

3:43 pm, Wed, February 03, 2021

OFFICE OF THE CITY CLERK

**From:** [Barbara Carrigan](#)  
**To:** [City Clerk Filing](#)  
**Subject:** Attention : Waterfront LID Appeal, CWF-XXXX (insert CWF)  
**Date:** Wednesday, February 03, 2021 3:39:04 PM

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**CAUTION: External Email**

I am re-submitting the same letter that I sent to you on 1/7/2020. I still believe that these comments and criticisms against the assessment are as timely as ever.

January 7, 2020

Monica Martinez Simmons  
City Clerk, City of Seattle  
P.O. Box 94607  
Seattle, WA 98124-6907  
or  
(LIDHearingExaminer @[seattle.gov](mailto:seattle.gov))

IN Re: Proposed Final assessment Roll for Local Improvement District No. 6751 (the  
“Waterfront LID”) / City of Seattle Resolution 31915

As the owner of two (2) parcels of land located at 1415 2<sup>nd</sup> Avenue, Seattle (King County Parcel ID Numbers 6065010340 and 6065011120), I am writing to protest the proposed final assessment that expects a portion of the cost and expense of the Waterfront LID improvements to be borne by and assessed against said properties.

It is grievously inequitable for the City Council to have proposed this route to paying for a new waterfront park-- with tree-lined promenades and a pedestrian walkway up to the Pike Place Market—insisting that it should be financed by property owners in the adjacent neighborhood. It is obvious that this new park will greatly benefit the commercial businesses that share the site. However, to make an arbitrary assessment of private homeowners makes no sense. The argument is that this new park will raise the value of our homes. This is simply untrue.

First of all, you can't estimate the value that might be increased as there are negative factors in the real estate market due to fluctuation, uncertainty, and Council decisions regarding up-zoning. The city has been far too casual to allow far more density to meet its massive housing demand.

We have been fortunate enough to own two (2) properties in the Newmark Tower, one for 17 years, the other for 11 years. These units are not for rent but are currently housing family members who are at the mercy of Seattle's unaffordable housing crisis. These condos are almost 30 years old and the quality is rated average and their condition standard by the King County Assessor's office. These are neither new properties nor upscale ones; they are owned by hard-working individuals, some of whom have lived there since its inception, and who, due to your new assessments may never enjoy your park as they may have to work more hours to pay for this proposed assessment.

Now we personally are faced with the prospect of the building of a 14-story Boutique hotel planned for the corner of First Avenue and Pike Street. Our 9<sup>th</sup> floor unit's windows will now

be looking across a very small alley directly into the side of a building, ruining what has been a magnificent view. In addition, the proposed hotel will have a roof top deck that will include outdoor space, plus a bar or lounge.

Our 9<sup>th</sup> Floor unit already looks down on and listens to all the noise from the outdoor bar of the Hard Rock Café to the north. We realize we can't control the building of these entities, but to suggest that our property values will be increased by the building of the waterfront park is simply ridiculous. Our properties will be seriously DEVALUED by the construction of your up-zoning mindset. There is no way the two units will be increased in value to the tune of \$36,342.63, while we are assessed a total of \$14,239.84.

Likewise, the other unit on the 17<sup>th</sup> floor will be looking directly into a 44 -story tower, if the Show Box fails to be preserved.

It is absurd for you to call for a private assessment for what will be a very public park that will be open to all citizens of the world, to be paid for by the few unfortunate souls that happen to live in the neighborhood. To reiterate, our property values will seriously decline due to the proposed construction of these future buildings. We earnestly question the integrity of the city's management of current development.

**We can't stop the construction, but surely it is unjust and simply unfair to assess us for a park that is open to all and to presume that said park will raise our property values.**

On a further note, a recent article by Marshall Foster on the City of Seattle, in the Washington AAA magazine Journey, January/February 2020, discussed what we might expect from the waterfront transformation.

He states, and we quote: "We wanted to be one of the places that you have to see while you're in Seattle, **whether you're visiting from Kent or you're visiting from across the world.** We've designed it to be a destination park...like Millennium Park in Chicago, the High Line in New York City, or Golden Gate Park in San Francisco."

These PUBLIC parks were all financed by private funding, the cities, and by **ALL TAXPAYERS**, not simply by the unfortunate souls who happened to live in the neighborhood.

We respectfully submit this objection and protest to the Seattle City Clerk and truly hope that you will reconsider solely burdening our neighborhood homeowners with this proposed assessment. The cost should be borne by all Tax Payers in the city or, better yet, by those in the State.

Sincerely,

Andrew and Barbara Carrigan

Owners of PIN 6065010340 and PIN 6065011120 (Newmark Tower located at 1415 2<sup>nd</sup> Avenue, Seattle, WA 98101)