

(GENERAL)

COMPTROLLER
FILE NUMBER

281994

REQUEST

OF

DEPT. OF PARKS & RECREATION FOR AUTHORITY
FOR A LEASE ADDENDUM WITH MR. HAL GRIFFITH
PROVIDING FOR USE OF ADDITIONAL SPACE AT
PIER 57 IN THE CENTRAL WATERFRONT PARK.

8/5/75 PaPG Hold

6/12/75 PaPG Grant & prepare legislation

5/5/76 PaPG File

5/20/76 Fin - File

FILED

JULY 24, 1975

C. G. ERLANDSON
COMPTROLLER AND CITY CLERK

N. F. Fenton DEPUTY

ACTION OF THE COUNCIL

REFERRED

JULY 28, 1975

REFERRED

REFERRED

REPORTED

MAY 24 1976

RE-REFERRED

REPORTED

TO

PARKS & PUBLIC GROUNDS
FINANCE

TO

TO

DISPOSITION

ON FILE

TO

DISPOSITION

REPORT OF COMMITTEE

Mr. President: PARKS & PUBLIC GROUNDS / FIN Committee
Your REQUEST

to which was referred the within
would respectfully report that we have considered the same and respectfully recommend that

SAME BE PLACED ON FILE

John R. Miller
CHAIRMAN

J. J. Hill
CHAIRMAN

ASSISTANT CORPORATION COUNSEL

JAMES M. TAYLOR
GORDON F. CRANDALL
G. GRANT WILCOX
THOMAS J. WETZEL
ARTHUR T. LANE
JORGEN G. BADER
CHARLES R. NELSON
LAWRENCE K. MCDONELL
J. ROGER NOWELL
E. NEAL KING
JAMES B. HOWE, JR.
DONALD H. STOUT
PHILIP M. KING
RICHARD E. MANN
WALTER L. WILLIAMS
JAMES G. BLAIR
CHARLES D. BROWN
DONA M. CLOUD
ROSS A. RADLEY
DIANA F. THOMPSON

THE CITY OF SEATTLE

LAW DEPARTMENT

MUNICIPAL BUILDING - SEATTLE, WASHINGTON 98104
AREA CODE 206 TELEPHONE 625-2402

JOHN P. HARRIS, CORPORATION COUNSEL

CITY PROSECUTORS

RICHARD S. OETTINGER
ROBERT M. ELIAS
JACK B. REGAN
ROBERT B. JOHNSON
JOSEPH T. SCHLOSSER
DAVID S. ADMIRE
MYRON L. CORNELIUS
ELIZABETH A. HUNEKE
HARRIET M. CODY
MARIANNA S. COOKE
PHILLIP AARON

CLAIMS MANAGER

V. L. PORTER

April 28, 1976

MEMORANDUM

TO: The Honorable Sam Smith
City Council President

FROM: John P. Harris, Corporation Counsel

Re: Proposed Amendment to lease of Pier 57

By memorandum dated April 22, 1976 you forward a letter to the City Council from Mr. Walter R. Hundley dated April 21, 1976 recommending that C.F. 281994, "a proposed amendment to Mr. Hal Griffith's lease of a portion of the pier shed on Pier 57", be placed on file in accordance with the request of the Department of Parks and Recreation. C.F. 281994, which was forwarded to this office on October 6, 1975 with a request to prepare legislation authorizing such amendment, is returned herewith and the requested legislation has not been prepared in view of the present request that C.F. 281994 be placed on file. A copy of Councilman Miller's letter to this office dated October 6, 1975, a copy of a memorandum to this office from the Superintendent of Parks dated November 21, 1975, and a copy of a letter dated November 18, 1975 from Mr. Griffith to Mr. Don Beuthin of the Department of Parks and Recreation have been included in said C.F. 281994.

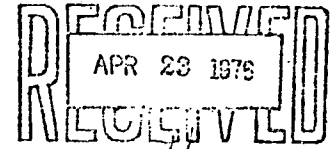
JPH:w
Encl.

Seattle City Council



32655

CORPORATION COUNCIL



ASSIGNED TO: *[Signature]*

Sam Smith
President of the Council
533-2357

George E. Benson
Chairman
Transportation
Committee
533-2357

Tim Hill
Chairman
Finance Committee
533-2357

Paul Kraabel
Chairman
Planning & Urban
Development Committee
533-2357

Phyllis Lamphere
Chairman
Intergovernmental
Relations Committee
533-2357

Wayne D. Larkin
Chairman
Utilities Committee
533-2357

John R. Miller
Chairman
Parks & Public
Grounds Committee
533-2357

Rand, Ravelle
Chairman
Public Safety &
Health Committee
533-2357

Jeanette Williams
Chairman
Human Resources &
Judiciary Committee
533-2357

TO: John Harris
Corporation Council

FROM: Sam Smith
Council President *[Signature]*

Via: Walter Hundley
Director, Office of Management and Budget

Date: April 22, 1976

In accordance with Standard Operating Procedure 100-014, this is to request preparation of legislation in accordance with the attached Executive Request dated April 21 & 22, 1976 re: proposed legislation, if accompanied by the signed recommendation of the Mayor or his designee, Walter R. Hundley, Director, Office of Management and Budget. Should the attached request lack a signed recommendation, it should be returned to the Office of Management and Budget.

THE CITY COUNCIL WILL NOT REVIEW THE ATTACHED PROPOSAL UNTIL RECEIVED AS A COUNCIL BILL OR RESOLUTION. THEREFORE, THIS REQUEST FOR PREPARATION OF LEGISLATION DOES NOT IMPLY CITY COUNCIL APPROVAL.

