

Alaska and Fauntleroy Project

Alley Vacation Petition

January 24, 2013

4755 Fauntleroy Way S.W.

DPD Project No. 3013803

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## **#1—Filing Fee**

A check for \$450.00 for the filing fees, made to the City of Seattle Department of Finance, has been submitted to SDOT and accepted for this petition.

## #2—Required Signatures

Signed and completed petition with signatures representing ownership of 2/3 of the property abutting the right-of-way to be vacated as required by state law. Specifically, the petition must contain the signatures of the property owners on both sides of the affected alley, even though only a portion is sought for vacation. For property owned by a business entity, the petition must include notarized signatures of two authorized officers. The submittal must include documentation (such as articles of incorporation or other organizational documents demonstrating the authority to bind the organization) and names and titles of officers who are authorized to bind the corporation.

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The signatures to the petition have been submitted to SDOT and accepted.

### #3—Community Information

The Street vacation Policies require community notification prior to beginning the vacation review process. List the community or neighborhood organizations and business groups that were provided information about the project, and include contact names, addresses, phone numbers, and email addresses.

Community Group/Neighbor	Contacts met with	Contact information	Meeting Dates
Masonic Temple	Jeffery Tosh	(206) 938-3554	Sept 11, Nov 2
	Martin Monk	(206) 938-3554	Sept 11, Nov 2
	Danan Margason	(206) 938-3554	Oct 18 (phone), Nov 2
West Seattle Junction Association	Susan Melrose	<a href="mailto:susan@wsjunction.org">susan@wsjunction.org</a>	July 30 and 31 (phone), Aug 14 and 30 (phone), Sept 5, Sept 13, Oct 16, Nov 27, Dec 10
	Heather Leaman/Bakery Nouveau	206-923-0534	Sept 12 (phone)
	T. Frick/Bin 41	bin41@me.com, 206.937.0411	Sept 11, Nov 27
	Josh Sutton/YMCA	206-658-3331 (cell), <a href="mailto:jsutton@seattlemca.org">jsutton@seattlemca.org</a>	Nov 27, Dec 10
West Seattle Chamber of Commerce	Dave Montoure/West 5 - President	206-719-3283 (cell)	July 26, July 30 (phone), Aug 21 (phone), Sept 5, Sept 13, <b>Sept 25 (presented to Chamber Board)</b> , Oct 16, Oct 29 (email), Nov 27
Chaco Canyon Café	Chris Maykut, owner	<a href="mailto:chacocanyoncafe@gmail.com">chacocanyoncafe@gmail.com</a>	Nov 27
West Seattle Junction Neighborhood Assn	Rene Commons	<a href="mailto:rcommons@comcast.net">rcommons@comcast.net</a> , 206-373-5003	Sept 11, Nov 27, Dec 10
	Abdy Farid	<a href="mailto:af.1@comcast.net">af.1@comcast.net</a>	Sept 11, Nov 27, Dec 10
West Side Baby	Nancy Woodland, owner	<a href="mailto:nancy@westsidebaby.org">nancy@westsidebaby.org</a> , 206-767-1662	Nov 27
Morgan Junction Community Association	Deb Barker	<a href="mailto:djb124@earthlink.net">djb124@earthlink.net</a> , 206-940-2255	Nov 27
Fairmount Community Association	Sharonn Meeks	<a href="mailto:smeeks50@comcast.net">smeeks50@comcast.net</a> , 206-938-1007 (home), 206-287-4404 (office)	Sept 11, Nov 27
Admiral neighbor	Diane Vincent	<a href="mailto:divincent@aol.com">divincent@aol.com</a> , 206-949-7377	Nov 27

The Project has also been subject to two Early Design Guidance meetings, at which members of the public submitted public comment. The project will be subject to Design Commission meetings, also public meetings, to review the alley vacation petition, and the project will be further subject to at least one more Design Review Board Recommendation meeting. Both Design Commission meetings and Design Review Board meetings include public comment opportunities.

Attached are letters of support for the project and the vacation; we will continue to submit letters of support and additional project information as it is received.



West Seattle Junction Association  
4210 SW Oregon Street, Suite A  
Seattle, WA 98116  
P: 206.935.0904 F: 206.932.5753  
www.wsjunction.org

September 17, 2012

Lennar Multi Family  
Attn: Peter Schellinger  
25 Enterprise, Suite 300  
Aliso Viejo, CA 92656

Re: West Seattle Triangle Development Proposed for 4755 Fauntleroy Way SW and Vicinity

Dear Peter:

Thank you for including the West Seattle Junction Association in your outreach efforts for the proposed development at 4755 Fauntleroy Way SW. This is an important site as it is a critical gateway to our neighborhood.

Based on our conversations and the information you provided, the project will be a positive addition to West Seattle. Our Community has spent considerable effort planning for the future development of this site and the West Seattle Junction Association looks forward to a mixed use development that provides new residential and retail options.

This type of development must be planned and implemented with care, but based on our communications so far, we support the vision presented by this project.

Best,

A handwritten signature in blue ink, appearing to read "Susan Melrose", followed by a horizontal line.

Susan Melrose  
Director

September 10, 2012

Lennar Multi Family  
Attn: Peter Schellinger  
25 Enterprise, Suite 300  
Alto Viejo, CA 92656

Re: West Seattle Triangle Development Proposed for 4755 Fauntleroy  
Way SW and Vicinity

Dear Peter:

Thank you for taking the time to meet with us on August 21, 2012 to discuss your proposed project. We and our neighbors have a longstanding interest in seeing the West Seattle Triangle thoughtfully renewed, and appreciate that you are seeking the thoughts of community members in advance of submitting your applications to the City.

Based on our conversations and the information you provided, it appears that the development you have proposed for the corner of Fauntleroy Way and SW Alaska Street will fulfill many of the goals West Seattleites and the City as a whole have for this neighborhood. A mixed use development that provides new residential and retail options would help reenergize the neighborhood and should also offer needed local employment opportunities. This type of development must be planned and implemented with care, but based on our communications so far, we support the vision presented by this project.

We look forward to continuing work toward a revitalized West Seattle Triangle neighborhood.

Very truly yours,



Dave Montoure  
Chairman/Board of Directors  
West Seattle Chamber of Commerce

## #4—Development Team

Provide information about the development team, including the architect, engineer, land use attorney, artist, or other team members and include name, address, phone number and email address.

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<b>Project Developers:</b>	Joint Venture between Lennar Multifamily and Weingarten Realty Lennar Contact: Steve Orser <a href="mailto:Steve.orser@lennar.com">Steve.orser@lennar.com</a> Weingarten Contact: Lance Sherwood <a href="mailto:Lsherwood@weingarten.com">Lsherwood@weingarten.com</a>
<b>Project Design:</b>	Fuller Sears Architects Bill Fuller: <a href="mailto:bfuller@fullersears.com">bfuller@fullersears.com</a> Steve Sears: <a href="mailto:ssears@fullersears.com">ssears@fullersears.com</a>
<b>Landscape Design:</b>	Weisman Design Group Andy Rasmussen <a href="mailto:andy@wdginc.com">andy@wdginc.com</a>
<b>Civil Engineer:</b>	KPFF, Inc. Jeremy Febus <a href="mailto:Jeremy.febus@kpff.com">Jeremy.febus@kpff.com</a>
<b>Transportation:</b>	The Transpo Group Mike Swenson <a href="mailto:Mike.swenson@transpogroup.com">Mike.swenson@transpogroup.com</a>
<b>Land Use Attorneys:</b>	McCullough Hill Leary, P.S. Jack McCullough and Jessie Clawson <a href="mailto:jack@mhseattle.com">jack@mhseattle.com</a> or <a href="mailto:jessie@mhseattle.com">jessie@mhseattle.com</a>

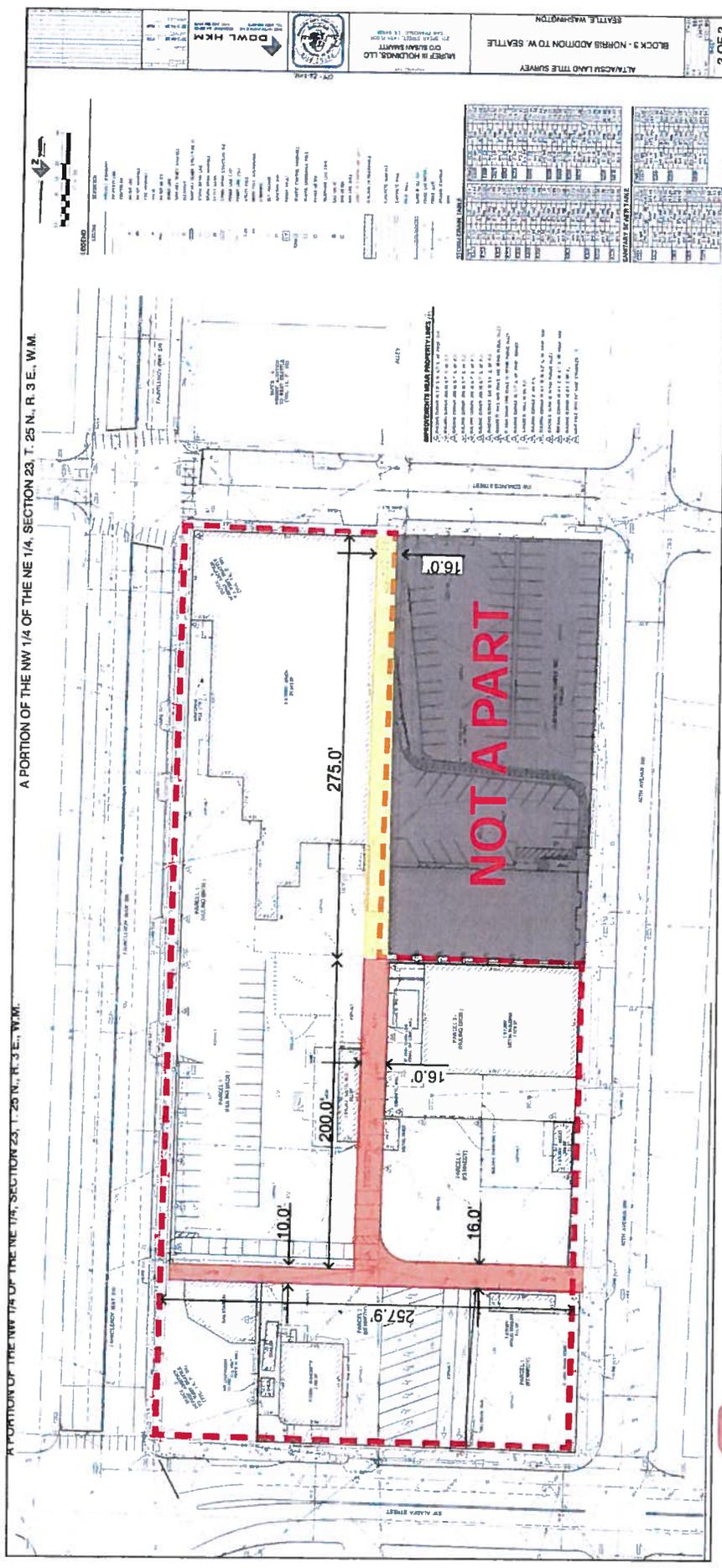
## **#5—Alley Proposed for Vacation**

Identify the public right-of-way proposed for vacation. Provide a legal description of the right-of-way proposed to be vacated; survey and title work may be required.

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Please see the attached site plan showing the alley proposed to be vacated, and a depiction of the configuration of the site following alley vacation.

Please also see the attached legal description of the alley proposed to be vacated.



A PORTION OF THE NW 1/4 OF THE NE 1/4, SECTION 23, T. 25 N., R. 3 E., W.M.

A PORTION OF THE NW 1/4 OF THE NE 1/4, SECTION 23, T. 25 N., R. 3 E., W.M.

- Proposed Alley to be Vacated
- Existing Alley to Remain

**FULLER • SEARS**  
ARCHITECTS

1411 Fourth Ave., Suite 1306  
Seattle, WA 98101  
Tel. 206.882.6170

**4755 Fauntleroy Way SW**  
West Seattle, Seattle, Washington

**Alley Vacation Summary**  
Alley Vacation Petition, 1/24/2013

NORTH

ATTACUS LAND TITLE SURVEY  
BLOCK 3 - NORRIS ADDITION TO W. SEATTLE  
SEATTLE, WASHINGTON

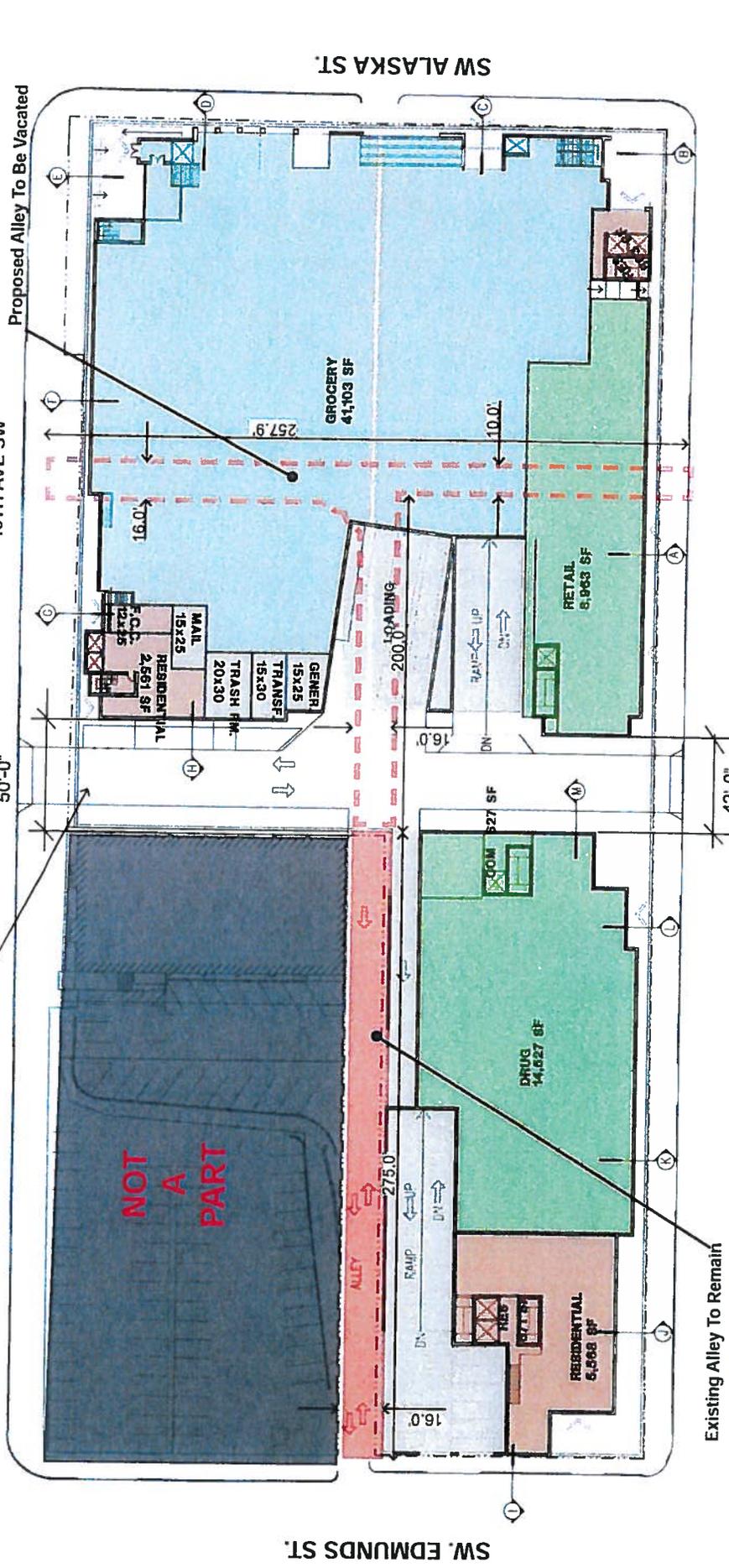
MARCELLA H. HONAN, L.L.O.  
CO SURVYOR  
1010 1ST AVENUE, SUITE 1100  
SEATTLE, WA 98101



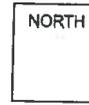
DOWL HKM  
1010 1ST AVENUE, SUITE 1100  
SEATTLE, WA 98101  
TEL: 206.461.1100

3 OF 3

250' Mid-Block Connector per West Seattle Triangle Plan-  
Public Access Easement to be Provided



FAUNTLEROY WAY SW



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ARCHITECTS  
1411 Fourth Ave., Suite 1306  
Seattle, WA 98101  
Tel. 206.662.8170

**4755 Fauntleroy Way SW**  
West Seattle, Seattle, Washington

**Ground Level Plan**  
Alley Vacation Petition, 1/24/2013

**EXHIBIT A  
LEGAL DESCRIPTION  
ALLEY VACATION**

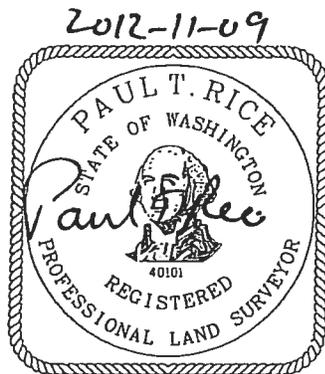
THOSE PORTIONS OF THE PUBLIC ALLEYS, LYING WITHIN BLOCK 3, NORRIS ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 93, RECORDS OF KING COUNTY;

TOGETHER WITH THAT PROPERTY CONVEYED TO THE CITY OF SEATTLE FOR STREET PURPOSES, AS RECORDED UNDER RECORDING NUMBERS 6689470 AND 6689471, RECORDS OF KING COUNTY, WASHINGTON;

LYING NORTHERLY OF THE SOUTHERLY BOUNDARY, AND ITS EASTERLY AND WESTERLY EXTENSION THEREOF, OF LOT 39, IN SAID BLOCK 3, NORRIS ADDITION TO WEST SEATTLE.

