

ORDINANCE No. 113238

AN ORDINANCE granting to Swedish Hospital Medical Center permission to maintain and operate a pedestrian tunnel under and across Minor Avenue, between Columbia and Marion Streets for a ten year term, renewable for two successive ten year terms, specifying the conditions under which this permission is granted and providing for acceptance of the permit and conditions.

CB 105904

Law Department

The City of Seattle--

REPORT

Honorable President:

Your Committee on TRANSPORTATION

to which was referred the within Council Bill No. _____
report that we have considered the same and report

DO PASS

COMPTROLLER FILE No. _____

Introduced: <u>DEC 1 1986</u>	By: <u>EXECUTIVE REQUEST</u>
Referred: <u>DEC 1 1986</u>	To: <u>Transportation</u>
Referred:	To:
Referred:	To:
Reported: <u>DEC 15 1986</u>	Second Reading: <u>DEC 15 1986</u>
Third Reading: <u>DEC 15 1986</u>	Signed: <u>DEC 15 1986</u>
Presented to Mayor: <u>DEC 16 1986</u>	Approved: <u>DEC 23 1986</u>
Returned to City Clerk: <u>DEC 23 1986</u>	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained: <u>OK</u>

RECORDED DEC 16 1986

[Signature]

Comm

Law Department

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

Honorable President:

Your Committee on

TRANSPORTATION

to which was referred the within Council Bill No.

105904

report that we have considered the same and respectfully recommend that the same:

DO PASS (2-0)

12.10.86

[Signature]

Committee Chair

RECORDED DEC 16 1986

58
CB 105904

ORDINANCE 113288

1
2 AN ORDINANCE granting to Swedish Hospital Medical Center per-
3 mission to maintain and operate a pedestrian tunnel under
4 and across Minor Avenue, between Columbia and Marion
5 Streets for a ten year term, renewable for two successive
6 ten year terms, specifying the conditions under which this
7 permission is granted and providing for acceptance of the
8 permit and conditions.

9 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

10 Section 1. Subject to the terms and conditions of this
11 ordinance, permission is hereby granted to Swedish Hospital
12 Medical Center its successors and assigns ("Permittee") to
13 maintain and operate a pedestrian tunnel under and across Minor
14 Avenue, between Columbia and Marion Streets.

15 Section 2. The permission herein granted to the Permittee,
16 its successors and assigns shall be for a term of ten years,
17 commencing upon the effective date of this ordinance and
18 terminating at 11:59 p.m. on the last day of the tenth year;
19 provided, however, that upon written application of the
20 Permittee at least 30 days before expiration of the term, the
21 City Council may by resolution renew the permit for two
22 successive ten year terms, provided further that the total term
23 of the permission as originally granted and thus extended shall
24 not exceed thirty years, subject to the right of the City by
25 each such resolution, to revise the fee provided for in Section
26 12 hereof, and by ordinance to then revise any of the terms and
27 conditions contained herein.

28 Section 3. The permit granted hereby is subject to the
primary and secondary use by the public for travel and utili-
ties purposes, and The City of Seattle ("City") expressly
reserves the right to require the Permittee to remove the
tunnel at Permittee's sole cost and expense in the event that:

(a) the City Council determines by ordinance that the
space occupied by the tunnel is necessary for any primary or

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
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1 secondary public use or benefit or that the tunnel interferes
2 with any primary or secondary public use or benefit; or

3 (b) The Board of Public Works or a successor body or
4 official of the City ("Board") determines that any term or con-
5 dition of this ordinance has been violated.

6 A City Council determination that the space is necessary
7 for a primary or secondary public use or benefit shall be
8 conclusive and final.

9 Section 4. In the event that the permit is not renewed, or
10 the permission hereby granted extends to its termination in
11 thirty years, or the City orders removal of the tunnel pursuant
12 to the terms of this ordinance, then within 90 days after such
13 expiration, termination or order of removal, or prior to the
14 date stated in an Order to Remove, as the case may be, the
15 Permittee shall remove the tunnel and shall place all portions
16 of the street that may have been disturbed for any part of the
17 structure, in as good condition for public use as they were
18 prior to construction, and, in at least as good condition in
19 all respects as the abutting portions thereof. Whereupon, the
20 Board shall issue a certificate discharging Permittee from
21 responsibilities under this ordinance for occurrences after the
22 date of such discharge.