SS:vr

See attached sheet.

Items delivered to Corporation Counsel:

- ✓ 1. BPW - Vacation of Portion of Pike Place, et al.
- ✓ 2. DCD - Appropriation Request and Authority from Engineering to Hire Consultants for Design and Installation of Street Trees (First Hill).
- ✓ 3. Engineering - Broadway UAB Signal Modification and Street Lighting.
- ✓ 4. Engineering - Section 201 Facility Plant.
- ✓ 5. Engineering - 23rd Avenue East Wire Undergrounding.
- ✓ 6. Engineering - Elliott Bay Bikeway.
- ✓ 7. Engineering - Alley, Block 1, H.S. Upper's 1st Addition.
- ✓ 8. Engineering - 4th Avenue South Viaduct.
- ✓ 9. Engineering - Broadway Access and Street Improvement.
- ✓ 10. Engineering - South Monroe Street, et al; Sanitary Sewers.
- ✓ 11. Engineering - Northeast Northlake Way Storm Drain Separation.
- ✓ 12. DHR - Agreement with King County Juvenile Court for employment of Youth Service Aides.
- ✓ 13. Lighting - Legislation Transferring Funds from Seattle Municipal Light Revenue Refunding Bond Fund to Light Fund.
- ✓ 14. Lighting - Recreation Easement - Town of Metaline.
- ✓ 15. Lighting - Final Appropriation for Energy 1990 from the Light Fund.
- ✓ 16. Personnel/CS - Changes Resulting from Classification Actions.
- ✓ 17. Personnel/CS - Clerical Study Position Recommendations.
- ✓ 18. Parks - Proposed Amendment to Lease of Portion of Pier Shed on Pier 57.
- ✓ 19. Water - Ordinance Accepting Grant from the United States Environmental Protection Agency for Mixed Asbestosforms Removal Study.
- ✓ 20. Personnel/Civil Service-Lighting - Salary Adjustments for I.B.E.W. Positions for Supervisors (delivered to Diana Thompson April 21, 1976).

Your City, Seattle

Office of the Mayor
Wes Uhlman, Mayor



April 21, 1976

The City Council
The City of Seattle

Honorable Members:

Attached is a request from the Department of Parks and Recreation to place on file C.F. 281994 which is a proposed amendment to Mr. Hal Griffith's lease of a portion of the pier shed on Pier 57. OMB has reviewed this request and recommends its approval.

Sincerely,

Wes Uhlman
Mayor

by

Walter R. Hundley
Walter R. Hundley
Budget Director

WRH:JAL:mr

Attachment



**Your
Seattle
Parks and Recreation**

David L. Towne, Superintendent.
Wes Uhlman, Mayor



April 12, 1976

The Honorable Wes Uhlman
Mayor
City of Seattle

Attention: Mr. Walter R. Hundley, Director
Office of Management and Budget


Dear Mayor Uhlman:

Subject: Withdrawal of Request for Pier 57 Lease Extension

Our letter of July 9, 1975 (CF 281994) requested amendment of Mr. Hal Griffith's current lease of a portion of the pier shed on Pier 57 to extend said lease to include the western end of the pier shed for the development by Mr. Griffith of a restaurant. This requested legislation has not as yet been drafted into ordinance form.

Circumstances relative to the Waterfront Park now dictate that it would be in the best interest of the City to withdraw this requested action. Accordingly, we request your support in asking the City Council to take no further action on the requested Pier 57 lease extension and to place CF 281994 on file.

Sincerely,


David L. Towne
Superintendent

DLT:hjk

cc: John Harris, Corporation Counsel
Don Beuthin, Property Manager

Seattle Department of Parks and Recreation, 610 Municipal Building, Seattle, Washington 98104, (206) 583-5822.

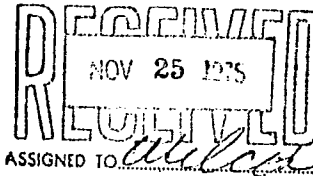
Board of Park Commissioners: Robert E. Kildall, Chairman; Herbert M. Tsuchiya, Vice-Chairman; Calhoun Dickinson, Mrs. Bernice Moreland, Mrs. June A. Roats, Mrs. V. C. Van Ness, Thomas O. Wimmer.

CITY OF SEATTLE
DEPARTMENT OF PARKS AND RECREATION

MEMORANDUM

Date: November 21, 1975
To: John Harris, Corporation Counsel
From: David L. Towne, Superintendent *DLT*
Subject: PIER 57 LEASE ADDENDUM

CORPORATION COUNSEL



The lease addendum for the Hal Griffith extension area on Pier 57 is currently in the Law Department being drafted into necessary legislation for adoption by the City Council.