EXCEPTING THEREFROM, ANY PORTION OF SAID PUBLIC ALLEYS LYING WITHIN SAID BLOCK 3, NORRIS ADDITION TO WEST SEATTLE, PREVIOUSLY VACATED BY CITY OF SEATTLE ORDINANCE NUMBER 99278;

SAID PORTION TO BE VACATED CONTAINS 6,597 SQUARE FEET, OR 0.151 ACRES OF LAND, MORE OR LESS.



## #6—Project Location

Provide the project address; the boundaries of the block where the project is located; the neighborhood or area of the City; the Neighborhood Planning Area; the current zoning for the area and any zoning overlays or special review districts.

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**Project address:** 4755 Fauntleroy Avenue S.W., Seattle, WA 98166

**Boundaries of block:** The block is bounded by S.W. Alaska Street to the north, Fauntleroy Way S.W. to the east, 40<sup>th</sup> Avenue S.W. to the west, and S.W. Edmunds Street to the south.

**Current zoning of site:** The northern third of the project site is zoned Neighborhood Commercial 3 with a pedestrian overlay and a height limit of 85 feet (“NC3P-85”), while the southern two-thirds of the project site is zoned NC3-85.

**Comprehensive Plan designation:** Mixed Use/Commercial; West Seattle Junction Hub Urban Village.

**Neighborhood Planning Area:** West Seattle Junction Neighborhood Plan, West Seattle Triangle Urban Design Framework

**Design Review Board:** Southwest Design Review Board

Please see attached area plan and surrounding area context photos.

ADDRESS: 4755 Fauntleroy Way SW  
 DPD PROJECT #: 3013803  
 OWNER/APPLICANT: Lennar Multi Family  
 AGENT: Fuller Sears Architects

**DEVELOPMENT OBJECTIVES**

Our objective is to develop a true retail-based mixed-use project that contributes to the character of its surroundings by:

- Adding to the retail activity and character along SW Alaska
- Providing clearly defined entrances and convenient access to surrounding neighborhood and nearby transit systems.
- Creating an urban density while minimizing the impact of parking and loading and their access.
- Making light-filled units that create great spaces for urban living inside and out.
- Defining and activating the street edges with uses which complement the various street characters and adjoining surroundings.
- Supporting and implementing the intent and vision of the West Seattle Triangle Plan.

**PROJECT PROGRAM**

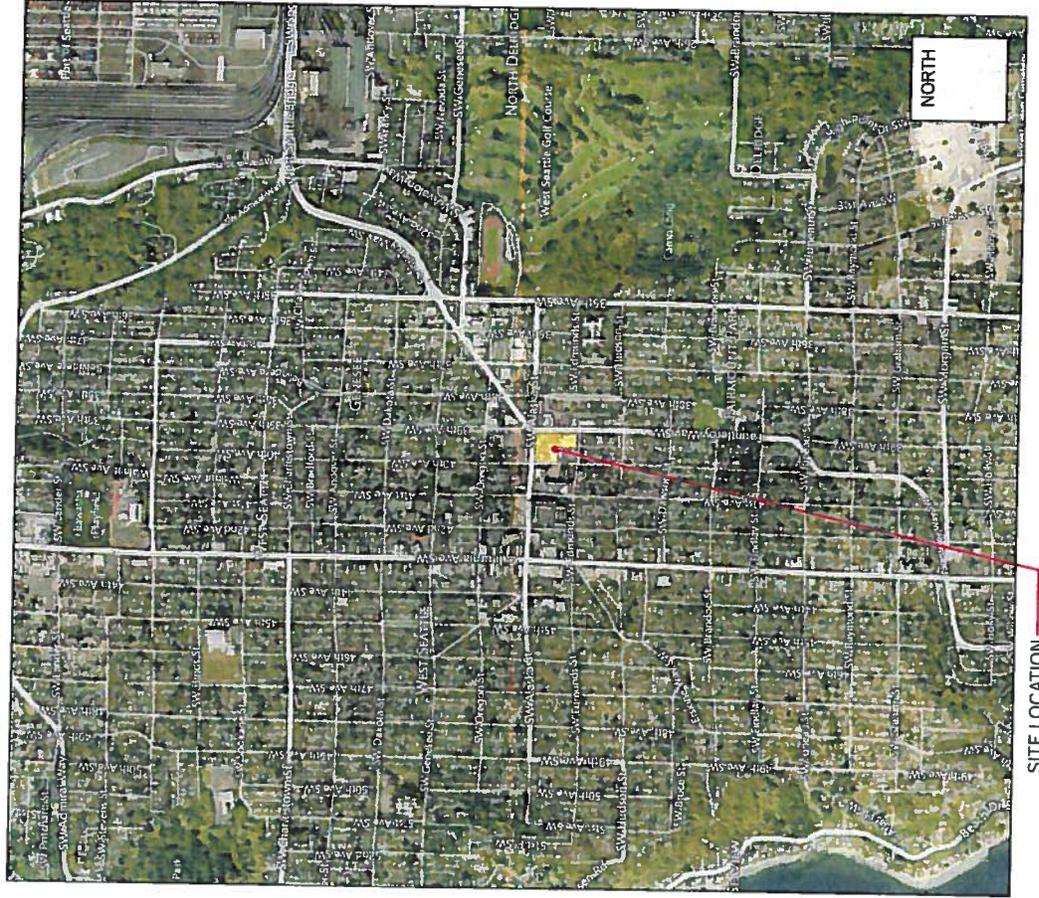
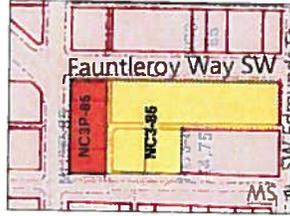
Number of Residential Units: 370  
 Number of Parking Stalls: 570  
 Total Residential Area: 338,500 Square Feet  
 Total Retail Area: 66,000 Square Feet including grocery, drug store, and shops

**EXISTING SITE**

- 115,223 SF Proposed with alley vacation
- 108,771 SF Existing without alley vacation
- Existing Fuel Station and Funeral home on 2 of 3 lots. Empty car dealership structures on remaining property.
- Grade change +/- 11 feet from NW corner (high) to NE corner (low)

**ZONING**

- NC3P-85 & NC3-85
- 85 feet maximum height
- 5.5 Floor Area Ratio/FAR



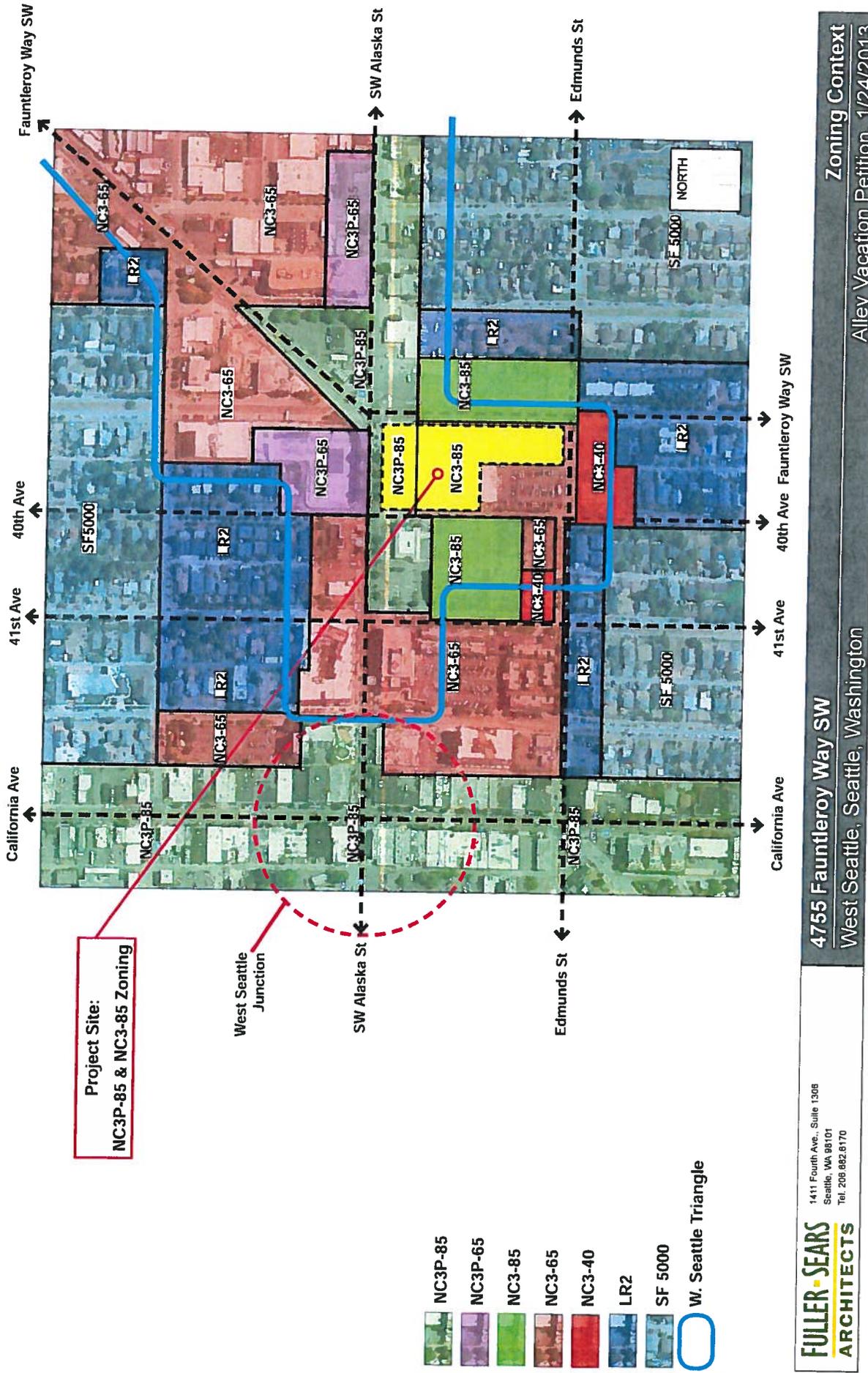
SITE LOCATION

**FULLER SEARS**  
**ARCHITECTS**

1411 Fourth Ave., Suite 1306  
 Seattle, WA 98101  
 Tel. 206.682.6170

**4755 Fauntleroy Way SW**  
 West Seattle, Seattle, Washington

**Project Overview**  
 Alley Vacation Petition, 1/24/2013



**Project Site:**  
**NC3P-85 & NC3-85 Zoning**

West Seattle  
 Junction

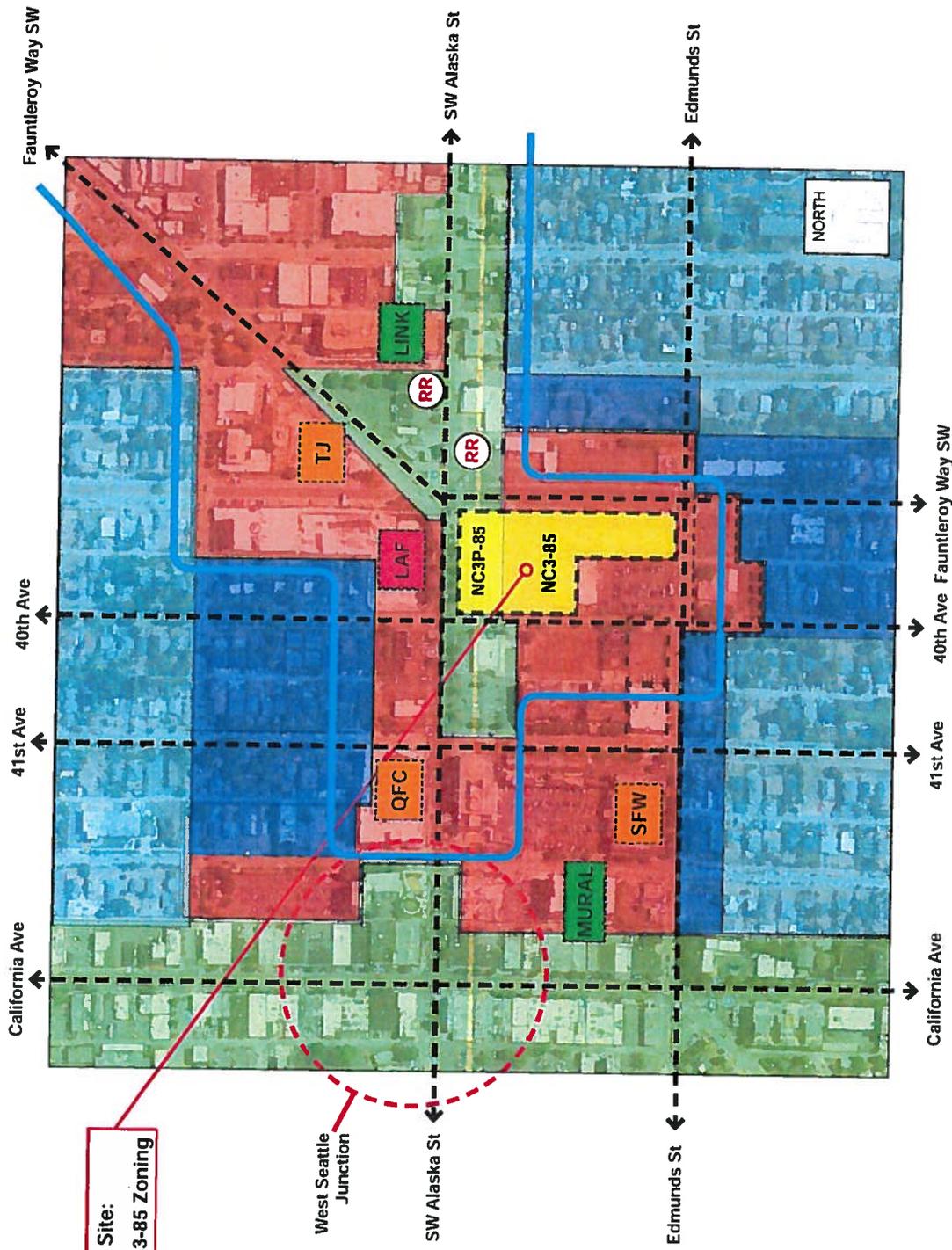
- NC3P-85
- NC3P-65
- NC3-85
- NC3-65
- NC3-40
- LR2
- SF 5000
- W. Seattle Triangle

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**ARCHITECTS**

1411 Fourth Ave., Suite 1308  
 Seattle, WA 98101  
 Tel. 206.882.8170

**4755 Fauntleroy Way SW**  
 West Seattle, Seattle, Washington

**Zoning Context**  
 Alley Vacation Petition, 1/24/2013



**Project Site:**  
NC3P-85 & NC3-85 Zoning

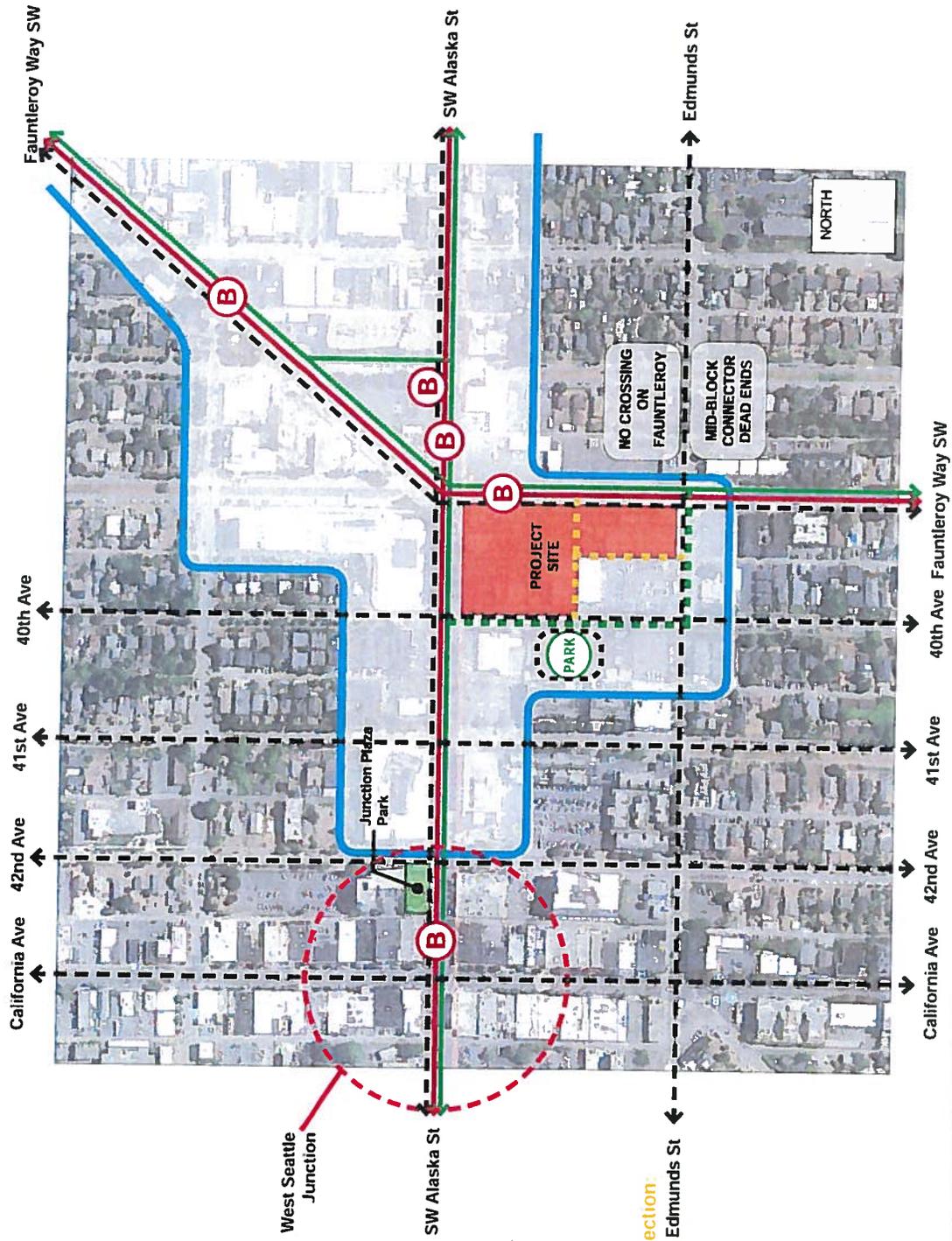
- Pedestrian Zone
- Commercial / Mixed-use
- Commercial / Mixed-use
- Multi-Family Use
- Single Family Use
- Grocery
- Apartments
- Retail
- Rapid Ride Stop
- W. Seattle Triangle