23 Section 5. The Permittee shall not reconstruct, relocate,
24 readjust or repair the tunnel except under the supervision, and
25 in strict accordance with plans and specifications, approved by
26 the Board before any work or repair is commenced. The Board in
27 its judgment may order such reconstruction, relocation, read-
28 justment or repair of the tunnel at the Permittee's own cost
and expense because of the deterioration or unsafe condition of
the tunnel, grade separations, or the installation, construc-
tion, reconstruction, maintenance, operation or repair of any

1 and all municipally owned public utilities, or for any other
2 cause.

3 Section 6. After notice to the Permittee, the Board may
4 order the tunnel closed if the Board deems that it has become
5 unsafe or creates a risk of injury to the public.

6 Section 7. Notwithstanding termination or expiration of
7 the permission granted, or closure or removal of the tunnel,
8 the Permittee shall remain bound by its obligations under this
9 ordinance until (a) the tunnel and all its equipment and prop-
10 erty are removed from the street, (b) the area is cleared and
11 restored in a manner and to condition satisfactory to the
12 Board, and (c) the Board certifies that the Permittee has dis-
13 charged its obligations herein; Provided, that upon prior
14 notice to the Permittee and entry of written findings that such
15 is in the public interest, the Board may, in its sole discre-
16 tion, excuse Permittee, conditionally or absolutely, from com-
17 pliance with all or any of Permittee's obligations to remove
18 the tunnel and its property and restore areas disturbed.

19 Section 8. The tunnel shall remain the exclusive responsi-
20 bility of the Permittee. The Permittee, by its acceptance of
21 the ordinance and the permission hereby granted, does release
22 the City from any and all claims resulting from damage or loss
23 to its own property and does covenant and agree for itself, its
24 successors and assigns, with the City of Seattle to at all
25 times protect and save harmless The City of Seattle from all
26 claims, actions, suits, liability, loss, costs, expense or dam-
27 ages of every kind and description (excepting only such damages
28 that may result from the sole negligence of the City), which
may accrue to, or be suffered by, any person or persons,
including without limitation, damage or injury to the
Permittee, its officers, agents, employees, contractors, invi-

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tees, tenants and tenants' invitees, licensees or their successors and assigns, by reason of the maintenance, operation or use of said tunnel or the occupation or use of a City street, alley, or any portion thereof, or by reason of anything that has been done, or may at any time be done, by the Permittee, its successors or assigns, by reason of this ordinance, or by reason of the Permittee, its successors or assigns, failing or refusing to strictly comply with each and every provision of this ordinance; and if any such suit, action or claim shall be filed, instituted or begun against the City, the Permittee, its successors or assigns, shall, upon notice thereof from the City, defend the same at its or their sole cost and expense, and in case judgment shall be rendered against the City in any suit or action, the Permittee, its successors or assigns, shall fully satisfy said judgment within 90 days after such action or suit shall have been finally determined, if determined adversely to the City.

Section 9. For as long as the Permittee, its successors and assigns, shall exercise any permissions granted by this ordinance and until the tunnel is entirely removed from its location as described in Section 1 or until discharged by order of the Board of Public Works as provided in Section 4 of this ordinance, it shall at its own expense deliver to the Director of Engineering for filing with the City Clerk, general comprehensive policies of public liability insurance, which policies must be approved by the City Attorney as to form and coverage and which policies must fully protect the City from any and all claims and risks in connection with (a) reconstruction, operation, maintenance, use, or existence of the tunnel permitted by this ordinance and of any and all portions of the tunnel, (b) Permittee's activity upon or use or occupation of the areas

IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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described in Section 1 of this ordinance, and (c) any and all claims and risks in connection with any activity performed by Permittee by virtue of the permission granted by this ordinance. Each such policy or policies must specifically name The City of Seattle as an additional insured party thereunder and provide the following minimum coverages and minimum limits:

Minimum Coverage: General, comprehensive liability insurance for any injury, death, damage, and/or loss of any sort sustained by any person, organization, or corporation (including any liability of the City to Permittee, its officers, agents and/or employees and any liability of Permittee to The City of Seattle, its officers, agents and/or employees) in connection with (a) operation, maintenance, use or existence of the tunnel permitted by this ordinance and of any and all portions thereof, (b) any activity upon or use or occupancy of the area described in Section I of this ordinance, and (c) for any activity performed by Permittee by virtue of the permission granted pursuant to this ordinance:

Minimum Limits: (Primary and excess) - not less than those otherwise carried by Permittee and in any event not less than One Million Dollars (\$1,000,000) per occurrence and annual aggregate.