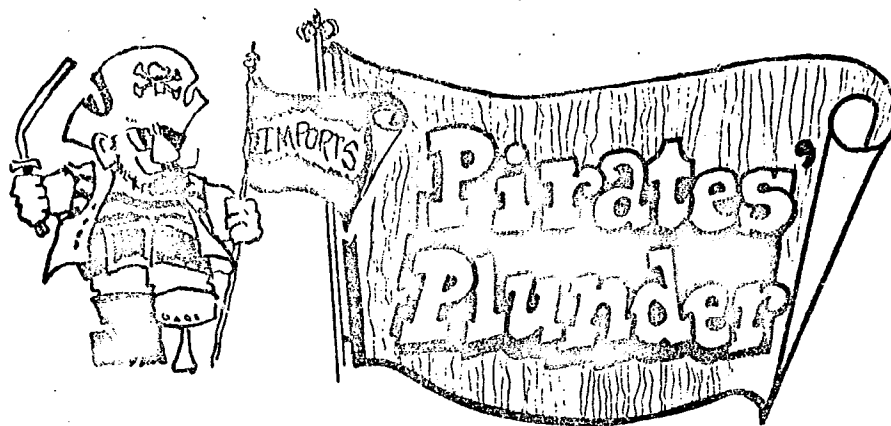
The question of the completion date of the improvements by the Lessee in his current leased area has arisen. When the lease was originally executed we anticipated our department's development of the adjoining park areas would be accomplished early in 1975. Many factors have delayed accomplishing our development on schedule.

Mr. Griffith encountered delays similar to ours in his efforts to complete his program for development in the leased area. Attached is his letter detailing his problems and his request for an extension of time beyond the original deadline of December 31, 1975 contained in paragraph 52 of the basic document.

We hereby request that language be inserted into the Pier 57 lease addendum to provide that the date in said paragraph 52 be changed to read "June 1, 1976." This time extension does not unduly interfere with our Pier 57 development and permits the improvements to be accomplished within an acceptable time frame.

DLT:hjj
Enclosure

cc: Don Beuthin
Hal Griffith
Bill Griffin



November 18, 1975

Don Beuthin
Department of Parks and Recreation
100 Dexter Avenue North
Seattle, Washington 98109

Dear Don,

This letter will outline my concern that I have expressed to you regarding the difficulties that we have had and are now having in acquiring the proper permits from the various city and state agencies, involved in approving our development of our portion of Pier 57 as outlined in our lease between the city and ourselves. For the past several years we have been working with the city's architect, with your office, and other city agencies to gain the approval to develop Pier 57 in the manner we felt would compliment the park development that is now under construction. It was our intention to have the westerly portion of our leased area adjacent to Pirates' Plunder and the park development open to the public for the summer season of 1975.

As you know, Don, we moved our warehouse facility, which was located in this area to Pier 62, with the intention of turning this area into a productive area both for the city and ourselves. Needless to say we were very disappointed when we presented our working drawings to the building department in early spring for approval, and were told that we did not conform to the requirements of developing a pier. In essence, we were told by the city that it was their intent to discourage any development of pier structures. This was partly due to code requirement as well as the city fire departments attitude towards pier structures. We were told that the occupancy load for our entire pier could not be more than 500. We were told that no second levels could be developed. We were told in essence that we could not proceed as we had planned. It was only after many meetings with

MA 4-5673



PIER 57

SEATTLE, WN.

98101

the building department which included the superintendent of building department, Mr. Petty, and even at one point we went as high as the Mayor's office to resolve the inconsistency and very narrow interpretation of the current codes that the city is now utilizing. (universal building code)

Frankly, Don, we did not anticipate the kind the hangups and stringent requirements that the building department was going to make on us. At one point we even had to go back to our accountants to figure out if it was even financial feasible to develop the undeveloped portion of our Pier. This was after the building department requested that we go back and redesign our facility to conform to their requirements. We also during this time found that the entire Pier 57 structure, as we assumed, was not included in the city's S.M.A. permit either with the city or the State of Washington. After some 30 to 60 days of attempting to attach our building permit to the city's S.M.A. permit and as you know, Dave Towne even wrote a letter to support that. It was concluded by the interpretation of the building department that because the city's master plan had not been adopted the department of community development had to take the interpretation legally; that said we had to acquire our own S.M.A. permit. We did apply for those permits and have just received same. Frankly, there is no possible way without writing a book, to explain to you in writing all the time and monies that were expended to acquire the necessary permits to develop Pier 57 as we had outlined previously to your department.

During this period of time of hassling on permits and etc., we were doing all that we could legally; such as demolition, structural repair, sprinkler work, sandblasting, and etc. We have put a new roof on the building, completely refurbished the structural portions of the building in our entire leased area, replaced the sprinkler heads and sprinkler pipe underneath our leased portion, completely sandblasted the interior of our new space to be developed. We have built and coordinated with the city a new electrical room on the northerly side of our building, removed and replaced the siding on the northerly side of our building that needed repair, put new gutters and downspouts on both the north and south side of our pier to conform with the park construction. We painted the north side of our pier, jackhammered and removed tons of concrete, over 25 tons of concrete from the middle section of our space and subsequently have replaced the dryrot damaged timbers with new timbers, fumigated and exterminated a termite problem in our portion of the pier structure. We are currently enclosing the south side of our pier structure which will be completely enclosed by the end of this week as per our drawings.

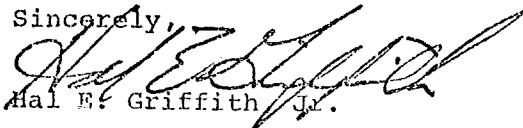
Don, I realize in our addendum that we had outlined to the city that we would coincide our development with the park construction and in particular with phase I of the construction. As you

know there was a lot of indecision when phase I was going to start and when it was going to finish. We were attempting to coincide our development so we wouldn't be starting too much earlier than the city's construction, and at the same time we did not want to finish our construction prior to the city's completion due to the disruption that the city would create with their construction. We very sincerely attempted in all ways to finalize our development here so it would coincide with the parks completion. I think I can further emphasize by the fact that we leased other space for our warehousing at the end of last year, so we could do the demolition and the necessary structural repairs to develop our portion of the pier. Even now I don't believe we are that far delayed. The following is our expected time table and completion of our work:

1. All structural repairs have been completed and are ready for further work.
2. The south wall between the park development and the current finished walled Pirates' Plunder space will be finalized and glazed by Friday of this week.
3. In order for us to put a mezzanine level in the new proposed Sourdough Restaurant there is some structural work that has to be done underneath the floorlevel. As soon as that is completed we intend to finish up the north wall per our drawings. The preceding we expect to have completed by Christmas of this year.
4. We will do the parting walls and individual spaces in the interior.
5. We will do the mechanical, electrical and installation of equipment for all spaces as outlined in our lease addendum. We expect to conclude all construction in this area by June 1, 1976.

