City of Seattle Hearing Examiner
EXHIBIT

ADMITTED ✓
DENIED ___

1

FILE# CWF-0336, et al.

CITY OF SEATTLE WATERFRONT LOCAL IMPROVEMENT DISTRICT NO. 6751

CWF-0336
CWF-0337
CWF-0339
CWF-0340
CWF-0342

With and Without LID Scenarios of the Six Specific Projects Reveal No Special Benefits

Understanding the baseline condition before and without the LID Improvements

The critical first step in determining any Special Benefit is understanding the conditions "with and without" the LID Improvements.

The next several slides detail the "before and after" and "with and without" scenarios for the LID Improvements.

Numerous other defects need to be cured

- SEPA review of the LID Formation Ordinance and Final Assessment Roll is incomplete
- SEPA review of the LID Improvements themselves is incomplete
- The City did not comply with RCW 35.61 regarding park LIDs within a Parks District
- The Waterfront LID was a *quid pro quo* demanded by Friends of the Waterfront in exchange for private donations and an illegal delegation of legislative authority
- Cost estimates that are not based upon substantially complete construction drawings unlawfully bind future City Councils and budget
- Unconstitutional taking, gift of public funds
- *Remedy*: Recommend City Council correct all the above items prior to adoption of the Final Assessment Roll

THE PROMENADE

Note: Renderings are not to scale and do not comport with FEIS where parking is on east side of Alaskan Way

Baseline is Significant without LID Improvements

- Seawall is Replaced ($388 million)
    - Includes Light Penetrating Surface (LPS) sidewalk west of Alaskan Way
- SR 99 Tunnel is Complete ($3.3 billion)
- Viaduct is Removed, Battery Street Tunnel Decommissioned, Alaskan Way restored ($329 million)
- Pier 62 is Replaced ($100 million)
- Pier 63 is Closed
- New two-way bicycle facility on the west side of Alaskan Way
- New Marion Street pedestrian bridge is completed
- New Lenora Street pedestrian bridge to new Elliott Way is completed
- University, Spring, Madison, Marion, Columbia, Yesler Way, Washington, Main, Jackson, and King Streets have roadway and sidewalk access to and connect to Alaskan Way
- Original Pike Street Hillclimb, Union Street Stairs, and Seneca Stairs provide pedestrian access only

- Rebuilt Washington Boat Landing
- Habitat Beach completed
- Main Corridor is Restored ($370.7 million)
    - Belltown sidewalk and landscape enhancements btw Elliott Ave. and First Ave.
    - New Elliott Way roadway, sidewalks, bike lanes, landscaping
    - New elevated Pine Street intersects with Elliott Way (18' above Alaskan Way)
    - Sidewalks (2' x 2' scored concrete) on the East side of Alaskan Way between Pike St. and S. King St. vary from 7' to 8'
    - Sidewalks (2' x 2' scored concrete) on West side of Alaskan Way between Pike St. and S. King St. vary in width from 7' to 35'
    - Crosswalks standard with 6" curbs
    - Railroad Way Rebuild includes landscaping
    - 377 new street trees (1.5-2" caliper) of one type in median, in sidewalks on east and west sides of Alaskan Way and new Elliott Way, within Overlook Walk area
        - Compare Ex. 14, Excerpts from Vols. 1 & 8 of 8: Drawings, Alaskan Way – Elliott Way, S. King St. to Bell St., (November 2018) Conformed 5-23-2019, p. 1452 of 1618, Landscape Planting Schedule – 823 trees: 660 large trees (8 ft trees to be limbed up 6 feet) and 163 small trees.
    - Hardy ground cover everywhere else – one type

Sources: Ex. 25, SDOT 2019-2024 Adopted Capital Improvement Program, pp. 270-71, 290-91, 294, 346-47; Ex. 28, SDOT 2020-2025 Proposed Capital Improvement Program, pp. 182, 188-189, 193, 201-02, 210-213 & 268; Ex. 29, SDOT 2018-2023 Adopted Capital Improvement Program, pp. 351-353; Ex. 19, ABS Final Special Benefit Study, p. 15, 17-19; Ex. 30, Office of the Waterfront and Civic Projects: Bell Street & Railroad Way

Main Corridor's new sidewalks to be replaced

- *Without LID*
    - Sidewalks on both sides of roadway along Alaskan Way and new Elliott Way will be 2' x 2' scored concrete
    - Sidewalks on east and west sides of Elliott Way between Bell and Pike vary in width from 7' to 9'
    - Sidewalks on east side of Alaskan Way between Pike St. and S. King St. range in width from 7' to 8'
    - West side of Alaskan Way between Pike St. and S. King St. sidewalks will vary in width from 7' to 35'

Source: Ex. 19, ABS Final Special Benefit Study, p. 17

- *With LID ($62.88m)*
    - Replace sidewalks on both sides of Alaskan Way with 2' x 2' exposed aggregate from Pike Street to S. King Street
    - Reduce width of west side sidewalks for additional landscaping

Source: Ex. 19, ABS Final Special Benefit Study, p. 18

Habitat Beach is not a LID improvement

Source: Ex. 31, ABS Valuation Summary of Final Special Benefit/Proportionate Assessment Study for Waterfront Seattle Project LID - Addenda Volume (hereinafter "ABS Addenda Volume"), pp. 4 & 78 (Addenda A-1 & B-4)

Landscaping is Substandard

Evergreens limbed up and topped to maintain small structure

Evergreens not adequately spaced for full growth and planted west of Seawall, LPS Sidewalk, fence and handrail in Elliott Bay

Source: Ex. 31, ABS Addenda Volume, pp. 24, 76 & 78 (Addenda A-21, B-2 & B-4)

Main Corridor's new landscaping to be replaced

Without LID

- 377 new trees of one unknown variety, 1.5-2 inches caliper; Compare Ex. 14, Volume 8 of 8, p. 1458, 823 trees.
- Ground cover everywhere else of one unknown variety

With LID

- Replace 110 trees with evergreen trees 8-12' in height, in unknown locations
- Replace 163 trees with ornamental trees, 4-inch caliper
- Replace remaining trees with 4-inch caliper trees
- Replace ground cover with 14,000 shrubs & 39,000 bulbs
- Add 16 more trees
- Add unknown number of planters and 50 cedar benches

Source: Ex. 19, ABS Final Special Benefit Study, p. 17-18; Ex. 31, ABS Final Special Benefit Study Addenda Volume, Addenda A & B

Parking Remains Confused

Alaskan Way is west of Viaduct

Angle Parking was east under Viaduct

Sources: King County Parcel Viewer 2009 Aerial Photo showing some parallel parking on the west side of Alaskan Way; https://www.westsideseattle.com/highline-times/2018/10/26/nearly-250-temporary-parking-spaces-open-under-viaduct-viaduct-comes-down

Main Corridor on-street parking remains confused

Without LID

- "Parking that existed beneath the viaduct prior to the start of AWVRP construction is assumed to have been restored." Ex. 7, FEIS, p. ES-6
- "Under the No Action Alternative, the City-owned right of way beneath the Alaskan Way Viaduct is assumed to be restored to its original configuration in 2010, before construction of AWVRP and EBSP began. This configuration included parking spaces with pay stations as well as business and parking access lanes. Approximately the same number of parking spaces is assumed to be provided as were in place in 2010." Ex. 7, FEIS, p. ES-7
- Compare Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 44-45, 52, 58 (Addenda A-41 and A-42, A-49 & A-55) where "before" parking is now on the west side of the street.

With LID

- "The Preferred Alternative would permanently remove approximately 57 on-street parking spaces along Alaskan Way, 377 parking spaces that existed in the Alaskan Way Viaduct footprint, 15 on-street spaces on Bell Street, 3 spaces on Union Street, and 1 space on S. Main Street. This loss of 453 on-street parking spaces represents

approximately 25 percent of the on-street parking supply in the study area." Ex. 7, FEIS, p. ES-18

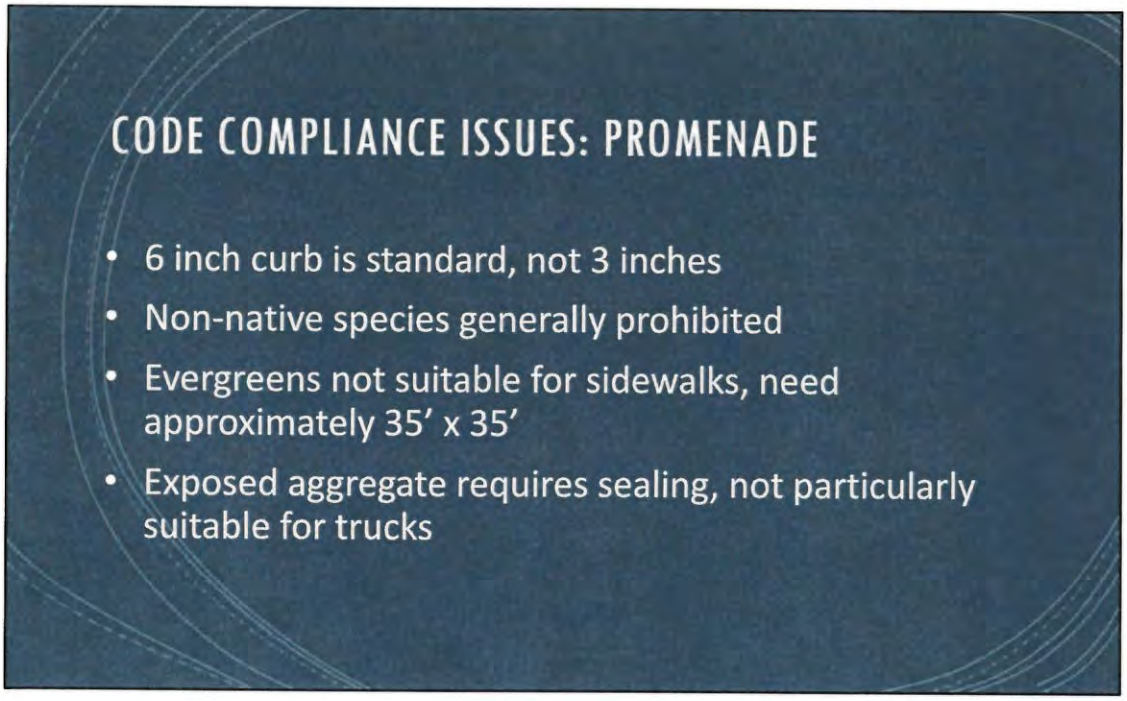
- Does not comply with FEIS City will supplement EIS & amend SSD permit. Ex. 26, 2019 Environmental Permitting Summary, SEA_LID_0046123

On-street Parking Moved

Without LID, on-street parking will be on **west** side, not **east** side

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 46 & 58 (Addenda A-43 & A-55)

Note: Renderings are not to scale and do not comply with the FEIS – parking to be on the east side of Alaskan Way. The renderings also misrepresent the number of LID trees, which consist of only 16 new trees.

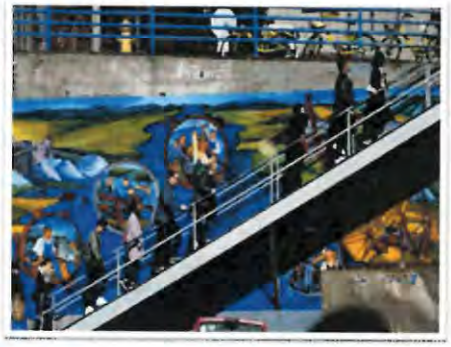


Source: Ex. 32, Curbs, Seattle Right-of-Way Improvements Manual, https://streetsillustrated.seattle.gov/design-standards/roadway-construction/curbs/#DesignCriteria; Ex. 33, Douglas Fir, Trees for Seattle, 2019 Tree Options, https://www.seattle.gov/trees/planting-and-care/trees-for-neighborhoods/2019-species/douglas-fir; Ex. 34, Tree Selection, Trees for Seattle, https://www.seattle.gov/trees/planting-and-care/tree-selection; Ex. 35, Street Trees, Trees for Seattle, https://www.seattle.gov/trees/planting-and-care/street-trees; *See also* SMC Chapters 23.60 and 25.05

UNION STREET

Union Street

Without LID



With LID

Source: *Bettina Hansen/The Seattle Times, Take the stairs at Seattle waterfront for a view of Duwamish history,* Seattle Times, March 26, 2018; Ex. 31, ABS Final Special Benefit Study Addenda Volume, p. 94 (Addendum B-20)

Without LID

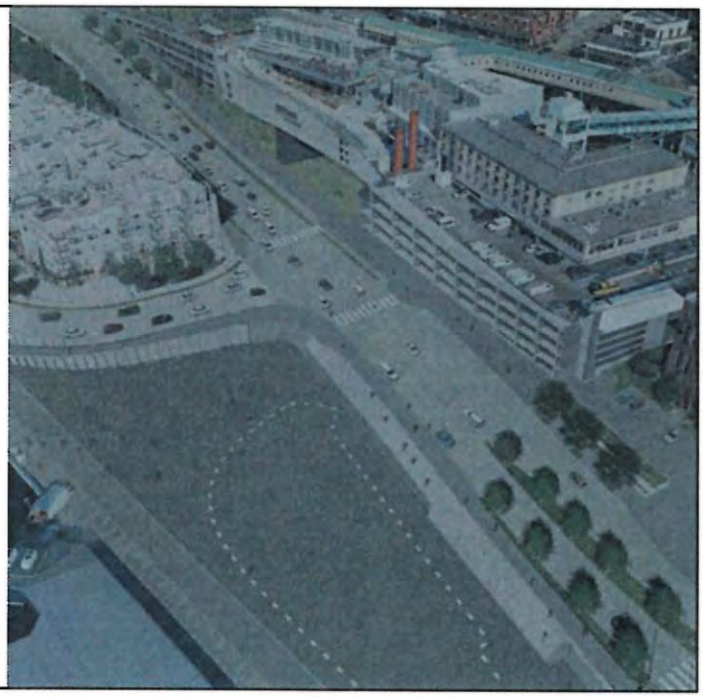
- Retaining Wall at Western Ave.
- Metal staircase descends to Union St. west of Western Ave.
- Parking
- Freight access
- Wall art

With LID ($13.94m)

- Elevated Pedestrian Walkway abutting Public Storage
- Elevator for the public (and Public Storage?)
- Replace curb bulbs and ramps
- Replace lighting
- Install Public Art by Norie Sato
- Curb conflicts with access?
- Remove wall art

Source: Ex. 19, ABS Final Special Benefit Study, p. 22

OVERLOOK WALK



Overlook Walk

Without LID

With LID (per 2016 FEIS)

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, p. 66 (Addendum A-63); Ex. 7, FEIS, Figure 2-7

With LID

- 48,000 square feet of public open space
- "The Overlook Walk and Building B would be new structures in views from the waterfront and from Pike Place Market. This change to the visual landscape could also be perceived to have either a positive or a negative impact, depending on the viewer. The Overlook Walk would accommodate the Aquarium Pavilion, which would be a large, prominent structure that may block private views from the southern end of the Waterfront Landings Condominium building."

Source: Ex. 7, FEIS, p. ES-20

Overlook Walk

- Overlook Walk diet begins after Resolution of Intent, Preliminary Benefit Study and LID Public Hearings
- Overlook Walk Diet continues after the Formation Ordinance
- Overlook Walk per Final Special Benefit Study

Overlook Walk diet begins after Resolution of Intent, Preliminary Benefit Study and LID Public Hearings

Per FEIS (2016)

- Lid deck spans Pine Street to alley north of Pike Street
- Multiple staircases to access Promenade
- Two elevators
- Public restrooms under staircases
- Lid elevation is approximately 40 feet above the Promenade

Source: Ex. 7, FEIS, p. 2-23

Per SEIS (September 2018)

- Lid deck reduced to hour-glass shape, new square footage unknown
- Two horseshoe configured staircases run east-west and allow access to Promenade (parallel to Pine Street)
- No new elevators. Elevator access will be east of Elliott Way and through Pike Place Market Garage and Heritage House access points
- Public restrooms under the staircases
- Lid elevation is approximately 50 feet above the Promenade

Source: Ex. 36, New Overlook Walk EIS Re-Evaluation, September 2018

Overlook Walk Diet continues after the Formation Ordinance

Per SEIS (September 2018)

- Lid deck reduced to hour-glass shape, new square footage is approximately 48,000
- Two horseshoe configured staircases run east-west and allow access to Promenade (parallel to Pine Street)
- No new elevators. Elevator access will be east of Elliott Way and through Pike Place Market Garage and Heritage House access points
- Public restrooms under the staircases
- Lid elevation is approximately 50 feet above the Promenade

Source: Ex. 36, New Overlook Walk EIS Re-Evaluation, September 2018

Per ABS Final Benefit Study

- Lid deck remains an hour-glass shape, new square footage
- One set of horseshoe staircases (north) will be built, while south side of horseshoe staircase is eliminated and contingent upon Aquarium expansion
- No new elevators. Elevator access will be east of Elliott Way and through Pike Place Market Garage and Heritage House access points, and possibly Aquarium Pavilion later
- No restrooms under the staircases
- Lid elevation is approximately 28 feet above the roadway, which is 18 feet above Alaskan Way (46 feet)

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 66, 98 & 101 (Addenda A-6, C-1 & C-4)

Overlook Walk per Final Special Benefit Study

Without LID

- Pike Street Hillclimb
- Pike Place Market Garage Elevator
- Pike Street to Pine Street west of new Elliott Way is open space with 2' x 2' scored concrete
- New Elliott Way
- Pike Place Garage Elevator
- Heritage House Elevator
- New Pine Street
- Open Space between Alaskan Way and Promenade

Source: Ex. 19, ABS Final Benefit Study, pp. 15 & 19

With LID ($100.18m)

- Pedestrian bridge with landscaped public spaces from Market Front building, over new Elliott Way, to Promenade
- Bluff Walk on 28' high lid structure over roadway, which is 18' above Alaskan Way
- Pedestrian pathways, open space (47,000 SF unverified), views, landscaping, benches
- Operations and Maintenance storage area
- West of Elliott Way staircase to Promenade, no new elevator
- Aquarium Expansion depends on Overlook Walk(?), and enables an elevator and staircase that will not exist without Aquarium Expansion. Rendering on next page shows Overlook Walk FEIS Preferred Alternative without Aquarium Pavilion

Source: Ex. 19, ABS Final Benefit Study, p. 21; Ex. 31, ABS Final Special Benefit Study Addenda Volume, p. 98 (Addendum C-1)

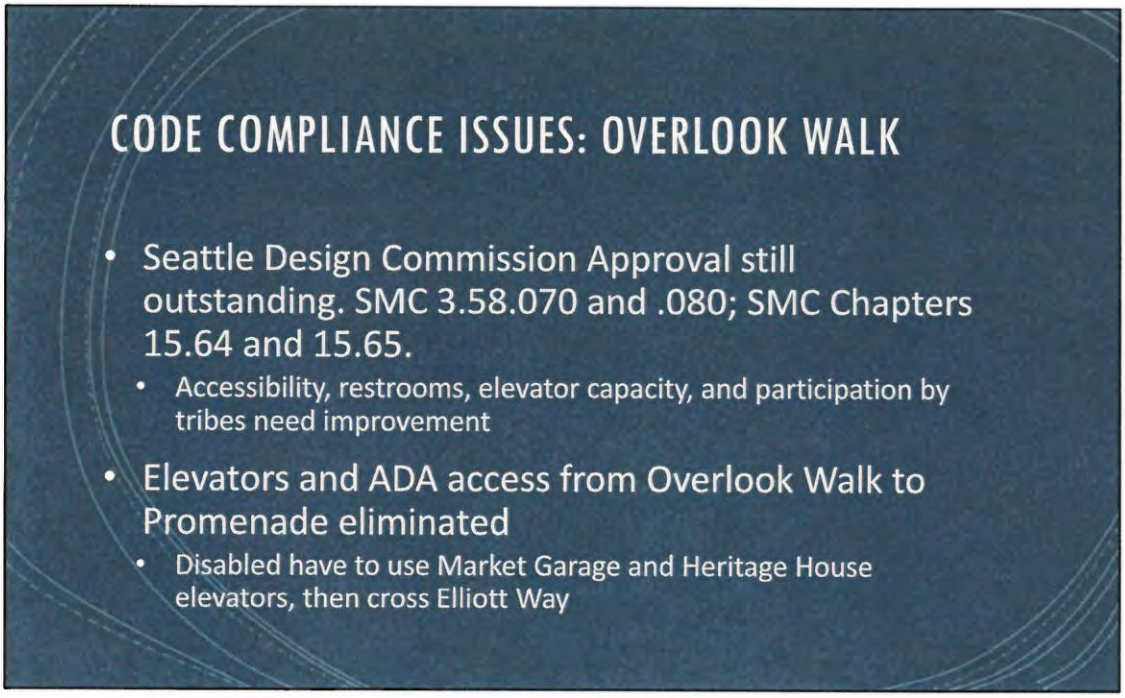
Overlook Walk 2.0

Without LID

With LID (per ABS Final Study)

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 66 & 101 (Addenda A-63 & C-4)

Note: South set of stairs are no longer in LID because they depend upon Aquarium expansion.



Source: Ex. 24, Seattle Design Commission Approved Minutes, April, 19, 2018; Ex. 12, Letter from Seattle Commission for .People with Disabilities, August 29, 2013

PIER 58

Pier 58

Without LID

With LID

Note: Renderings are not to scale and misrepresent increase in number of trees (only 16 trees added in total).

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 52-53 (Addenda A-49 & A-50)

Without LID

- Horseshoe shape with wood decking
- Plantings, fountain, seating areas, views
- Public gathering area
- Concrete amphitheater

Source: Ex. 19, ABS Final Benefit Study, p. 22

With LID

- 49,000 SF surface (1.1 acres)
- Relocate Fitzgerald Fountain
- 4,900 SF open (over?) water coverage
- 4,000 SF children's play area
- 3,600 SF raised lawn area
- Overwater trees, landscaping
- Wire mesh fencing with wood top to limit access to the open water
- Public restroom is unfunded.

Source: Ex. 19, ABS Final Benefit Study, p. 23; Ex. 31 ABS Final Special Benefit Study Addenda Volume, pp. 73-74 (Addenda A-7 & A-8)

Without LID

- Two-way street with two travel lanes and parking

With LID ($20m)

- Planting strips on both sides of the street
- Convert traffic to one-lane in one direction eastbound from Alaskan Way to Second Avenue
- Widen sidewalks
- Raise street to create curbless street
- Raise pedestrian intersection at Occident and Main and match brick
- 13 new street trees
- Install bollards
- Eliminate 10 parking spots

South Main Between Alaskan & Occidental

Without LID

- Pioneer Square Streets Remain As-Is

With LID

- Improvements to small segments of:

- Yesler Way
- South Washington Street
- South Main Street
- South King Street
- Second Avenue South (not included in Ex. 15, Formation Ordinance 125760, Attachment C)

Main at Occidental

Without LID

With LID

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 137-38 (Addenda D-21 & D-22)

Main Between Occidental and First

Without LID

With LID

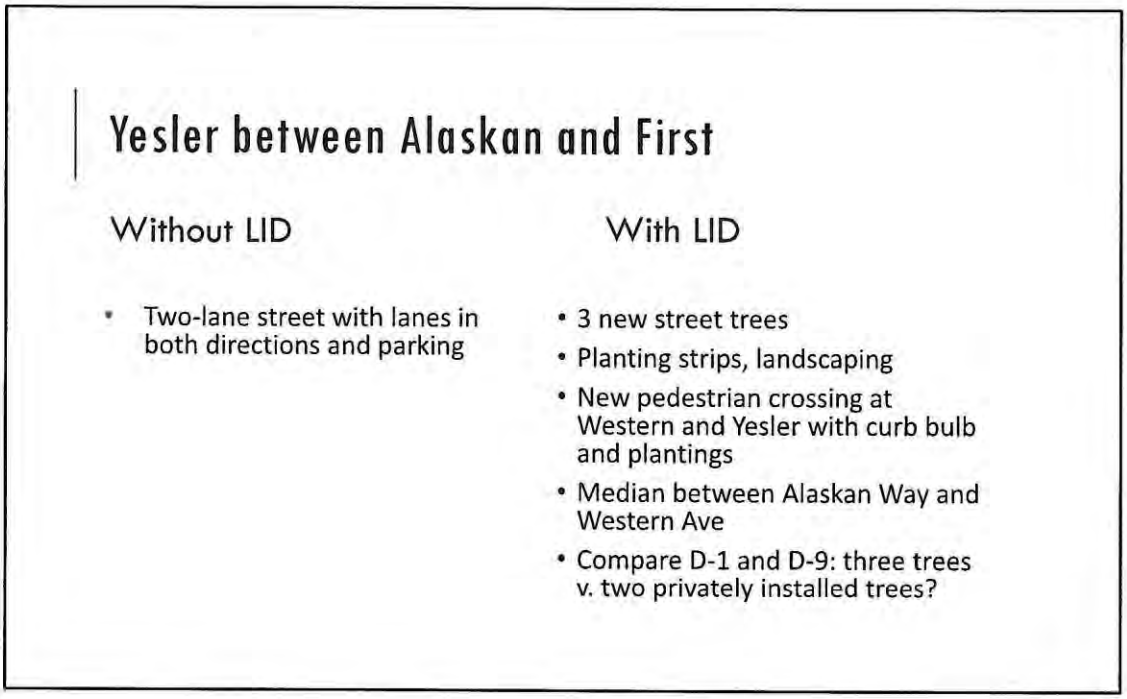
Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 139-140 (Addenda D-23 & D-24)

Main Between First and Alaskan

Without LID

With LID

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 142-43 (Addenda D-26 & D-27)



Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 123-24 & 117 (Addenda D-7, D-8 & D-1)

Yesler between First and Western

Without LID

With LID

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 123-24 (Addenda D-7 & D-8)

Yesler between Western and Alaskan

Without LID

With LID

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 126-27 (Addenda D-10 & D-11)

Washington between Alaskan and Occidental

Without LID

- Two-way street with lanes in both directions and parking

With LID

- Planting strips on both sides of the street
- Convert traffic to one-lane in one direction westbound from Alaskan Way to Second Ave.
- Widen sidewalks
- Repave and raise street so that it is curbless
- Remove three mature trees, south side of street between Alaska and First
- Raise pedestrian intersection at Occidental and Washington and match brick
- Install bollards
- Eliminate 3 parking spots

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 117, 128-29, 131 & 133 (Addenda D-1, D-12, D-13, D-15 & D-17)

Washington at Occidental

Without LID

With LID

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 129-30 (Addenda D-13 & D-14)

Washington between Occidental and First

Without LID

With LID

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 131-32 (Addenda D-15 & D-16)

South King between Alaskan and First

Without LID

With LID

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 145-46 (Addenda D-29 & D-30)

Without LID

Two-way street with lanes in both directions, dedicated turn lanes, and parking

With LID

- Two new street trees
- Planting strips with landscaping
- Improve curb north side, midblock
- Curb bulb at First Ave. and S. King St.
- Eliminate on-street parking on the north side

Note: South King Street Improvements end one block before 255 S. King Street.

Second between Washington and Main

Without LID

With LID

- Restriping
  - No renderings
  - Not in Formation Ordinance
  - Recommend removal from LID

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, p. 118 (Addendum D-2)

PIKE AND PINE STREETS

Between First and Ninth

Without LID

- Pike and Pine Streets remain as-is

With LID ($20m)

Pike between First and Second

Without LID

With LID

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 150-51 (Addenda F-3 & F-4)

Pine Between First and Second

Without LID

With LID

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 153-54 (Addenda F-6 & F-7)

Pine Between Second and Third

Without LID

With LID

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 156-57 (Addenda F-9 & F-10)

Pine Between Third and Fourth

Without LID

With LID

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 159-60 (Addenda F-12 & F-13)

Pike Between Second and Ninth

Without LID

With LID

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 162-63 (Addenda F-15 & F-16)

Pine Between Fourth and Ninth

Without LID

With LID

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 165-66 (Addenda F-18 & F-19)

City of Seattle Hearing Examiner
EXHIBIT

ADMITTED ✓
DENIED ___
2

FILE# CWF-0 336, et al.

CITY OF SEATTLE WATERFRONT LOCAL IMPROVEMENT DISTRICT NO. 6751

CWF-0336
CWF-0337
CWF-0339
CWF-0340
CWF-0342

Plans and Specifications are Vital and Missing

Plans and Specifications Are Vital and Missing

- Compliance with Plans and Specifications required by Ordinance
- Plans and Specifications means 100% design
- Foundation and Purpose must be fulfilled

- Several inconsistencies still exist regarding the "without LID" baseline and the "with LID" improvements
- LID "Improvements" do not add anything particularly different or special from the "before LID" conditions or "without LID" improvements
- Overlook Walk design has been materially/substantially compromised
- Many of the "improvements" appear to create substandard conditions
- Improvements depend upon a high level of operations and maintenance that is uncertain at best
- Improvements are not appurtenant or contiguous to these 5 Pioneer Square properties and numerous others
- Remedy: Recommend zero assessment

<u>Formation Ordinance 125760 requires compliance with January 2019 "plans and specifications"</u>

"The LID Improvements shall be in accordance with plans and specifications prepared by the Director of the OWCP, on behalf of the Director of Transportation of the Seattle Department of Transportation, and on file in the City Clerk's office, and may be modified by the City Council as long as such modifications do not affect the purpose of the LID Improvements or constitute materially different improvements; provided, however, that changes in detail of such plans that do not significantly alter the scope or costs of the LID Improvements will not require further approval."

Source: Ex. 15, Formation Ordinance 125760, Section 3, p. 8

"Plans and Specifications" means 100% design

According to the City of Seattle, for purposes of Formation Ordinance 125760, Section 3, the plans and specifications should have included "the confirmed set of plans and specifications of each Waterfront LID Improvement, as prepared by an outside engineering firm hired by the City, after the Waterfront LID Improvement has reached 100% design."

Source: Ex. 16, [City's] Objections and Responses to Plaintiffs' Third Set of Interrogatories and Requests for Production, Response to Interrogatory No. 36, p. 12

According to the City of Seattle, the plans and specifications and construction will not be complete for "several years" and are "subject to change."

Source: Ex. 17, [City's] Objections and Responses to Plaintiffs' Second Set of Interrogatories and Requests for Production, Response to Interrogatory No. 32, p. 23.

The foundation and purpose of the LID must be complied with *and* fulfilled.

It is axiomatic that the City must complete the LID Improvements according to the terms of the Formation Ordinance.

Source: *Hamilton Corner I, LLC v. City of Napavine,* 200 Wn.App. 258, 268-69, 402 P.3d 368 (2017) (the fundamental purpose of the LID Improvements and the foundation for special benefits must be accomplished); *see also* Ex. 4, Local and Road Improvement Districts Manual for Washington State 6th Edition (2009), *p. 20 ("completion of project"), pp. 42, 43, 48 & 61 ("project is completed"), p. 53 (property is analyzed "with the LID assumed completed"), p. 55 ("constructed or completed within a specific time period")*

Designs must be certified by City Appraiser

- Preliminary City Appraisal relies upon the improvement designs and costs to calculate increased values
- Final City Appraisal relies upon the improvement designs and costs to calculate increased values
- Macaulay certifies the appraisal is accurate

Preliminary City Appraisal relies upon the improvement designs and costs to calculate increased values

Source: Ex. 18, Valbridge Preliminary Study, pp. 2-3

Macaulay certifies the appraisal is accurate

Source: Ex. 19, ABS Valuation Summary of Final Special Benefit/Proportionate Assessment Study for Waterfront Seattle Project LID (hereinafter "ABS Final Special Benefit Study"), p. 94

Percent of design completion dictates the quality of cost estimates

- RCW 35.44.020 requires an analysis of LID Improvements cost.
- RCW 35.43.130 requires preliminary estimates to be based upon costs.
- Property owners cannot be charged more than the cost of the improvements. RCW 35.44.310
- An appraisal examines the cost of the improvements to quantify their value. Ex. 19, ABS Final Benefit Study, pp. 7. 9, 13, 26, 27, 74, 85 (cost of components); p. 8, excel 12-12, 12, 87 (cost/benefit ratio); p. 27 (client to do); pp. 2, 59, 60, 72, 81, 84 (cost approach).
- Good cost estimates prevent the City from going over budget and unlawfully binding future City Councils and budgets. *See* Washington Attorney General Opinion 2012 No. 4 (May 15, 2012)
- Good cost estimates depend upon the percent of design that has been completed. Ex. 20,

Waterfront Seattle – Waterfront Park Improvements 30% SD Update, April 17, 2017, Appendix E.

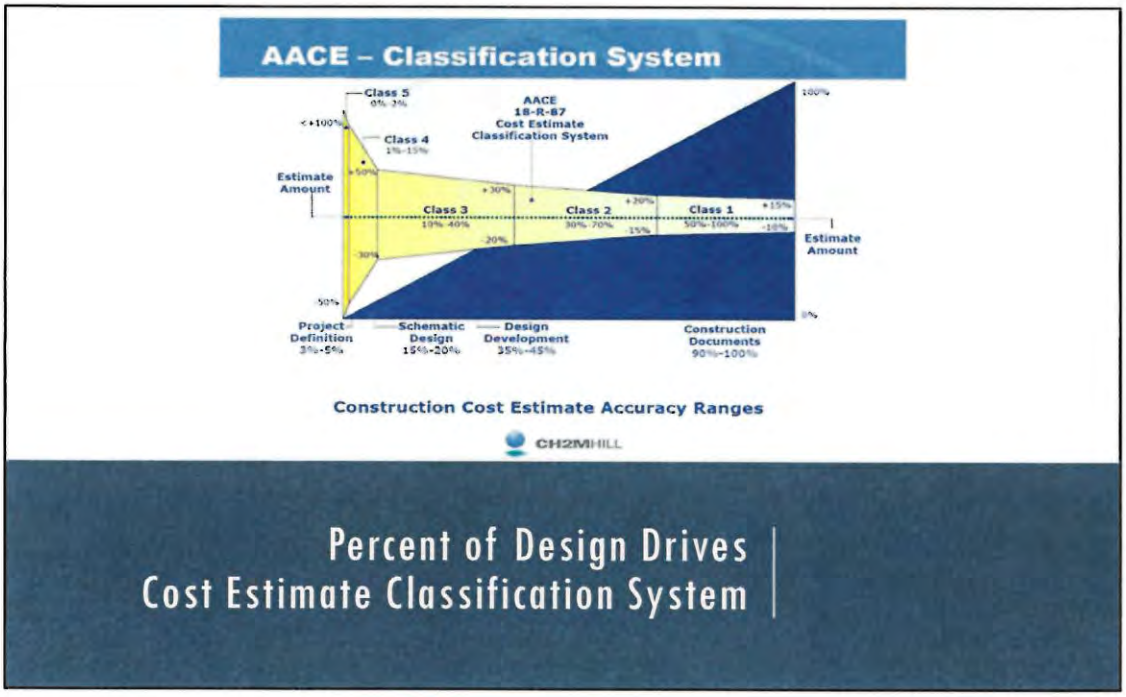
- The greater the percent of design that is completed, the less risk there is that the cost estimate will be wrong. Ex. 20, Waterfront Seattle – Waterfront Park Improvements 30% SD Update, April 17, 2017, Appendix E.
- The City uses industry standard guidelines to cost estimate. Ex. 20, Waterfront Seattle – Waterfront Park Improvements 30% SD Update, April 17, 2017, Appendix E.

City's "with" & "without" scenarios are extraordinary assumptions

Source: Ex 19, ABS Final Benefit Study, p. 28

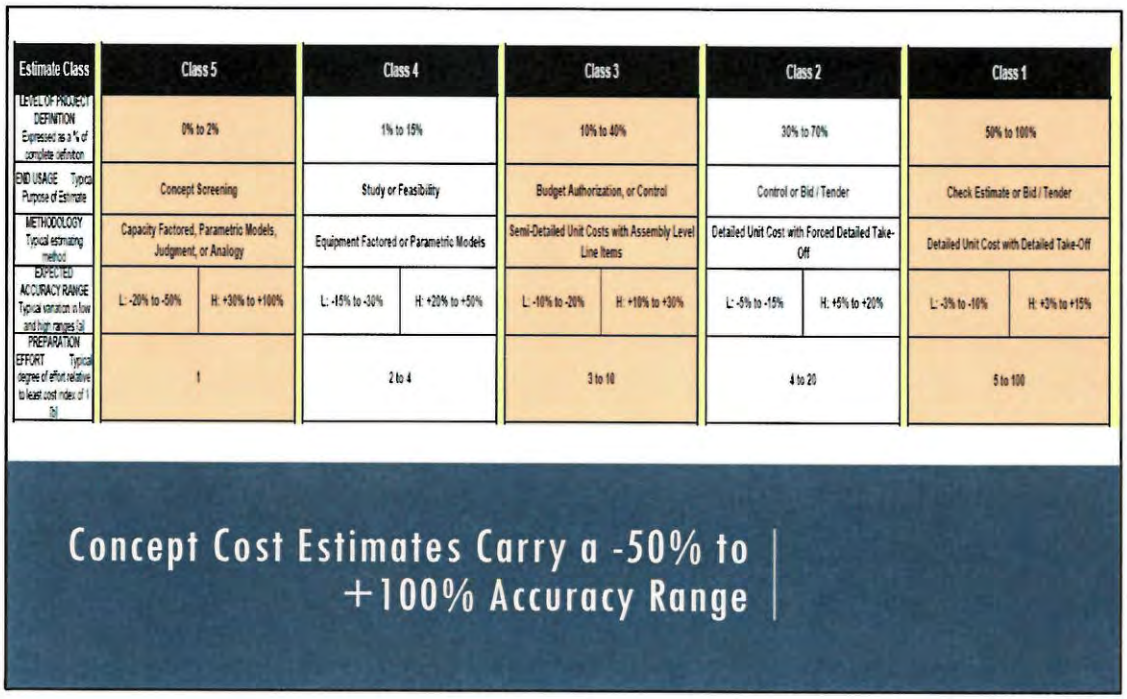
Use of preliminary plans requires new appraisal after plans and specifications done

Source: Ex. 19, ABS Final Benefit Study, p. 91



Source: Ex. 20, Waterfront Seattle – Waterfront Park Improvements 30% SD Update, April 17, 2017, Appendix E.

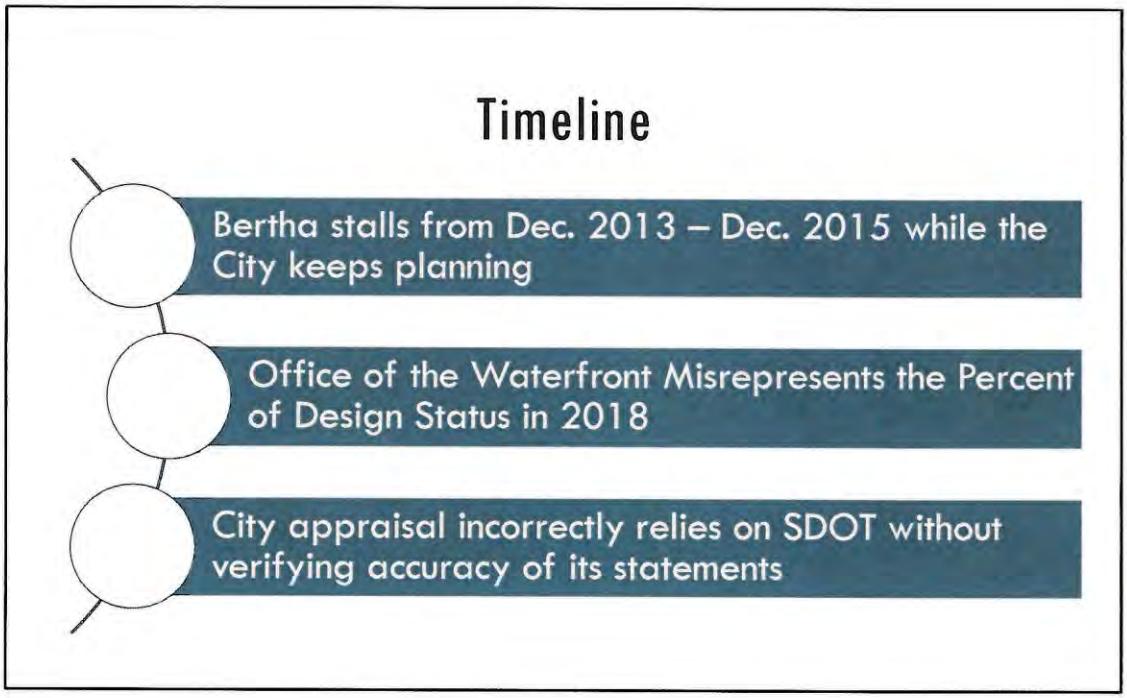
Note: Concept level designs come before project definition. Thirty percent schematic design means 5-7% designs.



Estimate Class	Class 5		Class 4		Class 3		Class 2		Class 1	
LEVEL OF PROJECT DEFINITION Expressed as a % of complete definition	0% to 2%		1% to 15%		10% to 40%		30% to 70%		50% to 100%	
END USAGE Typical Purpose of Estimate	Concept Screening		Study or Feasibility		Budget Authorization, or Control		Control or Bid / Tender		Check Estimate or Bid / Tender	
METHODOLOGY Typical estimating method	Capacity Factored, Parametric Models, Judgment, or Analogy		Equipment Factored or Parametric Models		Semi-Detailed Unit Costs with Assembly Level Line Items		Detailed Unit Cost with Forced Detailed Take-Off		Detailed Unit Cost with Detailed Take-Off	
EXPECTED ACCURACY RANGE Typical variation in low and high ranges [a]	L: -20% to -50%	H: +30% to +100%	L: -15% to -30%	H: +20% to +50%	L: -10% to -20%	H: +10% to +30%	L: -5% to -15%	H: +5% to +20%	L: -3% to -10%	H: +3% to +15%
PREPARATION EFFORT Typical degree of effort relative to least cost index of 1 [b]	1		2 to 4		3 to 10		4 to 20		5 to 100	

Concept Cost Estimates Carry a -50% to +100% Accuracy Range

Source: Ex. 20, Waterfront Seattle – Waterfront Park Improvements 30% SD Update, April 17, 2017, Appendix E.



