

REPORT OF COMMITTEE

Honorable President:

Your

TRANSPORTATION
PETITION

Committee

to which was referred the within
would respectfully report that we have considered the same and respectfully recommend that

THE SAME BE GRANTED (2-0)
7-8-87

T.R.P

Controller

Deputy

L. J. ...

Chairman

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Your
Seattle
Board of Public Works

Barbara K. Taber, Executive Director
Charles Royer, Mayor

May 15, 1987

12. C.F. 294607



Honorable George Benson
Transportation Committee of the City Council
1100 Municipal Building
600 Fourth Avenue
Seattle, Washington 98104

REC'D OMD MAY 18 1987

835853

VIA: Mayor Royer

ATTENTION: Office of Management and Budget

SUBJECT: Vacation of a Portion of the Alley between
Blocks 45 and 46
Boston Company's Plat of West Seattle
C.F. No. 294607

Honorable Benson:

We are returning herewith Comptroller's File No. 294607 which is the petition of the West Seattle Christian Church for vacation of a portion of the alley between blocks 45/46, Boston Company's Plat of West Seattle. This north-south alley is located between 41st Avenue Southwest and 42nd Avenue Southwest and runs from Southwest Genesee Street on the north to Southwest Oregon Street. The petitioner desires to consolidate property and enlarge the church. They own 100 percent of the abutting property of the requested vacation area, which is approximately one-third of the alley length in that block.

DESCRIPTION AND BACKGROUND

The subject vacation area is in West Seattle, one block east of California Avenue Southwest and immediately south of Southwest Genesee Street. The neighborhood is a fringe area between the commercial district along California Avenue Southwest and blocks of single family residences to the east.

There is a large percentage of church and church-related land use in the surrounding vicinity. The petitioner owns almost one-half of the lots in block 45/46 and all of the lots adjacent to the proposed vacation. The West Seattle Christian Church also owns a church school located across 42nd Avenue Southwest, west of the main church facility, which occupies four lots. The Hope Evangelist Lutheran Church owns another one-fourth of block 45/46, the south portion abutting Southwest Oregon Street. This leaves a remainder of approximately five residents in block 45/46.

Hon. George Benson
Page 2

The petitioner, the West Seattle Christian Church, plans to enlarge the existing church building eastward and to possibly add another building extending into the alley proposed for vacation.

The alley in this block is 16 feet in width. The southern portion is concrete-paved from Southwest Oregon Street to the north line of Lot 12, (see attached sketch). The northern portion of the alley proposed for vacation is unimproved and covered with natural vegetation. The vacation area has a steep cross-slope with a grade difference between the abutting properties of approximately 15 feet. There is also a drop in elevation from the end of the concrete-improved alley north to the vacation area of approximately 12 feet. Access to the petitioner's property is provided by adjacent streets and the alley serves only the southern two-thirds of the block, a combination of several residences and the Hope Lutheran Church.

LAND USE

The subject alley divides two zones. The west half of the block is zoned Neighborhood Commercial 2 with a height limit of 40'. The east half is Lowrise 2 (L-2) residential with a 30' height limit. The L-2 zone separates the higher intensity use along California Avenue Southwest from the single family zone to the east across 41st Avenue Southwest.

If the vacation were approved, the total consolidated area owned by the petitioner would be 63,600 square feet. Any potential enlargement of the existing church or other facilities in the NC-2 zone is regulated by use, to a maximum area per a single use (25,000 square feet). A building addition could be a maximum of approximately 14,000 square feet; this added to the existing 11,000 square feet totals the maximum allowance. There are no floor-area-ratio provisions which would apply to further development of this property.

The petitioner's school building site on the east side of the alley, zoned L-2, is also developed with a two-story building and an asphalt playground over eight of the petitioner's 13 lots there.

Vacation of the alley would have a minimal effect upon the development of the properties. A setback of 10' from the alley is required for any structure built in the NC-2 zone; with a vacation, this 10' setback would still be required, but from the centerline of the former alley, resulting in potentially an 8-foot wider building. Height would be unaffected.

COMMENTS RECEIVED FROM CIRCULATION

Circulation of the proposed vacation to various City Departments and other interested parties produced the following comments:

The Engineering Department reported that the geographical constraints make it unlikely that the alley would ever be improved for traffic and circulation purposes. Thus, the Department feels that granting the vacation with an adequate turnaround provided at the end of the existing concrete alley would further serve the public interest. The Department further recommended that a public pedestrian connection from the existing concrete dead-end to Southwest Genesee Street would allow access to properties south of the proposed vacation as well as provide pedestrian access to playfield and school facilities north of the vacation area.

Department of Construction and Land Use (DCLU) recommended to approve the vacation. The abutting properties are already developed with a church and church school. The alley area will not affect these existing uses. The potential increase in area is 7% in the L-3 zone. This could increase the bulk size of a future building on the east side of block 45/46. The maximum size regulations in the NC-2 zone (west side) apply to specific uses and to individual business establishments, not to size of lot. The vacation would have a minimum effect.

DCLU further stated that the portion of alley to be vacated slopes into a gully area and has little potential as a future street. The alley in the block to the east (single family zoned) has been vacated and the alley in the block to the north (church property consolidation) has also been vacated in a similar manner.

The Water and Fire Departments and the Department of Administrative Services, together with Metro, Washington State Department of Transportation and the Washington Natural Gas Company either had no objection to the vacation or no comments.

City Light requires an easement over the entire portion of the alley to maintain a 4 KV electrical system.

The Office for Long Range Planning (OLP) noted that maximum development could significantly affect traffic access and parking in the neighborhood as well as recreational space, light and air. If the vacation were to be granted, there should be some restriction on access and curb cuts so that the residential properties on the block are not inundated by traffic problems. As the West Seattle Christian Church is a tax-exempt landowner, there is no benefit to transferring this property from City ownership.

Pacific Northwest Bell Telephone Company requires an easement to maintain their facilities in the alley. There are two power/utility poles and overhead wires in the proposed vacation area.

RECOMMENDATION

The Board of Public Works, after review of the comments listed above, recommends that the petition be approved with conditions. The alley is not likely to be improved further for street purposes because of topography. Utility needs can be met through the use of easements.

This area was rezoned in 1986; block 46, west of the alley, was formerly Lowrise-1 residential. Block 45, east of the alley, was a combination of single-family 5000 and Lowrise-3 residential. Thus as the zone changes reflect a movement toward higher intensity use of this area, the alley has remained a boundary line between zones. Though street vacation policy is to retain City right-of-way between zones, the intent of this policy is to ensure that the public be served not only in regard to access and utilities but by buffering between zones. Institutional use of church and school is a compatible and permitted use in both residential and commercially zoned areas. There is a low percentage of residences in block 45/46, and it is anticipated that the existing church use of the property will be continued and enlarged.

The Board recommends approval subject to the following:

1. that the petitioner dedicate property and improve a public turnaround at the end of the concrete-improved alley, and
2. that easements with Seattle City Light and Pacific Northwest Bell for the maintenance of utilities be conveyed.

