

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Seattle Department of Transportation	Beverly Barnett/684-7564	Christie Parker/684-5211

Legislation Title:

AN ORDINANCE vacating the alley in Blocks 5 and 6, Plat of West Seattle by U.R. Niesz and Ada B. Niesz, on the petition of Safeway Stores, Inc., a Delaware corporation; and accepting a Property Use and Development Agreement as reflected in Clerk File 310161.

Summary of the Legislation:

This Council bill completes the vacation process for the alley in Blocks 5 and 6, Plat of West Seattle by U.R. Niesz and Ada B. Niesz, on the petition of Safeway Stores, Inc., a Delaware corporation (the "Petitioner"), and accepts a Property Use and Development Agreement.

Background:

The Petitioner sought vacation of the alley in Blocks 5 and 6, Plat of West Seattle, bordered by Southwest Admiral Way, 42nd Avenue Southwest, Southwest Lander Street, and California Avenue Southwest in the Admiral Way neighborhood of West Seattle to expand and modernize a store that became too small to adequately support its neighborhood.

On August 2, 2010, the City Council voted to conditionally grant the Petitioner's petition to vacate a portion of the alley to consolidate the project area. The Petitioner subsequently demolished the existing 35,000-square-foot Safeway store and replaced the structure with a 56,688-square-foot store. This mixed-use development project also incorporates a continuous transparent storefront with multiple sidewalk entries along California Avenue SW, approximately 16,000 square feet of "flex-work" space, a separate 6,800-square-foot retail building, and 227 parking spaces.

To meet its public benefit requirement, the Petitioner has incorporated pedestrian enhancements around the site including widened sidewalks, decorative lighting, seating, a covered bike rack, additional landscaping, completing the existing stylized crosswalks to Hiawatha Playfield, artistic signage relating to the history of Hiawatha Playfield, and a pedestrian plaza and retail entry at the corner of California Avenue SW and SW Lander Street.

Please check one of the following:

X **This legislation does not have any financial implications.**

Other Implications:

a) Does the legislation have indirect financial implications, or long-term implications?

This legislation does not accept or appropriate funds. The Seattle Department of Transportation received a vacation fee of \$450,000 in 2012, at which time 50 percent was deposited in the CRS Unrestricted Subaccount and 50 percent in the CRS Street Vacation Subaccount.

b) What is the financial cost of not implementing the legislation?

This vacation petition has already been approved by the City Council and obligates the City to complete the vacation process provided that the petitioner meets all the conditions imposed by the Council and the vacation fee is paid. The Petitioner has met all the conditions and paid the vacation fee.

c) Does this legislation affect any departments besides the originating department?

No. As part of the initial vacation review process, all interested departments are notified of the vacation petition and asked to comment. All issues must be resolved prior to the approval of the final legislation.

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

None. This legislation completes the vacation process.

e) Is a public hearing required for this legislation?

No.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

g) Does this legislation affect a piece of property?

Yes, it completes the vacation of right-of-way.

h) Other Issues:

List attachments to the fiscal note below:

Attachment A: Alley vacation map.



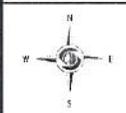
 Proposed Vacation

Portion of Alley between
Blocks 5 & 6 Plat
of West Seattle by
UR Niesz & Ada Niesz

Petitioner:
Safeway Stores Inc

CF 310161
5297 sqft

Zoning:
NC2-40; L3



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Department of Transportation
No warranties of any sort,
including accuracy, fitness or
merchantability, accompany
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Coordinate System:
State Plane, NAD83-91,
Washington, North Zone
Orthophoto Source:
Pictometry 2007

PLOT DATE : 9/10/09
AUTHOR : STVAcng



Proposed Alley Vacation Blks 5 & 6 U.R. Niesz