Each such policy or endorsement thereto must contain the following provisions:

"The City of Seattle is named as an additional insured for all coverages provided by this policy of insurance and shall be fully and completely protected by this policy for all risks and for any and every injury, death, damage and loss of any sort sustained by any person, organization or corporation (including any liability of the City to

NOTICE:
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1 Permittee Swedish Hospital Medical Center, its successors
2 and assigns, any of its employees and/or agents and any
3 liability of Permittee to The City of Seattle, its offi-
4 cers, agents and employees) in connection with (a) opera-
5 tion, maintenance, use or existence of the tunnel and any
6 appurtenance there to, permitted by The City of Seattle
7 ordinance granting Swedish Medical Center permission to
8 operate and maintain a tunnel (b) activities of Swedish
9 Hospital Medical Center its successors and assigns, upon
10 use or occupation of the areas described in Section 1 of
11 the authorizing ordinance, and (c) any activity performed
12 by Swedish Hospital Medical Center, its successors and
13 assigns by virtue of the permission granted by the afore-
14 said ordinance.

14 "The coverage provided by this policy to The City of
15 Seattle or any other named insured shall not be terminated,
16 reduced or otherwise changed in any respect without pro-
17 viding at least 30 day's prior notice to The City of
18 Seattle, Attention: Director of Engineering."

18 Whenever, in the judgment of the Mayor of The City of
19 Seattle, such insurance filed pursuant to the provisions hereof
20 shall be deemed insufficient to fully protect The City of
21 Seattle, the Permittee shall, upon demand by the Mayor, furnish
22 additional insurance in such amount as may be specified by the
23 Mayor.

23 Section 10. Bond: Within 60 days after the effective date
24 of this ordinance the Permittee shall deliver to the Director
25 of Engineering for filing with the City Clerk a good and suf-
26 ficient bond in the sum of Twenty-Five Thousand Dollars
27 (\$25,000.00) executed by a surety company authorized and quali-
28 fied to do business in the State of Washington conditioned that

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the Permittee will comply with each and every provision of this ordinance and with each and every order of the Board pursuant thereto; provided, that if the Mayor of the City in his judgment shall deem any bond or bonds filed to be insufficient and demand a new or additional bond, the Permittee shall furnish a new or additional bond in such amount as the Mayor may specify to be necessary to fully protect the City. Said bond shall remain in effect until such time as the tunnel is entirely removed from its location as described in Section 1, or until discharged by order of the Board of Public Works as provided in Section 4 of this ordinance.

Section 11. The Permittee shall not assign, transfer, mortgage, pledge or encumber any privileges conferred by this ordinance without the consent of the City Council by resolution. If permission is granted, the assignee or transferee shall be bound by all of the terms and conditions of this ordinance.

The permission conferred by this ordinance shall not be assignable or transferable by operation of law.

Section 12. That the Permittee, its successors and assigns, shall pay to the City such amounts as may be justly chargeable by said City as costs of inspection of said tunnel during reconstruction or at other times under the direction of the Board of Public Works and shall promptly pay to the City in advance upon statements rendered by the Director of Engineering an annual fee of One Thousand Five Hundred Forty Dollars (\$1,540.00) for the first five years of the permit. The fee will then be re-evaluated by the City Appraiser and a new annual fee will be established by resolution of the City Council for the next five years of the permit. All payments shall be made to the City Treasurer for the credit of the