Respectfully submitted,



GEORGE PERNSTEINER
Chairman

GP/PLH:tti

cc: Mayor Royer
Richard Yukubousky, OLP
Fire Chief Harris
Katy Chaney, DCLU
Roy Luken, PNB

Claire McKechnie, OMB
John Braden, DCD
Gary Farr, City Light
Gary Zarker, SED
Robert Groncznack, Water
James M. Bourey, OFP
Ms Shirley King, West Seattle Christian Church

Seattle
Engineering Department

Gary Zarker, Director of Engineering
Charles Royer, Mayor

RECEIVED

87 MAY -8 PM 3:24

EXECUTIVE DIRECTOR
BOARD OF PUBLIC WORKS



April 29, 1987

Honorable Board of Public Works
400 Yesler Building
Seattle, Washington 98104

SUBJECT: Vacation of a Portion of the
Alley between Blocks 45 & 46
Boston Company's Plat of West Seattle
C.F. No. 294607

Honorable Members:

Here is Comptroller's File No. 294607 for the vacation of the alley between
blocks 45 and 46, Boston Company's Plat of West Seattle.

Enclosed is the recommended response to the Transportation Committee of the
City Council.

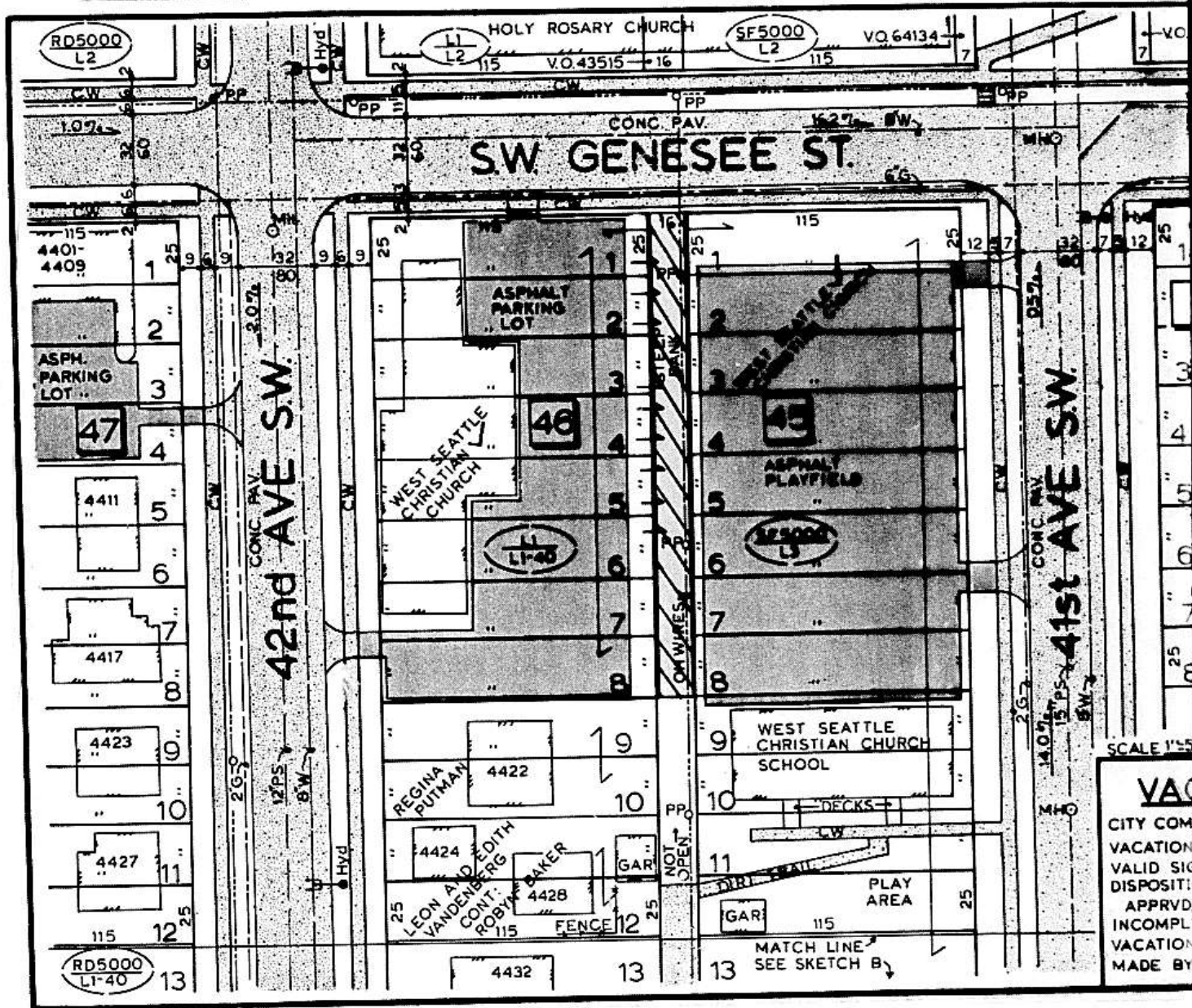
Sincerely,

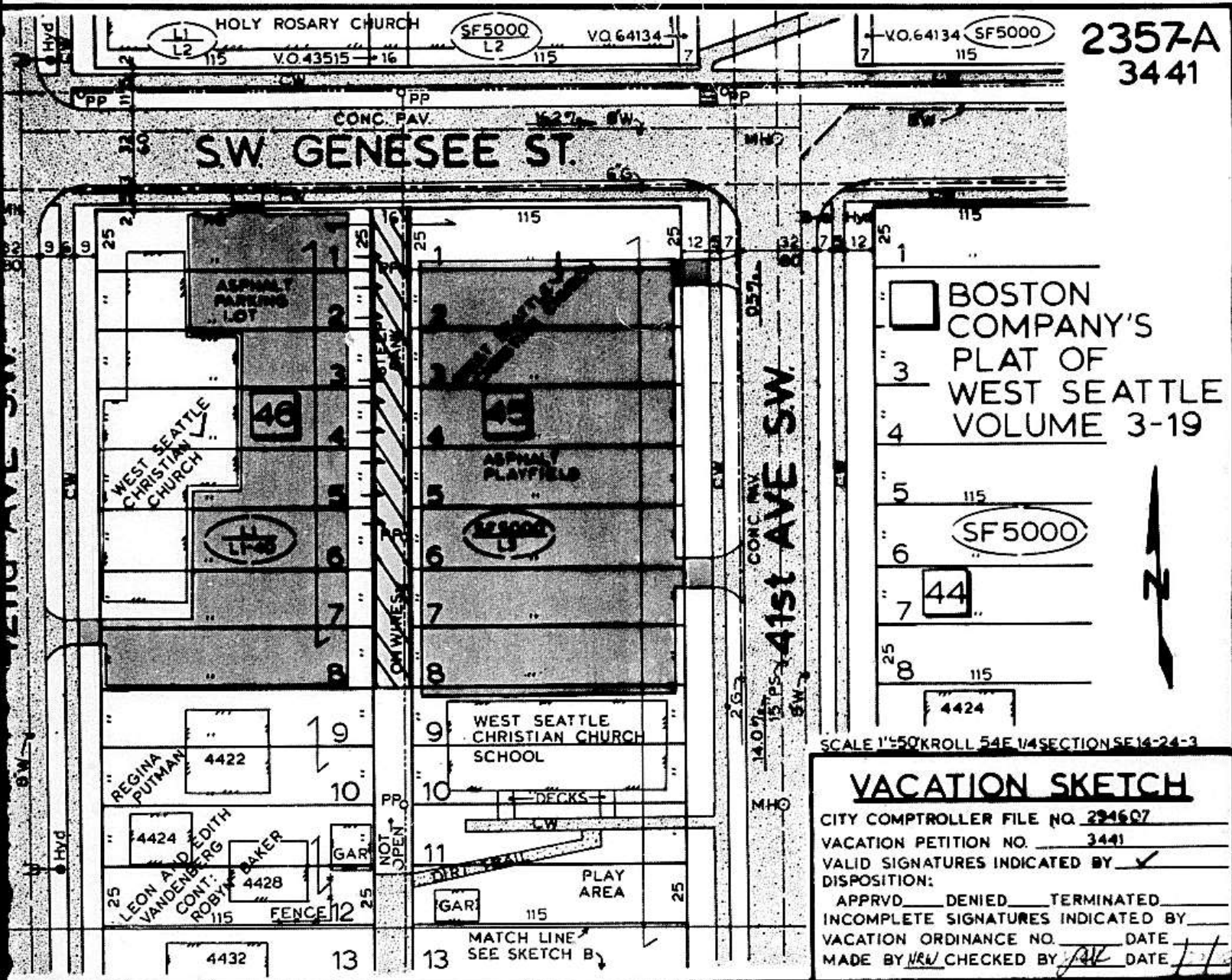
GARY ZARKER
Director of Engineering

GZ/PLH:tth

Enclosures

cc: (w/Enclosures)
Randall W. Hardy, City Light
George Pernsteiner, DAS
Robert Groncznack, Water
Walter R. Hundley, Parks & Recreation
Gary Zarker, Seattle Engineering Department
James M. Bourey, Office for Planning
Ms Shirley King, West Seattle Christian Church (Petitioner)





2357A
3441

BOSTON COMPANY'S
PLAT OF
WEST SEATTLE
VOLUME 3-19

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SF5000
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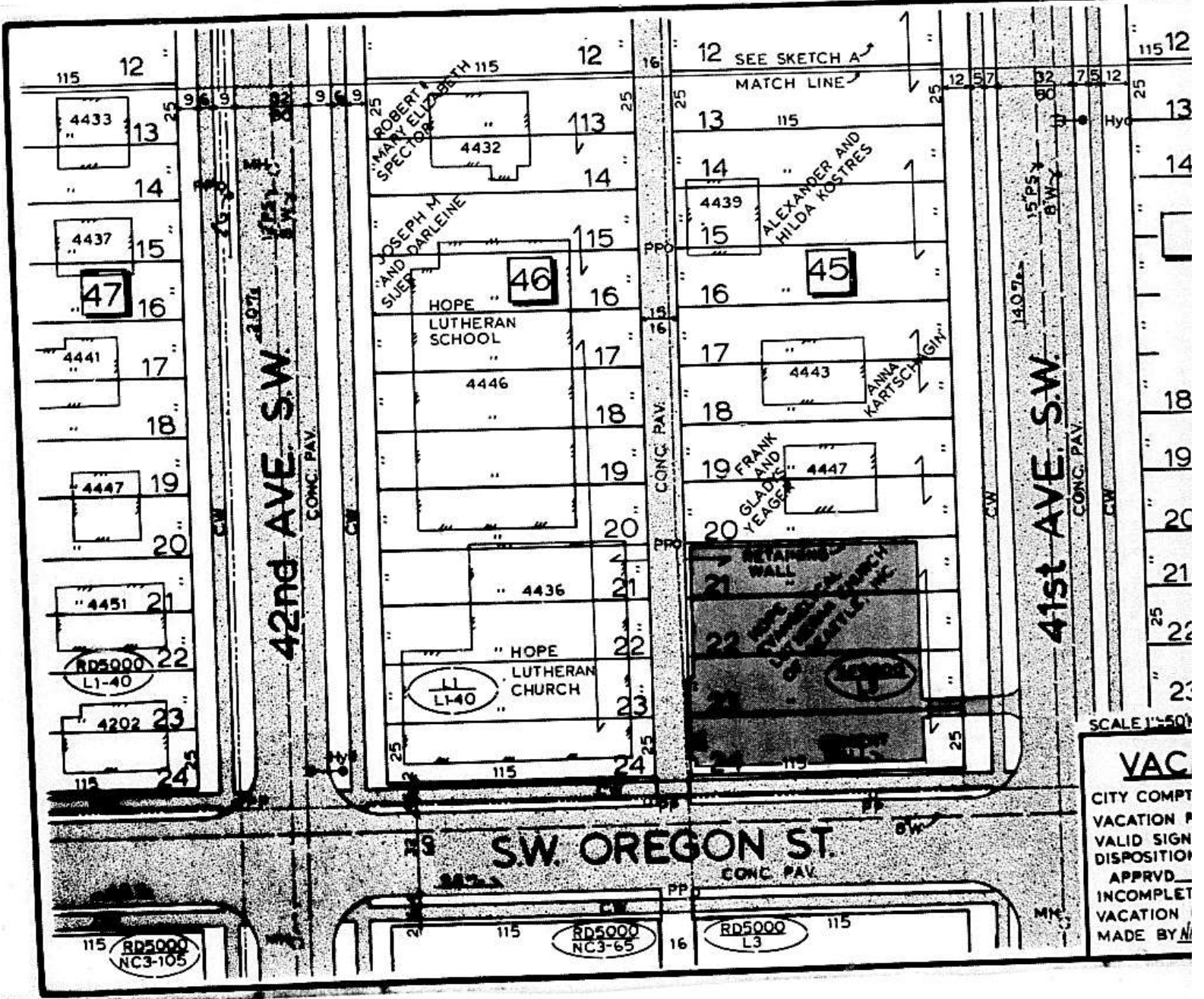