**FULLER-SEARS**  
**ARCHITECTS**

1411 Fourth Ave., Suite 1306  
Seattle, WA 98101  
Tel. 206.682.6170

**4755 Fauntleroy Way SW**  
West Seattle, Seattle, Washington

**Neighborhood Use Context**  
Alley Vacation Petition, 1/24/2013



- Major Streets: Two way Vehicle Accessible Route
- Public Transportation: Metro and Rapid Ride
- Bus Stop Location: Metro and Rapid Ride
- Potential through-block Connection: On Project Site
- Major Walk/Bike Path: Fauntleroy Way and Alaska
- Potential Walk/Bike Path: On and Around Project Site
- Proposed Park: On and Around Project Site
- West Seattle Triangle Study Area

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**ARCHITECTS**

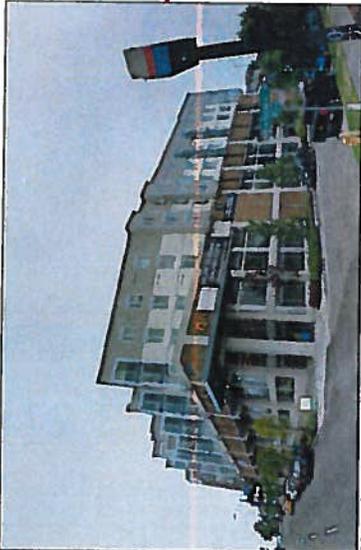
1411 Fourth Ave., Suite 1306  
 Seattle, WA 98101  
 Tel. 206.882.6170

**4755 Fauntleroy Way SW**  
 West Seattle, Seattle, Washington

**Nine Block Circulation Diagram**  
 Alley Vacation Petition, 1/24/2013



Viking Bank



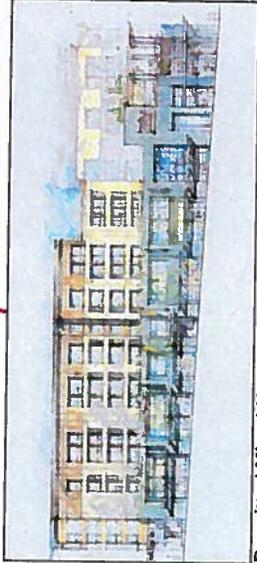
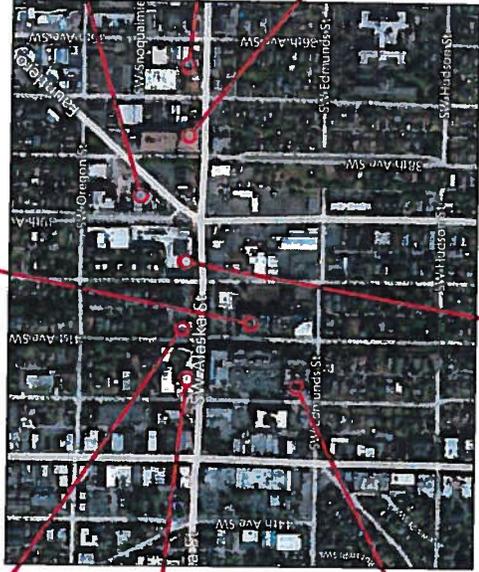
Altamira Apts. / QFC



Mural Apts.



Highline Medical Plaza



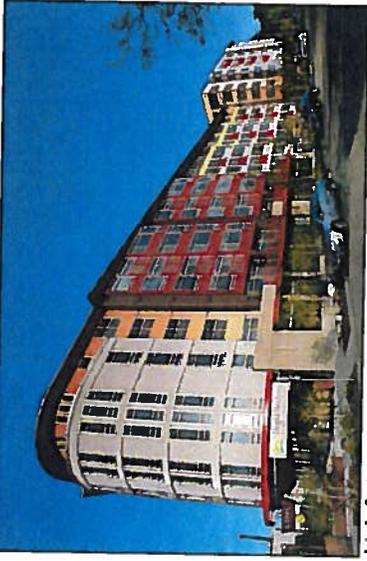
Permitted Mixed-Use



Trader Joe's



Fire Station No. 32



Link Apts.

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ARCHITECTS

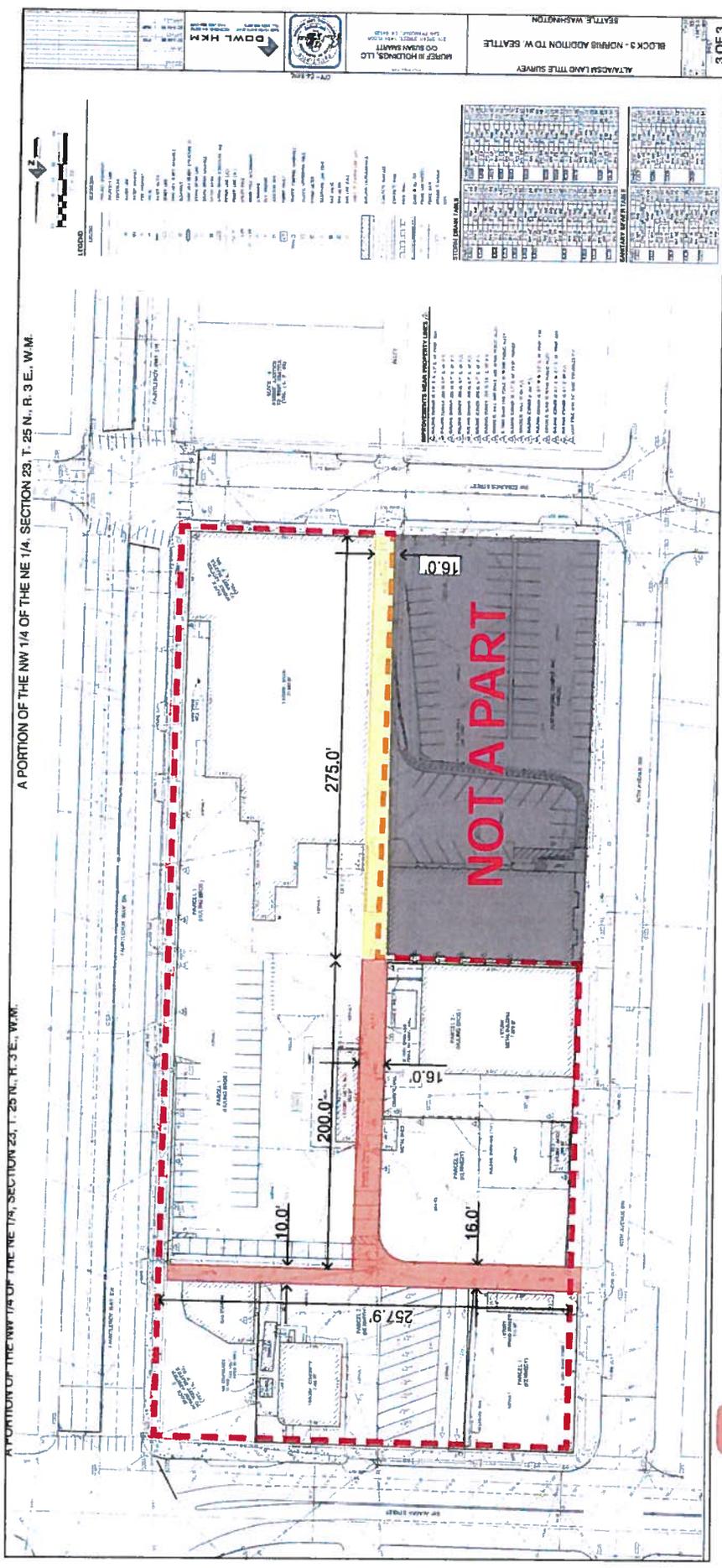
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Seattle, WA 98101  
Tel. 206.682.6170

**4755 Fauntleroy Way SW**

West Seattle, Seattle, Washington

**Neighborhood Context**

Alley Vacation Petition, 1/24/2013



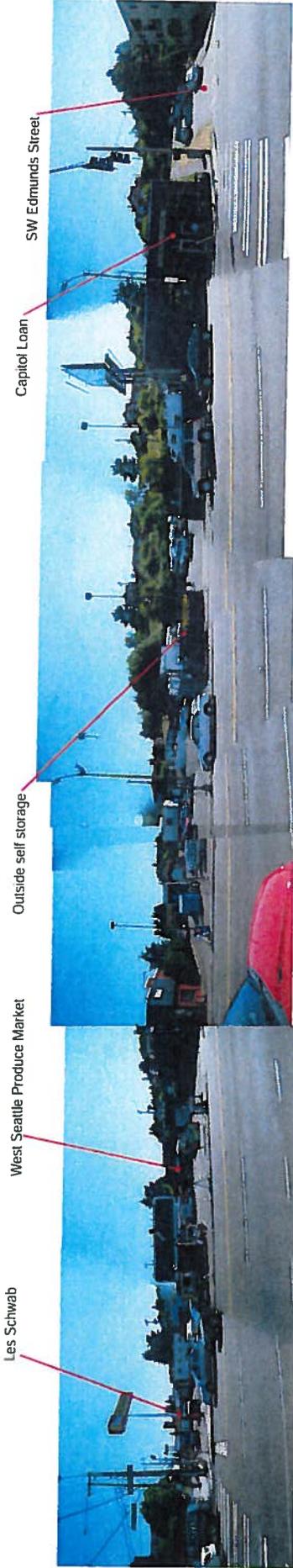
- Proposed Alley to be Vacated
- Existing Alley to Remain

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ARCHITECTS

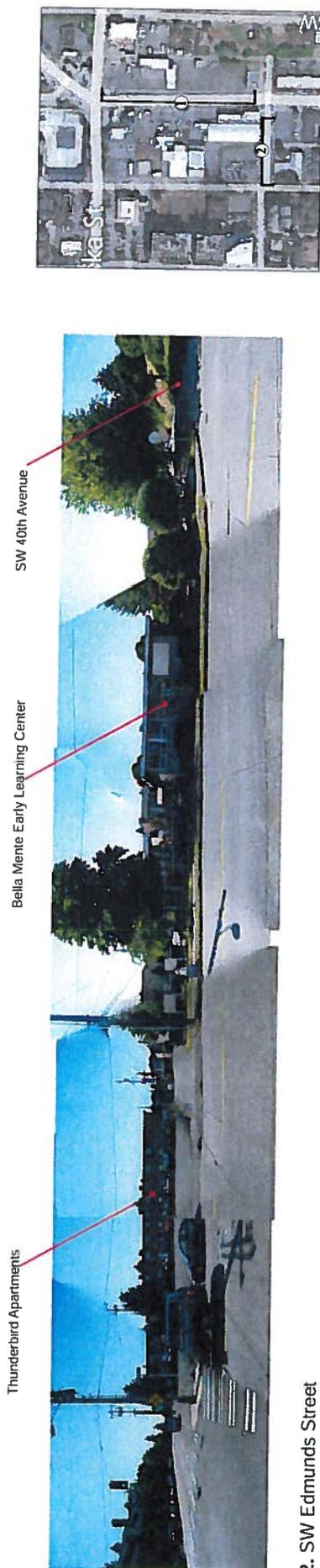
1411 Fourth Ave., Suite 1306  
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**4755 Fauntleroy Way SW**  
West Seattle, Seattle, Washington

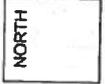
**Alley Vacation Summary**  
Alley Vacation Petition, 1/24/2013



1. SW Fauntleroy Way



2. SW Edmunds Street



Highline Medical Plaza

Bank Of America

QFC



3. SW 40th Avenue

Permitted Mixed-Use



4. SW Alaska Street

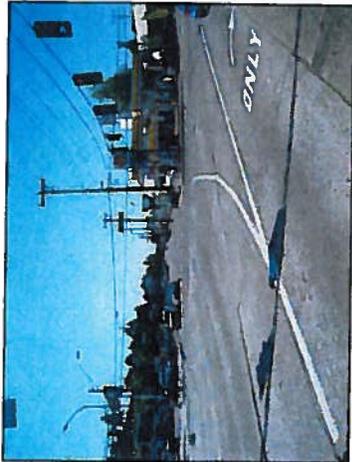


NORTH

**FULLER • SEARS**  
ARCHITECTS  
1411 Fourth Ave., Suite 1306  
Seattle, WA 98101  
Tel. 206.682.6170

**4755 Fauntleroy Way SW**  
West Seattle, Seattle, Washington

**Streetscape Montages**  
Alley Vacation Petition, 1/24/2013



1. View from Northeast: corner of Fauntleroy & Alaska



1. View from Northwest: corner of Alaska & 40th



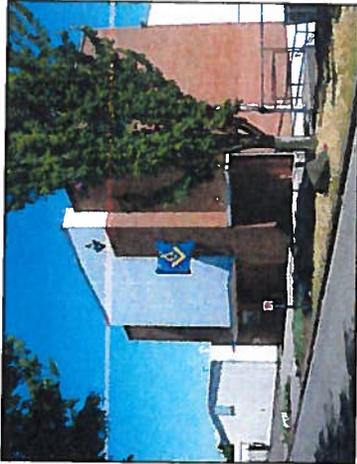
1. View from Southwest: corner of Fauntleroy & Edmunds



1. View from Southeast: corner of Edmunds & 40th



1. View from Northeast across site



1. View from Southeast towards Masonic Temple

**Uses**

The site occupies approximately 3/4 of the entire block. There is an existing Funeral home and fuel station on the site, in addition to numerous empty building shells.

**Topography**

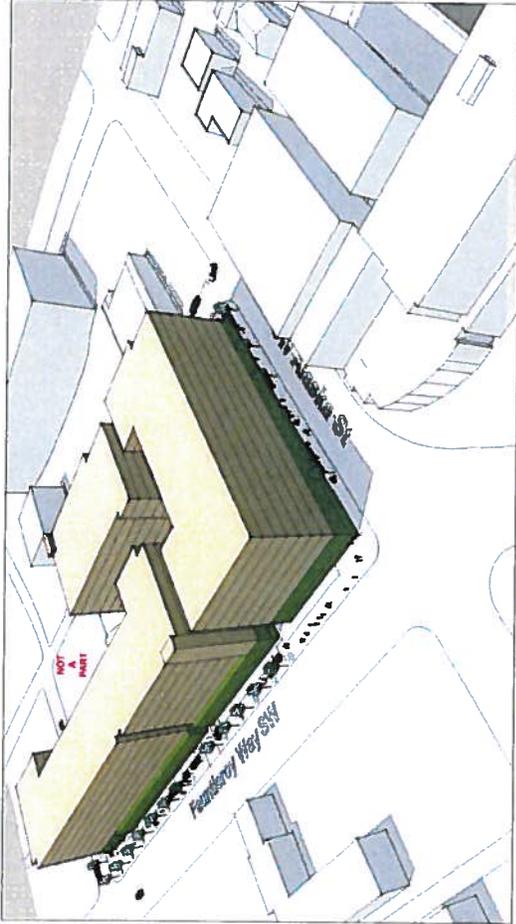
The site is almost entirely paved. It slopes from west to east 12' along SW Alaska St and gradually from south to north, which follows the grade of the two adjacent streets (40th Ave SW & Fauntleroy Way SW).

