

Resolution No. 24479

A RESOLUTION initiating a proceeding for the vacation of portion of South King Street, et al., pursuant to RCW 35.79, and providing for a hearing thereon.

7-17-75 Self hearing - Oct 22 - Adopt

GRANTED Oct 27 1975

Ord 105611 vacates property

INTRODUCED	BY
FEB 11 1974	RENSON
REFERRED	TO
FEB 11 1974	REPRESENTATION
REPORT MADE	BY
SEP 22 1975	
ADOPTED	DATE
SEP 22 1975	SEP 22 1975
FILED	
SEP 22 1975	
	FIRST PUBLICATION

1975 MAR 9 9 51 AM

RESOLUTION NO. 24479

A RESOLUTION initiating a proceeding for the vacation of portion of SOUTH KING STREET, et al pursuant to R.C.W. 35.79, and providing for a hearing thereon.

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

That a proceeding for the vacation of:

SOUTH KING STREET from the east line of 20th Avenue South to the production north of a line 10 feet east of and parallel with the west line of Lot 10, Block 32, Hill Tract Addition, as recorded in Volume 8 of Plats, Page 42, Records of King County, Washington;

SOUTH JACKSON PLACE from the east line of 20th Avenue South to the production south of a line 10 feet east of and parallel with the west line of Lot 15, Block 23, Hill Tract Addition;

20th PLACE SOUTH from the north line of South Weller Street to the south line of South King Street, except portion thereof previously vacated by Ordinance No. 98928;

22nd AVENUE SOUTH from the south line of South Jackson Street to the production west of the north line of Lot 17, Block 8, Jackson Street Addition, as recorded in Volume 2 of Plats, Page 24, Records of King County, Washington;

PORTION OF THE ALLEY, AS ESTABLISHED BY ORDINANCE NO. 18971, IN BLOCK 32, HILL TRACT ADDITION, being that portion of the alley between South Weller Street and South King Street from the west line of 20th Place South, as established by Ordinance No. 98928, to a line 10 feet east of and parallel with the production south of the west line of Lot 10, said block;

OR, in the alternative, to vacate any portion of said avenue, streets and 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 avenue, streets and alley until the beneficiaries of said vacation arrange with the owner or owners thereof for their removal;

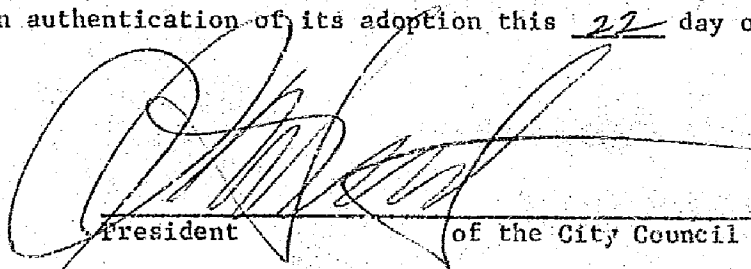
is hereby initiated pursuant to R.C.W. 35.79, and that Wednesday, the

22nd day of October, 1975, at the hour of 10:30 a.m.

in the City Council Chambers in the Seattle Municipal Building, Seattle, King County, Washington, is hereby fixed as the time and place when a hearing before the Transportation Committee of the City Council upon said proposed vacation so initiated will be held and the City Clerk is directed to give twenty (20) days' notice of such hearing by posting in the manner provided by law. A map, indicating the avenue, streets and alley heretofore described, shall be affixed to and become a part of the notice required by law to be posted in a conspicuous place on the avenue, streets and alley sought to be vacated.

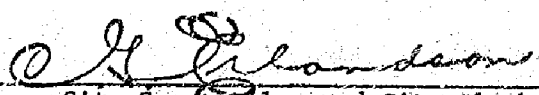
BE IT FURTHER RESOLVED that at least fifteen (15) days before the date fixed for such hearing, the City Engineer shall give notice by mail of the time, place and purpose of such hearing to the owners or reputed owners of all lots, tracts, or parcel of land or other property abutting upon the avenue, streets, and alley sought to be vacated, as shown on the rolls of the County Treasurer, directed to the address thereon shown.

ADOPTED by the City Council the 22 day of September, 1975, and signed by me in open session in authentication of its adoption this 22 day of September, 1975.

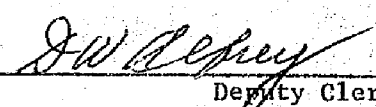


President of the City Council

Filed by me this 22 day of September, 1975.



City Comptroller and City Clerk

By 

Deputy Clerk

October 3, 1975

CERTIFICATE OF MAILING NOTICES OF HEARING
ON PROPOSED STREET VACATION

THIS IS TO CERTIFY that the undersigned has given notice of the date of hearing on the proposed vacation of SOUTH KING ST. et al, under Resolution No. 24479, as required by R.C.W. 35.79, by mailing to the owners, or reputed owners, of all lots, tracts or parcels of land or other property abutting upon the portions of said streets and avenues sought to be vacated and to all other property within the limits prescribed by Resolution No. 21099, as shown on the tax rolls of the County Treasurer of King County, Washington, directed to the address thereon shown, a notice setting forth the description of the proposed vacation; and the time and place fixed for the hearing is Wednesday, October 22, 1975, before the Transportation Committee of the City Council in the Council Chambers, Room 1101, Seattle Municipal Building; and this is further to certify that such notice was mailed on October 3, 1975.

PAUL A. WIATRAC, P.E.
City Engineer

By *Rudy A. Simonson*
RUDY A. SIMONSON
Supervising Senior Engineer

CFW:11

STATE OF WASHINGTON }
COUNTY OF KING } ss.
CITY OF SEATTLE }

G. C. GEISERT, being first duly sworn on oath deposes and says that he is and during all the time hereinafter mentioned has been a citizen of the United States and a resident of the City of Seattle, Washington, above the age of twenty-one years, not interested in the vacation of the property herein mentioned or any part thereof; that during all the times herein mentioned affiant was and still is the duly appointed and qualified Deputy Comptroller, and Deputy Clerk of the City of Seattle; that on the 26TH day of SEPTEMBER, 1975, pursuant to Resolution of the City Council of the City of Seattle, and by direction of the City Clerk of said City, affiant posted and set up in three of the most public places in said City of Seattle, a written notice, a duplicate and counterpart of which notice is attached to this affidavit and made a part thereof and on the same 26TH day of SEPTEMBER, 1975, affiant posted and set up a like notice in a conspicuous place on PORTION OF SOUTH KING STREET, ET AL.

sought to be vacated, described in said notice, which said notice so posted up in each and every of said places, contained a statement that a petition had been filed to vacate PORTION OF SOUTH KING STREET, ET AL. (MORE FULLY SET FORTH IN RESOLUTION No. 24479)

described in said notice, together with the statement of the time and place fixed for the hearing of said petition; all of which more fully appears by the duplicate of said notice hereto attached and made a part of this affidavit.

