



Petition to Vacate Public Right-of-Way

OFFICIAL USE ONLY

Applicant: <u>SPS Lands LLC</u>		Address: <u>2301 Henderson Park Ln SE</u>	
Phone:	File#:	Receipt #:	Date:

HONORABLE MAYOR AND CITY COUNCIL:

We, the undersigned, do hereby petition the Olympia City Council to vacate the following described public right-of-way:

LEGAL DESCRIPTION OF AFFECTED RIGHT-OF-WAY:
Please see attached Exhibit A for legal description.
Please see attached Exhibit B for detailed vacation site plan.
Please see attached Exhibit C for vicinity site plan.

PURPOSE OF REQUEST AND STATEMENT OF PUBLIC BENEFIT: *
Please see attached Exhibit D.
<i>*See submittal requirements and criteria for approval on the reverse side of this form</i>

PETITIONERS*		
Owner's signature	Owner's Names	Parcel Number
	<u>SPS Lands LLC</u>	<u>53210060100</u>

**Attach additional sheets as necessary*

I verify that each of the above signatures represents a legal and registered owner of the property abutting the above-described right-of-way.

Applicant's Signature

8-23-16
Date

EXHIBIT 'A'

**RIGHT OF WAY VACATION PETITION TO
THE HONORABLE CITY COUNCIL OF THE CITY OF OLYMPIA**

Parcels to Be Vacated by Grantee:

PARCEL A

THAT PORTION OF LAND DEDICATED TO THE CITY OF OLYMPIA, AS RECORDED JANUARY 4, 1965 UNDER RECORDING NUMBER 813551, RECORDS OF THURSTON COUNTY, WASHINGTON; TOGETHER WITH:

THAT PORTION OF TRACT 48 AND HILLSIDE DRIVE AS SHOWN ON THE PLAT OF WILDWOOD PARK, RECORDED IN VOLUME 9 OF PLATS, PAGE 39, RECORDS OF THURSTON COUNTY, WASHINGTON, LYING NORTHERLY OF THE SOUTH LINE OF TRACT 44 OF SAID PLAT, AND ITS WESTERLY EXTENSION, AND LYING SOUTHERLY OF THE NORTH LINE OF THE SOUTH 100 FEET OF SAID TRACT 44 AND ITS WESTERLY EXTENSION, AND LYING EASTERLY OF SAID LAND DEDICATED TO THE CITY OF OLYMPIA, RECORDING NUMBER 813551, AND LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 44; THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF SAID SOUTH LINE OF TRACT 44 NORTH 88°13'59" WEST 31.74 FEET TO ITS INTERSECTION WITH SAID WESTERLY MARGIN OF HILLSIDE DRIVE AND THE POINT OF BEGINNING OF SAID LINE; THENCE LEAVING SAID SOUTH LINE NORTH 03°02'40" WEST 52.92 FEET; THENCE NORTH 27°20'14" EAST 52.39 FEET TO THE SOUTHERLY BOUNDARY OF LOT 1 OF HENDERSON COMMERCIAL PARK BINDING SITE PLAN, AS RECORDED FEBRUARY 1, 2008 UNDER RECORDING NUMBER 3986666, AND THE TERMINUS OF SAID LINE.

PARCEL B

THAT PORTION OF TRACT A OF HENDERSON COMMERCIAL PARK BINDING SITE PLAN, AS RECORDED FEBRUARY 1, 2008 UNDER RECORDING NUMBER 3986666, RECORDS OF THURSTON COUNTY, WASHINGTON, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID BINDING SITE PLAN; THENCE SOUTH 63°28'16" EAST 0.63 FEET;
THENCE SOUTH 28°36'47" WEST 68.07 FEET;

