*Location of Alley in Block 5
CF 293530*

CITY COUNCIL TRANSMITTAL

C. F. # 293530

TO: Board of Public Works
09-04-03

RECEIVED

SEP 20 1984

Date Sent:
September 25, 1984

Reply Requested By:

FROM: George Benson
Seattle City Council
01-11-01

EXECUTIVE SECRETARY
BOARD OF PUBLIC WORKS

Subject:
PETITION of Property Owners for the
VACATION of the ALLEY IN BLOCK 5,
RAINIER VALLEY ADDITION, as recorded in
Volume 12 of Plats, page 97, Records
of King County, Washington

**ACTION
--- Required**

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

Additional Information: _____

7 20.19

Livita Waddeker
Signature

3 LESS CLEAR THAN THIS NOTICE
DOCUMENT.

COMMENTS of the members of the Board of Public Works and other Departments on the vacation of

ALLEY IN BLOCK 5, RAINIER VALLEY ADDITION

Comptroller's File or Resolution No. 293530

REASON FOR VACATION:

To allow expansion of existing tire store. Proposed projects are additions to the existing structure with no construction within the vacation.

Bob Hintz
11010 40th Avenue N.E.
Seattle, Wa.
363-7544

Table with 5 columns: Department, Name, Date Received, Comment, Date Forwarded. Rows include Supt. Light, Dir. of Engr., Supt. Water, Dir. of Admin. Serv., Supt. Parks.

Engineering Department

- Roadway Maintenance
Solid Waste
Traffic & Transp.
Construction
Utility Design
Sewer Utility
Franchises & Utilities
Street Use
Office for Planning

Other Departments

- Constr. & Land Use
Fire Department
DCD, Office of Environmental Management
Metro Transit
Wash. State Department of Transportation
Administrative Services

QUESTIONS RELATED TO THIS STREET VACATION: CALL 625-2385

Please make comments and return to the Engr. Dept. at Room 912 by NOVEMBER 19, 1984. Persons reviewing this vacation shall indicate below their time required for subject 12242W.

Table with 3 columns: Reviewer, Date, Time Spent. Multiple empty rows for input.

Additional comments on vacation if desired:

The Engineering Department reports that the subject alley contains a 102" storm sewer. It has not been the Department's policy to recommend approval of vacations containing major utilities. In this instance repair of this facility from the surface within the 16 foot wide alley would be difficult. Additional property rights would most likely have to be acquired should repair from the surface be necessary. Thus, the Department would support the vacation of the 16 foot alley should a 30 foot easement for the sewer be conveyed to the City. Although retention of a public right of way which contains a major utility is generally preferable to a private utility easement after vacation, in this case the provision for a wider easement after vacation affords better protection for the utility. Such easement would prohibit construction over the property without approval of the City Sewer Utility and make the property owner responsible for restoration of any improvement therein should the City exercise it's rights.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

E-137

COMMENTS of the members of the Board of Public Works on the vacation of

NOV 1984
CIVIL TECH SERV ENG

ALLEY IN BLOCK 5, RAINIER VALLEY ADDITION

Comptroller's File or Resolution No. 293530

REASON FOR VACATION:

To allow expansion of existing tire store. Proposed projects are additions to the existing structure with no construction within the vacation.

RECEIVED

NOV 6 1984

SEATTLE WATER DEPT.

Bob Hintz
11010 40th Avenue N.E.
Seattle, Wa.
363-7544

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light.				
Dir. of Engr.				
Supt. Water	<i>Donald L. Lenth</i>		<i>No Objections by Water Dept.</i>	<i>11/15/84</i>
Dir. of Admin. Serv.				
Supt. Parks				

Engineering Department

Roadway Maintenance
Solid Waste
Traffic & Transp.
Construction
Utility Design

Sewer Utility
Franchises & Utilities
Street Use
Office for Planning

Other Departments

Constr. & Land Use
Fire Department
DCD, Office of Environmental Management
Metro Transit
Wash. State Department of Transportation
Administrative Services

QUESTIONS RELATED TO THIS STREET VACATION: CALL 625-2385

Please make comments and return to the Engr. Dept. at Room 912 by NOVEMBER 19, 1984. Persons reviewing this vacation shall indicate below their time required for subject.

Reviewer	Date	Time Spent
<i>E. ERICKSON</i>	<i>11-8-84</i>	<i>15 minutes</i>

Additional comments on vacation if desired:

No FACILITIES EXIST IN OR ARE PROPOSED FOR ALLEY VACATION AREA.

RECEIVED
NOV 19 1984

COURT & B/W DIVISION

NOTICE:

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B-137

COMMENTS of the members of the Board of Public Works on the vacation of

REC'D DAS

ALLEY IN BLOCK 5, RAINIER VALLEY ADDITION

NOV 05 1984

Comptroller's File or Resolution No. 293530

REASON FOR VACATION:

To allow expansion of existing tire store. Proposed projects are additions to the existing structure with no construction within the vacation.

Bob Hintz
11010 40th Avenue N.E.
Seattle, Wa.
363-7544

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light.				
Dir. of Engr.				
Supt. Water				
Dir. of Admin. Serv.	<i>[Signature]</i>	11/5/84	see below	11/6/84
Supt. Parks				

Engineering Department

Roadway Maintenance
Solid Waste
Traffic & Transp.
Construction
Utility Design

Sewer Utility
Franchises & Utilities
Street Use
Office for Planning

Other Departments

Constr. & Land Use
Fire Department
DCD, Office of Environmental Management
Metro Transit
Wash. State Department of Transportation
Administrative Services

QUESTIONS RELATED TO THIS STREET VACATION: CALL 625-2385

Please make comments and return to the Engr. Dept. at Room 912 by NOVEMBER 19, 1984. Persons reviewing this vacation shall indicate below their time required for subject review.

Reviewer	Date	Time Spent
Warren Eckstrom	Nov. 6, 1984	10 min.

Additional comments on vacation if desired:

No D.A.S. property in this immediate vicinity. *[Signature]* 11-6-84

RECEIVED

NOV 7 1984

COURT & R/W DIVISION

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Exchange Bldg. • 821 Second Ave., Seattle, Washington 98104

*Block 5
1/10/84*

November 13, 1984

City of Seattle
Engineering Department
Room 912
Municipal Building
Seattle, Washington 98104

NOV 16 10:52

Vacation Petition No. 293530

Gentlemen:

We have reviewed the above-referenced vacation petition and have no objection to the vacation being granted.

Thank you for the opportunity to review this petition.

Very truly yours,

Susan M. Solberg

Susan M. Solberg
Right-of-Way & Property Supervisor

SMS:msp



IT IS NOT TO THE QUALITY OF THE DOCUMENT.

Comments regarding public benefit factors for the proposed vacation of

ALLEY IN BLOCK 5, RAINIER VALLEY ADDITION

File or Resolution No. 293530

Please comment on each of the numbered items listed below. If an item should not require an answer from your department or section, indicate N/A in the space made available for your comments.

