IN THE MATTER OF THE PETITION OF THE PIKE PLACE MARKET PRESERVATION & DEVELOPMENT AUTHORITY FOR A PORTION OF ARMORY WAY BETWEEN ELLIOTT AVENUE AND WESTERN AVENUE ADJACENT TO 1901 WESTERN AVENUE (ALSO KNOWN AS THE PC-1N SITE) FOR THE PIKE PLACE MARKET WATERFRONT ENTRANCE PROJECT
CLERK FILE 313716

The City Council hereby grants approval of the vacation petition from the Pike Place Preservation & Development Authority (PDA) for a portion of Armory Way between Elliott Avenue and Western Avenue adjacent to 1901 Western Avenue (also known as the PC-1N site) for the Pike Place Market Waterfront Entrance Project, described as:

> **THAT PORTION OF ARMORY WAY (AS CONDEMNED BY ORDINANCE NO. 67125) RIGHT OF WAY, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**
> **BEGINNING AT THE INTERSECTION OF VACATED STEWART STREET AND THE NORTHEASTERLY MARGIN OF SAID ARMORY WAY;**
> **THENCE SOUTH 30°38'30" EAST ALONG SAID NORTHEASTERLY MARGIN, A DISTANCE OF 40.24 FEET;**
> **THENCE CONTINUING ALONG SAID MARGIN SOUTH 59°24'35" WEST, A DISTANCE OF 2.58 FEET;**
> **THENCE LEAVING SAID MARGIN, NORTH 30°38'06" WEST, A DISTANCE OF 104.84 FEET;**
> **THENCE NORTH 42°22'55" WEST, A DISTANCE OF 200.47 FEET TO A POINT ON THE NORTHEASTERLY MARGIN OF SAID ARMORY WAY;**
> **THENCE SOUTH 47°42'09" EAST, ALONG SAID NORTHEASTERLY MARGIN, A DISTANCE OF 62.88 FEET TO A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 566.05 FEET AND A CENTRAL ANGLE OF 17°04'41";**
> **THENCE ALONG SAID CURVE, A DISTANCE OF 168.72 FEET;**
> **THENCE SOUTH 30°38'30" EAST, A DISTANCE OF 34.52 FEET TO THE POINT OF BEGINNING.**
>
> **CONTAINING 1,358 SQUARE FEET OR 0.0312 ACRES, MORE OR LESS.**

The vacation is granted upon the Petitioner meeting the following conditions. The Petitioner shall demonstrate, to the satisfaction of the City, that all conditions imposed by the City Council have been satisfied, all utility work including easements or other

agreements is completed, all public benefit elements have been developed, and any other easements or agreements have been recorded, and all fees paid, prior to the passage of the street vacation ordinance.

It is recommended that the vacation be granted upon the Petitioner meeting the following conditions. The Petitioner shall demonstrate that all conditions imposed by the City Council have been satisfied and all fees paid, prior to the passage of the street vacation ordinance.

1. The vacation is granted to allow the Petitioner to build a project substantially in conformity with the project presented to the City Council and for no other purpose. The project must be substantially in conformity with the proposal reviewed by the Transportation Committee in August of 2014.

2. Any required street improvements shall be designed to City standards, as modified by these conditions to implement the Public Benefit requirements, and be reviewed and approved by the Seattle Department of Transportation.

3. The utility issues shall be resolved to the full satisfaction of the affected utility prior to the approval of the final vacation ordinance. Prior to the commencement of any development activity on the site, the Petitioner shall work with the affected utilities and provide for the protection of the utility facilities. This may include easements, restrictive covenants, relocation agreements, or acquisition of the utilities, which shall be at the sole expense of the Petitioner. Utilities impacted include:

   - Seattle City Light; and
   - Coordination with BNSF regarding construction.

4. It is expected that development activity will commence within 18 months of this approval and that development activity will be completed within 5 years. In order to insure timely compliance with the conditions imposed by the City Council, the Petitioner shall provide the Seattle Department of Transportation Street Vacation staff with Quarterly Reports, following Council approval of the vacation, providing an update on the development activity, schedule, and progress on meeting the conditions. The Petitioner shall not request or be issued a Final Certificate of Occupancy (C of O) for the project until SDOT has determined that all conditions have been satisfied and all fees have been paid.

5. In addition to the conditions imposed through the vacation process, the project, as it proceeds through the permitting process, is subject to SEPA review and to conditioning pursuant to various City codes and through regulatory review processes including SEPA.

6. The Petitioner shall develop and maintain all of the public benefit elements as proposed and accepted by the City Council. The parking, housing, and social service space shall be developed consistent with Ordinance 124122. A Property Use and Development Agreement (PUDA) or other binding mechanism may be required to ensure that public benefit elements, 1, 2, and 3, including the plaza, link to the waterfront and public art remain open and accessible to the public and to outline future maintenance obligations of the improvements, unless such obligations are addressed in other agreements. The final design of these public benefit elements shall require the review and approval of SDOT Street Vacations. The public benefit requirement includes the following features as well as corresponding development standards, including approximate square footage dimensions, which shall be outlined in the PUDA or other agreements:

   - **Public Plaza:** approximately 35,500 square feet of public terrace and walkways are proposed for the project. The public terrace would connect to Pike Place Market and would have views of Elliott Bay, Puget Sound and the Olympic Mountains. The open space at the Pike Place Market level of the proposed building would include overhead weather protection (in places), precast concrete unit pavers, a wooden deck, and multiple seating elements. A ramp would lead down to the north, with two switch-backs traversing the length of the commercial portion of the building to the first floor.
   - **Future Link to the Waterfront:** the project has been designed to allow a future pedestrian walkway connection to the improved waterfront.
   - **Public Art:** the project includes new outdoor public open space that would integrate outdoor art to enhance the pedestrian experience. The project will include three pieces of public art, including interactive media and a family-oriented play piece.
   - **Public Parking:** the project will provide more than 300 public parking stalls to replace the public parking under the viaduct.
   - **Low-income Senior Housing:** the project will include 40 studio units. Half of the new units will serve seniors at 30% AMI and the other half for seniors at 50% AMI. These units will add to the PDA's current portfolio of 238 low-income housing units and 93 market-rate housing units.
   - **Social Service Space:** the project will provide approximately 1,700 square feet of space along Western Avenue dedicated to facilities for Pike Place Market's social service agencies. The social service space will be accessible to the onsite residents, as well as nearby PDA residents. The space could be used to provide services such as health classes, financial planning, and mental health services.

Signed by me in open session this 2nd day of September, 2014.

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President _____of the City Council