SCALE 1"=50' KROLL 54E 1/4 SECTION SE 14-24-3

VACATION SKETCH

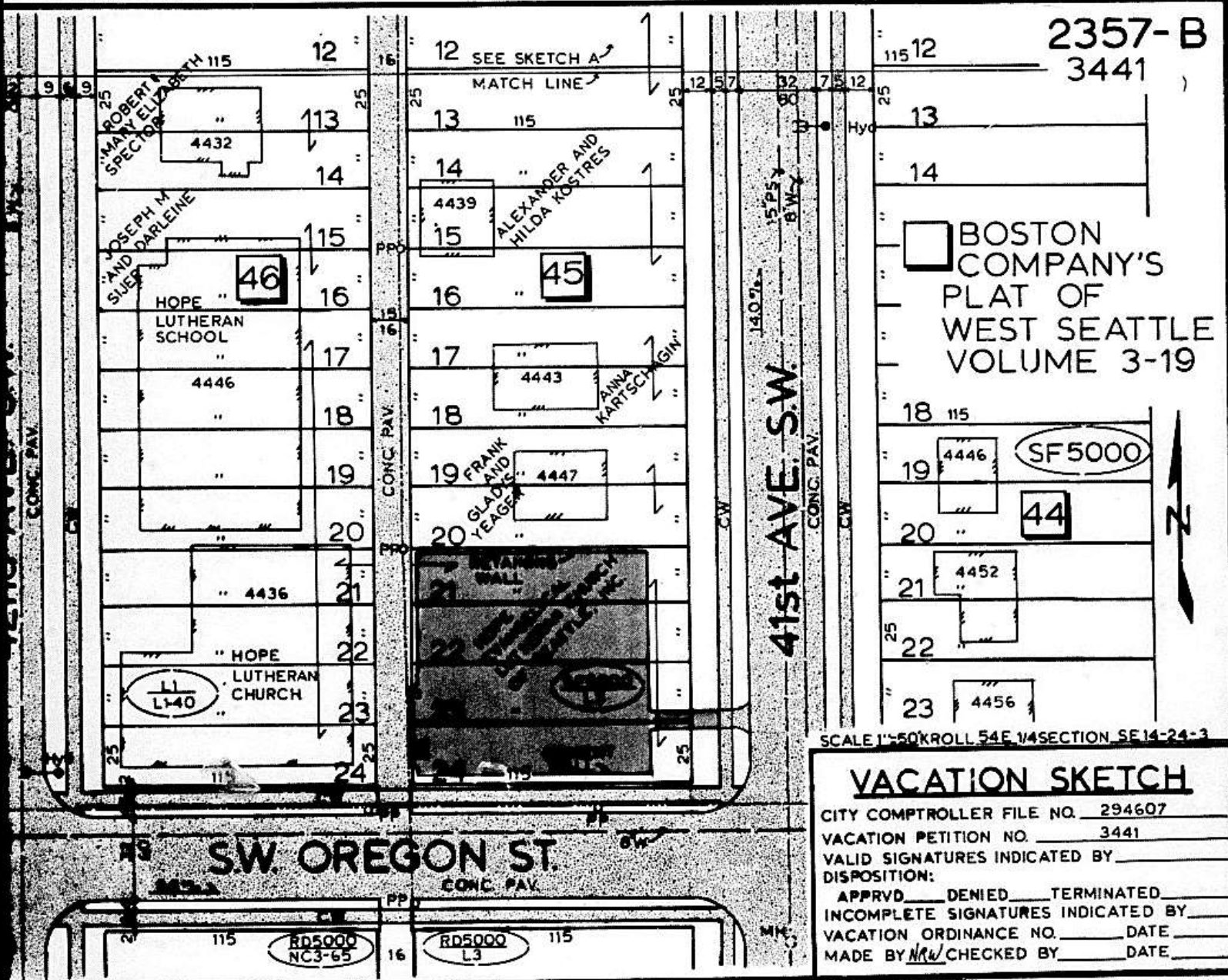
CITY COMPTROLLER FILE NO. 224607
 VACATION PETITION NO. 3441
 VALID SIGNATURES INDICATED BY
 DISPOSITION:
 APPROVD DENIED TERMINATED
 INCOMPLETE SIGNATURES INDICATED BY
 VACATION ORDINANCE NO. _____ DATE _____
 MADE BY NRW CHECKED BY JAK DATE 1/1

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.



SCALE 1"=50'

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 VACATION
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BOSTON
COMPANY'S
PLAT OF
WEST SEATTLE
VOLUME 3-19

SF 5000

44

SCALE 1"=50' KROLL 54E 1/4 SECTION SE 14-24-3


VACATION SKETCH

CITY COMPTROLLER FILE NO. 294607
 VACATION PETITION NO. 3441
 VALID SIGNATURES INDICATED BY _____
 DISPOSITION:
 APPRVD _____ DENIED _____ TERMINATED _____
 INCOMPLETE SIGNATURES INDICATED BY _____
 VACATION ORDINANCE NO. _____ DATE _____
 MADE BY HRW CHECKED BY _____ DATE _____

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Seattle City Council
Memorandum

Date: June 25, 1987
To: Fellow Transportation Committee Members
From: George Benson 
Subject: View trip

Just a reminder to take a view trip at your convenience before the July 8 Transportation Committee meeting to the West Seattle Christian Church (between 41st Ave. SW and 42nd Ave. S.W. and SW Genesee St.)

Maybe stop at SPUDS on the way!

Thank you.

PORTION OF ALLEY BETWEEN BLOCK 45 AND BLOCK 46			
BOSTON COMPANY'S PLAT OF WEST SEATTLE			
SKETCH 2357			
50 NOTICES MAILED			
PET:	West Seattle Christian Church,		
	Agent: Shirley King	3256 35th Ave SW	26
	Corporation of the Catholic Bishop of Seattle	(see below)	18-24 18
	Corp Catholic Archbishop,		
	Holy Rosary	607 Terry Ave	04
CD	Holy Rosary Catholic Church,		
	Father James Mallahan	4139 42nd Ave SW	16
	Lutheran High School		Parcel 1 SL-111649 82-0278E
	Association of Washington	4141 41st Ave SW	16 1-8 74
TR	Lutheran High School	1330 Washington Bldg	01
CD	Seattle Lutheran High School	4141 41st Ave SW	16
	Corporation of the Catholic Archbishop of Seattle	(repeat)	Parcel 2 SL-111649 82-0278E
TR	William Snell Conet Co	6430 SW 25th St,	
		Portland, Ore	97201
CD	Holy Rosary Catholic Elementary School	4142 42nd Ave SW	16
CD	Holy Rosary Convent	4152 42nd Ave SW	16
unarr	Thomas R Torres	4142 41st Ave SW	16 17-18 21
Sgt 1	George S Adams	4146 41st Ave SW	16 19-20 21
wf	Wayne M Smith	4150 41st Ave SW	16 21-24 21
Marilon	Kerri M Bline	4429 41st Ave SW	16 9/10/10 44
	Renee M Hulet		
wf	Michael E Morse	4426 41st Ave SW	16 11-14 2 10/10/10 44