Bertha stalls from Dec. 2013 – Dec. 2015 while the City keeps planning

- Office of the Waterfront "2014 Accomplishments"
  - 30% - 60% design milestones for Main Corridor, Overlook Walk, public piers and Union Street

Source: Ex. 21, 2015 Work Plan Office of the Waterfront, Central Waterfront, Seawall and Alaskan Way Viaduct Replacement Program Select Committee, February 9, 2015, p. 2.

- Office of the Waterfront Pre-development Plans for 2015
  - Overlook Walk at 90% in 2018
  - Union Street at 90% in 2017
  - Pike-Pine Streets at 90% in 2017
  - Pioneer Square at 90% in 2018

Source: Ex. 22, Waterfront Seattle - Waterfront Program Progress Report, Q3 2015 (July - September), p. 4.

SDOT misrepresents status of designs to Seattle Design Commission

Seattle Design Commission Minutes
(4/19/2018)

Overlook Walk is at "concept design" (2%) only

- Waterfront Landings access issues
- Vegetation will block views
- Increase elevator capacity to be reliable and meet demand
- Adjacent stairs need to be more appealing to users
- Equity issues identified involving accessibility, restrooms, and tribes

Source: Ex. 23, Seattle Design Commission Overlook Walk & Ocean Pavilion 30% Design Presentation; Ex. 24, Seattle Design Commission Approved Minutes, April 19, 2018, p. 1

Office of the Waterfront Misrepresents the Percent of Design Status in 2018

- Office of the Waterfront to public and Seattle Design Commission – We are at 30% Design
- Seattle Design Commission "Approved Minutes" Disagrees
    - Overlook Walk is at "concept design" (2%) only
        - Waterfront Landings access issues
        - Vegetation will block views
        - Recommend increase in elevator capacity to be reliable and meet demand
        - Recommend adjacent stairs be more appealing to users
        - Equity issues identified involving accessibility, restrooms, and tribes

Source: Ex. 23, Seattle Design Commission Overlook Walk & Ocean Pavilion 30% Design Presentation, April 19, 2018; Ex. 24, Seattle Design Commission, Approved Minutes, April 19, 2018

Resolution of Intent is adopted by City Council while the truth hides in plain sight

Seattle Design Commission Minutes (4/19/2018)

Overlook Walk is at "concept design" (2%) only

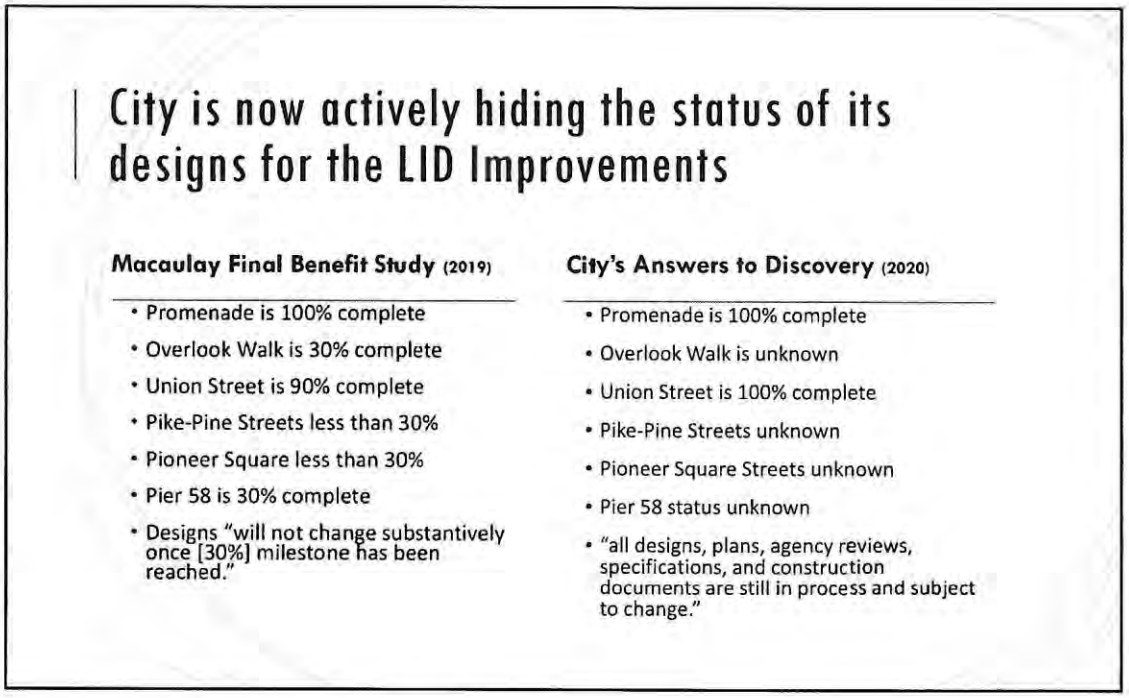
- Waterfront Landings access issues
- Vegetation will block views
- Increase elevator capacity to be reliable and meet demand
- Adjacent stairs need to be more appealing to users
- Equity issues identified involving accessibility, restrooms, and tribes

Summary from Macaulay Preliminary Study (May 9, 2018)

Overlook Walk is "approximately 30% completed."

- Promenade is 90% complete
- Union Street is approximately 30% completed
- Pioneer Square is less than 10%
- Pike-Pine Streets are at 10%

Source: Ex. 24, Seattle Design Commission Approved Minutes, April 19, 2018, p. 1; Ex. 18, Valbridge Preliminary Study, pp. 2-3



Source: Ex. 19, ABS Final Benefit Study; Ex. 16, City's Objections to Third Interrogatories, pp. 12-13

Note: Compare Ex. 15, Formation Ordinance 125760, Exhibit C (Overlook Walk $100m) with Ex. 25, SDOT 2019-2024 Adopted Capital Improvement Program, pp. 346-47 (Overlook Walk $174m).

Compare 2014 accomplishments that Overlook Walk design is 30-60% complete. Now it is "unknown."

Office of the Waterfront 2019 Status Report

- Pier 58 "reboot" will "re-evaluat[e] the schematic design"
- City says 2017 cost estimate based upon 2014 design no longer applicable
- Pier 58 needs USACE, DNR, WDFW, HPA, SEPA, SDCI, Marine Mammal Protection Act, DOE
- Promenade needs more SEPA documentation, revision to Shoreline SD Permit
- Overlook Walk needs CWA NPDES permit, KC WW discharge permit
- Union Street needs KC WW discharge permit
- Pike-Pine Streets need SEPA, NEPA, ESA, NPDES, KC WW discharge permit
- Pioneer Square needs PSPB approval, SEPA, revision to SSD permit, Hydraulic Project Approval, NPDES permit

Source: Ex. 27, Waterfront Seattle: LID Legislation, November 12, 2019 ; Ex. 26, 2019 Environmental Permitting Summary, SEA_LID_0046123

City of Seattle Hearing Examiner
EXHIBIT

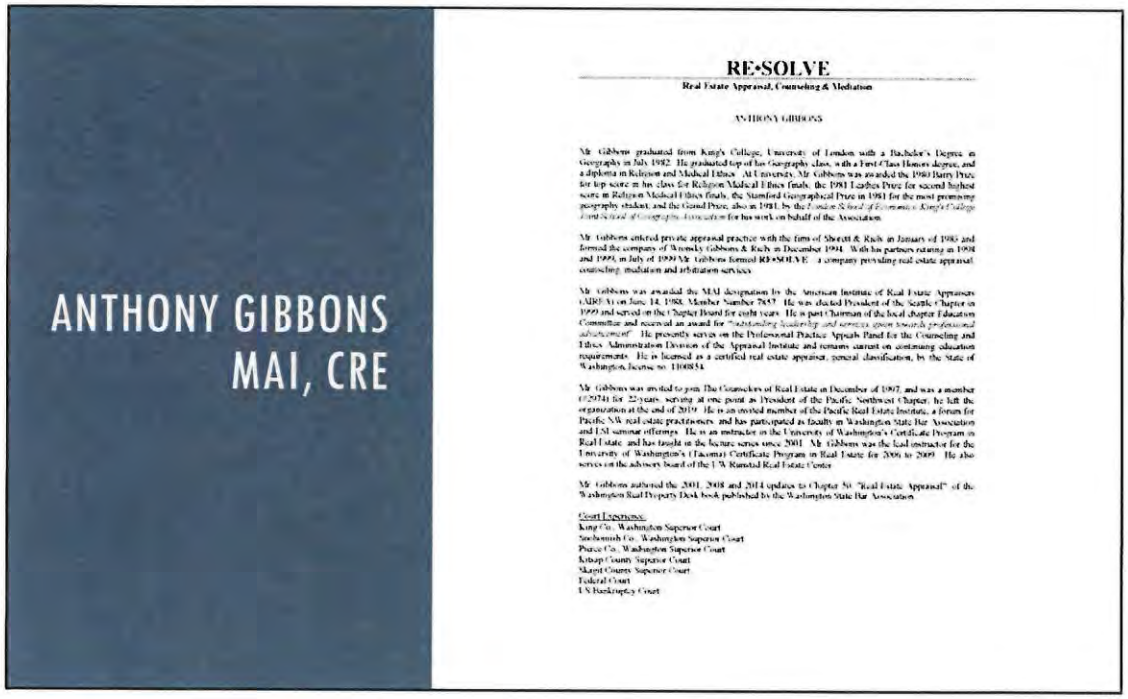
ADMITTED ✓
DENIED ___
FILE# CWF-0336, et al.

3.

CITY OF SEATTLE WATERFRONT LOCAL IMPROVEMENT DISTRICT NO. 6751

CWF-0336
CWF-0337
CWF-0339
CWF-0340
CWF-0342

City's Appraisal is Fundamentally Flawed and Deficient



Source: Ex. 39, Anthony Gibbons CV

1. Appraisal is Fundamentally Flawed

2. Plans & Specifications are Vital and Missing

3. With & Without Scenarios = no Special Benefits

4. Defects

Macaulay Appraisal is Fatally Flawed

- Does not measure general benefits
- Does not measure before and after values
- Benefits are assigned, not measured
- Cost of achieving "before" not calculated
- Methodology: City picked the LID boundary, treatment of vacant land and improved property, and property type
- Is within the margin of error for an appraisal, so speculative
- Makes incorrect assumptions regarding the status of the plans and specifications, Central Waterfront conditions, and LID Improvement

- Distinction between general and specific benefit is critical; otherwise, assess properties for benefits that aren't special
    - Total Benefit – General Benefit = Special Benefit
- Assessment Methodology is flawed
    - Correct Analysis is to measure before and after value, calculate difference
- Methodology "applies" value lift, rather than calculating one
    - Methodology:
        1. It is appraiser's responsibility to calculate LID boundaries
        2. Inequitable treatment related to buildings and land values
        3. Impossible to reliably measure benefits given property types: some of the most complex and complicated property types that only income approach can reliably measure
- "Before" assumes viaduct is down and streets restored
    - Macaulay doesn't present cost to achieve "before" value, or lift in value from those improvements

Special Benefits

- Special benefits are different from and must be distinguished from the general benefits
- It is unconstitutional to tax a subgroup of local property owners unless there are special benefits.
- The purpose of the Waterfront LID Improvements is to provide *General Benefits.*

Special benefits are different from and must be distinguished from the general benefits

"It should be noted that project enhancement... may be composed of general benefits, special benefits, or a combination of the two. Thus it may be necessary... to allocate the beneficial effects of project enhancement between special and general benefits and to consider only the special benefits in estimating the value of the property in the after situation."

Source: Jim Eaton, MAT, *Real Estate Valuation in Litigation*, p. 326; See also Ex. 4, *Local and Road Improvement Districts Manual for Washington State 6th Edition*, pp. 4, 9, 10, 58, 65 (2009).

It is unconstitutional to tax a subgroup of local property owners unless there are special benefits

"The requirement that property be specially benefitted by the improvements constructed in at least the amount of the assessment is an absolute. If there is no benefit, there can be no assessment. To hold otherwise would be to deprive the owner of property without due process of law in contravention of the Fourteenth Amendment to the Federal Constitution.

Source: [*Heavens v. King County Rural Library District*, 66 Wn.2d 558, 564, 404] P.2d 453 (1965).

"Special benefits are those derived from the improvements which are substantially more intense to the property which is assessed than to the rest of the municipality. *See Heavens v. King County Rural Library District*, 66 Wn.2d at 563."

Source: Ex. 4, *Local and Road Improvements Districts Manual for Washington State ("LID Manual")*, p. 65.

"All such assessments have one common element: they are for the construction of local improvements that are appurtenant to specific land and bring a benefit substantially more intense that is yielded to the rest of the municipality."

Source: *Heavens*, 66 Wn.2d at 563 (Emphasis added).

According to the 2016 FEIS, the purpose of the Waterfront LID Improvements is to provide *General Benefits*

"[T]he Alaskan Way, Promenade, and Overlook Walk (A WPOW), which are the most substantial of a series of infrastructure improvement projects planned along the Seattle Waterfront in response to the opportunities, transportation needs, and related public objectives created by the removal of the Alaskan Way Viaduct. AWPOW would create a new transportation corridor between S. King Street and Battery Street, construct new public open space along Elliott Bay, provide a major new pedestrian connection between the waterfront and Pike Place Market, and improve east-west connections between the waterfront and downtown Seattle. Ex. 7, October 2016 FEIS ("FEIS"), p. 5.

- Promenade – "Provide significant public open space adjacent to the Elliott Bay shoreline in downtown Seattle to accommodate pedestrian demand, create public amenities, and strengthen the connection between the city and its waterfront." Ex. 7, FEIS, p. ES-4 and 1-6.
- Overlook Walk – "Provide a grade-separated pedestrian crossing, view opportunities, and public open space between the waterfront and Pike Place Market." Ex. 7, FEIS, p. ES-5
- East West Connections – "Improve key east-west streets adjacent to the Main Corridor to provide better connections between the waterfront and downtown Seattle and to enhance the pedestrian experience." Ex. 7, FEIS, p. ES-5 and 1-7.
- Extended Pike-Pine improvements between Second Avenue and Ninth Avenues – not in FEIS.
- Pier 58 – not included in FEIS.
- **Special benefits to private property owners are not included in the project purpose.**

SEATTLE'S "WATERFRONT FOR ALL"

<u>According to the Mayor and Seattle Department of Transportation, the purpose of the Waterfront LID is to benefit "all."</u>

"Joined by community members at the Seattle waterfront, Mayor Jenny A. Durkan announced today she will transmit legislation to complete funding of Seattle's new "Waterfront for All" that will include 20 acres of public spaces and an elevated pathway reconnecting Pike Place Market and downtown to the waterfront."

"The Waterfront for All design and construction process was informed by extensive community engagement with downtown residents and residents citywide."

"The new waterfront will be an incredible asset, not only for downtown, but for our entire region," said Downtown Seattle Association President & CEO Jon Scholes. "Everyone stands to gain from this shared investment in a great public space.

Source: Ex. 5, Mayor Durkan Announces She Will Transmit Legislation to Advance Seattle's New "Waterfront for All", (1/3/2019), https://durkan.seattle.gov/2019/01/mayor-durkan-announces-she-will-transmit-legislation-to-advance-seattles-new-waterfront-for-all/, (last visited February 19, 2020); Ex. 6, "20 Acres for the Public, by the Public," Friends of the Waterfront Seattle (2020), https://www.friendsofwaterfrontseattle.org

"We wanted it to be one of the places that you have to see while you're in Seattle, whether visiting

from Kent or you're visiting from across the world."

"We've designed it to be a destination park . . . like Millennium Park in Chicago, the High Line in New York or Golden Gate Park in San Francisco."

Source: Ex. 8, Rania Efthemes, *What's New with Seattle's Waterfront?,* AAA Washington, (January 2020), https://blog.wa.aaa.com/marshall-foster-seattle-waterfront/

"The Mayor described Thursday as an important milestone. The new waterfront will attract locals and tourists from around the world, rivaling New York's High Line, Vancouver's Stanley Park and Seattle's own Space Needle, she said."

Source: Ex. 9, Daniel Beekman, *Mayor Jenny Durkan moves ahead with $160 million tax to help remake Seattle's waterfront,* Seattle Times, January 3, 2019, https://www.seattletimes.com/seattle-news/politics/mayor-jenny-durkan-moves-ahead-with-160-million-tax-to-help-remake-seattles-waterfront/

Councilmembers Johnson stated that the new space would be "for pedestrians" "as opposed to a place . . . for cars."

Councilmember Bagshaw said it would be "green," and not "gray."

Source: Ex. 10, January 28, 2019 City Council Meeting Transcript, pp. 18 and 21

Alaskan Way is a Major Truck Route and Transportation Corridor

Poor environment for pedestrians

In 2009, Gehl hired by State of Washington, King County, and City of Seattle when analyzing deep-bore tunnel option

- Found number of surface streets created would create a poor environment for pedestrians

Source: Ex. 11, Letter from Gehl Architects, Gehl Architects Report and Gehl Architects Speaking Points, September 4, 2008, p. 41; Ex. 12, Letter from Seattle Commission for People with Disabilities, August 29, 2013.

Not used by local residents more in the future

After deciding to do LID, in 2013 HR&A conducted Downtown Visitation study

- Found downtown residents would not use the waterfront any more than they did before Central Waterfront rebuild

Source: Ex. 13, HR&A Waterfront Seattle Downtown Visitation Study (2013), p. 5

SDOT Roadway Classification is Freight Network and Arterial

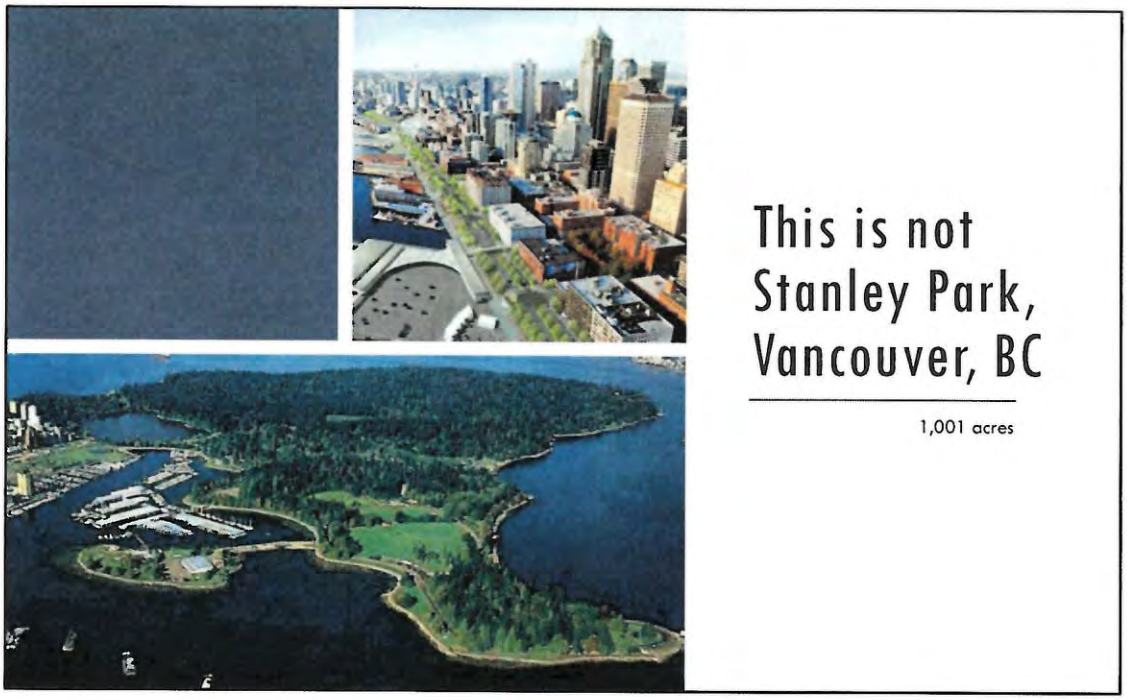


Photo Credit: https://en.wikipedia.org/wiki/Stanley_Park

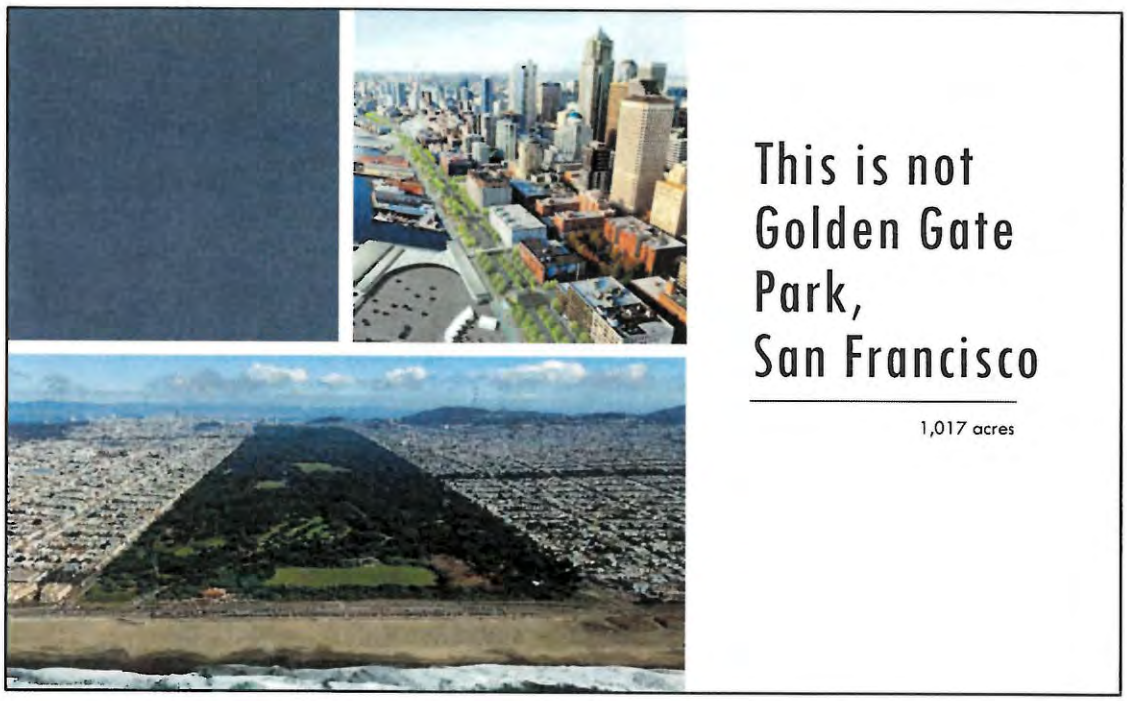
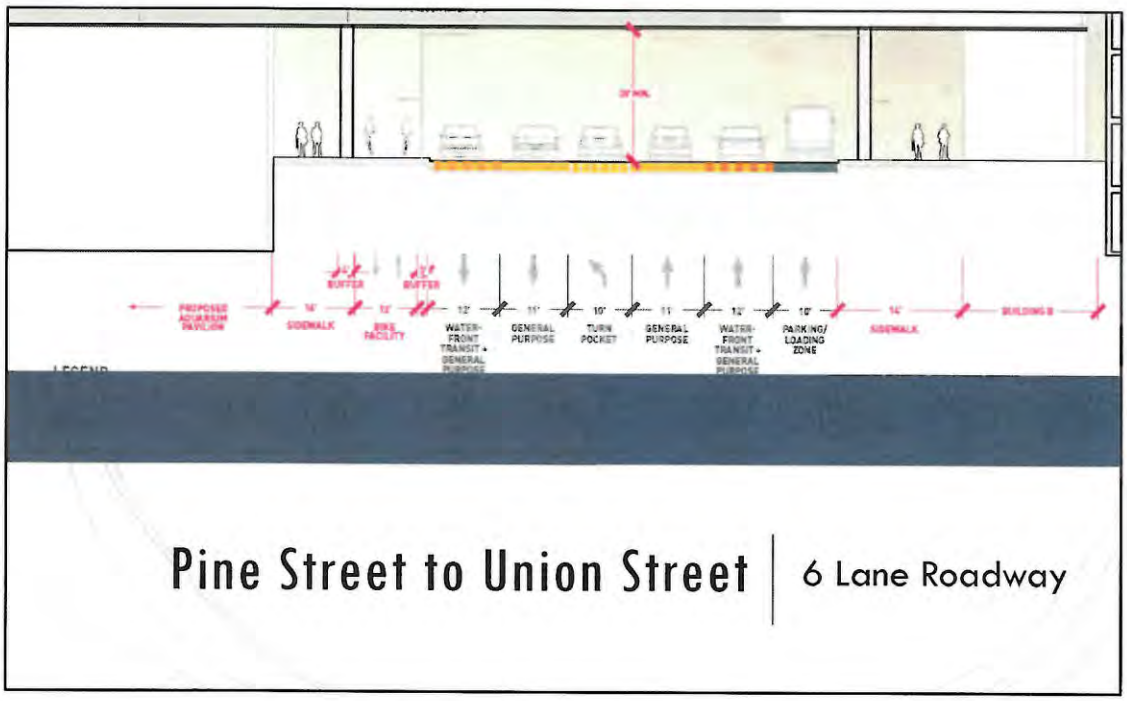
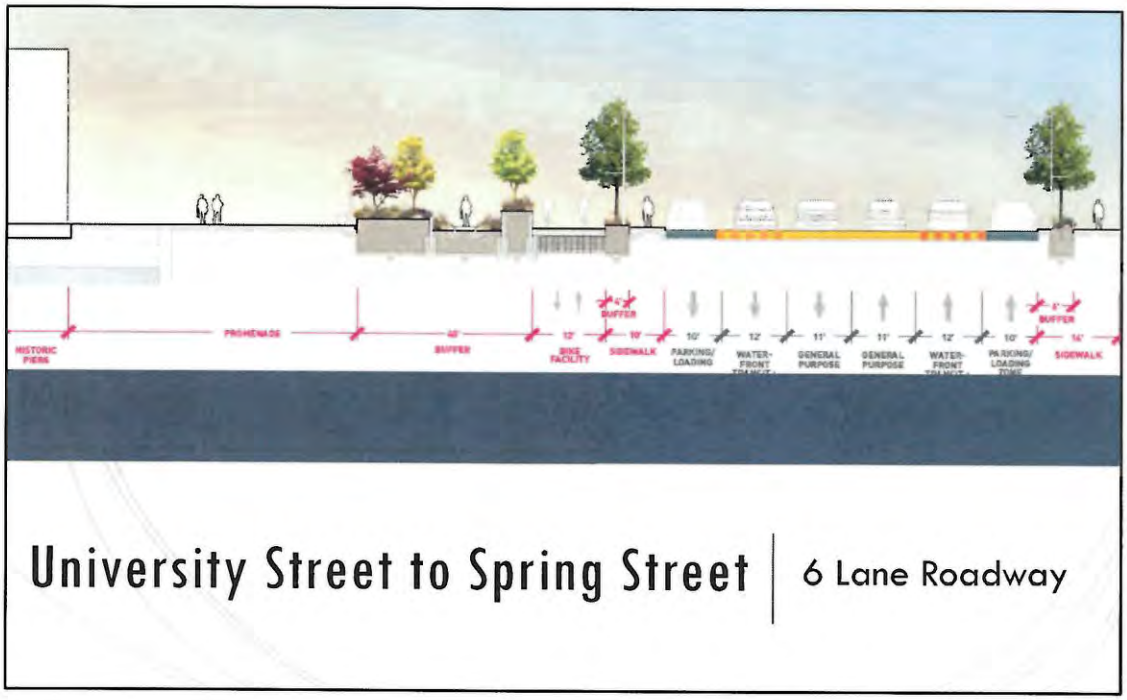


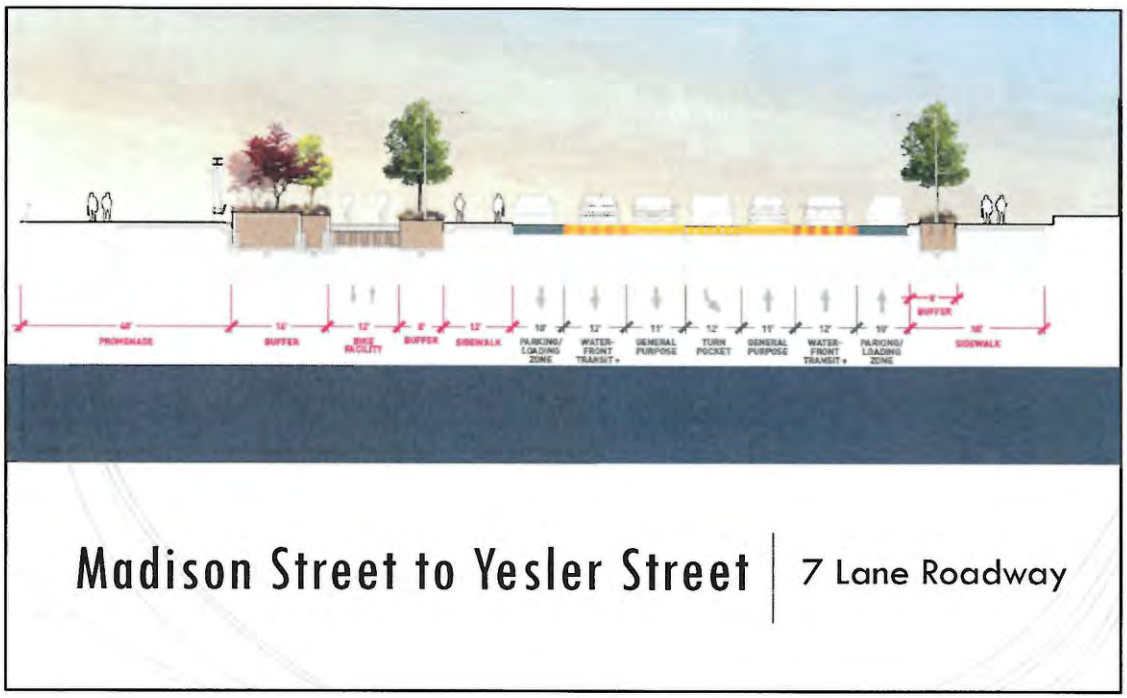
Photo Credit: https://goldengatepark.com/what-is-the-actually-size-of-golden-gate-park.html



Source: Ex. 7, FEIS, p. 2-35; Figure 2-13, Cross Section 6; Ex. 14, Excerpts from Vols. 1 & 8 of 8: Drawings, Alaska Way – Elliott Way, S. King St. to Bell St. (November 2018) Conformed 5-23-2019, p. 11.

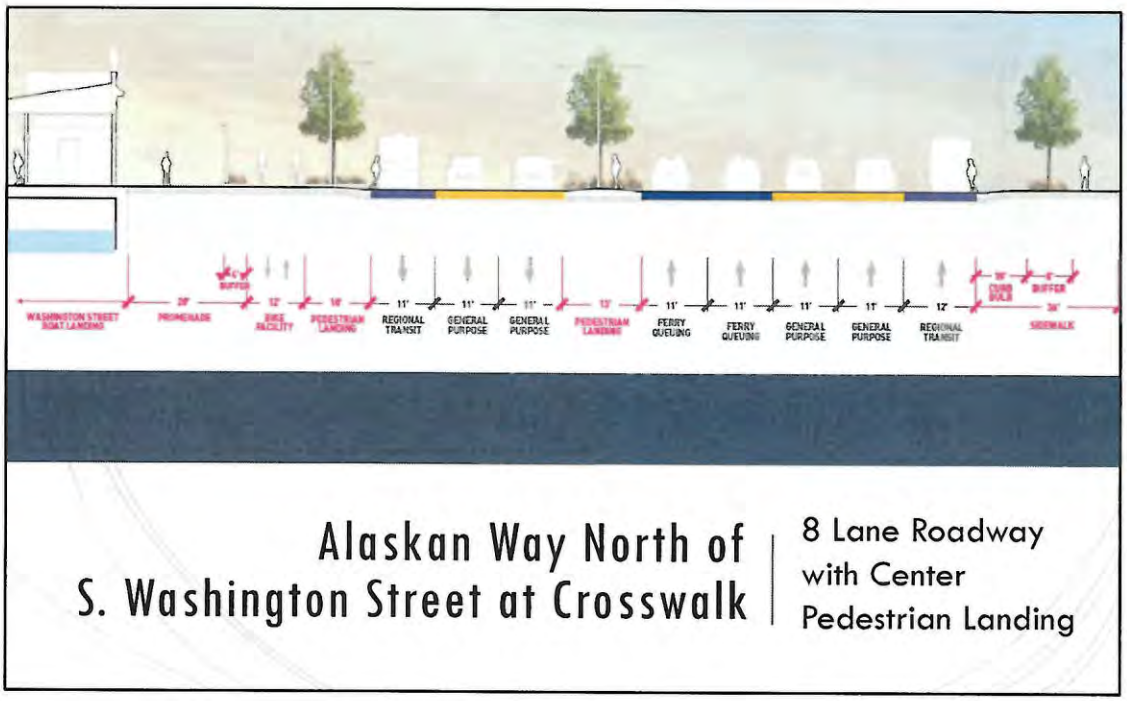


Source: Ex. 7, FEIS, p. 2-35; Figure 2-12, Cross Section 5; Ex. 14, Excerpts from Vols. 1 & 8 of 8: Drawings, Alaska Way – Elliott Way, S. King St. to Bell St. (November 2018) Conformed 5-23-2019, pp. 10-11.



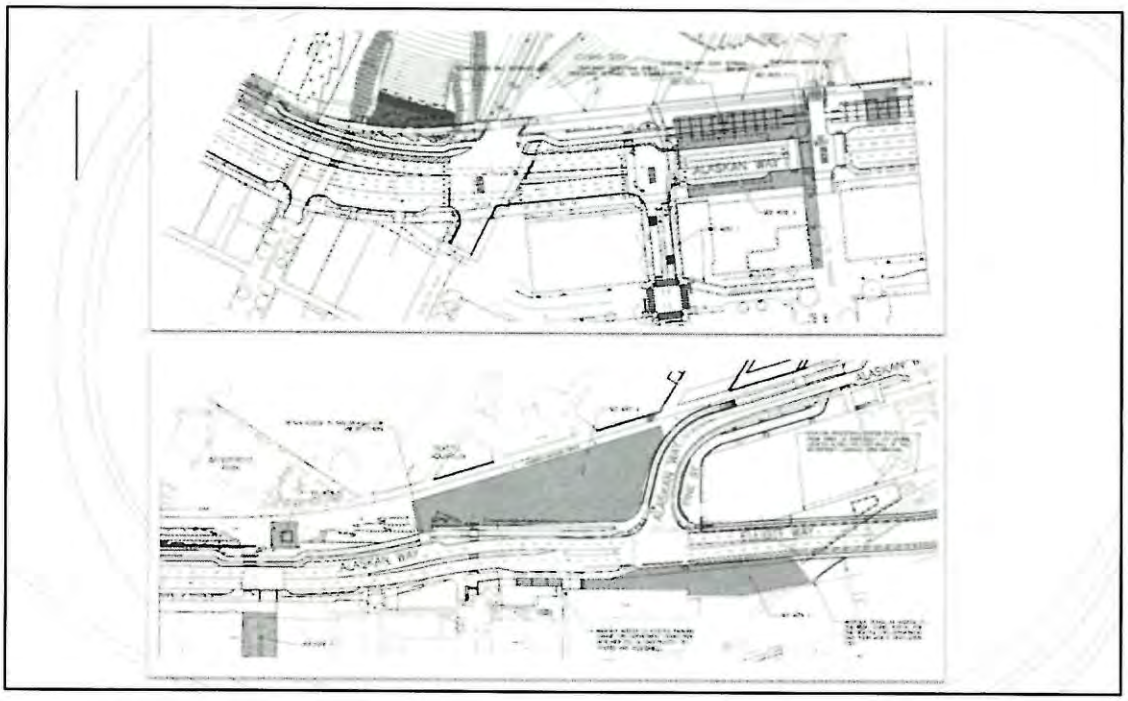
Source: Ex. 7, FEIS, p. 2-35; Figure 2-11, Cross Section 4; Ex. 14, Excerpts from Vols. 1 & 8 of 8: Drawings, Alaska Way – Elliott Way, S. King St. to Bell St. (November 2018) Conformed 5-23-2019, pp. 10-11.

Source: Ex. 7, FEIS, p. 2-35; Figure 2-10, Cross Section 3; Ex. 14, Excerpts from Vols. 1 & 8 of 8: Drawings, Alaska Way – Elliott Way, S. King St. to Bell St. (November 2018) Conformed 5-23-2019, p. 10.



Source: Ex. 7, FEIS, p. 2-35; Figure 2-9, Cross Section 2; Ex. 14, Excerpts from Vols. 1 & 8 of 8: Drawings, Alaska Way – Elliott Way, S. King St. to Bell St. (November 2018) Conformed 5-23-2019, p. 10.

Source: Ex. 7, FEIS, p. 2-35; Figure 2-8, Cross Section 1; Ex. 14, Excerpts from Vols. 1 & 8 of 8: Drawings, Alaska Way – Elliott Way, S. King St. to Bell St. (November 2018) Conformed 5-23-2019, p. 10.



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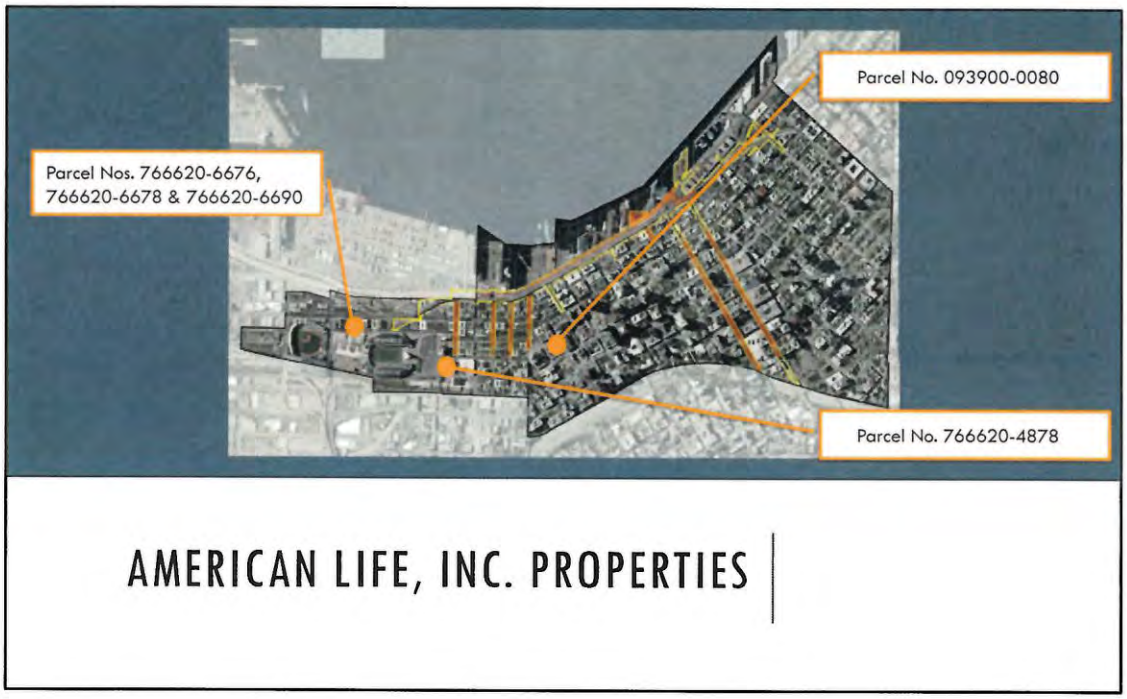

Source: Ex. 15, Formation Ordinance 125760, Exhibit B.

Note: Misrepresents King Street improvements which end at First Avenue, not Second Avenue.

255 South King Street

Source: www.amlife.us; maps.google.com

255 South King Street

Before

After

Source: www.amlife.us

618 Second Avenue

Source: www.amlife.us; maps.google.com

1000 and 1016 First Avenue South

Source: www.amlife.us; maps.google.com

1000 First Avenue South

Source: www.amlife.us; maps.google.com

1016 First Avenue South

Source: www.amlife.us; maps.google.com

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED ___
4
FILE# CWF-0336,337,339,340,342

Local and Road Improvement Districts Manual

for Washington State

Sixth Edition

MRSC

AMERICAN PUBLIC WORKS ASSOCIATION
APWA
Washington State Chapter

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Appendices
An extensive set of appendices to the Sixth Edition is online at
http://www.mrsc.org/Subjects/PubWorks/lidpg.aspx

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Rod Kaseguma has advised and represented Washington cities and special purpose districts for over 32 years. He served as an assistant city attorney for the City of Seattle from 1977 through 1985, focusing on general municipal law. From 1985 through 1989, he was an associate with Foster Pepper & Shefelman, focusing on municipal finance, special purpose district representation and LID formation, financing and proceedings. While at Foster Pepper & Shefelman, Rod prepared a comprehensive paper/manual regarding LID assessment delinquencies, liens and foreclosures, and presented it to the Association of Washington Cities and the Washington Association of Sewer Districts.

Rod joined Inslee, Best, Doezie & Ryder, P.S., in 1990. Since joining the firm, he has served as City Attorney and special City Attorney for several cities, and as general counsel and special legal counsel for water-sewer districts, fire districts, a joint operation of fire districts and cities, a ferry district, a flood district and a 911-call center. He is legal counsel to the Washington Association of Sewer and Water Districts. A significant portion of his work for municipalities has involved all aspects of LID's, ULID's and RID's, including formation, financing, special benefit studies, methods of assessment, deferral of assessments, construction of improvements, levying and collection of assessments and appeals from final assessment rolls. Recently, Rod worked on an LID having noncontiguous units of improvements and areas, which is an LID that is authorized but infrequently used.