1 General Fund.

2 Section 13. Non-Discrimination: The Permittee shall not
3 discriminate against any employee or applicant for employment
4 in connection with the design, architectural or structural
5 engineering work or the repair, or maintenance of the tunnel
6 permitted pursuant to this ordinance, on the basis of race,
7 religion, creed, color, sex, marital status, sexual orien-
8 tation, political ideology, ancestry, age, national origin, or
9 the presence of any sensory, mental or physical handicap unless
10 based upon bona fide occupational qualification. The foregoing
11 commitment shall be implemented as follows:

12 a. The Permittee will take affirmative action to ensure
13 that applicants are employed and that employees are treated
14 during employment without regard to their race, religion,
15 creed, color, age, national origin or the presence of any sen-
16 sory, mental or physical handicap. Such action shall include,
17 but not be limited to, the following: employment, upgrading,
18 demotion or transfer, recruitment or recruitment advertising,
19 layoff or termination, rates of pay or other forms of compensa-
20 tion and selection for training, including apprenticeship.

21 b. The Permittee shall post in conspicuous places avail-
22 able to such employees and applicants for such employment,
23 notices setting forth the provisions of this non-discrimination
24 clause.

25 c. The Permittee shall furnish to the Director of Human
26 Rights or a successor official (the "Director"), upon his or
27 her request and on such forms as may be provided, a report of
28 the affirmative action taken in implementing this provision and
will permit reasonable access to his records for the purposes
of determining compliance with this section. If, upon investi-
gation the Director finds probable cause to believe that the

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Permittee has failed to comply with any of the terms of this section, the Permittee and the Board will be so notified in writing. The Board shall give the Permittee at least 10 days' notice and a hearing thereon. If the Board finds that there has been a violation of this Section, the Board may suspend the permission conferred pending full compliance with the terms of this Section.

Failure to comply with any of the terms of this provision shall be a material violation of this ordinance.

The foregoing paragraphs shall be inserted in any sub-contracts for work undertaken pursuant to this ordinance in connection with the design, architectural or structural engineering work or the repair, or maintenance of the tunnel permitted hereunder, unless the Director authorizes the use of another equality of employment opportunity provision.

Section 14. Acceptance The Permittee shall deliver its written acceptance of the permission conferred by this ordinance and its terms and conditions to the Director of Engineering within 60 days after the effective date of its ordinance. The acceptance shall be filed with the City Clerk. If no such acceptance is received by then, the privileges provided by this ordinance shall be deemed declined or abandoned; and the permission extended, contingent upon its acceptance, deemed lapsed and forfeited.

(To be used for all Ordinances except Emergency.)

Section 15... This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 15th day of December, 1986,
and signed by me in open session in authentication of its passage this 15th day of
December, 1986.

[Signature]
President of the City Council.

Approved by me this 23rd day of December, 1986.
[Signature]
Mayor.

Filed by me this 23rd day of December, 1986.

Attest: *[Signature]*
City Comptroller and City Clerk.

(SEAL)

Published.....

By *[Signature]*
Deputy Clerk.

IT IS DUE TO THE QUALITY OF THE DOCUMENT.

**Your
Seattle
Board of Public Works**

Barbara K. Taber, Executive Director
Charles Royer, Mayor



REC'D OMB NOV 19 1986

034185

November 12, 1986

The Honorable George Benson, Chair
Transportation Committee of the City Council
1100 Municipal Building
600 Fourth Avenue
Seattle, Washington 98104

VIA: Mayor Royer

ATTN: Office of Management and Budget

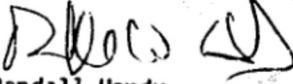
RE: Swedish Hospital Medical Center - Tunnel Permit Renewal

Honorable Members:

The Board of Public Works had before it in regular session November 7, 1986, the attached recommendation from the Director of Engineering requesting approval of renewal of an Ordinance granting Swedish Hospital Medical Center permission to maintain and operate a pedestrian tunnel under and across Minor Avenue between Columbia and Marion Streets, connecting the hospital with the Fred Hutchinson Cancer Research Center. The original Ordinance was granted for a twenty-year term, which has now expired. The term of this Ordinance is for a ten-year term, renewal for two successive ten-year terms.

The Board concurred with the Director of Engineering for approval and is forwarding that recommendation to you for consideration and necessary legislative action. Attached is the draft Resolution for your review.