In conclusion, Don, as I have verbally expressed to you, we feel very fortunate that we are as far along on our project as we are. We attempted every reasonable course of action possible to have our work finalized per our original agreement. But as you can see by our time schedule we're not really that far off. And as I understand it the city will not be occupying or opening the end of the pier until sometime early spring of next year, therefore I am requesting that you extend our time for completion from December 31, 1975 to June 1, 1976. We will however as I outlined in our schedule, complete all exterior work prior to the end of this year. I'm sure this is the primary concern of your department that the exterior of the building looks complete and neat to coincide with the opening of the park. We are going to do everything possible to get all of our interior spaces open as soon as we can prior to June 1, 1976. If you have any questions or thoughts regarding this, I would be most happy to go in any detail necessary to further explain.

Sincerely,


Hal E. Griffith Jr.

HEG/ms

Seattle City Council



Sam Smith
President of the Council
583-2367

George E. Benson
Chairman
Transportation
Committee
583-2357

Tim Hill
Chairman
Finance Committee
583-2356

Paul Kraabel
Chairman
Planning & Urban
Development Committee
583-2364

Phyllis Lamphere
Chairman
Intergovernmental
Relations Committee
583-2355

Wayne D. Larkin
Chairman
Utilities Committee
583-2358

John R. Miller
Chairman
Parks & Public
Grounds Committee
583-2365

Randy Revelle
Chairman
Public Safety &
Health Committee
583-2353

Jeanette Williams
Chairman
Human Resources &
Judiciary Committee
583-2366

October 6, 1975

The Honorable John Harris
Corporation Counsel
City of Seattle

Dear John:

Enclosed is C.F. 281994 relating to a proposed lease for a portion of Pier 57. If you find no legal problems with this request, please prepare the necessary lease addendum and ordinance and forward them to the Parks and Public Grounds Committee as soon as possible.

Thank you for your assistance.

Very truly yours,

John
John Miller, Chairman
Parks and Public Grounds
Committee

JM:jf

ASSISTANT CORPORATION COUNSEL

JAMES M. TAYLOR
GORDON F. CRANDALL
G. GRANT WILCOX
THOMAS J. WETZEL
ARTHUR T. LANE
CHARLES R. NELSON
LAWRENCE K. MCDONELL
J. ROGER NOWELL
JORGEN G. BADER
E. NEAL KING
JAMES B. HOWE, JR.
DONALD H. STOUT
MYRON L. CORNELIUS
PHILIP M. KING
RICHARDE. MANN
RICHARD S. OETTINGER
JAMES G. BLAIR
W. FREDERICK GREENLEE
WALTER L. WILLIAMS
ELIZABETH A. HUNEKE
CHARLES D. BROWN
DONA M. CLOUD

THE CITY OF SEATTLE

LAW DEPARTMENT

MUNICIPAL BUILDING • SEATTLE, WASHINGTON 98104
AREA CODE 206 TELEPHONE 583-2304

JOHN P. HARRIS, CORPORATION COUNSEL

CITY PROSECUTORS
ROBERT M. ELIAS
JACK B. REGAN
ROBERT B. JOHNSON
JOSEPH T. SCHLOSSER
ROSS A. RADLEY

CLAIMS MANAGER
V. L. PORTER

September 18, 1975

Finance Chairman
City Council
The City of Seattle

Honorable Members:

By City Council Transmittal dated August 21, 1975,
you forwarded C.F. 281994 with the request that legis-
lation be drafted approving the leasing of additional
space on Pier 57 in the Central Waterfront Park to Hal
Griffith.

Upon our inquiry as to the extent of Mr. Griffith's
present leased facilities and the nature of his use in
relation to Park plans, Mr. Bill Stalzer, Legislative
Assistant, requested that the file be returned to the
Parks and Public Grounds Committee for resolution of such
and other questions, and we accordingly return C.F.
281994 herewith.

Very truly yours,

JOHN P. HARRIS
Corporation Counsel

By *Dona Cloud*
DONA CLOUD
Assistant

DC:vf

Your City, Seattle

Office of the Mayor
Wes Uhlman, Mayor

SEATTLE CITY COUNCIL

'75

23 PM 3:30



July 18, 1975

The City Council
The City of Seattle

Honorable Members:

Attached is a request from the Superintendent of Parks and Recreation for authorization to execute a Lease Addendum on behalf of the City with Mr. Hal Griffith. The City currently leases to Mr. Griffith a large portion of Pier 57, in the Central Waterfront Park. This Addendum would lease another section of the Pier to Mr. Griffith for the construction and operation of a restaurant.

This latter westerly portion of Pier 57 is currently under construction as Phase II of the park development. Part of the new area, to be leased by Mr. Griffith, has been designated as a restaurant by the designers. The City expects to have the Park development construction completed early next year, at which time the lease with Mr. Griffith will begin. It is important to authorize the Lease Addendum now so that Mr. Griffith can begin his plans for development of the space and negotiate for the financing of the construction.