1. The actual or potential use of the street area for street purposes.
2. The cost and expense of street maintenance and, if undeveloped, of improvement of the street (reasonable estimates).
3. Its location, ground conditions, and terrain features in the vicinity.
4. Access to properties in the immediate block and more distant.
5. Traffic patterns in the area and alternate routes available (diagram).
6. Uses for utility purposes, for drainage, and for other secondary street uses.
7. The impact of a street vacation upon properties abutting the area to be vacated and/or the immediate street segment affected, and upon properties dependent upon the street for access.
8. The effect of the street vacation directly or indirectly upon utilities, utility services, traffic patterns.
9. The influence of the street vacation and the contemplated use of street area upon properties in the vicinity, property values and land uses in the neighborhood. CONSISTENT WITH LAND USE IN THE AREA; APPROPRIATE CONSOLIDATION OF PROPERTY FOR COMMERCIAL USE DUE TO IRREGULAR-SHADED LOT CONFIGURATION AND RELATIVELY SHALLOW DEPTH OF LOT FRONTING ON RAINIER. *
10. The contemplated use of the area to be vacated, both present and in the future; its advantages and effects upon the community through payrolls and employment and the municipal tax base. DUE TO REASONS STATED IN 9. ABOVE, COULD BE HELDUP TO CITY'S ECONOMIC DEVELOPMENT
11. The requests and statements of the abutting owners and tenants, and those of owners and occupants of property in the vicinity, and of persons or groups in the community generally.
12. Any private easements or other property rights that might survive the street vacation proceedings.

THE ENTIRE AREA IS SUR-
 BOUNDED BY COMMERCIAL ZONING;
 IF IT WERE SURROUNDED BY
 RESIDENTIAL ZONING IT WOULD
 BE LESS DESIRABLE TO VACATE
 ALLEY SINCE COMMERCIAL TRAFFIC
 MIGHT BE DRAWN ONTO STEVENS ST.
 AND 27TH AVE.

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8-137

COMMENTS of the members of the Board of Public Works on the vacation of

ALLEY IN BLOCK 5, RAINIER VALLEY ADDITION

RECEIVED

NOV 15 1984

Comptroller's File or Resolution No. 293330

Property Management

REASON FOR VACATION:

To allow expansion of existing tire store. Proposed projects are additions to the existing structure with no construction within the vacation.

Bob Hintz
11010 40th Avenue N.E.
Seattle, Wa.
363-7544

Department	Name	Date Received	Comment	Date Forwarded
Supt. (Light.)				
Dir. of Engr.				
Supt. Water		Approved for	<i>John D. Sauer</i> Superintendent, City Light	
Dir. of Admin. Serv.				
Supt. Parks				

Engineering Department

- Roadway Maintenance
- Solid Waste
- Traffic & Transp.
- Construction
- Utility Design
- Sewer Utility
- Franchises & Utilities
- Street Use
- Office for Planning

Other Departments

- Constr. & Land Use
- Fire Department
- DCD, Office of Environmental Management
- Metro Transit
- Wash. State Department of Transportation
- Administrative Services

QUESTIONS RELATED TO THIS STREET VACATION: CALL 625-2385

Please make comments and return to the Engr. Dept. at Room 912 by NOVEMBER 19, 1984. Persons reviewing this vacation shall indicate below their time required for subject street.

Reviewer	Date	Time Spent

Additional comments on vacation if desired:

11/19/84 City Light has no comment or objections to the proposed vacation.

Signed

Cat
for *Robert G. Hager*
Gary L. Farr
Property Manager

Date

RECEIVED
NOV 20 1984

COURT & R/W DIVISION

52E

240409-4

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2-137

COMMENTS of the members of the Board of Public Works on the vacation of

ALLEY IN BLOCK 5, RAINIER VALLEY ADDITION

Comptroller's File or Resolution No. 293530

REASON FOR VACATION:

To allow expansion of existing tire store. Proposed projects are additions to the existing structure with no construction within the vacation.

RECEIVED NOV 11 - 1984 DEPT. OF CONSTRUCTION & LAND USE DIVISION Bob Hintz 11010 40th Avenue N.E. Seattle, Wa. 363-7544

Table with 5 columns: Department, Name, Date Received, Comment, Date Forwarded. Rows include Supt. Light, Dir. of Engr., Supt. Water, Dir. of Admin. Serv., and Supt. Parks.

Engineering Department

- Roadway Maintenance
Solid Waste
Traffic & Transp.
Construction
Utility Design
Sewer Utility
Franchises & Utilities
Street Use
Office for Planning

Other Departments

- Const. & Land Use
Fire Department
DCD, Office of Environmental Management
Metro Transit
Wash. State Department of Transportation
Administrative Services

QUESTIONS RELATED TO THIS STREET VACATION: CALL 625-2385

Please make comments and return to the Engr. Dept. at Room 912 by NOVEMBER 19, 1984. Persons reviewing this vacation shall indicate below their time required for subject review.

Table with 3 columns: Reviewer, Date, Time Spent. Handwritten entry: Nanette Mazerka, 11-15-84, 1/2 hr.

Additional comments on vacation if desired:

DCLU has no objection to the proposed vacation. If the vacation is granted, a maximum potential increase in FAR of approximately 18,150 gross square feet is possible. The alley is at present entirely used by the proponent and the business to the south. It is not needed for circulation for the general public. No land-locked parcel will be created. Through traffic circulation could be potentially dangerous due to the angle of the intersections of S. Fremont and S. Stevens St.

RECEIVED NOV 19 1984

COURT & LAW DIVISION

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Seattle
Engineering Department

Eugene V. Avery, Director of Engineering
Charles Royer, Mayor

NOV 26 4:31



November 8, 1984

Pacific Northwest Bell Telephone Company
1201 East Union Street
Seattle, Washington 98122

Attn: D. L. Dauphiny
Right-of-Way Manager

Dear Sir:

The attached street vacation petition sketch, Comptroller's File No. 293530 has been filed with the City. The petition sketch is for your files. Please review the petition with respect to how it may affect you and note your interests in the space below. Please return to us by 11/19/84 or we will assume you do not have any comments regarding the proposed street vacation.

Sincerely,

R. H. Allwine

R. H. ALLWINE
Franchise Utilities
and Street Use

PLEASE BE ADVISED THAT FOR PACIFIC NORTHWEST BELL TELEPHONE COMPANY TO MAINTAIN OUR FACILITIES UNTIL EASEMENT IS SECURED.

ENGINEERING CONSULTANT

D. L. Dauphiny (J.H.)

RHA:ms

Attachment

REASON FOR VACATION: To allow expansion of existing tire store. Proposed projects are additions to the existing structure with no construction within the vacation.

PETITIONER: Bob Hintz
11010 40th Avenue N.E.
Seattle, WA
363-7544

RECEIVED
NOV 27 1984

COURT & R/W DIVISION

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**Your
Seattle
Fire Department**

Robert L. Swartout, Chief
Charles Royer, Mayor



December 3, 1984

Mr. Eugene Avery, Director
Department of Engineering
900 Municipal Building
Seattle, Washington 98104

RE: Street Vacation #293530 - ALLEY IN BLOCK 5, RAINIER VALLEY ADDITION

Dear Mr. Avery:

Please be advised that this Department has reviewed the proposed Street Vacation and has no objection to the proposal as submitted.

Yours truly,

A handwritten signature in cursive script, reading "Robert L. Swartout".