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P. Stephen DiJulio, a partner in the Seattle office of Foster Pepper PLLC ("FP"), focuses his practice on litigation involving major infrastructure projects. Before joining FP in 1986, Mr. DiJulio was a Seattle Assistant City Attorney. He served in that capacity from 1977 through 1982. Mr. DiJulio was the City Attorney for the City of Kent from 1982 through 1986, serving additionally as City Administrator in 1986. His valuation work for local government has included such diverse public facilities as wastewater treatment plants, solid waste handling facilities, city halls, golf courses and cemeteries, as well as operating utility systems and franchises.

His extensive experience in eminent domain and valuation proceedings includes representation of large and small jurisdictions. See *Wong v. City of Long Beach*, 119 Wn. App. 628 (2004); (successful trail corridor acquisition); *Central Puget Sound Regional Transit Authority v. Miller*, 128 P.3d 588 (2006); and, *HTK v. Seattle Popular Monorail Authority*, 155 Wn.2d 612 (2005).

Mr. DiJulio has served as special litigation counsel for the City of Lynnwood in contested proceedings in federal and state courts over development of the 196th Street Interchange at I-5. Mr. DiJulio represented the City in acquisition of the main, 12-acre parcel necessary for the freeway interchange construction. He also represented the City in the extensive Local

Improvement District valuation proceedings providing necessary funding for that project. Similarly, the City of Kent's extensive transportation corridor financing programs (LIDs) were represented by Mr. DiJulio, and were affirmed in *Little Deli Marts, Inc. v. City of Kent*, 108 Wn. App. 1, 32 P.3d 286 (2001); rev. denied 145 Wn.2d 1030 (2002) and in *Tiffany Family Trust v. City of Kent*, 119 Wn. App 262, 77 P.3d 354 (2003); affirmed 155 Wash.2d 225, 119 P.3d 325 (2005). He represented the City of Seattle on the recently successful South Lake Union Streetcar LID.

For the Seattle Monorail Project, Mr. DiJulio was integral to the process for valuing air rights as well as the assessment of damages relating to the proximity of elevated transit. He has managed relocation assistance contracts and has successfully managed both claims for and opposition to claims for relocation benefits. And, with Professor Richard Settle, Mr. DiJulio was successful in redefining the law regarding condemnation of private ways of necessity in *Wagle v. Williamson*, 51 Wn. App. 312, 754 P.2d 684 (1988) and 61 Wn. App. 474, 810 P.2d 1372 (1991).

Mr. DiJulio has extensive trial experience in environmental and administrative actions. He served as Special Deputy Prosecuting Attorney in the eight lawsuits involving the Klickitat County solid waste management program, and the development of the Roosevelt Regional Landfill. See, e.g., *Klickitat Citizens v. Klickitat County*, 122 Wn.2d 619 (1993); Waste Management v. Clark County, 115 Wn.2d 74 (1990) (counsel to Washington State Association of Counties). He successfully defended King County's solid waste program in *Rabanco v. King County*, 125 Wn. App. 794 (2005), including the management of the process for valuation of the County's Cedar Hills Landfill, and lease rates relating to that use of County property by a County department.

He regularly represents local government in litigation over constitutional disputes and annexation. He successfully argued on behalf of Moses Lake before the Supreme Court in defense of cities' petition annexation authority. *Grant County Fire District No. 5 v. City of Moses Lake*, 150 Wn.2d 791 (2004). In *Brower v. State*, 137 Wn.2d 44 (1998) he represented the Seattle Seahawks in defense of a state-wide referendum election supporting development of Qwest Field.

Mr. DiJulio regularly represents associations of municipalities, including the Association of Washington Cities, Washington State Association of Counties and the Washington Fire Commissioners Association. He is a lecturer at the University of Washington's Evans Graduate School of Public Affairs.

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Steve, a native of Washington, has provided financial advisory and underwriting services for the municipalities of the state of Washington and the northwest for over 30 years. During his career, he has arranged over $120 million of local improvement district financings for cities, counties, and special purpose districts and has achieved recognition as a leader in the area of assessment backed financing. In addition, he has served as advisor or investment banker for over $3 billion in other forms of financing for municipalities of the Northwest, including cities, counties, hospital districts, ports, housing authorities and special purpose districts. He formed his own financial advisory firm in 1999 to concentrate his services on his primary client base of cities and counties.

Steve is a member of Washington Finance Officers Association (WFOA), Association of Washington Cities (AWC), and the Washington Municipal Treasurers Association (WMTA) for all of which he has been a frequent presenter at conventions and seminars. He has also often been a panel member at conventions and seminars on LID financing of WMTA, WFOA, AWC and of the Municipal Research and Services Center (MRSC) and APWA LID Committee presenting LID seminars for cities at various locations around the state. Steve co-authored the LID/RID Procedures Manual for Washington issuers as an active member of the American Public Works Association LID/RID Subcommittee. He has been asked by the House Local Government Committee to serve as a member of the Legislative Drafting Committee for local improvement district legislation to give the investment market prospective to the legislative drafting effort. In addition, he has been asked to testify before the House and Senate Local Government Committees of the State Legislature at hearings considering the development of new assessment district legislation.

Steve is an MBA graduate of Eastern Michigan University and has held Series 7 General Securities and Series 52 and 53 Municipal Securities licenses.

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Robert J. Macaulay is the President and co-owner of Macaulay & Associates, Ltd., a real estate appraisal and consulting firm. He received the MAI designation from the Appraisal Institute in 1995 and is a Certified Real Estate Appraiser – General Classification with the state of Washington. Mr. Macaulay is also a member of the International Right of Way Association, an approved appraiser and review appraiser with the Washington State Department of Transportation (WSDOT) and serves on the board of the Washington Center for Real Estate Research at Washington State University. Mr. Macaulay's appraisal experience is diverse and includes an emphasis on special benefit/proportionate assessment studies in connection with local improvement districts for a diverse range of municipal clients. Presenting testimony at quasi-judicial public hearings on these projects is also part of his expertise.

The firm has extensive experience dating back to 1975 with local improvement district (LID) special benefit and feasibility studies, including a variety of road improvement, utility and other infrastructure projects. Between 1990 and 2000, in addition to over 30 other feasibility and special benefit studies, almost a dozen major assignments were completed for projects costing from $1.5 to $82 million. Clients included the cities of Bellevue, Bothell, Burien, Issaquah, Lacey, Lake Stevens, Lynnwood, Ocean Shores, Redmond, Spokane, Sumner and Tukwila. Details on

individual projects will be provided upon request. Since 2000, major special benefit/proportionate assessment studies have included road improvement projects for the cities of Burien and Covington (2003), a freeway interchange and arterial improvement project for the City of Sumner (2002 to 2004), a utility local improvement district for the City of Lake Stevens (2005), a city-wide road improvement project for the City of Ocean Shores (2006 to 2007) and a project improving access to the Southcenter regional shopping mall for the City of Tukwila (2006 to 2009). In the last three years (2006 to 2009), economic feasibility studies have been completed for the cities of Burien, Ferndale, Freeland, Kent, Lynnwood, Ocean Shores, and Yelm.

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Ralph Rodriguez has been involved with Local Improvement Districts since 1982. Since 1997, he has managed the implementation of the vision, strategy, priorities, plans and goals established by the Tacoma City Council, Tacoma Public Utility Board, City Manager and Utilities Director for the Local Improvement District (LID) program in the Public Works Department and Tacoma Public Utilities (TPU) Tacoma Power. He provides guidance and support all City of Tacoma departments for their LID program, including, but not limited to; street and alley paving, sidewalks, street lighting, sanitary sewer mains, new underground electrical service as well as the conversion of overhead utilities to underground, as well as "Mega" LIDs creating "Urban Villages" within existing commercial neighborhoods. Ralph also is responsible for the tracking and collecting of fees related to all sanitary sewer connection charges and administering "Utility Reimbursement Agreements".

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Scott Thomas' law practice focuses on representing municipal governments, as well as contractors, architects, and engineers in construction related issues. Mr. Thomas has served as an Assistant City Attorney for the City of Tacoma, as City Attorney for the City of Mount Vernon, and currently serves as the City Attorney for the City of Burlington. Mr. Thomas has advised his client's Finance and Public Works Departments in numerous matters, including issues concerning the formation of local improvement districts, and the foreclosure of delinquent LID assessments.

Mr. Thomas took his B.S. in Architecture from the University of Nebraska in 1983, and his J.D. with honors from the University of Puget Sound School of Law in 1993.

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RID Administrator
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Pat has 25 years experience with the Spokane County Public Works Department.

He is currently the RID Administrator with the Spokane County Division of Engineering and Roads (1999 - present). Supervises a three-person section, which includes an Engineering Technician

3 and an Engineering Technician 2, which is responsible for the coordination of all aspects of the RID process; from initial citizen contact through bond sale. The team creates an average of eight to ten new RIDs per year.

For 19 years (1983 - 1999 and 1976 - 1979) he was a Senior Planner with the Spokane County Division of Planning. The majority of time was spent in the Long Range Planning Section involved with local implementation of the Washington State Growth Management Act (GMA). Pat also spent a number of years with the Current Planning Section responsible for various aspects of land development review such as zoning and subdivision administration.

He worked four years as a Private Consultant (1979 - 1983) with land development consulting firms in Washington and Montana serving as a Planner or Land Survey Technician on a variety of private and public projects.

Pat received a Bachelor of Arts Degree in Urban and Regional Planning from Eastern Washington University in 1976.

He achieved his American Institute of Certified Planners (AICP) professional certification in 1996.

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Gary Bourne, PE, PLS, has been involved in the design and construction of public works projects for more than four decades. During his professional experience he has provided consulting assistance from Alaska to California including long range planning, funding acquisition, design, management, and administration of public works facilities. For the last 10 years Gary has specialized in LID funding and has been involved in more than 40 successfully completed LID funded projects over his career. Gary reports that the last 10 years of LID work has been more challenging than the first 30 years as the cost of improvements have continued to increase and supplemental funding has diminished and most recently disappeared. Gary's knowledge and experience as a consulting engineer, surveyor and city engineer provides him with a broad understanding of public works projects from conception to construction.

Completed recently was perhaps the most unique LID for the City of Bainbridge Island's South Island Sewer Project which featured a matrix driven assessment process for five distinctly different areas in one LID. Most recently he managed the formation of a $24,000,000 sewer LID for the City of Edgewood completed before the current economic downturn at the peak of property values. This LID will now present new challenges as the final assessment roll process will be held with what is anticipated to be depressed property values.

Chapter 1
Introduction

LIDs and Other Strange Creatures

Local improvement districts (LIDs) and road improvement districts (RIDs) are more American than apple pie (but considerably less so than motherhood). They are uniquely American in origin, with roots back to colonial times. Most municipal governments in Washington can use LIDs, with mostly procedural differences distinguishing statutes for individual types of municipal government. Counties can use LIDs for water, sewer and storm sewer facilities, but must use RIDs for road and street improvements. The following (non-inclusive) table lists representative municipal governments and their enabling LID statutes:

Municipal Government	Statute
City or Town	Ch. 35.43 RCW
County Water and/or Sewer County Road	Ch. 36.94.220 RCW Ch. 36.88 RCW
County Service District	Ch. 36.83.050 RCW
Water District	Ch. 57.16.050 RCW
Sewer District	Ch. 56.20.010 RCW
Fire Protection District	Ch. 52.20.010 RCW
Irrigation District	Ch. 87.28.200 RCW
Transportation Benefit District	Ch. 36.73.080 RCW
Port District	Ch. 53.08.050 RCW
Park and Recreation District	Ch. 36.69.200 RCW

By far the longest body of LID statutes is that of cities and towns in Chapters 35.43 through 35.56 RCW. For this reason and because a number of other enabling statutes refer to the city and town statutes, they are used as the basis for the procedures in this manual. Not all municipal governments have the flexibility to use both methods (petition and resolution) of LID formation described in the city and town statutes. In any event, non city/town municipal governments should check their own enabling statutes and by all means involve their agency attorneys in the LID process.

Smaller agencies generally use LIDs or RIDs infrequently, mostly for larger projects. Consequently, each new LID/RID becomes a learning experience for the agency, because the person who did the last LID/RID has retired or moved on. There may be no cure for this, other

than developing a good set of LID ordinances, policies and procedures. Some larger agencies, notably Tacoma and King and Spokane Counties have proactive programs in which they promote LID/RIDs not only for larger projects, but also for neighborhood improvement projects. See Chapter 8 for descriptions of programs within the state and in other states. Some agencies even have non-LID cooperative improvement programs, also described in Chapter 8.

LIDs and RIDs are special assessment districts in which improvements will specially benefit primarily the property owners in the district. They are created under the sponsorship of a municipal government and are not self governing special purpose districts. To the extent and in the manner noted in the enabling statutes, they must be approved by both the local government and benefitted property owners. There are other strange creatures that look like LIDs in that assessments are levied against property in a specially benefitted area but whose formation does not follow LID or RID statutes. These include latecomer assessments, sidewalk assessments and parking and business improvement areas. See Chapter 8.

"Are We Having Fun Yet?"

LIDs are more fun than:
...root canals without Novocain
...a three-month visit from your in-laws
...balancing agency budgets...

Did you hear about the finance director who, through an extremely astute investment, increased the cash value of the city's investment portfolio by $3 million? When asked how the city would spend this unexpected windfall, he said: "Well, I guess we'll just keep on doing LIDs (Local Improvement Districts) until it's all gone."

(John Carpita, Public Works Consultant, Municipal Research and Services Center, *Municipal Research News*, June 1996)

The preceding is more theatrical than actual, as LIDs do not become a drain on a city's general fund unless something goes really wrong. LIDs, however, do have a reputation as difficult to administer, time consuming, and a public relations disaster waiting to happen. LIDs can play a very positive and powerful role in developing and enhancing your city's infrastructure. In this section, we'll examine a few aspects of this uniquely American method of funding infrastructure improvements and how to ensure a worry-free LID financed project.

What Is an LID or ULID?

Local Improvement Districts (LIDs) are a means of assisting benefitting properties in financing needed capital improvements through the formation of special assessment districts. A variation of the LID is the Utility Local Improvement District (ULID). LIDs can play a very positive and powerful role in developing and enhancing your municipality's infrastructure.

LIDs permit improvements to be financed and paid for over a period of time through assessments on the benefitting properties. The difference between ULIDs and LIDs is that utility revenues are pledged to the repayment of the ULID debt, in addition to the assessments on the benefitting properties. State statutes provide that a LID can be converted to a ULID after formation; the reverse is not possible.

LIDs Are Only Financing Tools

The most important point to remember about LIDs is that the entire LID process is about **financing** capital improvements, not constructing them. Nowhere in the LID statutes will you find information on technical feasibility, design, cost estimates, construction management expertise and project closeout requirements. It is assumed that a city will do a superb job of design, estimates and construction management for the infrastructure improvement, just as for any other project not financed by a LID.

LID processes lead, ultimately, to the sale of bonds to investors and the retirement of those bonds via annual payments by the property owners within a district. Goals of the LID process are twofold: to present a bond portfolio to investors that will entice them to invest at as low a rate of return as possible; and to assess property owners as fairly as possible in relation to the special benefit received.

LIDs cost money to administer. Interim financing incurs interest costs. Bond sales involve bond counsel, underwriters and other costs. All these costs must be added to the share of project costs that LID participants are expected to assume. Unless reminded at times through the process, LID participants may unfairly compare project costs from other, non-LID projects to the total cost to be assessed.

LIDs Are Personal

LIDs are very personal. Projects not funded by LIDs may be controversial, cause traffic disruptions and generally make people irate. An LID asks them to not only put up with a project they may not like personally and which may disrupt their lives, but also to pay for it. Even if they are in favor of the project, property owners are going to be more interested in the project and cost issues than they would be if they had no personal financial stake.

Involvement of as many potential LID participants as possible in the early stages of a project is a necessity. Informal meetings to discuss potential project scope, benefit area and other concerns will not only give the participants a sense of being involved but may also help a city to determine whether an LID will be feasible. Continued involvement of LID participants via participation in a steering committee during the environmental review and design stages will help the project team avoid unnecessary disruption to adjoining property owners. When an LID formation hearing is scheduled, project staff should be very open to individual or group meetings to explain overall LID processes and the type of testimony that is appropriate at the formation hearing.

During construction, informal meetings or mailings to each LID participant at least monthly will keep your public relations star shining bright. Be sure to include financial information, good or bad. When the final assessment roll hearing is scheduled, project staff should, again, be very open to individual or group meetings to explain the assessment roll and the sort of testimony that is appropriate at the hearing.

LIDs Are Complicated and Require a Cast of Thousands

LIDs are not the most complicated thing in the world (programming a VCR (remember them?) is much harder), but they do require attention to detail and processes. Checklists and flow charts are very useful, perhaps even essential. Project management software for personal computers

is also available. Several agencies have provided MRSC with samples, so there is no need to develop your own from scratch.

Participants in the LID process include property owners and the general public, public works staff, finance department staff, the city clerk, the mayor, council, city attorney, investment bankers, underwriters, financial advisors, engineers/architects, real estate appraisers and bond counsel. One person on staff must be designated as the LID administrator. This person should not be a department head simply because of the amount of detail work required. The LID administrator can certainly have other duties, but should not be overloaded. Training is important. Computer skills are essential, particularly in electronic spreadsheets and word processing. Superhuman powers are useful, as leaping over tall buildings to escape irate property owners may be necessary. Depending on the culture of the agency, staff availability and capabilities, it is common to have a consultant be the LID administrator and/or the LID advisor and public relations manager.

LIDs Don't Have to Create Hardships

Of legitimate concern are low income senior citizens and those who are economically disadvantaged. No councilperson wants to vote for a project that will put someone out of their home. Two types of assessment deferrals are referenced in the statutes. Chapter 84.38 RCW provides for assessments to be deferred indefinitely for qualified senior citizens. RCW 35.43.250 and 35.54.100 provide for a deferral of up to four years for economically disadvantaged property owners, as defined in the formation ordinance. In both of these cases, the deferred assessment does not go away, but becomes a lien against the property. Other options for property owner relief may be available.

Deferrals and other options for relief should be publicized early in the process, with a concerted effort made to identify those who may need such relief. Elected officials also need to know these options so that they can advise citizens who may contact them. Reference these options in the public hearings and enter any documentation available regarding your efforts to identify property owners eligible for deferrals.

LID Assessments Are Subject to Strict Criteria

Statutes require that the assessment per parcel must not exceed the special benefit of the improvement to that parcel, which is defined as the difference between the fair market value of the property before and after the local improvement project. In addition, the assessments must be proportionate to one another. A corollary to these principles is that property not benefitted by the improvements may not be assessed. No matter what assessment method is used – per parcel, front foot, area, zone termini, traffic volumes, special benefit appraisal, etc .– the courts will be concerned only with these criteria. Even if a project lends itself very well to a front footage assessment (i.e., uniform lots, similar zoning) or is not large enough to warrant a full-blown special benefit analysis, it is wise to check a few strategic parcels with a limited appraisal. This will prevent unpleasant surprises at the final assessment roll hearing.

LID Final Assessment Roll Hearings Are Quasi-Judicial

Cities should do their absolute best to work with property owners and resolve their concerns. Lawsuits will happen despite a city's best efforts to do so. Statutory limitations and fairness to other property owners prevent a city from giving in to an individual property owner's every demand. Formation hearings and final assessment roll hearings should be conducted with

possible litigation in mind. Formal rules of quasi-judicial procedure should be formulated and distributed well in advance of the hearings to the council and LID participants. In the final assessment roll hearing, the city council acts as a board of equalization, to consider evidence presented by both staff and property owner as to the correctness of the assessment for each parcel. The hearing must be fair, open, impartial and structured.

When the Natives Are Restless

The Golden Rule

Often overlooked in the rush to get projects accomplished and LID processes completed is the golden rule – "do unto others as you would have them do unto you." This may seem trite, but many a public relations gaffe can be avoided if we, as project engineers, LID administrators, etc., seriously consider probable impacts of our projects and how we would react to a similar proposal affecting our property. Honesty, openness and a caring attitude are just as important as technical skills and knowledge.

In addition to the above we should remember that LID funded projects are "by the people and for the people". The common attitude that city hall knows best will not promote or project the desired positive communications with property owners which is absolutely necessary if the goal is "to get to yes" at the formation hearing.

Every property owner must be told the probable outcome of any scenario discussed. If a property owner has not been totally informed by staff and later feels they have been treated unfairly, they will have numerous opportunities in the future to remember the time they were not told the whole story. This can manifest itself as a backlash later at the Formation or Final Hearing and may eventually end up as a major complaint to the elected.

Public Relations Plan

An LID financed project tests an agency's public relations skills like no other, for reasons mentioned in the introduction. As each project is unique in its scope and impacts, a separate public relations plan for each project is needed. These plans will be more effective if drafted in relation to overall city public relations policies, including those for media relations, conduct of meetings, parliamentary procedure and customer service. Examples of each of these are readily available.

Public relations plans for an individual project need not be elaborate, but should recognize its unique scope and potential impacts. Use of individual meetings, open houses, formal or informal meetings and hearings at specific times during the project development process must be identified. Required hearings or meetings should be "flagged," with notification requirements identified. The plan should be detailed enough to include those steps necessary for review and approval by other city or local agencies as well as the mayor and council. Appendix B contains a sample matrix for citizen participation in an EIS process, which can be adapted for use for other project phases, including LID processes.

A public relations plan is a blueprint for communication. Public officials must have a sincere desire to communicate with property owners and the general public. Anticipation of concerns about, and objections to, a project is not enough – the agency must hear those concerns and objections directly expressed by property owners. The public responds better to accurate

information and identification of all parameters that will affect final decisions when made. It is important to identify, at the beginning of a project, those facets which are unchangeable and those which can be affected by public response. Identify procedures which will be followed, and inform the public as to when input will be accepted or solicited.

When an LID project is large or complex and potentially controversial it is often advisable to prepare a regularly published project newsletter. The newsletter will provide accurate and up to date information regarding project progress including; changes, schedules and major costs and funding developments. It is also advisable to have a website with the latest information upon which the newsletter would also be published.

LID financed projects are unique in that property owners have the power to decide, collectively, whether they will pay assessments for improvements to be built in the project. If they are not convinced that the project is needed and cost effective in the early stages, they may vote against it. An ideal LID financed project would be one in which specific property owner needs and overall city goals coincide precisely at minimal cost to both, with no adverse environmental impacts. Ideal projects are rare. More common are projects where compromises are needed and in which a certain degree of disaffection exists or is generated between the city and property owners.

Educating the public as to the what, how, when, why, etc., of a project is a never ending challenge, as new people are always entering the process. In addition, even those who have been previously involved will remember the project as it existed at that slice of time when they were last involved. It is important, in preparation for any meeting or project discussion, to think about the public participants in the meeting and where they are in relation to the current status of the project. Spend at least a few minutes at the beginning of the meeting making sure that all participants are aware of the current project status and on the same wavelength as nearly as possible.

Informal and Formal Meetings

Meetings can be the bane of a public servant's existence. In fact, an LID administrator is defined as a person who is in one meeting and mentally preparing for the next. All kidding aside, meetings with property owners and the general public are the most important element of any project's public relations plan. Informal meetings with individual or small groups of property owners in the early stages of a project can help the city to determine a possible scope for the project, provide education about project approval and LID processes and help to evaluate probable support for an LID. Open houses are particularly effective in the predesign and EIS stages of a project, before any alternatives have been formulated. Larger, more formal meetings will be needed as the project progresses. In addition to require public hearings for EIS, design approval, or LID processes, a working (steering, advisory) committee should be established. With representation from as many competing interests as is possible (including property owners from the potential LID area), this committee can be an effective way to review design alternatives, identify potential fatal flaws, avoid unnecessary disruption to adjoining property owners and monitor probable LID support. This committee should meet monthly during the redesign and EIS stages and as frequently as needed during the design and approval stages.

When the LID formation hearing is scheduled, project staff should be very open to individual or group meetings to explain overall LID processes and the type of testimony that is appropriate at the formation hearing. During construction, informal meetings or mailings to each LID participant at least monthly will keep your public relations star shining bright. Be sure to include financial information, good or bad. When the final assessment roll hearing is scheduled, project staff

should, again, be very open to individual or group meetings to explain the assessment roll and the sort of testimony that is appropriate at the hearing.

Meeting Techniques

To assure a productive meeting, the following (or similar) guidelines should be followed:

1. Plan the meeting (who will attend topics to be covered, location, etc.) in advance.
2. Have a written agenda.
3. Start on time.
4. Use the agenda.
5. Keep the meeting moving.
6. Build consensus.
7. Finish on time.
8. Keep minutes in relation to the agenda items.

Meeting locations other than city hall or recognized central meeting places (i.e., homes, schools, etc.) should be cautiously evaluated in terms of convenience, safety, wheelchair accessibility and emergency response time. Other meeting techniques are included in Appendix B. Meeting times should be planned for maximum convenience to property owners.

Public Hearings

See Chapter 5.

Media Relations

"Turn your back to the camera and give an assumed name."

This is what most of us want to do when confronted by a reporter or television news crew. We also know this is not practical. Media coverage of LID proceedings is more than likely due to the direct impacts that LIDs have on property owners. A proactive policy of responding to the media will result in a better informed citizenry, an improved perception of local government, a positive city image and a strengthened sense of community.

Media relations policies should establish a primary contact for the city, but avoid limiting media access to employees. Develop a healthy working relationship with the reporters or news crews on the city hall beat. Even if the story being written is negative, provide the reporter with as much information as you would for someone writing a positive story. Take as much time as necessary to explain policy or technical issues. Things that are second nature to you are probably so much Greek to someone who does not deal with them on a daily basis. Remember that reporters have daily deadlines. Prompt responses to requests for information will make their day and probably help to give the story a more positive slant.

Reporters need as much detail as possible, good photos, and simple drawings. Television crews need visual confirmation that you exist and will not hesitate to drag a camera and several technicians into your cubicle if needed. Their needs are very different. Anticipate both sets of needs. Be as concise, clear and factual as possible.

When interviewed by any media, remember that the reporter does not expect you to have every answer at your fingertips. "I don't know the answer to that question, but I'll find out and get right

back to you," is a perfectly legitimate response. As much as possible, prepare for the interview in advance. Don't ramble. Repeat your key points several times. Rephrase any questions you are uncomfortable with, and then respond to the rephrased question. Speak slowly and enunciate clearly. *Learn enough journalistic jargon to know what it means to be on and off the record.*

Chapter 2
Legal Summary

I. Special Benefit Assessment Financing

A. Some Basic Concepts

1. Fundamental Requirements

a. Express statutory authority

> [A] municipal corporation's powers are limited to those conferred in express terms or those necessarily implied. In re Seattle, 96 Wash.2d 616, 629, 638 P.2d 549 (1981).
>
> . . . The test for necessary powers is legal necessity rather than practical necessity. Hillis Homes, Inc. v. Snohomish Cy., 97 Wash.2d 804, 808, 650 P.2d 193 (1982). As we stated in Hillis: "[i]f the Legislature has not authorized the action in question, it is invalid no matter how necessary it might be. [Emphasis added.]

Chemical Bank v. WPPSS, 99 Wn.2d 772, 792, 666 P.2d 329.

b. Compliance with legal procedures

> "[W]here a person or board is charged by law with a specific duty and the means for its performance are appointed by law, there is no room for implied powers, and the means appointed must be followed, however inadequate may be the result." [Emphasis in original.]

State ex. rel Eastvold v. Maybury, 49 Wn.2d 533, 539, 304 P.2d 663 (1956).

2. Public improvements can confer both general benefits and special benefits on property in the community.

3. Property in Washington may be assessed for the special benefits conferred by the installation of certain public improvements. The special benefit assessment process has been authorized and implemented in most states for many years. See, 14 McQuillin, Municipal Corporations, §38.02 (3rd Ed.)

Washington cities and towns may form local improvement districts (LIDs) or utility local improvement districts (ULIDs) as authorized by RCW 35.43.040 and .042.

4. Legality has been recognized since the nineteenth century

> "The principle underlying special assessments to meet the cost of public improvements is that the property upon which they are imposed is peculiarly benefited, and therefore the owners do not, in fact, pay anything in excess of what they receive by reason of such improvement . . . ."

Norwood v. Baker, 172 U.S. 269, 278-279; 19 S.Ct. 187, 190; 43 L. Ed. 443, 447 (1898).

5. Special benefits versus general public benefits

> "The theory upon which general taxation proceeds is entirely distinct from that of local assessments. General taxation is sought to be enforced against all classes of property upon an ad valorem basis, while local assessments are limited to real property within a given district, and are based entirely upon the theory of special benefit by which the value of property is enhanced in excess of the general good. General taxation is enforced to serve the necessary purposes of government, while local assessments are enforced to serve mere local convenience, and for the additional benefit of private property holders."

McMillan v. Tacoma, 26 Wash. 358, 361, 67 P. 68 (1901).

6. Amount of assessment

   a. May not exceed special benefit to a parcel

> "Under the local improvement district statutes, only that portion of the cost of the local improvement which is of special benefit to the property can be levied against the property.
>
> . . . Property not benefited by local improvement may not be assessed, and special assessments for special benefits cannot substantially exceed the amount of the special benefits.
>
> . . . The amount of the special benefits attaching to the property, by reason of the local improvements, is the difference between the fair market value of the property immediately after the special benefits have attached, and the fair market value of the property before the benefits have attached." (Emphasis in original.)

In re Schmitz, 44 Wn.2d 429, 433-34, 268 P.2d 436 (1954).

b. Must be proportionate to other assessments

> "The method utilized is to assess each parcel of land within the district as nearly as reasonably practicable in accordance with the special benefits gained by that parcel from the entire improvement, and to assess each parcel its proportionate share in relation to other parcels throughout the improvement district. As phrased by Professor Trautman in his article 'Assessments in Washington' 40 Wash. L. Rev. 100, 120, 'The questions are: to what extent is the particular tract benefited by the entire improvement, and is the particular tract assessed proportionally with the other property included within the improvement district.'" (Emphasis in original.)

Sterling Realty Co. v. Bellevue, 68 Wn.2d 760, 765, 415 P.2d 627 (1966).

B. Sources of Applicable Law

1. Constitutions
   a. Federal and state
   b. Due Process and Equal Protection considerations
2. Statutes governing LIDs and ULIDs
   a. Title 35 RCW, especially Chapters 35.43, 35.44, 35.45, 35.49, 35.50, 35.51 and 35.54 RCW.
   b. See also, Titles 36, 54 and 57 RCW.
3. Administrative regulations
4. Court opinions

II. Financing Alternatives for Public Improvements

A. Customary Sources of Funding
1. Current budget or funded depreciation
2. Excess levies
3. Grants
4. General obligation bonds
5. Revenue bonds
6. Assessment bonds
7. Hybrids with multiple payment sources
8. Short-term obligations
9. Others?

B. Reasons for Choosing an Assessment-Based Financing for Numerous Kinds of Projects Authorized by RCW 35.43.040.
1. Appropriateness due to special benefits
2. Political realities
3. Unavailability of other funding
4. Advantages of combining payment sources

III. Overview of the Assessment Financing Process

A. Participants in the Process

1. Property owners and the public
2. Public officials and staff
3. Advisors, consultants and legal counsel
   a. Investment bankers, underwriters and financial advisors
   b. Engineers and architects
   c. Local counsel and bond counsel
   d. Real estate appraisers
   e. Additional technical consultants
   f. Others?

B. Usual Sequence of Events

For an outline of procedures and checklist of documents relating to the statutory assessment district process that involves, among other things, three notices to property owners and two hearings, see Exhibit A attached. Typically, there also will be four ordinances.

1. Initiation of an LID, which may contain property outside the City (RCW 35.43.030) and may include territory that is noncontinuous or not contiguous (RCW 35.43.050).
   a. By petition (from owners of a majority of the area within the LID). RCW 35.43.120 and RCW 35.21.005.
   b. By resolution. RCW 35.43.140 and .150.
2. Creation of the assessment district: the "preliminary assessment roll" or formation hearing. RCW 35.43.100 and .150.

> "The purpose of the notice at this stage is not to accord a hearing upon the validity of the assessment, which has not yet been determined or the benefit to the property within the district, which has yet to be determined, but to accord a hearing upon the limits of the proposed district and upon the question whether the district should be formed at all. Objections by property owners at this stage should be directed to those questions."

Trautman, Assessments in Washington, 40 Wash. L. Rev. 100, 112 (1965).

3. Protests and finality of the formation
   a. Written protests by owners of property subject to 60% of the "total cost of the improvement" will deprive the Council of jurisdiction to proceed. RCW 35.43.180.
      i) Kasper v. Edmonds, 69 Wn.2d 799, 420 P.2d 346 (1966) regarding effects of City contributions.
      ii) Esping v. Pesicka, 92 Wn.2d 515, 598 P.2d 1363, (1979) regarding the City's relinquishment of contractual rights as constituting a contribution.
   b. Time limitation and barring of collateral attacks on formation of an LID. RCW 35.43.100. Hulo v. Redmond, 14 Wn.App. 568, 544 P.2d 34 (1975).
4. Interim financing by means of notes, lines of credit, warrants or interfund loans. Such interfund loans usually should be accompanied by declarations of intent to reimburse pursuant to Treas. Reg. §1.150-2, and

be evidenced as prescribed by the State Auditor. See, BARS Manual, Vol. 1, Ch. 3, Part 4.

5. Bidding and construction. RCW 35.43.190.

6. Confirmation of assessments: the "final assessment roll" hearing provided for in RCW 35.44.100. This hearing can be conducted before a committee of the Council or a hearing officer as authorized by RCW 35.44.070.

   An LID may be converted to a ULID any time prior to adoption of the ordinance confirming assessments. RCW 35.43.043.

   > "The hearing on the assessment roll is the proper time for raising the questions whether special benefits have been conferred and whether the amounts of individual assessments are correct."

   Trautman, Supra, at 123.

7. Appeals and the finality of assessments. RCW 35.44.190 et seq. Note the anguage of the statute and the detailed mandatory requirements.

   "Whenever any assessment roll for local improvements has been confirmed by the council, the regularity, validity, and correctness of the proceedings relating to the improvement and to the assessment therefor, including the action of the council upon the assessment roll and the confirmation thereof shall be conclusive in all things upon all parties. They cannot in any manner be contested or questioned in any proceeding by any person unless he filed written objections to the assessment roll in the manner and within the time required by the provisions of this chapter and unless he prosecutes his appeal in the manner and within the time required by the provisions of this chapter."

   An appellant seeking judicial review must file timely written objections with the city, file notice of appeal with both the city and Superior Court, file bonds, file in court a transcript of proceedings prepared by the city, and give notice that the cause will be called up for hearing, all in a limited time in conformity with specific statutory requirements.

8. Judicial review and the teaching of some important cases regarding assessment procedures:

   Abbenhaus v. Yakima,
   > 89 Wn.2d 855, 576 P.2d 888 (1978) - review is on the record and all expert appraisal testimony must appear there

   Fisher Bros. v. Des Moines Sewer Dist.,
   > 97 Wn.2d 227, 643 P.2d 436 (1982) - substantial compliance with statutory requirements by property owners may suffice on appeal

   In re Indian Trail Trunk Sewer Sys.,
   > 35 Wn. App. 840, 670 P.2d 675 (1983) - unrebutted evidence in the record even gratuitously can overcome favorable presumptions

Patchell v. Puyallup,
37 Wn. App. 434, 682 P.2d 913 (1984) - there are still some limits to acceptable substantial compliance on appeal

Bellevue Associates v. Bellevue,
108 Wn.2d 671, 741 P.2d 993 (1987) - costs of certain separate and distinct improvements may be levied properly in only part of a district

Doolittle v. Everett,
114 Wn.2d 88, 786 P.2d 253 (1990) - independent current use of adjoining parcels may prevent combining them for assessment purposes

Bellevue Plaza v. Bellevue,
121 Wn.2d 397, 851 P.2d 662 (1993) - Council should adopt a non-speculative assessment method that produces equitable and valid assessments appropriate for the circumstances and so find

9. Collection of assessments, prepayments and subsequent annual installments. Chapter 35.49 RCW.

10. Permanent financing, usually by means of either LID bonds or ULID revenue bonds, occasionally by installment notes. Chapter 35.45 RCW.

IV. Crucial Decisions to Consider From the Outset

A. Assembling the Participants
B. Designing the Improvements
   1. Location
   2. Size
   3. Cost

C. Establishing the Boundaries of the Assessment District. RCW 35.43.080.

D. Selecting the Method of Assessment. See, RCW 35.44.047, granting discretion to the Council.
   1. Traditional zone and termini approach described by RCW 35.44.030 and .040.
   2. Variations on frontage and area charges
   3. Additional formulas
   4. Per lot or connection
   5. Special benefit and proportionate assessment appraisal methodologies
   6. Others?

E. Key Points to Remember
   1. There are several presumptions in favor of local governments in assessment proceedings.
      a. All actions taken were legal
      b. Property is specifically benefited
      c. Assessments are no greater than the benefits
      d. Assessments are equitable and proportionate

e. Assessments are fair and valid

2. Facts overcome presumptions.

> "The issue of special benefits is a judicial question, subject to review by the courts . . . . This question is ordinarily one of fact, dependent upon the physical condition, locality and environment of the property involved, and the character of the improvement. It is presumed that an improvement is a benefit; that an assessment is equal or ratable to an assessment upon other property similarly situated; and that the assessment is fair."

Trautman, Supra, at 118.

But, as the courts have said:

> "A presumption is not evidence and its efficacy is lost when the other party adduces credible evidence to the contrary . . . . Presumptions are the bats of the law, flitting in the twilight but disappearing in the sunshine of actual facts."

In re Indian Trail Trunk Sewer Sys., 35 Wn. App. 840, 843, 670 P.2d 675 (1983).

Nevertheless, presumptions will prevail if not rebutted.

> [E]vidence of appraisal values and benefits is necessary to rebut these presumptions. Appellate review of such cases does not permit an independent evaluation of the merits . . .
>
> It is presumed that a local improvement benefits property unless the challenging party produces competent evidence to the contrary. The burden of proof shifts to the City only after the challenging party presents expert appraisal evidence showing that the property would not be benefited by the improvement. [Emphasis added.]

Seattle v. Rogers Clothing, 114 Wash.2d 23, 229-231, 787 P.2d 39, 48 (Wash. 1990).

3. It is not always possible to assess the entire cost of an improvement against the property in a district.

4. Formula methods of assessment often produce disproportionate or otherwise unlawful assessments for some parcels.

5. The relationship between the city and property owners can become adversarial, particularly at the time of the final assessment roll hearing.

6. The two hearings held in the course of the proceedings are for different and distinct purposes to which they should be limited, and both can be conducted with reasonable decorum.

7. Anticipate possible litigation and make a record adequate for judicial review of both formation and assessment proceedings.

8. Executive sessions during meetings or hearings may serve proper public purposes, preserve confidentiality and protect the interests of the city.

9. All requirements of the applicable statutes and any local procedural ordinances or regulations should be strictly and timely satisfied.

10. The appearance of fairness should be maintained, conflicts of interest should be disclosed and ex parte communications should be avoided.

V. The Importance of Informing the Public and Promoting Confidence

1. Philosophy and perspective

> "While we are bound to conclude the actions of the respondent were legally proper when viewed in light of the trail court's findings, we cannot help but reflect upon the fact that legally proper action may, nevertheless, needlessly cause anger, dismay and antagonism on the part of citizens affected."

State ex rel. Neuert v. Alderwood Water District, 1 Wn.App. 480, 482, 462 P.2d 948 (1969).

2. Actions to take
   a. Plan and prepare carefully and thoroughly.
   b. Make reasonably full and timely disclosures of important details to the public
   c. Assure that all such information is correct and consistent

3. Potential practical advantages
   a. Fewer questions and less misunderstanding
   b. Reduced opposition and protests
   c. Increased credibility and acceptance

4. Conclusion

> Procedure for establishment of local improvement districts and determination of special assessments is well defined. Although there are potential traps for the unwary, careful reading and compliance with the detailed statutory provisions provide adequate protection for property owners. Ample provision is made for participation and protests by those affected. On the other hand, the procedure enables the city to proceed with necessary improvements in an expeditious manner.

Trautman, Supra, at 132

CHECKLIST/OUTLINE OF LOCAL IMPROVEMENT DISTRICT PROCEDURES IN WASHINGTON CITIES

For transcript documents,
each copy of such document should be certified as a true
and complete copy by the official custodian of the original.

The assistance of an engineer (either an independent consultant or the city engineer), a financial advisor or investment banker, the city attorney, bond counsel and other professionals, including an environmental lawyer and an appraiser, as appropriate, should be secured at the outset to assure that each procedural requirement is timely met and that the council or commission has the information and advice needed to make the necessary decisions.

INITIAL STEPS UNDER PETITION METHOD OF FORMATION

- Filing of a petition signed by owners of property aggregating a majority of the area of the proposed Local Improvement District (LID). RCW 35.43.120.

  Property owners' petition with all signatures.

- Certification of sufficiency of petition by the designated officer. RCW 35.43.130.

  Engineer's certificate of sufficiency of petition.

- Designated person prepares cost estimate, assembles other statutorily required information and certifies it to the council. RCW 35.43.130.

STEPS UNDER BOTH RESOLUTION AND PETITION METHODS OF FORMATION

1. Determine whether LID formation is categorically exempt from procedures of State Environmental Policy Act (SEPA), Chapter 43.21C RCW and Chapter 197-11 WAC. If not categorically exempt, prepare and issue Environmental Checklist and Determination of Non-Significance (DNS) (or Environmental Impact Statement (EIS)) before adopting ordinance creating LID and ordering improvements.

   Environmental Checklist and DNS (or EIS).

2. Adopt resolution declaring intention to form LID, or in response to petition, adopt resolution fixing hearing on forming LID. Resolution provides for hearing on formation whether petition or resolution method is used. RCW 35.43.130-.150; 35.43.125.

   a. Resolution.
   b. Minutes (or excerpts) of council meeting reflecting adoption of such resolution.

3. If resolution method is being used, designated person prepares cost estimate, assembles other statutorily required information and certifies it to the council. RCW 35.43.130.