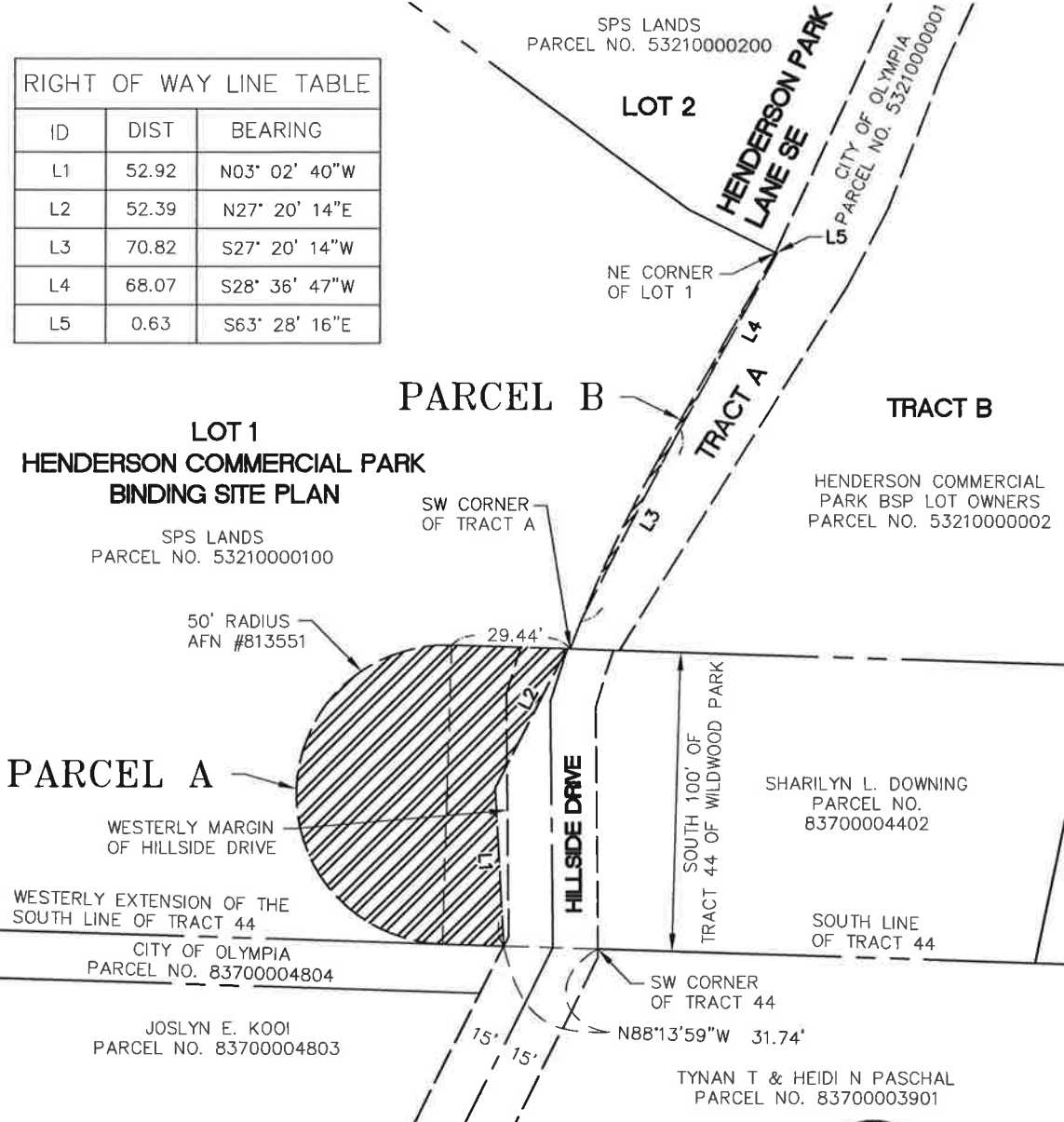
THENCE SOUTH 27°20'14" WEST 70.82 FEET TO THE WESTERLY BOUNDARY
OF SAID TRACT A AND THE TERMINUS OF SAID LINE.