According to the terms of this Addendum, Mr. Griffith will rent the additional area for \$215/month plus 2% of gross sales above \$25,000/month. In addition, he has agreed to assume responsibility for the maintenance and security of the surrounding public areas of the Pier (see attached diagram). As with the current lease, this Addendum runs to December 31, 1977, with provisions for two ten-year extensions. The renewal rental rate will be based on the present value of the property at that time as determined by an independent appraiser.

As a note, pages 1 and 2 of the "Proposed Redevelopment" Plan submitted by Mr. Griffith and attached to this request are for sections of Pier 57 currently leased by him. Construction on these projects is now approximately 60% completed. Page 3 describes the planned development of the additional portion to be covered by the Addendum.

*Not true
nothing
started*



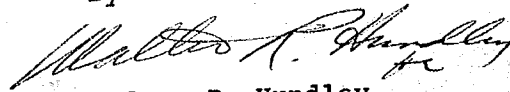
The City Council
Page Two
July 18, 1975

I recommend that the Superintendent be authorized to execute
this Lease Addendum on behalf of the City.

Sincerely,

Wes Uhlman
Mayor

By

A handwritten signature in dark ink, appearing to read "Walter R. Hundley", with a small flourish at the end.

Walter R. Hundley
Budget Director

WRH:GJ:dj
Attachment

cc: Mayor's Office
Dept. of Parks & Recreation

**Your
Seattle
Parks and Recreation**

David L. Towne, Superintendent
Wes Uhlman, Mayor



July 9, 1975

**The Honorable Wes Uhlman
Mayor
City of Seattle**

**Attention: Mr. Walter Hundley, Director
Office of Management and Budget**

Dear Mayor Uhlman:

Subject: Lease Extension - Pier 57

The City of Seattle currently leases to Mr. Hal Griffith a large portion of Pier 57, in the Central Waterfront Park. The current lease runs to December 31, 1977, with provisions for two ten-year extensions.

We are currently in the process of construction to develop the westerly portion of Pier 57 as Phase II of the park development. The designers have allocated space on the first floor of this area for a restaurant. We have negotiated with Mr. Griffith for the operation of this additional area as an extension of his current lease. Payment to the City for the expanded area will be based on the same rate as the other leased areas, plus a percentage of gross receipts.

As an added incentive, Mr. Griffith has agreed to assume the burden of the costs for cleanup, maintenance and security in the unleased public sections of the pier as well as for the leased areas (including the aprons alongside the pier shed). This will relieve the taxpayers of a considerable financial burden in the operation of this facility.

Attached hereto is a proposed addendum to accomplish this, along with a diagram of the additional area involved. Development of the additional leased area is subject to our review and approval.

Construction by our contractor is already under way. We therefore request introduction of a request for legislation to the City Council to grant authority to execute this Lease Addendum on behalf of the City.