4. Mail notice of hearing at least 15 days before the date fixed for hearing to the owners as shown on the rolls of the County Assessor of all property (a) within the proposed LID and (b) outside of the proposed LID, when such property is required at the time of notice to be connected to the proposed sewer or water facilities as a condition of Federal Housing Administration loan qualification. RCW 35.43.150; 35.43.270. If state-owned property will be assessed, notice must be given by registered or certified mail at least 30 days prior to hearing. RCW 79.44.040.

   Affidavit of mailing with form of notices attached.

5. Publish resolution declaring intention or resolution fixing hearing on forming LID in at least two consecutive issues of the official newspaper, the first publication being at least 15 days prior to the hearing. RCW 35.43.140.

   Affidavit of publication of both such publications.

6. Conduct hearing on formation of LID. RCW 35.43.140.

   a. *Minutes of council meeting, committee meeting, or proceedings before hearing officer reflecting such hearing, including recommendation of committee or hearing officer.*
   b. *Resolution designating hearing examiner or committee, if authorized.*

7. Pass ordinance creating LID and ordering the improvement. RCW 35.43.070.

   a. *Ordinance creating LID.*
   b. *Minutes (or excerpts) of council meeting showing passage of such ordinance.*

8. If SEPA review required for LID formation, give official notice of the date and place for commencing an appeal under SEPA. RCW 43.21C.075(5), 43.21C.080; WAC 197-11-680(5).

   Official notice.

9. Publish ordinance creating LID in official newspaper.

   Affidavit of publication of formation ordinance.

10. Within 15 days after creation of LID, file ordinance creating LID, boundary diagram of LID and preliminary assessment roll with City Treasurer (sometimes referred to as Finance Director). Thereafter, City Treasurer should immediately post the proposed assessment roll upon his or her index of local improvement assessments. RCW 35.50.005.

11. If LID contains "farm and agricultural land" or "timber land" as defined in RCW 84.34.310, file notice of formation of LID with County Assessor and county legislative body. RCW 84.34.320.

    a. *If LID does not contain such farm and agricultural land or timber land, a certificate from the County Assessor to that effect; or*

b. *If LID does contain such farm and agricultural land or timber land, a certificate or receipt of filing such notice.*

12. County Assessor shall mail notice of formation of LID to owners of "farm and agricultural land" or "timber land," as defined in RCW 84.34.310. RCW 84.34.320.

    Certificate or other evidence of mailing such notice.

13. Expiration of protest period for LID formed by resolution method 30 days following passage of ordinance forming LID. RCW 35.43.180.

    Clerk's or engineer's certificate of maximum percentage of protest during that period.

14. Expiration of time limitation on litigation. No lawsuit may be maintained challenging formation of the LID if not filed within 30 days after passage of the formation ordinance (if initiated by petition) or after expiration of the 30-day protest period (if initiated by resolution). RCW 35.43.100.

15. Authorize final design work.

16. If required, authorize and publish call for bids for construction. RCW 35.22.620, 35.23.352, 35A.40.210, 35.43.190.

    Affidavit of publication of bid call.

17. If required, post call for bids. RCW 35.22.620, 35.23.352, 35A.40.210.

    Affidavit or certificate of posting of bid call.

18. Receive bids.

19. Engineer furnishes analysis of bids.

    All bids received and engineer's tabulation.

20. Accept best bid and award contract.

    Minutes (or excerpts) of council meeting showing action on bids.

21. Authorize sale of interest-bearing warrants drawn on LID fund or short-term financing by means of a line of credit or notes and establish the interest rate or index by ordinance. RCW 35.45.130; ch. 39.50 RCW.

    a. *Ordinance authorizing warrants or notes.*
    b. *Minutes (or excerpts) of council meeting reflecting passage of such ordinance.*
    c. *Affidavit of publication of such ordinance.*
    d. *"Take out" commitment.*
    e. *Preliminary warrant or note opinion.*
    f. *Other transcript documents, if required as the basis for such legal opinion.*

22. Periodically issue such interest-bearing warrants, if any, drawn on LID fund to cover costs of improvement, as incurred.

Individual warrant opinions, if any, and supporting vouchers.

23. On completion of project, obtain necessary state clearances, accept work and determine total cost. RCW 35.44.020, 60.28.040 (Dept. of Revenue), 51.12.050 (Dept. of Labor and Industries).

24. Direct engineer to prepare final assessment roll and file it with clerk.

25. Adopt resolution or motion setting time, date and place of assessment roll hearing. RCW 35.44.070.

a. Resolution, if any.
b. Minutes (or excerpts) of council meeting reflecting adoption of such resolution or motion.

26. Mail notice of hearing to the owners of all property listed on the assessment roll as those owners' names appear on the records of the County Treasurer at least 15 days before date fixed for hearing. RCW 35.44.090.

Affidavit or certificate of mailing with copy of notice attached.

27. Publish notice of hearing at least once a week for two consecutive weeks in the official newspaper, the last publication being at least 15 days before the hearing date. RCW 35.44.090.

Affidavit of such publication.

28. Conduct final assessment roll hearing, considering objections and overruling them or modifying assessments. RCW 35.55.070, 35.44.100.

a. Minutes of council meeting, committee meeting, or proceedings before hearing officer reflecting such hearing, including recommendation of committee or hearing officer.
b. Resolution designating hearing examiner or committee, if authorized.

29. If any assessments are increased, set a new hearing and publish and mail notice to those properties with increased assessments in the same manner as for the original assessment roll hearing. RCW 35.44.120.

30. Pass ordinance confirming and levying assessments as finally approved. RCW 35.44.100.

a. Ordinance confirming assessment roll.
b. Minutes (or excerpts) of council meeting showing passage of such ordinance.

31. Publish ordinance confirming assessments.

Affidavit of such publication.

32. In LID containing any "farm and agricultural land" or "timber land" as defined in RCW 84.34.310, file notice with County Assessor, County legislative authority and City Treasurer of adoption and confirmation of final assessment roll. RCW 84.34.320.

a. Certificate or receipt of the filing of such notice.
b. Certified copies of any waivers of assessment exemptions given pursuant to RCW 84.34.320.

33. Appeal period expires 10 days after the ordinance confirming assessment roll becomes effective. RCW 35.44.190-.210.

34. City Treasurer publishes in the official newspaper once a week for two consecutive weeks, and (within 15 days after the first such publication) mails to all property owners, notice that roll is filed for collection. RCW 35.49.010.

a. Affidavit of such publications.
b. Affidavit or certificate of such mailing with notice attached.

35. Prepayment period expires 30 days after first publication of Treasurer's notice. RCW 35.49.010; 35.49.050.

Treasurer's certification of amount of prepayment and balance of unpaid assessments.

36. Sell bonds after expiration of prepayment period (bonds to be dated and delivered no earlier than 20 days after conclusion of prepayment period) at public or private sale. RCW 35.45.010; 35.45.040.

A. Public Sale
(1) Contact financial consultant.

(2) Pass and publish bond ordinance authorizing sale.
a. Ordinance.
b. Minutes (or excerpts) of council meeting reflecting passage of such ordinance.
c. Affidavit of publication of such ordinance.

(3) Publish notice of sale.
Affidavit of publication of notice of sale.

(4) Review bids and accept best bid.
a. All bids received and tabulation.
b. Minutes (or excerpts) of council meeting showing action on the bids received.

B. Private Sale
(1) Contact investment banker.

(2) Receive proposal(s) for bonds and accept or reject.
a. Proposal accepted.
b. Minutes (or excerpts) of council meeting reflecting acceptance of same.

(3) Pass and publish bond ordinance.
   a. *Minutes (or excerpts) of council meeting reflecting passage of same.*
   b. *Affidavit of publication of such ordinance.*

37. Pass and publish guaranty fund ordinance if none exists.
   a. *Ordinance.*
   b. *Minutes (or excerpts) of council meeting reflecting passage of such ordinance.*
   c. *Affidavit of publication of such ordinance.*

38. Use prepaid assessments to redeem outstanding LID fund warrants or short-term financing.

39. Deliver bonds, no earlier than 20 days after conclusion of prepayment period, either in exchange for remaining outstanding warrants or for cash sufficient to redeem such warrants or financing.
   a. *Preliminary official statement.*
   b. *Official statement.*
   c. *Closing certificate.*
   d. *Certificates of manual signature and mailing.*
   e. *Signature identification certificate.*
   f. *Tax exemption and nonarbitrage certificate.*
   g. *Internal Revenue Service Form 8038-G.*
   h. *Specimen bond.*
   i. *Certificate of bond registrar.*
   j. *Receipt for Bonds and Receipt for Payment.*
   k. *Approving legal opinion and reliance letter.*
   l. *BAN transcript, if applicable.*
   m. *State Bond Report Form*

Chapter 3
Procedures

Introduction/Flow Chart

As noted in Chapter 1, LIDs are not the most complicated thing in the world, but they do require attention to detail and processes. The narrative in this Chapter 3 is intended to "flesh out" the Legal Summary in Chapter 2. Your LID administrator will want to make a copy of the Checklist/Outline in Chapter 2 and/or other resources in the online appendices. Some of us (engineers mostly) may find the LID flow chart, based on Chapters 35.43 through 35.56, on the following pages useful.

Pre-Formation Activities

An LID may originate with an inquiry from a citizen asking about improvements in his/her neighborhood. Or an LID may be considered by an agency as a source of funding for a project in the capital improvement program. An LID may be looked to as a method to mitigate impacts of a proposed development and distribute costs equitably to other landowners benefitting from the improvements in the development. Whatever the reason for an LID, the agency's LID administrator (which may vary by project) and public works staff must review the proposed project to determine if it is practical or feasible and whether it lends itself to financing through an LID. To determine preliminarily whether an LID is feasible, the LID administrator and public works staff often should consult with a *civil engineer*, as well as experts in *finance*, *law*, and *land value*.

After a project is found to be feasible, a typical first step by the LID Administrator is to determine the extent of landowner support for the project. One cost effective method of making this determination is for the Administrator to prepare a fact sheet and informal petition **(not to be confused with a formal petition for LID formation per the statutes)** for circulation by the project proponent(s).

This informal petition should describe the nature of the project, the extent of the proposed improvements, the district boundaries, the method of payment, and the length of time of the payments (amortization period). Frequently, it is not economical to provide "up front" cost information, but if possible, a project cost estimate should be included on the petition However, avoid providing estimated costs whenever there is a reasonable possibility that the costs will be too low or whenever the proposed project may not occur for an extended period of time. Failing to provide costs will not be a popular choice; however, the escalation of costs over time usually will make this the correct choice. Grant funds and city and/or developer contributions to the proposed project should be identified as early as possible, as these contributions will reduce assessments to properties in the LID.

Practice Tip

Usually it is unwise to provide *individual* cost information at this point of development of an LID. This is especially true where a detailed engineering design, environmental reviews, and a financial report have not been completed; when the formula or type of method (front foot, square foot, special benefit, etc.) for cost distribution has not been determined; when a more complex cost distribution formula or method will be used (such as zone-termini); or when a combination of methods will be used. It is not necessary to include an individual breakdown of costs on the petition, because the petition is principally used to measure the desire for the improvement in the proposed LID area.

The LID administrator and relevant experts should meet with small groups of property owners to explain the LID process and the proposed project. If the owners of a substantial majority of the area of affected properties sign the informal petition, and if the petition represents a *substantial majority* of the probable total assessments, an LID formation attempt will likely succeed. If not, it is a good idea to solicit more signatures before proceeding or ascertain support through more informal meetings.

Tracking costs (of both in-house staff and outside consultants) should begin as soon as the project seems to be feasible, because costs incurred before formation of the LID may be reimbursed by the LID. There are occasions when an agency, usually a small city, will require that LID proponents pay for all or part of the LID formation costs. The proponents in this type of up front funding are usually a few large property owners who are more interested in development than solving problems.

Practice Tip

Because the proponents have paid money to form the LID, they will assume that they have unbridled access to staff, the LID administrator and the design team. In addition they will expect their special interests to be met. In this case, it is suggested that a detailed agreement be made between the proponents and the Agency as to how the proponents' participation and suggestions are to be considered, and then be prepared for plenty of interference.

Formation Process

Applicable Statutes

As explained in Chapter 1, the LID process for cities and towns is extensive and detailed. The LID process for other municipalities, such as water-sewer districts and port districts, is based on the process for cities and towns, with some procedural variations. This chapter describes the LID process for cities and towns. The LID administrator must review carefully the LID statutes for the type municipality involved, and compare it to this chapter.

Cost Estimates and Preliminary Assessment Roll

In preparation for the LID formation hearing, more detailed cost estimates must be made. This should be done by the project engineer *and* the LID administration team. The clerk-treasurer or finance director and an investment banker are usually necessary to assist in compiling all of the

estimated costs, such as publication fees , interim finance interest, financing fees, bond printing, and other relevant expenses. See RCW 35.44.020 and Chapter 4.

Practice Tip

Following is a list of costs that may be included in the costs of an LID. At the time of LID formation these costs will not be known in detail.

Pre-Formation

- Preliminary engineering
- Comprehensive utility (or some portion) plan
- Engineering report
- Funding applications
- Preliminary special benefit analysis
- Agency administration
- Legal costs

LID Costs

- LID management (public meetings, mailings, etc.)
- Special benefit analysis
- Preparation of preliminary assessment roll
- Preparation of final assessment roll
- Developer extension contracts in lid (RCW 35.91.050)
- City costs (ads, miscellaneous supplies)
- Hearing officer, court reporter
- Legal fees
- Legal defense and future legal fees

Design

- Design engineering
- Environmental/permitting/cultural resources
- Surveying and geotechnical
- Right of way acquisition
- Agency costs, direct costs and (staff time for work related to project)

Construction Phase

- Construction administration
- Construction inspection
- Construction surveys
- Construction testing
- Agency administration

Financing

- Interim financing interest during design and construction
- Permanent financing
- Lid guarantee fund

Environmental Review

Allow adequate time prior to the engineering cost estimate completion for required environmental reviews (SEPA and NEPA, if applicable). It is highly desirable to complete environmental reviews before adoption of the LID formation ordinance. The environmental review *must* be completed before awarding the construction contract for the project.

Special Issue Properties

If any of the lands within the proposed project area might have been designated as farm and agricultural or timber land, pursuant to Chapter 84.34 RCW, and the LID project is for water, sewer or roads, be sure to submit a request to the county assessor, along with a map showing the county tax lots, to determine the existence of such lands. Property designated as farm, agricultural or timber land may be assessed, but such assessments may not be collectable until the use changes or the designation is removed, which might not occur for many years. Removal of the designation makes the assessment payable immediately, in full with interest.

In addition to such land, Federal and Indian Trust Lands are non-assessable and a few other special purpose lands also may be non-assessable or subject to the delayed payment of assessments. When a municipality is working with its legal counsel and/or special legal counsel (bond counsel) and its financial advisor, issues arising from federal, reservation, housing authority, open space, and other potentially non-assessable or slow payment properties sometimes can be resolved, but they should be identified and addressed promptly to determine their financial impact on the viability of the project.

Assessments

As noted in previous chapters, the LID statutes require that the cost and expense of the LID project be assessed to all property that has received special *benefit* from the LID project. Special benefit is the difference in the fair market value of the property without the improvement and the fair market value of the property with the improvement (commonly called "before and after," more properly called "without and with").

LID assessments must meet two special benefit tests:

- The first is that an LID assessment cannot exceed the special benefit.
- The second is that LID assessments must be proportional to the special benefit derived.

A number of different formula and methods, separately or in combination, can be used to distribute cost and expense to meet the special benefit test. It should also be noted that an LID may have a number of special benefit districts each using a different assessment method within the LID. See RCW 35.43.050. If there is doubt whether certain properties can meet the above special benefit tests, a special benefit analysis should be prepared for these marginal properties.

Major projects, such as arterial street improvements, interstate highway interchange accesses, rapid transit terminals, and trunk sewer mains, may substantially influence the intensity of use and value of property and present interesting LID boundary problems. An economic feasibility study and LID boundary recommendation is often completed for a major project. The feasibility study may be expanded later in the LID process into a complete special benefit study if desired.

Once calculated by one of the formula or methods described in Chapter 5, a preliminary assessment roll is generated. The preliminary assessment roll should identify, at a minimum: each property owner's name and mailing address (from the county assessor's records); the LID parcel number or property address; the county tax lot number; the basis of calculation; and the estimated total assessment per parcel.

Practice Tip

At this point, the LID administration team should review and compare the individual and categorized (residential, commercial, etc.) assessments.

If the preliminary assessments appear to be excessively high, the LID administration team should hold more informal meetings to gauge support.

The LID administration team also should take a poll of property owners by sending a letter to each of them, which letter should include the estimated individual assessment; request a response to the project; and include a stamped, self-addressed postcard for return, indicating "in favor," "opposed," or "undecided," in light of fully developed cost estimate.

Based on the response that is received, the LID administration team should calculate the protest percentages in the same manner as for the preliminary hearing (based on estimated assessments).

If the project has adequate support, continue with preliminary LID activities. If the project no longer has substantial support, report to the appropriate administrative staff and the city council or legislative body, recommending that no further work be done. Or, encourage the project proponents to do more marketing.

In addition to the preliminary assessment roll, a preliminary assessment map is drawn showing the properties that are assessed (benefit area). The dollar amount of the estimated preliminary assessment against each property may be placed on the map as a helpful visual aid.

The person or board designated by charter or ordinance to make the preliminary estimates and assessment roll shall cause an estimate to be made of the cost and expense of the proposed improvement, and shall certify it to the city council, together with other papers and information stated in RCW 35.43.130. The estimate shall be filed after the filing of a petition to form an LID (petition method of LID formation), or concurrently with the adoption of the resolution of intention to form an LID (resolution method of LID formation), as the case may be.

Resolution of Intention

For an LID that is not initiated by a formal petition of property owners, the city council adopts a resolution declaring its intention to order the LID improvement and set the date for a formation hearing on the proposed LID. (RCW 35.43.140) Unless the resolution of intention is a standard form previously approved by bond counsel, the resolution should either be prepared by, or be reviewed and approved by, bond counsel.

Practice Tip

For some agencies, the Resolution of Intention must be passed by the council/commission before pre-assessment work is performed in order to obtain interim financing.

A bond counsel is a specialized attorney who will provide official legal opinions regarding financing issues (interim and permanent), and LID bond and note issuance, and support/assistance on the LID in general, if requested. Such support and assistance may include review or preparation of petitions, resolutions, ordinances, notices, arbitrage certificates, and the bond or note closing documents. Generally, bond counsel will want to be involved very early in the project so that they are comfortable that the LID has been properly created and carried out.

The city clerk publishes the resolution in two consecutive issues of the official newspaper. The first publication must be at least 15 days before the hearing date. There are time restraints on publication as set forth in RCW 35.43.150.

Formation Hearing Notices

RCW 35.43.150 also requires that notice be given by mail at least 15 days prior to the date fixed for the hearing to all owners of properties within the LID that are specially benefitted. It is not unusual for the formation hearing notices to be sent three weeks, or more, ahead of the hearing date. The notice should be prepared by, or reviewed and approved by, bond counsel.

With regard to sanitary sewers and potable water facilities, RCW 35.43.270 requires under some circumstances that notice be given to the owners of property that lies outside of the proposed LID and that may want to connect someday to the proposed new facilities. Staff should meet with such property owners and explain why their property has been excluded from the proposed LID and whether they might be included within a future project, as well as advantages and disadvantages of not being included in the LID.

The owners of property lying outside of the proposed LID, and any persons in the community as a whole, should be allowed to speak at the formation hearing, perhaps at a portion of the hearing set aside for their testimony, separate from the testimony of property owners participating in the proposed LID.

Formation Hearing Notice

The most important step in the LID formation process is to provide notification to property owners within the proposed LID. The hearing notice must describe the project and give the estimated cost of the project, as well as the individual estimated benefits (assessment) to the parcel. The notices must be mailed to the current taxpayer as shown on the county assessor's records. (RCW 35.43.150) When undelivered notices are returned, keep the original return envelope and notice with official records for the project. A certificate of mailing of the notice of the LID formation hearing should be filed with the official record on the project at the time the notices are mailed. Bond counsel will prepare, or assist in preparing, this certificate.

Although statutory notice requirements are met by publication of the resolution and mailing of notices to the property owners on the county assessor's records, it is recommended that additional hearing notices be sent to all parties known to the city as having a legal interest in the assessed properties through real property documents such as easements and deeds of trust.

Reasonable research should be performed to find the address of the property owner where the county tax notice is sent to a mortgage company and whenever a notice of hearing is returned. Sources that are often used to locate the property owner are the telephone book, reverse directory, and the utility billing department of the city.

Practice Tip

Often times it is advisable to send the notice to all of the addresses that may be known for the property owner and not just the official mailing address.

Informal meetings with property owners which are held prior to the formation hearing will be useful not just for explaining the process and project, but also for seeking further information regarding addresses of neighboring owners. Further, any notices of earlier meetings will identify problems before the formal notices are mailed for the LID formation hearing. All special efforts made to notify property owners should be made part of the public record at the formation hearing.

Practice Tip

If Washington State property is located within the LID and is to be assessed, notices must be handled differently than other property (see Chapter 79.44 RCW).

Formation Hearing

An ordinance forming the LID may be prepared by, and should be reviewed and approved by, bond counsel. Under the LID statutes, the city council may pass the ordinance at the same meeting as the holding of the formation hearing.

It is recommended that a hearing display map be prepared using a copy of the assessment map, with property owners' names and estimated final assessments shown on the individual properties. The formation of an LID may be appealed to the Superior Court. Consequently, the city should electronically record the formation hearing, and all discussion relating to the proposed LID. The Superior Court usually will require an audio only tape recording to be transcribed. An audio and visual tape recording (television) may not need to be transcribed. Thus, if the LID is highly controversial, or a significant number of property owners is expected to testify in opposition to the LID, the LID administration team may want to consider having a court reporter record the formation hearing.

The LID formation hearing should have a structured format that is more formal than a normal city council meeting or hearing. It is recommended that legal counsel, bond counsel or special counsel and the LID administrator meet with the mayor of the city before the hearing to discuss the agenda for and recommendations regarding the hearing. By LID statute, the formation hearing may be held before a committee of the council, or the council may designate an officer, such as the city hearing examiner, to conduct the hearing and make a recommendation to the full city council. (RCW 35.43.140)

Practice Tip

A workshop with the entire city council, held well ahead of the formation hearing, will be helpful to facilitate a smooth and organized hearing.

At the formation hearing, the LID administrator and LID team should present the details of the project proposal, the estimated costs, the portion of the LID costs paid for by the city (if any), the individual preliminary assessments, and a summary of letters of support and/or opposition that were received after notice of the hearing was published and mailed. Engineering aspects of the LID project, such as project cost, design elements, and usefulness of the improvements, also should be addressed, as well as the practical and financial benefits of the project, project support, and project amortizing. Remember that LIDs are legal and financial tools, and not engineering tools.

Practice Tip

When an LID project is large or complex and potentially controversial, it is often advisable to regularly publish a project newsletter. The newsletter will provide accurate and up to date information regarding project progress including changes, schedules, and major cost and funding developments. It is also advisable to have a website with the latest information and archived copies of the newsletter.

After all of the owners who have submitted written protests have had an opportunity to be heard and staff has had an opportunity to answer questions, the city council must decide whether or not to create the LID. A majority of the members of the city council must pass the ordinance creating the LID.

Protest and Appeal Periods – Filing of Information

Within 15 days after the legislative body has passed the ordinance creating the LID, the LID administrator (or representative) must file with the city treasurer the title of the improvements, the LID number, a copy of the diagram or print showing the boundaries of the LID (preliminary assessment roll map), and the preliminary assessment roll or abstract of same showing thereon the lots, tracts, or parcels of land. (RCW 35.50.005) The treasurer then immediately posts the preliminary assessment roll on the index of local improvement assessments against the properties affected by the local improvement.

For an LID initiated by city council resolution (and not by formal petition), RCW 35.43.180 provides for a 30-day protest period after the passage of the ordinance creating the LID. If written protests amounting to 60 percent or more of the dollar amount of preliminary assessments within the LID are filed during the 30-day protest period, the city is divested of authority to proceed with the LID. If the proposed improvement is a sewer or water main and if the city council finds that the local improvement is necessary for the protection of the public health and safety then, if all of the city council members present vote in favor of the ordinance, then the LID may be formed regardless of the amount of property owner protest. (RCW 35.43.170)

Practice Tip

Even though many types of municipalities use the city LID statutes and procedures as set forth in Title 35 RCW, protest rules vary for various municipalities.

Care must be taken in the calculation of protest percentages. The following format for calculations is suggested:

Total Assessment under Lid = Amount A

Less assessments to properties in which a development agreement, annexation agreement or approval conditions requires participation in the LID.

Less assessment to properties which are owned by a local or state government. *(Note: Check with bond counsel and the city attorney or special legal counsel before deducting these assessments to verify whether assessments for specific properties are to be deducted.)*

Less assessments to properties which are owned by people who are being assisted by the local government in proportion to the amount of such assistance. *(Note: Check with bond counsel and the city attorney or special legal counsel before deducting these assessments to verify whether assessments for specific properties are to be deducted.)*

Net Assessment = Amount B

Assessment represented by those property owners who file written protests within the 30 days protest period = Amount C.

Amount C divided by Amount B and expressed as a percentage is the protest percentage. If it exceeds 60 percent, the city is divested of its authority to proceed with the LID.

There is an appeal to Superior Court from the ordinance creating the LID:

"No lawsuit may be maintained challenging the jurisdiction of the council to proceed with the improvement and create the local improvement district unless that lawsuit is served and filed no later than 30 days after the date of passage of the ordinance ordering the improvement and creating the district, or when applicable, no later than 30 days after the expiration of the 30-day protest period provided in RCW 45.43.180 in LIDs initiated by resolution of intent." (RCW 35.43.100)

Design, Construction, and Interim Financing

Following the protest and appeal periods, the engineers finalize the design of the project, obtain the necessary permits and acquire necessary rights-of-way for the project. The project is constructed pursuant to invitation to bid or pursuant to quotations for bid (small works roster), under applicable statutes.

Generally, LID improvement construction responsibilities are the same as for other municipal capital projects. If during the design process, the bid process, or the right-of-way acquisition

process, it appears that assessments will significantly increase, then all property owners should be notified of the increase. While not a formal requirement, a 10 percent or more increase in the cost should trigger special informational meetings.

Once the contractor has been selected and the contract documents executed, interim financing usually is required, by inter-fund loan or formal borrowing (notes and warrants). Sometimes it may be necessary to obtain interim financing earlier, such as when consulting engineers are used to perform preliminary design or facilitate informational meetings. It may also be necessary to obtain interim financing for a special benefit study or right-of-way acquisition. For these reasons, many cities will begin the interim financing process once the protest/appeal period has expired.

Alternatives for the city to obtain interim financing for the project include internal financing, issuing warrants or issuing notes. There are other alternatives that can be utilized. Provisions for the method of interim financing may be incorporated into the ordinance creating the LID, or may be provided for by separate ordinance.

Recommendations for financing alternatives are usually made by the finance department, often with the assistance of an investment banker and/or bond counsel. Factors such as interest cost, term, flexibility and Internal Revenue Service regulations (taxable/tax exempt) are analyzed as part of the determination. If the city elects to seek outside financing, a financial statement is prepared which describes the project, the cost, the security for repayment and other relevant factors important to a financial institution. Often the statement is prepared by the finance department, but it is sometimes prepared by the LID administrator or investment banker.

During the warrant process, once the financial statement has been approved by the city's legal and financial officials, it is sent to the banks. Although the banks may be asked to respond within seven days and make a bid on the interest to be charged to loan the money for interim financing, it is better to allow two to four weeks.

An alternative to warrants are bond anticipation notes (BANs), which are actually short-term notes, since all needed funds are obtained at the time the notes are issued, while warrants provide funds as project costs are incurred. Most BAN financial statements are prepared by the investment banker. BANs are different than warrants. The LID team should meet with an investment banker to discuss and become familiar with the advantages and disadvantages of both methods of financing.

As stated earlier, it is both wise and prudent for a city to consult with an investment banker and bond counsel in the formative stages of the LID to assure that financing can be secured for the proposed project, because not all projects can be financed. An investment banker will be able to provide early information concerning interest and other costs for interim or long term financing. Financing costs need to be included and considered in the estimated project costs.

Interim financing may be obtained through a negotiated sale or a public sale where a call for bids is used. Both methods are used extensively by municipalities in Washington.

LID Closeout Process

The LID closeout process begins when construction is completed and all the bills and costs are submitted. At this time, total project costs must be established, including contract administration,

engineering, inspection, record (as-built) drafting, legal, and financing. (RCW 35.44.020) Some frequently overlooked cost items are interest on borrowed money, bond counsel fees, bond printing, discounting sale of bonds, and bond registration.

To calculate the actual interest on interim financing, it is necessary to determine the date of the LID bond sale (issue date) if an interim warrant was used. If BAN financing is used, there is probably a fixed maturity date with a known interest cost.

Final costs to be assessed to the properties should be based as nearly as possible on actual costs. Since the costs of closing the LID are included in the final assessment, it is necessary to make some estimates regarding the final financing costs, legal fees and administrative costs. Grant funds and contributions from the city or other sources must be deducted from the total project costs to arrive at the amount to be assessed to property owners. It may be possible to reduce financial, legal and administrative costs by combining the financing of several LIDs into a consolidated bond issue known as a CLID (consolidated local improvement district). RCW 35.45.160.

Once the final LID costs have been ascertained, they are distributed in a manner similar to the calculation of the estimated assessments on the preliminary assessment roll. If a special benefit analysis method of distributing costs for the final assessment roll is used, this analysis will need to be completed well in advance, in order to prepare the final roll, because the special benefit analysis can be a lengthy and very detailed process. The LID administrator should arrange several special meetings for the special benefit appraiser to meet with small groups of property owners to explain how the special benefit process works. These meetings should occur a month or more before the final assessment roll hearing to allow property owner concerns to be properly addressed.

Unlike the preliminary assessment roll, where cities use the county assessor's records, the "ownerships" for the final assessment roll must be determined from the county *treasurer's* records. The state law in this area is expected to be changed to read *assessor's* records for both sets of notices. Until the law is changed, take care not to interchange them. In many counties, the assessor and treasurer share a common database, so that the information is identical. It is a good idea to request a letter to that effect from the assessor or treasurer for LID files.

Final Assessment Roll and Hearing

Once the final assessment maps and rolls are completed, the date of the final hearing on the assessment roll is set. Often the date is set by resolution, but one is not required by state law. The date, therefore, may be fixed by city council motion. The assessment roll, together with the resolution (when applicable), is filed with the clerk.

The hearing notice, specifying the time and place, is mailed by the clerk, and must state that objections must be made in writing and filed with the clerk on or before the hearing date. The city council will consider the objections and correct or revise the roll, voting on an ordinance confirming the roll. (RCW 35.44.080) Bond counsel should either prepare, or review and approve, the notice.

The notice is to be mailed to property owners whose names appear on the final roll at least 15 days prior to the date set for the assessment roll hearing. It is advisable to mail duplicate notices

to any parties known to hold an ownership interest in the property, as was done on the preliminary assessment roll.

Next, the clerk arranges for the notice to be published at least once a week for two consecutive weeks in the official newspaper, if it is a daily paper. If the official paper is weekly, seek advice from bond counsel as to publication requirements. The last publication must be at least 15 days before the date fixed for the hearing. RCW 35.44.090.

Practice Tip

Publication requirements for LID formation (RCW 35.43.140) are not the same as the notice requirements for the ordinance confirming the final assessment roll (RCW 35.44.090).

A new request is made to the county assessor to determine if any of the lands within the LID project area have been designated as farm and agricultural and timber land, pursuant to Chapter 84.34 RCW. This should be done by mailing another letter to the assessor along with a map showing the county tax lots, requesting a written response.

The assessment roll hearing is "quasi-judicial" in nature, and property owners may appeal their final assessment to Superior Court. Regardless of the type of recording, it is highly recommended that the hearing also is recorded by a court reporter. If you believe that a court reporter is not needed, consult first with your city attorney or special LID counsel to make sure they agree with you. The court reporter's recording does not need to be transcribed unless an appeal is filed. Typically, property owners will indicate early in the LID process whether an appeal is likely.

The assessment roll hearing should be structured. Again, because the hearing is "quasi-judicial" in nature, a structured hearing format is more important than at the formation hearing. It is helpful to hold one or more procedure/hearing structure workshops prior to the formal hearing with the city council, city attorney, bond counsel and/or special counsel to establish a structured hearing format. Reduced risks to the city from a structured format are worth the effort.

At the assessment roll hearing, the LID administrator gives a report explaining the project. This report should include the total final cost, any public money paid or to be paid toward the LID costs, and a statement that all the proceedings were proper and in conformance with LID statutes, particularly that proper notice has been given. Questions from the city council are responded to by the LID administrator or other staff. If a property owner desires to file an appeal from the final assessment, the property owner must file a written objection/protest before or at the hearing. The protesting property owner should be allowed to testify at the hearing. (RCW 35.44.190)

When property owners protest their final assessment, they should question the amount of benefit that the property will receive from the improvement. In other words, the property owner should argue that the final assessment is greater than the special benefit resulting to the property from the LID improvement. The city is entitled to a presumption of special benefit exceeding the final assessment, and unless this presumption is nullified by expert testimony, such as an appraisal of a qualified MAI appraiser, the presumption should withstand attack. If a property owner has submitted an expert appraiser opinion rebutting the city's presumption, the city must counter with its own expert opinion substantiating the special benefits of the LID improvement to that property. To accomplish this, planning and timing are critical. Extensive preparation may be

necessary in order to avoid delaying the hearing. Once the city presents information in the form of an appraisal opinion, it is then a matter of decision by the city council as to which opinion of special benefit should prevail.

The city council has authority to revise or amend the proposed final assessment roll as it sees fit. (RCW 35.44.100) However, if any assessment is raised or if there is a need to include an omitted property not previously on the roll, the property owners are entitled to new notice and a new hearing as if no hearing on the final roll ever occurred. Those parties originally on the final roll and whose assessments were not raised will have no opportunity to object at a later hearing. (RCW 35.44.120)

Downward adjustment to any of the final assessments will require additional money from another source to make up for the reduced assessment. The difference could be made up from public funds; or the difference could be made up by reassessing the remaining property owners in the LID, which would require a new hearing and additional costs, including additional interest and notification costs.

The entire city council makes the final determination without taking additional testimony. Variations of the assessment roll confirmation hearing process, such as using a hearing examiner or city council committee, should only be done after consulting with legal counsel. The assessment roll is approved by the majority of the city council by ordinance. As with the formation ordinance, the assessment roll ordinance should be prepared by, or reviewed and approved by, bond counsel. Procedures for submittal of the confirmation ordinance to the city council should, if possible, allow for final action on the ordinance to occur at the same meeting as and immediately following the assessment roll hearing.

Post Assessment Roll Hearing Actions and Appeals

After the final assessment roll is confirmed by ordinance, the roll is transmitted to the city treasurer for collection. On the effective date of the confirmation ordinance, a 10-day appeal period begins to run. (RCW 35.44.120) During this period, only those property owners who have filed timely written objections to the final roll may appeal to Superior Court. (RCW 35.44.190-270)

Upon expiration of the appeal period, the treasurer will publish and mail notice that the assessment roll is filed for collection. The notice states that the property owners have an opportunity to pay all or part of their assessments without interest. This is called a "pre-pay or interest-free" period. If all property owners pay their assessments during the 30-day interest-free period, no LID bond financing would be needed because there would be no unpaid balance. Typically, there is a balance still owing after the pre-pay period.

If the final cost includes a financing fee (discount fee), any property owner paying all, or any portion, of the assessment during the pre-pay period should be rebated, deducted or forgiven that portion of the assessment that represents the financing fee. The bonds will be sold after the pre-pay period. Since the amount of the financing fee that the city will pay is based on the actual amount of the bond, assessments that are prepaid are not generating any financing fees. The result, then, is a need to treat prepaid assessment differently than amortized assessments. It is appropriate (but not necessary) to provide this information in the pre-pay notice to the property owners.

Practice Tip

The Guarantee Fund share for an individual parcel may be eliminated from any the assessment for the Parcel if the assessment is prepaid in full.

Discounting LID bonds is not required but is becoming a popular financing tool to obtain a more marketable bond with an inherent lower interest rate. An investment banker provides advice on the structure, timing, terms, marketing strategy, and other matters. The investment banker assists the city in conducting negotiated sales or competitive sales, including preparing the official statement. The investment banker assists the city with the closing process and the delivery of each bond issue. Cities that intend to use external funding sources to provide interim or long term financing should hire an investment banker.

An underwriter purchases the bonds from the city. In a negotiated sale, the underwriter commonly structures the issue, prepares the official statement, and arranges for the closing and delivery of the issue. In a non-negotiated sale, those services are performed by a financial advisor. It is possible for an investment banker to be the underwriter *or* to be a financial advisor for the city, but not both.

Red Flag Issues

The following "red flag issues" should be reviewed and considered for LIDs of every size, so that the LID may proceed more smoothly:

- Proposals for LIDs for the purpose of converting overhead utility lines to underground lines should always be handled with caution. Typically, the costs of such conversions are excessive in comparison to the special benefits derived. Even when costs are acceptable, spreading the costs to achieve proportionate special benefit is a problem, especially if the primary reason for the LID is to enhance views. For example, when the overhead lines do not equally affect the views of all the properties, the assessments to individual properties will need to be different; perhaps radically different. Homes with spectacular views out their back windows will likely have very different special benefit than homes with views out their front windows.

- Parking facility LIDs need to be approached with caution, using experienced legal counsel and qualified real estate appraisers. The major problem is establishing special benefit.

  LIDs that encompass only a handful of property owners must be analyzed closely by bond counsel to determine whether the interest earnings on the bonds are taxable. *(Note: LIDs can be done with taxable financing; however, the interest rates will be higher.)*

- On LIDs involving significant undeveloped property, two major problems exist. First, the value placed on the properties by the county assessor's office may not be sufficient to provide adequate security, thus preventing marketable financing. Second, investment property is generally high risk property. Timely LID payments are often a problem.

- Some LIDs should be closed (that is, final assessment roll adopted) prior to actual construction. Underground wiring, parking facilities, "hard to interim finance" projects (such as significantly undeveloped lands), controversial projects likely to result in significant legal challenges to the final assessment roll, are all examples of LID that

possibly should be close early. The chronological order of this manual does not address the timing of closing an LID prior to actual construction. Consult special counsel and/or bond counsel before proceeding.

- A recommended process is to invite property owners who may be included in an LID to **small, convenient meetings where details of the project can be discussed informally** prior to the formation hearing. A sign-in for all those present is important. At this meeting, the LID administrator should discuss the entire proposal and provide property owners with information regarding the purpose and conduct of the formation hearing. The results of these types of meetings usually are that:

    - Property owners testifying at hearings are better able to give coherent, logical presentations in less time;
    - Property owners are generally less alienated;
    - Property owners favoring the project will more likely appreciate the need for their testimony at the formal formation hearing.
    - Most, if not all, of the major issues will be aired at the meeting.
    - Typically, elected officials desire to have property owner involvement in the process.
    - Informal meetings serve to reduce incorrect and damaging rumors.

  When the arguments against a project are known prior to the formation hearing, corrective action, such as redesign or alternatives, can be addressed. Prior knowledge also allows staff to research and/or prepare information for the issues prior the hearing.

  At the formation hearing, it is recommended that the actual arguments against the project be presented by staff either in a formal written hearing report or in the staff presentation at the hearing or both. An objective presentation by staff of both sides of the issues will provide the city council with assurance that staff has addressed all the issues and will serve to reduce the impact of the arguments at the hearing.

- A proposal to construct improvements that will specially benefit properties in another jurisdiction, or to extend improvements into another jurisdiction, requires careful consideration. For example, does the jurisdiction that will be selling the bonds desire to encumber its own LID guarantee fund with an outstanding debt that benefits properties outside its boundaries? Is the interlocal agreement adequate to cover all contingencies of the LID process? Who is the lead agency? Special counsel or bond counsel and investment banker must be consulted at the earliest formative stages to answer these questions.

    - Under certain circumstances, cities may assess properties outside of their corporate limits. Counties cannot assess properties inside of cities.

- Often LIDs are only one of a number of recent actions by the city in a neighborhood; for example, there may have been rezones, annexations, block grant actions, etc. Be sure to consider the following:

- These neighborhoods are usually better organized, with more unified ideas on what they want to accomplish. The residents of these neighborhoods are usually more empowered and vocal. Special informal public meetings are essential to provide adequate information to these neighborhoods.

- When several separate complex actions are occurring back-to-back, misconceptions and miscommunications often have occurred already. To reduce problems caused by complex actions, it is recommended:

- The "big picture" (all the proposed actions involved) should be identified for the neighborhood at the earliest possible time;

- The LID administrator must maintain a high profile in the earlier processes in order to respond to LID questions and reduce communication problems. LID administrator attendance at annexation and rezone meetings and hearings is important.

- Several group and individual meetings with neighborhood spokespersons will assist in reducing the spokespersons communication problems when those leaders later canvas the area.

- It is usually desirable for the staff person responsible for the preceding action to attend the informal LID meetings in the early LID formative stage.

- Property owners have not had "10 years of experience" working with the various proposed actions. It is important to take the time necessary to acquaint property owners with the processes that they are facing. This effort will avoid or reduce the fears of property owners to the changes that are proposed. *The time spent may also serve to improve the image of government in general.*

- Property owners involved in back-to-back processes can become frustrated with the length of time involved to obtain what they want. Sharing the LID process information with them early should help them set realistic expectations.

- It is not uncommon for **overzealous LID proponents** to provide inaccurate information to their neighborhood when they are circulating a petition. All parties involved in circulating a petition should be made thoroughly aware of the process and the consequences of giving misinformation.

- When fixing final costs for an LID project where litigation is expected or threatened, it may be desirable to **include the costs of litigating a challenge into the assessment roll**. These costs would include legal fees and additional interest through the anticipated termination of the litigation. If no litigation occurs, the final assessment roll can be reduced.