BOSTON CO'S PLAT OF WEST SEATTLE

	Sidney I Friberg	4436 41 st Ave SW	16	15-17	44
	TR Tom Friberg	4436 41 st Ave SW	16		
	CD Occupant	4440 41 st Ave SW	16		
	West Seattle Christian Church	TR 4400 42 nd Ave SW	16	1-13	45
	CD West Seattle Christian School	4425 41 st Ave SW	16	1-2	46
	CD - do -	4401 41 st Ave SW	16	E 1-6	47
	CD Occupant	4411 42 nd Ave SW	16		
wf Hilda	Alexander Kostres	4439 41 st Ave SW	16	14-16	45
	TR Hilda Kostresh	4439 41 st SW	16		
note spellings	Anna Kartschagin	4443 41 st Ave SW	16	17 & 18	45
div	TR Anna Korschagin	4443 41 st SW	16		
wf Gladys S	Frank Yeager	4447 41 st Ave SW	16	19 & 20	45
	TR J C Yeager	4447 41 st Ave SW	16		
European appearance with TR preceding	TR Hope Evangelical Lutheran Church of Seattle	4456 42 nd Ave SW 1/4		21-24	45 & 46
wf Leslie J	Regina Putman	4422 42 nd Ave SW	16	9 & 10	44
	TR Mary A. Putman	4422 42 nd Ave SW	16		
wf Edith	Leon A Vandenberg	4325 1/2 SW Thistle St	36	11 & 12	46
	Cont: Robyn Baker	7144 44 th SW	36		
	TR Robyn Fredette	7144 44 th SW	36		
	CD Occupant	4424 42 nd Ave SW	16		
wf Mary Elizabeth	Robert Spector	(see below)		13 & 14	46
	TR Robert + Mary Elizabeth Spector	4432 42 nd Ave SW, # 4	16		
	CD Occupant	4428 42 nd Ave SW	16		
	CD "	4432 42 nd Ave SW # 1	16		
	CD "	" # 2	16		
	CD "	" # 3	16		

BOSTON CO'S PLAT OF WEST SEATTLE

	Albertina Willers Ferulano, Ind & Estor		7 E 8	47
and, dec'd	Est. Joseph Ferulano	4417 42 nd Ave SW 16		
	TR Albertina Ferulano	4417 42 nd Ave SW 16		
residual heirs of Joseph	William C Ferulano,			
	Reita Ferulano Christopher,			
	Virginia Verulano Venable,			
	Angela Marie Christopher, &			
	Antonette Ferulano	—		
	% 4417 42 nd Ave SW 16			
and, dec'd	Louisa J McKinney, Ind & PR,		9 E 10	47
	Est. Clarence B Owen	4345 SW Trenton St 36		
	TR Louisa J McKinney	4345 SW Trenton St 36		
	CO Occupant	4421 42 nd Ave SW 16		
	CO "	4423 42 nd Ave SW 16		
sup est	J. A. Clemons	1542 Palm Ave SW 16	11 E 12	47
	TR Cont: West Seattle Aerie No 2643			
	CO Fraternal Order of Eagles, Inc.	TR 3215 California Ave SW 16		
	CO Occupant	4427 42 nd Ave SW 16		
	Kings Men Trust Inc	TR 5637 42 nd SW 36	13 E 14	47
	CO Occupant	4433 42 nd Ave SW 16		
dec'd	Julia Baker, PR		15 E 16	47
	Est Julia Strurrock	% 4437 42 nd Ave SW 16		
	Cont: Allan M Johnson	TR 4437 42 nd Ave SW 16		
wf Lucile M	Selmar E Skordal	24819 11 th S,	17 E 18	47
		Kent, Wa 98032		
wf Carol A	Cont: Virgil R Fox	TR 423 Eastlake Ave E 09		
	CO Occupant	4441 42 nd Ave SW 16		

BOSTON CO'S PLAN OF W. ST SEATTLE



↑ View SW from 4044 AV SW @ SW Converse St

↑ View South on 41st Av. SW across SW Gausee St

↑ View West from



↖ View NW from 41st Av SW towards 41st Av SW @ SW Gausee St



View West from 41st Av SW toward end



Genesee St

↑ View South on 41st Av. SW across Sid Gausee St



↑ View West from 41st Av SW across petitioner's property



Av. SW Vacated 41st Av SW is on the right



View West from 41st Av SW toward end of unpaved portion of alley



Facing
Southwesterly
←



Facing
Northwesterly
→

View of trail from 41st
Avenue S.W. to north end
of alley (Lot 11, Block 45)
behind West Seattle Christian
Church School (Lots 9&10)



Facing
West
↓



Facing
Southwesterly
←



Facing
Northwesterly
→



Facing
West
↓

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From Lot 12, Block 45, [↑]
facing West toward north
dead-end of paved concrete
alley.

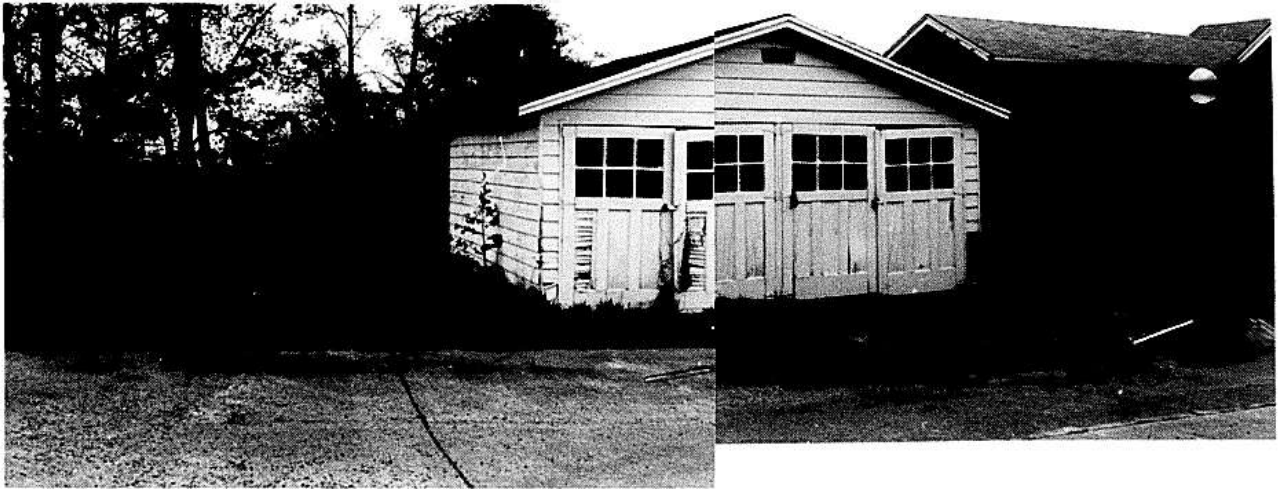
From north end of paved
alley facing east toward →
Lot 12, Block 45





5, ↑
orth
concrete

ved
yard →



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MEMORANDUM

DATE: September 16, 1986
TO: Community Representative
FROM: Larry Knutson, Street Vacation Supervisor
SUBJECT: Street Vacation:
ALLEY BETWEEN BLOCKS 45 & 46,
BOSTON COMPANY'S PLAT OF WEST SEATTLE

The City has been petitioned to vacate the above referenced public right of way. We are now soliciting comments from various departments and agencies regarding this vacation. The comments and recommendations submitted will be incorporated in the Board of Public Works' report and recommendation to the City Council. We have enclosed a Review Form for any comments you may wish to submit for inclusion.