Robert L. Swartout, Chief
Seattle Fire Department

RLS:sh
BLH:DOP

RECEIVED
DEC 6 1984

COURT & R/W DIVISION

An equal employment opportunity - affirmative action employer.
City of Seattle - Fire Department, 301 Second Avenue South, Seattle, Washington 98104, (206) 625-4091

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LAK:

Comment sheets and sketch re: CF 293530 (alley in Block 5,
Rainier Valley Addition) sent to the following:

Mt. Baker Community Club
Attn.: Linda Alhadeff
3200 Cascadia S.
Seattle, WA. 98144

Beacon Hill Planning Council
Attn.: Bob Medina
1347 S. Dawson St.
Seattle, WA 98108

Beacon Hill Community Council
Attn.: Doris Kos
5012 - 26th Ave S
Seattle, WA 98108

ACC 11-05-84

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December 3, 1984

Alley-Bl5
SEARCHED INDEXED
SERIALIZED FILED

DEC 20 9:43

Mr. Jay Allwine
Department of Engineering
City of Seattle
Seattle Municipal Building
Seattle, Washington 98104

Dear Mr. Allwine:

RE: Vacation Petition File No. 293530

We have no objection to this vacation petition. There are no existing gas facilities within the affected area.

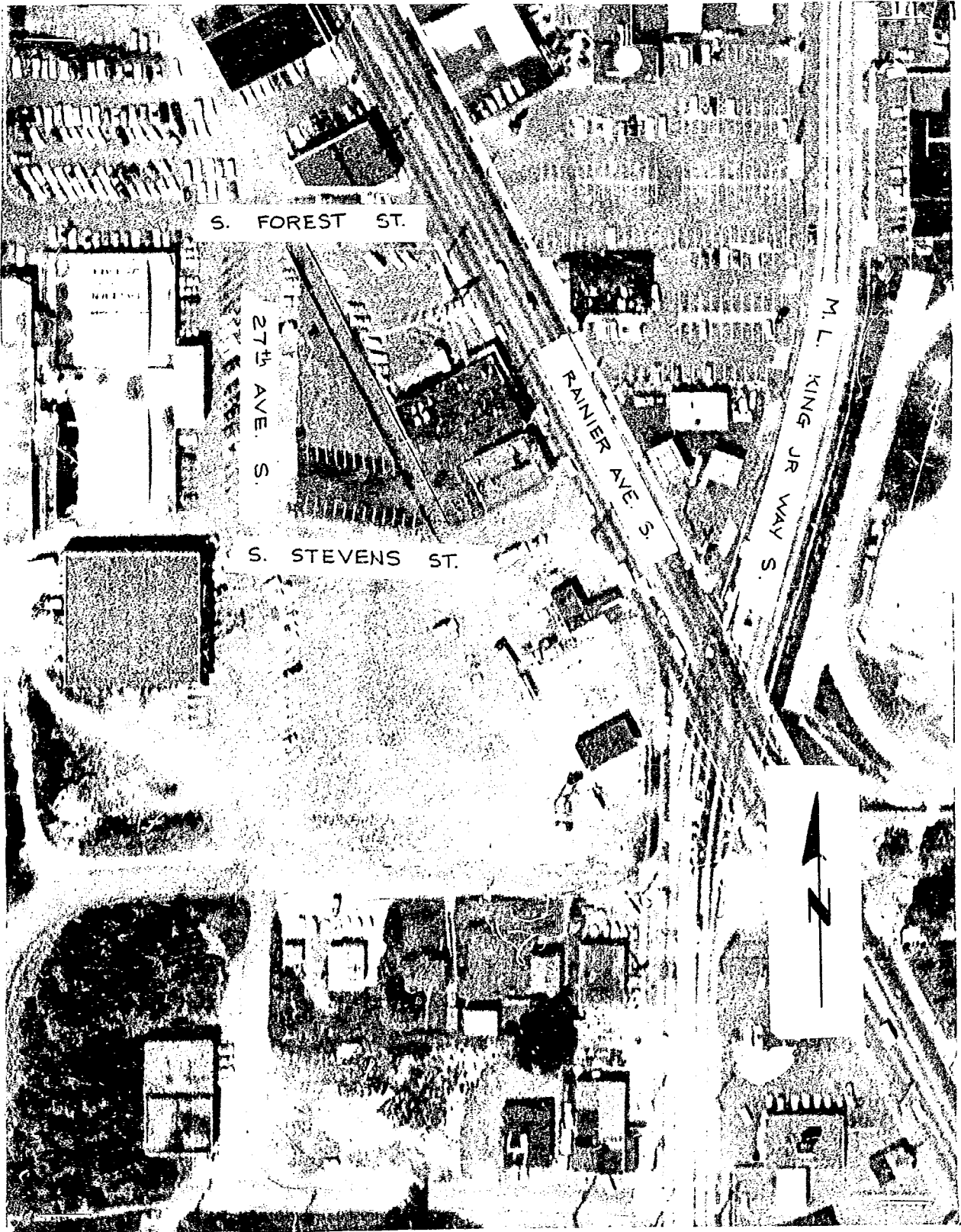
Please forward to us a copy of the vacation ordinance if it is passed.

Sincerely,

Frank A. Couch
Superintendent
Distribution

0594/1184/2P.0185 Mercer Street (P.O. Box 1869), Seattle, Washington 98111, (206) 622-6767

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**Your
Seattle
Board of Public Works**

Barbara K. Taber, Executive Secretary
Charles Royer, Mayor

ROUTING	DATE	INITIAL
ACTION		
FILE		✓
INFORMATION		
EVA		
JDD		
KJA/JP		



March 15, 1985

APR 11 1985

The Honorable George Benson, Chair
Transportation Committee of the City Council
1100 Municipal Building
600 4th Avenue
Seattle, Washington 98104

VIA: Mayor Royer

ATTN: Office of Management and Budget

RE: Vacation of Alley in Block 5
Rainier Valley Second Addition
C.F. No. 293530

Honorable Members:

We are returning herewith Comptroller's File No. 293530, being the petition of the Firestone Tire and Rubber Company, for the vacation of the alley in Block 5, Rainier Valley Second Addition. The alley is generally parallel with and west of Rainier Avenue in the block bounded by Rainier Avenue, South Forest Street, 27th Avenue South and South Stevens Street. The petition is signed by the officers of the Firestone Tire and Rubber Company, owner of 84% of the abutting property.

DESCRIPTION AND BACKGROUND

Proposed Project

The alley vacation is requested to permit consolidation of property owned by the Firestone Tire and Rubber Company, now separated by the undeveloped alley. Consolidation of the property is sought in order to facilitate expansion of the existing tire store located at 2915 Rainier Avenue South, and to permit expansion and functional reorganization of required off street parking.

.21232

Equal employment opportunity - affirmative action employee
Board of Public Works Department 400 Yesler Building Room 403 Seattle Washington 98104 (206) 625-2200
Board of Public Works George Fennestler, Chairman Dir. of Administrative Services Eugene V. Avery, Dir. of Engineering
Kenneth M. Lewison, Supt. of Water Randall Hardy, Supt. of City Light Water R. Hundley, Supt. of Parks and Recreation

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05 MAR 26 9 33

1111 4 250 0591

The 2,322 square foot building expansion planned adjacent to the existing alley would provide seven additional bays for servicing vehicles. The expansion would extend into an area now used in part for existing vehicle parking, the loss of which would be replaced by parking space to be provided west of the alley. (See site plan.) As a consolidated site, access and egress to and from the consolidated site would be improved by eliminating one of two driveways into Rainier Avenue South and adding two new driveways on 27th Avenue South. The triangular area now lying west of the alley and the alley area would be regraded, drained and paved with blacktop providing circulation and additional parking.

The properties abutting the vacation are currently zoned CG and are proposed to be zoned C-1-65 under the proposed Neighborhood Commercial Policies. Maximum permitted height in the existing CG zone is 60 feet and in the proposed C-1 zone would be 65 feet. Neither zone requires setbacks. Maximum permitted lot coverage is 100% in each zone. The vacation would add approximately 3,600 square feet to Firestone's property and would consolidate its properties which are now separated by the alley.