CONTAINING 6,335 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.



RIGHT OF WAY LINE TABLE		
ID	DIST	BEARING
L1	52.92	N03° 02' 40"W
L2	52.39	N27° 20' 14"E
L3	70.82	S27° 20' 14"W
L4	68.07	S28° 36' 47"W
L5	0.63	S63° 28' 16"E

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LEGEND

- PARCELS TO BE VACATED
- EXISTING PARCEL LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING CENTERLINE

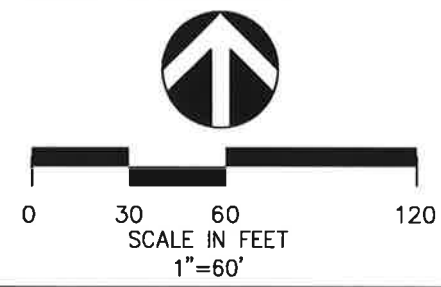


EXHIBIT B

PARCEL A AREA: 6,853 SF
 PARCEL B AREA: 514 SF
 OWNER: CITY OF OLYMPIA
 OLYMPIA, WASHINGTON



DAVID EVANS AND ASSOCIATES INC.

2106 Pacific Avenue Suite 400
 Tacoma Washington 98402
 Phone: 253.922.9780

EXHIBIT D

PURPOSE OF REQUEST AND STATEMENT OF PUBLIC BENEFIT

The request to vacate the described City of Olympia right-of-way and trail tract is to support the development of a new hotel on the adjacent property. The project is a benefit to the public and will provide quality hospitality service to visitors to the City. The following criteria contained in Olympia Municipal Code 12.16.100 are consistent with this request:

- a. The proposed vacation will not be materially detrimental to other properties in the vicinity and will be an asset for the city. Per the binding site plan, a condition was established that required the developer to plan for an extension to the Woodland Trail from the east side of the existing private road to the most SW point of the subject property. During the course of site planning, the City of Olympia Parks Department asked the Owner if they could modify the location of this trail extension to stagger the north property line, between the Hilton hotel and the proposed Marriott hotel. The reason for this request was that the Parks Department didn't think they could obtain permission to cross the railroad tracks and the new location would provide a better south-bound connection to the trail.

This new trail location caused a significant loss of parking stalls for the proposed Marriott project and it was originally thought that this property could be dedicated to the city in exchange for the city right-of-way property currently proposed to be vacated. However, it was determined that the trail property would be handled by an easement, instead of a dedication.

The city property proposed to be vacated looks to be in the shape of a cul-de-sac, something that clearly is not part of the City's long term plans for this area. Instead, the applicant is required to connect Hillside Drive with the private road for Fire Department use only.