**Access**

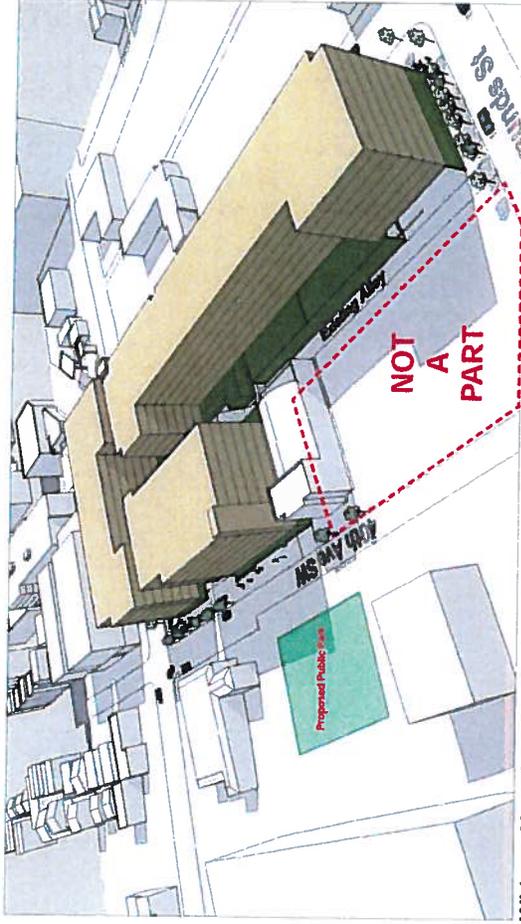
The site fronts four streets: SW 40th Ave to the West, Fauntleroy Way SW to the East, Edmunds St to the South, and SW Alaska Way to the north. There is one alley that provides access to the site. The alley is located approximately one third of the way through the site, bisecting from Fauntleroy Way to SW 40th Ave. The other access points are as follows: three locations along Fauntleroy Way SW, two along SW Edmunds St, three along SW 40th Ave, and two along SW Alaska St.







**Without Vacation Alternative - View from Northeast**



**Without Vacation Alternative - View from Southwest**

No Alley vacations with (3) individual projects on multiple parcels. Garage access, truck loading and drive-up is accessed via existing alleys. Upper residential is provided on all sites. Residential is 7 levels to 85' foot height maximum over 1 level commercial base.

**Total Areas:**

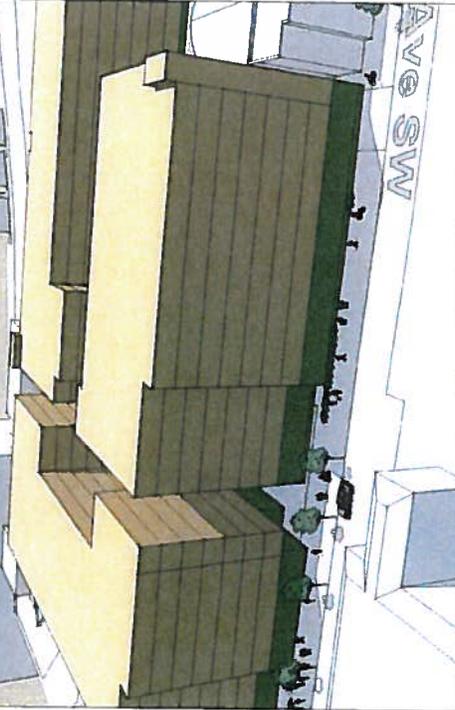
No Grocery, Drug 14,573SF, Retail Shops 18,212SF, Residential 562,470SF (Units: 662), Total Area (not including underground garage 595,255SF.

**Pros:**

No alley vacation which simplifies permitting, expedites approvals and reduces unpredictability of final design.  
 Continuous retail frontage along Fauntleroy and Alaska.  
 Garage access is via alleys.  
 Main residential entry and leasing is at south end of site away from commercial emphasis.

**Cons:**

No Cross connector is provided, only existing alleys.  
 No Grocery is accommodated due to parcel sizes.



**Without Vacation Alternative - View from East to West**

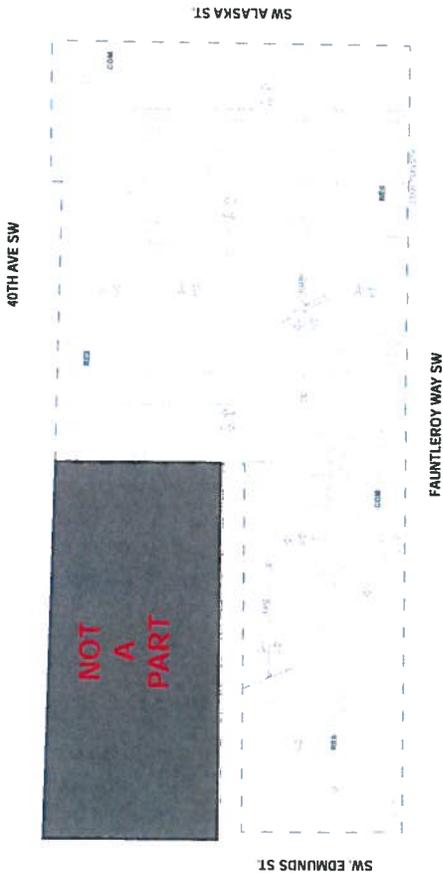
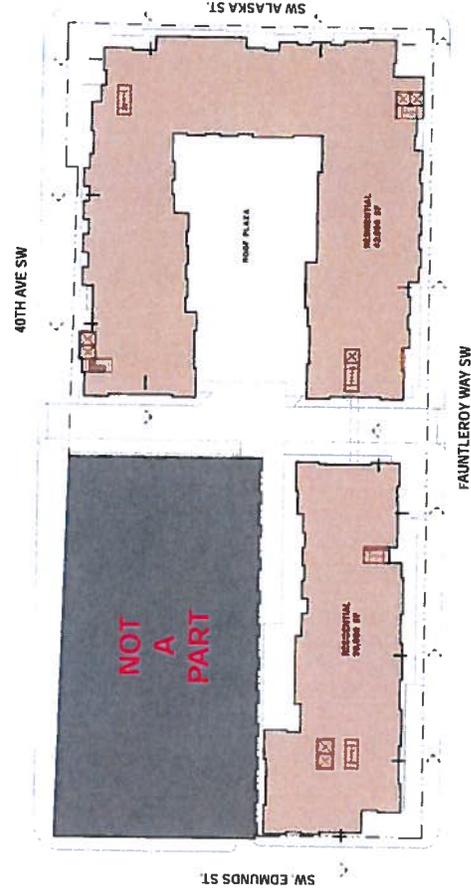
Project development efficiency and costs are severely affected.  
 North site residential is severely under parked due to small site width which doesn't allow underground parking.  
 Residential mass with minimal setback and 85' height provides no relief to sidewalk pedestrian experience.

**Departures:**

South building length of 475 feet will exceed the maximum allowed building length of 275 feet.  
 Exceeds maximum lot coverage of 80%.

**Option 1**

<b>Site &amp; Scheme Square Footages</b>	Drug: 14,573 sf
	Retail: 18,212 sf
	Residential: 540,700 sf
	Units: 662
<b>Site Area:</b> 108,771 sf	5.5 FAR (5.5 FAR Maximum)
<b>Lot Coverage:</b> 84%	Total Above Ground Area:
<b>South Building Area:</b> 263,868 sf	603,176 sf
<b>West Building Area:</b> 21,537 sf	
<b>East Building Area:</b> 14,573 sf	
<b>North Building Area:</b> 23,209 sf	

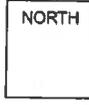
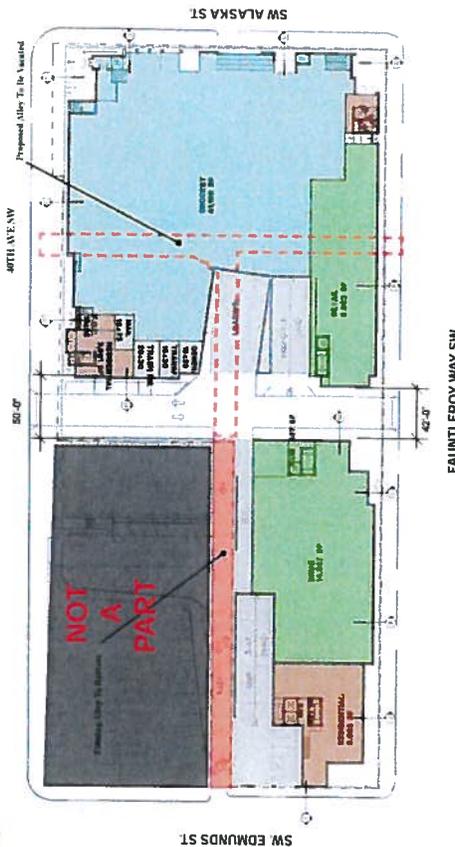


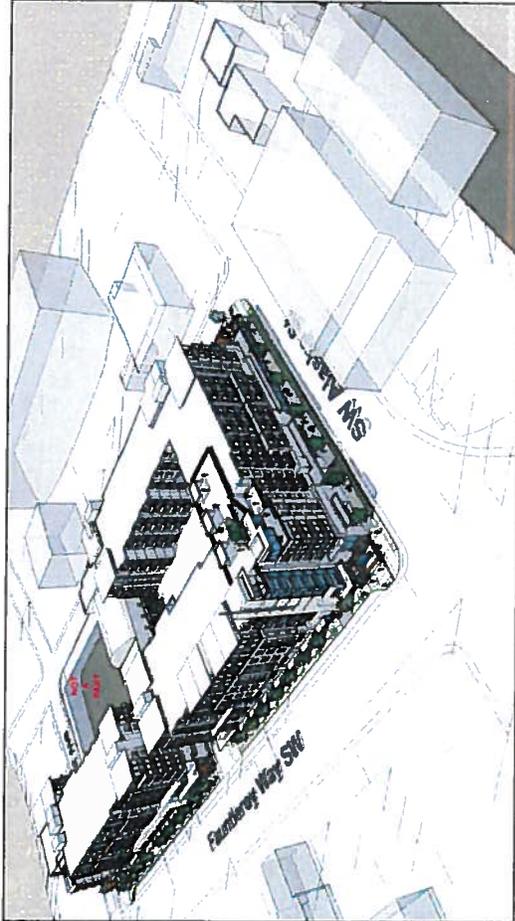
**Preferred Scheme  
Site & Scheme Square Footages**

Site Area: 115,223 sf  
 Lot Coverage: 78%  
 South Building Area: 21,158 sf  
 North Building Area: 56,326 sf  
 Grocery: 41,103 sf  
 Drug: 14,527 sf  
 Retail: 8,963 sf  
 Residential: 338,567 sf  
 Units: 398

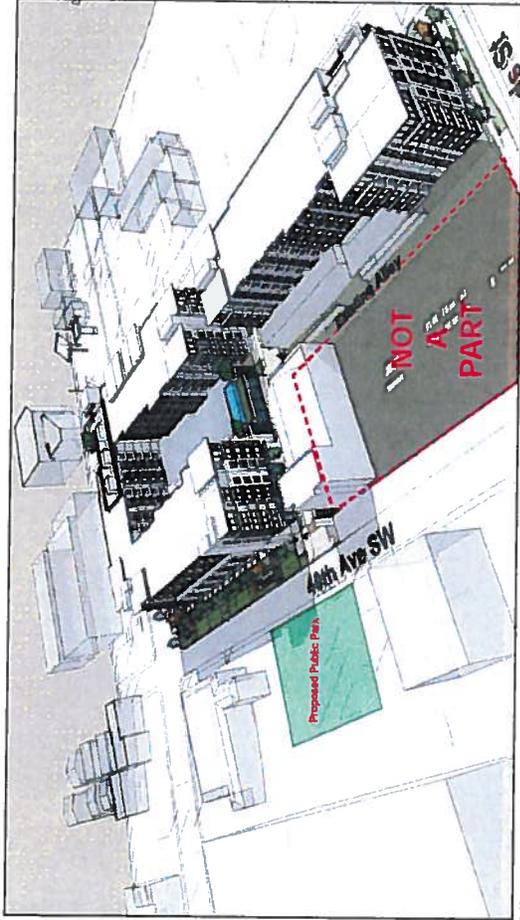
**3.75 FAR (5.5 FAR Maximum)**

Total Above Ground Area:  
 432,500 sf  
 Max Height Allowed: 85'  
 Height Proposed: 70'

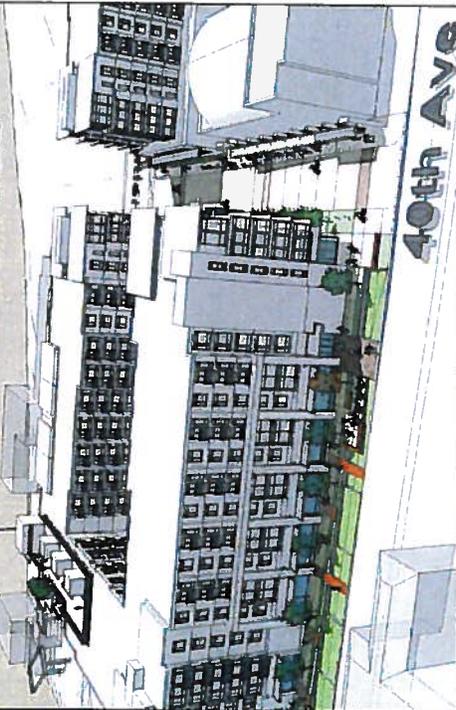




**View from Northeast**



**View from Southwest  
With Vacation Preferred Alternative**



**View from West to East**

**Option Description:**  
Alleys vacated on north half of site and mid-block connector provided per West Seattle Triangle Plan. Garage access, truck loading and drive-up is accessed via this cross-connector remaining alley. Residential mass is "I" shaped on south half of site and "C" shaped on north half of site. Residential is 5 levels to 70' foot over 1 level commercial base. Residential mass is stepped back on most facades.

**Total Areas:**  
Grocery 43,383SF, Drug 14,550SF, Retail Shops 8,437SF, Residential 338,657SF (Units - 398), Total Area (not including underground garage) 404,937SF.

**Pros:**  
Cross connector in ideal mid-block location is provided which reduces # of curb cuts while providing desired pedestrian cross block connection.  
Wider cross-connector provides pedestrian circulation on both sides and more natural light.  
Continuous retail frontage along Faulteroy and Alaska w/ grocery entrances along Alaska St.

All loading and garage access is via cross connector or alley.  
Main residential entry and leasing is at south end of site away from commercial emphasis.  
Grocery loading position contains maneuvering on cross-connector and alley.  
North-south alley connects to cross-connector access easement.  
"C" shaped residential mass provides improved natural light to roof plaza and interior facing units.  
Residential mass is stepped back with lower 70' height provides comfortable sidewalk pedestrian experience.  
Ideal grocery layout and size.

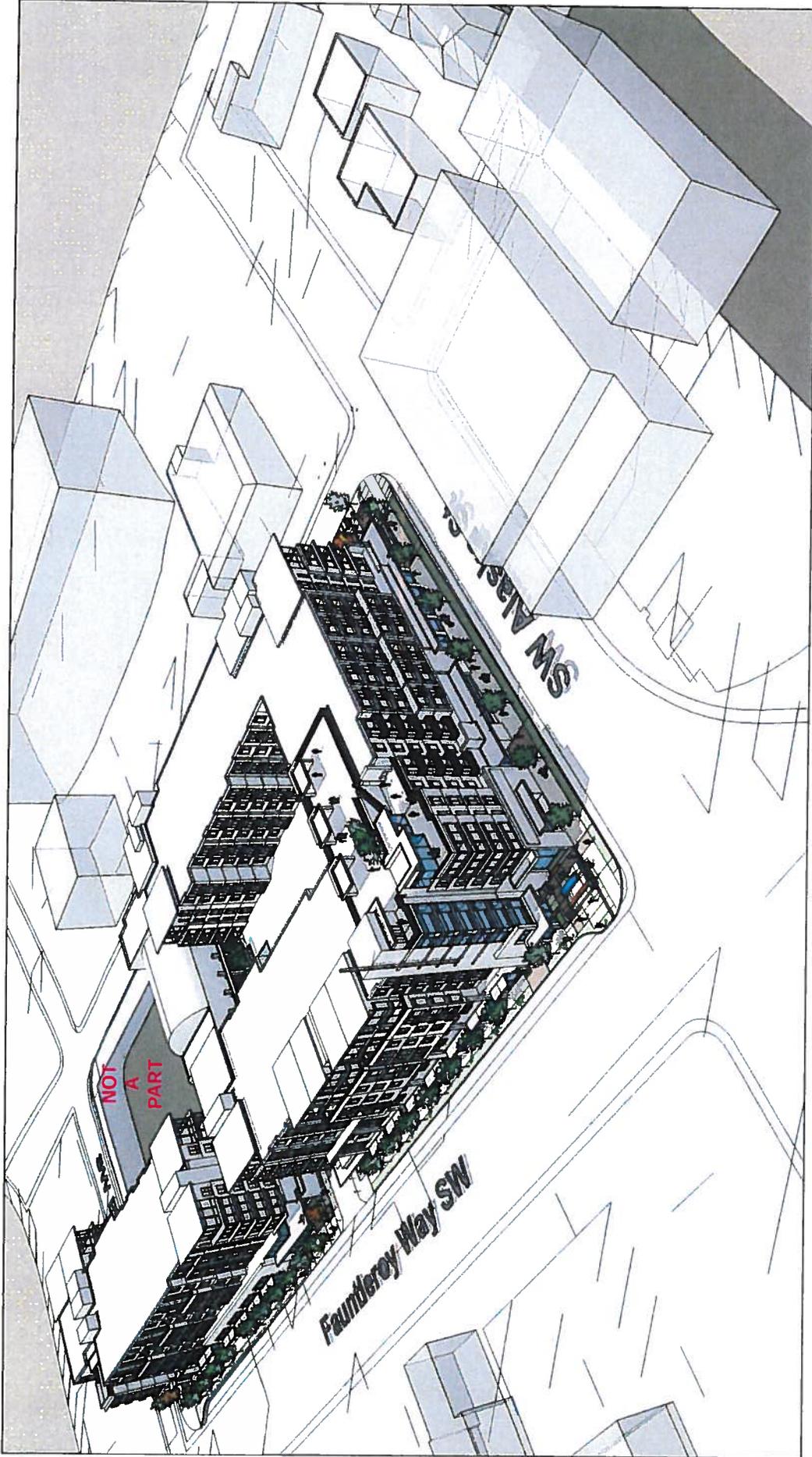
**Cons:**  
Major reduction in residential area and unit count.