We will send your organization a 20-day notice of the Council's public hearing. Your organization may submit comments at this time, or any time up to and including the date of the public hearing.

Comments submitted between now and prior to one-week before the public hearing should be addressed to: Seattle Engineering Department, Street Vacation, 912 Municipal Building, 600 Fourth Avenue, Seattle, Washington 98104.

Comments submitted within one-week of the public hearing should be addressed to: The Transportation Committee of the City Council, 1100 Municipal Building, 600 Fourth Avenue, Seattle, Washington 98104.

If you have questions concerning the street vacation process, please call Larry Knutson at 625-2385.

LAK/lah
11:13

enclosures

cc: James M. Bourey, Office for Planning

**Your
Seattle
Fire Department**



Claude Harris, Chief
Charles Royer, Mayor

July 15, 1986

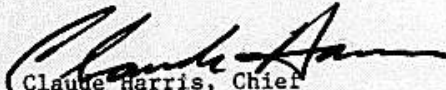
Mr. Gary Zarker, Interim Director
Department of Engineering
900 Municipal Building
Seattle, Washington 98104

RE: Street Vacation #294607 -- ALLEY BETWEEN BLOCKS 45 & 46,
BOSTON COMPANY'S PLAT OF WEST SEATTLE

Dear Mr. Zarker:

Please be advised that this Department has reviewed the proposed
Street Vacation and has no objection to the proposal as submitted.

Very truly yours,


Claude Harris, Chief
Seattle Fire Department

CH:sh
BLH:DDP

RECEIVED
JUL 21 1986
COURT & R/W

(E-137)

KATY CHANEY/DCLU

COMMENTS of the members of the BOARD of PUBLIC WORKS and other departments on the Vacation of:

ALLEY BETWEEN BLOCKS 45 & 46, BOSTON COMPANY'S PLAT OF WEST SEATTLE

Comptroller's File or Resolution No. CF-294607
REASON FOR VACATION:

Vacation requested to consolidate property.
No specific plans submitted with petition.

RECEIVED

PETITIONER:

WEST SEATTLE CHRISTIAN CHURCH
AGENT: SHIRLEY KING
3456 35TH AVENUE SOUTHWEST
SEATTLE, WA. 98126

DEPT OF CONSTRUCTION & LAND USE
LAND USE DIVISION

DEPARTMENT	NAME	DATE RECEIVED	COMMENT	DATE FORWARDED
Supt. Light.				
Dir. of Engr.				RECEIVED
Supt. Water				JUL 14 1986
Dir. of Admin. Serv.				COURT & ...
Supt. Parks				

Engineering Department

Other Departments

Roadway Maintenance
Solid Waste
Traffic & Transp.
Construction
Utility Design

Sewer Utility
Franchise & Utilities
Street Use
Office for Planning
L.U.T.P.

Dept. of Construction & Land Use (DCLU)
Fire Department
DCD, Finance & Economic Development Div.
Metro Transit
Washington State Dept. of Transportation

QUESTIONS RELATED TO THIS STREET VACATION: CALL, Larry Knutson 625-2385

Please make comments and return to the ENGINEERING DEPARTMENT, ROOM 912, Municipal Building by 7-15-86. Persons reviewing this Vacation, should indicate below, their time required for subject review.

REVIEWER	DATE	TIME SPENT
<u>Jim Barnes</u>	<u>7/11/86</u>	<u>1.75 hours</u>

ADDITIONAL COMMENTS ON VACATION IF DESIRED:

The abutting properties are already developed with a church and church school (West Seattle Christian). The alley area will not affect these existing uses. Recommend approval.

STREET VACATION REVIEW QUESTIONNAIRE

ALLEY BETWEEN BLOCKS 45 & 46, BOSTON COMPANY'S PLAT OF WEST SEATTLE (CF 294607)

STREET FUNCTION

- Negative Effect on Existing:... Street Patterns Local Access Pedestrian Paths
 Emergency Routes Parking Other
- Negative Effect on Future:..... Street Patterns Local Access Pedestrian Paths
 Emergency Routes Parking Other
- Negative Effect On:..... Light Air Open Space Recreational Use Other
- Positive Effect of Vacation:... Liability Maintenance Safety Other

EXPLAIN:

UTILITIES

- Effect on Existing Facilities: Easement Denial Relocation Special
- Effect on Future Facilities:.. Easement Denial Realignment Special
- Effect on Natural Water Course: _____

EXPLAIN:

LAND USE

- No Effect on Existing Development: Fire Access Local Access Other
- Effect on Future Development:.. Height(+ ft) Bulk(+ %)^{in L3} Uses(# _____)
 Public View Corridor Other
 Transfer of Development Credits
- No Effect of Future Development on Public Owned Land:... Greenbelt Historical PDA LID Other

EXPLAIN:

PRIVATE INTERESTS

- Negative Effect On: No Abutting Property No Neighborhood Property N/A Private Views
 Utilities(side-sewers, etc.) Other

EXPLAIN:

LAND USE REGULATIONS

- Regulated By:..... Zoning L3 Greenbelt Overlay Zoning F.A.R. Land Uses
Height Restrictions Special Review District Other
- Impact of Vacation: MINIMAL MODERATE SUBSTANTIAL
* .07% in L-3 Increase in Area(* %) Increase in Bulk(%) Other(%)
* .07% in NC-2 Effect on Policies: POSITIVE NEGATIVE

EXPLAIN:

FUTURE LAND USE

- * N/A Disclosed Use Will: Conform to Code Conform to Policy Be Highest & Best Use
 Be a Reasonable, Expected Use Be Acceptable Other

EXPLAIN:

* No disclosed use except for Consolidate ownership. Existing adjacent uses (Church and Church school) are likely to continue.

Comments regarding public benefit factors for the proposed vacation of

ALLEY BETWEEN BLOCKS 45 & 46, BOSTON COMPANY'S PLAT OF WEST SEATTLEFile or Resolution No. CF-294607

Please comment on each of the numbered items listed below. If an item should not require an answer from your department or section, indicate N/A in the space made available for your comments.