Affiant further says that the said places in the City of Seattle at which said notice was so posted and set up are the following ones, in a public place in the entrance of the Public Safety Building; one in a public place in the corridor of the King County Court House in said City and one in a public place at the Seattle Municipal Building in the City of Seattle, and in a conspicuous place on said property sought to be vacated in the City of Seattle described in said notice.

G. C. Geisert

Subscribed and sworn to before me this 26TH day of SEPTEMBER, 1975.

[Signature]

Notary Public in and for the State of Washington.
residing in Seattle.

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

Your Committee on

TRANSPORTATION

SEP 22 1975

to which was referred

Res. 24479

Initiating a proceeding for the vacation of portion of South King Street, et al., pursuant to RCW 35.79, and providing for a hearing thereon.

RECOMMEND THAT THE SAME BE ADOPTED

Eric J. Benson TRANS.
Chairman

Chairman

Committee

Committee

RECEIVED MAYOR'S OFFICE

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

BOARD OF PUBLIC WORKS

DAVID L. TOWNE, Chairman
Supt. of Parks and Recreation
PAUL A. NIATRAK, City Engineer
KENNETH M. LOWTHIAN, Supt. of Water
ALFRED PETTY, Supt. of Buildings
GORDON VICKEY, Supt. of Lighting

Re: Vacation of portion of
South King Street, et al
Resolution No. 24479

September 3, 1975

Honorable Transportation Committee
of the City Council
Seattle, Washington

Via Mayor Wes Uhlman

Honorable Members:

We are returning herewith Resolution No. 24479 which initiates a proceeding for the vacation of portion of South King Street and of certain other streets described therein. The vacation, which has been requested by the Department of Community Development, will provide in part for the consolidation of the properties bounded by 20th Avenue South, South Jackson Street, vacated 21st Avenue South, and South Weller Street. Subject properties are presently owned by either Gai's Seattle French Baking Co. or the City of Seattle. The property owned by the City of Seattle together with the vacated street area adjoining thereto is to be sold to Gai's Seattle French Baking Co.; subject property and the property presently owned by Gai's are to be utilized for the expansion of said company's business facilities located in this area.

Circulation of the proposed vacation to the various City departments and utilities produced the following comments and recommendations thereon.

The Engineering Department recommends that the vacation be granted and that the standard utility reservation be included in the vacation ordinance to enable Pacific Northwest Bell Telephone and Washington Natural Gas Companies to maintain and operate their respective utilities in the street areas to be vacated. Subject approval is conditional, however, upon the recipient of the vacated streets (Department of Community Development) arranging for the financing of the proposed improvements shown on sheets 2, 3 and 7 of City Engineer's Map No. 861-89. These improvements in part provide sidewalk and curb continuity at the intersections adjacent the vacated streets, and facilities for fire fighting purposes. All of the existing public utilities in the streets

RECEIVED

SEP 8 1975

OFFICE OF MANAGEMENT
& BUDGET

September 3, 1975

sought to be vacated with the exception of the overhead electrical distribution lines and a 36" P.S., will be abandoned. With respect to the 36" P.S., property (30-foot right of way) lying east of 20th Place South and between South Jackson Street and South Weller Street is to be dedicated for alley purposes; subject right of way will provide sufficient access to said sewer for the maintenance and operation thereof. Access to the 30-foot right of way shall be prohibited from property adjacent the west margin thereof. The project known as 20th Avenue South, et al, by widening, etc. (City Engineer's Map No. 861-89) provides for the following:

- 1) Cutting and plugging the 8" watermain in South King Street and 22nd South.
- 2) Abandonment of 8" sewer in South King Street and 22nd Avenue South.
- 3) Relocation of the water meter serving 2203 South Jackson Street.
- 4) Curb and sidewalk restoration at the vacated street ends.
- 5) Installation of a cul-de-sac at the east end of South Weller Street.
- 6) Installation of a watermain and hydrant (vicinity of South King Street) in the 30-foot right of way to be deeded between South Jackson and South Weller Streets.
- 7) Improvement of the 30-foot right of way with concrete pavement and walks.
- 8) Access to the 36" P.S. by means of said pavement.

The Fire Department states that the vacation is acceptable if a 30-foot hard-surfaced street is established between South Weller Street and South Jackson Street in the vicinity of 20th Place South and access is provided to a fire hydrant located in the vicinity of 20th Place South and South King Street. (Subject access and hard-surfaced street are to be developed as part of the project known as 20th Avenue South, et al, by widening, etc. - City Engineer's Map No. 861-89.)

Approval of the vacation by the Water Department is conditional upon the petitioner (Department of Community Development) paying for the following revisions and/or adjustments: 1) deactivation of the 8-inch watermain in South King Street lying westerly of its connection to the 8-inch watermain in 20th Avenue South; 2) deactivation of the 8-inch watermain in 22nd Avenue South lying southerly of its connection to the 8-inch watermain in South Jackson Street; 3) relocation of the water meter serving the residence at 2203 South Jackson Street to South Jackson Street; and 4) abandonment of the water services connected to the 8-inch

Honorable Transportation Committee
of the City Council
Page 3

September 3, 1975

watermain in South King Street.

To provide for utilities, the Light Department requests that the vacation ordinance provide the City with the necessary rights to operate, reconstruct, repair and maintain the existing public facilities above and below ground in the streets to be vacated.

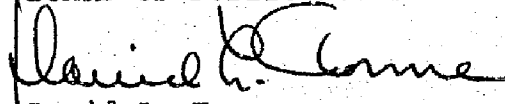
The Departments of Community Development, Building, and Parks and Recreation, together with Metro Transit, have no objections to the proposed vacation.

Pursuant to the State Environmental Policy Act of 1971 (R.C.W. 43.21c), the subject street vacation's effect on the environment has been considered. The Declaration of No Significant Impact for this vacation and others in the Yesler-Atlantic Neighborhood Project is on file with the Department of Community Development, a copy of which is attached to Resolution No. 24479.

The Board of Public Works, in its regular session today, recommended that the vacation be granted on the condition that the requirements stipulated heretofore by the Water, Fire and Engineering Departments are satisfied. It is further recommended that the standard utility reservation, which reserves to the City the right to operate, reconstruct, repair and maintain any existing overhead or underground utilities in the vacated streets until the beneficiaries of the vacation arrange with the owner or owners thereof for their removal, be included in the ordinance vacating South King Street, et al.

Respectfully submitted,

BOARD OF PUBLIC WORKS


David L. Towne
Chairman

CFW:hln

Att.

cc: Chief Frank Hanson
K. M. Lowthian
Alfred Petty
David L. Towne
Mayor Wes Uhlman
Gordon F. Vickery
C. F. White
Paul A. Wiatrak

E-137

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

Portion of South King Street, et al.

Resolution
Comptroller's File No. 24479

REASON FOR VACATION: The Department of Community Development has requested this vacation in order to consolidate the abutting properties for redevelopment in conjunction with the Yesler-Atlantic Neighborhood Improvement Project. The property is to be used by Gai's Seattle French Baking Co., Inc., for the expansion of its present business operation located in the block bounded by 20th Avenue South, South King Street, 20th Place South, and South Weller Street. Access to the expansion area is to be provided from South Jackson Street.