The total proposed site development, including the construction of seven service bays, would be 19 feet in height and 33% lot coverage on the property fronting on Rainier Avenue. Neither the triangular property across the alley nor the vacated alley are proposed for development. Their uses would be parking and access to parking from the proposed drive-through service bays, respectively. The Transportation Division of the Engineering Department will not permit cars to cross the public alley from the service bays to the parking lot. The vacation would serve to facilitate circulation between Firestone's two properties.

Should the property be redeveloped in the future, the effect of the vacation would be to permit a building of greater depth than is possible without the vacation and to add a potential of 3,600 square feet of floor space per floor. Building height would not be affected by the vacation.

COMMENTS RECEIVED FROM CIRCULATION

Circulation of the vacation petition to the various City departments and utilities produced the following comments:

The Executive Department Land Use and Transportation Project (LUTP) indicated no objection to the proposed vacation and found the proposed use consistent with the C-1 Commercial policies.

NOTICE:

IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

The Department of Construction and Land Use (DCLU) reported no objection to the proposed vacation. It also observed that if the vacation is granted, a maximum potential increase in Floor Area Ratio of approximately 18,150 square feet is possible; that the alley is not needed or used for circulation by the general public and that no land locked parcel would be created by the vacation.

The Engineering Department reported that the subject alley contains a 102" storm sewer. It has not been the Department's policy to recommend approval of vacations containing major utilities. In this instance repair of this facility from the surface within the 16 foot wide alley would be difficult. Additional property rights would most likely have to be acquired should repair from the surface be necessary. Thus, the Department would support the vacation of the 16 foot alley should a 30 foot easement for the sewer be conveyed to the City. Although retention of a public right of way which contains a major utility is generally preferable to a private utility easement after vacation, in this case the provision for a wider easement after vacation affords better protection for the utility. Such easement would prohibit construction over the property without approval of the City Sewer Utility and make the property owner responsible for restoration of any improvement therein should the City exercise it's rights.

Pacific Northwest Bell had no objection to the proposed vacation provided a standard easement form be executed for its facilities located in the existing alley.

The Departments of Fire, Water, Parks and Recreation, Community Development, Lighting, Administrative Services, together with Washington Natural Gas, Washington State Department of Transportation and Metro had either no objection or no comments on the proposed vacation.

PETITIONER'S COMMENTS

The owners of property adjacent to the proposed vacated alley will offer any reasonably required easement to provide access for maintenance and repair of utilities and will construct access driveways to 27th Avenue South. With the planned reduction of access to Rainier Avenue South the traffic flow to, from and around the entire block will be improved. Vacation of the alley will permit a needed business expansion, provide two new full-time jobs and will greatly improve the appearance of this commerial area.

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Alley, Block 5
Rainier Valley Second Addition
Page 4

RECOMMENDATIONS

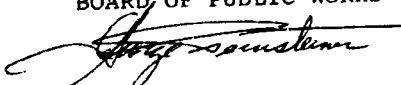
It is the Board's policy to consider each vacation on its merits and to apply standard guidelines to each petition. We believe that the subject alley is not required for traffic circulation or access purposes, however, our policy is generally not to support vacations which may have a negative effect on major utilities. In this instance, and in recognition of the Engineering Department's comments, the Board believes that an easement of greater width than the alley provides would serve the utilities interest. Thus, the Board will support the vacation subject to providing an easement 30 feet in width for the protection of the existing 102-inch sewer line. Also, it will be necessary to convey an easement to Pacific Northwest Bell Company for its existing facilities.

ENVIRONMENTAL IMPACT

The vacation of the alley in Block 5, Rainier Valley Second Addition as described in Comptroller's File # 293530 has been determined to have no significant adverse affect on the environment and as a result, an Environmental Impact Statement is not required under R.C.W. Chapter 43.21C.030 (2) (c). Pursuant to R.C.W. 35.79, attached is a resolution providing for the required public hearing on the subject petition.

Respectfully submitted,

BOARD OF PUBLIC WORKS


GEORGE PERNSTEINER
Chairman

EVA/LAK/lah

attachments

cc: Gary Farr, Lighting
John Braden, DCD
L. A. Knutson, SED ✓
Mayor Royer
Fire Chief
OMB
William Justen, DCLU
LUTP

NOTICE:
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PETITIONER: FIRESTONE TIRE &
 AGENT: BOE INTZ
 11010-40th AVE. NE.
 SEATTLE, 98125

RUBBER CO. 2915-RAINIER AVE. S.
 98144

✓/3

VACATION OF THE ALLEY IN BLK 5, RAINIER VALLEY 2ND ADD, ET AL				
SKETCH 2318/PETITION #3370/CF# 293530				
33 Notices Mailed 4-17-85				
Board of Regents of the University of Washington	Administration Building,	all of	8-10	34
	University of Washington 95	all of	39	38
University of Wa.			3-14	6 &
% Neal Lessinger	230 Admin Bldg	95	Arb.	14A, 14B
Erna Jorgensen, Ind & Extr, &	5636 SW Beach Dr	36	16-20	1
Charles L. Harris, Extr,	1727-31st Ave S			49
Est, Harry G Schuck				
Jorgensen Schuck	P O Box 16172,			
	N S Lin			16
Schuck's Auto Supply	2825 Rainier Ave S			49
Lanes Corporation	TR 3400 Phinney Ave N	03	3-6	1
Annex Investments, Inc,			7-10	1
Parcel Travi-McClellan	1162-22nd Ave E	12		
Eva May Cunningham	351 W Olympic Pl	19	11-15	1
Cont: Paul Bidstrup &	4126-32nd SW	16		
William A Nelson	5011-2nd NW	07		
Paul Bidstrup	2805 Rainier Ave S	49		
Jack's Used Appliances	2805 Rainier Ave S	49		
Lien Hing Investment Corp			112	5 &
dba Good Feed Center	TR 2919 Rainier Ave S	49	Arb	14
	2010 S. Hanford St	44		
Yen King Mandarin Restaurant	2919 Rainier Ave S	44		

HANFORD TO SEATTLE BLOCKS 25-39
 RAINIER VALLEY 2ND
 E HANFORD DC #4

not wf of dec'd

dec'd

50% 5/1 50% wf Shirley

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1/2/3

	Lanes Corporation	(repeat)	122	6
	TR Rainier Lanes Inc,			
	Ragon Enterprises	9 S Massachusetts 34		
wf N-202/ see last page	Cecil Leung	TR 2502 S Lucile St 08	15-18	6
	Lanes Corporation	(repeat)	19-23	6
	TR Ragon Enterprises	9 Massachusetts St S 34		
	Firestone Tire & Rubber Company	(see below)	15	
	TR Lien Hing Investment Corp,			
	aka Rainier Food Food Ctr	(repeat)		
	Pacific National Bank of Washington,		14C	
	Trustee under will of			
	Coulson D. Mc Conahy	P.O. Box 160, Trust	11	
wf with carbon print drop line	Delphia E. Mc Conahy			
	Cent: Firestone Tire & Rubber Co	TR 1200 Firestone Pkwy,		
		Tax Dept,		
		Akron, Oh 44317		
	CD Firestone Stores	2915 Rainier Ave S	44	
wf Majority N Address	Roy E Ferrer	5737 Venice Blvd,	13A, 13D, & 16A	
		Los Angeles, Ca 90019		
	TR Roy R. Ferrer	5737 Venice Blvd,		
		Los Angeles Ca 90019		
see in 4 for title	CD Imperial Richfield	3005 Rainier Ave S	44	
	CD Crossroads Shell	2921 Empire Way S	44	
	Peoples National Bank of Washington	1414 4th Ave,	13	
		Dept 231	11	
	Peoples National Bank of Washington, Rainier Br	2910 Rainier Ave S	44	

RAINIER VALLEY 2ND

E. HANFORD'S DCH 44

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IMPERIAL RICHFIELD COMPANY, INC.



