

Thank you for writing to me to share your views on the proposed development site in West Seattle.

In order to develop the site as planned with housing, some smaller businesses and a large grocery store the developer has asked the City to vacate an alley and part of another alley on the site to better consolidate the land for the proposed project. The City Council Transportation Committee first heard the developer's petition for the alley vacation on Tuesday, March 11th and there was a public hearing during that meeting.

For more than a year now, many city departments have reviewed the proposed vacation to determine how vacating the alley would affect traffic, pedestrian safety, utilities such as water and electricity, fire and public safety and whether the project is consistent with the West Seattle Urban Design Framework and the land use code. There are several informative documents available for you to review: a detailed presentation of the project proposal; a detailed memo with comments of the various City departments; and, the West Seattle Triangle Urban Design Framework. Here is the link to those documents (<http://clerk.seattle.gov/~scripts/nph-brs.exe?s1=transportation.comm.&S3=&s2=&s4=&Sect4=AND&l=20&Sect6=HITOFF&Sect5=AGEN1&Sect3=PLURON&d=AGEN&p=1&u=%2F~public%2Fagen1.htm&r=1&f=G>)

I have heard some people say that they do not like the design of the building. In looking into that issue I have learned that the proposed design of the project was reviewed numerous times by the community based SW Seattle Design Review Board and the Seattle Design Commission. After much discussion and after revisions made by the developer at the request of the Board and the Commission they both approved the design.

Some people who have written have expressed concern that if the City vacates the alley the City will be "giving it away". The truth is that the developer will have to pay full market value for the right-of-way and will have to provide numerous public benefits worth millions of dollars for improvements such as crosswalks, and a payment for the design of a park, etc.

Some are concerned that the development of the site with the vacation will lead to more congestion in this part of West Seattle. An interesting fact is that if the developer wanted to build to the maximum allowed on the site and not use an alley vacation, the developer could build more living units and greater heights and two underground parking garages (with separate entrances and driveways) than what the current developer is proposing. Here is what they could do with and without the vacation:

Without the Vacation

Building Height 85'
Residential Units 564
Parking Stalls (two garages) 450
Retail space 40,000 sf

Proposal With the Vacation

Building Height 70'
Residential Units 389
Parking Stalls (one garage) 595
Retail space 68,000 sf

Other people who have written me have said that another grocery store is not needed in this area. The property is and has been zoned for years to allow a grocery store on this site. It is an outright permitted use.

The committee will next meet on this issue on Tuesday, April 8th to receive answers to questions that were raised on March 11th. It is possible that the committee will vote on the petition to grant

conceptual approval on the petition for the alley vacation for this project based upon the public benefits proposed by the developer.

This is a complex, controversial project with a long history and I hope that I have answered your questions. Because of the volume of correspondence I have received on this issue I drafted this response to address the majority of the comments. If you have other questions or comments please contact me.

Thanks again for writing and thanks for caring about our community.

Tom