

IN THE MATTER OF THE PETITION OF SEATTLE CITY LIGHT ("SCL" OR "PETITIONER") FOR THE VACATION OF A PORTION OF BROAD STREET BETWEEN HARRISON STREET AND TAYLOR AVENUE NORTH ADJACENT TO THE BLOCK BOUND BY HARRISON STREET, 6TH AVENUE NORTH, THOMAS STREET, AND TAYLOR AVENUE NORTH, IN CITY COUNCIL DISTRICT 7 AND THE UPTOWN URBAN CENTER

CLERK FILE 314387

The City Council hereby grants approval of the petition from Seattle City Light ("SCL" or "Petitioner") for the vacation of a portion of Broad Street between Harrison Street and Taylor Avenue North adjacent to the block bound by Harrison Street, 6th Avenue North, Thomas Street, and Taylor Avenue North, in City Council District 7 and the Uptown Urban Center described as:

A 4,300 square foot triangular portion of Broad Street at the northwest corner of the block bounded by Harrison Street, 6th Avenue North, Thomas Street, and Taylor Avenue North

The alley proposed for vacation includes approximately 4,300 square feet of right-of-way.

The vacation is granted upon the Petitioner meeting the following conditions. The Petitioner shall demonstrate that all conditions imposed on the vacation by the City Council have been satisfied: all utility work relating to the vacation including easements or other agreements is completed; all public benefit elements have been provided; any other agreements, easements or other obligations 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 Petitioner to build a project substantially in conformance with the project presented to the City Council and for no other purpose.
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 through a Street Improvement Permit.
3. No utility issues were identified. As the development moves forward, if any unanticipated utility concerns are identified, SCL will work to resolve any issue to the full satisfaction of the affected utility before the final vacation ordinance is approved.
4. Development activity shall be completed within five years. If development activity has not started within five years of approval of the petition, the vacation shall no longer be valid, and the Petitioner must petition the City Council for a new vacation.

If development activity has not been completed within five years, the Petitioner shall petition the Council to extend the term of the street vacation.

5. It is expected that development activity will commence within approximately 18 months of this approval. To insure timely compliance with the conditions imposed by the City Council, the Petitioner shall provide SDOT with semi-annual reports, following Council approval of the vacation. The reports will provide an update on the development activity, schedule, and progress on meeting the vacation conditions. The Petitioner shall not request or be issued a Final Certificate of Occupancy for the improvements until SDOT has determined that all conditions have been satisfied and all fees have been paid as applicable.
6. 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 including SEPA.
7. The Petitioner shall develop and maintain the public benefit elements as defined by the City Council. A PUDA or other binding mechanism shall be required to ensure that the public benefit elements remain open and accessible to the public and to outline future maintenance obligations of the improvements. The final design of the public benefit elements shall require the review and approval of SDOT Street Vacations. The public benefit requirements include the following features and corresponding development standards, including approximate square footage dimensions, which shall be outlined in the PUDA as follows:

Public Benefit Features for SCL Broad Street Vacation				
Public Benefit location	Description	Quantity	Code Requirement	Estimated Cost
Thomas Street	Sidewalk & planting area	1,960 SF	No	\$195,000
	Street trees	7	No	
	Pedestrian light fixtures	3	No	
	Benches	4	No	
	Protected bike lanes	460 SF	No	
	Wayfinding signs	2	No	
Taylor Avenue	Sidewalk & planting area	2,060 SF	No	\$290,000
	Street trees	6	No	
	Pedestrian light fixtures	4	No	
	Benches	8	No	
	Bike Racks	1	No	
	Wayfinding signs	1	No	
			Total	\$485,000

SCL Broad Street Vacation Conditions, CF 314387
Beverly Barnett, SDOT
December 10, 2018
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Signed by me in open session this _____ day of December, 2018.

President _____ of the City Council