1. The actual or potential use of the street area for street purposes. *Little potential due to slope and nature of abutting uses.*
2. The cost and expense of street maintenance and, if undeveloped, of improvement of the street (reasonable estimates).
N/A
3. Its location, ground conditions, and terrain features in the vicinity. *Portion of alley to be vacated slopes into a gully area. Alley in block to east has also been vacated in similar manner. Alley in block to north also vacated.*
4. Access to properties in the immediate block and more distant. *Abutting properties on both sides of the alley are in common use and both have street frontages on improved streets. Properties to the south also have street access and*
5. Traffic patterns in the area and alternate routes available (diagram). *Use the improved portion of the alley. There is no alley to the north where a school use and a steep grade exist.*
6. Uses for utility purposes, for drainage, and for other secondary street uses.
None anticipated. New NC-2 zoning on west half of block is not expected to change existing uses of abutting property.
7. The impact of a street vacation upon properties abutting the area to be vacated and/or the immediate street segment affected, and upon properties dependent upon the street for access. *None anticipated.*
8. The effect of the street vacation directly or indirectly upon utilities, utility services, traffic patterns.
None anticipated.
9. The influence of the street vacation and the contemplated use of street area upon properties in the vicinity, property values and land uses in the neighborhood. *None anticipated.*
10. The contemplated use of the area to be vacated, both present and in the future; its advantages and effects upon the community through payrolls and employment and the municipal tax base. *None indicated but probably no change from existing conditions.*
11. The requests and statements of the abutting owners and tenants, and those of owners and occupants of property in the vicinity, and of persons or groups in the community generally.
N/A
12. Any private easements or other property rights that might survive the street vacation proceedings.
N/A

(E-137)

PAUL CROOM/CITY LIGHT
(POLE DIVISION)

COMMENTS of the members of the BOARD of PUBLIC WORKS
and other departments on the Vacation of:

ALLEY BETWEEN BLOCKS 45 & 46, BOSTON COMPANY'S PLAT OF WEST SEATTLE

Comptroller's File or Resolution No. CF-294607
REASON FOR VACATION:

Vacation requested to consolidate property.
No specific plans submitted with petition.

PETITIONER:

WEST SEATTLE CHRISTIAN CHURCH
AGENT: SHIRLEY KING
3456 35TH AVENUE SOUTHWEST
SEATTLE, WA. 98126

RECEIVED
AUG 11 1986
RECEIVED
AUG 5 1986
Property Management

DEPARTMENT	NAME	DATE RECEIVED	COMMENT	DATE FORWARDED
Supt. Light.	<i>[Signature]</i>	7/30/86	Approved with reservations	7/30/86
Dir. of Engr.				RECEIVED
Supt. Water				AUG 13 1986
Dir. of Admin. Serv.				COURT & R/W
Supt. Parks				

Engineering Department

Roadway Maintenance
Solid Waste
Traffic & Transp.
Construction
Utility Design

Sewer Utility
Franchise & Utilities
Street Use
Office for Planning
L.U.T.P.

Other Departments

Dept. of Construction & Land Use (DCLU)
Fire Department
DCD, Finance & Economic Development Div.
Metro Transit
Washington State Dept. of Transportation

QUESTIONS RELATED TO THIS STREET VACATION: CALL, Larry Knutson 625-2385

Please make comments and return to the ENGINEERING DEPARTMENT, ROOM 912, Municipal Building by 7-15-86. Persons reviewing this Vacation, should indicate below, their time required for subject review.

<u>REVIEWER</u>	<u>DATE</u>	<u>TIME SPENT</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

ADDITIONAL COMMENTS ON VACATION IF DESIRED:

To provide for utilities, the City Light Department requests that the vacation ordinance provide that the City retain an easement in respect to the vacated land for the operation, construction, reconstruction, repair, and maintenance of public utility facilities above and below ground.

8/5/86 - City Light will require an easement over the entire portion of alley being vacated prior to vacation.

Signed,

Raymond W. Rosen
Raymond W. Rosen
Senior Real Property Agent

54E

240314-4

STREET VACATION REVIEW QUESTIONNAIRE

ALLEY BETWEEN BLOCKS 45 & 46, BOSTON COMPANY'S PLAT OF WEST SEATTLE (CE 294607)

STREET FUNCTION

Negative Effect on Existing:... Street Patterns Local Access Pedestrian Paths
 Emergency Routes Parking Other

Negative Effect on Future:..... Street Patterns Local Access Pedestrian Paths
 Emergency Routes Parking Other

Negative Effect On:..... Light Air Open Space Recreational Use Other

Positive Effect of Vacation:... Liability Maintenance Safety Other

EXPLAIN:

UTILITIES

Effect on Existing Facilities: Easement Denial Relocation Special

Effect on Future Facilities:.. Easement Denial Realignment Special

Effect on Natural Water Course: _____

EXPLAIN: city liant has two poles with a 4KV dist. system through this alley.

LAND USE

Effect on Existing Development: Fire Access Local Access Other

Effect on Future Development:.. Height(+ ft) Bulk(+ %) Uses(# _____)
 Public View Corridor Other
 Transfer of Development Credits

Effect of Future Development on Public Owned Land:... Greenbelt Historical PDA LID Other

EXPLAIN:

PRIVATE INTERESTS

Negative Effect On: Abutting Property Neighborhood Property Private Views
 Utilities(side-sewers, etc.) Other

EXPLAIN:

LAND USE REGULATIONS

Regulated By:.....Zoning Greenbelt Overlay Zoning F.A.R. Land Uses
 Height Restrictions Special Review District Other

Impact of Vacation: MINIMAL MODERATE SUBSTANTIAL
 Increase in Area(____%) Increase in Bulk(____%) Other(____%)

Effect on Policies: POSITIVE _____ NEGATIVE _____

EXPLAIN:

FUTURE LAND USE

Disclosed Use Will: Conform to Code Conform to Policy Be Highest & Best Use
 Be a Reasonable, Expected Use Be Acceptable Other

EXPLAIN:

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Comments regarding public benefit factors for the proposed vacation of

ALLEY BETWEEN BLOCKS 45 & 46, BOSTON COMPANY'S PLAT OF WEST SEATTLE

File or Resolution No. CF-294607

Please comment on each of the numbered items listed below. If an item should not require an answer from your department or section, indicate N/A in the space made available for your comments.

1. The actual or potential use of the street area for street purposes.
N/A
2. The cost and expense of street maintenance and, if undeveloped, of improvement of the street (reasonable estimates).
N/A
3. Its location, ground conditions, and terrain features in the vicinity.
N/A
4. Access to properties in the immediate block and more distant.
N/A
5. Traffic patterns in the area and alternate routes available (diagram).
N/A
6. Uses for utility purposes, for drainage, and for other secondary street uses.
city light has two poles with a 4KV dist. system through this alley.
7. The impact of a street vacation upon properties abutting the area to be vacated and/or the immediate street segment affected, and upon properties dependent upon the street for access.
N/A
8. The effect of the street vacation directly or indirectly upon utilities, utility services, traffic patterns.
city light will require an easement over the entire alley prior to vacation.
9. The influence of the street vacation and the contemplated use of street area upon properties in the vicinity, property values and land uses in the neighborhood.
10. The contemplated use of the area to be vacated, both present and in the future; its advantages and effects upon the community through payrolls and employment and the municipal tax base.
11. The requests and statements of the abutting owners and tenants, and those of owners and occupants of property in the vicinity, and of persons or groups in the community generally.
12. Any private easements or other property rights that might survive the street vacation proceedings.

NOTICE: IF THE DOCUMENT IS THIS FORM, IT IS DUE TO THE QUALITY OF THE DOCUMENT.

(E-137)

K. LOWTHIAN

WATER DEPARTMENT

COMMENTS of the members of the BOARD of PUBLIC WORKS and other departments on the Vacation of:

ALLEY BETWEEN BLOCKS 45 & 46, BOSTON COMPANY'S PLAT OF WEST SEATTLE

Comptroller's File or Resolution No. CF-294607

REASON FOR VACATION:

Vacation requested to consolidate property. No specific plans submitted with petition. **RECEIVED JUL 3 1986**

SEATTLE WATER DEPT.