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light.				
City Engineer	<i>Paul West</i>		"See Below"	
Supt. Water				
Supt. Bldgs.				
Supt. Parks				

Engineering Department

Engr. Operations Div.
Traffic & Transp. Div.
Construction Div.
Utility Design Div.
Transportation Design Div.

Franchises &
Utilities Sec.
Street Use Div.
Court & R/W Div.

Other Departments

Fire Department
DCD, Office of Environmental Management
Metro Transit

Please make comments and return to the City Engineer at Room 910 by
October 25, 1974
(Date)

Additional comments if desired:

The Engineering Department recommends that the vacation be granted and that the standard utility reservation be included in the vacation ordinance to enable Pacific Northwest Bell Telephone and Washington Natural Gas Companies to maintain and operate their respective utilities in the street areas to be vacated. Subject approval is conditional, however, upon the recipient of the vacated streets (Department of Community Development) arranging for the financing of the proposed improvements shown on sheets 2, 3 and 7 of City Engineer's Map No. 861-89. These improvements in part provide sidewalk and curb continuity at the intersections adjacent the vacated streets, and facilities for fire fighting purposes. All of the existing public utilities in the streets sought to be vacated with the exception of the overhead electrical distribution lines and a 36" P.S., will be abandoned. With respect to the 36" P.S., property (30-foot right of way) lying east of 20th Place South and between South Jackson Street and South Weller Street is to be dedicated for alley purposes; subject right of way will provide sufficient access to said sewer for the maintenance and operation thereof. Access to the 30-foot right of way shall be prohibited from property adjacent the west margin thereof.

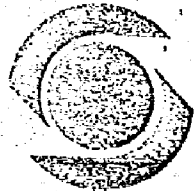
cont.

The project known as 20th Avenue South, et al., by widening, etc. (City Engineer's Map No. 861-89) provides for the following:

- 1) Cutting and plugging the 8" watermain in South King Street and 22nd South.
- 2) Abandonment of 8" sewer in South King Street and 22nd Avenue South.
- 3) Relocation of the water meter serving 2203 South Jackson Street.
- 4) Curb and sidewalk restoration at the vacated street ends.
- 5) Installation of a cul-de-sac at the east end of South Weller Street.
- 6) Installation of a watermain and hydrant (vicinity of South King Street) in the 30-foot right of way to be deeded between South Jackson and South Weller Streets.
- 7) Improvement of the 30-foot right of way with concrete pavement and walks.
- 8) Access to the 36" P.S. by means of said pavement.

Your
Seattle
Fire Department

Frank R. Hanson, chief
Wes Uhlman, Mayor



April 21, 1975

Mr. James Braman, Director
Department of Community Development
306 Cherry Street
Arctic Building
City of Seattle

Attn: Ms. B. M. Hudson, Project Manager

RE: YESLER ATLANTIC, Wash. R-5

Dear Mr. Braman:

The Fire Department has reviewed the proposal to vacate the South King Street between 20th Avenue South and 20th Place South. It is acceptable to this Department that the 30' hard-surfaced street between South Jackson Street and South Weller Streets be retained for access provided the fire hydrant located at 20th Place South and South King Street is retained. It was erroneously stated in the memorandum dated March 6, 1975, that the Fire Department suggested a 100' stub fire hydrant main. Hydrants on dead-end mains are not hydraulically efficient. However, if the hydrant is placed at the approximate location of the one which will be removed when King Street is vacated, and I.S.O. fire flows are available, the Department will not object.

The vacation of South Main Street between 19 Avenue South and 20 Avenue is acceptable to this Department (includes access and hydrants needed by), provided a thirty-three foot (33') dedicated street would be retained with existing hydrant.

Regarding the vacation of 19 Avenue between South Jackson Street and South Main Street, it was understood at the March 6, 1975 meeting that a tentative plan for this area would be submitted so that an intelligent evaluation of the problems and possible solutions could be worked out.

We trust this will clarify any misunderstanding with regard to the above mentioned properties.

FRH:trt
TCM/AJS

Very truly yours,

Frank R. Hanson, Chief
Seattle Fire Department



CITY OF SEATTLE
FIRE DEPARTMENT

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

WES UHLMAN—MAYOR

JACK N. RICHARDS—CHIEF

November 6, 1974

ROUTING	DATE	INITIAL
ACTION		
INFORMATION		
<i>WRS/RS/C70</i>		

Mr. Paul A. Wiatrak, City Engineer
Department of Engineering
Room 410 Municipal Building
Seattle, Washington 98104

RE: Vacation of Portion of South King Street
Resolution No. 24479

Dear Mr. Wiatrak:

The Fire Department has reviewed the proposed vacation site and strongly feels that this vacation must be rejected as it would severely limit Fire Department access to the Washington Junior High School and the existing hydrant located at the N. W. Corner of 20th Place South.

On October 11, 1973 this Department had reviewed the above-named vacation (copy enclosed) and rejected on the basis of inaccessability and the poor water supplies in this area.

If we may be of further help in this matter please call the Fire Department Engineering Section at 583-2659.

Very truly yours,

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

JNR:mv
TCM/RN

CC: Mr. James Braman, Director
Seattle Dept. of Community Development
Artic Building
Seattle, Wash. 98104