**FULLER • SEARS**  
ARCHITECTS

1411 Fourth Ave., Suite 1306  
Seattle, WA 98101  
Tel. 206.682.6170

**4755 Faulteroy Way SW**  
West Seattle, Seattle, Washington

**Overview**  
Alley Vacation Petition, 1/24/2013



View from Northeast

**FULLER • SEARS**  
**ARCHITECTS**

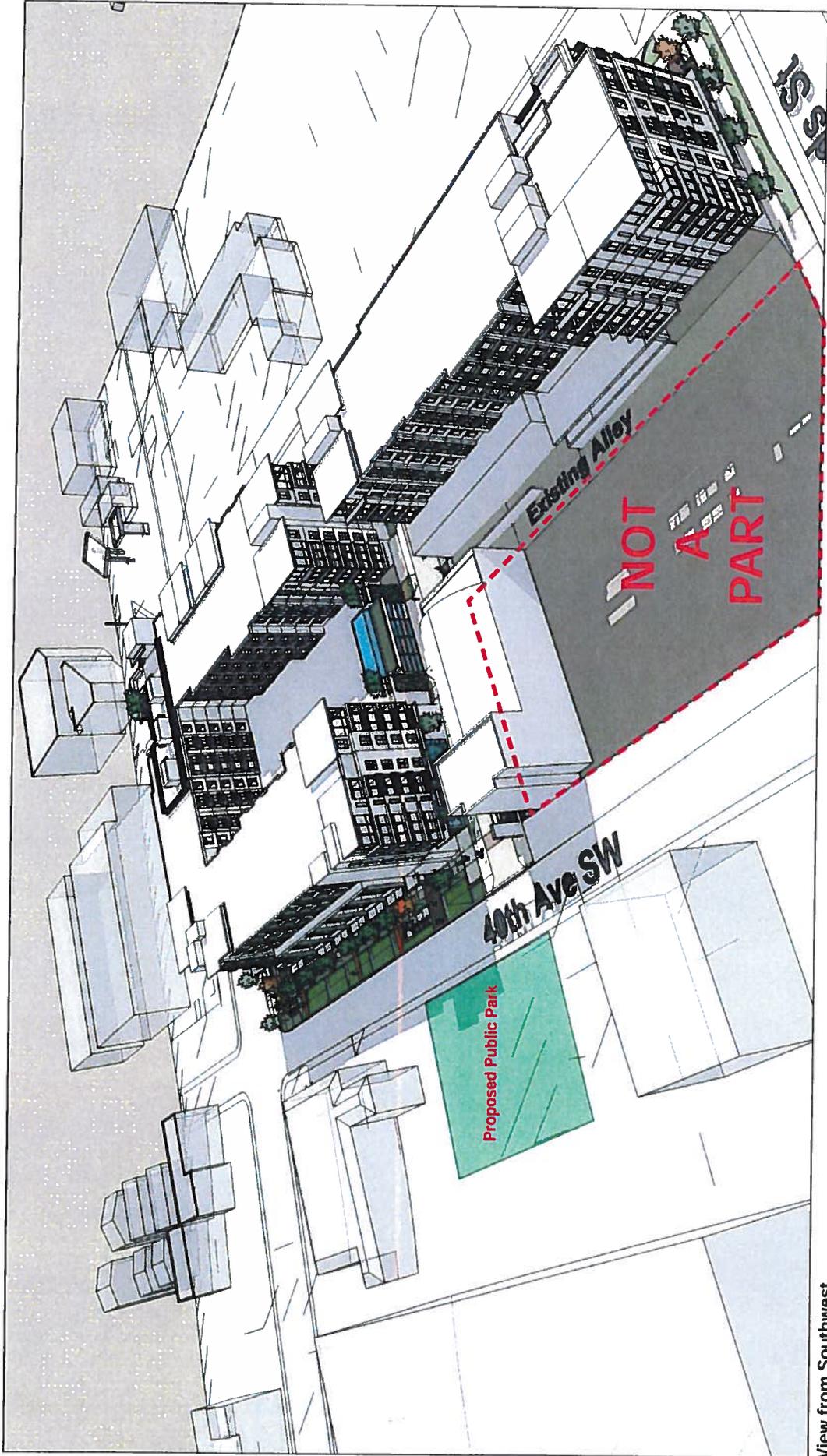
1411 Fourth Ave., Suite 1306  
Seattle, WA 98101  
Tel. 206.682.6170

4755 Fauntleroy Way SW

West Seattle, Seattle, Washington

View from Northeast

Alley Vacation Petition, 1/24/2013



View from Southwest

**FULLER • SEARS**  
**ARCHITECTS**

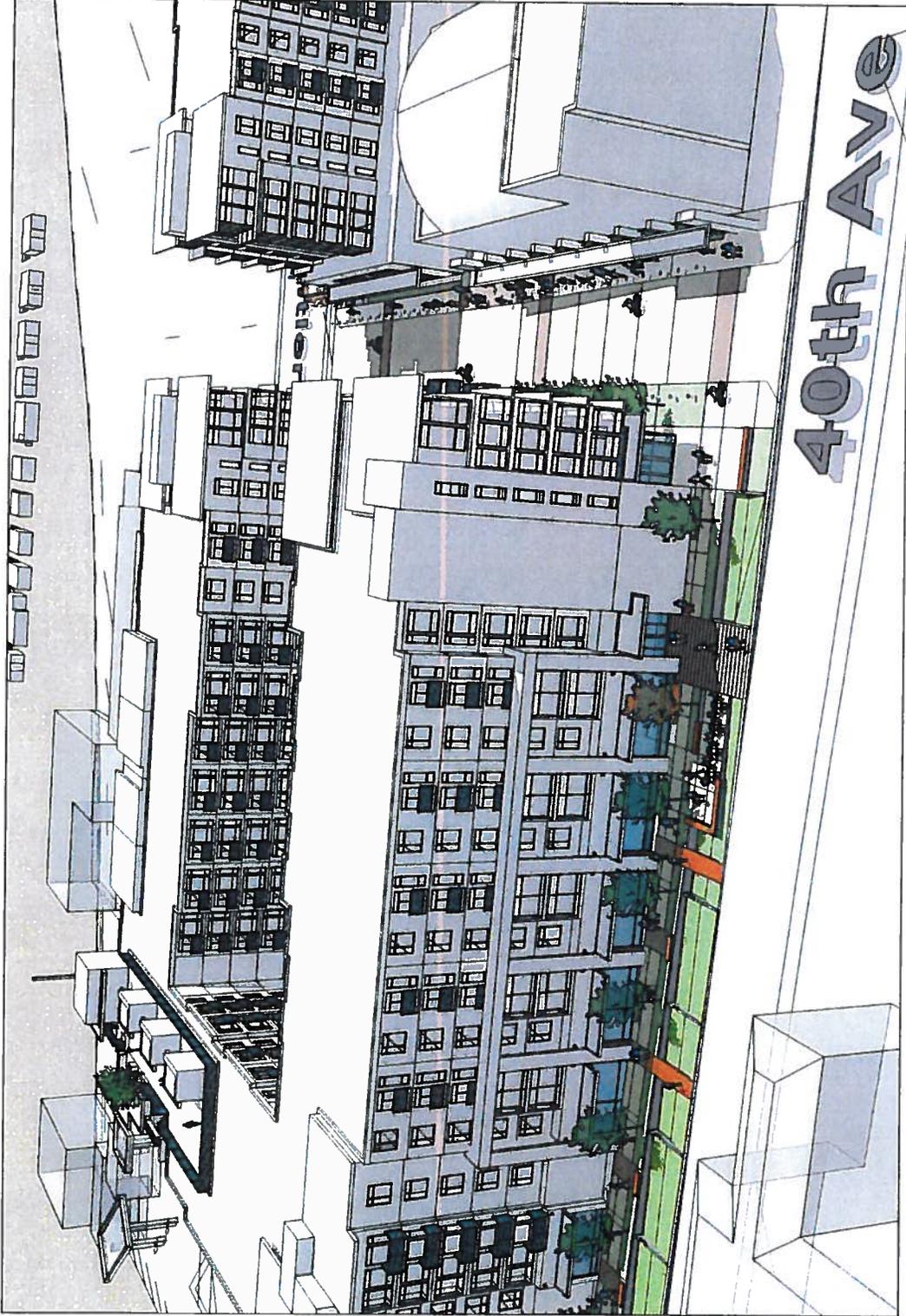
1411 Fourth Ave., Suite 1308  
Seattle, WA 98101  
Tel. 206.882.6170

4755 Fauntleroy Way SW

West Seattle, Seattle, Washington

View from Southwest

Alley Vacation Petition, 1/24/2013



View from West to East

**FULLER • SEARS**  
**ARCHITECTS**

1411 Fourth Ave., Suite 1306  
Seattle, WA 98101  
Tel. 206.882.6170

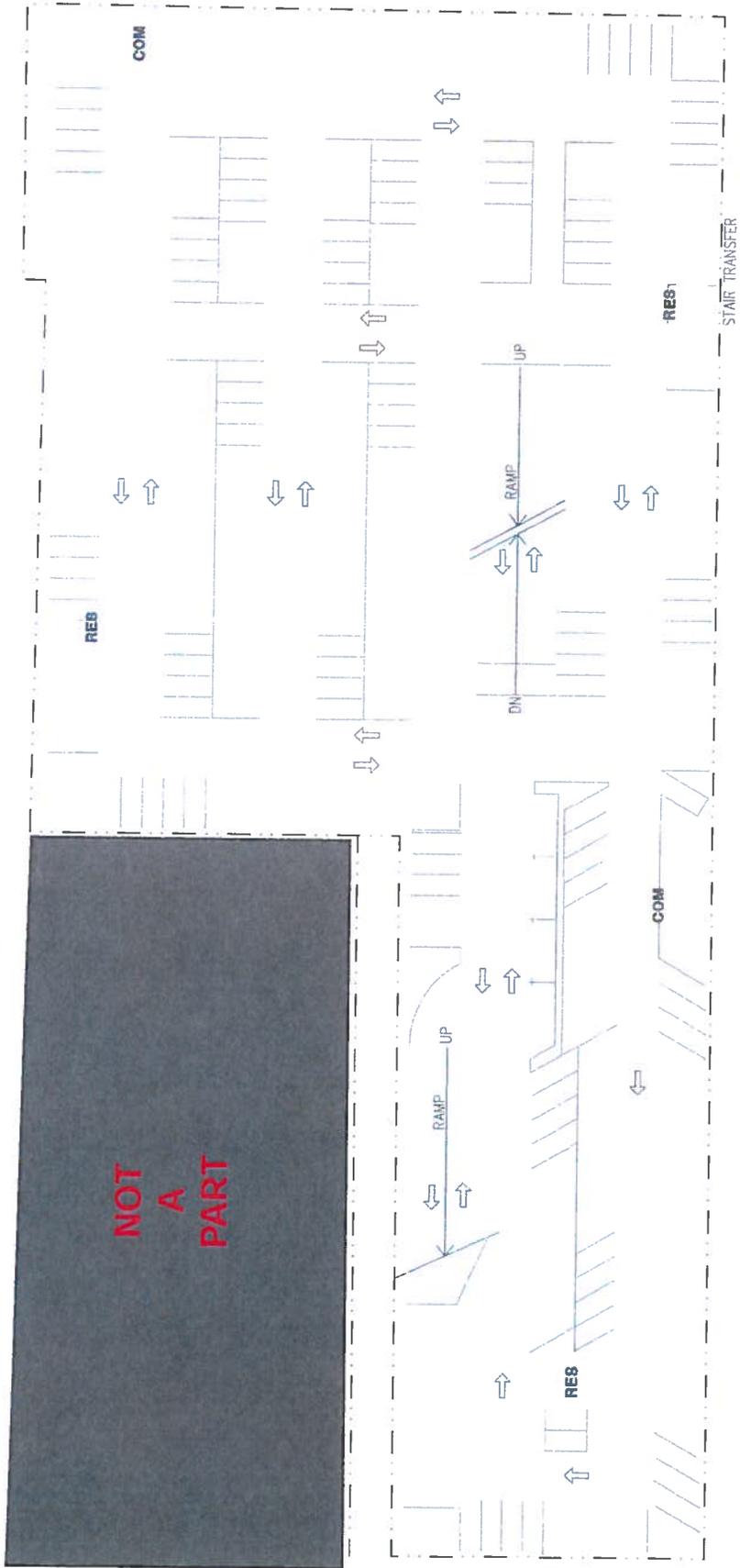
4755 Fauntleroy Way SW

West Seattle, Seattle, Washington

View from West to East

Alley Vacation Petition, 1/24/2013

40TH AVE SW



SW ALASKA ST.



FAUNTLEROY WAY SW

NOT  
A  
PART

SW EDMUNDS ST.

**FULLER • SEARS**  
 1411 Fourth Ave., Suite 1306  
 Seattle, WA 98101  
 Tel. 206.682.6170

**ARCHITECTS**

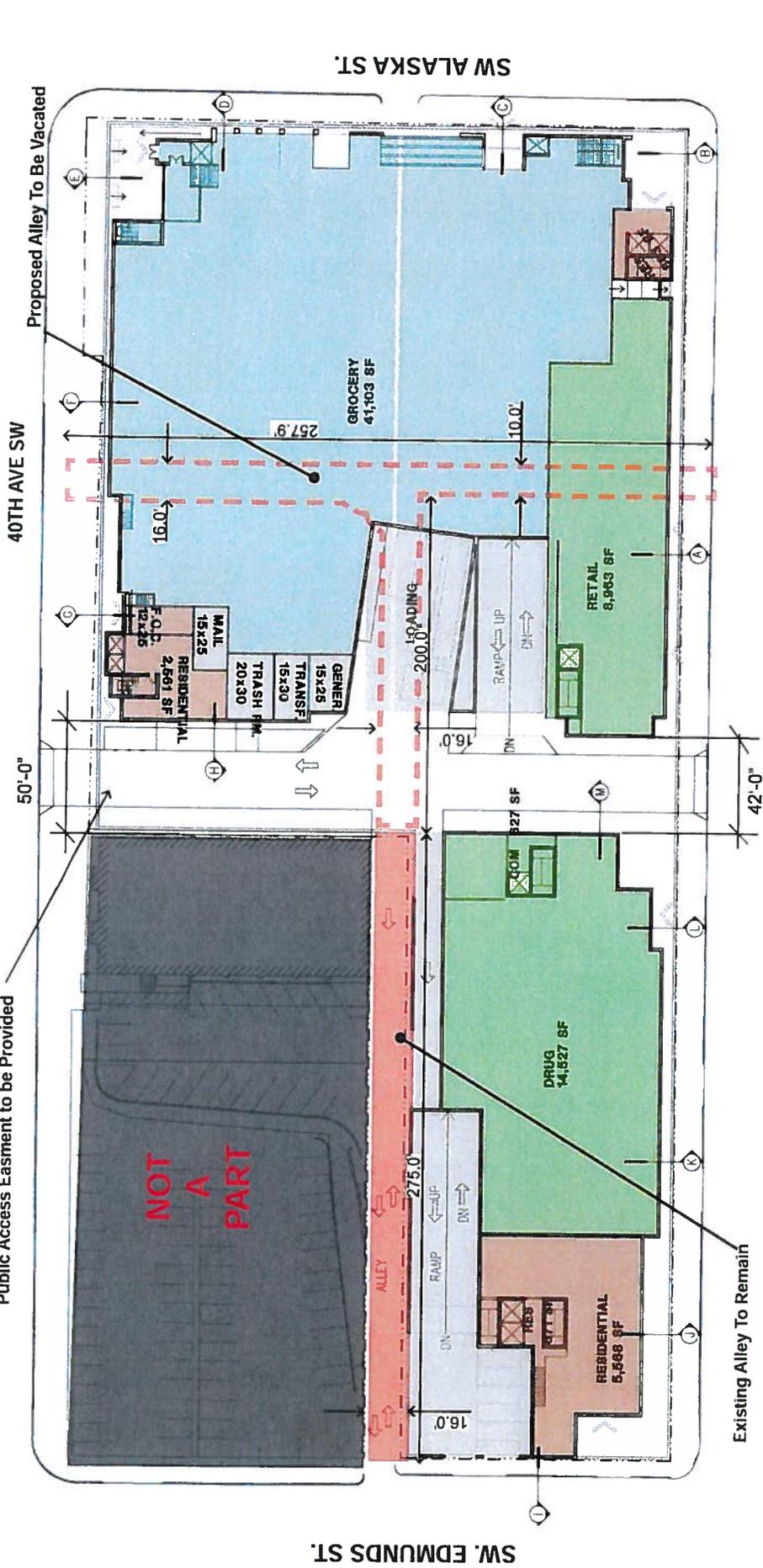
4755 Fauntleroy Way SW

West Seattle, Seattle, Washington

Typical Below Grade Parking

Alley Vacation Petition, 1/24/2013

250' Mid-Block Connector per West Seattle Triangle Plan-  
Public Access Easement to be Provided





**NOT  
A  
PART**

<p><b>FULLER • SEARS</b> ARCHITECTS</p> <p>1411 Fourth Ave., Suite 1306 Seattle, WA 98101 Tel. 206.682.6170</p>	<p><b>4755 Fauntleroy Way SW</b> West Seattle, Seattle, Washington</p> <p><b>Typical Residential</b> Alley Vacation Petition, 1/24/2013</p>
---	---

## #7—Reason for the Alley Vacation

Describe why the vacation is being sought and list specifically what the vacation contributes to the development of the project to provide a “no vacation” alternative that describes what could be built on the site without a vacation. Include existing conditions and any constraints, such as the topography that impact the potential development of the site.

