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VIA EMAIL

(BEVERLY.BARNETT@SEATTLE.GOV)

Mrs. Beverly Barnett
Seattle Department of Transportation
Seattle Municipal Tower
700 5th Avenue, 23rd Floor
Seattle, Washington 98104-5043

March 27, 2015

Re: 1200 Stewart Alley Vacation Extension Request

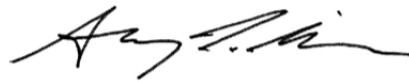
Dear Ms. Barnett:

This firm represents Stewart-Denny Holdings, LLC ("Stewart-Denny"), the sole member of 1221 East Denny Owner LLC, the owner of the 1200 Stewart property and associated permits. We write to request an extension of the alley vacation approval granted July 19, 2010 (Clerk File No. 30936) issued to 1221 East Denny Owner LLC (the "Alley Approval"). The Alley Approval currently is set to expire July 19, 2015.

Stewart-Denny has placed the property on the market for sale, including entitlements such as the Alley Approval and associated Master Use Permit ("MUP"). As noted, the Alley Approval expires in July of this year. However, the MUP does not expire until more than a year later, on August 13, 2016. Accordingly, extension of the Alley Approval would be necessary to allow the MUP to remain viable and usable, and to enable the public benefits and mitigation approved as part of the MUP to be implemented. These public benefits include: improvements to pedestrian crossings at Denny Way and Minor Ave. and Yale Ave., addition of natural landscaping, construction of curb-side rain gardens, improvements to traffic flows on Yale Ave., expansion of the Yale Ave. bus stop area and reconstruction of the waiting area to include art installations, installation of decorative seating and bike racks, construction of wayfinding kiosks, retail on 50% of street frontage, improved pedestrian lighting beyond code requirements, and sidewalk widening. This suite of streetscape improvements are anticipated to provide significant public benefits, including benefits to pedestrian and vehicular traffic as well as aesthetic improvements in the vicinity of the proposed project. (Alley Approval at 2-3). Extension of the term of the Alley Approval will allow these improvements to be realized by preserving the value of the MUP. Therefore, we request a two-year extension of the Alley Approval, to facilitate the sale of the property, and to provide an opportunity for the MUP to be implemented by the purchaser of the property.

Please let us know if any additional information would be helpful in pursuing an extension in this context. We understand that your office intends to coordinate this request with the City Council and transmit this information to the Council. Many thanks for your time and attention.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ash Miller". The signature is fluid and cursive, with a prominent initial "A" and a long, sweeping underline.

Ash Miller

cc: Moira Gray (moira.gray@seattle.gov)