3005 RAINIER AVENUE SOUTH
SEATTLE, WASHINGTON 98144

May 2, 1985

City of Seattle
912 Seattle Municipal Building
600 Fourth Avenue
Seattle, Washington 98104

Subject: Vacation of Alley, File No. 293530

Dear Sir:

This firm is located right next to the alley that the City of Seattle has proposed to vacate. Our company has been here since 1938 and has seen streets and alleys vacated behind our property in the past for development. Traffic has been routed and rerouted into more congested conditions.

I would like to remind the Transportation Committee that alleys and streets are plated for the convenience of the public to get around and an access for property owners.

Our petition in vacating this alley is absolutely negative. Granting, the alley vacation will not be in the best of public interest.

Yours truly,

Steve Johnson

SEATTLE, WASH. COUNTY
1985 MAY - 3 10 53

RECEIVED

MAY 3 1985

COURT & R/W DIVISION

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LAK

SEATTLE ENG. DEPT.

85 APR 29 8:37

2502 South Lucile
Seattle, Washington 98108
April 25, 1985

Mr. Larry Knutson
C/O City of Seattle
912 Seattle Municipal Building
600 Fourth Avenue
Seattle, Washington 98104

Subject: City Comptroller's File No. 293530 for the vacation of alley in Block 5, Rainier Valley Addition, as recorded in Volume 12 of Plats, Page 97, Records of King County, Washington; bounded by Rainier Avenue South, 27th Avenue South, South Stevens Street and South Forest Street

Dear Sir:

I am strongly opposed to the vacation of the above described alley.

The reason is the street of 27th Avenue South between South Stevens and South Winthrop has been vacated and also the alley in the middle of Block 6, Rainier Valley 2nd Addition running east and west between 27th Avenue South and Rainier Avenue South.

With the newly opened University Consolidated Laundry and their employee's car parking on the street, passage in this area is very difficult for both cars and delivery trucks alike.

I urge the Transportation Committee of the Seattle City Council to reopen the vacated 27th Avenue South instead of restricting more by vacating the said alley.

I reaffirm my opposition to the vacation of this alley and hope the Transportation Committee of the Seattle City Council will oppose this also.

Yours Truly,


Cecil Leung

RECEIVED
APR 29 1985

COURT & R/W DIVISION

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TO THE HONORABLE CITY COUNCIL OF THE CITY OF SEATTLE:

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

ALLEY IN BLOCK 5, RAINIER VALLEY ADDITION

herein sought to be vacated, petition the City to vacate:

ALLEY IN BLOCK 5, RAINIER VALLEY ADDITION, as recorded in Volume 17 of Plats, page 77, Records of King County, Washington; the alley as established by Ordinance 53665 being in the block bounded by Rainier Avenue South, 27th Avenue South, South Stevens Street and South Forest Street.

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

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

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

Circulated by Bob Hintz
11010 40th Avenue N.E.
Seattle, WA 98125
Address
TEL: 363-7544

293530

FILED
CITY OF SEATTLE
1984 SEP 13 PM 3:52
COMPTROLLER AND CITY CLERK

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
OWNER	
SPOUSE	
OWNER	
THE FIRESTONE TIRE & RUBBER COMPANY	
By: <i>T. J. Renninger</i> T. J. Renninger - Executive Vice President Sales & Service Group	
<i>G. C. Zeman</i> G. C. Zeman - Assistant Secretary	
CORPORATION - PRESIDENT	
SECRETARY/TREASURER	

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!rest.!!!

!Notary for T. J. Renninger

Revised 7/16/84.

STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

Before me, the undersigned Notary Public in and for said State and County, on this 5th day of September, 1984, personally appeared T. J. Renninger and G. C. Zeman, known to be the Executive Vice President, Sales and Service Group, and Assistant Secretary, respectively, of The Firestone Tire & Rubber Company, and to be the identical persons who signed and severally acknowledged that they signed the foregoing instrument as such officers of said corporation for and in behalf of said corporation, and that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my signature and affixed my official seal on the day and year aforesaid.



Notary Public
Cuyahoga County, Ohio

My commission expires:

PATRICK RILEY, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 B, C.

CERTIFICATE

I, T. Jane Robinson, Assistant Secretary of The Firestone Tire & Rubber Company, an Ohio corporation (the "Company"), do hereby certify that:

1. The following are excerpts from Article IV of the By-Laws of the Company, as amended December 14, 1982, which provisions are in full force and effect:

Section 8. Each of the Chairman of the Board and the President is authorized:

- (a) To sell or lease or otherwise dispose of on behalf of the Company real estate, having a book value of not more than \$5 million; to lease or otherwise acquire on behalf of the Company real estate involving a transaction price of not more than \$5 million; and, in relation to any such transaction, to execute for and on behalf of the Company all deeds, contracts of sale, leases and other documents pertaining to the acquisition of or disposition of or affecting real estate. Transactions which are not made in the ordinary course of business, made pursuant to this paragraph, shall be reported to the Board at its next subsequent meeting.

Section 12. The Board of Directors may designate other officers and employees to exercise such powers with respect to the matters set forth in this Article and with respect to such other segments of the Company's business as the resolution authorizing action by such person shall specify. The authority of any officer empowered by these By-Laws or of any officer or employee empowered by a resolution of the Board of Directors may be evidenced by impression of the seal of the Company attested by the Secretary or an Assistant Secretary on any written instrument executed on behalf of the Company by such person. In the case of instruments executed by the Secretary to which there is an attestation required, such attestation shall be by one of the Assistant Secretaries.

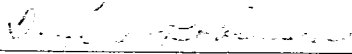
2. Terry J. Renninger, Executive Vice President of the Company's Sales and Service Group, has been duly authorized by the Board of Directors to exercise Section 8(a) powers.

3370

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3. Clifford L. Davis is a duly elected Assistant Secretary of the Company and is duly qualified and acting as such.

IN WITNESS WHEREOF, I have hereunto subscribed my hand and affixed the seal of the Company this ___ day of _____, 1984.



T. Jane Robinson
Assistant Secretary

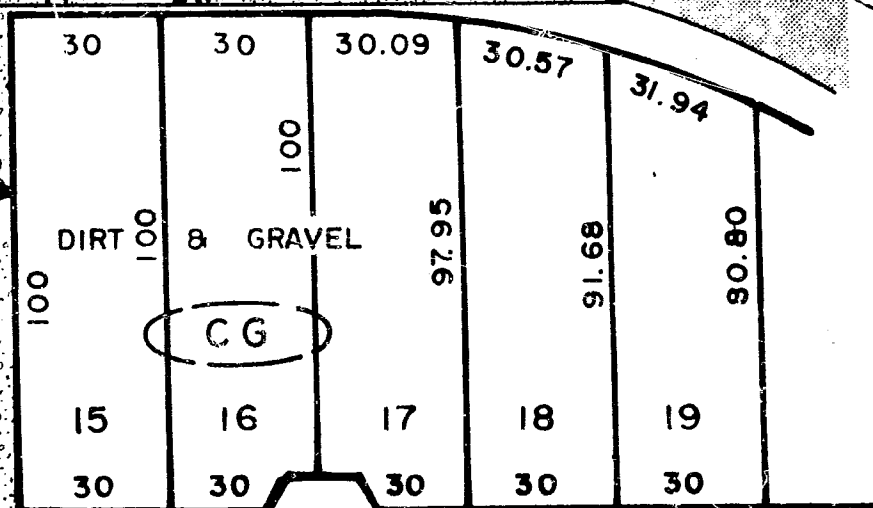
VMK:2104C/m

3370

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AVE. S.