Battalion 3

Enclosure

NOV 8 10 41 AM '74
SEATTLE ENG DEPT



CITY OF SEATTLE
DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

October 24, 1974

To: W. E. Smith - Attention: G. F. White

From: Robert F. White, Director, Office of Environmental Management

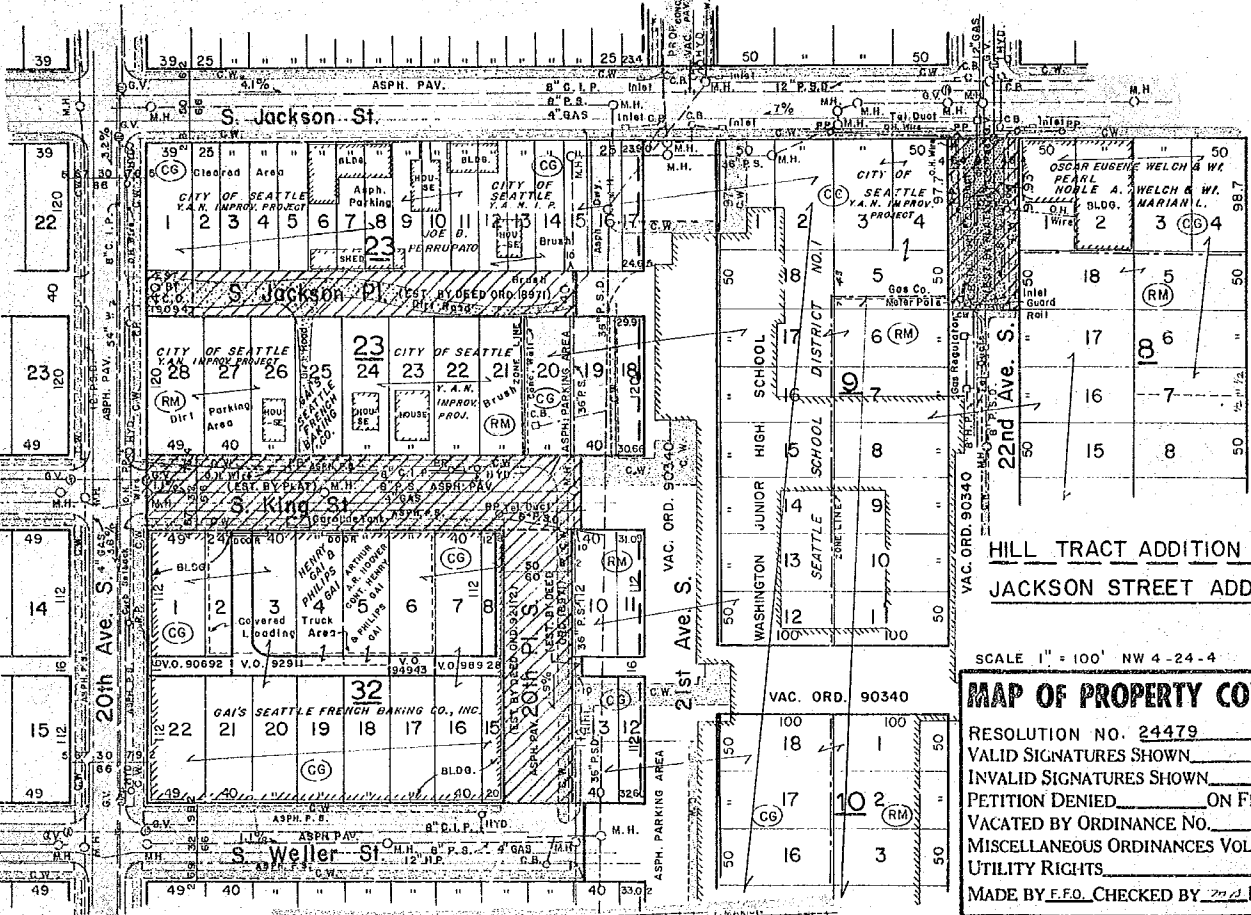
Subject: Vacation of a portion of ~~19th Avenue So. et al~~; South King Street et al

We have reviewed the application to vacate subject property and recommend that they be granted.

Our Department has sponsored these vacations in order to facilitate the expansion of I.T.T. Continental Baking Company and Gai's Bakery to promote development in the Yesler-Atlantic Neighborhood and provide jobs to citizens in the area as attrition of Bakery workers occurs.

We believe the access to the surrounding neighborhood will be satisfactory after the proposed vacations and the use of the properties improved by their consolidation.

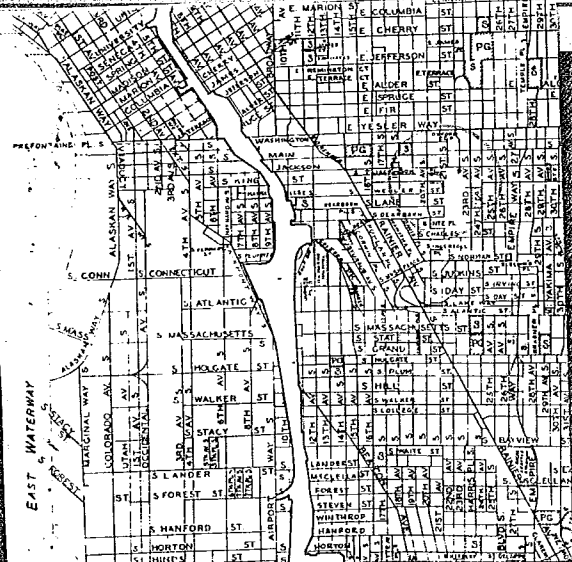
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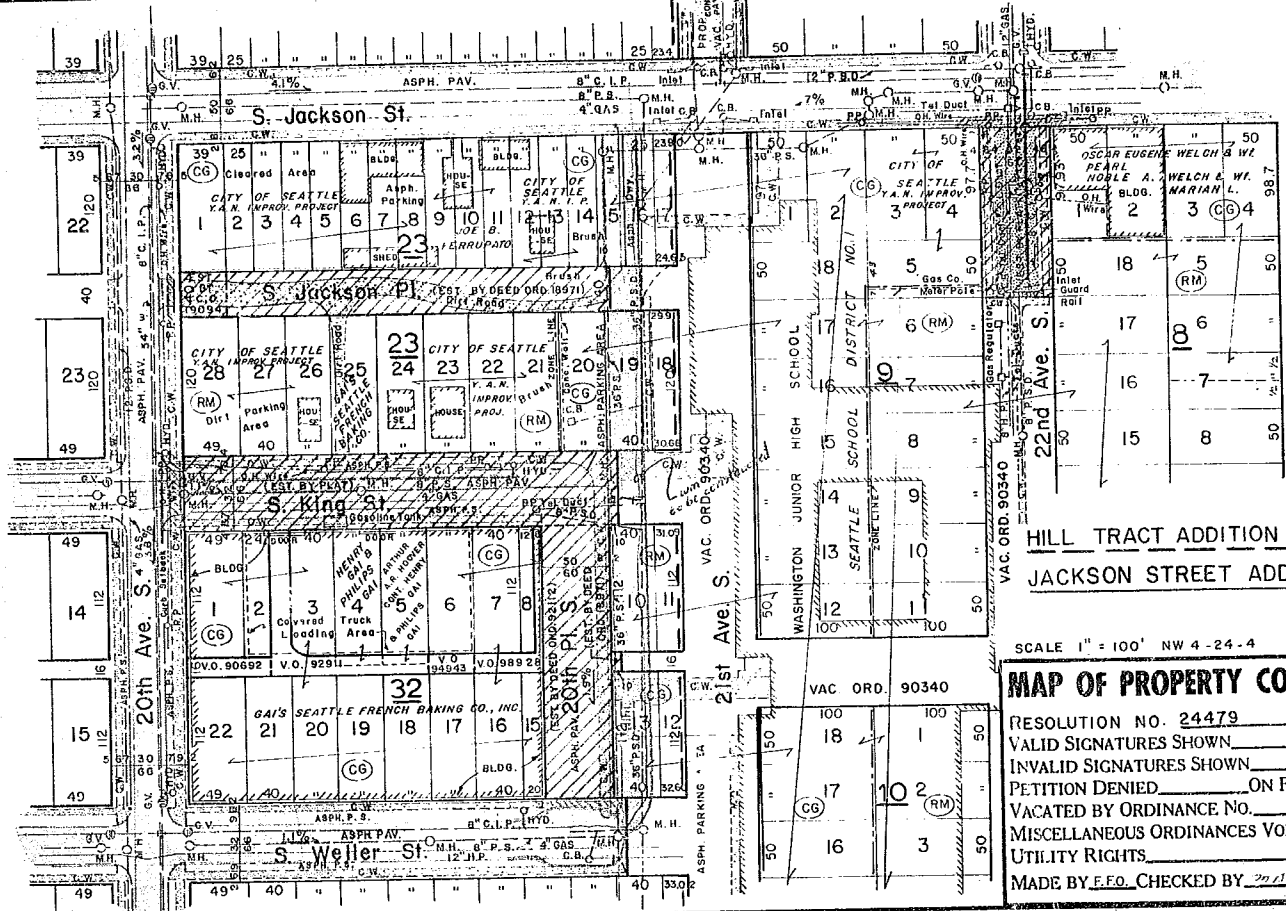