---

### a. Proposal

The project site currently consists of seven separate parcels and is bisected by two alleys that intersect in a “T” at the northern third of the project site. The alley running north and south connects to S.W. Edmunds Street but is blocked by a retaining wall approximately 280 feet north of Edmunds. There is no through connection to the east-west running alley. South of the retaining wall the alley is asphalt paved with widths varying from 11 to 15 feet. The north-south alley will not be vacated adjacent to or south of the Masonic Temple, but will be improved and widened to the code-required 18 foot paved width as part of the project. The north half of this alley is proposed to be vacated.

The east-west alley proposed to be vacated is the top of a tee. The east-west segment connects Fauntleroy Avenue S.W. to 40<sup>th</sup> Avenue S.W. The alley is asphalt paved with widths varying from 10 to 16 feet within the right-of-way. Adjacent properties appear to use this alley segment as a rear driveway access; however, all of the properties adjacent to this segment of the alley to be vacated will be part of the future project.

In place of the vacated alley and vacated alley segment, the project will construct a mid-block connector bisecting the project site in the block’s midpoint. The mid-block connector is an amenity that is encouraged on this site by the community-inspired, and Council-approved, West Seattle Triangle Urban Design Framework (“Framework”). The connector is intended by the Framework to break down large blocks and to add both vehicular and

pedestrian connections through the large blocks in West Seattle. The connector is not proposed to be rededicated to the public as a public alley, but will remain open to the public for public use by way of an easement; the connector will be maintained by the private owner of the proposed project. The connector will range from 51 feet wide at its intersection with 40<sup>th</sup> Avenue S.W. to 41 feet wide at its intersection with Fauntleroy Avenue S.W. The connector will provide traditional alley and back of house functions to the project such as loading and parking access, and will also provide a weather-protected and bollard-protected walkway on the south side of the connector to provide safe passage for pedestrians as directed by the Framework and by the Design Guidelines. In addition, the connector will be wide enough to accommodate truck turning radii for the types of trucks that will visit the grocery store tenant. The connector's pedestrian passage also delineates a very clear path for pedestrians, so that pedestrian and automobile/truck interactions will be lessened. Finally, the connector connects pedestrians through the block to the proposed park that will exist in the future immediately to the west of the proposed project across 40<sup>th</sup> Avenue S.W. The project also includes all of the aspects of the West Seattle Triangle Urban Design Framework that are applicable to the project site, including several plazas throughout the site and green infrastructure in the form of a very generous linear rain garden along 40<sup>th</sup> Avenue S.W.

Vacating the alley will allow the proposed project to combine the parcels now separated by the east-west alley, creating a more efficient development (two buildings instead of four buildings). The parcel combination allows the project to provide a space for a grocery store tenant in the north building, which allows the project to perform at a higher economic level. Due to the inclusion of the anchor tenant, the building's economics allow it to develop to one story lower (70 feet) than what the zoning designation allows (85 feet), thereby reducing the height, bulk, and scale impacts of the building on the neighborhood. The alley vacation also allows for the development of a continuous below-grade parking structure, which adds to the economic viability and efficiency of the proposed project.

**b. "No vacation" alternative**

If the alley were not vacated, the resulting “no vacation” alternative would consist of four separate and much smaller development parcels. The no vacation alternative would not provide a floor plate large enough to accommodate a grocery or larger retail tenant. Therefore, the project would need to maximize its height and number of apartments in order to be economically viable, meaning the project would be 85 feet instead of approximately 70 feet. In addition, the no-vacation alternative would not include the mid block connector, due to the fact that there would be alleys bisecting the site. The no-alley vacation alternative does not meet the goals of the West Seattle Urban Design Framework, which encourages a mid-block connector specifically on this site. The Framework was reviewed and approved by the City Council.

Please see the attached site plans and massing studies of the project site with the alley vacation and without the alley vacation

## #8—Project Description

Describe the current conditions on the site and the existing uses. Provide specific project information. This should include a clear description of the project, including: the uses, dimensions, height, stories, parking spaces, etc. in sufficient detail to understand how the site will be developed and how the project will function.

---

### a. Current conditions and existing uses.

The current site is occupied by a large vacant auto dealership building (former Huling Brothers auto dealership), vacant associated out buildings, a Shell gas station, and a funeral home and several associated large surface parking lots.

### b. Specific project information.

The project is proposed to consist of two separate buildings separated by a mid-block connector and will include a gross square footage of 404,500 s.f. The proposed project includes 370 total residential units over 65,000 s.f. of ground floor retail and 570 parking stalls in one connected below-grade parking garage. The buildings would be approximately 7 stories/70 feet tall. The east-west alley bisecting the project site will be vacated, and the northern portion of the north-south alley bisecting the project site will be vacated. To reconnect the urban framework, a connector at mid-block will be built into the project; the connector ranges in width from 51 feet to 41 feet, and will include both vehicular, loading, and pedestrian access, with a separated pedestrian walkway along the south side of the connector. This mid-block connector is recommended to be included on the project site by the Council-approved West Seattle Urban Design Framework.

The project includes retail uses at ground level, including a large grocery store anchor tenant in the ground floor of the northern building. Loading and back of house functions would be located on the

south side of the north building accessing the mid-block connector. Smaller retail uses and a smaller retail anchor tenant would be located at ground level in the southern building, with back of house and loading functions taking place off the existing north-south alley. Access to the below grade parking structure (which is connected to both the north and south buildings) would be from the north-south alley for the south building, and from the mid-block connector for the north building. It is expected that most of the residential tenants will utilize the southern building's parking entrance, which the majority of parkers accessing the grocery store will access the parking entrance in the north building. Above the retail level, apartments and residential amenity space, including a large roof deck, will be constructed.

As part of the alley vacation, public benefit will be provided. Please see the information related to the public benefit package for more detail related to public benefits.

## #9—Other Land Use Actions

Provide information about other land use actions, such as a rezone, Major Institution Master Plan, or administrative or Council conditional use, or review from the Landmarks Preservation Board, or any other special review. SDOT will need final recommendations resulting from these reviews when they become available.

---

Other Land Use Actions required for the project include:

- Early Design Guidance (completed)
- Master Use Permit Application (application submitted December 11, 2012)
- SEPA Review (included in Master Use Permit)
- Zoning Review (included in Master Use Permit)
- Design Review Board Recommendation (included in Master Use Permit)

Aside from the alley vacation, no other council-related actions will be required of the project.

The project will require a Street Improvement Permit (“SIP”) from SDOT. The 30% Design Guidance SIP meeting was held on December 4, 2012. The official meeting minutes from that meeting will be forwarded to SDOT following their approval (normally two week time period); these meeting minutes have still yet to be received by the applicant.

## #10—Vacation Policies/Transportation Impacts

Describe the transportation impacts and address both the impacts from the loss of the right-of-way currently and in the future as well as the transportation impacts from the new development. Describe any impacts on the transportation system, which includes impacts to pedestrians, bicycles, transit and vehicles. Describe impacts to the street grid and development pattern in the area and open space value of the alley right-of-way; address both current and future impacts. A traffic analysis will be required but you may submit the traffic analysis later in the process with any other required environmental documents.

---

The City Council will not vacate a public right-of-way unless it determines that the potential development and use of the vested right-of-way would serve the public interest in a significant way. This project will serve the public by advancing the specific goals outlined in the City's Comprehensive Plan, the West Seattle Junction Neighborhood Plan, and by adhering to the City's alley vacation policies by providing open space, environmentally friendly features, and other amenities that will attract pedestrians, businesses, and new residents to this emerging West Seattle Triangle neighborhood. Specifically, the City will consider the public trust functions of the alley, the land use impacts of the proposal, and whether the vacation proposal provides a long-term benefit for the public. Each of these components is analyzed in this alley vacation petition, as stated by the City's alley vacation policies, which can be found in Resolution 31142 (Clerk File 310078).

### a. Public Interest

Vacation requests may be approved only when they are clearly in the public interest. Rights-of-way will be retained unless it can be shown that they are not required for a current or foreseeable public use.

The public interest with respect to street vacations has three major components, all of which must be present for any vacation to occur.

These components are:

- Protection of the public trust: defined as providing for circulation, access, utilities, light, air, open space, and views;
- Protection from adverse land use effects: defined as assuring that the project developed is consistent with City policies; and
- Provision of public benefit: defined as providing a long-term benefit for the general public.

**i. Public Trust Policy 1: Circulation and Access**

Vacations may be approved only if they do not result in negative effects on both the current and future needs for the City's vehicular, bicycle, or pedestrian circulation systems or on access to private property, unless the negative impacts can be mitigated.

**Guideline 1.1.F: Alleys**

The primary purposes of an alley are to provide access to individual properties, to provide loading functions, to provide utility corridors, and to provide access to off-street public services such as water, sewer, solid waste, and electricity. In addition, alleys may provide other public purposes and benefits including pedestrian and bicycle connections, and commercial and public uses. Alleys should be retained for their primary purposes and other public purposes and benefits. Alley vacations may be approved only when they would not interrupt an established pattern in a vicinity, such as continuity of an alley through a number of blocks or grid, which is a consistent feature of neighborhood scale. The impacts on future service provision to adjacent properties if utilities are displaced will be reviewed. In commercial zones, alleys may be considered for vacation when their loading, service, delivery and access to parking functions are retained on the petitioner's property and the number of curb cuts along commercial frontage is not likely to be increased

as a result of the proposed vacation. Proposed vacations which may encourage violation of the traffic code will not be approved. Impacts to pedestrians and bicycles must also be analyzed.

**b. Project Analysis**

The proposed vacation will not result in a negative impact on both the current and future need for the City's circulation systems.

First, the current alley configuration is not the originally platted condition. Based on the King County Assessor's map, it appears that in the original plat, there was no east-west alley on the project site, but the north-south alley went the full width of the block from S.W. Edmunds Street to S.W. Alaska Street. As part of Ordinance 99298, passed in 1970 on behalf of the funeral home, the portion of the north-south alley was vacated, and the east-west portion of the alley was created. The clerk's file associated with this action is attached to this section.

The east-west portion of the subject alley does continue to the east across Fautleroy Avenue S.W. but continues for only three blocks, reconfiguring slightly for two additional blocks to the east and then terminating at the golf course. In addition, in the block east of 38<sup>th</sup> Avenue, the alley appears to be unimproved, creating an interrupted alley pattern. The alley does not continue to the west of the project site. Thus, vacation of the subject alley would not interrupt a well-established alley pattern.

The north-south portion of the alley already terminates at the north end of the project site due to the vacation in 1970. The alley continues on the block across Alaska to the north and continues to the block south of S.W. Edmunds Street. As stated above, the north-south portion of the alley to be vacated is not a through route, but is interrupted by multiple fences and by a retaining wall.

Currently, the only parcels that utilize the east-west alley are parcels that will become part of the development. The parcel that is not part of the

development, the Masons' property, does not front the east-west alley that is proposed to be vacated, and the north-south alley north of the Masons is inaccessible due to the previously mentioned retaining wall. Therefore, vacation will not impact access for any other property not included as part of the development.

Regarding potential future development of the Masons' property, the vacation of the east-west alley and the portion of the north-south alley will not impact the ability of the Masons to obtain access or develop their property. First, the Masons property does not border the east-west alley proposed to be vacated. Second, the northern portion of the alley proposed to be vacated is physically blocked by a retaining wall and grade change and so does not serve any access function for the Masons property. The Masons property borders both 40<sup>th</sup> Avenue S.W. and S.W. Edmunds Street, which provides ample access (and the existing access) for the Masons property. Finally, the Masons do not oppose the alley vacation and have signed the petition document as additional petitioners.

Pedestrian and bicycle circulation will not be hindered by the alley vacation proposal. Very little pedestrian and no bicycle activity is seen in the alley areas, particularly the north-south portion of the alley to be vacated, due to the grade change and retaining wall. Pedestrians normally use the sidewalks surrounding the site to circulate in the area. Bicyclists normally use the right-of-way and the bike lane on Fauntleroy to circulate in the area. Neither of these functions will be hindered by the proposed vacation.

The proposal with the vacation will improve circulation for cars, pedestrians, and bicyclists. The proposal includes an alley-like connector that will connect 40<sup>th</sup> Avenue S.W. to Fauntleroy. The connector will be in the middle of the very large block, and will range between 51 and 41 feet wide. The connector is envisioned on the project site in the West Seattle Triangle Urban Design Framework, and will serve several functions. First, it will provide traditional alley functions by providing a wide area for truck loading for the retail tenant, and for move-in/move-out for residents.

Second, it will provide access for retail parking in the below grade garage. Third, it will provide a cut through for bicycles. Fourth, it will provide a wide, bollard-protected and weather protected walkway along the south side of the connector for pedestrian use. The connector also directly connects Fauntleroy Way to the newly proposed park that will be located across 40<sup>th</sup> Avenue S.W. (also a green street) from the proposed project. In addition, the sidewalks along the exterior of the proposed project will be upgraded and widened as part of the public benefit proposal, creating a pleasant place for pedestrian activity and movement. A new bike lane will be constructed on Fauntleroy Way as part of the project, making a safer area for bicyclists in the area.

The proposal also does not propose any curb cuts beyond those proposed by the connector (which is called for in the West Seattle Urban Design Framework). This will reduce the number of curbcuts on the project site from 18 to 2.

Conclusion: The proposed alley vacation will improve circulation options for all transportation modes and will hopefully encourage more pedestrian and bicycling activity in this previously auto-dominated area. proposed vacation and reconfiguration will improve circulation beyond existing conditions, and beyond the “no vacation” option.

The project is in the process of completing a transportation impact analysis. This will be submitted to SDOT and DPD upon completion.



### City of Seattle Legislative Information Service

Information retrieved on December 5, 2012 2:22 PM

**Council Bill Number: 90880**

**Ordinance Number: 99298**

AN ORDINANCE vacating portion of the North-South Alley in Block 3, Norris Addition to West Seattle, on petition of Howden-Kennedy Funeral Home.

**Status:** Passed

**Date passed by Full Council:** September 21, 1970

**Date filed with the City Clerk:** September 24, 1970

**Date of Mayor's signature:** September 24, 1970

(about the signature date)

**Date introduced/referred to committee:** September 14, 1970

**Committee:** Streets and Sewers

**Index Terms:** VACATING, ALLEYS, FAIRMOUNT-PARK, WEST-SEATTLE, JUNCTION

**References/Related Documents:** Related: CF 265434

**Fiscal Note:** (No fiscal note available at this time)

*No text for this document is available on-line. You may view this document at the Office of the City Clerk. If you are unable to visit the Clerk's Office, you may request a copy or scan be made for you by Clerk staff. Scans and copies provided by the Office of the City Clerk are subject to copy fees, and the timing of service is dependent on the availability of staff.*



**Ordinance No. 99298**

AN ORDINANCE vacating portion of the North-South Alley in Block 3, Norris Addition to West Seattle, on petition of Howden-Kennedy Funeral Home.

9-15-70 - pass

COMPTROLLER  
FILE NUMBER 256434

**Council Bill No. 90880**

INTRODUCED: SEP 14 1970	BY: Streets & Sewers
REFERRED: SEP 14 1970	TO: Streets & Sewers
REFERRED:	
REFERRED:	
REPORTED: SEP 21 1970	SECOND READING: SEP 21 1970
THIRD READING: SEP 21 1970	SIGNED: SEP 21 1970
PRESENTED TO MAYOR: SEP 22 1970	APPROVED: SEP 24 1970
SENT TO CITY CLERK: SEP 24 1970	PUBLISHED: SEP 26 1970
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

0000.1.07

CW

ORDINANCE NO. 99298

AN ORDINANCE vacating portion of the North-South Alley in Block 3, Norris Addition to West Seattle, on petition of Howden-Kennedy Funeral Home.