PETITIONER:

WEST SEATTLE CHRISTIAN CHURCH
AGENT: SHIRLEY KING
3456 35TH AVENUE SOUTHWEST
SEATTLE, WA. 98126

3256

RECEIVED

DEPARTMENT	NAME	DATE RECEIVED	COMMENT	DATE FORWARDED COURT & RJW
Supt. Light.				
Dir. of Engr.				
Supt. Water	<i>Thomas C. Spring</i>	<i>7/3/86</i>	<i>No objection</i>	<i>7/15/86</i>
Dir. of Admin. Serv.				
Supt. Parks				

Engineering Department

- Roadway Maintenance
- Solid Waste
- Traffic & Transp.
- Construction
- Utility Design
- Sewer Utility
- Franchise & Utilities
- Street Use
- Office for Planning
- L.U.T.P.

Other Departments

- Dept. of Construction & Land Use (DCLU)
- Fire Department
- DCD, Finance & Economic Development Div.
- Metro Transit
- Washington State Dept. of Transportation

QUESTIONS RELATED TO THIS STREET VACATION: CALL, Larry Knutson 625-2385

Please make comments and return to the ENGINEERING DEPARTMENT, ROOM 912, Municipal Building by 7-15-86. Persons reviewing this Vacation, should indicate below, their time required for subject review.

REVIEWER	DATE	TIME SPENT
<i>E ERICKSON</i>	<i>7-15-86</i>	<i>1/4 hr</i>

SUB-ur facilities OK 7-15-86

ADDITIONAL COMMENTS ON VACATION IF DESIRED:

No objection to proposed alley vacation

IT IS DUE TO THE QUALITY OF THE DOCUMENT.

E-137.1

Comments regarding public benefit factors for the proposed vacation of

ALLEY BETWEEN BLOCKS 45 & 46, BOSTON COMPANY'S PLAT OF WEST SEATTLE

File or Resolution No. CF-294607

Please comment on each of the numbered items listed below. If an item should not require an answer from your department or section, indicate N/A in the space made available for your comments.

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N/A
2. The cost and expense of street maintenance and, if undeveloped, of improvement of the street (reasonable estimates).
N/A
3. Its location, ground conditions, and terrain features in the vicinity.
N/A
4. Access to properties in the immediate block and more distant.
N/A
5. Traffic patterns in the area and alternate routes available (diagram).
N/A
6. Uses for utility purposes, for drainage, and for other secondary street uses.
No existing or propose water in Alley
7. The impact of a street vacation upon properties abutting the area to be vacated and/or the immediate street segment affected, and upon properties dependent upon the street for access.
N/A
8. The effect of the street vacation directly or indirectly upon utilities, utility services, traffic patterns.
see # 6
9. The influence of the street vacation and the contemplated use of street area upon properties in the vicinity, property values and land uses in the neighborhood.
N/A
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N/A
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N/A
12. Any private easements or other property rights that might survive the street vacation proceedings.
N/A

 **METRO**
Municipality of Metropolitan Seattle

Exchange Bldg. • 821 Second Ave., Seattle, Washington 98104

LAK

July 14, 1986

City of Seattle
Engineering Department
Room 912
Municipal Building
Seattle, Washington 98104

Vacation Petition No. CF294607

Gentlemen:

We have reviewed the above-referenced vacation petition and have no objection to the vacation being granted.

Thank you for the opportunity to review this petition.

Very truly yours,

Susan M. Solberg

Susan M. Solberg
Right-of-Way & Property Supervisor

SMS:msp

RECEIVED
JUL 15 1986
COURT & R/W

NOTICE:
IF THE DOCUMENT IN THIS FOLDER IS REPRODUCED,
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

STREET VACATION REVIEW QUESTIONNAIRE

ALLEY BETWEEN BLOCKS 45 & 46, BOSTON COMPANY'S PLAT OF WEST SEATTLE (CF-294607)

STREET FUNCTION

Negative Effect on Existing:... Street Patterns Local Access Pedestrian Paths
 Emergency Routes Parking Other

Negative Effect on Future:..... Street Patterns Local Access Pedestrian Paths
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EXPLAIN:

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Regulated By:..... Zoning Greenbelt Overlay Zoning F.A.R. Land Uses
 Height Restrictions Special Review District Other _____

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 Increase in Area(____%) Increase in Bulk(____%) Other(____%)

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EXPLAIN:

FUTURE LAND USE

Disclosed Use Will: Conform to Code Conform to Policy Be Highest & Best Use
 Be a Reasonable, Expected Use Be Acceptable Other

EXPLAIN:

E-137.1

Comments regarding public benefit factors for the proposed vacation of

ALLEY BETWEEN BLOCKS 45 & 46, BOSTON COMPANY'S PLAT OF WEST SEATTLE

File or Resolution No. CF-294607

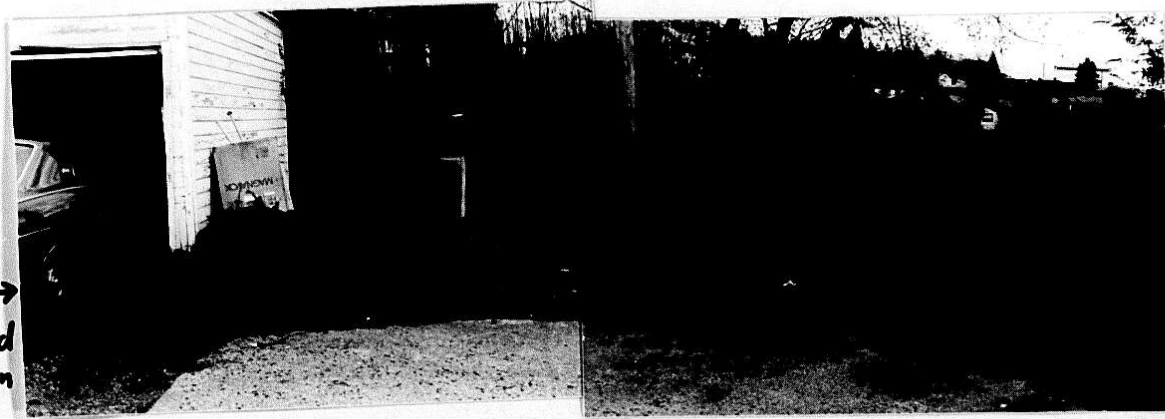
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C.F.# 294607
35 MM
2 SHEETS

3 Views from
North End of Paved
Concrete Alley.

Facing
North →
at Proposed
Vacation
Area.



↓ Facing Northeast ↓



↓ Facing Northwest ↓





Northeast Corner of Block 45, facing Southwest,
including West Seattle Christian Church and proposed
Vacation area between church and playfield.
(41st Avenue S.W. is on the left and S.W. Genesee Street
is on the right)