- It is not unusual for a **city council to be uncomfortable with significant numbers of property owners** testifying against a proposed LID. For example, if 10 property owners testify against a project that has a total of 50 equally assessed property owners, while only a couple owners testify in favor, there can be a perception that the project has very little support. There are at least three rescue techniques. First, the city council needs to have verbal and visual representation of the total percent of protest (colored maps are effective). Second, a reminder to the city council of a recent local landslide election to compare percentages is helpful; particularly if the landslide was a 55 percent to 45

percent type of landslide. Third, during the LID formation process, it is necessary to inform the project proponents that they will need to counter the perception of lack of support by testifying themselves.

- Before holding a public hearing, it is a good idea to prepare **pre-numbered exhibits**. There should be extra copies for the city council or hearings examiner, court reporter, all the city legal representatives and project opponents when appropriate. Also, prepare a list of the exhibits ahead of time. Organizing exhibits during a formal hearing can be extremely disruptive to the flow of the hearing.

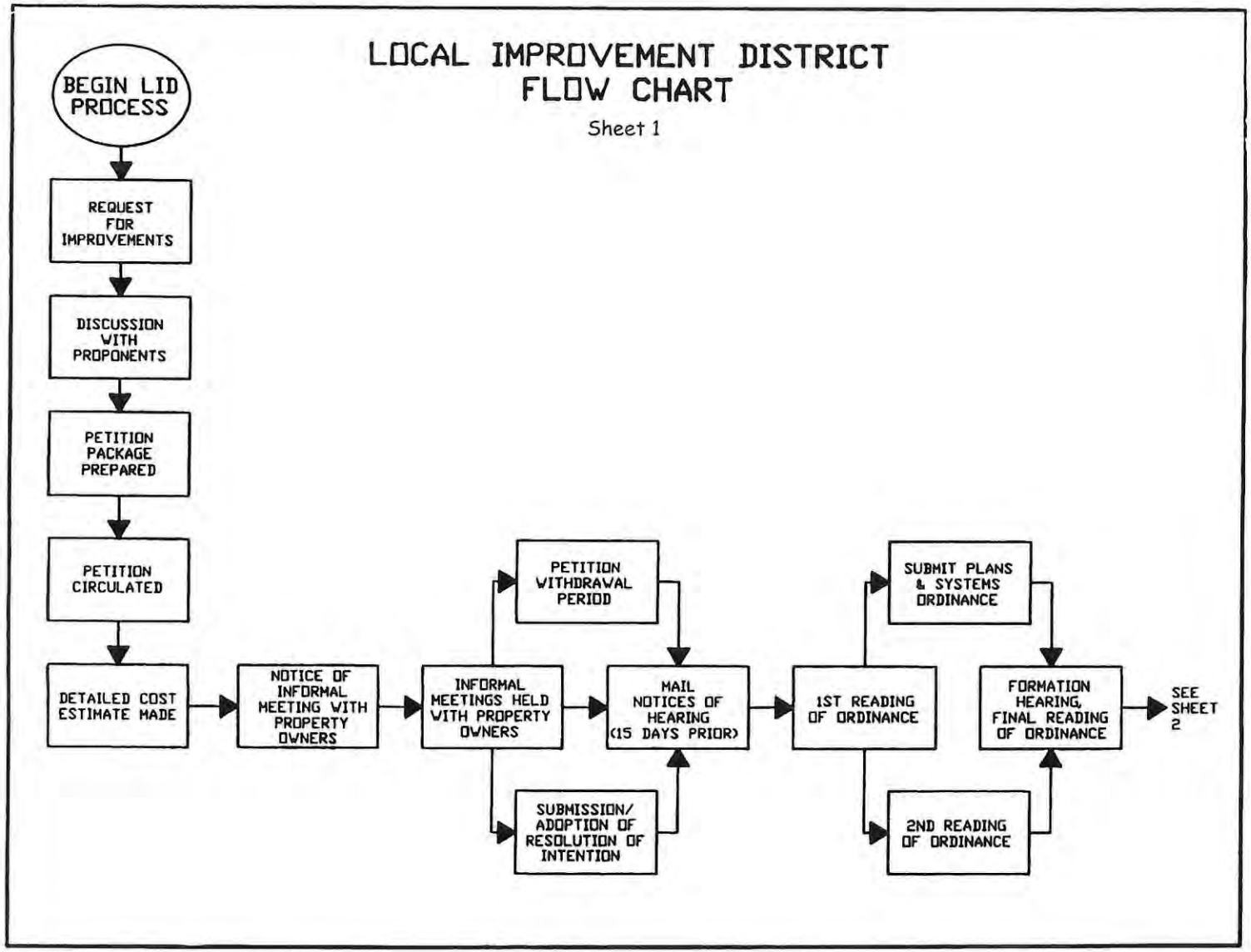
- **Set time limits** of presentations at hearings. Check with your legal counsel or bond counsel to determine if special language needs to be put into the notice. *Get concurrence* from your city council well in advance of the hearing.

- **Hold a press workshop** or individual meetings with appropriate reporters before the hearings. Reporters cannot be expected to understand the project simply by attending public hearings. Do a press release. Be as helpful as possible in providing the story that "should be printed". Give reporters enough background so that they can sort out the truth in the testimony that they *will* hear at the hearing. And, if there is a positive human-interest story – tell the reporter.

- The **cost of the project will likely be at issue**. It is not uncommon to hear circulating rumors, statements and testimony at meetings and hearings suggesting that there is factual evidence that the improvement could have been built at half the cost. This can be a very compelling argument to other property owners, to the city council, or to the media. The project will be well served if staff clearly – and often – conveys that an LID is *not* a method to *build* streets, sewers, water and other capital improvements. It is one of several methods to *finance* those improvements.

    - Do not allow owners and/or developers to go unchallenged when they incorrectly compare the costs to *build* capital improvements with legal and *financial costs*, and *the design*, *acquisition of rights-of-way*, and *building costs*. If there is a single issue that is more important than any other issue involving LID financing it is that LIDs are financing and legal tools, not engineering tools.

Contributors: Gary Bourne, Rod Kaseguma, and John Carpita


LOCAL IMPROVEMENT DISTRICT
FLOW CHART
Sheet 1
BEGIN LID PROCESS
REQUEST FOR IMPROVEMENTS
DISCUSSION WITH PROPONENTS
PETITION PACKAGE PREPARED
PETITION CIRCULATED
DETAILED COST ESTIMATE MADE
NOTICE OF INFORMAL MEETING WITH PROPERTY OWNERS
INFORMAL MEETINGS HELD WITH PROPERTY OWNERS
PETITION WITHDRAWAL PERIOD
SUBMISSION/ ADOPTION OF RESOLUTION OF INTENTION
MAIL NOTICES OF HEARING (15 DAYS PRIOR)
1ST READING OF ORDINANCE
SUBMIT PLANS & SYSTEMS ORDINANCE
2ND READING OF ORDINANCE
FORMATION HEARING, FINAL READING OF ORDINANCE
SEE SHEET 2

LOCAL IMPROVEMENT DISTRICT
FLOW CHART
CONTINUED FROM SHEET 1
ADOPTION OF FORMATION & PLANS & SYSTEMS ORDINANCES
END 30 DAY PROTEST AND/OR APPEAL PERIOD
IF CITY RECEIVES ≥ 60% PROTESTS, THE LID DIES (RESOLUTION METHOD)
END LID PROCESS
PROJECT DESIGN
COUNCIL CALLS FOR BID
COUNCIL ACCEPTS BEST BID, AWARDS CONTRACT
CONSTRUCT IMPROVE-MENTS
COUNCIL ACCEPTS COMPLETED PROJECT
PUBLISH NOTICE OF HEARING IN OFFICIAL NEWSPAPER
MAIL NOTICE OF HEARING (15 DAYS PRIOR)
MEET WITH PROPERTY OWNERS, FINAL COST PRESENTATION
RESOLUTION SETTING TIME, DATE, PLACE OF ASSESSMENT HEARING
FINAL ASSESSMENT CONFIRMATION HEARING
COUNCIL ADOPTS CONFIRMATION ORDINANCE
END 10-DAY APPEAL PERIOD
TREASURER PUBLISHES CONFIRMATION ORDINANCE ONCE A WEEK FOR TWO WEEKS
TREASURER'S NOTICE OF FINAL ASSESSMENT
PRE-PAYMENT PERIOD EXPIRES 30 DAYS AFTER 1ST PUBLICATION
BOND SALE
FIRST ANNUAL ASSESSMENT PAYMENT DUE
END LID PROCESS

Chapter 4
Financing LIDs

Introduction

Over the past several years there has been a significant decline in the number of LID projects financed in the state of Washington. At the same time, underwriters have shifted toward the institutional investor as apposed to the individual investor. As a result of this combination of events, there is a reduced market for LID bonds at a time when, due to shrinking resources, LIDs make sense as a method of improving infrastructure for those that will directly benefit from it. Picking a financing team with experience is more important now than ever before.

The entire LID process is about *financing* infrastructure improvements, not constructing them. The construction is only possible if financing can be obtained. Consequently, a determination if an LID project can be financed should be made prior to formation of the LID. As a result of this determination, additional costs necessary to attract investor or lender interest in the financing can be included in the preliminary assessment roll, avoiding a surprise for the property owner at a later date.

LID processes lead, ultimately, to loans or the sale of bonds to investors and the retirement of that financing via annual payments by the property owners within a district. Goals of the LID process are twofold: to present a financing to investors or lenders that will entice them to invest at as low a rate of return as possible; and to assess property owners as fairly as possible in relation to the special benefit received.

Financing LIDs

Strategic Planning Is Key to Successful LID Project Financing

Projects that provide benefit to property owners that are well received by the owners, that are well secured for the investor, and that meet all statutory requirements and protect the funds of the municipality, are usually well received by the financial institutions and the bond market when financing is required. Projects that provide marginal benefit to the property owner, that are not well secured for the investor, that put the municipality's funds at risk and that present legal challenges, may find it difficult if not impossible to get financing. Consequently, it is important to strategically plan the LID financing prior to the formation hearing to determine the viability of the financing that will be obtained when the project is completed. Planning ahead will allow the municipality to change the nature of the project or the repayment sources if necessary, to assure successful financing.

LID financing typically involves two different lenders. One provides the construction financing after the district is formed. The other provides permanent financing after the project is completed and the assessment roll is finalized. The lender for the construction or "interim" funding is usually a bank. The lender for the permanent financing is usually investors to which an underwriter sells the LID bonds. The bonds can also be purchased by a bank for its own loan

portfolio, instead of by an underwriter. Though this is less often the case, it sometimes produces a lower cost of funding for small LID projects, particularly if the term is 15 years or less. Throughout this chapter the term underwriter will refer to either the underwriter which in turn sells bonds to investors, or a bank which purchases the bonds for its own portfolio. When referring to construction or interim financing, only the term lender will be used, referring to a bank.

Put a Financing Team Together Early

An essential feature of the planning process is to put a team together consisting of those that will be a party to the financing. The financing team includes the municipality, its bond counsel, financial advisor and even the investment banker representing the underwriter or the lender that will be providing the interim financing when the project is constructed and permanent financing when the project is completed. In many cases, those providing the financing should be involved even if completion of the project and the permanent financing is over a year away, particularly for developer projects (significantly undeveloped properties). Additionally, an MAI appraiser may be needed on the team if it is suspected that some of the properties may not benefit from market value increases equal to or greater than the assessed cost of the improvements, or if the ratio of the market value of the properties to the estimated assessment on the properties might be less than would be acceptable to the underwriter or lender. Using an experienced financing team will help make the financing process as smooth and trouble free as possible. It will also assure that the project can be financed and at favorable rates for the property owners.

Prior to formation of the LID the financing team will help determine the financial risks for the project as originally envisioned and any difficulties there may be in obtaining funds for construction or permanent financing. If the project is a developer LID, one in which there are few property owners or largely undeveloped land, special considerations might be required of the property owners in order to make the financing a success. The considerations may consist of letters of credit, accelerated foreclosure agreements, deposits to special reserves, project contributions, or a combination of these or others. To be fair, the property owner needs to know these requirements and their resulting costs prior to formation, not after construction. The owners may be unable to pay for or unwilling to agree to additional considerations.

Alternately if, in order to make the financing a success, the municipality must improve the security for the financing by increasing the balance in the guaranty fund or by contributing funds to the project, it must know that prior to formation so that it can determine the method of increasing the fund's balance or whether to withdraw support for the project.

Roles of Financing Team Members

The financing team is responsible for developing a financing plan that balances the risks to municipality and to the financing provider with the costs to the property owners. If a proper balance is achieved, the project can be financed and at favorable rates. If the risk is too high or the cost too great, the financing will fail and the project should be abandoned. Members of the team contribute expertise related to their responsibilities that help assure success for the project financing even before the legal formation of the district.

1. The municipality provides key information about its willingness to be involved and the importance of the project to the community and the property owners. This information includes:

- political will of the council or commission;
- willingness of the municipality to contribute funds to the project if needed;
- need and desire for the infrastructure;
- willingness of the property owner or the municipality to contribute funds to the guaranty fund, reserves, or other credit enhancements, if necessary;
- ability to administer the assessment roll;
- willingness and ability to pay for pre-formation engineering and design costs, even if the project fails;
- Municipality's policy regarding the collection of delinquent assessments; and
- history of the municipality's willingness and commitment to foreclose on delinquent assessments.

Information the municipality brings to the planning process in addition to its willingness and commitment to the project includes:

- engineer's estimate of the project cost and the estimated assessment per parcel;
- parcel listing and map of the LID area;
- valuation of each parcel and whether they are improved or unimproved;
- amount of LID notes and bonds outstanding secured by the guaranty fund;
- whether properties within the district are in other districts and their assessment payment history and;
- balance in the guaranty fund available for the LID payments.

2. The financial advisor works on behalf of the municipality. The advisor examines the characteristics of the LID and those of the municipality, and through experience determines which characteristics can affect the marketability of the project's financing. The advisor presents his analysis to the team to assist with the planning effort. Among others, the characteristics include:

   - ratio of each property's assessed or market value relative to the estimated assessment to be charged and the acceptability of those ratios to the financial markets;
   - ratio of improved and unimproved properties to the total assessments to be charged and the potential impact on financing;
   - potential impact on the financing of the delinquency history of property owners within the proposed LID, and if those properties are part of another outstanding LID;

- whether property owners in the proposed LID are delinquent on tax payments and the potential impact on financing;
- distribution of the assessment load among the assessed properties and whether or not the distribution indicates the need for credit enhancements;
- credit of the municipality and its potential impact on a lender's perceptions of the ability of the municipality to make payments in the event of property owner default and;
- if there is a need for credit enhancement, the options and the amount needed to assure favorable marketability of the financing and to protect the municipality.

The financial advisor can help select the underwriter. The underwriter works on behalf of the investor whom they sell the bonds to. The advisor will present the municipality's point of view and needs to the underwriter when negotiating financing structure, credit enhancement needs and other factors that represent financial risk to the municipality. Alternatively, with a well-secured and structured LID, the financial advisor can help prepare bid documents and take the financing to a competitive public bid, analyzing the bids received and making recommendations for council or commission action. It should be noted that, due to the unique nature of the LID, competitive bids are rare.

3. The Underwriter sells LID bonds to investors at the completion of the LID project construction. The lender provides a short term loan or interim financing for the construction of the LID project. The credit quality of any LID is a balance of factors that contribute to an investors' or the lender's confidence that the financing will be repaid. If, after analyzing those factors, the financial advisor determines that the pending project may represent a risk to the investor or the lender, the underwriter should become a member of the financing team prior to formation of the LID.

   As a member of the financing team and a representative of the interests of the investor, it will be possible to negotiate directly with the underwriter to develop a financing structure that will provide the credit level the investors require. The negotiations may include among others, special credit enhancements, municipal contributions to the project and unique repayment structures. In addition, the involvement of the underwriter may be critical to the municipality's ability to obtain construction funding for the project as will be described in more detail later.

   If the underwriter requires special considerations, it is important to know those requirements and their associated costs prior to formation of the assessment district so that estimates of the costs can be included in the preliminary assessment roll.

4. Bond counsel works on behalf of the municipality and guides the financing team through the legal and tax issues facing the project and it's financing. Minor errors in actions taken, documents written or statements made by municipal officials or representatives can have significant or damaging impact on the legal framework necessary to achieve the desired financing goal of the municipality. Bond counsel, in cooperation with the municipality's own counsel, can help to avoid these pitfalls or correct mistakes, if made.

   Bond counsel provides the legal and tax opinion required for financing. Also, if agreements, credit enhancements or innovative solutions to financing problems are needed or proposed, Bond counsel provides advice on legality as well as the legal

language to be used. Bond counsel is also an important resource for discussions relating to arbitrage compliance and securities regulations. Consequently, it is important to make Bond counsel an early member of the financing team.

5. Due to legal considerations and/or the quality of information available regarding the value of the properties to be assessed, an MAI appraiser may also be a necessary member of the team. The MAI is retained by the municipality and will establish the market value of the properties before and after the proposed improvements from which the preliminary and final assessment rolls can be "spread" among the property owners to be assessed. The before and after market values established by the MAI may also be critical in determining the municipality's ability to obtain funding for the project. The appraiser will also provide the necessary support in the event of a legal challenge by property owners regarding the amount of assessment charged to their property.

Costs to Be Included in an LID

Statutes provide for the inclusion of virtually all of the costs associated with the creation, formation, construction, confirmation and related financing costs of an LID. Since, in most cases, the individual property owners realize a significant gain in the value of their property as a result of the project improvements, it makes sense to charge property owners for costs associated with the project as part of the LID financing rather than for the municipality to absorb those costs. All costs intended to be included should make it to the preliminary and final assessment rolls and be included in the financings. To assure that no costs are inadvertently missed, the financing team should review the costs prior to the preparation of the preliminary and final assessment rolls to assure their inclusion. Once the final assessment roll is confirmed it is very difficult to go back to include costs accidentally left out.

Examples of cost related to an LID that can be assessed include are:

- Construction
- Engineering and design
- Legal fees
- Rights-of-way acquisition
- Interim (construction) financing interest and any issuance costs (including underwriting, bond counsel, note printing)
- MAI appraisal fees
- Funding of the guaranty fund or reserve, if needed
- The municipality's cost of:
    - administering the roll over the life of the LID;
    - administration of the LID project before formation to after confirmation;
    - annual bond registrar expenses;
    - arbitrage rebate tracking services; and
    - legal printing and publication.

- Issuance costs for the LID bonds:
    - bond counsel
    - underwriting
    - rating and insurance, if rated or insured
    - bond printing
    - official statements and continuing disclosure
    - closing

If there is any doubt as to whether a cost should or legally can be included, check with the financing team members, particularly bond counsel and the financial advisor. Some costs may be customarily absorbed by individual municipalities. That is an individual choice.

Protecting a Municipality's Funds

If property owners fail to make assessment payments, the municipality may be required to draw on the guaranty fund or reserves to make debt payments. If the guaranty fund is depleted, the municipality will be required to replenish the fund unless the ordinance or resolution under which the bonds were issued provides otherwise. Since foreclosure actions can take several years, there may be a significant threat of default on the bonds if provisions are not made to secure the bonds with the guaranty fund or a reserve. Underwriters will likely demand that a sufficient reserve or the guaranty fund be pledged to the payment of the bonds and that provision for replenishment of the guaranty fund or reserve be in force. Default is not acceptable. Default is a dirty word, which can affect the general credit of the municipality, even though it was not technically or legally liable for the debt repayment.

To avoid default, it may be necessary to use funds of the municipality to make payments until the guaranty fund or reserve can be replenished or foreclosure proceeds have been obtained. Consideration of this possibility should be made in the formation stages of the LID process. There are several ways the municipality can protect itself from such occurrences. These include among others:

- Increase the size of the existing guaranty fund or reserve using financing proceeds (backed by the assessments) or municipal funds;
- Avoid LIDs with single or few property owners;
- Avoid LIDs with largely undeveloped properties;
- Only create LIDs in which properties have a high assessed or market valuation to assessment ratio;
- Create stiff penalties for assessment delinquencies;
- Have a reputation for aggressively collecting and foreclosing;
- Avoid projects that are too big and expensive.

Statutes have been created which affect the establishment and use of the guaranty fund for an LID. Prior to the formation of the LID, the use of the guaranty fund should be determined and the appropriate legal language for its use established. Bond counsel should provide this advice

particularly since they are uniquely qualified to be fully current on municipal law and the statutes affecting financing.

Establishing the Size of the Guaranty Fund or Reserve

It will be assumed for the purposes of this section that underwriters and lenders will require the pledging of the guaranty fund or an adequate reserve for most if not all of the LID and ULID project financings a municipality is likely to undertake. There may be exceptions to this rule but a municipality should not assume that it could finance an LID without such a pledge prior to actually negotiating the financing with the provider.

Establishing an appropriate balance for the fund is important to protect the municipality and the financing provider. If there is a perceived risk that the guaranty fund will be drawn upon to make the required interest and principal payments on the debt, the fund should be sized to avoid the potential of being fully depleted. Typically, LID guaranty funds are set at or just below the maximum amount above which the debt would be considered arbitrage bonds under treasury regulations. This is approximately 10 percent of the principal amount of bonds issued. Arbitrage should be considered when establishing the guaranty fund balance with the aid of your financing team and/or an arbitrage compliance specialist.

For LIDs that have fully developed properties and a high ratio of property value to assessment, a large guaranty fund or reserve may not be necessary as it is unlikely a property owner would risk foreclosure on his/her property by defaulting on his/her assessment payments. Conversely, an LID with few property owners who have much to gain from the LID project and little to lose may decide not to pay, forcing large draws on the guaranty fund. If the fund or reserve is not large enough, municipal funds, taxes, or in the case of ULIDs (Utility Local Improvement Districts), utility revenues may be at risk.

In today's economy, the risk of bankruptcy or bank foreclosure is greater than it has been in many years. Consideration of this risk must be taken into account when sizing the guaranty fund and analyzing the credit of the LID as a whole, whether it be a developer project or one with a large number of property owners or one with high value to assessment ratios. Bond counsel can provide guidance as to how the municipality can protect itself and the investor should this issue present itself. The financial advisor and the underwriters or lenders can also provide guidance that will assure the marketability of the LID when funding is to be obtained.

For certain LID projects, the lack of a sufficient guaranty fund balance can be supplemented or replaced by alternate sources of security. These alternate sources are usually available to LIDs which have a single or few property owners of substantial means. The security enhancements may include:

- letters of credit;
- accelerated foreclosure agreements;
- corporate guarantees;
- separate reserves.

These enhancements are provided by the property owner and effectively increase the amount of money available to make payments on the debt in the event of non-payment of assessments. However, accelerated foreclosure agreements are not available to the provider of the construction funding, as they require the establishment of an assessment lien. It is very important that if it is determined that one of these enhancements will be needed, that it be

obtained prior to construction. It is not likely that the property owner will agree to provide the enhancement after the project has been completed.

Structuring LIDs and ULIDs

LID and ULID assessment roll lengths can impact the acceptability of financing for lenders and investors. Typically, investors prefer LID bonds that have annual estimated principal maturities that are of sufficient size to attract their interest. If a small project has a 20-year assessment roll, the annual estimated principal maturities could be too small to be attractive unless the interest rate is high relative to other issues available to the investor.

The financial advisor can provide guidance on setting the length of the assessment roll such that it will provide favorable market acceptance for the financing and not prove too much of a payment burden for the property owners. Typically, fully developed residential LIDs have assessment rolls of 15 to 20 years in length. Developer and business LIDs have rolls typically of 10 to 15 years in length. However for each, the average size of the individual assessments and the likely ability of the average property owner to make the annual payments, are considered in setting the length of the roll. Also considered is the likely amount of pre-payments that will be received during the prepayment period and over the life of the assessment roll. Once again, it is important to consider and make these decisions prior to the formation of the district to provide adequate information to the property owner about the annual payments required.

The municipality is required to call as many LID bonds as reasonably possible each year with assessment payments received. Utility Local Improvement District bond issues do not have such a requirement. ULID bonds are typically structured to match the cash flow expectations of revenues produced by the rates of the utility in combination with the estimated assessment payments. ULID bonds typically have a call date that matches revenue bonds in the market with similar maturity lengths. However, it is possible to sell ULID bonds with an annual call, which will allow the matching of bond payments with assessment collections. The interest rates on a bond issued with an annual call will likely be higher than those of similar bonds with a standard revenue bond call feature. But, depending on the municipality's utility cash flow and outstanding bond covenants, the higher rates may be an appropriate trade-off. Consideration of the call feature of a ULID bond will not have an impact on the structure of assessment payments but it will have an impact on the assessment rate paid.

Construction or Interim Financing

Project construction and its financing are approved with the passage of the assessment district's formation resolution or ordinance. Between the formation of the district and the confirmation of the final assessment roll, long term LID funding cannot be obtained because no lien has been established on the properties in the district. Construction must be funded during this period. If internal funding is not advisable or possible, it will be necessary to obtain financing from a construction lender, typically a bank.

There are unique problems associated with construction financing. First, a proper term or length must be set for the funding. LIDs are notorious for having unpredictable construction and roll closing periods. This is due in large part to the hearing process and the time is takes to complete an appraisal after construction, if one is required.

After the final roll is spread and handed to the property owner, that owner has an opportunity to challenge the amount of the assessment at the final assessment roll hearing (confirmation

hearing). If there is a challenge and an unsatisfactory ruling is made at the hearing, the property owner could take the challenge through legal appeals. Bonds often cannot be sold while assessments are on appeal, forcing a delay in the repayment of the construction financing. Also, the council or commission in its efforts to be fair and impartial could extend the hearing, causing a repayment delay. These and other factors contribute to the lack of predictability for the term of the interim financing.

The term of the construction funding should be set long enough to take into account reasonable extensions of the period for closing the assessment roll. The loan should also be callable at any time, with as little a penalty as possible, to provide the flexibility to pay off the loan at the earliest available date.

Further complicating the issue for the construction lender is the lack of security for the financing. Since the lien on the property is not perfected until the completion of the final assessment hearing and the filing of the roll for collection, the construction lender has only the guaranty fund and the good will of the municipality as security for the financing unless some other arrangement is made. Consequently, it is very important to the lender that the long-term financing for the project be viable at completion of the project. Often it is a requirement of the construction lender that a "takeout letter" be available from a qualified financial institution or underwriter, committing to the purchase of the long-term debt, when issued, before the lender will provide financing for the construction.

Since no assessment revenue is received during the construction period, interest on the loan that comes due during the construction period will have to be capitalized and paid from the proceeds of the construction loan. This is an important factor in the proper sizing of the LID construction loan. Often, if the lender consents, interest is paid only at the maturity of the loan. Some projects however, have construction periods that are too long for lenders to accept a delayed interest payment.

Not All LID Projects Can or Should Be Financed

It should not be assumed that a project can be financed through LID assessment bonds. Some projects may provide infrastructure improvements for properties that lack the value to support LID debt. There may also be legal or tax problems which will doom financing. Determination of risk to your municipality as well as the lender and the investor is an important part of the LID process and may determine the inadvisability of supporting a project. Use your financing team to help you make those determinations prior to formation of the assessment district.

Understand the Financial Risks Taken to Fund LIDs

A lender or underwriter risks capital, investors risk capital and investment return, and the municipality risks its own funds when embarking on and funding an LID project. As a municipality, work to minimize risk by helping to make sure the LID or ULID issue is of good credit quality, is well secured and that information regarding the project and its financing are fully disclosed to all interested parties. Since there are a limited number of investors willing to purchase LID issues, it is important to understand their needs and if possible, properly balance the municipal and investor risk. Municipalities who ignore the needs of the investor, risk a higher cost financing at the least and at the worst, an inability to finance at project completion.

Continuing Disclosure Undertaking

Publicly issued LID financings fall under the requirements of the SEC 15c2-12 regulations. If the issue meets the size thresholds of the regulation, reporting to the Nationally Recognized Municipal Securities Information Repository (NRMSIR) is required. Of particular importance for reporting is the annual call of LID bonds. LID bonds are relatively unique in that they have annual unscheduled calls of bonds. The calls are unscheduled in that the number of bonds called is dependent on the receipt of assessment payments and cannot be scheduled at the time of issuance, only estimated. Prior to the issuance of the bonds and the passage of the financing ordinance or resolution, review the reporting requirements under 15c2-12 with bond counsel and set up the mechanism for annual reporting under the regulation.

Arbitrage Tracking

LID financings are subject to the Arbitrage Regulations in the same manner that all other b are subject to the regulations. If arbitrage is earned, rebates must be paid.

A rebate requirement will most likely be incurred as a result of the balance and interest earnings of the reserve or guaranty fund for the LID bonds. Arbitrage tracking is necessary to insure compliance with the regulations and may be accomplished by qualified people and software programs within your municipality or by independent professionals who specialize in providing the service. Given the potential penalties for failure to comply, the cost of the professional service is relatively low at the current time. Ask your financial advisor and/or bond counsel for a list of firms who provide the service. In addition, keep accurate records of the interest earned in the reserve or guaranty fund as well as the debt service fund and do not commingle the funds with other funds and accounts.

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Chapter 5
Assessment Methods

Introduction

Statutes and case law specify that the assessment per parcel must not exceed the special benefit adhering to the parcel due to the improvement and the assessments must be proportionate to one another. Special benefit is defined as the difference between the fair market value of the property before and after the local improvement project. A corollary to these principles is that property not benefitted by the improvements may not be assessed. No matter what assessment method is used – per parcel, front foot, area, zone-termini, traffic volumes, special benefit appraisal, etc. – a reviewing court will be concerned only with these criteria. Even if a project lends itself to a front footage assessment method (i.e., uniform lots, similar zoning) or is not large enough to warrant a complete special benefit analysis, it is wise to check a few strategic parcels with a feasibility study or a limited restricted type of appraisal. This will prevent unpleasant surprises at the final assessment roll hearing.

Appendix Four contains examples of assessment computations using both mathematical methods and an analysis of special benefit.

LID/RID Special Benefit/Proportionate Assessment Study

Introduction

For ease of reading, "LID" will be used rather than other acronyms although the information presented herein pertains to municipal districts other than a local improvement district (LID), such as road improvement district (RID) and local utility district (LUD).

Typically, the scope of services involves a formation special benefit study or feasibility analysis which may be utilized by municipalities to establish a proposed LID boundary, ascertain the probable economic feasibility of the project and perhaps consider the effect of alternative design elements on the preliminary assessment ratio.

A final special benefit study is an assessment method that documents the proportionate amount of the total LID assessment to be levied on each specially benefitted assessable property. The special benefit estimates and resulting recommended assessments are designed to comply with RCW statutes and case law precedent. Municipalities and property owners may utilize municipal special benefit studies to become more informed about the economic influence of the project on the neighborhood, the assessments recommended on other specially benefitted properties within the LID boundary and the validity of proposed assessments to be levied on specific properties.

Owners may also engage real estate professionals to perform special benefit studies in order to document protests to assessments at final assessment roll hearings. Because the municipalities have the presumption of being correct in the administration of a LID, parcel appraisals or special

benefit studies may be used by owners to attempt to remove the presumption that project improvements provide a special benefit and that proposed assessments are fair and equitable to each benefitted parcel. In the event that an owner does not prevail in protesting an assessment at the final assessment roll, the special benefit study may be used as part of the record to support appeals to Superior Court.

The narrative special benefit study report serves as support for informed decisions by both municipalities and property owners. The report and testimony, if requested, of the special benefit analyst/appraiser provide documentation of assessment recommendations at the final assessment roll hearing.

Special Benefit/Proportionate Assessment Studies – Phases of Analysis

Feasibility Analysis

Due to the ever-changing real estate market, it is often advisable to conduct a feasibility study as an initial analysis in the LID formation process. This enables municipalities and property owners to evaluate the economic feasibility of a project by comparing the probable range in special benefit to the project cost or amount to be levied on assessable property.

If the project is economically feasible, the next phase is a formation special benefit/proportionate assessment study, followed by a final special benefit study. Typically, but not always, the final special benefit study is undertaken at or near the completion of project construction. Each of the above phases is briefly discussed below.

A feasibility study involves a preliminary investigation of the proposed improvements and the neighborhood in which they would be constructed, together with an analysis of the extent and intensity of influence of the proposed project on market value.

Unlike the more detailed formation and final special benefit studies, the feasibility analysis does not provide a recommended per parcel assessment. The scope of work is more general in nature with benefitted properties segregated into classifications based on highest and best use. Representative parcels within each classification are then analyzed without as opposed to with the LID assumed completed. The market value difference (special benefit), typically expressed as a range, is then extrapolated over similar properties in each respective classification, arriving at a total special benefit range that can be compared to the assessment amount. This phase of the study can be very useful to the client in considering a project's feasibility and is often used in decisions on whether or not to proceed with the LID.

Special benefit/proportionate assessment studies for municipalities may consist of two separate assignments, both of which utilize mass appraisal techniques. The first assignment is an LID formation study and the second is a final assessment roll study.

Formation Special Benefit Study

Typically, the first work sequence, occurring in conjunction with the preliminary investigation, involves preparation of a property ownership map outlining the general extent of project improvements and measurable special benefit influence on market value due to the LID project. The ownership map is utilized in defining and documenting the extent of special benefit due to the project and is part of the basis for the boundary location recommended for the proposed LID. The work product from a prior feasibility study can also be utilized in this phase.

Next, investigation of physical and economic characteristics of each parcel and a base study are undertaken, consisting of the assemblage of pertinent market data and study of the environmental, economic, governmental and social forces influencing the subject area. Consideration is given to current zoning, land use trends, existing building improvements, highest and best use and other factors influencing market value for each property type or ownership, without and with the amenity of the LID project.

All tracts within the designated LID boundary are outlined on a map, with each tract's owner of record noted. Taking into consideration unity of ownership, continuity of the tracts and unity of use, a LID parcel map is prepared. This map provides a basis for preparation by engineers of a legal description of the district.

When the probable increase in market value disclosed from this preliminary analysis is greater than the proposed assessment, the LID project is concluded to be feasible without modification. At this point, the analyst can also provide further insight for the municipality into the influence of alternative design elements of a project and the resulting change in the ratio of special benefit to total assessment. Completion of the analytical portion of the formation special benefit study results in the following major conclusions:

1. Recommendation as to location of the LID boundary,
2. Recommendation as to the assessment/special benefit ratio for the proposed project,
3. Recommendation as to a preliminary assessment to each benefitted parcel.

Following is a brief discussion of the formation special benefit portion of the study that generates the results listed above. After exterior inspection of each parcel within the LID, the economic base study of the neighborhood is utilized to prepare estimates of highest and best use and probable market value of each parcel within the LID boundary without the proposed improvements.

The base study is then expanded to include the study of market data with elements of similarity to the subject parcels, assuming completion of the project. This expanded base study, relating to the LID under the assumption that LID project special benefits are attached, is utilized to prepare an estimate of highest and best use and probable market value for each parcel assuming completion of the proposed improvements within a defined time span. The terms "without" and "with" LID-funded improvements are intended to be virtually synonymous with "before" and "after" references in precedent-setting legal decisions. The terms are utilized within this portion of the LID Manual to avoid an implication that the date of valuation is controlled by the date of physical construction of LID improvements.

The increase in probable market value adhering to each parcel is the measure of special benefit due to the LID project. The municipal LID administrator provides the total proposed assessment amount. The sum of special benefits estimated for each parcel is the total special benefit attributable to assessable property within the proposed LID; this total divided into the total LID assessment provides the assessment ratio, or the LID cost per dollar of special benefit. The special benefit to each parcel multiplied by this cost/benefit ratio results in the individual assessment recommended to that parcel.

The recommended preliminary assessments meet the following two criteria:

1. Each recommended preliminary assessment is equal to or less than the special benefit adhering to that particular parcel.

2. Each recommended assessment is reasonably proportionate to the special benefit adhering to that parcel and all other parcels due to the LID-funded project.

Completion of the first assignment results in a formation special benefit study report which outlines the recommended LID boundary and provides a narrative summary of the study and a tabulation of recommended assessments to all assessable parcels specially benefitted by the project. This special benefit/proportionate assessment study may be utilized by the municipality and property owners as part of the basis of their decision to form or to oppose formation of an LID.

Subsequent to completion of this assignment, the analyst can be engaged to make a presentation at the LID formation roll hearing. If requested, the special benefit analyst's presentation at the formation hearing outlines: (1) basis for location of the LID boundary, (2) economic feasibility of the project and (3) general description of the assumptions, data, analysis, and appraisal techniques. The purpose of this hearing is to inform property owners, respond to their concerns, and provide a forum for the municipality to decide if an LID is to be established within the boundaries they designate, taking into consideration proposed improvements, aggregate special benefits and total amount of proposed assessment. The various recommendations are presented to the municipal council for use in their decision on LID formation.

Final Special Benefit Study

A special benefit study for the final assessment roll hearing is typically the final phase of this portion of the LID process. This study may occur prior to construction of the LID-funded project, during construction, or some time after project completion. The final special benefit study may be the initial special benefit study made on a LID project, in this event the study would follow a sequence of research and analysis similar to the preceding discussion relating to a formation special benefit study. If the final study was preceded by a formation special benefit study, an update is made of relevant market data, the base studies are reviewed and current trends resulting in indications of market value for each parcel are analyzed.

Available records are again verified to research and document changes in ownership of all or any portions of the subject parcels. The impact of ownership changes, subdivision activity and trends affecting highest and best use and market value of each parcel is analyzed.

Presentations are made at informational hearings or meetings with individual property owners, when requested by the municipal authority, prior to the final assessment roll hearing. Pertinent information provided by property owners is also noted and considered. Any discrepancies in factual data, such as usable land areas, are researched and resolved.

The probable market value of each parcel without and with the special benefit characteristics resulting from the LID project is estimated (typically as of the date of the final assessment roll hearing) in order to arrive at an opinion of special benefit to each parcel. Two appraisals are made of each parcel or economic entity. One appraisal results in an opinion of market value of existing property rights without the influence, if any, of the LID-funded project. The second appraisal results in an opinion of market value of property rights adhering to the property with the project constructed or to be completed within a specific time period. Property characteristics, highest and best use and market value opinions in the without and with appraisals are considered as of the same date of valuation.

Again, special benefits are totaled and divided into the total LID assessment to obtain the overall assessment/benefit ratio. The special benefit attributable to each parcel is multiplied by this constant ratio to arrive at recommended assessments. A significant variance in the assessment per square foot or per front foot is sometimes noted on adjacent properties. This can result from the influence of factors including but not limited to existing building improvements, differences in zoning or projected intensity of use, corner influence, terrain, wetlands, ratio of frontage to area, or changes in access characteristics.

Because differences in special benefit to individual properties are measured by the special benefit analysis, the method results in a fair and equitable allocation of assessment to all parcels that is in proportion to the individual special benefit. Assessments made on a formula basis (such as zone and termini, per square foot or per front foot) may result in amounts that are not fair and equitable between parcels within the overall LID. Formula or mathematically-based assessments may be less than or exceed the proportionate assessments indicated by the special benefit adhering to parcels as a result of the project.

Completion of the second assignment results in a special benefit study report that includes narrative and summary tabulation sections. The narrative section explains the assumptions made and techniques used for the study as well as providing documentation for the conclusions shown in the final assessment roll tabulation. The tabulation section consists of a summary of recommended assessments to each benefitted parcel.

As in the formation special benefit study, recommended assessments meet the following two important criteria:

1. Each recommended assessment is equal to or less than the special benefit adhering to that particular parcel.

2. Each recommended assessment is reasonably proportionate to the special benefit adhering to that parcel and to all other parcels due to the LID-funded project.

The special benefit analyst is again prepared, if requested, to make a presentation at the final assessment roll hearing explaining techniques used, assumptions made, basis of special benefit and resulting recommended assessment to each parcel. The analyst responds to LID protests or contradictory testimony in order to provide unbiased information to property owners and the hearing authority. Testimony of the analyst/appraiser, along with the special benefit study report as an exhibit, is made part of the record during the final assessment roll hearing.

Summary of LID Special Benefit Analysis

Major Phases

1. Recommend an LID boundary that encompasses all property specially benefitted by the proposed LID project, if requested by the client.

2. Document economic feasibility of the project, with separate analysis of alternative project improvements, if appropriate.

3. Recommend assessments that are proportionate to the special benefit adhering to each assessable parcel.

Formation Criteria

1. Encompass only the legally assessable area, or include provisions for voluntary participation by the owners of exempt property.

2. Encompass only the area specially benefitted by the LID project.

3. The total special benefit must approximately equal or exceed the total assessment to be levied.

Need for a Special Benefit Study

A special benefit analysis is recommended when:

1. Uncertainty exists regarding financial feasibility of the proposed project or portions thereof.

2. Uncertainty exists pertaining to the limit of special benefit influence and, therefore, location of the LID boundary.

3. The proposed project includes property with irregularly shaped ownership lines or significant variation in other physical characteristics such as topography, soils, drainage, wetlands and amenities such as view or water frontage.

4. The LID boundary encompasses property with varying intensities of use or zoning designations, variations in use and value created by specific locations, changing land use regulations or highest and best use.

A special benefit analysis is not recommended when:

1. It is acknowledged that the special benefit attributable to the project exceeds the total amount of LID assessment.

2. Ownership lines are reasonably regular or in proportion to each other.

3. There is insignificant variation in intensity of use because of land use regulations, topography, soils, drainage, wetlands or changes in highest and best use due to the LID project.

4. It is not probable that the LID formation, boundary location, property assessments or proportionality of individual assessments will be contested.

Utilize a Special Benefit Analyst to Resolve Issues

1. Make a preliminary investigation at the inception of a proposed LID project and provide an opinion as to economic feasibility of the overall project and/or various components thereof.

2. Recommend an LID boundary which encompasses all specially benefitted property and provides support to withstand appeals to Superior Court.

3. Consider general benefits as well as special benefits; if appropriate, consult with bond counsel and recommend the documentation of underlying assumptions included in the foundation of estimates of special benefit resulting from the LID-funded project. Consideration may also be given to those construction costs related to meeting design standards which may be general benefits, as distinct from construction costs emanating from requirements of the LID project.

