

**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Department of Transportation	Beverly Barnett/684-7564	Rebecca Guerra/684-5339

**Legislation Title:**

AN ORDINANCE vacating the alley in Block 102, D. T. Denny’s First Addition to North Seattle on the petition of Lake Union III LLC, a Washington limited liability company; and accepting a Property Use and Development Agreement as reflected in Clerk File 304098.

**Summary of the Legislation:**

This Council Bill completes the vacation process for the alley in Block 102, D.T. Denny’s First Addition to North Seattle, on the petition of Lake Union III LLC, a Washington limited liability company (the “Petitioner”) and accepts a Property Use and Development Agreement (“PUDA”) in connection with the alley vacation.

**Background:**

This project in Block 102 is part of a larger development project encompassing six blocks. Alley vacation petitions were submitted for three of the six blocks that facilitate this development project for Amazon.com’s new global headquarters.

The Petitioner sought vacation of the alley in Block 102, D.T. Denny’s First Addition to North Seattle, bordered by Republican Street, Boren Avenue North, Harrison Street, and Terry Avenue North in the South Lake Union neighborhood to facilitate a full block development for this project.

On September 16, 2002, the City Council voted to conditionally grant the Petitioner’s petition to vacate a portion of the alley. In 2007, the City Council granted the Petitioner an extension of time to complete the development project. The Petitioner subsequently developed two new office buildings consisting of a five-story building and a four and ½ story building, a 24,000 square foot plaza, and three levels of below grade parking. The Petitioner also retained a portion of the Van Vorst building which is designated as an historic landmark.

To meet its public benefit requirement, the Petitioner has incorporated a publically accessible plaza of approximately 24,000 square feet which includes pavers, landscaping, seating and artwork. Community events are planned for the plaza. The PUDA provides that the plaza remain open and accessible to the public. Additionally, the Petitioner developed street improvements consistent with the Terry Avenue North Street Design Guidelines (Seattle

Department of Transportation Director's Rule 3-05).

Please check one of the following:

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

**Other Implications:**

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

Yes. This legislation does not accept or appropriate funds. The Seattle Department of Transportation received a vacation fee of \$1,150,000 in 2010, 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 Seattle City Council which obligates the City to complete the vacation process, provided that the Petitioner meets all the conditions imposed by the Council and the vacation fee has been paid. The Petitioner has met all the conditions and paid the vacation fee. Therefore, by not implementing this legislation, the City would be in violation of its obligations, which could have financial implications.

**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: Street Vacation Map.

Alley Vacation  
Block 102  
DT Denny's First  
Addition to N Seattle  
CF 304098  
Petitioner:  
City Investors Inc.

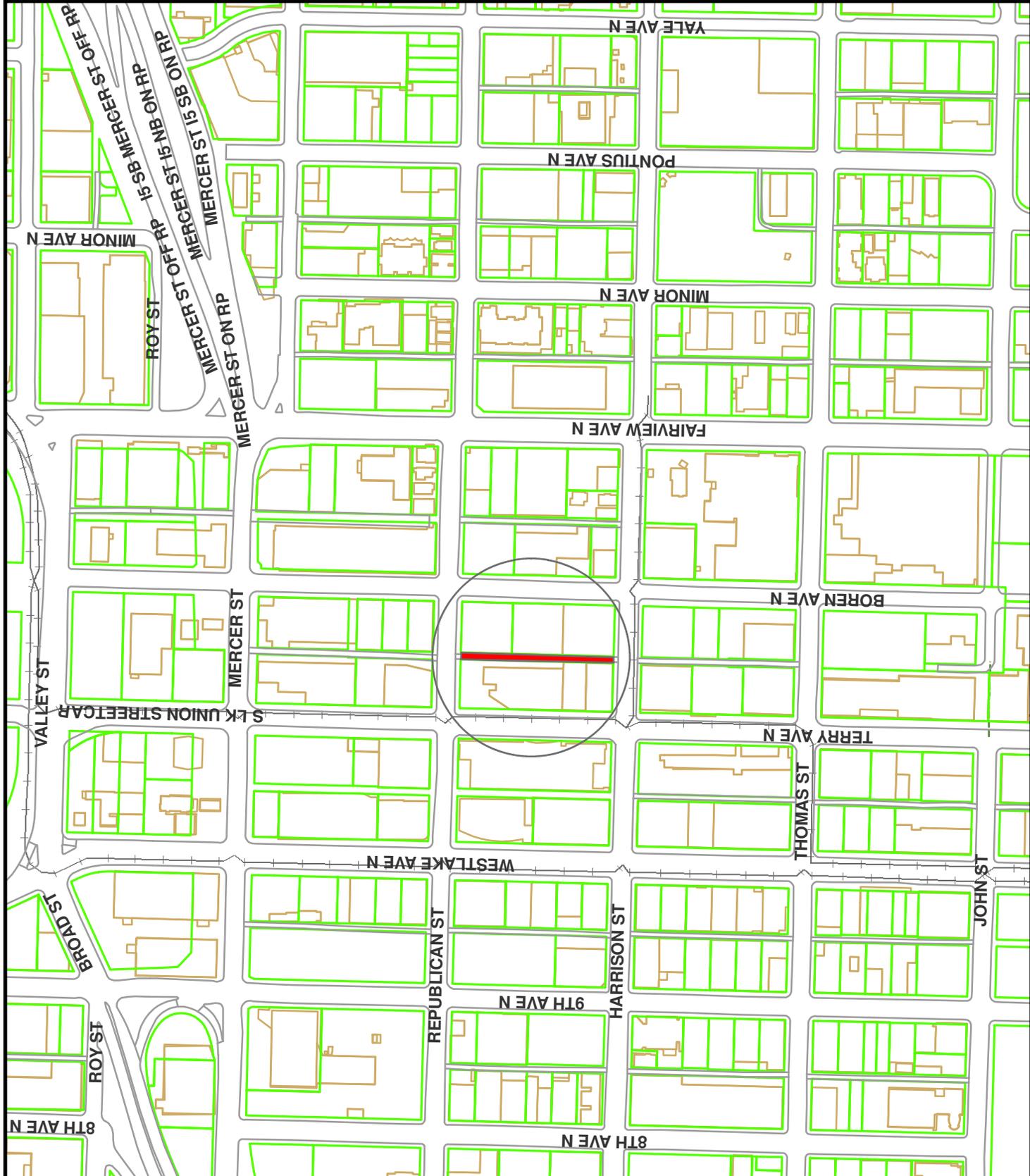
Vacation Area  
5,760 SF



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Produced by the Seattle  
Department of Transportation  
No warranties or any sort,  
including accuracy, fitness or  
merchantability, accompany  
this product.

Coordinate System:  
State Plane - North Zone  
Orthographic Source:  
Picometry 2007

PLOT DATE: August 2011  
AUTHOR: Street Vacations



# Alley Vacation of Block 102 D.T. Denny's First Addition to North Seattle

\*For illustrative purposes only and is not intended to modify anything in the legislation.