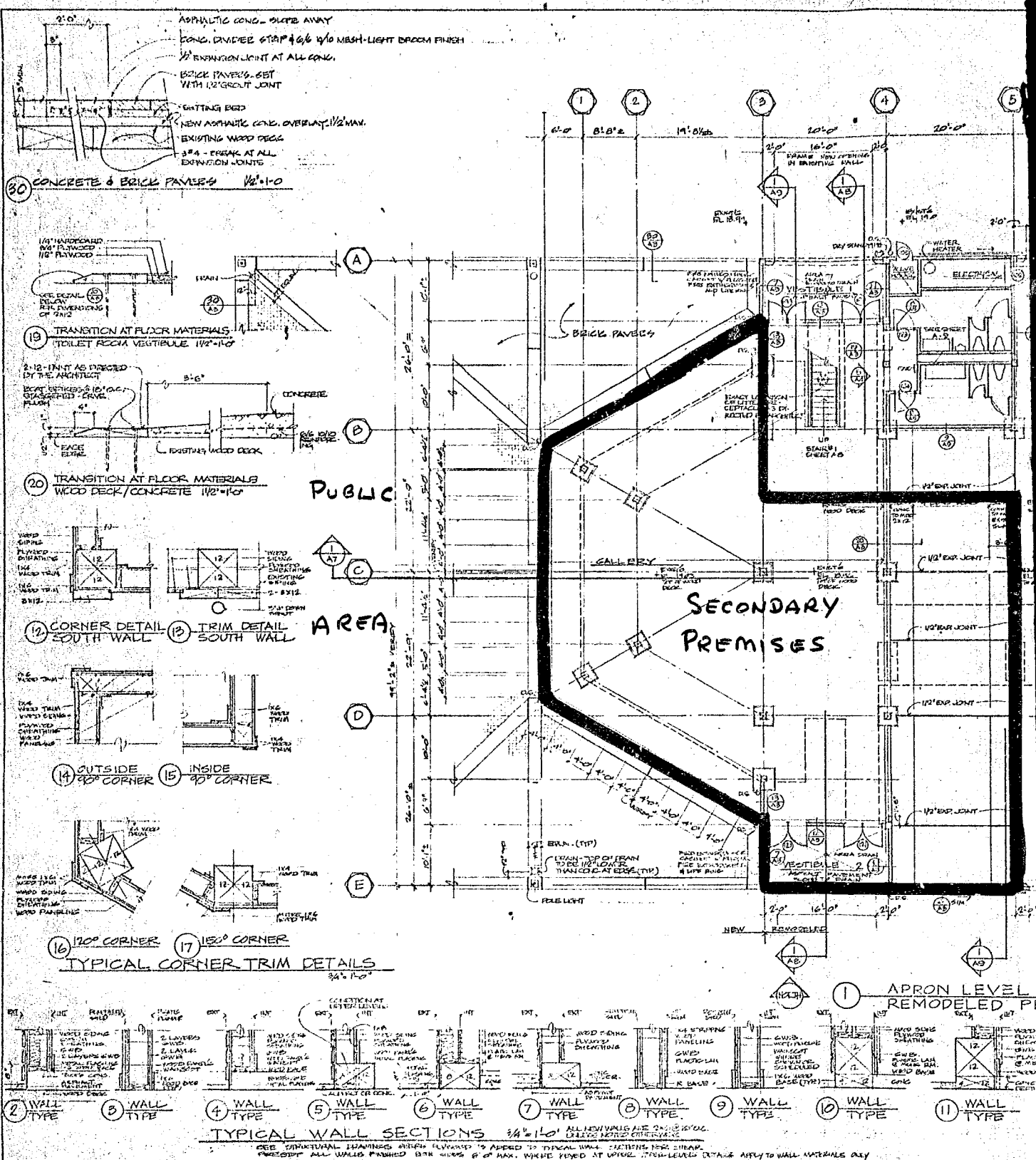
Sincerely,

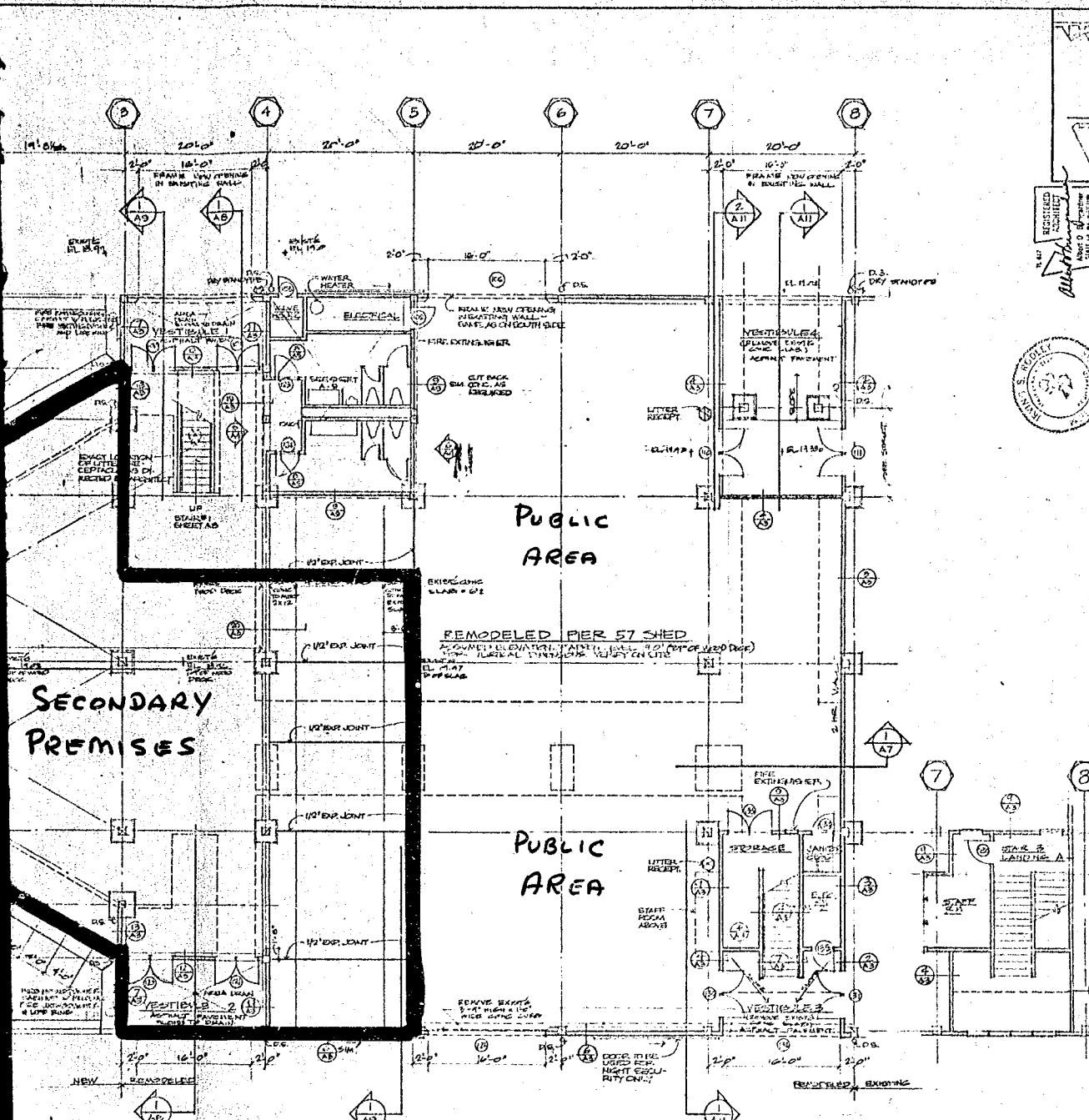
DAVID L. TOWNE
Superintendent

DLT:dbc
Enclosures

cc: Don Beuthin
Seattle Department of Parks and Recreation, 100 Dexter Avenue North, Seattle, Washington 98109, (206) 583-5822.