HILL TRACT ADDITION VOL. 8-42
JACKSON STREET ADDITION
VOL. 2-24

SCALE 1" = 100' NW 4-24-4 KROLL 45 W

MAP OF PROPERTY COVERED BY
RESOLUTION NO. 24479
VALID SIGNATURES SHOWN _____
INVALID SIGNATURES SHOWN _____
PETITION DENIED _____ ON FILE _____
VACATED BY ORDINANCE NO. _____
MISCELLANEOUS ORDINANCES VOL. _____
UTILITY RIGHTS _____
MADE BY F.E.O. CHECKED BY _____ DATE _____





HILL TRACT ADDITION VOL. 8-42
JACKSON STREET ADDITION
VOL. 2-24

SCALE 1" = 100' NW 4-24-4 KROLL 45W

MAP OF PROPERTY COVERED BY

RESOLUTION NO. 24479
 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 2011 DATE 10-2-74

ADDENDUM TO DECLARATION OF NO SIGNIFICANT IMPACT FOR PUBLIC IMPROVEMENTS FOR
THE YESLER ATLANTIC PROJECT

Pursuant to consultation between DCD and Engineering staffs, the following materials are added to the above document.

1. Amend statement on page 2 to read ... "utilities affected by the vacation request will be either relocated and/or easements, which provide for the operation, maintenance, repair, etc. of the affected utilities, will have to be conveyed to the owner or owners of said utilities..." The Project budget has always contained funds for utilities relocation.
2. The Project engineer has designs in hand for hammerhead turnarounds. This requirement has always been recognized as essential by the Project management.
3. The business involved is an existing bakery, and the purpose of street vacation is to take parking and trucking operations off streets where they presently operate and confine them to the business property. Access to the property will be from controlled, specified locations at 20th and So. Jackson, and 20th Avenue South.
4. The park design and location are to serve primarily walk-in users, local residents, including mainly school children and the elderly. The size of the park and its location make it basically a small neighborhood playground type of facility, and will not attract users from beyond a one-fourth mile walking distance.
5. As agreed by staff, no access to a proposed townhouse development will be allowed on the 23rd Avenue South side, and no access will be permitted for 150 feet easterly on Yester and South Jackson Streets. The total number of dwelling units projected for the townhouse development is substantially less than the dwelling units removed and the businesses relocated from that area. Since 1969 over 100 dwelling units plus assorted businesses ranging from grocery store, laundry, auto repair, taverns, etc., have been removed. Current businesses fronting So. Jackson Street from 23rd Avenue South to 25th Avenue South will also be relocated. No problem with respect to added traffic is anticipated, as current traffic is much lower than 1969; and future traffic is not expected to exceed traffic patterns of the past.
6. A similar restriction will apply to the area potentially designated for shopping on the southeast quadrant of 23rd Avenue South and South Jackson Street.
7. Property shown on the map as being owned by Hiroshi Takashima is now owned by the City.

8. It should be pointed out that the total number of dwelling units contemplated for the PUD site will be somewhat less (55-60) than existed on the site prior to clearance and grading. Therefore, no problem with respect to added traffic is anticipated. In 1963, there were 103 dwelling units on the 4 blocks plus one or more of the following: grocery, laundry, cleaning, cafes (3), warehouse, shoe repair, taverns (2), barber, beauty shop, janitor service, and auto repair, none of which remain.
9. With regard to vacation of the alley between So. Jackson, 21st, 22nd So., and So. Main Streets, residents in that area are seeking an outlet from the alley to the main thoroughfare to offset winter traffic problems. Pending decisions as to the disposition of property on this block, a final solution to alley use has yet to be determined.

DECLARATION OF
NO SIGNIFICANT IMPACT

STREET VACATIONS

Yesler-Atlantic Neighborhood Improvement
Project (YANIP) - WASH. R-5

Pursuant to the
National Environmental Policy Act of 1969
State Environmental Policy Act of 1971

CITY OF SEATTLE
Department of Community Development
Development Division

August, 1974

Prepared by:

Beatrice M. Hudson
Project Manager, YANIP

All inquiries and responses should be
addressed to:

Yesler-Atlantic Neighborhood
Improvement Project
2319 South Jackson Street
Seattle, Washington 98144

OVERVIEW:

The reader will find helpful the following documents to gain a full understanding of the street vacation request:

1. Yesler-Atlantic Neighborhood Improvement Project - Urban Renewal Plan; Bridges/Burke - October, 1967.
2. Environmental Impact Statement; Yesler-Atlantic Neighborhood Improvement Project Urban Renewal and Comprehensive Plan Changes; Department of Community Development - December, 1973.
3. Economic Analysis and Land Use Feasibility in the Yesler-Atlantic Neighborhood Improvement Project; Economic Research Associates, July 1973.
4. Public Improvement Designs; Engineering Department - Bruce Wasell.

It is important to stress that the street vacations requested are basically the same as those listed on page 98 of the Urban Renewal Plan, with minor modifications. Treatment of public utilities in regard to street vacations follows that section in the plan under revision to utilities, (pages 122-145) with minor modifications. Residential density increases projected in 1967 are no longer valid because of reversals in the economic conditions and the current housing market. Therefore, all traffic flow projections anticipated in 1967 are far below what was expected. The current traffic flow in Yesler-Atlantic is average to low.

1. Location and description of the proposed street vacations:

The location and description of the street vacations are described on the following sheets and indicated on the attached maps of the Project Area.

The Project Area is characterized by conditions of blight, deteriorating and dilapidated structures, lack of amenities, and poor housing conditions, and an excess of street space compared to redevelopable space.

2. Purpose:

The purpose of the street vacations is to implement the urban renewal plan, assist and encourage rehabilitation and redevelopment by public; semi-public and private agencies carrying out the provisions of the plan for the Yesler-Atlantic Project; and to make it possible to achieve the optimum redevelopment of the area through those street vacations which will assist in making the area desirable for reuse.

- A) Vacation of streets and alleys will assist in the assembly of land and reparcelization into parcels of adequate size and shape to be attractive for redevelopment.
- B) Vacation of streets and alleys will also assist in reuse of land which is not usable for street purposes due to topography and other factors.
- C) Vacation of streets and alleys will result in the removal of and/or the redirection of vehicular traffic moving toward or through the Project Area.

- D) Vacation of streets and alleys will provide greater safety, greater comfort, and better health environment to Project Area residents.