WHEREAS there has been filed with the City Council the petition of Howden-Kennedy Funeral Home (City Comptroller's File No. 256434) for the vacation of portion of the North-South Alley in Block 3, Norris Addition to West Seattle, as therein fully described; and

WHEREAS at the hearing on said petition on the 30th day of September, 1968, said petition was duly granted by the City Council; and

WHEREAS, pursuant to RCW 35.79.030, the petitioner has paid to the City \$2,111.50 on April 7, 1969, which amount is one half of the appraised value of the property to be vacated, according to an appraisal obtained by the City Engineer; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That

Portion of the North-South Alley in Block 3, Norris Addition to West Seattle, as recorded in Volume 14 of Plats, page 93, Records of King County, Washington, being that portion of the north-south alley between Fauntleroy Way Southwest and 40th Avenue Southwest, from the south line of Southwest Alaska Street to the production east of the south line of Lot 4, said block;

be and the same is hereby vacated, 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 alley abutting upon said property after said vacation; and further, reserving to the City of Seattle the right to reconstruct, maintain and operate any existing overhead or underground utilities in said alley until the beneficiaries of said vacation arrange with the owner or owners thereof for their removal.

(To be used for all Ordinances except Emergency.)

Section 2. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 21 day of September, 1970,  
and signed by me in open session in authentication of its passage this 21 day of  
September, 1970

President PRO TEM of the City Council.

Approved by me this 24 day of September, 1970  
Wm. Uhlman  
Mayor.

Filed by me this 24 day of September, 1970

Attest: C. J. Glendon  
City Comptroller and City Clerk.

(SEAL)

Published SEP 26 1970

By D. F. Fenton  
Deputy Clerk.

(GENERAL.)

FILE NO. 256434

*Res 21644*

ORDER  
OF  
THE BOARD OF SUPERVISORS

FOR VACATION OF PORTION OF LOT 4, SAID BLOCK 3, HARRIS STREET AND FAUNTLEROY WAY S.W. AND 2 FT S.W. FROM THE LINE OF S.W. LADRA TO THE EXTENSION EAST OF SOUTH LINE OF LOT 4, SAID BLOCK.

*8-29-66 JS PW*  
*8-20-68 Having set 9-24-8*  
*9-24-68 per I in accord with BPA + prep legs.*

DATE AUGUST 2, 1966

**C. G. ERLANDSON**  
CONTROLLER AND CITY CLERK

BY *M. A. Williams* DEPUTY

**ACTION OF THE COUNCIL**

APPROVED AUGUST 29, 1966	TO A
APPROVED	TO
APPROVED	TO
REPORTED SEP 30 1968	DISPOSITION GRANTED
RE-REFERRED	TO
REPORTED	DISPOSITION

LESLIE W. EASTMAN, JR., M.A.I., S.R.A.  
Real Estate Appraiser and Consultant  
5811 N.E. Fifty-ninth Street  
Seattle, Washington 98105

LA. 5-7920

December 17, 1968

Reviewed By : *J. DeKew*  
Date : *12-30-68*  
Approved : *emj*  
Date : *12/18/68*

Mr. E. M. Whiting  
Supervising Senior Engineer  
City of Seattle Department of Engineering  
Seattle Municipal Building  
Seattle, Washington

Re: Vacation Petition No. 256434  
S.W. Alaska Street and 40th Avenue S.W.  
Seattle, Washington

Dear Mr. Whiting:

In reference to your letter dated December 3, 1968, I have inspected the above-referenced properties noted on your sketch to be vacated and that property noted to be rededicated.

The area outline in red for rededication for alley purposes totals 819 sq. ft. The area in yellow for vacation running out into S.W. Alaska Street totals 850 sq. ft. The portion facing S.W. Alaska Street between 40th Avenue S.W. and Cantler Way S.W. is estimated to have a value by comparison of \$4.00 per sq. ft. or \$6,680. *OK JD*

The portion lying southerly of S.W. Alaska Street on 40th Avenue S.W. to be rededicated is inferior to the S.W. Alaska Street frontage and given a value by comparison of \$3.00 per sq. ft. or \$2,457. The two areas under consideration both are level and on grade, zoned CG. The highest and best use is of a commercial nature, new and used car lots prevalent in the area. The strips are appraised as if a portion of the larger parcel, no deductions considered due to the shape or size.

If I can be of further assistance, please contact me.

Very truly yours,

*Leslie W. Eastman, Jr.*  
Leslie W. Eastman, Jr., MAI, SRA

LWE:le  
Encl.

70 OCT 14 PM 3 11  
CITY OF SEATTLE  
FILED  
COMPTROLLER AND CLERK  
LESLIE W. EASTMAN, JR.

## CITY OF SEATTLE

## MEMORANDUM OF PROPOSED STREET VACATION

Notice is hereby given that the petition of property owners (City Comptroller's File No. 256434) for the vacation of:

Portion of the North-South Alley in Block 3, Norris Addition to West Seattle, as recorded in Volume 14 of Plats, page 93, Records of King County, Washington, being that portion of the north-south alley between Fauntleroy Way Southwest and 40th Avenue Southwest, from the south line of Southwest Alaska Street to the production east of the south line of Lot 4, said block; reserving to the City of Seattle the right to make all necessary slopes for cuts or fills upon the above described property in the reasonable original grading of any alley abutting upon said property after said vacation; and further, reserving to the City of Seattle the right to reconstruct, maintain and operate any existing overhead or underground utilities in said alley until the beneficiaries of said vacation arrange with the owner or owners thereof for their removal;

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

TUESDAY, SEPTEMBER 24, 1968, at 2:00 P.M.

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

For further information, call in person at the office of the City Engineer, Room 902, Seattle Municipal Building, or contact Mr. Bruce Wassell by telephone 583-2833.

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

1663

VAC: E-207 THE N.-S. ALLEY IN BLK 3, NORRIS ADD. TO WEST SEATTLE

FILE: 256434

SKETCH: 1663

15 NOTICES MAILED 9-6-68

	NAME	ADDRESS	Lot	Blk	Acc.
PETITIONER	ATTN: MR. DICK KENNEDY HOWDEN - KENNEDY FUNERAL HOME	3909 SW. ALASKA ST.	-16-	-	-
TR	PEOPLES NATIONAL BANK OF WASH. AC. WILCOX H H P. 1254	1414 - 4th AVE.	-01-	7, 2	3
TR	PEOPLES NATIONAL BANK OF WASH. ARLENE M.	1414 - 4th AVE.	-01-	7, 2	3
TR	RICHARD MORRIS KENNEDY	3700 - S.W. ADMIRAL WAY	-26-	3, 4, 5, 6	3
TR	LORNE C. HOWDEN	4511 - 35th AVE. S.W. APT. 406	-26-	3, 4, 5, 6	3
TR	HOWDEN KENNEDY FUNERAL HOME	REPEAT <del>2000 - ADMIRAL WAY</del>	-26-	3, 4, 5, 6	3
TR	WYCKOFF COMPANY	360 WHITE HENRY STUART BLDG. 98101		7, 8	3
TR	THE SAFE INVESTMENT Co.	900 - UNITED PACIFIC BLDG.	-04-	9 - 12	3
TR	EST. OF CLARENCE L. WIEDERHOLD & WIF. HAZEL M. WIEDERHOLD % Chester D. McMillin	900 - UNITED PACIFIC BLDG.	-04-	9 - 12	3
TR	EST. OF Ruth THEODORA WESTLUND % De Witt C. Kirby	1215 S. LUCILE St.	-08-	9 - 12	"
TR	% MALCOLM J. BENNETT HERSBERG VETERANS OF WEST SEATTLE INC.	3857 - 38th SW.	-26-	13 - 16	"
TR	JOHNSON & MALONE CONSTRUCTION Co. RALPH E. MALONE	4755 - FAUNTLEROY AVE. S.W.	-16-	17 - 27	"
TR	FLOYD E. JOHNSON	4755 - FAUNTLEROY AVE. S.W.	-16-	17 - 27	"
TR	WEST SIDE MASONIC TEMPLE INC. % John H. Von Dreele	4755 - FAUNTLEROY AVE. S.W.	-16-	17 - 27	"
TR	GENE FIEDLER CHEVROLET Co.	4403 - SW. ADMIRAL WAY 101	-16-	28 - 34	"
TR		4100 - SW. ALASKA St.	-16-	39 - 42	"

NORRIS ADD. TO WEST SEATTLE

RESOLUTION NO.

A RESOLUTION providing for the hearing on the petition of the Howden-Kennedy Funeral Home for the vacation of portion of the North-South Alley in Block 3, Norris Addition to West Seattle.

WHEREAS there has been filed with the City Council the petition of the Howden-Kennedy Funeral Home (City Comptroller's File No. 256434) for the vacation of portion of the North-South Alley in Block 3, Norris Addition to West Seattle, as recorded in Volume 14 of Plats, page 93, Records of King County, Washington, being that portion of the north-south alley between Fauntleroy Way Southwest and 40th Avenue Southwest, from the south line of Southwest Alaska Street to the production east of the south line of Lot 4, said block; reserving to the City of Seattle the right to make all necessary slopes for cuts or fills upon the above described property in the reasonable original grading of any alley abutting upon said property after said vacation; and further, reserving to the City of Seattle the right to reconstruct, maintain and operate any existing overhead or underground utilities in said alley until the beneficiaries of said vacation arrange with the owner or owners thereof for their removal; and

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

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

That Tuesday, the 24th day of September, 1968, at the hour of 2:00 o'clock P. M., in the City Council Chambers in the Seattle Municipal Building, be and the same is hereby fixed as the time and place when and where the Streets and Sewers Committee of the City Council will consider said petition, and the City Clerk is directed to give due notice of such hearing in the manner provided by law. A map, indicating the portion of the alley described in the petition, shall be affixed to and become a part of the notice required by law to be posted in a conspicuous place on the alley sought to be vacated.

ADOPTED by the City Council the 26th day of August, 1968, and signed by me in open session in authentication of its adoption this 26th day of August, 1968.

\_\_\_\_\_  
President of the City Council

Filed by me this 26th day of August, 1968.

\_\_\_\_\_  
City Comptroller and City Clerk

By \_\_\_\_\_  
Deputy Clerk

BPW recommendation: Grant  
with stipulations.

THE CITY OF SEATTLE

J D BRAMAN MAYOR



BOARD OF PUBLIC WORKS

E G HENRY SECRETARY

404 Seattle Municipal Building • Seattle, Washington 98104 • JUNiper 3-2040

BOARD OF PUBLIC WORKS

ROY W MORSE CITY ENGINEER CHAIRMAN  
J RAY HEATH SUPT OF WATER  
FRED B. MCCOY SUPT OF BUILDINGS  
JOHN M. NELSON, SUPT. OF LIGHTING

August 31, 1966

Re: Council File No. 256434

SEP 2 4 08 PM '66  
SEATTLE ENG'G DEPT

Mr. Roy W. Morse, Chairman  
Street Vacation Committee  
Board of Public Works  
City of Seattle

Dear Sir:

The attached council file, being petition of Lorne C. Howden and Richard M. Kennedy of Howden-Kennedy Funeral Home for vacation of a portion of the north-south Alley, Block 3, Morris Addition (between Fauntleroy Way Southwest and 40th Avenue Southwest, from the south line of Southwest Alaska Street to the production east of the south line of Lot 4, said block) was before the Board of Public Works in regular session today.

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

Yours very truly,

BOARD OF PUBLIC WORKS

E. G. Henry  
Secretary

BGH:jd

cc: J. R. Meath  
P. N. Buswell ✓



THE CITY COUNCIL OF THE CITY OF SEATTLE  
1106 SEATTLE MUNICIPAL BUILDING  
SEATTLE WASHINGTON 98104

August 29, 1966

Board of Public Works  
City of Seattle

Gentlemen:

Attached is File No. 256434, petition of property owners for vacation of a portion of the north-south Alley, Block 3, Norris Addition to West Seattle, between Fauntleroy Way Southwest and 40th Avenue Southwest, from the south line of Southwest Alaska Street to the production east of the south line of Lot 4, said block.

Will you please return the file, together with your report and recommendation in duplicate.

Very truly yours,

STREETS AND SEWERS COMMITTEE

M. B (Mike) Mitchell, Chairman

MJ  
Att.

THE CITY OF SEATTLE

J D BRAMAN, MAYOR



BOARD OF PUBLIC WORKS

E. G. HENRY, SECRETARY

404 Seattle Municipal Building • Seattle, Washington 98104 • JUniper 3-2040

BOARD OF PUBLIC WORKS

RO / W MORSE, CITY ENGINEER, CHAIRMAN  
JOHN M NELSON, SUPT OF LIGHTING  
KENNETH M. LOWTHIAN, SUPT. OF WATER  
C B MCCORMICK, SUPT OF BUILDINGS  
EDWARD J JOHNSON, SUPT OF PARKS  
AND RECREATION

Re: Council File No. 256434  
Vacation of portion of N-S Alley in  
Block 3, Norris Addition to West Seattle

August 14, 1968

Honorable Streets and Sewers Committee  
of the City Council  
City of Seattle

Gentlemen:

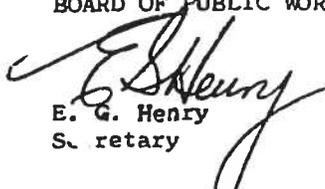
The above council file, being a petition of property owners, Lorne C. Howden and Richard M. Kennedy of Howden-Kennedy Funeral Home, for the vacation of a portion of the N-S Alley in Block 3, Norris Addition to West Seattle, is herewith returned together with a copy of a report of our Street Vacation Committee thereon, dated August 7, 1968.

In regular session today, the Board of Public Works concurred in this report and, in accordance therewith, it is recommended that the vacation be granted, subject to the standard utility reservation but that the vacation should not be consummated until after alley widening, etc., as recommended by the Engineering Department is accomplished.

The Board further recommended that the file be returned to your Honorable Body for your consideration and necessary legislative action.

Yours very truly,

BOARD OF PUBLIC WORKS

  
E. G. Henry  
Secretary

BGH:lh

CC: R. W. Morse  
K. M. Lowthian  
E. J. Johnson  
P. M. Buswell  
B. Wasell

Att.



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

J. D. Braman, Mayor

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

August 7, 1968

RE: Council File 256434

Honorable Board of Public Works  
 Seattle, Washington

Gentlemen:

Returned herewith is Comptroller's File No. 256434, petition of Lorne C. Howden and Richard M. Kennedy of Howden-Kennedy Funeral Home for the vacation of portion of the N-S Alley in Block 3, Norris Addition to West Seattle, with the Committee's report and recommendation.

The petition contains valid signatures of the owners of the abutting property.

The vacation is desired to consolidate the petitioners' property for expansion of funeral home facilities.

Circulation of the various city departments and utilities reveals the following:

The Engineering Department recommends that before the vacation is granted, the north 6 ft. of Lot 46, plus a 20-ft. radius at the northeast corner of said lot should be deeded for alley purposes and the alley crossing on 40th Avenue S. W. should be widened to 16 ft. On S. W. Alaska Street the alley crossing should be removed, the curb, sidewalks and planting strip should be restored.

The Lighting Department and Pacific Northwest Bell requests that the City reserve rights to maintain existing utility installations.

RECEIVED  
 3 A. 14 AM '68  
 BOARD OF PUBLIC WORKS

BOARD OF PUBLIC WORKS	
Date	8-14-68
Approved	<input checked="" type="checkbox"/>
Denied	<input type="checkbox"/>
Committee of Whole	<input type="checkbox"/>
Referred	<input type="checkbox"/>
Other	<input type="checkbox"/>

Honorable Board of Public Works  
Page 2

August 7, 1968

The Street Vacation Committee believes that this vacation would not be adverse to the public interest and therefore recommends that the vacation be granted, subject to the standard utility reservation but that the vacation should not be consummated until after alley widening, etc., as recommended by the Engineering Department is accomplished.