4. Prepare a formation special benefit study report and, if requested, make a presentation at the formation hearing to document decisions on both overall project feasibility and boundaries selected as well as providing information to owners of property within the proposed LID.

5. Prepare a special benefit study report for the final assessment roll hearing. If requested, an appearance at the final assessment roll hearing serves to explain and present documentation for the basis and amounts of assessments and establish, for the record, that the assessments are fair, less than the special benefits and in proportion to all other assessments to be levied on property within the LID boundary.

6. Respond to conflicting testimony and cross examination by property owners or their attorneys with unbiased data that contributes to a complete final assessment roll hearing record.

Mathematical Methods

To calculate individual assessments for improvements in an LID where there is a grid work of north-south and east-west streets, the mathematical cost distribution formula called *zone-termini* is often effective. This method of cost distribution is described in RCW 35.44.030 and .040.

Other mathematical formulas include the area (square foot or acre) method and front foot method. Simple utility and street projects in platted residential neighborhoods are usually good candidates for equal assessments per lot. The area method of cost distribution is often preferable for major sewer and water projects and is often applicable to LIDs in commercial areas. Front foot distribution of costs is often preferable for street lighting projects. It is possible to have a need for several different types of assessment units within one district. Assessments for trunk sewers and pump stations as well as assessments for lateral sewers against individual lots are examples.

Mathematical cost distribution formulas such as area, front foot and zone-termini are usually easy to explain to affected property owners and they are always less expensive to calculate than the special benefit analysis method. Sometimes mathematical formulas will not fairly distribute special benefit. When a mathematical formula is not used, a qualified, experienced appraiser should be employed to conduct a special benefit analysis. On projects where there is a mixture of land uses, zoning, or when major topographic changes occur in the district, it is recommended that the special benefit analysis method be used.

Note: It is easy to embrace the thought that if an improvement will cost $400 per foot to construct along the frontage of a certain property, then that property will be assessed $400 per foot. This is a deception! Remember that assessments must be based on the increased value of the property resulting from the improvement, not on the cost of the improvement.

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Chapter 6
Public Hearings

Introduction

Cities should do their absolute best to work with property owners to resolve their concerns. Even where a city works closely with property owners, a lawsuit may be filed, despite the city's best efforts. Statutory limitations and fairness to other property owners prevent a city from granting all of a property owner's demands. Formation hearings and final assessment roll hearings should be conducted with possible litigation in mind. Formal rules of quasi-judicial procedure should be formulated and distributed well in advance of the hearings to the council and LID participants. In the final assessment roll hearing, the city council acts as a board of equalization to consider evidence presented by both staff and property owner as to the correctness of the assessment for each parcel. The final assessment roll hearing must be fair, open, impartial and structured.

Both hearings may be held before the full city council, a committee thereof or a hearings officer (examiner) (RCW 35.43.140). The following discussion under "Making Your Record" applies to all three instances.

Making Your Record – Orchestration for Litigation

Introduction

Despite the best efforts of all involved – administrators, engineers, attorneys, and city officials – sooner or later a city will face the wrath of a property owner disgruntled with some aspect of an LID. A lawsuit will be filed. Therefore, every formation hearing and final assessment roll hearing should be conducted with an eye toward litigation. The city should take those reasonable steps within its power to enhance its chances of winning a property owner's LID lawsuit. The discussion which follows outlines a number of steps which can be taken in anticipation of litigation.

During the life of every LID, there are two hearings. The first hearing occurs when the city is contemplating ordering public improvements that are to be financed by LID assessments. (RCW 35.43.140; 35.43.150) A second hearing usually occurs after the improvements have been ordered and actually constructed. This is the hearing to confirm the final assessment roll and the assessment levied against the individual owner's property. (RCW 35.44.070-35.44.120) Lawsuits by property owners are normally filed after the hearing to confirm the final assessment roll. Because lawsuits challenging the formation of a local improvement district are rare, these materials will concentrate on steps to be taken to confirm successfully the final assessment roll.

The Formation Hearing

There are a number of attributes of the formation hearing which should be kept in mind by city officials. The participants in a hearing to form an LID should remember that the majority of the decisions to be made at such a hearing are ones with which our courts are reluctant to interfere. Under our LID laws, in the absence of fraud or bad faith, a judge is required to defer to the city council with respect to items which fall within its legislative judgment, such as the necessity of the improvements, the character of the improvements and design, the location of the improvements, the boundaries of the LID, the cost of the improvements, and the city's contribution to the cost of the improvements. Each of these matters involves discretionary, legislative acts of the city council with which a court may not interfere.

Any arguments concerning special assessments, whether as to their validity or amount, can only be raised at the subsequent hearing on the assessment roll. This includes any arguments as to whether benefits conferred by the contemplated improvement will be special or general. *Citizens for Underground Equality v. Seattle*, 6 Wn. App. 388, 492 P.2d 1071 (1972). It is for these reasons that lawsuits challenging the formation of an LID are less common and less successful than lawsuits challenging final assessments. So long as the city and its employees take steps to comply with the statutory requirements necessary to form an LID, the chances of a successful challenge to the formation of an LID are remote.

The courts have invalidated the formation of an LID where a municipality attempted to dilute the power of property owners to prevent or protest out the formation of an LID. Thus, where certain property owners within an LID are otherwise legally obligated to construct some or all of the proposed LID improvements, their "vote" should not be considered when determining whether the 60 percent protest level (which would divest the municipality of its power to proceed with the LID improvements) has been reached. *Kasper v. Edmonds*, 69 Wn.2d 799, 420 P.2d 346 (1966); *Esping v. Pesicka*, 19 Wn. App. 646, 577 P.2d 152 (1978). The courts are loathe to let the limited voice of property owners in LID proceedings be impinged upon:

> The formation of ULID's is under the control of the landowners only at the initiation stage. Landowners can force the commission into adopting a resolution to form a ULID by using the petition method, or they can prevent the commissioners from forming a ULID by using the protest procedure. Once a resolution of intent has been validly passed and no protest has been successful, however, landowner control over whether a ULID is formed is effectively at an end. If the commissioners are permitted to exclude land from the calculations necessary to determine if the requisite number of landowners have signed a petition for formation of a ULID, they can seriously lessen the ability of landowners to control whether or not a ULID, for which they may be assessed, will be formed. [*Schmitt v. Cape George Sewer District No. 1*, 61 Wn. App. 1, 6, 809 P.2d 217 (1991)].

If the city staff carefully follows the statutory prerequisites to formation, the primary concern of the city council should be the adoption of a plan and policy for the conduct of the formation hearing. City officials and employees must recognize that an LID hearing is a special proceeding, the format of which may be completely dictated and controlled by the city. This aspect of LID hearings is discussed in greater detail under "Final Assessment Roll Hearing" on the following page.

The formation hearing differs in one fundamental way from the final assessment roll hearing. Because the first hearing is for the purpose of deciding the basic question of whether to form the LID, the city should permit all parties to present fully their views on the LID formation. The city

council should, therefore, have all available information. After the LID is formed, any expenditures already incurred will either be assessed against the LID properties, if the LID is carried forward and the LID project is constructed, or paid for by city funds, if the LID is halted, for whatever reason. Therefore, once an LID is formed, the LID assessments should either be levied before the project is initiated or be levied after the project is completed.

Local improvement districts are almost always controversial. Some property owners within the LID will object to its formation and will object to the LID assessment. If an LID is formed by the resolution method, property owners may divest the city of its power to proceed. (RCW 35.43.180) hey can do this by gathering protests signed by the owners of property within the LID who are subject to 60 percent or more of the total costs of the LID improvements. The city council should be prepared, however, to deal with an LID in which 59 percent or 50 percent or even 40 percent of the property owners in the LID have protested. It is helpful to have a study session before going into the formation process to adopt a policy to deal with protests which do not reach the statutory minimum.

The adoption of a policy with regard to the acceptance of protests is only one of a number of policies which should be adopted by the city when it is dealing with LIDs. As discussed more fully below, policies should be adopted for city staff interaction with property owners, language in the notice that exceeds minimum statutory requirements, handling of public records requests, adoption of a hearing agenda, etc. These considerations are dealt with in the following section.

The Final Assessment Roll Hearing

1. The Property Owner's Day in Court – Preliminary Considerations

   A. The Record – Looking Toward Appeal

      In order to know what steps must be taken in conjunction with the final assessment roll hearing, it is essential to have a basic understanding of the manner in which our courts evaluate an assessment roll appeal. Some of these basic considerations are listed below.

      When a Superior Court judge is assigned the task of evaluating an assessment appeal, he or she engages in a different task than when a regular civil or criminal trial is conducted. Usually, when a judge is in trial, he or she is called upon to listen to witnesses, evaluate the contents of documents, and engage in a general fact finding search. At the conclusion of the trial the judge may be required to enter findings of fact and make conclusions of law based upon those facts. In such trials the judge is the primary decision maker with respect to any disputed facts. However, the judge's role in an assessment appeal is entirely different.

      The appeal from the confirmation of an assessment for local improvements is a special right created by statute. Since assessment appeals are special in nature, they are governed by a number of specific rules of law and presumptions.

      From the perspective of those participating in the final assessment roll hearing the most important rules to keep in mind relate to the scope and standard of review that is used by a judge if an assessment appeal is filed. The most important case dealing with these matter is *Abbenhaus v. City of Yakima*, 89 Wn.2d 855, 576 P.2d 888 (1978).

In an assessment appeal, the judge must confine his or her review to the action taken by the city council, rather than viewing the assessments *de novo* or making an independent decision regarding the most desirable method of assessment. The judge should consider the information and evidence presented to the city council and determine whether the action of the council is supported. "Review, therefore, is limited to the record of the proceedings before the municipality." *Abbenhaus v. City of Yakima,* 89 Wn.2d at 859. The court in *Abbenhaus* summarized the scope of review on appeal as follows:

> Review under the statutory standards should not be an independent consideration of the merits of the issue but rather a consideration and evaluation of the decision making process. Upon appeal, only the record of the prior proceedings is considered. Further, this result requires complaining parties to place all relevant information and objections before the proper decision making body, the council, prior to the municipality's decision, instead of permitting later attack in the superior court based upon information which the municipality did not have the opportunity to consider. [*Abbenhaus v. City of Yakima*, 89 Wn.2d at 859-60.]

Since the scope of appeal (that is, the matters which the judge may consider) is limited, the standard of review used by the judge is also strictly limited. A judge may only reverse or modify the decision of the council if he or she determines, based upon the information contained in the record before the city council, that the council's decision was either "arbitrary or capricious" or made upon a "fundamentally wrong basis."

The term "arbitrary and capricious" has a well-established meaning in Washington State.

> It refers to willful and unreasoning action, taken without regard to or consideration of the facts and circumstances surrounding the action. Where there is room for two opinions, an action taken after due consideration is not arbitrary and capricious even though a reviewing court may believe it to be erroneous. [*Abbenhaus v. City of Yakima,* 89 Wn.2d at 858-59.]

Whether property assessed for special improvements is specially benefitted by those improvements is a question of fact. Thus, under the arbitrary and capricious standard, a conflict in the facts presented to the council relating to special benefits should result in the confirmation of the final assessment if the assessment is appealed.

The basis for this rule is explained in *In re Elliott Avenue and Milwaukee Street*, 54 Wash. 297, 298, 103 P. 20 (1909):

> The first assignment of error in this case is based upon the facts, and depends upon whether the assessments were too high or not. This is largely a matter of opinion. In this class of cases we said, in *In re Seattle*, 50 Wash. 402, 97 P. 444, "opinions will differ widely ¼ as to the benefits to accrue to the different properties within the districts; but this court cannot substitute its judgment for the judgment of those whom the law has charged with a duty of establishing the district and apportioning the cost, whenever such difference of opinion may arise." Opinions do differ in this case between the commissioners who made the assessment and the witnesses called by the appellants. As seen above, the evidence in this case is conflicting. It fails to convince us that the assessments upon the appellant's lots were excessive or unjust. The order appealed from must therefore be affirmed.

The term "fundamentally wrong basis" has a less well established meaning.

> [It] refers to some error in the method of assessment or in the procedures used by the municipality, the nature of which is so fundamental as to necessitate a nullification of the entire LID, as opposed to a modification of assessment as to particular property. [*Abbenhaus v. City of Yakima,* 89 Wn.2d at 859.]

If a fundamental error is found to exist, however, the judge is limited to nullification or modification only of those assessments which have actually been appealed.

Thus, under the scope and standard of review dictated by our LID laws, a judge must determine, solely on the basis of the record before the city council, whether the council acted in an arbitrary or capricious manner or proceeded on a fundamentally wrong basis.

The scope and standard of review places a burden at the assessment roll hearing upon both the city and property owners who wish to object to an assessment. Property owners are required:

> To place all relevant information and objections before the proper decision-making body, the council, and prior to the municipality's decision, instead of permitting later attack in the superior court based upon information which the municipality did not have the opportunity to consider. [*Abbenhaus v. City of Yakima,* 89 Wn.2d at 860.]

Under this rule, if a property owner attempts to establish on appeal that he or she was assessed on a "fundamentally wrong basis," he or she must be able to do so by reference to information or evidence which he or she presented to the council and which is part of the transcript on appeal. The property owner cannot bring in any new witnesses, documents, or any other evidence to try to substantiate his or her objections to an assessment. If a property owner has failed to support his or her objections to an assessment by placing relevant evidence before the city, the assessment should be confirmed by the judge on appeal.

Likewise, it is important that the participants from the city in the assessment roll hearing recognize that a judge will be reviewing the evidence that the city presents to the city council. In other words, all participants in the final assessment roll hearing on behalf of a city should be thinking in terms of what a judge should see when confronted with a property owner's assessment appeal. The city is also limited on appeal to the record which is made before the city council and it, too, cannot count upon calling additional witnesses or presenting additional information or evidence.

B. The Assessment Roll Hearing is a "Trial" and the City Council Members are the "Judges"

Since on an assessment appeal the Superior Court judge is restricted to consideration of the documents and evidence contained in the record of the proceedings before the city council, the final assessment roll hearing must be approached as a "trial" by all participants. The final assessment roll hearing has been referred to by one court as "the property owner's day in court, so to speak, and the penalty, upon his failure to so appear, is that he waives objections or the right to an independent suit in equity." *In re Grandview*, 118 Wash. 464, 467, 203 P. 988 (1922).

If the final assessment roll hearing is conceived of as the property owner's day in court, then it is appropriate to think of the members of the city council as the judges or triers of fact. The council sits as a board of equalization to consider the evidence and information presented and to determine whether to confirm the assessment roll as proposed by the city staff. The city's participants should think of the hearing as being fundamentally different from the council's usual meetings. Ordinarily, the council members are acting solely as public servants, responding to the wishes of their constituents. When work is done under a LID, however, the city acts as an agency of the state. The council acts as the agent of the law, both in the letting of the contract for the improvements and in the levying of the assessments. *Malette v. City of Spokane*, 77 Wash. 205, 137 P. 496 (1913). In confirming the final assessment roll, the council members act as judges whose purpose it is to weigh the information and evidence presented before confirming, modifying, or refusing to confirm the final assessment roll.

C. The Five Presumptions – What Could Possibly Go Wrong?

Many city employees and council members approach the final assessment roll hearing with trepidation. Employees are concerned not only with how their council members may react to actions taken on the LID, but also whether a property owner will be represented by an attorney who will subject them to undue scrutiny. Council members are often concerned with property owners who are angry with their assessments and are threatening legal or political action. It is important that all city employees and officers understand that the law provides them with a number of aids to protect the validity of the final assessment roll. The limited standard and scope of review discussed above are two of those aids. By prohibiting a judge from making an independent factual inquiry, the statutes are designed to preclude second guessing. Another valuable aid at the Superior Court level is a series of presumptions favoring the validity of the city's actions. These presumptions play a major role in determining whether a city has acted in an arbitrary or capricious manner or proceeded on a fundamentally wrong basis. These presumptions further the clear public policy favorable to the construction and financing of local improvements. There are five specific presumptions applicable in Washington on an appeal from a special assessment.

First, since the construction and financing of local improvements is favored under the law, there is a strong judicial presumption that the city has acted legally and properly. This places the burden of proof upon the property owner challenging an assessment to establish that it was not correct. Second, if an issue is raised whether an improvement benefits property within the LID, it must be presumed that the improvement specially benefitted the affected property. Third, when a judge addresses the issue whether an assessment exceeds the amount of special benefits conferred by an improvement, the court is aided by the presumption that an assessment is no greater than the benefit. Fourth, if an issue is raised whether the property of those challenging assessments has been assessed proportionately in relation to other parcels throughout the LID, a judge must presume that an assessment is equal or ratable to an assessment upon other property similarly situated. Fifth, there is a catch-all general presumption when an assessment is challenged that it is fair. *See Abbenhaus v. City of Yakima,* 89 Wn.2d at 861.

It is helpful to analogize the presumptions which favor a municipality in an LID to the presumption of innocence to which everyone charged of a crime is entitled. Here, a city's actions with regard to an LID are presumed correct until proven otherwise.

D. The Two Absolutes: Assessments Cannot Exceed Benefits and Assessments Must be Proportionate

As shown above, all aspects of the proceedings associated with the confirmation of the final assessment roll are biased in favor of the city. In addition, our LID statutes provide that if errors in procedure are made during the course of the proceedings to confirm the final assessment roll, the city may levy a reassessment to correct those errors. In theory, with the two exceptions discussed below, any error made by the city during the assessment process, be it one of neglecting to provide notice of the final assessment roll hearing, or letting contracts improperly, or in executing the work improperly, or in neglecting to comply with any other law, may be "fixed" by conducting a reassessment hearing. The only two absolutes with which the city must concern itself are:

(1) Has the property which is being assessed received benefits commensurate with or in excess of the amount of the assessments?
(2) Has the property in the LID been assessed proportionately in relation to other parcels throughout the LID?

The paramount concern of a city in proceeding with an LID and in adopting an assessment method should be the issue of special benefits. It is fundamental to assessment proceedings that:

> Property not benefitted by local improvements may not be assessed, and special assessments for special benefits cannot substantially exceed the amount of the special benefit. [*In re Schmitz*, 44 Wn.2d 429, 433, 268 P.2d 436 (1954).]

The requirement that property be specially benefitted by the improvements constructed in at least the amount of the assessment is an absolute.

> If there is no benefit, there can be no assessment. To hold otherwise would be to deprive the owner of property without due process of law in contravention of the Fourteenth Amendment to the Federal Constitution. [*Heavens v. King County Rural Library District*, 66 Wn.2d 558, 564, 404] P.2d 453 (1965).

What are "special benefits"? Special benefits refer to special, as opposed to general, benefits conferred upon property by the improvements which are constructed. In other words, special benefits are those derived from the improvements which are substantially more intense to the property which is assessed than to the rest of the municipality. *See Heavens v. King County Rural Library District,* 66 Wn.2d at 563.

Special benefits are measured in the following manner:

> The amount of the special benefits attaching to the property, by reason of the local improvement, is the difference between the fair market value of the property immediately *after* the special benefits have attached and the fair market value of the property *before* the benefits have attached. [*In re Schmitz,* 44 Wn.2d at 434.]

The distinction between public improvements which are local in character, as opposed to general, is explained in another case:

> Laws recognize a distinction between public improvements which benefit the entire community, and those local in their nature which benefit particular real property or limited areas. The property benefitted is usually required to pay the expense of the latter. A local improvement is a public improvement, which, although it may incidentally benefit the public at large, is made primarily for the accommodation and convenience of the inhabitants of a particular locality, and which is of such a nature as to confer a special benefit upon the real property adjoining or near the improvement. On the other hand, if its primary purpose and effect are to benefit the public, it is not a local improvement, although it may incidentally benefit property in a particular locality.
>
> Whether an improvement is local, is a question of fact, rather than one of law, to be determined from its nature and object. [*City of Seattle v. Rogers Clothing for Men, Inc.*, 114 Wn.2d at 226, *quoting* 14 E. McQuillin, *Municipal Corporations* § 38.11 (3d ed. 1987)]

The importance of measuring special benefits is far reaching and will be discussed more fully below.

Issues relating to proportionality are raised far less frequently than special benefit questions. Although it is sometimes difficult to apply, the rule of law may be simply stated: each parcel in an improvement district may only be assessed "its proportionate share in relation to other parcels throughout the improvement district." *Sterling Realty Company v. City of Bellevue*, 68 Wn.2d 760, 765, 415 P.2d 627 (1966). In other words, like properties should receive like assessments.

If staff and council keep the two absolutes of special benefit and proportionality in mind when confirming a final assessment roll, the chance of a court overturning an assessment is substantially reduced.

2. Pre-Presentation Considerations and Mechanics

   A. Attitude – Cooperative and Adversarial

The employees of a city who are involved in the presentation of an assessment roll are placed in an awkward position. On the one hand they are called upon to serve as public servants whose role it is to provide assistance and guidance to members of their community in their dealings with the city. On the other hand, these same employees are charged with the task of being proponents of a project and, therefore, the adversaries of those property owners who oppose the LID or the assessments which are to be levied. There is no way to resolve this conflict. It is helpful, however, for staff and council to recognize the dual nature of the role of the City employees. Judges do not look kindly upon employees of a city who have not been forthright with citizens seeking information or assistance. Likewise, council members are not pleased when an assessment is lost and the money must be made up from a different source rather than being charged to the property which has benefitted from the improvement.

The only way to deal with this conflict is to recognize the dual role and to reach some accommodation. Each city will have to set its own policies with regard to dealing with property owners within an LID. Some cities only provide information which is directly requested and will volunteer nothing. Other cities advise the affected property owners

of every aspect of an LID, including legal rights and the impact of the LID statutes. Each city should consult with its attorney and adopt a policy with regard to the disclosures which the city wishes to make with respect to its LID proceedings.

B. Notice – Beyond the Statutes

The statutes for LIDs require notice of the hearing to confirm the final assessment roll be sent to property owners in advance of the final assessment roll hearing. At a minimum, the notice must conform to the requirements of the statutes. However, the city may give a more detailed notice. For example, a recurring issue on Superior Court assessment appeals by property owners who did not present evidence at the final assessment roll hearing is that the city failed to advise them of the absolute necessity to make a record. Because this issue has arisen on a number of occasions, many cities now advise the property owners in the notice of the hearing to confirm the final assessment roll that the owners must present their protests, together with whatever information or evidence which they wish the council to consider. This type of more detailed notice helps blunt the property owner's attack in court, yet, at the same time, does not give the property owner all of the information needed to successfully challenge an assessment. Other cities choose to provide complete notice of the procedure to be used by a property owner not only at the assessment roll hearing itself, but also the manner of contesting the assessment in the Superior Court. Again, this is simply a policy decision to be decided upon by each city council.

C. Public Records Requests

Cities are frequently presented with requests to provide copies of public documents relating to LIDs or RIDs. There is nothing in the LID statutes which provides special protection for public documents relating to the LID. When a request for such public records is made, the response should be the same as in any other situation. If anything, because of the tight time constraints for the final assessment roll hearing, the employees of a city should make an extra effort to comply with the public records request so that the property owner cannot claim in court that he or she was prejudiced by the slow response of the city in providing documents which had been legitimately requested. Again, this is a matter which should be governed by city council policy.

D. Arranging for Transcription

Since a judge is restricted to the record of the proceedings before the city in his or her consideration of an assessment appeal, the city must be prepared to compile an accurate record of the proceedings before the council. While the law is not completely settled on the subject, it is advisable that the city be prepared to provide a verbatim transcript of the final assessment roll hearing itself. This can be done by having the hearing tape recorded and transcribed by city employees. This process can be laborious and time consuming and rarely produces a fully satisfactory transcript. It is much better to arrange to have a court reporter appear at the final assessment roll hearing and take down what is said verbatim. Court reporters are trained to take down every word that is said and to attribute it to the proper speaker. The cost of having a court reporter appear is usually nominal compared to the total cost of the LID. If no property owner files an appeal the hearing will not need to be transcribed. If an appeal is filed a court reporter can usually provide a transcript within a matter of days and the city can charge the property owners for the transcript on a per page basis along with the other documents constituting the record before the council. Moreover, the transcript provided by a court reporter is usually more

accurate and can be created rapidly enough to permit the city to comply promptly with its statutory obligations to provide a complete record. Lastly, the cost of a court reporter is properly included in the total costs of the improvement district to be assessed against the properties within the district.

E. Appearance of Fairness

The "appearance of fairness doctrine" is frequently raised at assessment roll hearings. For this reason, the persons conducting the final assessment roll hearing should be attuned to providing a procedure which is not only fair in form, but also *appears* fair. Likewise, it is advisable to ask any council member with a real or apparent conflict to excuse him or herself from participation in the final assessment roll hearing. If there is any doubt, it is better to err on the side of withdrawal from the proceedings. Since the assessment roll proceedings are weighted against the property owner, it is prudent to avoid any situation which might give a judge an excuse to invalidate an assessment.

At the final assessment hearing, the chairperson should ask if any property owners have any objection for whatever reason to the participation of any person in the final assessment roll hearing. If such an objection is raised it can be dealt with at the time. If no objection is raised but a property owner knows of a basis for objecting to the participation of someone in the final assessment roll hearing, any such objection will be deemed to have been waived.

3. Making Your Presentation

A. The Hearing Agenda: Fair, Open, Impartial and Structured

As noted above, the final assessment roll hearing is really a "trial" on the issues of special benefits and proportionality. The council members act as "judges" relating to the nature of the project, its costs, and the manner in which the assessments were computed. Even though the final assessment roll hearing has certain attributes of a trial, it does not have the formality of a trial in Superior Court. It has been held that the LID statutes contemplate that the proceedings before the council will be informal and that a property owner's objection or protest will not be measured by technical rules of pleading. See *Real Estate Investment Company v. City of Spokane*, 59 Wash. 416, 419, 109 P. 1057 (1910).

The procedures surrounding an LID contemplate substantial public, as opposed to representative, participation. Since one of the primary aims of the city is to conduct proceedings which will not be subject to challenge in court, it is important that the final assessment roll hearing be fair, open, and impartial. This does not mean, however, that the final assessment roll hearing cannot be structured. In fact, it is advisable to adopt an agenda and script for the final assessment roll hearing which will insure that the city's viewpoint will be fully aired. The city should determine in advance who will speak on behalf of the staff with regard to the nature and scope of the improvements and the work performed, the method of computing assessments and spreading the costs of the project, the special assessment process, the form of permanent financing to be used, and any other information which the city decides a judge may want to consider. It is also advisable for the council to adopt procedures for the presentation of the property owner's protest and evidence. The order of presenting protests, the manner of receiving documents or other evidence, and the time given persons to speak should be decided upon in advance. The adoption of a formal procedure by the city council will make for a more orderly proceeding and one which will be more readily understood by a judge.

B. Rules of Evidence

No formal rules of evidence apply to a hearing to confirm the final assessment roll. In keeping with the notion that the city should do all that it can to avoid giving a judge an excuse to overturn an assessment, the council should err on the side of accepting any relevant information or evidence offered by a property owner.

C. Premarked Exhibits

The proponents of the final assessment roll on behalf of the city, in keeping with their role as the assessment roll "lawyers", should decide in advance of the hearing what documents, maps, photographs, diagrams, or other aids should be made a part of the record. A judge will not be as familiar with the history and scope of an LID as the city's employees or officers. Therefore, anything which would assist a judge in understanding the project and the reason that it was built should be made a part of the record. The city employees in charge of making a presentation should coordinate with the city clerk so that a procedure for marking exhibits will be in place for the hearing. The city's exhibits can then be premarked and made a part of the record more easily at the final assessment roll hearing itself. It is important that the nature of the exhibits be identified at the assessment roll hearing, so that there is no question as to the evidence which the city council has considered.

D. The City's Witnesses

Just as it is important to consider what exhibits might assist a judge, the city's employees should carefully consider what person should speak on behalf of the assessment roll. Again, this is a policy decision to be made by the staff itself in consultation with the council.

There are a number of possible witnesses. First, would be the LID administrator. This person could provide a description of the LID, giving its history, purpose, nature, scope and physical details of the improvements, the work which was performed, a summary of the project cost, and the method used to determine the final assessments. Second, an attorney, either the city's own attorney or special counsel, can be called upon to discuss the special benefit assessment process, the confirmation process, the purpose and conduct of the hearing to confirm the final assessment roll, financing, bonds, collection of assessments, and foreclosure. The underwriter marketing the bonds can be called upon to discuss the role of the underwriter, interim and permanent financing, the current tax exempt interest market, and the sale of bonds. Lastly, the city may wish to provide an opportunity to proponents of the LID. Far too often the final assessment roll hearing is dedicated solely to negative comments from property owners who are dissatisfied with the improvements or their assessments. If the LID administrators aware of persons who are pleased with the project, it is helpful to have these persons speak at the final assessment roll hearing. The existence of positive testimony makes the council members' job easier politically and also makes it easier for a judge on appeal to feel comfortable in confirming the final assessment roll.

4. The Property Owner's Presentation

A. Written Protest

Since the hearing before the city council is the main "trial" and the hearing before the

Superior Court is really an "appeal" from that trial, a property owner must participate in that trial before he or she can take an appeal. This principle was established long ago:

> No reason is suggested why respondent did not appear and make his objection before the town council. That body had jurisdiction over the subject matter and was clothed with power to arrive at a correct determination. It was the tribunal appointed by the law for the correction of any mistakes or irregularities. The parties interested cannot be permitted to disregard the opportunities so afforded for a hearing, and to select a forum of their own choosing. They must make their objection seasonably, before the tribunal which the law appoints for that purpose, and failing to do so, cannot thereafter be heard to complain. [*Town of Tumwater v. Picks*, 18 Wash. 153, 51 P. 353 (1897)]

The LID statutes provide that a property owner must put his or her protest in writing. The city council has the right to insist upon this. If, however, the council decides to hear the appeal in the absence of a written protest, the statutory requirement that the protest must be in writing will be deemed to have been waived by the council. In re Indian Trail Trunk Sewer System, 35 Wn. App. 212, 666 P.2d 378 (1983). It would be appropriate to have study session with the city attorney to discuss the importance of the written protest and the necessity for filing a written protest.

B. The Property Owner's Burden of Proof

The presumptions discussed above, which favor the city's action, place the burden directly upon the property owner to produce information or evidence to show that his or her final assessment is either excessive, disproportionate, or the product of proceedings conducted by the city of a fundamentally wrong basis. A challenge to an assessment that is based upon special benefits will usually require the testimony of an appraiser. Since the determination of the amount of special benefits requires before and after market analyses of property, this is not an area in which most property owners will have sufficient expertise. If a property owner wishes to prove in court that his or her assessment is excessive, he or she is required to demonstrate that he or she offered before and after market value testimony to the city at the hearing to confirm the final assessment roll. *Abbenhaus v. City of Yakima*, 89 Wn.2d at 861.

> Expert evidence is clearly required to establish whether or not property is especially benefitted by an improvement and the extent of the benefit. Expert testimony also may be required to establish a disproportionate assessment. [*Cammack v. City of Port Angeles*, 15 Wn. App. 188, 197, 548 P.2d 571 (1976)]

If a property owner fails to support his or her objection to an assessment by placing relevant evidence before the city council, the assessment should be confirmed by a judge on appeal.

Except with regard to the issue of special benefits, the evidence which a property owner will be required to place in the record before the council will vary with the type of objection raised. The role of the city employees is to evaluate the evidence which is produced at the final assessment roll hearing and determine what evidence raises a significant question. Such items should be noted and responded to by the city.

C. Right of Cross-Examination

In addition to having the right to produce his or her own testimony and documentary evidence, the property owner has a right to cross-examine any person who provides information or evidence in support of the final assessment roll. If a property owner asks, this right should be freely given.

5. Rebuttal

A. When Presumptions Vanish

As noted above, there are a number of presumptions which favor the actions of a city in levying assessments. These presumptions are not absolute or set in stone, however. Even though the city council members take the role of judge and sit as fact finders and have the right to weigh evidence provided by a property owner, they cannot rely exclusively upon presumptions in the face of property owner evidence. A presumption itself is not evidence and its power is lost when the opposing party produces credible evidence which contradicts the presumption. As one court has stated, "presumptions are the 'bats of the law, flitting in the twilight but disappearing in the sunshine of actual facts.'" In re Indian Trail Trunk Sewer System, 35 Wn. App. 840, 843, 670 P.2d 675 (1983). The sole purpose of the presumptions is to establish which party has the burden of going forward with the evidence on a particular issue. Because of the five basic presumptions, the burden of going forward with evidence rest initially on those persons attacking an assessment. Once evidence is produced, however, the ultimate burden of showing that land within an LID is benefitted remains with the city. Therefore, when a property owner produces evidence from which a reasonable person could conclude that an assessment is erroneous in any respect, the city must be prepared to rebut that evidence. Otherwise, the property owner will probably prevail in the event of an appeal.

B. The Appraiser

By far the most common issue raised at assessment roll hearings is whether the property in question is specially benefitted by the improvements. As noted above, whether property is specially benefitted by an improvement and the extent of the benefit are questions of fact to be proved by expert testimony. In re Indian Trunk Sewer System, 35 Wn. App. at 842. Property owners who have sought the advice of lawyers will appear at the assessment roll hearing with an appraiser prepared to testify that there is no difference between the fair market value of the property before the improvements were installed and after the improvements were installed. If the city receives this kind of testimony, it is imperative to retain the service of a qualified appraiser to appraise the property. If the city does not already have an appraiser working with it in conjunction with the LID, it should adjourn the assessment hearing and reconvene at a time when an appraisal study can be presented. This is an example of the city using to its own advantage its power to control the manner and time of the hearing. If a hearing is adjourned or continued, the city must remember to comply with the requirements of the Open Public Meetings Act.

C. The LID Administrator or Engineer

With the exception of the appraiser, the most common person to testify on behalf of the city in rebuttal to evidence produced by the property owner is the LID administrator. When specific challenges are raised with regard to the nature of the improvements, the

way the contracts were let, the final cost assessed, or the method of computing the assessments, the administrator or engineer should be called upon to provide documentary and oral evidence showing why the actions which were taken were reasonable and the underlying reasons for such actions.

6. Concluding the Hearing

A. Council Debate

As noted above, a judge will evaluate the evidence of record to determine whether the council was arbitrary and capricious or proceeded on a fundamentally wrong basis. Usually, the judge will be concerned with the arbitrary and capricious standard. He or she will be evaluating the record to determine whether there was willful and unreasoning action taken without regard or consideration of the facts and circumstances surrounding the challenged assessment. In this regard it is helpful to have the city council debate the evidence. If the judge sees that the matters which were presented are actually addressed by the council and discussed, he or she will be far less likely to interfere with the determination of the council members. This is another aspect of the final assessment roll hearing which should be governed by a policy established in advance of the hearing.

B. Findings and Conclusions

The LID statutes do not specifically require the city council to adopt findings of fact and conclusions of law with respect to the confirmation of the final assessment roll. However, our courts in the past have engaged in a steady process of analogizing zoning law to LID law. It is now established that findings of fact and conclusions of law are required with respect to zoning decisions. See *Parkridge v. City of Seattle*, 89 Wn.2d 454, 573 P.2d 359 (1978). This does not mean that the findings and conclusions must have the formality expected of a court pleading. It is helpful, however, on an assessment appeal to be able to refer to specific facts found by the city council and the conclusions drawn therefrom. This is a matter which should be discussed by the attorney used by the city to advise it during the final assessment process.

C. Appeal Transcript

Despite a city's best efforts to inform property owners and to build a record which is unassailable on appeal, it is inevitable that a property owner will, nevertheless, file an appeal. The LID statutes impose certain requirements upon the property owner to perfect that appeal in the Superior Court in a speedy and timely fashion. This is another area in which the city should bend over backwards to comply as soon as possible with any requests made by a property owner in conjunction with that appeal. Therefore, if the employees of the city suspect that an appeal is going to be taken, steps should be taken to order the verbatim transcript from the court reporter and to assemble all documents which have been made exhibits at the final assessment roll hearing. In this way, as soon as the property owner requests certification from the city clerk of the transcript on the proceedings before the council, that appeal transcript can be supplied. If the property owner does not substantially comply with the requirements to perfect his or her appeal, the city can bring a motion to have the appeal dismissed entirely. It is surprising how often this occurs.

Conclusion

It is essential that employees and officials of a city understand fully the basic premises underlying special assessments and the manner in which a judge evaluates assessment proceedings. With this understanding the city can take a number of steps to build its own record in support of its actions and to blunt property owner challenges which might otherwise be successful. The key to winning assessment appeals is the preparation done by the city before the case is handed to the lawyer who is assigned to represent the city in court. If the city's employees and officials have performed their jobs, the lawyer's job is a simple and much less expensive undertaking.

Use of Hearings Examiner

During the last 25 years, the use of hearings examiners for a variety of purposes, mostly relating to land use planning in the state of Washington has become commonplace. Most large cities and counties use the services of a land use hearings examiner (RCW 36.70.970 - counties, RCW 35.63.130 and 35A.63.170 - cities). Passage of the Growth Management Act (RCW Chapter 36.70A) and the Land Use Regulatory Reform Act (RCW Chapter 36.70C) have enhanced the position of a hearings examiner. Use of a hearings examiner results in land use decisions that are based on the facts of a case and the applicable law and not on political considerations. Less common is the use of hearing examiners for LIDs, but the option is available to busy elected officials.

As part of the administrative processing of LIDs, cities can use the services of a hearings examiner. RCW 35.43.140 specifically allows a hearings examiner to be appointed for the purpose of conducting an LID formation hearing and an LID assessment roll hearing. The hearings are quasi-judicial in nature and the hearings examiner is under a legal responsibility to ensure due process for all participating in the process.

The hearings examiner is responsible for providing city councils with information necessary to assist them in the formation of the LID or the establishment of the assessment roll. The function of the hearings examiner is to provide councils with facts and applicable law that is understandable and accurate.

In conducting LID hearings, the hearings examiner must control the tenor of the hearing. This requires that the hearing be fair and that the hearings examiner's behavior and interest be above reproach. It also requires that adequate notice, pursuant to local ordinances and State statutes, be given in order that all parties have an opportunity to be heard. The purpose of the hearing is to gather necessary factual information needed to apply the law. All decisions must be supported by a complete record and the basis of all decisions must be set forth in Findings of Fact and Conclusions of Law. Decisions must be made pursuant to legal requirements of statutes and local ordinances.

Use of a hearings examiner is beneficial to LID processes because it: (1) depoliticizes the process; (2) provides a neat, concise and accurate record of the specific issues of the LID formation and the assessment roll; and, (3) creates a complete, defensible record during court review. Hearings examiner fees are an eligible administrative cost of the LID.

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Chapter 7
RIDs

Introduction

Counties in Washington State can utilize LIDs for water, sewer and storm sewer system improvements under Chapter 36.94 RCW. Procedures under that statute are very similar to LID procedures in cities and towns under Chapters 35.43-50 RCW and the material in the first six chapters of this manual are generally applicable to water, sewer and storm sewer LIDs in Counties.

Assessment districts for road improvement projects in counties however, must follow the RID procedures under Chapter 36.88 RCW, warranting a separate chapter in this manual. While RIDs operate under a separate state statute, they differ only somewhat from the provisions and procedures for LIDs in cities and towns. Therefore the preceding six chapters, especially the details in Chapter 3, are very helpful resources for the RID process and should be used in conjunction with this RID chapter. This chapter attempts to highlight some of the items unique to RIDs.

Road improvement projects under the RID statute obviously include paving. However, the law goes on to include several other types of improvement. RCW 36.88.010 and RCW 36.88.015 give counties the power to:

> *"... create county road improvement districts for the acquisition of rights of way and improvement of county roads, existing private roads that will become county roads as a result of this improvement district process and, with the approval of the state department of transportation, state highways; for the construction or improvement of necessary drainage facilities, bulkheads, retaining walls, and other appurtenances therefor, bridges, culverts, sidewalks, curbs and gutters, escalators, or moving sidewalks; and for the draining or filling of drainage potholes or swamps."*
>
> and
>
> *"... create county road improvement districts for the construction, installation, improvement, operation, and maintenance of street and road lighting systems for any county roads, and subject to the approval of the state department of transportation, for state highways, and for safeguards to protect the public from hazards of open canals, flumes, or ditches, ...".*

Much of the material in this chapter is adapted from Spokane County documents and the county's RID process. A complete set of Spokane County documents in electronic form is available (see appendix for listing). Spokane County's RID work is mostly upgrading of gravel roads to pavement with associated improvements to drainage facilities. Virtually all RIDs have been for public roads, though they have in a few instances used the process to improve private roads before taking them into the public system.

The county has extensive experience with RIDs, with the first RID in October 1955. Since then, over 700 RID projects have been attempted, with nearly 550 successfully completed. The vast majority were in the urbanized areas of the county. However, emphasis has now shifted to the rural areas where nearly 1,200 miles of gravel roadways remain.

The creation method most commonly used by Spokane County in the recent past has been the resolution of intention – ballot method. It offers owners a much more inclusive, interactive, hands-on opportunity in the decision making process. The county also has an extensive history using the petition method. However the success rate has been higher using the ballot method. The resolution of intention – protest method has been used very seldom. It's not a good public relations tool when working with owners and neighborhoods. From the beginning of the process, it presents a confrontational climate.

Spokane County spends a significant portion of the RID process in pre-formation activities related to public education and participation. Included are personal contacts, neighborhood meetings, detailed meeting summaries mailed to all owners, and periodic updates also mailed to owners (see appendix for some examples). While outside the mandatory statutes, the extensive public participation element generally helps the legal process move smoothly and minimizes owner misunderstandings and confrontations. That participation process has contributed to greater owner election turnout as well as the overall success rate of Spokane County's RID program.

Formation Procedures

Two methods of RID formation are authorized by the statutes (RCW 36.88.020):

1. Resolution of Intention method.
2. Petition method.

In addition under the Resolution of Intention method, the county commissioners may opt to use either ballots or protest procedures, as explained below.