Respectfully submitted,


Randall Hardy
Acting Chairman

BKT:jmb

attachments

cc: Bruce Peterson, OMB
Gary Zarker, Director of Engineering
Ray Allwine, Engineering

City of Seattle

Executive Department-Office of Management and Budget

Gary Zarker, Director
Charles Royer, Mayor



November 19, 1986

From 8892

The Honorable Douglas Jewett
City Attorney
City of Seattle

Dear Mr. Jewett:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING
DEPARTMENT: Board of Public Works

SUBJECT: An ordinance granting to Swedish Hospital Medical Center permission to maintain and operate a pedestrian tunnel under and across Minor Avenue, between Columbia and Marion Streets.

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation directly to your office for review and drafting.

After reviewing this request and drafting appropriate legislation:

- (X) File the legislation with the City Clerk for formal introduction to the City Council as an Executive Request.
- () Do not file with City Council, but return the proposed legislation to OMB for our review. Return to _____.

Sincerely,

Charles Royer
Mayor

by

JIM RITCH
Acting Budget Director

JR/bp/ea

Enclosure

cc: Director, BPW

OK 11-25-86

COPY RECEIVED

NOV 20 1986

Douglas N. Jewett
CITY ATTORNEY

Seattle
Engineering Department



Eugene V. Avery, Director of Engineering
Charles Royer, Mayor

October 15, 1986

Ms Barbara Taber
Executive Secretary
Board of Public Works
Seattle, Washington 98104

SUBJECT: Swedish Hospital Medical Center - Tunnel Permit
Renewal

Dear Ms Taber:

Ordinance No. 94157 granted the Swedish Hospital Medical Center permission to construct, maintain and operate a tunnel under and across Minor Avenue, between Columbia and Marion Streets. The tunnel connects the hospital with the Fred Hutchinson Cancer Research Center.

The permission granted was for a twenty year term, which has now expired. Enclosed is a letter from Mr. Glenn Osako, on behalf of the Swedish Hospital, requesting that a new ordinance be granted to allow the tunnel to remain in the street right-of-way.

Our files show that there has been no adverse comments regarding this installation. Therefore, I recommend the Board approve the enclosed draft ordinance and forward it to the City Council for their consideration.

Very truly yours,

GARY ZARKER
Director of Engineering

GZ/RHA:ema

Enclosures

RECEIVED

NOV 04 1986

SECRETARY

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Permit Renewals

THE FRED HUTCHINSON CANCER RESEARCH CENTER

(206) 467-5000

1124 Columbia Street
Seattle, Washington 98104

ACTION		
JGL/KTJ		
INFORMATION		

7-22-86

July 2, 1986

Mr. Ray Allwine
Franchises, Utilities, and Street Use
Seattle Engineering Department
600 Fourth Avenue
Seattle, Wa 98104

RE: Minor Avenue Tunnel - Permit Renewal

Dear Mr. Allwine:

This is to reply to your letter informing Swedish Hospital Medical Center that the 20 year permit for the tunnel under Minor Avenue between Swedish and Fred Hutchinson Cancer Research Center, had expired on October 1, 1985.

Your letter was sent to Fred Hutchinson by Ron Johnson at SHMC. Please accept this letter as our written request to renew and to send us the appropriate instructions.

Sincerely,

Glenn Osako

Glenn Osako
Senior Facilities Planner

GO/db

Enclosure

SENT TO ENG. DEPT.
1986 JUL -2 PM 12:58

35129

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Swedish Hospital Medical Center
Pedestrian Tunnel
Minor Avenue

Annual Fee

From Ken Hasterig

\$1401.00

Street Use Inspection

Field Engr. Spec. II

2 Hours @ \$26.87

53.74

Bridge Inspection

Jr. Engr.

2 Hour @ \$42.64

85.28

\$1540.02

#U32

FIVE YEAR PERMIT

ANNUAL PERMIT
FEE SUMMARY

\$ 1,401

STREET USE APPRAISAL

I. PROPERTY IDENTIFICATION

APPLICANT NAME: Swedish Hospital Tunnel

A. PROPERTY LOCATION (describe):

Minor Avenue, between Marion and Columbia STs.

II. VALUE, AS OF DATE:

March 7, 1986.