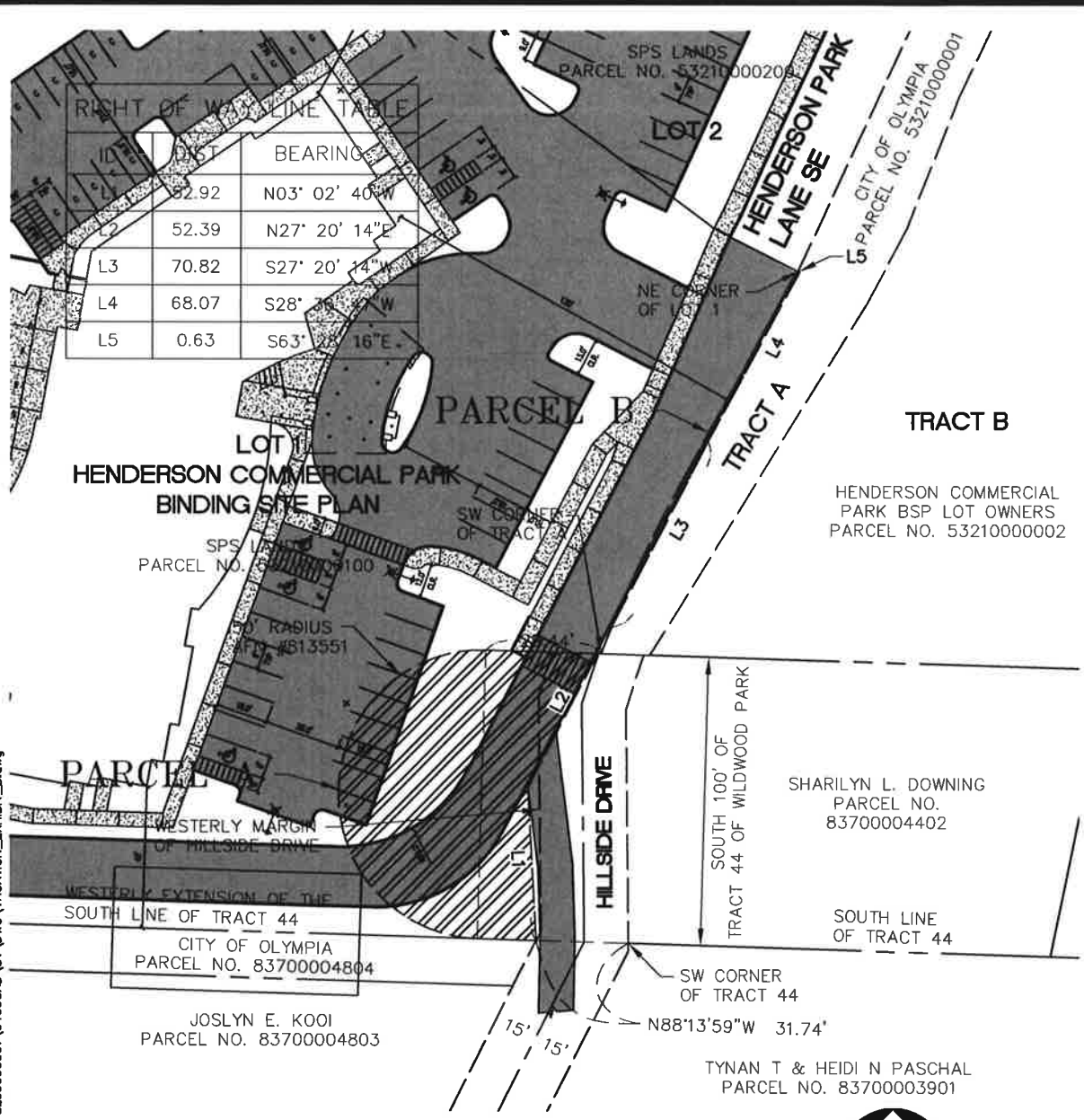
The loss of this cul-de-sac property will not deprive property of reasonable and convenient access, increase traffic safety hazards, or decrease transportation service levels.

- b. Per conversations with the city staff, this cul-de-sac property is not needed for general access, emergency services, utility facilities or other similar public purposes, nor is it needed as part of a long range circulation plan, pedestrian/bicycle pathway or street improvement plan. In essence this cul-de-sac land is being traded for a new pedestrian/bicycle path that is much more functional to the Parks Department.

- c. The subject vacation is consistent with the adopted Olympia Comprehensive Plan and all other related land use and circulation regulations and policies, including but not limited to the Olympia Development Standards and Titles 17 (Subdivisions) and 18 (Zoning) of the Olympia Municipal Code;
- d. The subject vacation would not directly or indirectly result in an adverse impact on historical or cultural resources, the natural environment or otherwise negatively affect an environmentally sensitive area as defined by Chapter 18.76 of the Olympia Municipal Code.

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EXHIBIT E

PARCEL A AREA: 8,853 SF
 PARCEL B AREA: 514 SF
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