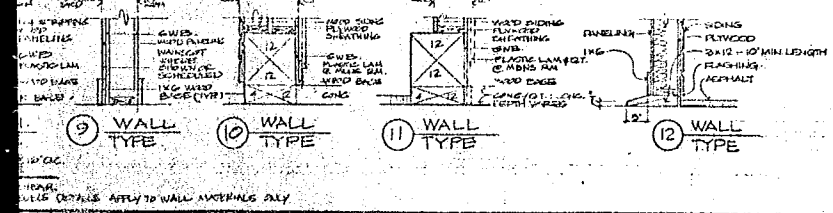
Board of Park Commissioners: Robert E. Kildall, Chairperson; Calhoun Dickinson, Mrs. Bernice Moreland, Mrs. June A. Sumpter, Herbert M. Tsuchiyz, Mrs. V. C. Van Ness, Thomas O. Wimmer.



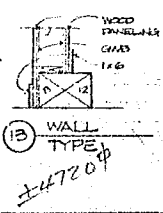


① APRON LEVEL FLOOR PLAN
REMODELED PIER 57 SHED 1/8" = 1'-0"

② INTERMEDIATE PLAN 1/8" = 1'-0"



EXISTING ELEVATION VERIFICATION
NOTE: AFTER DEMOLITION HAS BEEN COMPLETED, THE CONTRACTOR SHALL TAKE ELEVATIONS TO THE TOP OF EXISTING FLOORING, AS DIRECTED BY THE ARCHITECT. THESE ELEVATIONS SHALL BE USED TO VERIFY SETBACKS AND THICKNESSES OF NEW ASPHALT, CONCRETE, ETC.



RECEIVED
ARCHITECT
JULY 10 1973
J.S. Rolly
10 21 6
REV 10 22 74
JULY 3 1977

PIER 57 SHED FOR THE WATERFRONT PARK PHASE
OF CATTLE DEPARK (JOFFE PARK) - WATERFRONT PARK

A3

APR 14 1975

PROPOSED REDEVELOPMENT

BY HAL E GRIFFITH, JR
PIRATES' PLUNDER, INC
PIER 57

ESTIMATED AREA & COST SYNOPSIS

SHEET 1 OF 3

MAIN DECK LEVEL

Existing retail area and Sourdough Restaurant
Covered dining, crab cooker, public toilets,
retail areas refurbish including new heating
system and under pier fire prevention system

APPROXIMATE
SQ. FOOTAGE EST. COST
16,000 \$275,000

Sub-Total

\$275,000

NEW CONSTRUCTION

Family soda and ice cream parlor
Old fashioned turn-of-the century ice cream
and soda fountain shoppee!!

1,800 \$ 54,000
(with balcony)

The Cider Mill
New unique shop styled around a working apple
press to provide fresh cider, featuring Wash-
ington apples.

1,200 \$36,000
(with balcony)

The Cooperage Grog House
Serving sandwiches cold drinks and beer cat-
tering to the casual stroller. Theme will be
early Seattle Barrel making workshop over-
looking waterfront park. Outdoor tables
will be provided.

4,800 \$168,000
(with balcony
& outdoor seating)

The Mother Lode

Arts and craft shop featuring Alaska and
Washington wood carving, pottery, macrame
and other handmade articles. Area for
demonstration of work.

2,200 \$ 66,000
(with balcony)

Klondike Way and Other Public Areas

Includes, barrel making display from North-
west logs to a finish barrel

4,000 \$100,000

\$ 25,000

New Deck Bypass and
work on Sourdough

New Construction
Exist. Construction

14,000 \$449,000
16,000 \$275,000

Main Deck Totals

30,000 \$724,000

PROPOSED REDEVELOPMENT

BY HAL E GRIFFITH, JR
PIRATES' PLUNDER, INC
PIER 57

ESTIMATED AREA & COST SYNOPSIS

SHEET 2 OF 3

UPPER DECK LEVEL

	APPROXIMATE SQ. FOOTAGE	EST. COST
<u>Wine & Gourmet Shop</u> Featuring wines and delicacies, and utensils from all over the world	2,500	\$ 62,500
<u>Boutique & Curio Shop</u> Displaying items for purchase that are one-of-a-kind and other unique fashions and trinkets	2,500	\$ 62,500
<u>New 2nd Floor Offices</u> Pirates' Plunder executive offices	2,500	\$ 75,000
<u>Existing 2nd Floor Offices</u> Remodel into new retail area	4,800	\$120,000
New Construction	12,300	\$320,000
Total for Upper & Lower Deck	<u>42,300</u>	<u>\$1,054,000</u>
Less Existing	(16,000)	(\$275,000)
Total for Cost Estimate Contingency @10%	<u>26,300</u>	<u>\$779,000</u> <u>\$ 77,900</u>
W SST @ 5.3%		<u>\$856,900</u> <u>\$ 45,415</u> <u>\$902,315</u>
Architectural & Engineering 7.5%		<u>\$ 67,675</u>
New Shed Cost		<u>\$969,890</u>
Existing Investment		<u>\$275,000</u>
TOTAL FOR SHED		<u>\$1,244,990</u>