III. LOCATION ANALYSIS

A. CITY SECTOR

North _____	Northeast _____	Northwest _____
South _____	Southeast _____	Southwest _____
East _____	Central Business District <u>X</u> First Hill	
West _____	Denny Regrade _____	Downtown Waterfront _____

B. PREDOMINANT DEVELOPMENT

- Highrise Office
- Low and Midrise Office (Hospital)
- Commercial
- Industrial
- Apartment
- Single Family Residential

NOTICE:
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C. PERCENT BUILT-UP
(Percent in each category of ALL land within the neighborhood boundaries)

- [25] Office
- [10] Commercial
- [] Industrial
- [15] Apartments
- [] Single Family Residential
- 50 Hospital

D. AGE AND DURABILITY OF THE SUPPORTING NEIGHBORHOOD

1. Established Neighborhood Age:

- [x] 75 years or more
- [] 50 years
- [] 25 years
- [] 10 years
- [] 5 years

E. LOCATION SUMMARY

OVERALL RATING (In Context of Subject's Potential)

- [x] Excellent Location
- [] Good Location
- [] Average Location
- [] Below Average Location

IV. SITE DATA

A. SHAPE

- [x] Irregular
- [] Strip _____ FT x _____ FT
- [] Rectangle _____ FT x _____ FT
- [] Square _____ FT Sides

B. SIZE

- [x] Given
 - [] Appraiser's Estimate
- 720 _____ Square Feet

C. FRONTAGES (NONE, Subterranean)

_____	LF Frontage on _____	Street/Alley (Other) _____
_____	LF Frontage on _____	Street/Alley (Other) _____
_____	LF Frontage on _____	Street/Alley (Other) _____

D. ACCESS (Sub-surface)

- Open and Unrestricted
- Restricted

COMMENTS:

E. ZONING

RMV 150 _____

COMMENTS:

F. SPECIAL PROVISIONS AND RESTRICTIONS ON USE

~~Sub-surface rights to be used for tunnel.~~

G. TOPOGRAPHY N/A

- Level and On-Grade
- Sloping
- Hilly

H. WATERFRONT

- Yes _____ Front Feet
- No
- Submerged Lands

I. SUBJECT TO EASEMENTS (NONE)

<input type="checkbox"/> Gas Line	_____	LF	_____	SF
<input type="checkbox"/> Telephone	_____	LF	_____	SF
<input type="checkbox"/> Underground Electric	_____	LF	_____	SF
<input type="checkbox"/> Sewer	_____	LF	_____	SF
<input type="checkbox"/> Water	_____	LF	_____	SF
<input type="checkbox"/> Overhead Electrical	_____	LF	_____	SF
<input type="checkbox"/> Street Purposes	_____	LF	_____	SF
<input type="checkbox"/> Fire Lane	_____	LF	_____	SF
<input type="checkbox"/> Pedestrian Access	_____	LF	_____	SF

J. HIGHEST AND BEST USE

Tunnel, as existing.

V. VALUATION

A. BASE LAND MARKET VALUE IN SUBJECT VICINITY

\$ 70 PER Square Foot
 Front Foot
 Building Lot
 Dwelling Unit

B. ADJUSTMENTS TO BASE LAND FOR:

Use Restrictions _____ % Downward
 Easements _____ % Downward
 Access _____ % Downward
 Location _____ % Downward
X Sub-surface _____ 75 % Downward

C. TOTAL DOWNWARD ADJUSTMENT: 75 % Downward

D. ADJUSTED UNIT VALUE:

\$ 17.50 PER Square Foot
 Front Foot
 Building Lot
 Dwelling Unit

E. SUBJECT TOTAL AREA

720 Square Feet

X ADJUSTED UNIT VALUE \$ 17.50 PER SF

EQUALS AN ESTIMATED TOTAL MARKET VALUE OF:

\$ 12,600

As of: March 7 19 86

F. ESTIMATED ANNUAL PERMIT FEE, AT 10 % ANNUAL RETURN TO CITY

G. \$ 12,600 X .10 % = \$ 1,401 PER YEAR.

5 YEAR SCHEDULE @ 5 & 6% APPRECIATION =

APPRAISER:

Kenneth L. Haslerig, RM

POSITION: Senior Appraiser