3. Discussion of possible environmental effects. This discussion will be in two parts:

- A) Overall street vacation impact
- B) Individual street vacations (related to land use).

A) Overall Street Vacation Impact:

Collectively the requested street vacations in the Yesler-Atlantic Project Area will not have a significant adverse effect on the quality of the environment. Traffic patterns will be altered within residential areas, but these alterations will not significantly increase the flow of traffic from current use and anticipated use. The vacations requested would increase traffic safety factors throughout the Project Area.

All underground public utilities affected by the vacation request have either been relocated and/or easements provided for access purposes. This is in conformance with the Yesler-Atlantic Urban Renewal Plan approved by Ordinance 96123 (1967). - (Y-A Plan, pp 121-145)

Access for fire-fighting equipment and other emergency vehicles has been considered, and necessary entry and exit has been provided where applicable.

All private ownership interest has been considered and provided for through new entry and exit routes.

The total positive effects of the street vacations requested are related to:

- a) better circulation of business traffic
- b) less residential disruption
- c) increased safety from vehicular patterns in residential communities
- d) overall improvement in land use resulting in more open space and redevelopable area
- e) less noise in residential communities as a result of new traffic patterns
- f) removal of heavy trucking equipment from interior streets
- g) no significant increase in current traffic movement throughout the Project Area.

B. Individual Street Vacation Impact:

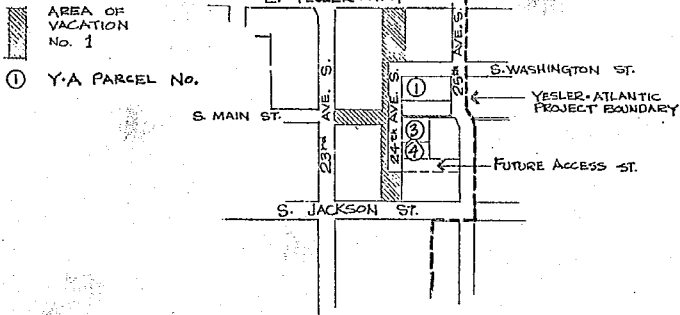
- 1) 24th Avenue South (from the south margin of East Yesler Way, to the north margin of South Washington Street.

24th Avenue South (from the north margin of South Washington Street to a point 380 feet south of South Washington Street, excluding the easterly 60 feet thereof).

24th Avenue South (from a point 380 feet south of South Washington Street to the north margin of South Jackson Street).

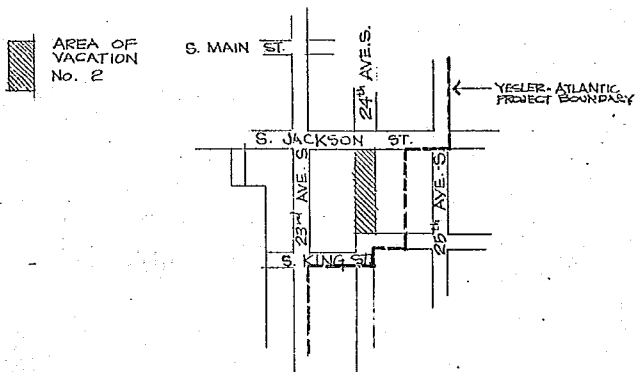
South Main Street (from the west margin of 24th Avenue South to the east margin of 23rd Avenue South).

Dirt path between South Washington Street and South Jackson Street (from the east margin of 24th Avenue South to the west margin of 25th Avenue South).



The purpose of this street vacation request is to provide a large redevelopable land area. The City of Seattle owns all land except the parcels shown as Y-A Parcels 1, 3, 4. Entry and exit routes have been provided for all parties involved. There are no public utilities adversely affected. Relocation and easement rights are applicable. Entry and exit routes are well identified. Land-use proposed redevelopment is low density housing (RM 800). Any redevelopment would need to meet all requirements of City Departments before permission to construct is given. This modification in traffic pattern will not cause significant adverse effect.

- 2) 24th Avenue South from the south edge of South Jackson Street to the north edge of South King Street.

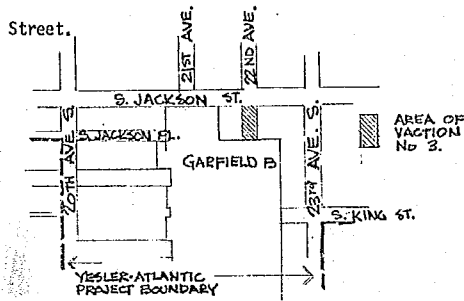


Proposed land use of this area requires the vacation of this street in order to provide a contiguous redevelopable land area. The land use anticipated is that of a much-needed neighborhood shopping center (Cb). Without the vacation of the street, necessary parking requirements and building space would not be available. Vehicular traffic is not expected to exceed traffic rates of 1969, which were considered to be moderate. Vehicular traffic at the present time is below average use for the major arterials of 23rd Avenue South - South Jackson Streets.

Entry and exit will be identified. The area is heavily impacted by pedestrian traffic. It is well serviced by transit routes. Fire lanes for fire equipment and emergency vehicles will be provided. There are no public utilities adversely affected by this request. The anticipated redevelopment is in conformance with the Yesler-Atlantic urban renewal plan. This modification in

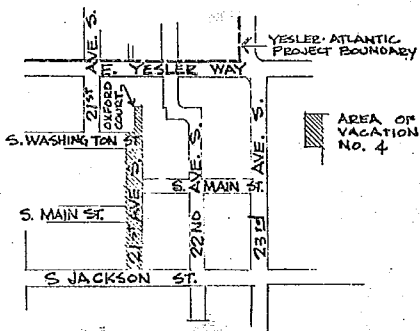
traffic pattern will not cause significant adverse effect.

- 3) 22nd Avenue South from the south edge of South Jackson Street.



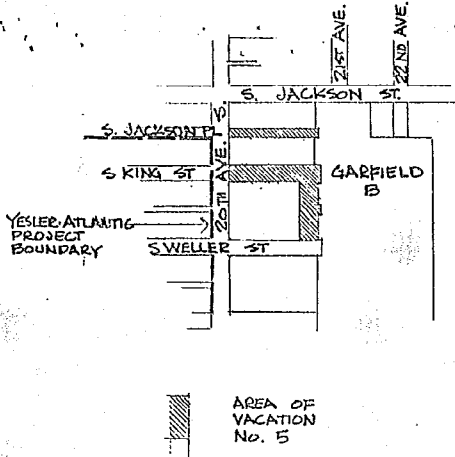
This is a little-used dead-end street. The purpose of the vacation is to provide entry and exit into new parking areas for the adjacent landowners, which are institutional and business oriented. Public utility easements will be granted where applicable. This modification in traffic pattern will not cause significant adverse effect.

- 4) All of South Oxford Court; 21st Avenue South from the north edge of South Jackson Street to South Washington Street.



This vacation is necessary to provide for the Pedestrian Pathway. All conditions of use requested by other City Departments have been met. Public utilities will be relocated and/or easements granted where applicable. Fire and other safety equipment have been provided entry and exit lanes. Private ownership entry and exits have been provided through relocation. Traffic patterns have been altered, but the flow of traffic will not be significantly greater on the adjoining streets because of this vacation.

