

**In the matter of the Petition of the Yew LLC, for the vacation of
the alley located at 8641 Palatine Avenue North, lying within
lot 2 of City of Seattle lot boundary adjustment
number 3009165, recorded in volume 267, page 29 through 32,
under recording number 20091103900009.**

Clerk File 314530

Conditional Approval of The Yew Alley Vacation Petition, Clerk File 314530

The City Council hereby grants approval of the petition of The Yew LLC ("Petitioner"), for the vacation of the Alley in Block 2, Wegner's Addition to the City of Seattle, being the alley in the block bounded by 1st Avenue NW to the west, N 87th Street to the north, Palatine Avenue N to the east, and N 85th Street to the south:

That portion of an Alley 16.00 feet in width lying within Block 2, Wegener's Addition, recorded in Volume 19, Page 1, Records of King County, Washington;

Said portion of Alley lies within Lot 2 of City of Seattle lot boundary adjustment number 3009165, recorded in Volume 267, Page 29 through 32, under Recording Number 20091103900009.

Containing an area of 1,951 square feet or 0.0448 acres, more or less.

The vacation is granted upon the Petitioners meeting the following conditions. The petitioners shall demonstrate that all conditions imposed on the vacation by the City Council have been satisfied and all required fees paid before the vacation ordinance is passed.

1. The vacation is granted to allow the Petitioners to build a project substantially in conformance with the Project proposal reviewed by the City Council and for no other purpose.
2. All street improvements required as part of the Project shall be designed to City standards, as modified by these conditions to implement the public benefit requirements (as set forth in the table below) and be reviewed and approved by SDOT through a Street Improvement Permit.
3. It is expected that development activity for the Project will commence within approximately 2-3 years after this approval and that development activity will be completed within 5 years thereafter. The Petitioner shall not request or be issued a Final Certificate of Occupancy for the Project until SDOT has determined that all conditions have been satisfied and all applicable fees have been paid. If development activity has not commenced within 10 years after this approval, the Petitioner must seek an extension of the approval from the City Council.

4. The Petitioner shall continue to provide informational updates to SDOT regarding the review and implementation of the proposed and required regulatory elements such as the Street Improvement Permit, the recommendations from the SDC, and the vacation conditions. If Project changes substantially impact any vacation conditions, including the public benefit features required under this approval, SDOT Street Vacations will determine the steps necessary to address the proposed changes. SDOT may require review by the Seattle Design Commission staff to address substantial changes to public benefits or issues and confirm compliance with the conditions in this approval.
5. The Petitioner shall develop and maintain the public benefit elements as defined by the City Council and shown below in Table 1. Before approval of the final vacation ordinance, the Petitioner shall enter into a Property Use and Development Agreement (“PUDA”) or other binding mechanism to ensure that the public benefit elements and conservation site enhancements required under this approval remain open and accessible to the public and outline future maintenance and insurance obligations related to such public benefit and conservation site elements.
6. The final design of the public benefit elements required under this approval shall require the review and approval of SDOT Street Vacations. SDOT may engage with the Seattle Design Commission administration in this review. The chart below outlines the public benefit elements required under this approval and outlines certain features and approximate square footage dimensions, all of which shall be outlined in the PUDA.

Table 1: Required Public Benefit Components

Public Benefit Component	Code Required?	Item	Estimated Value
1: Palatine Ave N, Sidewalk Improvements Provide two feet of expanded sidewalk area upon the Project site along the Project’s Palatine Ave N frontage to promote walkability	No	245 SF concrete sidewalk	\$7,644

Public Benefit Component	Code Required?	Item	Estimated Value
2: N 87th St, Sidewalk Improvements Provide new 6-foot sidewalk connection with 6-foot landscape planter and curb to complete pedestrian connection between Project and existing sidewalk at 1st Ave NW.	No	554 SF concrete sidewalk	\$17,285
	No	554 SF landscape planter with street curb	\$23,268
3: 1st Ave North, Sidewalk Improvements Two-Foot Sidewalk Expansion Provide two feet of additional concrete along the 1st Ave NW frontage of the Conservation Parcel to expand the pedestrian space and improve walkability	No	245 SF pervious pavers, concrete sidewalk, or similar solid surface material if approved by SDOT	\$7,644
4: Conservation Parcel Enhancements and Restoration Remove and replace existing invasive vegetation with native and naturalized species. Implement new landscaping with quarterly maintenance plan, decorative fence panels, and thematic birdhouse elements.	No	Conservation Parcel restoration and planting plan implementation	\$145,910
	N	Ongoing quarterly Conservation Parcel maintenance	\$8,850
	N	Three thematic birdhouses, 8-12 ft in height	\$2,250

Public Benefit Component	Code Required?	Item	Estimated Value
	No	215 linear feet of corten steel or similar decorative fence panels designed by local artist	\$90,300
5: Sidewalk Enhancements at 1st Ave NW/N 87th St Thematic wayfinding signage provides directional information and is thematically integrated into other site artistic elements. Resting blocks provide opportunities for respite in the public realm.	No	Single wayfinding signage element designed by local artist	\$5,000
	No	Two “Resting Blocks” made of stone, concrete, or similar solid material	\$3,000
Total			\$311,151

Granted by the City Council and signed in open session in authentication of its passage on _____.

President _____ of the City Council