

**IN THE MATTER OF THE PETITION OF WEST COAST SELF-STORAGE AND
GENERAL STEEL SERVICES OF WASHINGTON, LLC FOR THE VACATION OF A
PORTION OF 29TH AVENUE SOUTHWEST AND A PORTION OF SOUTHWEST CITY
VIEW STREET IN THE WEST SEATTLE NEIGHBORHOOD, WITHIN CITY COUNCIL
DISTRICT 1**

CLERK FILE 314357

Version 2

The City Council grants approval of the petition from West Coast Self-Storage (“West Coast” or “Petitioner”) and General Steel Services of Washington, LLC (“Nucor” or “Petitioner”) for the vacation of a portion of the rights-of-way described as:

Southwest City View Street and 29th Avenue Southwest to be vacated:

That portion of Southwest City View Street within the north half of the Northwest Quarter of Section 13, Township 24 North, Range 3 East, W.M., lying southerly of the south line of Lot 11 in Block 1, Read’s First Addition to the City of Seattle as recorded under Recording No. 548455 in Volume 16 of Plats, page 88 in King County, Washington and lying northerly of the north line of Lot 1 in Block 1, Plat of Steel Works Addition to West Seattle as recorded in Volume 12 of Plats, page 5, in King County Washington; except that portion lying westerly of the easterly margin of Harbor Avenue Southwest; also except that portion lying easterly of the northerly line prolongation of said Lot 1 in Block 1, Plat of Steel Works Addition to West Seattle; and

That portion of 29th Avenue Southwest as shown on Seattle Tide Lands, according to the maps on file in the Office of the Commissioner of Public Lands in Olympia, Washington, within the Northeast Quarter of the Northwest Quarter of Section 13, Township 24 North, Range 3 East, W.M., lying southerly of the easterly prolongation of the north line of Lot 10 in Block 1, Read’s First Addition to the City of Seattle as recorded under Recording No. 548455 in Volume 16 of Plats, page 88, in King County, Washington and lying northerly of the easterly prolongation of the south line of Lot 5 in Block, 1, Plat of Steel Works Addition to West Seattle as recorded in Volume 12 of Plats, page 5, in King County, Washington.

The vacation petition includes a total of approximately 27,204 square feet of right-of-way. The Southwest City View Street (“City View”) right-of-way includes approximately 2,029 square feet, and the 29th Avenue Southwest (“29th”) right-of-way includes approximately 25,175 square feet.

The Petitioners shall demonstrate to the satisfaction of the City that all conditions imposed by the City Council have been fully satisfied: all utility work relating to the vacation including relocation of utilities; easements or other agreements are completed; all public benefit elements have been provided; any other agreements or easements have

been completed and recorded as necessary; and all fees paid; prior to the passage of the street vacation ordinance.

1. The vacation is granted to allow the Petitioners to build a project substantially in conformance with the project presented to the City Council and for no other purpose. The project must be substantially in conformance with the proposal reviewed by the Sustainability & Transportation Committee in August of 2017, [except for changes to improve sight lines to the Alki Trail discussed below under #6](#).
2. All 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 SDOT. Elements of the street improvement plan and required street improvements to be reviewed include:
 - Alki Trail work, including new planting strip;
 - Street trees locations; and
 - Reconstruction at frontage to widen the Alki Trail and adjust alignment at power poles.
3. The utility issues shall be resolved to the full satisfaction of the affected utility prior to the final vacation ordinance being approved. Before 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 CenturyLink Communications.
4. It is expected that development activity will commence within approximately 2 years of this approval and that development activity will be completed within 5 years. To insure timely compliance with the conditions imposed by the City Council, the Petitioner shall provide SDOT 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 until SDOT has determined that all conditions have been satisfied and all fees have been paid as applicable.
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 the public benefit elements as defined by the City Council. A Property Use and Development Agreement

(PUDA) or other binding mechanism shall be required to ensure that the public benefit elements remain open and accessible to the public and in good repair. The final design of the public benefit elements shall require the review and approval of SDOT Street Vacations. The Petitioner shall provide and SDOT shall review design changes to reduce conflicts between cars entering and exiting the garage and use of Alki Trail by bicyclists and pedestrians, such as setting back the building, incorporating site line clearance triangles, mirrors and audible alerts, and changes in the pavement treatment. Public benefit elements in the right-of-way require additional SIP review, street use permits and indemnification. The Petitioner shall ensure that drawings submitted for permit review at SDOT and SDCI reflect these conditions. The public benefit requirements include the following features as well as corresponding development standards, including approximate square footage dimensions, which shall be outlined in the PUDA:

Public Benefit Chart

OPEN SPACE							
	Public Benefit	Qty.	Location/Description	Code Req.	Public Benefit	Total	Estimated Value
A	Relocated power poles	2	Two power poles are within the trail. relocate both to the planting strip.	None	Relocated Power Poles	2 poles	\$100,000
B	Landscape buffer trees	26	Trees provided around building.	None	26 Trees	26 Trees	\$20,800
C	Alki Trail reconstruction and widen		New asphalt for trail reconstruction and widening from 8 feet to 12 feet.	None	2,680 SF	2,680 SF	\$35,000
D	Remove off-site bollards on Alki Trail	3	Trail upgrades remove bollards in trail at Salty's Restaurant.	None	Bollards	3 Bollards	\$5,000
E	Art panels	6	6' x12' metal panels that will be backlit.	None	432 SF (6 panels)	432 SF (6 panels)	\$50,000
F	Pedestrian lighting	13	13 bollard light posts along east side of Alki trail.	None	Bollard Light Posts	13 Lights	\$15,000
G	Concrete cross traffic delineation	3	Concrete cross traffic materials delineating the trail from driveways and pedestrian paths.	None	584 SF (3 locations)	584 SF	\$4,000
H	Reduced curb cuts along frontage	2	Close two curb cuts to minimize cross traffic across trail from 4 to 2 locations.	None	2	2	\$18,000

							SUB-TOTAL	\$247,800
SETBACKS								
	Public Benefit	Qty.	Location/Description	Code Req.	Public Benefit	Total	Estimated Value	
I	Harbor Ave Building Setback (West)	2,357 SF	Provide a landscape buffer. Varies from 3'-7" nearest the property line to 13'-5" furthest from the property line.	None	2,357 SF	2,357 SF	\$26,500	
J	North Building Setback	802 SF	Provide landscape buffer 9'-2" along north property line	None	802 SF	802 SF	\$8,000	
K	South Building Setback	758 SF	Provide landscape buffer of 9'-11" from the south property line.	None	758 SF	758 SF	\$7,500	
L	East Building Setback	1,579 SF	Provide landscape buffer. Width varies from 3'-1" to 18'-6"	None	1,579 SF	1,579 SF	\$15,800	
SUB-TOTAL								\$57,800
TOTAL ESTIMATED VALUE OF PUBLIC BENEFIT:								\$305,600

Signed by me in open session this ____ day of September, 2017.

President _____ of the City Council