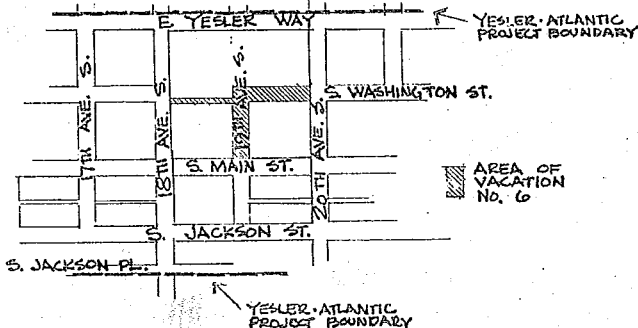
- 5) South Jackson Place from the east edge of 20th Avenue South to School property; South King from the east edge of 20th Avenue South to 20th Place South; 20th Place South from South King Street to the north edge of South Weller Street.



This vacation is requested to provide contiguous land area for business expansion. Present traffic patterns are hazardous and infringe upon the adjoining residential community through the use of heavy trucking equipment and business employees' parking. The vacation of the street will assist in consolidating the activities of the business firm.

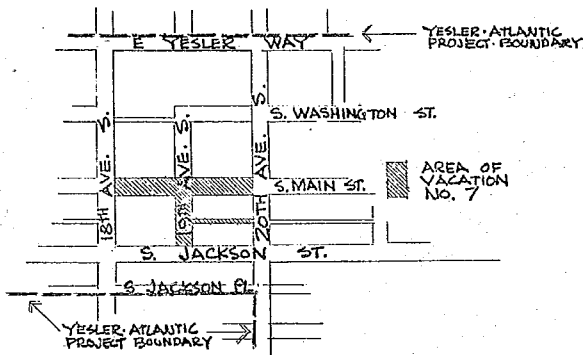
All public utilities will be relocated and/or easements granted where applicable. Entry and exit lanes will be provided. Public improvements scheduled for the adjoining streets provide entry and exit into this community (Bruce Wassel, City Engineering Department). All private owners have been provided entry and exit. Redevelopment will be permitted with conformance to City Departments' requirements.

- * 6) South Washington from the west edge of 20th Avenue South to the west edge of 19th Avenue South; 19th Avenue South from the north edge of South Washington Street to the north edge of South Main Street.



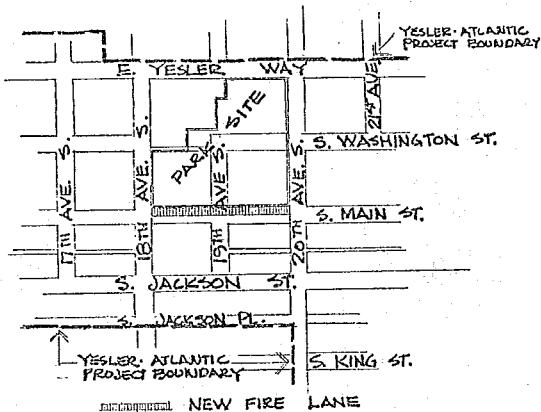
This vacation is requested to provide contiguous land area for the Yesler-Atlantic Park in conformance with the Yesler-Atlantic urban renewal plan. All public utilities will be relocated and/or easements granted. Reduced traffic flow is anticipated because of reduced density in residential use. Traffic patterns will be altered, but there will be no substantial increase in traffic flow. Entry and exit into park area have been provided for fire and other emergency vehicles. Private ownership will not be adversely affected by this vacation.

- * 7) South Main Street from the east edge of 18th Avenue South to the west edge of 20th Avenue South; 19th Avenue South from the north edge of South Jackson Street to the north edge of South Main Street; the alleyway between 19th Avenue South and 20th Avenue South and South Jackson Street and South Main Street.



This vacation is requested to provide contiguous land area for redevelopment. Public utilities in this area will be relocated and/or easements granted where applicable. High noise levels from business traffic in this area are currently a major concern of residential dissatisfaction. Current traffic use, because of business trucks, is also a major concern of residential dissatisfaction. Both of these problems are being resolved, but are dependent upon the street vacation. (See Environmental Impact Statement - Yesler Atlantic Neighborhood Improvement Project - December, 1973.)

Private ownership entry and exit rights have been met. A mild increase in traffic use around the plant facility is projected as a result of closure of the interior streets. However, because this traffic use will occur at nonpeak traffic hours, no significant adverse effect will occur. All redevelopment activities will occur only with the approval through review of plans by City Departments.



- * These two vacations (6 and 7) are somewhat related. The north half of South Main Street will remain open for entry and exit purposes for fire and emergency vehicular use only.

4. Basis for declaration of no significant impact:

From the preceding evaluation, I find that the proposed actions will not have a significant adverse effect on the quality of the environment, and this finding, together with the preceding evaluation and together with the attached supporting materials, constitutes a declaration of no significant impact.

James Braman, Director
Department of Community Development
City of Seattle

_____ Date

Board of Public Works *Re: 24479 - Vaca.*
Office of the Secretary *Post. S. Knig. St.*

Betty L. McFarlane, Secretary 2/14/74
(date)

DEPARTMENTAL ROUTING SLIP

Chr. Street Vaca. Comm.

Robert J. Guilino, City Eng.
(referred to)

Blm
(referred by)

ROUTING	DATE	INITIAL
ACTION		
<i>WSP</i>	<i>2/14/74</i>	<i>W</i>
FILE		
INFORMATION		

___ 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 _____

CC: Kenneth M. Lowthian, ~~Post. Secy~~
Daniel L. Towne - Post Secy
✓ C. Fred. White - Eng.

SEATTLE ENG DEPT
FEB 15 1 18 PM '74

CITY COUNCIL TRANSMITTAL

C. F. #

TO:

Betty McFarlane, Secretary
Board of Public Works

RECEIVED
FEB 13 10 53 AM '74
SECRETARY

Date Sent:
02-13-74

Reply Requested By:

Subject:

RESOLUTION #24479, initiating a proceeding for the vacation of portion of S. King St., et. al. pursuant to RCW 35.79, etc.

FROM:

G.E. Benson, Chairman
Transportation Committee

Review and Return File With Your Answer to Sender

Review and Answer Petitioner, Return File and Copy of Answer to Sender

XXX

Review and Make Recommendations, Return File and Recommendations to Sender
() In Duplicate

Prepare Legislation and Return File to Sender

ACTION REQUIRED

Additional Information:

[Handwritten Signature]
Signature

SEATTLE CITY COUNCIL



CITY OF SEATTLE
DEPARTMENT OF ENGINEERING
ROBERT J. GULINO, CITY ENGINEER
MEMBER, BOARD OF PUBLIC WORKS

Wes Uhlman, Mayor

Seattle Municipal Building, Room 910
600 Fourth Avenue, Seattle, Washington 98104

February 4, 1974

Re: Vacation of portion of
South King Street, et al.