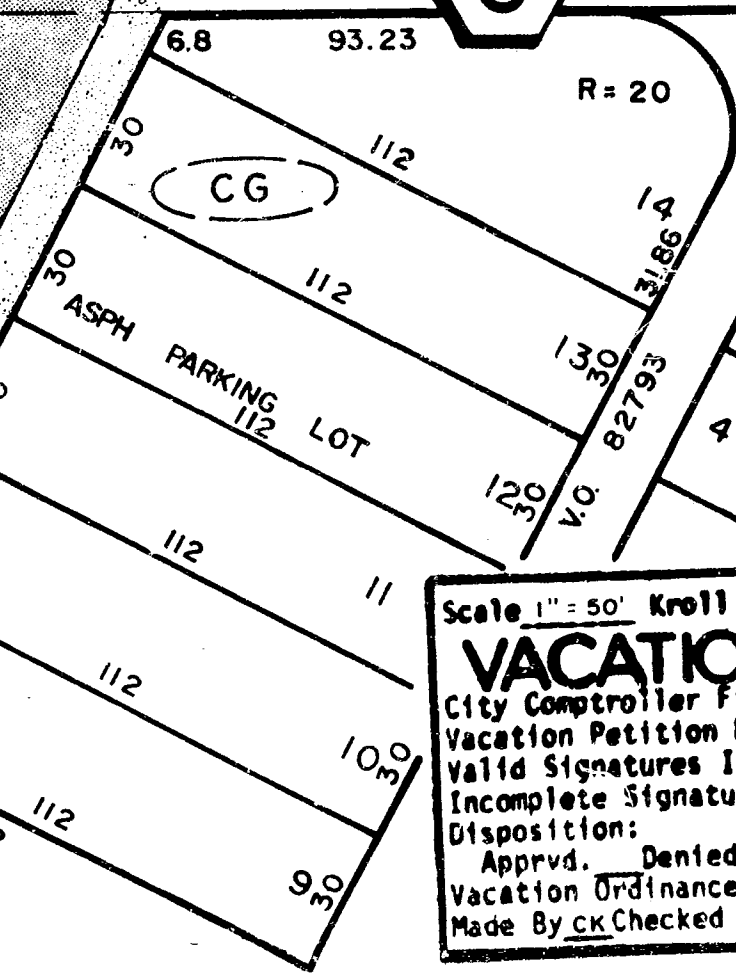
2919 LIEN HING INVESTMENT CORP. HING I. 80.55 C. 2



5

6

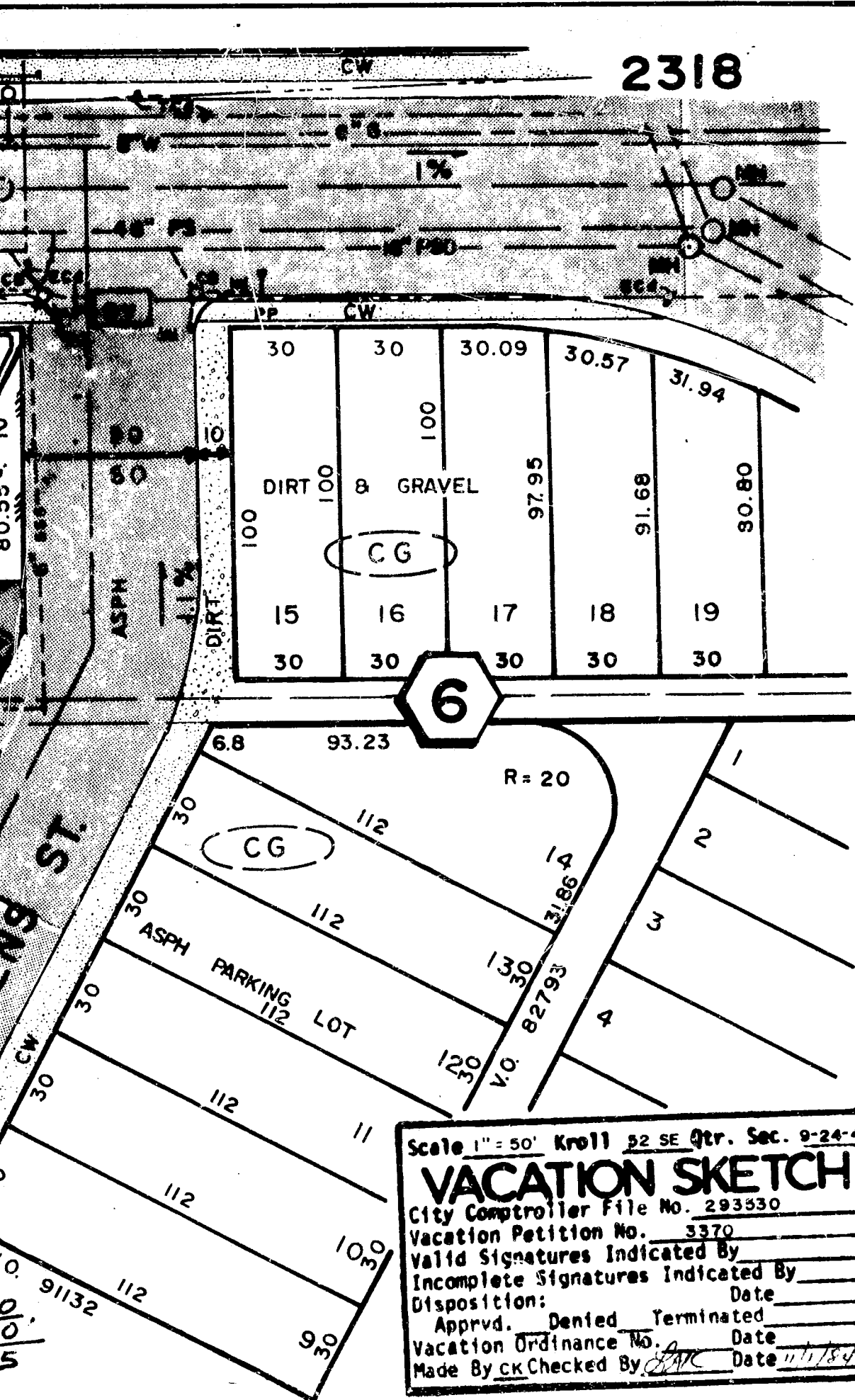
S STEVENS ST.