Summary of Road Improvement District (RID) Formation Methods

Method	Resolution of Intention		Petition (Section 36.88.050 RCW)
	Ballot (Section 36.88.030-.040 RCW)	Protest (Chapter 35.43 RCW)	
Initiated By	Commissioners	Commissioners	Property owners
Ballot Criteria	Board may form RID if majority of votes cast are in favor. (One vote for each $ of estimated assessment.)	N/A	N/A
Protest Criteria	N/A	Board may not form RID if protests representing more than 60 percent of total estimated improvement costs (assessments) are received.	N/A

Method	Resolution of Intention		Petition (Section 36.88.050 RCW)
	Ballot (Section 36.88.030-.040 RCW)	Protest (Chapter 35.43 RCW)	
Petition Sufficiency	N/A	N/A	Majority of owners, by both road frontage and area, must sign petition.
Resolution of Intention to Create District	Board of Commissioners adopts.	Board of Commissioners adopts.	Board of Commissioners adopts **after** determining petition sufficiency and that property in proposed district is 'sufficiently developed'...
Notification to Property Owners	Required; mailed at least 15 days prior to public hearing date; notice is to owner or reputed owner as shown on tax rolls of county treasurer.	Required; mailed at least 15 days prior to public hearing date; notice is to owner or reputed owner as shown on tax rolls of county treasurer.	Required; mailed at least 15 days prior to public hearing date; notice is to owner or reputed owner as shown on tax rolls of county treasurer.
Notice to Contain (Sections 36.88.030 and .050 RCW) (non-exclusive list)	☐ Refer to the Resolution of Intention ☐ Identify the proposed RID by number ☐ Nature of the proposed improvement ☐ Total estimated cost ☐ Proportion of total cost to be borne by assessments ☐ Estimated assessment for the individual parcel ☐ Date, time, place of hearing ☐ Statement that actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvement adds to the property (Section 36.88.035 RCW) ☐ Directions for voting and election rules	☐ Refer to the Resolution of Intention ☐ Identify the proposed RID by number ☐ Nature of the proposed improvement ☐ Total estimated cost ☐ Proportion of total cost to be borne by assessments ☐ Estimated assessment for the individual parcel ☐ Date, time, place of hearing ☐ Statement that actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvement adds to the property (Section 36.88.035 RCW)	☐ Refer to the Resolution of Intention ☐ Identify the proposed RID by number ☐ Nature of the proposed improvement ☐ Total estimated cost ☐ Proportion of total cost to be borne by assessments ☐ Estimated assessment for the individual parcel ☐ Date, time, place of hearing ☐ Statement that actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvement adds to the property (Section 36.88.035 RCW) ☐ Statement that property owners may withdraw or add their names on the petition at any time prior to 5 pm of the day **before** the hearing

Method	Resolution of Intention		Petition (Section 36.88.050 RCW)
	Ballot (Section 36.88.030-.040 RCW)	Protest (Chapter 35.43 RCW)	
Public Hearing	Required; no sooner than 15 days after first publication in official newspaper.	Required; no sooner than 15 days after first publication in official newspaper.	Required; no sooner than 15 days after first publication in official newspaper.
Resolution to Create District	Public hearing is continued to date not more than 15 days after ballot deadline. Decision to create or reject is based on balloting results.	Resolution to create district can be passed at or after hearing.	Resolution to create district can be passed at or after hearing, unless petition is deemed insufficient.
Time Constraints	Ballots must be returned to the clerk by 5:00 p.m. of the day one week after the public hearing date. Continued hearing **must** occur within 15 days of the ballot deadline.	After adoption of resolution to create district, property owners have a 30-day period during which they may protest district formation.	Property owners may add or delete names from the petition until 5 pm on the day before the hearing.
District is Formed	Resolution to create district can be passed at continued hearing.	District is created after protest period ends, if valid protest not filed.	District can be created after hearing.

Resolution of Intention – Ballot

Under this procedure (see RCW 36.88.030-.040), the board of county commissioners adopts a resolution which states its intention to proceed with formation of an RID. Within the resolution, the Board sets a date, time, and place for a public hearing to consider forming the RID. The Board directs that a notice of the hearing be sent to those who own property within the boundary of the proposed district along with an estimated project cost and the estimated assessments.

A copy of the Resolution of Intention, a ballot, a ballot return envelope, and election instructions are all included as part of the mailing. (Ballots need to be included in this mailing due to statutory time limits for voting to be completed within 7 days of the hearing) The entire notification packet is mailed to property owners at least fifteen days prior to the date of the public hearing. The resolution of intention is also published in at least two consecutive issues of a newspaper of general circulation in the county, the date of the first publication to be at least fifteen days prior to the hearing date.

The board of county commissioners conducts the public hearing and takes both oral and written testimony regarding district formation. The board then decides if the district is feasible. If the Board finds it to be feasible, they will so state in a resolution and direct the clerk of the board to proceed with the election. If the board cannot find the RID to be feasible, then they can adopt a resolution so stating and terminate all further proceedings in conjunction with the RID. If the proposed RID is found to be feasible, then the public hearing is continued for the purpose of obtaining election results. The continuance is to a date specific, which must be not more than 15 days after the election deadline.

Property owners have until one week after the hearing, at which the feasibility of the project was declared, to return their ballots to the clerk of the board. Ballots not received by 5:00 p.m. by the

clerk on the seventh day following the hearing are not opened or counted, although it is a good practice to keep the unopened ballots for the record.

The outcome of the election is determined by a simple majority of the votes cast. Each property owner has one vote for each full dollar of estimated assessment. For example, a person who receives an estimated assessment of $3,129.85 will have 3,129 votes. The ballots are opened and counted by the clerk of the board. Validity of a signature on a ballot is governed by RCW 36.88.370. The clerk certifies the election results to the board of county commissioners at their continued public hearing.

If a majority of the votes cast are in favor of district formation, then the Board may proceed with formation of the RID. They will pass a resolution creating the district and order the county engineer to proceed with construction. If the majority of votes are opposed to the RID, then the board will adopt a resolution terminating the proposed RID and all activities associated with it.

Resolution of Intention – Protest

This method of district formation is authorized by RCW 36.88.065. The law authorizes use of the formation procedures set forth in Chapter 35.43 RCW. The more specific procedures are contained in RCW 35.43.140 thru .180. This method is also employed by cities in the state of Washington. The protest process is nearly identical to the ballot method up to the decision point during the public hearing. Under the protest method, the board of county commissioners adopts a resolution which states its intention to form an RID. They set a date, time, and place for a public hearing. They direct that notice of the public hearing, a copy of the resolution of intention, and the estimated project cost along with the estimated assessment for the property be sent to all owners within the district.

The board holds the public hearing and takes all relevant testimony. It is at this point that the protest process deviates from the ballot method. If the board finds that the district is feasible, they will pass a resolution to form the district. After adoption of this resolution, the property owners are given a 30-day period during which they may write letters protesting district formation. Validity of a signature on a protest is governed by RCW 36.88.370. If protests representing 60 percent of the total estimated improvement cost (assessment) for the district are received the Commissioners may not proceed with the district. The district is divested by protest.

Notice of this opportunity to protest is usually sent with the notice of the public hearing. As a courtesy, the county engineer may also send a reminder to each property owner a couple of days after the public hearing. This reminder notifies them that if they choose to protest, the protest must be received no later than a day which is 30 days after the date of public hearing.

There is no specified format in the RID statute for the written protest and none need be sent. Presumable, individual penned letters would be the norm. However, petitions or form letters arising from an organized opposition may suffice also. If the district is not divested, the Board directs the county engineer to proceed with construction of the project.

Petition

RIDs may be initiated by a petition (RCW 36.88.020) signed by the owners according to the records of the office of the county auditor? To be a valid petition, it must represent a majority by two different tests:

1. of property aggregating a majority of lineal frontage upon the improvement and
2. of a majority of the area within the limits of the proposed RID.

The form of the petition, or who can prepare it, is not addressed in the statute. Typically, staff should prepare the petition to avoid or minimize confusion and legal contentions. The RID staff can prepare the petition and formally deliver it to the sponsor(s) for collection of signatures. In that way, the consistency and accuracy of the petition can be maintained. In addition, it can be prepared in such a fashion that the owner names and other relevant information according to the county auditor's records are included. The validity of signatures on the petition is governed by Section 36.88.370 RCW.

RCW 36.88.050 requires the board of county commissioners to review the petition for sufficiency in relation to RCW 36.88.020 and also to determine whether the property is sufficiently developed. The Board then adopts a resolution of intention, which is processed in a manner very similar to the Resolution of Intention method described previously. EXCEPT that the resolution must contain language that property owners may withdraw their names from the petition or add their names thereto at any time prior to five o'clock p.m. of the day before the hearing.

The hearing proceeds as discussed for the Resolution of Intention method with the goal of determining feasibility. Subsequent to the public hearing and based upon finding, the Board can move to create or terminate the RID.

Hearing Process and Steps to Follow When Creating or Terminating a Proposed RID

The public hearing process leading to the creation (or termination) of an RID is spelled out in RCW 36.88.060. Under that statute, the board of county commissioners must conduct a public hearing on the feasibility of forming the RID. The steps leading up to that hearing are discussed above. The following paragraphs focus on what must occur during and as a result of the hearing.

(As an alternative, RCW 36.88.062 allows the board to adopt an ordinance providing for a committee of the county legislative authority or an officer to conduct the hearings. The committee or hearing officer reports recommendations on the resolution to the full county legislative authority for final action. The legislative authority need not hold a hearing on the proposed assessment roll and shall either adopt or reject the recommendations.)

Generally, staff will present and describe the proposed RID to the Board at the feasibility hearing. If possible, it's also helpful to provide the Board with a written report well in advance of the hearing so that they can be as informed as the owners are likely to be. The Board will consider the proposal as well as all public testimony in determining feasibility.

The feasibility of the proposed RID is at the core of the public hearing that must be held prior to the Board making a decision on forming the RID. At that hearing, the Board must choose an assessment method and *"... ascertain whether the plan of improvement or construction is feasible."* There is really no precise definition of what 'feasible' is. However, the portion of the sentence following the above statement in RCW 36.88.060 probably comes closest to indicating what 'feasible' actually means. It states that the Board must also ascertain ... *whether the benefits to be derived therefrom by the property within the proposed district, together with the amount of any county road fund participation, exceed the costs and expense of the formation of the proposed district and the contemplated construction or improvement ...".* In conclusion, the

statute states that the Board shall make a written finding on the feasibility issue. The formation resolution (or for that matter, the terminating resolution if that is the outcome of the hearing) should make a specific written finding regarding whether or not the proposed RID is feasible. If the RID is found to not be feasible, then the issue of petition sufficiency would be moot or, in the case of the ballot method, the election would obviously not be allowed to occur.

Note that RCW 36.88.060 refers to 'benefits derived by the property within the proposed district' in the proposed RID. It doesn't mention individual parcel benefits. So, in practice at Spokane County, we believe that the Board is at this point in the RID process examining the benefits to property as a whole in the RID and not the benefit to individual parcels. The issue of individual parcel benefit is to be addressed at the final assessment roll hearing should a legal protest be raised.

If the RID is found to be feasible, then the Board moves on to create the district if using the petition method or the protest method. If utilizing the ballot method, the Board at this point would only execute the feasibility resolution containing a directive that the election is allowed to proceed, that the hearing is continued to a date and time specific to receive the election results, and that action on the formation of the RID would be taken at that continued hearing. If the results of the election favor formation of the RID, then the Board would proceed to adopt the creation resolution as outlined below in #1 thru #5.

The creation resolution (which under either the petition method or the protest method would generally be one and the same as the feasibility resolution) must create the district and order the improvement to be made. Obviously, if county is following Chapter 35.43 RCW for the protest method, then the RID is not officially created until after the 30-day protest period.

No matter which method of creation is followed, the Board's feasibility/creation resolution has to discuss and address several other issues pursuant to RCW 36.88.060. Those include:

1. establishment of the district as the "_____ *County road improvement district #* _____";
2. a description of "*... the nature and territorial extent of the improvement to be made and the boundaries of the improvement district ...*";
3. a description of the selected method of assessment;
4. a declaration of the "*... estimated cost*" for the created RID *"and the proportion thereof to be borne by assessments, ...*"; and
5. determine whether the petition is sufficient OR make a finding as to results of the balloting.

In considering RID formation, both during and after the public hearing, the board is limited to how much modification can be made to the proposed RID without starting the process anew. Some changes can be made to the boundary of the proposed district or to the proposed improvement plan. However, Section 36.88.060 RCW is very specific as to the three things that *can't* be done to a proposed RID without starting the public process over again.

1. The board cannot alter the proposed, advertised improvement so as to increase the estimated cost by an amount greater than ten percent above that stated in the notice.

2. They cannot increase the proportionate share of the cost to be borne by assessments from the proportion stated in the notice.

3. Finally, the board cannot change the boundaries of the district to include property not previously included therein.

If the board finds that they need to do any one of the above items, then they must first pass a new resolution of intention and give a new notice to all property owners in the manner and form and within the time provided for the original notice.

After RID Formation and on to the Bond Sale

Following are both statutory and intuitive steps that need to be followed after the RID has been formed and the improvement ordered by the board. Generally, this part of the RID process is identical to that for LIDs. Therefore, other chapters of this LID/RID Manual will be very helpful in completing the RID process, particularly the post-formation sections of Chapter 3 and all of Chapters 4 and 5.

The outline that follows contains the statutory reference for those steps that are mandatory.

- ☐ Prepare and consider State Environmental Policy Act (SEPA) review (RCW 43.12C) or formally determine absence of need for it. This step may be required prior to adopting the resolution of creation if adoption of formation resolution is a final decision to undertake construction.

- ☐ Authorize and undertake the final engineering and design work.

- ☐ Publish call for bids for construction once a week for two consecutive weeks before bid opening. (RCW 36.88.320 and 36.77.020)

- ☐ Board receives bids and obtains analysis of bids and recommendation from the county engineer.

- ☐ Board accepts best bid and awards contract. (RCW 36.77.040) or

- ☐ Board authorizes construction by county's own crews to proceed as 'day labor'. (RCW 36.77.065 and RCW 36.77.070)

- ☐ Upon completion of the project, obtain when necessary state clearances, accept work and determine total RID costs. (RCW 60.28.040, 51.12.050 and 36.88.300)

- ☐ County engineer prepares proposed final assessment roll based upon total actual costs and files it with the clerk of the board. (RCW 36.88.090)

- ☐ The board adopts a resolution setting time, date, and place of final assessment roll hearing before the board of county commissioners who will be sitting as a board of equalization. (RCW 36.88.090) or

- ☐ RCW 36.88.095 allows board to appoint a committee or officer to hear final assessment roll and forward recommendations to the board.

- ☐ Mail notice of date, time, and place of the final assessment roll hearing along with information on an owner's right to object the proposed assessment. The notice must be mailed to all property owners within the RID at least fifteen days before date fixed for hearing. The notice shall state that all objections **must** be in writing and **must** be filed with the clerk of the board at or prior to the hearing. This notice will also include the proposed individual parcel assessment along with the parcel number identifier and legal description. (RCW 36.88.090)

- ☐ Publish notice of hearing at least two times in a newspaper of general circulation in the county with the first publication at least fifteen days before the hearing date. (RCW 36.88.090)

- ☐ Siting as a board of equalization, the board conducts assessment roll hearing, considers written objections, and either overrules the protest or modifies assessment based upon the protest information. (RCW 36.88.090)

- ☐ If any assessments are to be raised, a new hearing must be set and notice given by publication and mailing in the same manner as for the original final assessment roll hearing. (RCW 36.88.090)

- ☐ The board adopts a resolution confirming and levying assessments as finally approved. (RCW 36.88.090)

- ☐ Expiration of appeal period ten days after the effective date of the confirming resolution. (RCW 36.88.100 and 35.44.190 through 35.44.210)

- ☐ The county treasurer publishes (once a week for two weeks in a weekly paper or two consecutive issues of daily paper) and mails (to all property owners) notice that roll is filed for collection. (RCW 36.88.270)

- ☐ Interest free prepayment period expires thirty days after first publication of the county treasurer's notice. (RCW 36.88.270)

- ☐ The board adopts bond related resolutions. (RCW 36.88.200 and 36.88.210) (see Chapter 4 for more detailed explanation)

- ☐ Sell bonds at public or private sale. (RCW 36.88.210) (see Chapter 4 for more detailed explanation)

- ☐ The county road fund is reimbursed from the bond sale for public funds that were used to finance the assessment portion of the RID costs.

Contributor: Pat Frankovic

Chapter 8
LID Programs and Lookalikes

LID/RID Programs/Cooperative Improvement Programs

Information about the City of Tacoma's LID program can be found at:
http://www.tacoma.org/Page.aspx?nid=526

Information about the King County RID program can be found at:
http://www.kingcounty.gov/transportation/kcdot/Roads/EngineeringServices/RoadImprovementDistricts.aspx.

Information about the Spokane County RID program can be found at:
http://www.spokanecounty.org/engineer/content.aspx?c=1473

The City of Portland has an active LID program as well:
http://www.portlandonline.com/transportation/index.cfm?c=35715

Vancouver, Canada has a neighborhood self program called Country Lanes:
http://vancouver.ca/engsvcs/streets/localimprovements/improvementTypes/lanes/country.htm

Latecomers Agreements

Important 2009 Legislative Change

EHB 1513 (Session Law C 230 L 09), Effective July 26, 2009

This legislation gives certain agencies, including cities and counties, the ability to participate in utility system latecomer agreements under Chapter 35.91 RCW. Before, cities and counties could participate only in street and transportation latecomer agreements under Chapter 35.72 RCW.

What Are They?

Latecomer agreements, also referred to as recovery contracts or reimbursement agreements, allow a property owner who has installed street or utility improvements to recover a portion of the costs of those improvements from other property owners who later develop property in the vicinity and use the improvements. Two different statutes, Chapter 35.72 RCW for streets, and Chapter 35.91 RCW for utilities, govern these. Both Chapter 35.72 RCW and Chapter 35.91 RCW allow a municipality to be considered as a property owner that can be reimbursed under a street latecomer agreement, thanks to EHB 1513 (2009).

What They Are Not

Latecomer agreement charges are not to be confused with local improvement district (LID) assessments. While the computation of charges to be recovered under a latecomer agreement can be very similar to that of an LID assessment, the procedures are very different, and, under an LID, the money goes to the municipality rather than to the property owner. In addition, LID assessments apply to all properties within the reimbursement area, whether or not the property is developed. Latecomer assessments, however, are triggered only if a property owner submits an application for a development that would have required similar improvements.

Latecomer agreement charges are also not to be confused with connection fees, also known as facilities charges or system development charges, for utilities under Chapter 35.92 RCW. Those fees or charges are a property owner's equitable share of the cost of the entire utility system and not just for improvements that serve his/her property.

MRSC Web Pages

Go to http://www.mrsc.org/Subjects/PubWorks/latecomers.aspx.

Sidewalk Statutes

Three chapters, 35.68 RCW, 35.69 RCW and 35.70 RCW, provide cities and towns with the authority to require property owners abutting a public street to construct sidewalk improvements or, if the property owners refuse, to construct the improvements itself and assess the costs to them. Each of the statutes has a slightly different approach to the issue and must be read carefully to make sure all procedures particular to that statute have been followed.

Sidewalk Statute Summary

Statute	Chapter 35.68	Chapter 35.69	Chapter 35.70
Applicability	All cities or towns	Code cities, first and second class cities, or charter cities of equal population	Code cities or second class cities and towns
Improvement Type	Construct, reconstruct and repair sidewalks, curbs and gutters	Sidewalk construction and reconstruction less than one block long	Any form of sidewalk construction
Remarks	City may require improvements to be made or accomplish them through contract	City requires improvements to be made and, if not, then accomplishes them through contract	City requires improvements to be made and, if not, then accomplishes them through contract
All three statutes refer to limitations in RCW 35.69.020: (a) an abutting property owner cannot be charged more than 50 percent of the valuation of the property, exclusive of improvements; (b) an abutting property owner cannot be charged if action by city caused deterioration or damage or if the deterioration or damage was caused by failure of the city to enforce its ordinances.			

The MRSC website has a listing of resources for Sidewalk Repair and Maintenance programs at:
http://www.mrsc.org/Subjects/PubWorks/sidew.aspx

Parking and Business Improvement Areas

What is a Parking and Business Improvement Area (PBIA)?

A parking and business improvement area (PBIA) is designed to aid general economic development and to facilitate merchant and business cooperation. A PBIA is a local self-help funding mechanism that allows businesses and property owners within a defined area to establish a special assessment district. Funds raised can be used to provide management, services, facilities, and programs to the district. The Washington State Office of Trade and Economic Development publication, *Organizing a Successful Downtown Revitalization Program Using the Main Street Approach* notes that PBIAs require a lot of effort and time to put together, and can be very politically sensitive. To date, very few PBIAs have withstood the test of time.

What Can a Parking and Business Improvement Area Do?

The activities in a parking and business improvement area are financed through a special assessment that is imposed on businesses, multifamily residential developments, and mixed-use developments located within the geographic boundaries of the area. The assessments can be used to finance:

- construction, acquisition, or maintenance of parking facilities in the area;
- decoration of public areas;
- promotion of public events in public places in the area;
- furnishing of music in any public place in the area;
- provision of maintenance and security of common public areas; or
- management, planning, and promotion of the area, including the promotion of retail trade activities in the area.

Parking and business improvement areas are not explicitly authorized to promote tourism.

MRSC Web Pages

Go to http://www.mrsc.org/subjects/econ/ed-bia.aspx.

City of Seattle

City of Seattle Hearing Examiner
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5

Office of the Mayor

Mayor Jenny A. Durkan

HOME TOPICS

Mayor Durkan Announces She Will Transmit Legislation to Advance Seattle's New "Waterfront for All"

by Kamaria Hightower on January 3, 2019

Seattle (January 3, 2019) – Joined by community members at the Seattle waterfront, Mayor Jenny A. Durkan announced today she will transmit legislation to complete funding of Seattle's new "Waterfront for All" that will include 20

acres of public spaces and an elevated pathway reconnecting Pike Place Market and downtown to the waterfront.

If passed by the City Council, the legislation will help ensure that full construction on the new waterfront will begin in 2019 with funding from the philanthropic community, City, and State.

Of the approximately $711 million need to construct the new waterfront, less than one third will come from City sources.

To fund construction of the waterfront, the philanthropic community has committed $110 million, while the City of Seattle will invest $248 million, including funding from the Park Improvement District. Under the legislation, commercial and residential property owners who stand to benefit most directly from the waterfront improvements will contribute $160 million as part of a Local Improvement District. It would also establish a partnership between Seattle Parks and Recreation and the nonprofit Friends of Waterfront Seattle to ensure that new waterfront park spaces are safe and well-maintained.

In addition, the State of Washington has committed $193 million for the new Alaskan Way to maintain a critical freight and Port connection along the waterfront.

Following the permanent closure and demolition of the Alaskan Way Viaduct, Seattle's Office of the Waterfront and Civic Projects will rebuild Alaskan Way and critical infrastructure in the SR99 corridor, as well as build park elements including a park promenade, park piers, an overlook connecting the waterfront to Pike Place Market, and pedestrian improvements on Union Street, in Pioneer Square and on Pike and Pine streets in the heart of the retail district. Seattle's new waterfront will support safe and efficient travel for pedestrians, bicyclists, vehicles and freight, while providing much-needed green space to support Seattle's continued growth.

"As we build a city of the future, we are reconnecting Seattle with our heartbeat – the Puget Sound – and creating a new Waterfront for All for the next generation. When the viaduct comes down and we reconnect our downtown to our waterfront, there will be a collective gasp of awe," said Mayor Durkan. "This legislation will help ensure the next generation of Seattleites have the chance to make new memories on our waterfront and have access to great new public spaces."

"Rarely does a city have the opportunity like the one before us, the creation of a beautiful waterfront park with public spaces that reconnect people to our urban shoreline, each other, and demonstrate our environmental values," said Maggie Walker, Board Chair, Friends of Waterfront Seattle. "The vision for the park has been developed through unprecedented collaboration among government, community partners, philanthropy, the business sector, numerous stakeholders, and the greater public. With the removal of the viaduct, we are now on our way to realizing the vision, and Friends is ready and thrilled to be at this moment."

The Waterfront for All design and construction process was informed by extensive community engagement with downtown residents and residents citywide. Since 2011, the City has engaged more than 17,000 people including briefings, tours, workgroups, and workshops, and received more than 7,000 public comments.

"The new waterfront will be an incredible asset, not only for downtown, but for our entire region," said Downtown Seattle Association President & CEO Jon Scholes. "Everyone stands to gain from this shared investment in a great public space."

Under the proposed Waterfront Local Improvement District, the typical downtown condo owner would pay approximately $8 per month, or $96 per year, over 20 years, which totals approximately $1,900 over the 20-year term. Typical commercial property owners would pay $25 per month, or $300 per year, over the same term. Deferrals are available for senior, disabled, and low-income individuals as well as those experiencing economic hardship.

To learn more about Seattle's new waterfront, please visit the City's Waterfront Seattle Program.

Filed Under: Press Releases

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Mayor Jenny A. Durkan

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Phone: 206-684-4000

City-Wide Information

Departments & Agencies List

City of Seattle Hearing Examiner
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20 ACRES FOR THE PUBLIC, BY THE PUBLIC

Friends is the nonprofit partner of the future Waterfront Park.

FUTURE WATERFRONT PARK OVERVIEW

WATERFRONT PARK BENEFITS STUDY

WATERFRONT SEATTLE: POWERED BY PARTNERSHIP

Waterfront Seattle is a once-in-a-generation opportunity when the community's values, vision and investments align to achieve lasting economic, social and environmental value—now, and for the benefit of future generations. Friends of Waterfront Seattle is the nonprofit partner to the City of Seattle, helping to execute, steward, and program this park, designed by James Corner Field Operations.

Our mission is to build awareness, fundraise, and lead strategies that support the long-term healt of the park, all with the goal to ensure that the waterfront is beautiful, vibrant, and welcoming to all.

VISIT US AT WATERFRONT SPACE

Open Wednesday – Sunday, noon to 5 p.m.

1400 Western Avenue, Seattle, WA 98101

Waterfront Space is the project showroom for the future Waterfront Park. Swing by and one of the Friends team will guide you through the project with interactive models and visuals.

SIGN UP

Sign up for waterfront event updates

City of Seattle Hearing Examiner
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waterfront SEATTLE

FINAL ENVIRONMENTAL IMPACT STATEMENT

Alaskan Way, Promenade, and Overlook Walk

October 2016

SDOT
Seattle Department of Transportation

Final Environmental Impact Statement

Alaskan Way, Promenade, and Overlook Walk

Prepared for

Seattle Department of Transportation
Seattle, Washington

October 2016

Americans with Disabilities Act (ADA) Information

Materials can be provided in alternative formats—large print, Braille, or on computer disk for people with disabilities by contacting 206-499-8040. Persons who are deaf or hard of hearing may make requests for alternative formats through the Washington Relay Service at 7-1-1.

Civil Rights Act of 1964, Title VI Statement to the Public

The City of Seattle Department of Transportation hereby gives public notice that it is the policy of the department to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statutes and regulations in all programs and activities. Title VI requires that no person in the United States of America shall, on the grounds of race, color, sex, nation origin, disability, or age, be excluded from the participation in, be denied benefits of, or be otherwise subjected to discrimination under any program or activity for which the department receives federal financial assistance. Persons wishing information may call the City of Seattle Office of Civil Rights at (206) 684-4500.

City of Seattle
Edward B. Murray, Mayor

Department of Transportation
Scott Kubly, Director

October 31, 2016

Dear Affected Tribes, Interested Agencies, and Members of the Public,

The City of Seattle proposes to construct a series of contiguous projects, known as the Alaskan Way, Promenade, and Overlook Walk (AWPOW), which are the most substantial of a series of infrastructure improvement projects planned along the Seattle Waterfront in response to the opportunities, transportation needs, and related public objectives created by the removal of the Alaskan Way Viaduct. AWPOW would create a new transportation corridor between S. King Street and Battery Street, construct new public open space along Elliott Bay, provide a major new pedestrian connection between the waterfront and Pike Place Market, and improve east-west connections between the waterfront and downtown Seattle.

On June 29, 2015, the Seattle Department of Transportation (SDOT), acting as lead agency under the Washington State Environmental Policy Act (SEPA), issued a Draft Environmental Impact Statement (Draft EIS) for AWPOW. The Draft EIS evaluated a No Action Alternative and an Action Alternative. In response to public comments on the Draft EIS and in order to coordinate more closely with current planning for the Seattle Aquarium, SDOT issued a Supplemental Draft EIS for AWPOW on April 18, 2016, which evaluated two additional alternatives, referred to as Main Corridor Alternative 2 and Overlook Walk Alternative 2.

SDOT is now issuing this Final EIS to document the final evaluation of AWPOW under SEPA to assist decision-makers and permit authorities in assessing the environmental effects associated with the Preferred Alternative, which was generally developed from blending the Action Alternative and the Overlook Walk 2 Alternative. The Final EIS discusses potential effects (adverse and beneficial) as well as mitigation measures for constructing and operating the Preferred Alternative.

This Final EIS has been prepared and is being circulated in compliance with SEPA. No action will be taken based on this document for at least seven days in accordance with SEPA and the City of Seattle Municipal Code. Thank you for your continued interest in this project.

Sincerely,

Scott Kubly, Director
Seattle Department of Transportation

Marshall Foster, Director
Seattle Office of the Waterfront

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Seattle, Washington 98124-4996

Tel (206) 684-ROAD / (206) 684-5000
Fax: (206) 684-5180
Hearing Impaired use the Washington Relay Service (7-1-1)
www.seattle.gov/transportation

Fact Sheet

Project Name

Alaskan Way, Promenade, and Overlook Walk

Proposed Action

The City of Seattle is proposing a number of infrastructure improvement projects (collectively referred to as "Waterfront Seattle") along the Seattle waterfront. These improvements are proposed in response to the opportunities, transportation needs, and related public objectives created by the replacement of the Alaskan Way Viaduct with a new State Route (SR) 99 tunnel.

The most substantial of the planned improvements are four contiguous projects that would create a new transportation corridor between S. King Street and Battery Street, construct new public open space along Elliott Bay adjacent to the new Alaskan Way, provide a major new pedestrian connection between the waterfront and Pike Place Market, and improve east-west connections between the waterfront and downtown Seattle. The four projects are referred to collectively in this environmental impact statement (EIS) as the Alaskan Way, Promenade, and Overlook Walk, abbreviated as AWPOW. The projects are:

- The Main Corridor: A new Alaskan Way corridor from S. King Street to Pine Street, and a new Elliott Way corridor from Pine Street to Battery Street with improvements for general-purpose traffic, transit, freight, and pedestrian and bicycle facilities
- The Promenade: A continuous public open space along the waterfront
- The Overlook Walk: A new structure providing open space, view opportunities, and pedestrian connections between the waterfront and Pike Place Market
- The East-West Connections: Improvements to portions of S. Main, S. Washington, Union, and Bell Streets adjacent to the Main Corridor to provide better connections between the waterfront and downtown Seattle and to enhance the pedestrian experience

Project Proponent and SEPA Lead Agency

City of Seattle Department of Transportation
700 Fifth Avenue, Suite 3900
PO Box 34996
Seattle, WA 98124-4996

SEPA Responsible Official

Scott Kubly, Director
City of Seattle, Department of Transportation

Contact Information

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Seattle Department of Transportation
PO Box 34996
Seattle, WA 98124-4996

Email: info@waterfrontseattle.org

Document Availability and Cost

The Final EIS is available online at: waterfrontseattle.org/environmental

Printed copies of the Final EIS and technical appendices are available for review for no cost at:

Seattle Department of Construction and Inspections' Public Resource Center
700 Fifth Avenue, Suite 2000, Seattle, WA 98124

Seattle Public Library, Central Library
1000 Fourth Avenue, Seattle, WA 98104

The Executive Summary, which includes a CD of the Final EIS and technical appendices, is also available for review at the University of Washington Suzzalo Library, all City Neighborhood Service Centers, and all Seattle Public Libraries.

Printed copies of the Executive Summary are available to the public at no charge and printed copies of the Final EIS and technical appendices are available for purchase by calling 206-499-8040. Prices for printed volumes are:

Final EIS $40.00

Technical Appendices $50.00

Permits and Approvals

- Clean Water Act Section 402 National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit (Washington State Department of Ecology)
- Major Public Projects Construction Noise Variance (City of Seattle)
- Seattle Landmarks Board Approval (City of Seattle)
- Pioneer Square Preservation Board Certificate of Approval (City of Seattle)
- Pike Place Market Historical Commission Certificate of Approval (City of Seattle)
- Master Use Permit for Shoreline Substantial Development (City of Seattle)
- Street Use Permit (City of Seattle)

Authors and Principal Contributors

The List of Preparers can be found at the end of this Final EIS.

Date of Issuance for the Final EIS

October 31, 2016

Environmental Review

The City published the Alaskan Way, Promenade, and Overlook Walk Draft EIS on June 29, 2015. The Draft EIS public comment period was held from June 29, 2015 to August 26, 2015 and included a public open house on July 22, 2015. In response to public comments on the Draft EIS and in order to coordinate more closely with current planning for the Seattle Aquarium, the City developed an additional alternative for both the Main Corridor project and the Overlook Walk project. This analysis was presented in the Supplemental Draft EIS published on April 18, 2016. The City provided another public comment period on the Supplemental Draft EIS from April 18, 2016 to May 18, 2016, and hosted a public open house on May 10, 2016. Input received on the Draft EIS and Supplemental Draft EIS has been incorporated into the Final EIS as appropriate.

Publication of this Final EIS completes the State Environmental Policy Act (SEPA) environmental documentation process for the AWPOW projects. Final design and permitting are expected to be completed between 2017 and 2019. Construction would begin no earlier than 2019.

Related Documents

Background data and materials used for this Final EIS are listed in the References. Key documents used in this analysis include:

- Alaskan Way Viaduct Replacement Program environmental documentation, including the Draft, two Supplemental Drafts, and Final EISs with associated discipline reports
- Elliott Bay Seawall Project Draft, Final, and Supplemental Final EISs with associated discipline reports

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Acronyms

Term	Meaning
ADA	Americans with Disabilities Act
AWPOW	Alaskan Way, Promenade, and Overlook Walk
AWVRP	Alaskan Way Viaduct Replacement Project
bgs	below ground surface
BMP	best management practice
BPA	Bonneville Power Administration
Btu	British thermal unit
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CESCL	Certified Erosion and Sediment Control Lead
CESQG	conditionally exempt small quantity generator
CFR	Code of Federal Regulations
City	City of Seattle
CO	carbon monoxide
CORRACTS	Corrective Action Sites
CSCSL	Confirmed and Suspected Contaminated Sites List
CSCSL-NFA	Confirmed and Suspected Contaminated Sites List-No Further Action
CSO	combined sewer overflow
DAHP	Department of Archaeology and Historic Preservation
dB	decibel
dBA	A-weighted decibel
EBSP	Elliott Bay Seawall Project
Ecology	Washington State Department of Ecology
EIS	environmental impact statement
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	Endangered Species Act
FHWA	Federal Highway Administration
GHG	greenhouse gas
GIS	geographic information system
HOV	high-occupancy vehicle
I-5	Interstate 5
I-90	Interstate 90
ICR	Independent Cleanup Report
IP	intermediate pressure

kV	kilovolt
Leq	equivalent sound pressure level
Lmax	maximum noise level
LOS	level of service
LPS	light-penetrating surface
LQG	large quantity generator
LUST	leaking underground storage tank
$\mu g/m^3$	microgram per cubic meter
mph	mile per hour
MarketFront	Pike Place MarketFront
MSAT	mobile source air toxic
MTCA	Model Toxics Control Act
NAAQS	National Ambient Air Quality Standards
NAC	noise abatement criteria
NEPA	National Environmental Policy Act
NFA	No Further Action
NFRAP	No Further Remedial Action Planned
NO_x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPGIS	non-pollution-generating impervious surfaces
NPL	National Priorities List
NRHP	National Register of Historic Places
NS	no standard established
PAH	polycyclic aromatic hydrocarbon
PCB	polychlorinated biphenyl
PCE	perchloroethylene, also known as tetrachloroethylene
PGIS	pollution-generating impervious surfaces
PM_{10}	particulate matter smaller than 10 microns in diameter
$PM_{2.5}$	particulate matter smaller than 2.5 microns in diameter
ppm	part per million
PPMHD	Pike Place Market Historic District
PSCAA	Puget Sound Clean Air Agency
PSE	Puget Sound Energy
PSPD	Pioneer Square Preservation District
PSRC	Puget Sound Regional Council
RAATS	RCRA Administrative Action Tracking System
RCRA	Resource Conservation and Recovery Act

RCW	Revised Code of Washington
SCL	Seattle City Light
SDOT	Seattle Department of Transportation
SEPA	State Environmental Policy Act
SFD	Seattle Fire Department
SL	Seattle Landmark
SMA	Shoreline Management Act
SMC	Seattle Municipal Code
SMP	Shoreline Master Program
SO_2	sulfur dioxide
SODO	south of downtown Seattle
Sound Transit	Central Puget Sound Regional Transit Authority
SPD	Seattle Police Department
SPU	Seattle Public Utilities
SQG	small quantity generator
SR	State Route
TCE	temporary construction easement
TNM	Traffic Noise Model
USFWS	U.S. Fish and Wildlife Service
UST	underground storage tank
VCP	Voluntary Cleanup Program
VOC	volatile organic compound
WAC	Washington Administrative Code
Waste Management	Waste Management of Washington, Inc.
WDFW	Washington Department of Fish and Wildlife
WRIA	Water Resource Inventory Area
WSDOT	Washington State Department of Transportation
WSF	Washington State Ferries

Executive Summary

Introduction

The City of Seattle (City) is proposing a number of infrastructure improvement projects (collectively referred to as "Waterfront Seattle") along the Seattle waterfront. The improvements are proposed in response to the opportunities, transportation needs, and related public objectives created by the replacement of the Alaskan Way Viaduct with a new State Route (SR) 99 tunnel. These opportunities, needs, and objectives for the waterfront are articulated in the Waterfront Seattle Guiding Principles, which affirm the following goals:

- Create a waterfront for all
- Put the shoreline and innovative, sustainable design at the forefront
- Reconnect the city to its waterfront
- Embrace and celebrate Seattle's past, present, and future
- Improve access and mobility (for people and goods)
- Create a bold vision that is adaptable over time
- Develop consistent leadership from concept to operations

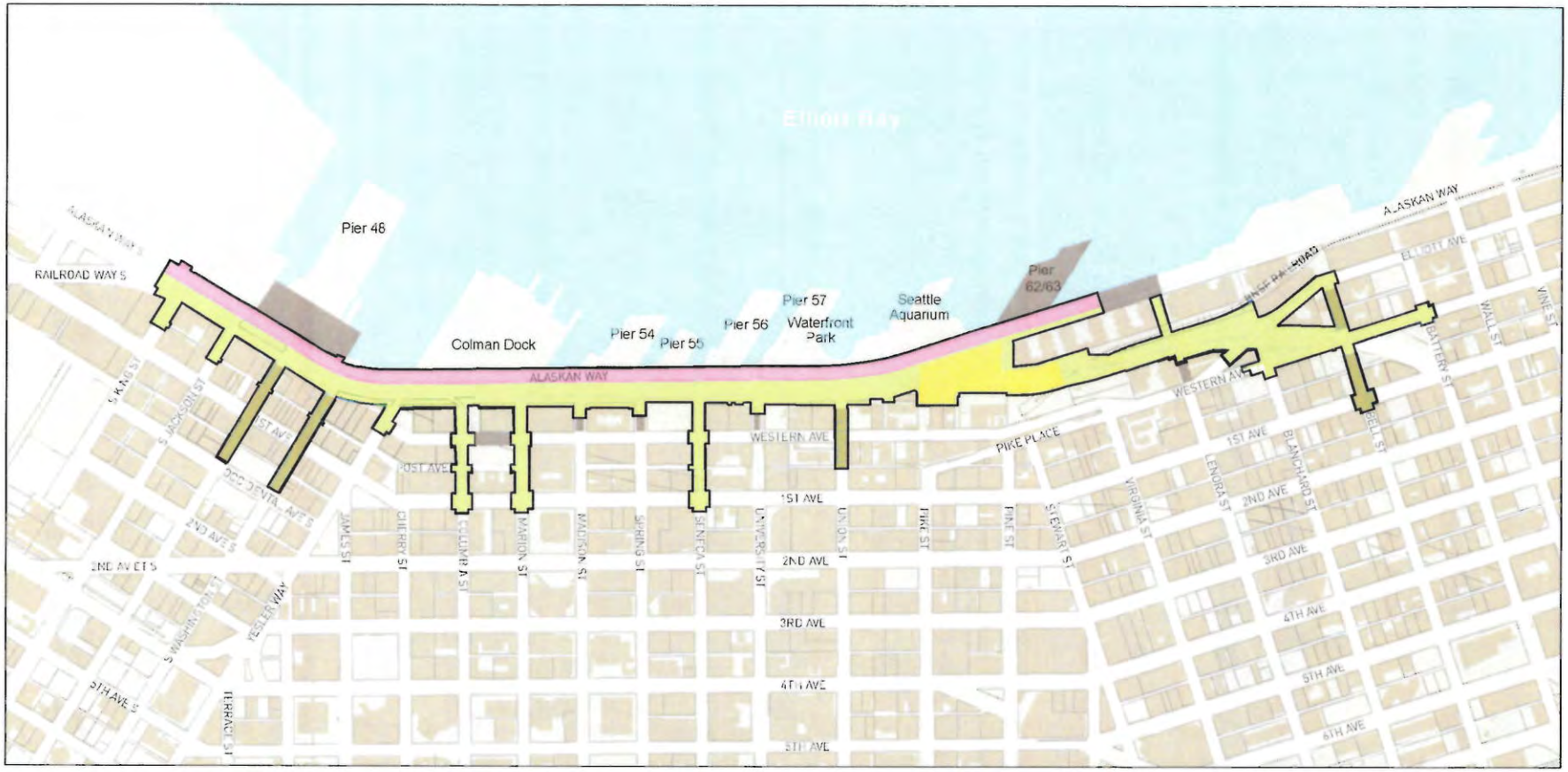
In June 2015, the City published the Draft Environmental Impact Statement (EIS) for the Alaskan Way, Promenade, and Overlook Walk (AWPOW) projects, which are part of a larger group of infrastructure projects known as Waterfront Seattle. The Draft EIS evaluated two alternatives—the No Action Alternative and the Action Alternative—for each of the four projects that form the components of AWPOW:

- The Main Corridor
- The Promenade
- The Overlook Walk
- The East-West Connections

In response to public comments on the Draft EIS and in order to coordinate more closely with current planning for the Seattle Aquarium, the City developed an additional alternative for both the Main Corridor project and the Overlook Walk project. These alternatives, Main Corridor Alternative 2 and Overlook Walk Alternative 2, were analyzed in a Supplemental Draft EIS published in April 2016. After considering the public comments and environmental analyses, the City combined components of the Supplemental Draft EIS alternatives with the Draft EIS Action Alternative to form the Preferred Alternative that is presented in this Final EIS.

