

June 14, 2022

MEMORANDUM

To: Transportation & Seattle Public Utilities Committee
From: Lish Whitson, Analyst
Subject: Council Bill 120345: 29th and City View Vacation

On June 21, 2022, the Transportation & Seattle Public Utilities Committee (Committee) will receive a briefing on [Council Bill \(CB\) 120345](#), which would grant final approval for the vacation of portions of 29th Avenue SW and SW City View Street (Council District 1). Council conditional approval of the vacation was granted on September 5, 2017, through [Clerk File \(CF\) 314357](#). Approval of the vacation facilitated the development of West Coast Self Storage's West Seattle facility, a four-story self-storage facility. The project is located on the east side of Harbor Avenue SW, north of the West Seattle Bridge.

The Council's decision at this point is to determine whether the project has satisfied the conditions of CF 314357. If those conditions have been met, the Council should approve the bill. This memorandum discusses the street vacation process and the vacation conditions.

Street Vacation Process

In 2018, the City Council updated the City's Street Vacation Policies. The vacation of 29th Avenue SW and SW City View Street was approved under the Council's earlier vacation policies. Under those policies, there were two steps in the Council's reviews of a vacation petition. The first step occurred after City departments, the Seattle Design Commission, and other interested parties reviewed a petition to vacate a street or alley and provided recommendations to the Seattle Department of Transportation (SDOT), which compiled and transmitted a recommendation to the City Council. When the Council received this recommendation, it held a public hearing and reviewed the petition, determining (1) whether to grant the petition, and (2) what conditions to impose on the vacation. This conditional approval allowed the petitioner to build in the right-of-way and to complete their project.

Under the current and previous policies, once the project is complete, SDOT confirms that the conditions have been met and transmits a bill to finalize the vacation to Council. During the Council's second review of a street vacation, the Council's role is to determine that the conditions have been met. Passage of the bill allows for the official transfer of ownership of the right-of-way to the petitioner.

Review of Vacation Conditions

CF 314357 included six conditions. These conditions require that:

1. The project be built substantially as presented to the Council, with improved sight lines along Alki Trail;
2. Street improvements must be designed to City standards and reviewed by SDOT;
3. Utilities adjacent to the site and on the site must be protected;
4. Development should begin within two years of approval and be completed within five years of approval;
5. Additional review and conditioning would be required under the State Environmental Policy Act (SEPA) and City codes and regulations;
6. The project must provide and maintain the following public benefit features for the life of the building:

Table 1: Public Benefits

	Public Benefit	Qty	Location/Description	Public Benefit	Total	Est. Value
OPEN SPACE						
A	Relocated power poles	2	Two power poles are within the trail. Relocate both to the planting strip.	Relocated Power Poles	2 poles	\$100,000
B	Landscape buffer trees	26	Trees provided around building.	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.	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.	Removed Bollards	3 Bollards	\$5,000
E	Art panels	6	6 ft x 12 ft metal panels that will be backlit.	432 SF (6 panels)	432 SF (6 panels)	\$50,000
F	Pedestrian lighting	13	13 bollard light posts along east side of Alki trail.	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.	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.	Fewer Curb Cuts	2 Curb Cuts	\$18,000
OPEN SPACE SUBTOTAL						\$247,800

	Public Benefit	Qty	Location/Description	Public Benefit	Total	Est. Value
SETBACKS						
I	Harbor Ave Building Setback (West)	2,357 SF	Provide a landscape buffer. Varies from 3 feet 7 inches nearest the property line to 13 feet 5 inches furthest from the property line.	2,357 SF	2,357 SF	\$26,500
J	North Building Setback	802 SF	Provide landscape buffer 9 feet 2 inches along north property line.	802 SF	802 SF	\$8,000
K	South Building Setback	758 SF	Provide landscape buffer of 9 feet 11 inches from the south property line.	758 SF	758 SF	\$7,500
L	East Building Setback	1,579 SF	Provide landscape buffer. Width varies from 3 feet 1 inch to 18 feet 6 inches	1,579 SF	1,579 SF	\$15,800
SETBACK SUBTOTAL						\$57,800
TOTAL ESTIMATED VALUE OF PUBLIC BENEFIT						\$305,600

SDOT has reviewed the project as built and the [Property Use and Development Agreement](#) (PUDA) that has been recorded to ensure ongoing provision of the public benefit features and has determined that the project substantively meets all vacation conditions and recommends approval of the bill.

Next Steps

The Committee is anticipated to consider and may vote on the proposed bill at its June 21 meeting. If recommended for approval on June 21, the bill could be considered by the City Council as early as June 28.

cc: Esther Handy, Director
Yolanda Ho, Lead Analyst