Scale 1" = 50' Kroll 52 SE Qtr. Sec. 9-24-
VACATION SKETCH
 City Comptroller File No. 293530
 Vacation Petition No. 3370
 Valid Signatures Indicated By _____
 Incomplete Signatures Indicated By _____
 Disposition: _____ Date _____
 Apprvd. Denied Terminated
 Vacation Ordinance No. _____ Date _____
 Made By ck Checked By AMC Date 11/1/85

8950
 C.O. 5468
 C.O. 86696
 V.O. 82793
 V.O. 91132
 225 90
 2120250
 10075

2318

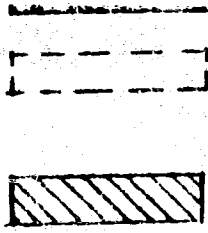


Scale 1" = 50' Kroll 32 SE Qtr. Sec. 9-24-4

VACATION SKETCH

City Comptroller File No. 293530
 Vacation Petition No. 3370
 Valid Signatures Indicated By _____
 Incomplete Signatures Indicated By _____
 Disposition: _____ Date _____
 Apprvd. _____ Denied _____ Terminated _____
 Vacation Ordinance No. _____ Date _____
 Made By ck Checked By SAK Date 11/1/84

NEW WALLS
 REMOVE
 EXISTING WALL TO BE



SITE PLAN

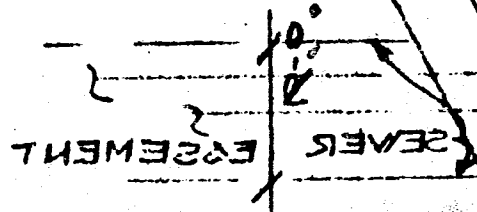
1/4" = 40'-0"



EXISTING UTILITIES

IN BLDG :

- 1/ ELECTRIC POWER
- 2/ SANITARY SEWER
- 3/ TELEPHONE LINE
- 4/ WATER LINE
- 5/ GAS LINE

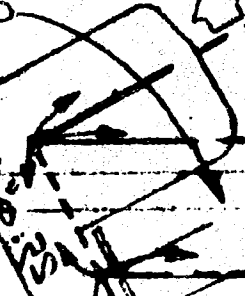


CITY TO VACATE ALLEY

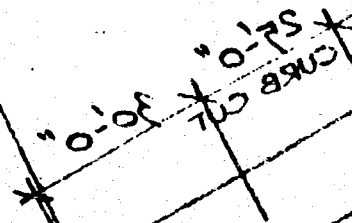
STREET

FOREST

ENTRANCE



BLDG #1700A
 5'-2 1/2" SILL
 22
 22
 22



25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

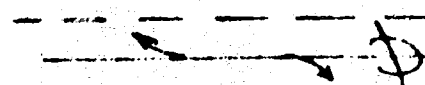
25'-0"

25'-0"

25'-0"

25'-0"

25'-0"



EXIST. 8" SANITARY SEWER

EXIST. 10" STORM SEWER

EXIST. 8" SANITARY SEWER

EXISTING GROCERY STORE

EXIST. BLDG 100'-0"

150'-0"

STEVENS ST.

BUILDING

80'-0"

NEW ASPHALT PAVING
NEW BLDG ADDITION
251.3' I.F.

SET BACK EXIST. BLDG
10'x8' DUMPSTER PAD
W/ SIDES ENCR. PAD

SEWER EASEMENT

EXIST. INVERT

EXIST. SALE AREA

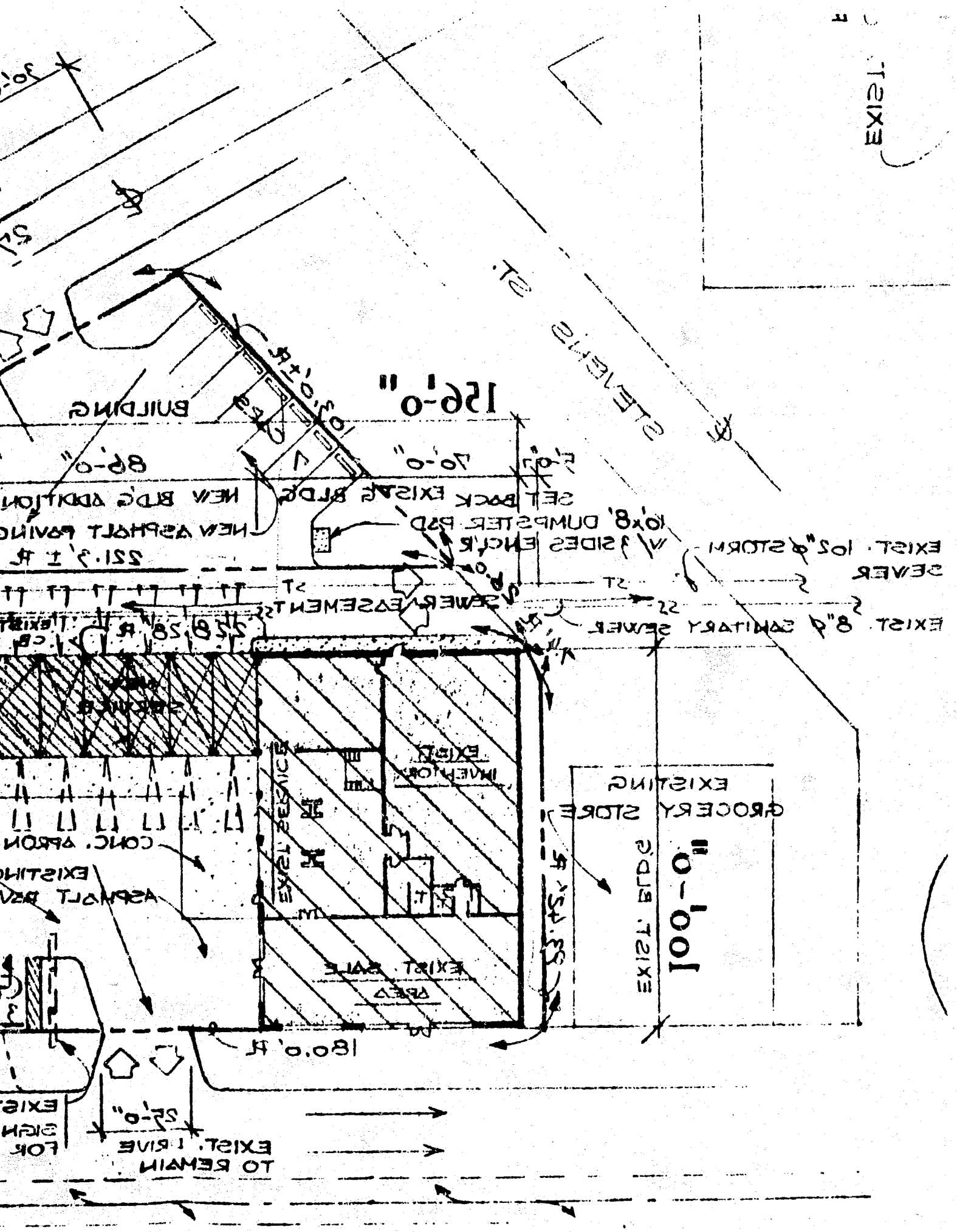
EXIST. DRIVE

EXISTING ASPHALT PAV.