Honorable City Council
of the City of Seattle
Seattle, Washington

Via Mayor Wes Uhlman

Gentlemen:

Transmitted herewith for your approval is a resolution initiating a proceeding for the vacation of portion of South King Street, et al., pursuant to RCW 35.79, and providing for a hearing thereon.

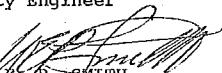
The Department of Community Development has requested this vacation to consolidate the abutting property for redevelopment in conjunction with the Yesler-Atlantic Neighborhood Improvement project. The subject property is to be used by Gai's Seattle French Baking Co., Inc. for the expansion of its present business operation located in the block bounded by 20th Avenue South, South King Street, 20th Place South, and South Weller Street. Access to the expansion area is to be provided from South Jackson Street.

We request that the accompanying resolution be introduced and that the matter come to a public hearing in the normal course of events. This resolution is not to be adopted at this time as the date of the hearing is presently unknown.

Yours very truly,

ROBERT J. GULINO, P. E.
City Engineer

By


W. E. P. SMITH
Assistant City Engineer
Administration

CFW:mm
Att.

cc: W. E. P. Smith

RECEIVED

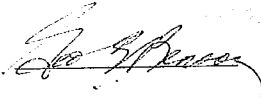
FEB 5 - 1974

OFFICE OF MANAGEMENT
& BUDGET

TIME AND DATE STAMP

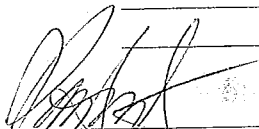
SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:



FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: Transport



PRESIDENT'S SIGNATURE

Street Vacation

October 11, 1979

Mr. James Brennan, Director
Seattle Dept. of Community Development
Room 300 Arctic Building
Seattle, Washington

RE: Proposed Vacation of South King Street
between 20th South and 20th Place South
and the Vacation of 20th Place South from
Waller to Jackson

Dear Mr. Brennan:

On September 26, Ms. Howwood and Capt. Stephens met with regard to fire and life safety access for the Yesler-Atlantic Neighborhood Improvement Project. The following criteria is the minimum that would permit a reasonable standard for fire fighting and rescue access to Garfield "D" school and Gal's Bakery.

There must be a twenty-five (25) foot wide City owned street right-of-way from Jackson Street to Lane Street. This street is to be located in the approximate area of 20th Place South and shall be without off sets. The street shall be hard surfaced to a minimum of twenty feet (20') width and posted "Fire Access Only - No Parking Permitted". In addition, the fire hydrant at 20th Place South and South King must be retained. This hydrant and the hydrant at 20th Place South and South Waller Street are on dead end mains. This Department strongly recommends that a new eight inch (8") main be extended from Jackson Street to Lane Street on 20th Place and the hydrants at King, Waller, and Lane Streets be connected to same. This would greatly improve the somewhat poor water supplies in this area.

This Department feels that the life and property loss potential represented in this development is very great and the foregoing is minimal standards for the protection of same. If we may be of further help in this matter, please call Fire Department Engineering Section at 589-2659.

Very truly yours,

JMR:cm
TCH/ALS

cc: Ms. Rosmary Howwood
Dept. of Community Development
Arctic Building
Seattle, Washington

Jack N. Richards, Chief
Seattle Fire Department

T. M. Lintzheim
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

portion of South King Street, et al.

RECEIVED

OCT 7 '74

Resolution
 COMPTROLLER'S File No. 24479

SEATTLE
 WATER DEPT.

REASON FOR VACATION: The Department of Community Development has requested this vacation in order to consolidate the abutting properties for redevelopment in conjunction with the Yesler-Atlantic Neighborhood Improvement Project. The property is to be used by Gai's Seattle French Baking Co., Inc., for the expansion of its present business operation located in the block bounded by 20th Avenue South, South King Street, 20th Place South, and South Waller Street. Access to the expansion area is to be provided from South Jackson Street.

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

Engineering Department

Other Departments

Engr. Operations Div.
 Traffic & Transp. Div.
 Construction Div.
 Utility Design Div.
 Transportation Design Div.

Franchises &
 Utilities Sec.
 Street Use Div.
 Court & R/W Div.

Fire Department
 DCD, Office of Environmental Management
 Metro Transit

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

October 25, 1974

(Date)

Additional comments if desired:

To approve this vacation the following revisions need be made to the water facilities:

1. Deactivate the 8" watermain in S. King St. westerly from the connection to the 8" main in 20th Ave. S.
2. Deactivate the 8" watermain in 22nd Ave. S. southerly from the connection to the 8" watermain in S. Jackson St.
3. Move water service for 2203 S. Jackson to the watermain in S. Jackson St.
4. All existing water meters on 8" main in S. King St. appear to have been removed. The water services will be killed when main deactivated.
5. An existing water service in 22nd Ave. S. for 2117 S. Jackson St., from which meter has been removed, would be transferred to main in S. Jackson St. if requested.
6. All expense of foregoing adjustments and revisions would be borne by the vacation petitioner.

J. M. Lenthain
City Engineer

E-137

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

Portion of South King Street, et al.

RECEIVED

OCT 7 '74

Resolution
 CONTROLLED FILE No. 24479

SCATTLE
 WATER DEPT.

REASON FOR VACATION: The Department of Community Development has requested this vacation in order to consolidate the abutting properties for redevelopment in conjunction with the Yesler-Atlantic Neighborhood Improvement Project. The property is to be used by Cai's Seattle French Baking Co., Inc., for the expansion of its present business operation located in the block bounded by 20th Avenue South, South King Street, 20th Place South, and South Weller Street. Access to the expansion area is to be provided from South Jackson Street.

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light.				
City Engineer				
<i>WR</i> Supt. Water	<i>J. M. Lenthain</i>		See below	<i>10/22/74</i>
Supt. Bldgs.				
Supt. Parks				

Engineering Department

Other Departments

Engr. Operations Div.
 Traffic & Transp. Div.
 Construction Div.
 Utility Design Div.
 Transportation Design Div.

Franchises &
 Utilities Sec.
 Street Use Div.
 Court & R/W Div.

Fire Department
 DCD, Office of Environmental Management
 Metro Transit

Please make comments and return to the City Engineer at Room 910 by October 25, 1974
 (Date)

Additional comments if desired:

- To approve this vacation the following revisions need be made to the water facilities:
- Deactivate the 8" watermain in S. King St. westerly from the connection to the 8" main in 20th Ave. S.
 - Deactivate the 8" watermain in 22nd Ave. S. southerly from the connection to the 8" watermain in S. Jackson St.
 - Move water service for 2203 S. Jackson to the watermain in S. Jackson St.
 - All existing water meters on 8" main in S. King St. appear to have been removed. The water services will be killed when main deactivated.
 - An existing water service in 22nd Ave. S. for 2117 S. Jackson St., from which meter has been removed, would be transferred to main in S. Jackson St. if requested.
 - All expense of foregoing adjustments and revisions would be borne by the vacation petitioner.

24479