SHEET 3 OF 3

PROPOSED REDEVELOPMENT

BY HAL E GRIFFITH, JR
PIRATES' PLUNDER, INC
PIER 57

ESTIMATED AREA & COST SYNOPSIS

NEW RESTAURANT PIER'S END

APPROXIMATE
SQ. FOOTAGE EST. COST

Theme to be old sailing ships in port
and drydock

Main Deck Level:		
Interior	40°°sf	4,275 \$171,000
Exterior	15°°sf	3,500 \$ 52,500
Balcony	30°°sf	1,200 \$ 36,000
Totals		<u>8.975 \$269,500</u>
Contingency @ 10%		<u>\$ 26,950</u>
		<u>\$296,450</u>
W SST @ 5.3%		<u>\$ 15,710</u>
		<u>\$312,160</u>
Architectural & Engineering 8%		<u>\$ 25,000</u>
		<u>\$337,160</u>
TOTAL FOR PIER 57		<u>51,275 \$1,582,150</u>

To Whom It May Concern:

The preceeding names, types and square footage of new shops could change before final construction. It is our intent to utilize the space to its best advantage with a theme of Seattle's Early Waterfront. All shops, restaurants and public corridor's will be tied together so as to make in contiguous area.

ADDENDUM
TO
LEASE AGREEMENT
(PIER 57)

This Addendum is made between the City of Seattle, a municipal corporation of the State of Washington, its successors and assigns (called the City) as Lessor; and Hal Griffith, Jr. (called the Lessee), as supplemental provisions of the Lease Agreement between the parties for lease of a portion of Pier 57, executed March 14, 1972, and Addendums thereto executed on March 14, 1972, and December 27, 1973.

54. EXTENSION OF LEASE AREA: The basic area for this lease shall be as provided for in paragraph 1, and more specifically defined in Exhibit "A" thereto. The City hereby agrees to lease an additional portion of the pier and pier shed, as described in said paragraph 1, and more specifically defined as shown on Exhibit "B" attached hereto, and which additional area shall be called the "Secondary Premises" herein. The basic rental period for which this Addendum is executed shall be the same as that provided for in paragraph 2 of the basic lease and for the renewal periods identified in paragraph 49 of the Addendum thereto.

55. BASIC RENTAL PAYMENT FOR SECONDARY PREMISES: Lessee shall pay to the City as a minimum rental for said Secondary Premises the sum of Two Hundred Fifteen and no/10Dollars (\$215.00) per month, payable in advance on or before the first day of each month, effective with the completion of construction of "Phase II" of the Waterfront Park by the City, but no later than January 1, 1976.

56. ADDITIONAL RENTAL FOR SECONDARY PREMISES: In addition to the minimum Basic Rental specified in paragraph 55, Lessee shall pay to the City as additional rental for the Secondary Premises a sum based upon the requirements of paragraph 4 and 51 for all income derived from said Secondary Premises.

57. ADJUSTMENTS TO RENTALS: In the event this lease and its Addendums shall be extended in accordance with the provisions of paragraph 49, then the rentals payments, described in paragraphs 55 and 56, for the Secondary Premises, shall be adjusted in accordance with the provisions of paragraphs 50 and 51.

58. REQUIRED IMPROVEMENTS TO PREMISES: The Lessee shall make the following improvements to the Premises: "NEW CONSTRUCTION: Family Restuarant, as contemplated on page 1 of Exhibit "C", attached hereto, and by reference made a part hereof. Lessee shall coordinate said work with the construction of the "Phase II" development of the adjoining park to the satisfaction of the Superintendent of Parks and Recreation. All such work and improvements shall be accomplished in accordance with and subject to the provisions of paragraph 12 and 26 (and any other applicable provisions of this lease), and shall be completed prior to December 31, 1975.

59. ASSESSMENTS IF PERIOD EXTENDED: In the event said lease and its addendums are extended, pursuant to the provisions of paragraph 29, upon each such extension, Lessee's portion of Local Improvement District assessments or special charges shall be recomputed pursuant to paragraph 7 by including the extended period or periods in "the remainder of the term", as they apply to both Premises, and Lessee shall pay the City such recomputed portion, less any part thereof previously paid.

60. ADDITIONAL SERVICES: Lessee shall be responsible for the total maintenance, repairs and security of all of Pier 57, including both the areas described in this lease and its addendums, plus those areas designated as public areas, all as shown on Exhibit "B", attached hereto. The scope and frequency of custodial and security services to be provided by Lessee shall be subject to the direction of the Superintendent or his designee.

IN WITNESS WHEREOF, HAL GRIFFITH, JR., executed this Addendum on the date stated below, and the City of Seattle executed this Addendum pursuant to the authority of Ordinance No. _____.

HAL GRIFFITH JR.

STATE OF WASHINGTON) ss.
COUNTY OF KING)

On this _____ day of _____, 1975, before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared HAL GRIFFITH, JR., to me known to be the individual who executed the foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

Notary Public in and for the State of
Washington, residing at

THE CITY OF SEATTLE,

By _____ Mayor

ATTEST:

City Comptroller

STATE OF WASHINGTON)) ss.
COUNTY OF KING)

THIS IS TO CERTIFY that on this _____ day of _____, 1975, before me, the undersigned Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared WES UHLMAN and C. G. ERLANDSON, to me personally known to be the Mayor and City Comptroller, respectively, of the City of Seattle, the municipal corporation that executed the foregoing instrument and acknowledged to me that they signed and sealed the same as the free and voluntary act and deed of said municipal corporation, and on oath stated that they were authorized to execute said instrument, and that the seal affixed is the seal of said municipal corporation.

WITNESS my hand and official seal the day and year in this certificate first above written.

Notary Public in and for the State of
Washington, residing at

TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

John R. Miller

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO:

PE, PG
fin

Wayne D. Larkin

PRESIDENT'S SIGNATURE

TIME AND DATE STAMP

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