Very truly yours,

*RWMorse*

ROY W. MORSE, City Engineer

*Kenneth M. Lowthian*

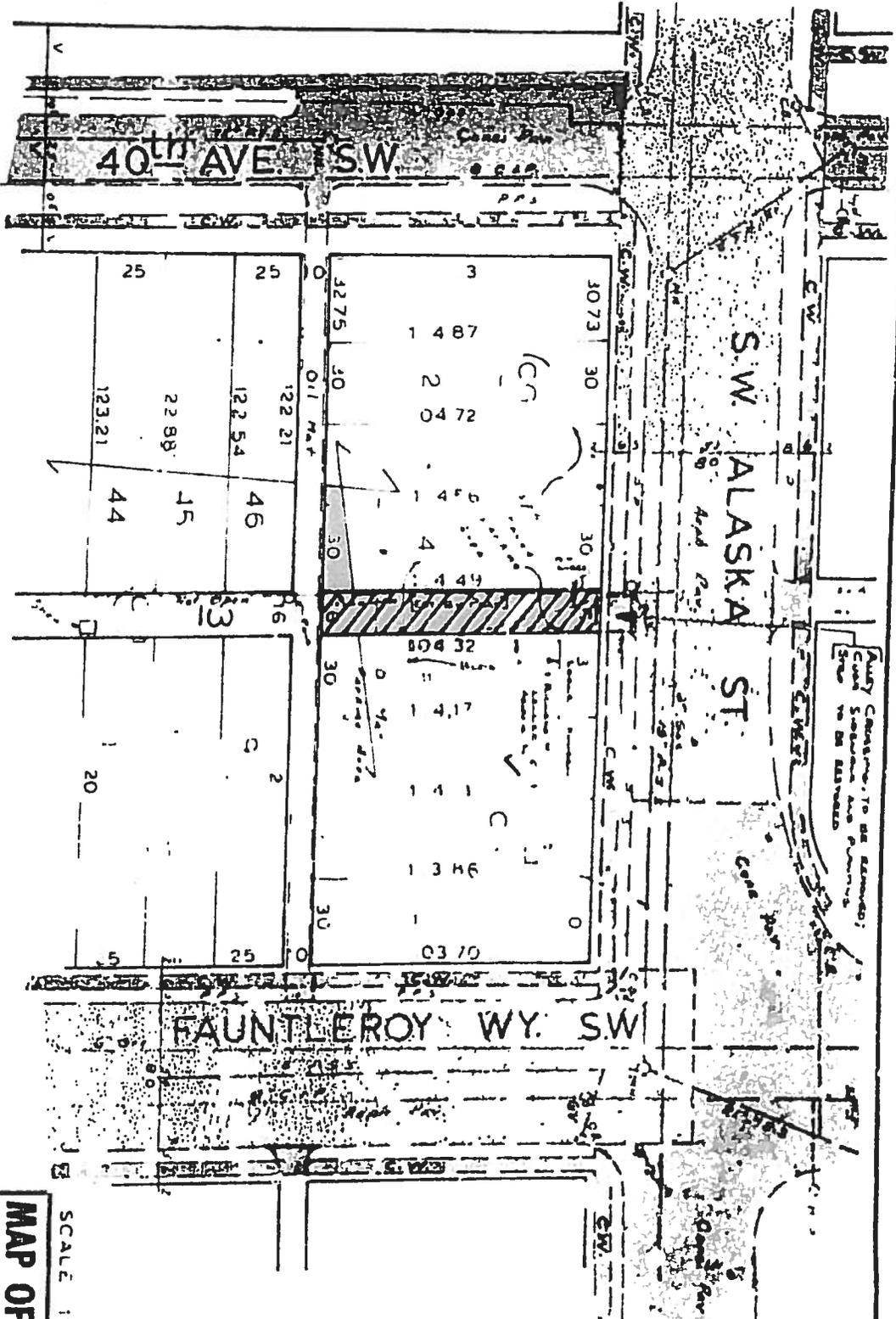
KENNETH M. LOWTHIAN, Supt. of Water

*E. J. Johnson*

EDWARD J. JOHNSON, Acting Supt.  
of Parks and Recreation

PMB:lht  
Attchs.

cc - Water Dept.  
Lighting Dept.  
Park Dept.  
Bruce Wasell



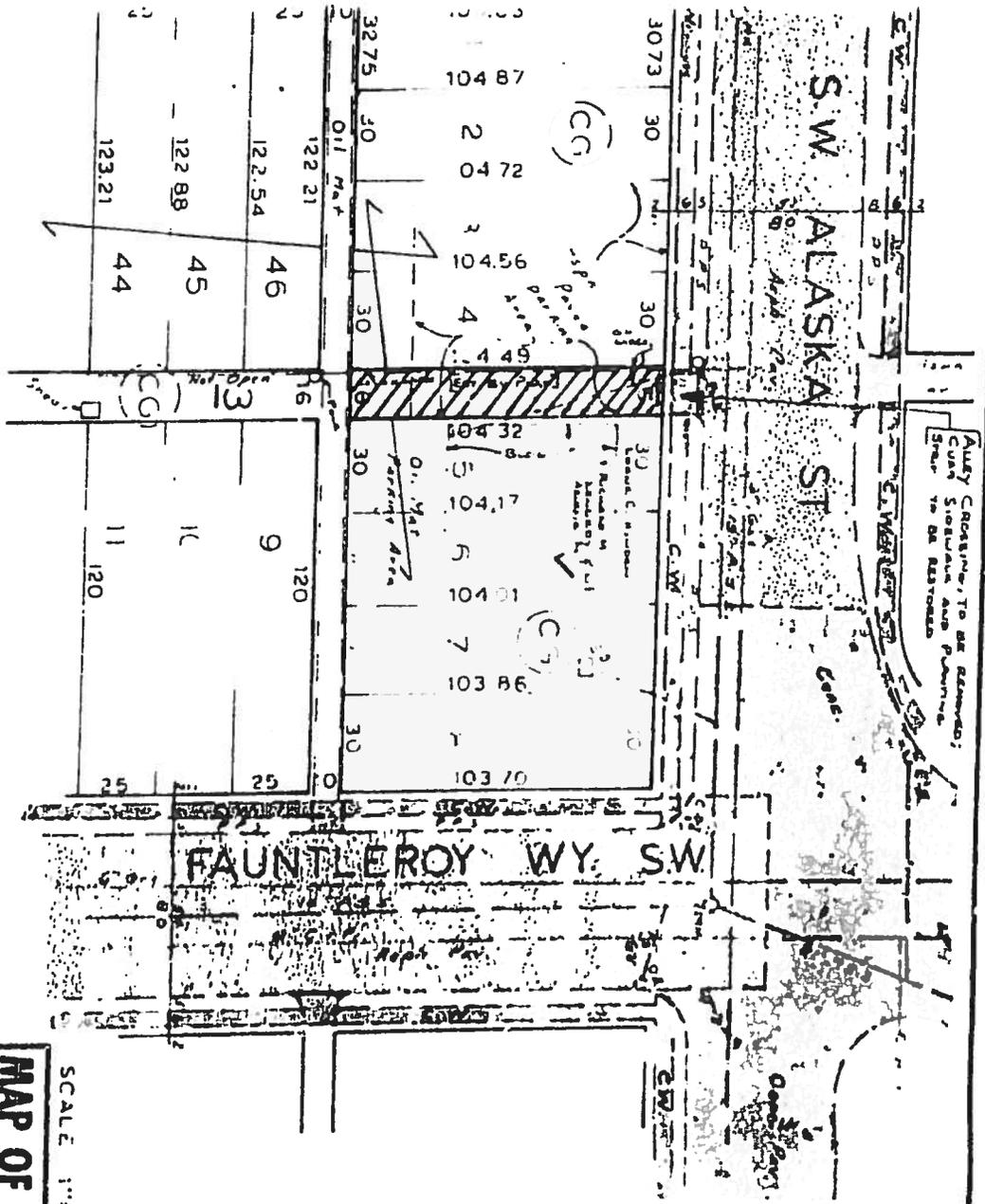
NORRIS' ADDITION TO  
 WEST SEATTLE VOL. 14-93

SCALE 1" = 50' NE 23-

**MAP OF PROPERTY CO**  
 VACATION PETITION NO. 256  
 VALID SIGNATURES SHOWN \_\_\_\_\_  
 INVALID SIGNATURES SHOWN \_\_\_\_\_  
 PETITION DENIED \_\_\_\_\_ ON 1  
 VACATED BY ORDINANCE NO. \_\_\_\_\_  
 MISCELLANEOUS ORDINANCES VO \_\_\_\_\_  
 UTILITY RIGHTS \_\_\_\_\_  
 MADE BY R. J. M. CHECKED BY Z. M.

Always Crossings To Be Retained;  
Curb, Sidewalk and Pavement  
Strips To Be Retained

1663  
1797



NORRIS' ADDITION TO  
WEST SEATTLE VOL. 14-93

SCALE 1"=50' NE 23-24-3

**MAP OF PROPERTY COVERED BY**

VACATION PETITION NO. 256434

VALID SIGNATURES SHOWN ✓

INVALID SIGNATURES SHOWN \_\_\_\_\_

PETITION DENIED \_\_\_\_\_ ON FILE \_\_\_\_\_

VACATED BY ORDINANCE NO. \_\_\_\_\_

MISCELLANEOUS ORDINANCES VOL. \_\_\_\_\_

UTILITY RIGHTS \_\_\_\_\_

MADE BY B.M. CHECKED BY 2nd DATE 11-22-22

E SOLD OR PRIVATE GAIN



G

U

*WPM*

E-137

Comments of the members of the Board of Public Works on the petition for vacation of  
..... Portion of the North-South Alley in Block 3,  
..... Norris Addition to West Seattle.

Council File No. 256434

REASON FOR VACATION: To consolidate petitioners' property for expansion of funeral home facilities.

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
City Engineer	<i>Philip M. B. Uwell</i>		Recommend grant - see below	Aug. 7, 1968
Supt. Water				
Supt. Bldgs.				
Dir. of Operations	Design Engineer	Fire Department	Planning Commission	
Traffic Engineer	Super. Sewer Utility	Franch. & Utilities	Park Department	
District Engineer	Bridge & Arterial Design	Street Use		

Please make comments and return to the City Engineer.

Additional comments if desired.

..... The north 6 ft. of Lot 48, plus a 20-ft. radius at the north-  
..... east corner of said lot should be deeded for alley purposes .....  
..... and the alley crossing on 40th Ave. S. W. should be widened  
..... On S. W. Alaska St.  
..... to 16 ft. /The alley crossing should be removed, the curb,  
..... sidewalks and planting strip should be restored.

*Office Services  
to Light Dept.*

Comments of the members of the Board of Public Works on the petition for vacation of  
..... Portion of the North-South Alley in Block 3, .....  
..... Norris Addition to West Seattle. ....

Council File No. 256434 REASON FOR VACATION: To consolidate  
petitioners' property for expansion of  
funeral home facilities.

Department	Name	Date Received	Comment	Date Forwarded
✓ Supt. Light	<i>J. M. Nelson</i>	Dec. 1, '66	Approved with reservations.	Dec. 2, '66
City Engineer				
Supt. Water				
Supt. Bldgs.				

*Comment  
Per*

Dir. of Operations	Design Engineer	Fire Department	Planning Commission
Traffic Engineer	Super. Sewer Utility	Franch. & Utilities	Park Department
District Engineer	Bridge & Arterial Design	Street Use	

Please make comments and return to the City Engineer.

Additional comments if desired.

..... Approved by R. K. Walker with reservations as follows: To provide for .....  
 ..... utilities, the Lighting Department requests that the vacation ordinance .....  
 ..... provide that the City retain an easement in respect to the vacated land  
 ..... for the operation, reconstruction, repair, and maintenance of existing .....  
 ..... public utility facilities above and below ground. ....

E-137

RECEIVED City Planning  
NOV 30 1966

CITY PLANNING COMMISSION

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

Portion of the North-South Alley in Block 3, Norris Addition  
to West Seattle

Council File No. 256434

REASON FOR VACATION: To consolidate  
petitioners' property for expansion of  
funeral home facilities.

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
City Engineer				
Supt. Water				
Supt. Bldgs.				
Dir. of Operations	Design Engineer	Fire Department	Planning Commission	
Traffic Engineer	Super. Sewer Utility	Franch. & Utilities	Park Department	
District Engineer	Bridge & Arterial Design	Street Use		

Please make comments and return to the City Engineer.

December 1, 1966

Additional comments if desired.

Street Vacation - Alley Block 3, Norris Addition

Recommendation - GRANT

The vacation of this street would not be in conflict with any determined feature  
of the Comprehensive Plan. Therefore we have no objection to this vacation.

P. D. E.

e.w.  
12/1/1966

WEPS:mm:11-30-66

E-137

*Mr. Heath  
Supt. of Water*

Comments of the members of the Board of Public Works on the petition for vacation of  
..... Portion of the North-South Alley in Block 3, .....  
..... Norris Addition to West Seattle. ....

Council File No. 256434

**REASON FOR VACATION:** To consolidate  
petitioners' property for expansion of  
funeral home facilities.

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
City Engineer				
✓ Supt. Water <i>Mr. Hebert</i>	<i>Ray Heath</i>	<i>11/29/66</i>	<i>—</i>	<i>11/30/66</i>
Supt. Bldgs.				

Dir. of Operations	Design Engineer	Fire Department	Planning Commission
Traffic Engineer	Super. Sewer Utility	Franch. & Utilities	Park Department
District Engineer	Bridge & Arterial Design	Street Use	

Please make comments and return to the City Engineer.

Additional comments if desired.

.....  
.....  
.....  
.....

*Mr. McCormick  
Supt of Bldg.*

E-137

Comments of the members of the Board of Public Works on the petition for vacation of  
..... Portion of the North-South Alley in Block 3, Narris.....  
..... Addition to West Seattle. ....

Council File No. 256434

**REASON FOR VACATION:** To consolidate petitioners' property for expansion of funeral home facilities.

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
City Engineer				
Supt. Water				
Supt. Bldgs.	<i>C. J. McCormick</i>		<i>OK</i>	<i>12/1/66</i>

Dir. of Operations	Design Engineer	Fire Department	Planning Commission
Traffic Engineer	Super. Sewer Utility	Franch. & Utilities	Park Department
District Engineer	Bridge & Arterial Design	Street Use	

Please make comments and return to the City Engineer.

Additional comments if desired.

.....  
.....  
.....  
.....

*Fire Dept.*

E-137

Comments of the members of the Board of Public Works on the petition for vacation of  
..... Portion of the North-South Alley in Block 3, Norris Addition .....  
..... to West Seattle. ....

Council File No. 256434

REASON FOR VACATION: To consolidate petitioners' property for expansion of funeral home facilities.

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

Dir. of Operations	Design Engineer	<input checked="" type="checkbox"/> Fire Department	Planning Commission
Traffic Engineer	Super. Sewer Utility	Franch. & Utilities	Park Department
District Engineer	Bridge & Arterial Design	Street Use	

Please make comments and return to the City Engineer.

Additional comments if desired.

RECEIVED  
 Nov 30 2 52 PM '66  
 HEADQUARTERS  
 FIRE DEPT

..... The Fire Department has no objection to this vacation. ....

*Chief Leonard Mackay*

E-137

RECEIVED  
NOV 30 1966  
SEATTLE  
PARK DEPT.  
*Park Dept.*

Comments of the members of the Board of Public Works on the petition for vacation of  
..... Portion of the North-South Alley in Block 3, Norris Addition .....  
..... to West Seattle. .....

Council File No. 256434

**REASON FOR VACATION:** To consolidate  
petitioners' property for expansion of  
funeral home facilities.

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

Dir. of Operations	Design Engineer	Fire Department	Planning Commission
Traffic Engineer	Super. Sewer Utility	Franch. & Utilities	✓ Park Department
District Engineer	Bridge & Arterial Design	Street Use	

Please make comments and return to the City Engineer.

Additional comments if desired.

*No comment*

*noted EJJ*

*John Sandusky  
Park Eng'r*

E-125

REPORT ON VACATION PETITION

11 - 27 - 66

File No. 256434

Vacation of portion of the N<sup>W</sup> 3 Alley in Block 3, Norris Add. to West Seattle

( See petition for description )

From \_\_\_\_\_

To \_\_\_\_\_

Total Frontage (L.F.) \_\_\_\_\_

208.81'

Frontage with  
Valid Signatures (L.F.) \_\_\_\_\_

208.81'

Valid Signatures \_\_\_\_\_

100.00%

Incomplete Signatures \_\_\_\_\_

-

Invalid Signatures \_\_\_\_\_

-

King County \_\_\_\_\_

-

Worked by

*Bruce Adair*

Approved by

*M. B. Wilson*

3  
125  
1/25/66

E-23.1

Circulated by HOWDEN-KENNEDY FUNERAL HOME  
Attn: Mr. Dick Kennedy

Address 3909 Southwest Alaska St. 98116  
Tel. No. WE 2-0356

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

THE NO 'H-SOUTH ALLEY IN BLOCK 3, NORRIS ADDITION TO WEST SEATTLE herein sought to be vacated, petition your Honorable Body to vacate:

PORTION OF THE NORTH-SOUTH ALLEY IN BLOCK 3, NORRIS ADDITION TO WEST SEATTLE, as recorded in Volume 14 of Plats, page 93, Records of King County, Washington, being that portion of the north-south alley between Fauntleroy Way Southwest and 40th Avenue Southwest, from the south line of Southwest Alaska Street to the production east of the south line of Lot 4, said block;

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 alley abutting upon said property after said vacation; and further

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

PETITION CHECKED  
AND FILING FEE PAID

R. W. MORSE, City Engineer

BY Mary M. McCallum / DATE 8-24-66

OWNER	DESCRIPTION OF PROPERTY
<p><i>Lorne C. Howden</i> LORNE C. HOWDEN</p>	<p>LOTS THREE (3) AND FOUR (4), BLOCK THREE (3), NORRIS' ADDITION TO WEST SEATTLE, WASHINGTON, ACCORDING TO PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 93, RECORDS OF SAID COUNTY,</p>
<p><b>DECEASED</b> VERA I. HOWDEN</p>	
<p><i>Richard Morris Kennedy</i> RICHARD MORRIS KENNEDY</p>	<p>EXCEPT THAT PORTION THEREOF CONDEMNED FOR W. ALABKA STREET IN KING COUNTY SUPERIOR COURT CAUSE NO. 70682, UNDER ORDINANCE NO. 21302, CITY OF SEATTLE.</p>
<p><i>Arlene M. Kennedy</i> ARLENE M. KENNEDY</p>	
<p><i>Lorne C. Howden</i> LORNE C. HOWDEN</p>	<p>LOTS FIVE (5) AND SIX (6), BLOCK THREE (3), NORRIS' ADDITION TO WEST SEATTLE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 93, RECORDS OF SAID COUNTY,</p>
<p><b>DECEASED</b> VERA I. HOWDEN</p>	
<p><i>Richard Morris Kennedy</i> RICHARD MORRIS KENNEDY</p>	<p>EXCEPT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 70682 FOR STREET PURPOSES AS PROVIDED BY ORDINANCE NO. 21302 OF THE CITY OF SEATTLE.</p>
<p><i>Arlene M. Kennedy</i> ARLENE M. KENNEDY</p>	