CONC. APRON

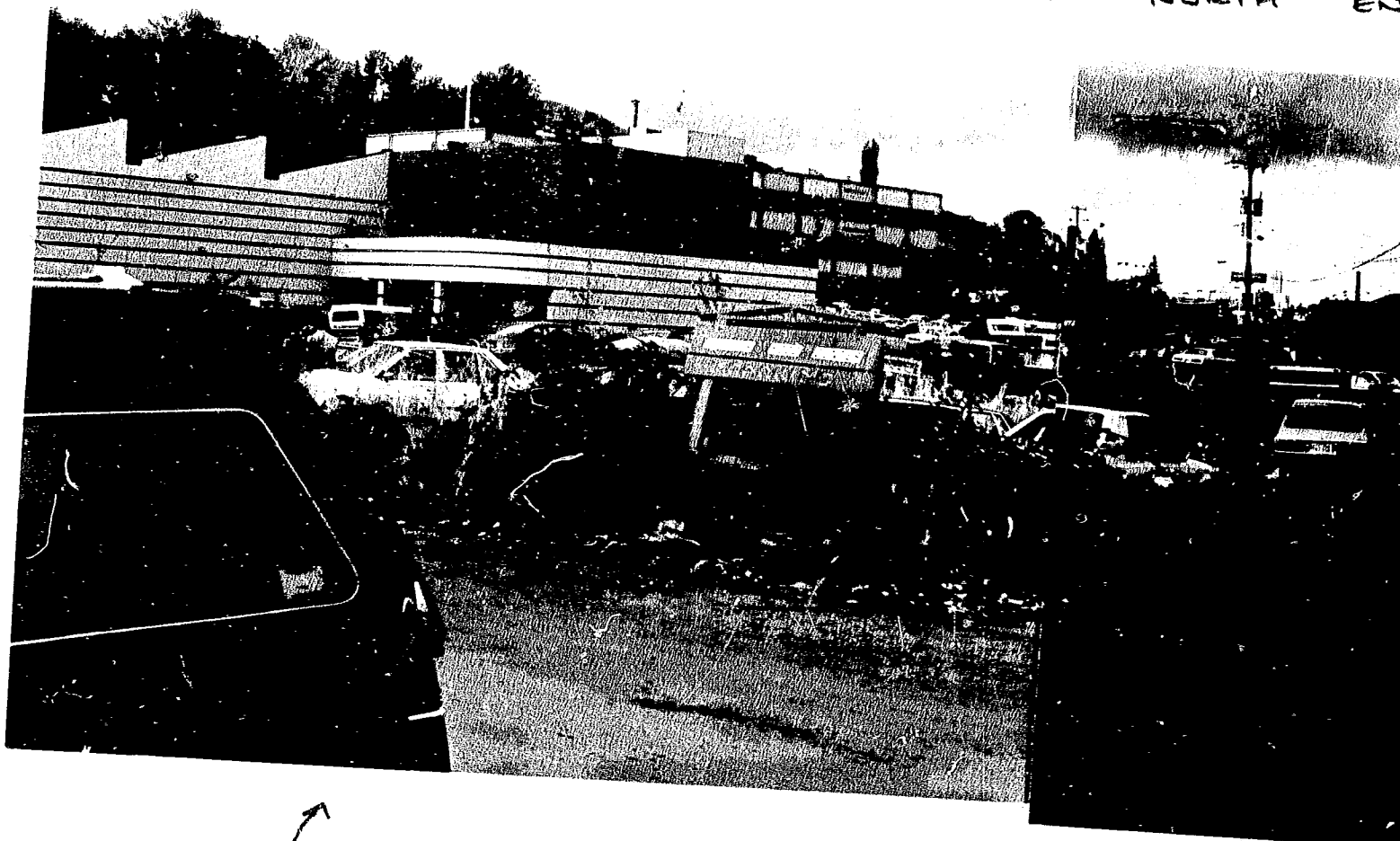
TO REMAIN
EXIST. DRIVE
25'-0"
FOR SIGN

180'-0"





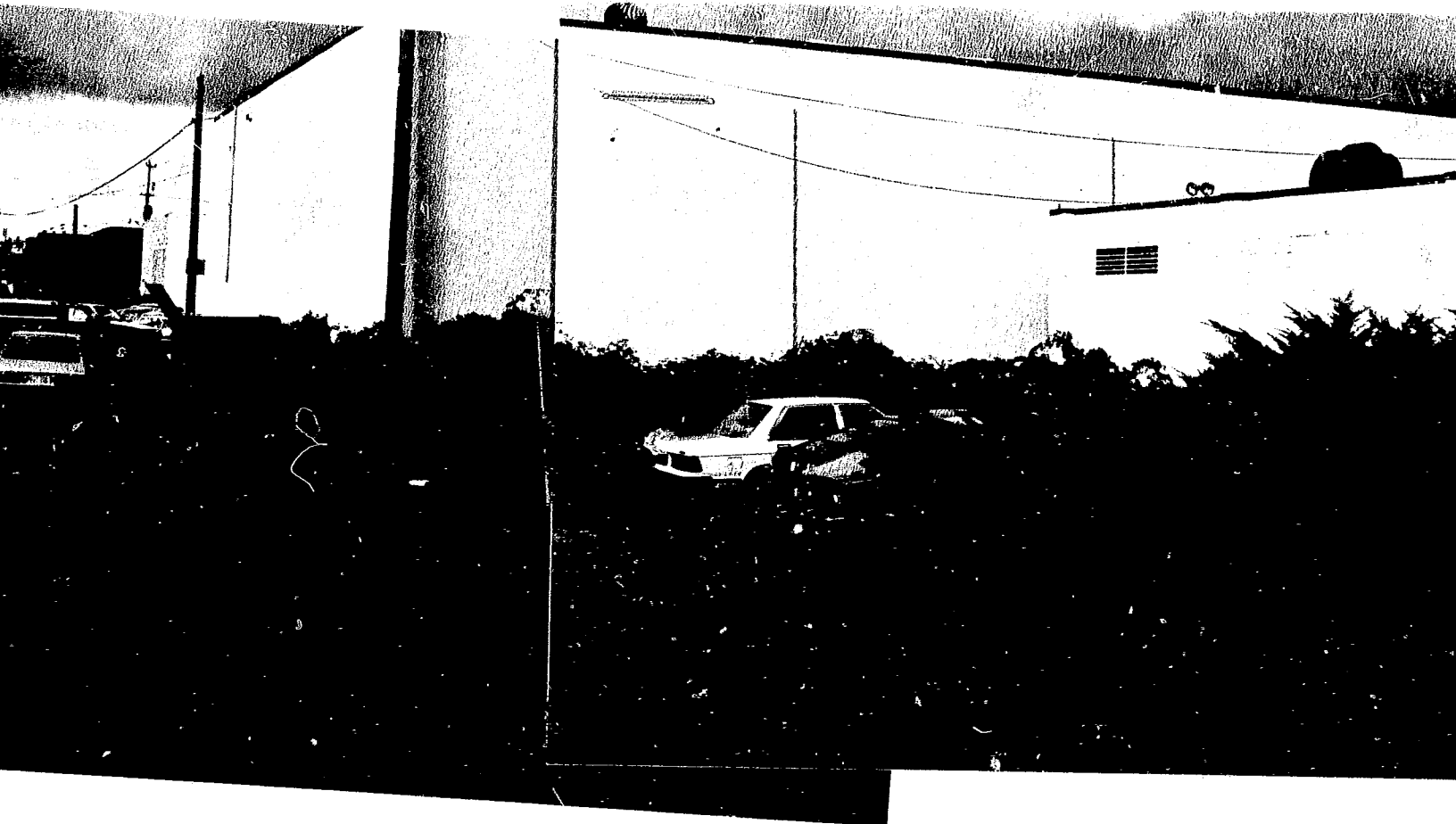
↖ LOOKING SOUTH FROM NORTH END



↖ LOOKING NORTH FROM SOUTH END



END OF PROPOSED VACATION ↗



END OF PROPOSED VACATION ↵



PROPOSED VACATION ↗



PROPOSED VACATION ↘