Because of the complementary nature of the four AWPOW projects, and the fact that they represent the most substantial of the planned Waterfront Seattle improvements, the City is evaluating them together in this EIS, as authorized by the State Environmental Policy Act (SEPA) under Washington Administrative Code (WAC) 197-11-060(3)(c) and the Seattle Municipal Code (SMC) 25.05.060C.3. The four projects are referred to collectively in this EIS as the Alaskan Way, Promenade, and Overlook Walk, abbreviated as AWPOW, and are also referred to as the Preferred Alternative and "the project." Figure ES-1 shows the footprint and general location of the AWPOW projects.

Although elements of the environment that are not significantly affected do not need to be discussed in the EIS (WAC 197-11-440(6)(a)), the City is providing the analysis that was completed for elements where no significant impacts were found. These elements of the environment are included in the EIS because the City believes the information is helpful for decisionmakers and the public.



0 400 800
Feet

Source: SDOT

Project Footprint
Potential Construction Staging Area

AWPOW Projects
Main Corridor
Promenade
Overlook Walk
East-West Connections

Parcel Boundary
Building Footprint

Figure ES-1
Project Overview

Alaskan Way, Promenade, and Overlook Walk Final EIS

Community, Agency, and Tribal Involvement

Waterfront Seattle planning has involved substantial participation by elected officials, stakeholders, and community members. Since 2011, the City's public outreach program for Waterfront Seattle has included over 300 community events including public meetings, fairs, festivals, briefings, forums, and workshops. All planning and design efforts have taken place in partnership with a series of committees established by the Seattle City Council. The Central Waterfront Partnerships Committee, established in November 2009, developed the Waterfront Seattle Guiding Principles, which the Seattle City Council affirmed by resolution in January 2011. The Central Waterfront Committee replaced the Central Waterfront Partnerships Committee in January 2011, and consisted of a wide range of volunteer community representatives and leaders appointed by the Seattle City Council. The committee developed documents in its role as the broad overseer of the design, financing, public engagement, long-term operations, and maintenance of Waterfront Seattle. These documents included the Framework Plan, the Concept Design, and the Strategic Plan, which were all published in July 2012 and supported by the Seattle City Council in August 2012. They provide guidance, goals, and strategies for implementation of Waterfront Seattle. In October 2014, the Central Waterfront Steering Committee replaced the Central Waterfront Committee in order to advise the City on implementing the Central Waterfront Concept Design and Strategic Plan.

The City began public scoping for the AWPOW EIS in compliance with SEPA in summer 2013. Scoping is the first step in the EIS process; its purpose is to narrow the focus of the EIS to significant environmental issues, to eliminate insignificant impacts from detailed study, and to identify alternatives to be analyzed in the EIS. Scoping also provides notice to the public and other agencies that an EIS is being prepared, and initiates their involvement in the process. The public was invited to submit comments by mail, email, an online comment form, or in person at a public scoping meeting, which was held at Seattle City Hall on September 9, 2013.

The City received over 200 comments during the scoping period. Most of the comments came from individuals. The remainder were from agencies; community, business, and labor organizations; and the Suquamish Tribe. Some main themes in the comments pertained to the width and number of lanes on Alaskan Way, local waterfront transit options, impacts on nearby residential properties, bicycle and pedestrian facilities and safety, and parking. Other comments requested that the EIS address fish, wildlife, and their habitats; stormwater and water quality; and hazardous materials. These comments assisted in shaping the scope and analysis found in this EIS. The Draft EIS Appendix N, Scoping Summary, contains more information on the comments received during the scoping process.

After the Draft EIS was published in June 2015, the Seattle City Council approved the Seattle Aquarium's Master Plan for Expansion (Seattle Aquarium 2015) for the purpose of allowing further review of a proposal to locate the Seattle Aquarium Ocean Pavilion (Aquarium Pavilion) where Building C was proposed. Following passage of Resolution 31603, the City and the Aquarium have worked together to coordinate the two projects. The City has also continued to meet with other stakeholders and project partners to coordinate on project design and to provide information about the project following the publication of the Draft and Supplemental Draft EISs.

Summary of Public Comments on the Draft and Supplemental Draft EISs

Following publication of the Draft EIS, the City held a public comment period from June 29, 2015 to August 26, 2015 and hosted a public open house on July 22, 2015. The City received 107 pieces of correspondence (letters, emails, and submittals from the public open house) with comments on the Draft EIS from tribes, agencies, businesses, organizations, and members of the public. After the Supplemental Draft EIS was published, the City provided another public comment period from April 18, 2016 to

May 18, 2016, and hosted a public open house on May 10, 2016. The City received 168 pieces of correspondence with comments on the Supplemental Draft EIS.

The two topics that received the most comments were transportation and alternatives, followed by parking and construction. Transportation topics included pedestrian, bicycle, transit, freight, access, and general traffic-related comments. Comments on alternatives and design-related components tended to focus on the Overlook Walk and the portion of the Main Corridor south of Colman Dock. Several commenters expressed concern for the amount of parking lost as a result of the project and suggested that mitigation should be provided. Comments on construction were varied, but many expressed concerns about construction-related impacts on local businesses and residents, such as traffic and noise.

Brief summaries of comments received during the public comment periods for the AWPOW projects are provided in Section 1.4, Comments on the Draft EIS and Supplemental Draft EIS. Individual responses to each piece of correspondence are contained in Final EIS Appendix D, Draft EIS and Supplemental Draft EIS Comments and Responses.

Objectives of the AWPOW Projects

Each of the four projects within AWPOW has its own distinct purpose, which is based on a set of identified needs and policy decisions, and is consistent with the Waterfront Seattle Guiding Principles. The objectives, or purpose and need (the term used in the Draft EIS), of each project are summarized below; more information is provided in Chapter 1 of this EIS.

Main Corridor

Purpose of the action: Accommodate safe, efficient, and reliable travel between the south downtown area and Belltown for general-purpose traffic, regional transit, freight, ferry traffic, pedestrians, and bicycles.

Need for the action: AWPOW responds, in part, to transportation needs created by the Washington State Department of Transportation (WSDOT) replacement of the Alaskan Way Viaduct with a tunnel. Because of the elimination of the viaduct, Alaskan Way will be required to serve additional traffic demand and replace the viaduct's surface connection to Belltown. The new Alaskan Way will accommodate increased demand by vehicles, freight, pedestrians, bicyclists, and transit users, and comply with Seattle's "complete street" policy promoting safe operations for all users. This new roadway requires a corridor with speed limits similar to those of other downtown streets, signalized intersections that provide safe and convenient places to cross, generous sidewalks, and a street width as narrow as possible, given the traffic functions that the roadway must accommodate.

Promenade

Purpose of the action: Provide significant public open space adjacent to the Elliott Bay shoreline in downtown Seattle to accommodate pedestrian demand, create public amenities, and strengthen the connection between the city and its waterfront.

Looking south on Alaskan Way near Union Street

Need for the action: Currently, the waterfront is difficult to access and provides little space to accommodate pedestrian movement and gathering. Visual and physical connections to the shoreline are limited. The quality of the existing pedestrian environment is compromised by the Alaskan Way Viaduct, and will also be compromised in the future by the location of the restored Alaskan Way after construction of the Elliott Bay Seawall Project (EBSP) is completed. Collectively, these factors have resulted in a wide zone dominated by motor vehicles immediately adjacent to the city's most visited shoreline. The City's Pedestrian Master Plan identifies substantial opportunities along Alaskan Way to improve pedestrian linkages, roadway crossings, and the quality of the pedestrian environment.

Overlook Walk

Purpose of the action: Provide a grade-separated pedestrian crossing, view opportunities, and public open space between the waterfront and Pike Place Market.

Need for the action: Access between the Pike Place Market and the waterfront, two of Seattle's most popular attractions, is impeded by steep topography and at-grade street crossings; open space in this area is limited, and there are few opportunities for views. The existing viaduct provides expansive views for motorists, but these views will be eliminated when the viaduct is demolished. The heavy use of this area by the public warrants the provision of additional open space that facilitates pedestrian movement while providing opportunities for people to gather and enjoy scenic vistas.

Alaskan Way looking north from Yesler Way in 2003

East-West Connections

Purpose of the action: Improve key east-west streets adjacent to the Main Corridor to provide better connections between the waterfront and downtown Seattle and to enhance the pedestrian experience.

Need for the action: There is currently a lack of strong pedestrian connections between the waterfront area and the downtown Seattle street grid. At the southern end of the Main Corridor, access from Alaskan Way to Pioneer Square is hindered by uneven sidewalks, high curbs, and lack of facilities on east-west streets built to comply with the Americans with Disabilities Act (ADA). The central portion of the Main Corridor, from Seneca Street to the Pike Street Hillclimb, affords no east-west access for people with limited mobility between the waterfront and First Avenue. In the northern portion of the Main Corridor, the elimination of the viaduct and decommissioning of the Battery Street Tunnel provide opportunities to reconnect and enhance portions of the east-west street grid for pedestrian and bicycle use. Improvements to east-west streets in these areas would strongly support the Waterfront Seattle Guiding Principles, as well as the policies and recommendations of the City's Pedestrian Master Plan (SDOT 2014).

Alternatives Evaluated

Development of Alternatives

The opportunity to reconfigure the downtown waterfront was made possible by a 2009 decision by the State of Washington, the City of Seattle, and King County to replace the Alaskan Way Viaduct (SR 99) with a tunnel and improve the Alaskan Way surface street. The viaduct stands on City right of way, which will become available for reuse once the structure has been demolished. Together with the existing Alaskan Way surface street, this right of way creates a swath of contiguous City property along the Elliott Bay shoreline that can be used for transportation, open space, and key east-west connections, in accordance with AWPOW's objectives.

While removal of the viaduct opens up opportunities for use of the City right of way underneath, there are several constraints on how the space can be used, including existing topography, right of way (property) boundaries, historic features, shoreline law, roadway facilities, and pedestrian and bicycle facility goals. Given these constraints, only the No Action Alternative and Action Alternative were evaluated in the Draft EIS. However, in response to public comments on the Draft EIS and in order to coordinate more closely with current planning for the Seattle Aquarium, the City developed an additional alternative for both the Main Corridor project and the Overlook Walk project. These alternatives were analyzed in the Supplemental Draft EIS.

After considering the Draft and Supplemental Draft EIS analyses and public input, the City combined elements of the Supplemental Draft EIS alternatives with the Draft EIS Action Alternative to form the Preferred Alternative. The Preferred Alternative and the No Action Alternative are summarized below. More information on alternatives development is provided in Chapter 2 of this EIS.

No Action Alternative

Under the No Action Alternative, the AWPOW projects would not be built. However, as a result of several ongoing projects that are separate from AWPOW, conditions in the area would be different from those that existed at the time of publication of the Draft, Supplemental Draft, and Final EISs in 2015 and 2016. Major changes assumed to be in place under the No Action Alternative are:

- The Alaskan Way Viaduct Replacement Project (AWVRP) will be complete, with the viaduct eliminated and the SR 99 tunnel in operation. Parking that existed beneath the viaduct prior to the start of AWVRP construction is assumed to have been restored.
- The EBSP will be complete, and will include a new sidewalk inset with light-penetrating surface (LPS).
- The Pike Place MarketFront (MarketFront) Project[1] will be complete.

The analysis for the No Action Alternative is based on the expected conditions in 2030, which is the project design year (the year used for the assessment of future conditions). The No Action Alternative serves as the baseline against which the potential impacts of the Preferred Alternative are evaluated.

Upon completion of the portion of the EBSP south of Pine Street, it is assumed that Alaskan Way between S. King Street and Pine Street will be restored to the alignment that it occupied before construction began on the AWVRP and EBSP, immediately west of and generally parallel to the present alignment of the Alaskan Way Viaduct. The roadway will have two lanes serving general-purpose traffic in each direction, with an additional northbound lane to serve ferry traffic between S. King and S. Main Streets and two left-turn lanes between S. Main Street and Yesler Way. The east-west streets will generally connect to the restored roadway as they did before EBSP construction started, although the

[1] This project was previously called the Pike Place Market Waterfront Entrance (PPMWE) in the Draft EIS. Because the name evolved during EIS development, this Final EIS has been updated to use the current name—MarketFront.

intersections of Alaskan Way with Columbia and Seneca Streets will be modified after removal of the Alaskan Way Viaduct ramps. There will be traffic signals at all intersections. Alaskan Way will not have a direct connection to Western Avenue or Elliott Avenue in Belltown. Vehicles traveling north will need to use Wall, Vine, or Broad Streets to cross the BNSF rail line and access Belltown.

Under the No Action Alternative, the City-owned right of way beneath the Alaskan Way Viaduct is assumed to be restored to its original configuration in 2010, before construction of AWVRP and EBSP began. This configuration included parking spaces with pay stations as well as business and parking access lanes. Approximately the same number of parking spaces is assumed to be provided as were in place in 2010.

Bicycle and pedestrian facilities are assumed to generally match those existing in the corridor before EBSP construction began, but with improvements to meet ADA requirements. A sidewalk with a continuous band of LPS to improve aquatic habitat conditions will run along the western edge of the restored Alaskan Way. On the east side of Alaskan Way, an 8- to 10-foot-wide path will provide through access for bicycles and pedestrians.

Preferred Alternative

The Preferred Alternative would be implemented after the AWVRP, EBSP, and MarketFront projects have been constructed. This alternative consists of the Main Corridor (which includes a new Alaskan Way with new connections to Elliott and Western Avenues), the Promenade, the Overlook Walk, and the East-West Connections. Each project is briefly described below; more detailed information on their design is provided in Chapter 2.

The Preferred Alternative for AWPOW includes the following projects:

- Main Corridor: A new Alaskan Way corridor from S. King Street to Pine Street, and a new Elliott Way corridor from Pine Street to Battery Street with improvements for general-purpose traffic, transit, freight, and pedestrian and bicycle facilities, as generally evaluated under the Action Alternative in the Draft EIS and Main Corridor Alternative 1 in the Supplemental Draft EIS.
- Promenade: A continuous public open space along the waterfront, as evaluated under the Action Alternative in the Draft EIS.
- Overlook Walk: A new structure providing open space, pedestrian connections, and view opportunities between the waterfront and Pike Place Market, evaluated in the Supplemental Draft EIS as Overlook Walk Alternative 2. This configuration would accommodate the Seattle Aquarium's plans for expansion.
- East-West Connections: Improvements to portions of S. Main, S. Washington, Union, and Bell Streets adjacent to the Main Corridor to provide better connections between the waterfront and downtown Seattle and to enhance the pedestrian experience, as evaluated under the Action Alternative in the Draft EIS.

These four projects would serve a wide variety of people and uses. The waterfront is one of the City's most visited tourist destinations, is often used by local residents and workers for recreation or as part of their commute, and is designated as a Major Truck Street. The different types of users include pedestrians, cyclists, transit riders, cars, and freight trucks.

Main Corridor

The Main Corridor would operate as part of the regional transportation system, serving some of the functions that will no longer be provided by SR 99 after the Alaskan Way Viaduct is replaced with a tunnel. It would serve both local and regional transportation needs for a wide array of users, providing access between SR 99 and downtown Seattle as well as direct access to northwest Seattle. In addition to passenger, transit, and freight vehicles, it would accommodate high levels of pedestrian and bicycle traffic

and would improve connections between the waterfront and downtown Seattle. The proposed improvements would consist of:

- Construction of the new Alaskan Way between S. King Street and Pine Street, along the east side of the right of way
- Construction of a new arterial connection, called Elliott Way, which would follow the path of the existing Alaskan Way Viaduct from Alaskan Way at Pine Street up the hill into Belltown, where it would connect with Elliott and Western Avenues
- A new intersection at Pine Street (referred to as the Pine Street extension) that would connect the new Alaskan Way and new Elliott Way with the existing Alaskan Way north of Pier 62/63
- A dedicated transit lane in each direction along Alaskan Way between S. King Street and Columbia Street and on Columbia Street between Alaskan Way and First Avenue
- Northbound ferry queuing lanes between S. King Street and Yesler Way, which include double left-turn lanes between S. Main Street and Yesler Way onto Colman Dock
- On-street parking and loading zones located along the curbside where space is available

Improvements for pedestrians would include wider sidewalks along the east and west sides of the new Alaskan Way. Sidewalks would continue along both sides of Elliott Way, allowing pedestrians to walk from the waterfront to Belltown. Signalized pedestrian crossings would be provided at all intersections on Alaskan Way. Other pedestrian improvements would include:

- Rebuilding the portion of the Marion Street pedestrian bridge over Alaskan Way, which connects to the Seattle Ferry Terminal
- Reconstructing the stairs, sidewalk, and parking at Seneca Street between Alaskan Way and Western Avenue
- Reconnecting the Lenora Street pedestrian bridge to the new Elliott Way
- Constructing or reconstructing sidewalks and connections on S. Main and S. Washington Streets, Union Street, and Bell Street as part of the East-West Connections project (see East-West Connections section below)

A continuous, protected two-way bicycle facility would run along the west side of the new Alaskan Way. The facility would begin at S. King Street and continue north on the west side of Alaskan Way to about Virginia Street, where it would cross the road to join the existing path on the east side of the roadway. At the new intersection with Elliott Way, the bicycle facility would transition to separate northbound and southbound paths that would connect with existing bicycle lanes on Elliott and Western Avenues in Belltown. Along Alaskan Way, the bicycle facility would be separated from the roadway and pedestrian areas by landscaping and other means to limit potential conflicts between pedestrians, bicyclists, and motor vehicles.

As noted above, the Main Corridor would include dedicated transit lanes that would allow regional transit vehicles to travel between downtown and southwest Seattle via Alaskan Way and Columbia Street. In addition, accommodations would be provided for future local waterfront transit service that could provide connections to waterfront-area destinations for recreational visitors, local employees, and residents. The Main Corridor would be designed in such a way that, if travel demand declined in the future and the full width of the corridor was not needed in order to achieve the project's objective, then portions of the roadway could be converted easily and at low cost to provide on-street parking and loading, and to widen sidewalks at intersections to narrow the pedestrian crossing distance.

Improvements for freight would include design of the corridor's overhead and side clearances, structural capacity of bridges, and turning radii to accommodate large freight vehicles. Alaskan Way would continue to be designated as a Major Truck Street, meaning that it would accommodate significant

freight movement through the city, to and from major freight traffic generators. This includes the ability to accommodate over-dimension and over-weight vehicles, as well as vehicles transporting flammable and other hazardous materials.

Promenade

The Promenade would be a continuous public open space along the west side of the new Main Corridor from King Street to Virginia Street that would be designed for walking, sitting, gathering, and viewing the waterfront. Design features and landscaping along its length would create a series of different environments, or "places," that would reflect the character of the surrounding areas. These places are:

- **Colman Dock Transit Hub** – This area would support the regional transit hub in front of the Seattle Ferry Terminal. It would accommodate the heavy pedestrian, bicycle, and vehicle traffic coming through the Yesler Way, Columbia Street, and Marion Street intersections. The area's primary design features would be a grouping of trees, seating, and bicycle parking and rental facilities. The curb zones along Alaskan Way near the Colman Dock Transit Hub would be designed to accommodate general-purpose vehicle, transit, taxi, and ADA drop-offs and pick-ups.
- **Historic Piers 54 through 59** – This area of the Promenade would be a wide open space along the front of the piers. Along its east edge, the Promenade would have a narrow path that would traverse planted terraces with integrated seating. These areas would provide social and gathering spaces. The lower terraces would be designed to collect stormwater runoff from portions of the street and from the Promenade. Kiosks would be located in this area of the Promenade near Spring, Seneca, University, and Union Streets.
- **Aquarium Plaza** – This area would be a broad public gathering area where the Overlook Walk stairs meet the Promenade between the Seattle Aquarium and the Pike Street Hillclimb. In this location, the Promenade would widen because of Alaskan Way's eastward shift to transition into Elliott Way. The Aquarium Plaza would connect the Aquarium's existing buildings with the new Overlook Walk, Pier 62/63, and pedestrian facilities to the north. Public amenities could include elements such as bench seating, recreational features, and a café area with movable tables and chairs.

The westernmost portion of the Promenade would include the band of LPS, cantilevered over Elliott Bay, which will be built as part of the EBSP. New, permanent railings would replace the temporary railings installed by the EBSP at the western edge of the overhang. The remainder of the Promenade would be constructed of an architectural concrete surface with decorative elements.

A linear canopy of trees would provide a buffer between the Promenade and the street. Kiosks would be located on the Promenade near the intersections of Alaskan Way with Spring, Seneca, University, and Union Streets, which would provide focal points for wayfinding, programs, and other services. Lighting along the Promenade would be designed in a layered pattern to provide visual interest and wayfinding clarity.

Overlook Walk

The Overlook Walk would occupy existing and new public space south of Victor Steinbrueck Park, west of Pike Place Market, and northeast of the existing Seattle Aquarium. The Overlook Walk would include one building (Building B), a lid, staircases, and two elevators. The sloping lid would include pedestrian pathways, open space, and landscaping that would extend southwest from the Pike Place Market across the new Elliott Way, where the lid would be approximately 40 feet above the Promenade. Space for park operations and maintenance, as well as public restrooms, would be provided under the staircases.

The Preferred Alternative modifies the Draft EIS Overlook Walk design to accommodate the Seattle Aquarium's plans for expansion in a separate but coordinated project. This separate project will design and construct a new building called the Aquarium Pavilion that would be owned by the City and managed

by the Seattle Aquarium Society as a public facility, similar to the existing Aquarium. Although the Final EIS generally evaluates the impacts of a conceptual plan, location, and building envelope for the Aquarium Pavilion, the building's uses, functions, size, and form will be evaluated by the Seattle Aquarium in a separate environmental document. The Aquarium's conceptual plans propose approximately 48,000 square feet of above-ground interior space for the Aquarium Pavilion with a potential loading zone on the southeast corner of the building. The height of the building would be approximately the same as that of the Overlook Walk lid, about 40 feet above the Promenade, with public open space and a view area on the roof that would be contiguous with and accessible from the Overlook Walk. The height of the Aquarium Pavilion and Overlook Walk structures would comply with applicable height restrictions.

On the west side of Alaskan Way, near the southwest corner of the Overlook Walk, a wide external staircase and an elevator would connect down approximately 40 vertical feet to the Promenade near the Seattle Aquarium. The stairs would be oriented north-south, and people walking down the stairs would have a view of the piers to the south. A crosswalk just south of this staircase would connect to the Pike Street Hillclimb and the Fix/Madore buildings. Near the northwest corner of the Overlook Walk there would be another set of stairs adjacent to the Pine Street extension on the north side of the proposed Aquarium Pavilion; pedestrians walking down this flight of stairs would have views over Pier 62/63. On the east side of the Elliott Way-Pine Street intersection, a set of stairs and an elevator would connect the northern part of the Overlook Walk to Elliott Way.

The Overlook Walk would include approximately an acre of public open space, provide active gathering spaces and elevated scenic viewing opportunities, create a robust and accessible pedestrian connection with multiple ways to travel between Pike Place Market and the waterfront, and provide opportunities to enhance the pedestrian experience and revitalize the area. The Seattle Aquarium's construction of the Aquarium Pavilion would create approximately 0.3 acre of additional public open space on the rooftop as an extension west of the Overlook Walk. The Overlook Walk would tie into the new MarketFront, which is currently under construction, at its easternmost end.

The Overlook Walk lid would include views of Elliott Bay to the west and the piers to the south as well as city views from several vantage points. The lid would be public open space that would include landscaping and tables and benches to provide seating at various points.

The configuration of the Overlook Walk against the hillside would provide an opportunity to create a new building, known as Building B. (The former Building A is now the MarketFront, which is a separate project.) Building B would be used for public uses and to serve transportation functions, as well as for incidental private uses. Located on the east side of Elliott Way, the building would rise above the east edge of the Overlook Walk lid, with windows facing onto the lid's main pedestrian ramp and landscaped areas. Building B would contain approximately 23,000 square feet of interior space, with elevator access provided to the Overlook Walk lid, Elliott Way, and the interior of the building.

East-West Connections

The East-West Connections are improvements to portions of S. Main, S. Washington, Union, and Bell Streets adjacent to the Main Corridor to provide better connections between the waterfront and downtown Seattle and to enhance the pedestrian experience. The S. Main and S. Washington Street Improvements would replace the roadway pavement and reconstruct the sidewalks to create more pedestrian-friendly links between the waterfront and Pioneer Square. The Union Street Pedestrian Connection would construct two elevated pedestrian walkways and associated elevators and stairs along the south side of Union Street to serve as an accessible pedestrian link between the new waterfront and downtown. The Bell Street Park Extension would continue the shared street (roadway and public park space) between Elliott and First Avenues, creating a better pedestrian connection towards Elliott Way and the waterfront.

Construction Impacts and Mitigation

Construction of the Preferred Alternative is expected to consist of the following general activities:

- Utility removal, replacement, or relocation
- Demolition of the existing roadway and appurtenances on Alaskan Way, and S. Main, S. Washington, Union, and Bell Streets
- Demolition of existing stairs and reinforcement and repair of the retaining walls at Union Street
- Ground improvement, where necessary, to stabilize soils for support
- Dewatering of excavations below the water table (generally about 5 feet below ground surface [bgs] along the waterfront) to provide a dry work area, where necessary
- Use of best management practices (BMPs) to protect water quality and reduce erosion; these may include installation of silt fencing, covering of stockpiled soil, and collection and treatment of construction stormwater runoff
- Drilling and vibratory pile driving for deep shafts to support the Overlook Walk and Elliott Way bridge structures
- Drilling shafts and placing foundations to support the Marion Street pedestrian bridge over Alaskan Way
- Vibratory pile driving and micropile driving to support the Union Street pedestrian structures
- Micropile driving to support structures such as the kiosks
- Earthwork (excavation and filling) for the Pine Street extension and the section of Elliott Way between Lenora Street and the bridge over the BNSF tunnel
- Placement of foundation and pavement for the new Alaskan Way and Elliott Way roadways, and bicycle and pedestrian facilities
- Excavation, formwork construction, and concrete pumping and pouring for the Union Street pedestrian structures
- Placement of roadway foundation and pavement for S. Main, S. Washington, Union, and Bell Streets
- Installation of Promenade elements including paving, benches, kiosks, and landscaping
- Installation of street lighting, signal poles, and signage

It is anticipated that construction activities would begin with early utility work in 2019 and be completed in 2022. The construction time frame could shift depending on when the AWVRP is completed. Construction would be sequenced to build the new Elliott Way connection and the Columbia Street improvements first to provide an efficient connection to Belltown and improved transit connections in and through the corridor. The new Alaskan Way surface street would likely be constructed in segments. During construction of the Pine Street extension and the western portion of the Overlook Walk, Alaskan Way in the vicinity of Pine Street would be closed for a short period (assumed to be up to 4 months for the purposes of analysis); however, Elliott Way would be open to provide access to destinations on Alaskan Way north of Pine Street.

Table ES-1 provides a qualitative assessment of impacts by discipline, which summarizes impact levels across several categories of analysis. These impacts are described in more detail below. Implementing mitigation measures and adhering to permit conditions would minimize or avoid the potential for adverse impacts during construction of the Preferred Alternative. The No Action Alternative would not have any construction activities or impacts.

Table ES-1. Potential Construction Impacts

Discipline	No Action Alternative	Preferred Alternative
Transportation	None	Moderate Adverse Impact
Parking	None	Moderate Adverse Impact
Land Use	None	Moderate Adverse Impact
Aesthetics	None	Moderate Adverse Impact
Noise	None	Moderate Adverse Impact
Hazardous Materials	None	Minor Adverse Impact
Public Services and Utilities	None	Moderate Adverse Impact
Historic Resources	None	Minor Adverse Impact
Archaeological Resources	None	Minor Adverse Impact
Water Quality	None	Minor Adverse Impact
Vegetation and Wildlife	None	Minor Adverse Impact
Energy Resources	None	Minor Adverse Impact
Air Quality	None	Minor Adverse Impact

Transportation

Construction of the Preferred Alternative could affect transportation along Alaskan Way and the east-west cross streets in the corridor by increasing congestion and modifying local access to and from downtown Seattle. During the midday and non-peak commute periods, generally up to one lane in each direction could be closed periodically. However, it is anticipated that impacts on traffic operations would be relatively minor because roads would remain open for the majority of the construction period and closures would occur during periods of lower traffic volumes. Construction truck trips are not expected to substantially increase traffic volumes and delays because the number of anticipated truck trips is small in the context of overall truck use in the area.

The largest construction impact for the Preferred Alternative would be the closure of Alaskan Way in the vicinity of Pine Street while the Pine Street extension is built. For purposes of this analysis, the closure is assumed to last up to approximately 4 months. During this time, all non-emergency traffic from the south would access the waterfront north of Pine Street by traveling along the newly constructed Elliott Way to reach the northern portion of Alaskan Way via east-west streets. Southbound vehicles on Elliott Avenue would continue to access the northern segment of Alaskan Way via Wall, Vine, Clay, or Broad Streets; vehicles destined for Alaskan Way south of Pine Street would continue along Elliott Way to the waterfront.

This closure of Alaskan Way could result in delay and congestion when trains are using the at-grade crossings on these streets. Emergency vehicles would be able to cross the construction zone using the sidewalk along Elliott Bay to reach the northern portion of Alaskan Way without the need to cross the tracks. The City would work closely with emergency service providers to put in place appropriate measures for emergency access to and travel through construction areas to minimize impacts on response times.

Access to businesses would be maintained to the extent feasible throughout construction; any blockages would be temporary. Pedestrians and bicyclists would be rerouted around active construction zones; sidewalks that meet minimum ADA requirements would be provided during construction on at least one side of the street in all work zones, and the existing path on the east side of Alaskan Way would remain open, with detours as necessary. The Lenora Street pedestrian bridge would be closed for approximately 18 to 24 months while the new Elliott Way roadway is constructed, and the eastern end of the bridge would be modified to connect to the new Elliott Way. During construction of this connection, pedestrians would be directed to use other routes, such as Bell Street. Transit routes would run on interim pathways, which would likely be similar to where they were rerouted during construction of

EBSP and AWVRP. Construction is not expected to impact service or sailing schedules for ferries, cruise ships, or sightseeing boats.

The City would develop a Traffic Control Plan to reduce impacts on traffic operations and to protect and control motor vehicle, pedestrian, and bicycle traffic during all phases of construction. The plan would be developed in accordance with City construction specifications and would be updated as appropriate for each construction phase.

Parking

Construction activities for the Preferred Alternative would temporarily impact on-street parking throughout the study area. The amount of on-street parking affected would vary by construction stage and segment and would be determined once construction and staging plans are finalized. Some businesses could have access routes or loading zones temporarily blocked, but this would only occur intermittently.

To construct the new Alaskan Way, Pine Street extension, and Overlook Walk, a surface parking lot with approximately 60 spaces would be acquired and removed. These parking spaces are included in the total number of off-street spaces that would be permanently removed by the Preferred Alternative (as described below under Operational Impacts and Mitigation). These off-street spaces represent less than 1 percent of the off-street parking supply in the area. Off-street parking outside of the project footprint would not be affected, except for minor temporary changes in access to build the improvements.

While AWPOW would reduce the overall parking supply in the project footprint, the City would maintain parking availability to the extent feasible during construction. Once construction and staging plans have been developed, the City would develop practices to manage parking during construction to ensure, to the extent feasible, that parking is convenient and accessible to waterfront businesses and their patrons. In addition, the City would continue enforcement of short-term parking limits and the use of e-Park, which provides real-time off-street parking availability information, to make the most efficient use possible of the supply of short-term parking within the project footprint.

Land Use

Construction of the Preferred Alternative would result in temporary impacts to most or all land uses in and adjacent to the project footprint. Impacts would be due to noise, dust, congestion, loss of parking, and temporary access changes associated with construction that could negatively affect residences, recreational users, and businesses.

The Preferred Alternative would require the acquisition of two full parcels: a commercial surface parking lot with approximately 60 parking spaces, and a small two-story office building (the Harborscape Professional Building) with one business. Both of these uses would be displaced. In addition, one parcel would be partially acquired for the Preferred Alternative, converting a total of less than 0.1 acre to new City right of way. The partial acquisition would not alter or preclude the current use of the property. Temporary construction easements would also be needed for several properties adjacent to Alaskan Way. For these easements, the property would generally be restored to its previous condition before being returned to the property owner.

Mitigation measures and BMPs would address the construction impacts. For increased noise, traffic congestion, and aesthetic impacts, the City would implement measures as described for those disciplines. The City would work closely with property owners, businesses, and residents on communication and coordination to reduce the level of impact. The City would compensate the owners of properties acquired for right of way in accordance with Washington's relocation and property acquisition law and regulations (Revised Code of Washington [RCW] 8.26) and the City's relocation assistance policy (SMC 20.84). Fair compensation for all acquisitions and easements would be determined by a qualified appraiser.

Aesthetics

Short-term construction impacts on aesthetics would result from the presence and movement of construction equipment, stockpiled construction materials and debris, screening and safety fences, and nighttime illumination. Because work would be done in segments, views would be affected for only a portion of the overall construction period. Long-distance views from Victor Steinbreuck Park of visual resources such as the Olympic Mountains to the west would not be affected. Construction on east-west streets would occur in one- to two-block segments and would primarily be visible only to viewers in the immediate vicinity. Construction of the new elevator shafts at Union Street could potentially affect long-distance views from locations on Union Street east of Post Alley for a portion of the construction period. Local visual impacts could be reduced by minimizing construction-related light and glare and developing strategies to maintain views when locating and maintaining safety fencing and screening.

Noise

Construction noise would result from the operation of heavy equipment needed to construct various project features and structures, such as bridges, retaining walls, roads, and pedestrian and bicycle facilities. The contractor would be required to comply with the requirements of the City of Seattle Noise Control Ordinance; construction activities outside normal daytime hours would require a noise variance from the City. Maximum typical construction noise levels could reach as high as 88 dBA at the closest receiver locations.

The City would minimize construction noise at nearby noise receptors by complying with the Seattle Noise Ordinance and any variances to the ordinance that are obtained for the project.

Hazardous Materials

The Preferred Alternative has the potential to encounter contaminated materials such as petroleum products and metals during construction. Within the project footprint (specifically beneath Alaskan Way), there is documented soil and groundwater contamination that varies widely from location to location due to the large amount of fill material present and the area's history of industrial uses. In addition to this general contamination, nine specific sites with hazardous materials that are being overseen by the Washington State Department of Ecology (Ecology) were identified that have the potential to impact the project. Also, one of the acquired properties for the Preferred Alternative includes a building that would need to be demolished. The building could contain hazardous materials such as lead-based paint or asbestos-containing materials that might need to be abated before demolition begins. As a result of these conditions and the use of hazardous materials during project construction, potential construction impacts could include the exposure of workers or the public to:

- Contaminated materials contained in soil and groundwater
- Hazardous materials contained in underground storage tanks
- Hazardous materials in structures to be demolished
- Construction-related spills or releases

Impacts may also include the potential for the City to acquire hazardous materials-related liability as part of project-related property acquisition.

Mitigation for construction impacts includes the preparation and implementation of the following plans, programs, and procedures:

- Health and Safety Plan
- Hazardous Building Materials Survey and Abatement Program
- Monitoring Well Decommissioning and Protection Procedures
- Underground Storage Tank Decommissioning and Protection Procedures
- Contaminated Media Management Plan

Public Services and Utilities

Public services could be adversely affected by traffic congestion and detours during construction of the Preferred Alternative. Periodic closures and restrictions on east-west streets and the approximately 4-month closure of Alaskan Way for construction of the Pine Street extension would affect access for service providers. Emergency vehicles would be able to cross the construction zone using the sidewalk along Elliott Bay to reach the northern portion of Alaskan Way without the need to cross the tracks. The City would work closely with emergency service providers to put in place appropriate measures for emergency access to and travel through construction areas to minimize impacts on response times. In addition, timely communications would be provided to all service providers with details about detours, utility disruptions, and other critical activities. The City would also:

- Coordinate with solid waste service providers to minimize impacts on solid waste collection and recycling activities
- Notify the Seattle School District of construction detours that may affect school bus routings to and through the study area
- Notify the United States Postal Service of construction detours and access changes that may affect postal deliveries and its facility at S. Jackson Street

Utility relocations would be planned in coordination with construction activities for Alaskan Way, the Promenade, and the Overlook Walk. Impacts on utilities during construction of the Preferred Alternative would vary depending on the depth of the utilities below grade, their material composition, and the construction excavation limits. Potential utility outages would affect business and residential customers as well as public services. The project design would comply with current City of Seattle and State of Washington regulatory requirements; the City would work closely with utility providers to ensure appropriate space planning and construction sequencing to minimize overall risks, costs, and impacts. The City would also:

- Work with utility providers to provide maintenance and emergency access to all utilities throughout construction
- Ensure that outages are minimized and that critical utilities, such as power, water, and telecommunications for emergency response and public safety, are maintained
- Contact the utility provider immediately if any inadvertent damage to the utility occurs

Historic Resources

The Preferred Alternative's footprint includes portions of the Pioneer Square Preservation District and is adjacent to the Pike Place Market Historical District. Nineteen individual Seattle Landmarks outside of the historic districts are also located near the project footprint. During construction, reduced access and parking, as well as construction-related noise and dust, would make it more difficult for people to patronize businesses in historic buildings and districts. However, because construction work would be conducted in segments, each historic property would be affected for a relatively short period. While these short-term impacts would inconvenience residents, customers, and employees who use the historic properties, the ability of owners to maintain the historic integrity of their properties is not expected to be affected.

Potential mitigation measures implemented for transportation, parking, noise, public services, and water quality during construction would help protect the historic and physical integrity of the structures and the economic viability of the properties and districts. Before constructing the Preferred Alternative, the City would obtain the required Certificates of Approval for work within historic districts and any alterations, even temporary ones, to landmarked buildings. Such Certificates of Approval would be needed from the Pioneer Square Preservation Board, the Pike Place Market Historical Commission, and the Seattle Landmark Preservation Board. The City would repair any damage that occurs to historic

buildings as a result of AWPOW construction in accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation (36 Code of Federal Regulations [CFR] 67).

Archaeological Resources

Five archaeological sites have been recorded within the Preferred Alternative's footprint. Three of the sites have been mitigated through recordation, and have been at least partially removed by previous projects that disturbed these sites. The other two archaeological sites are:

- Ballast Island, a site near Pier 48 that was formerly used as a Native American encampment and meeting place, which could be disturbed by construction of the sidewalk and bicycle facility
- A site near Union Street and Western Avenue, where a historic buried concrete wall could be affected by the pedestrian improvements at Union Street

Undetected sites may still be present in portions of the project footprint that have not been investigated for cultural resources. The greatest likelihood of encountering such materials is in the area between Pike Street and Blanchard Street, where construction depths could reach 80 feet below ground surface. Although regrading in this area has removed some of the native soils, the historic fill is thinner than it is along the shoreline, and deeper areas of excavation could intersect older deposits that have the potential to contain pre-contact materials. Construction activities on Union Street would be 40 to 60 feet deep due to the drilled shafts required for the pedestrian walkway connections; therefore, older archaeological deposits could also be encountered in this area.

To address the potential for project construction to impact currently undetected archaeological sites, the City would prepare an Inadvertent Discovery Plan before project construction begins. The City would also develop a plan in consultation with the Washington State Department of Archaeology and Historic Preservation (DAHP) and affected Native American tribes to conduct archaeological monitoring during construction activities affecting Ballast Island, and potentially in other areas having a high potential for encountering undetected archaeological resources.

Water Quality

Construction and associated staging activities such as earthwork, stockpiling, material transport, concrete work and paving, storm drain utility work, use of construction machinery, and dewatering have the potential to affect water quality in Elliott Bay. These pollutants can increase turbidity, change pH, and reduce available oxygen in the water. The impacts would be temporary, would vary in intensity and duration depending on the type of construction occurring, and would be mitigated through required preventative measures. The City would prepare and implement plans pursuant to the City of Seattle Stormwater Code, Stormwater Manual, and the NPDES Construction Stormwater General Permit that describe BMPs to prevent pollution, control stormwater flows, and protect Elliott Bay during construction and staging activities.

Vegetation and Wildlife

During construction of the Preferred Alternative, human activity and noise from construction equipment could disturb wildlife. However, wildlife species that use habitats in the study area are already adapted to high levels of noise and human activity, and construction noise and activity would not constitute a substantial increase in disturbance compared to the No Action Alternative. A Tree, Vegetation, and Soil Protection Plan would be developed to ensure the selection of appropriate protective measures during construction. These measures would identify protective measures for trees and other vegetation to be retained as well as for soil surfaces to guard against compaction and erosion. They would also include appropriate measures to minimize the risk of introduction and spread of noxious and invasive species. The City would restore and landscape the project footprint as soon as practicable during construction and would implement appropriate conservation measures and BMPs to minimize potential impacts on wildlife. No adverse impacts on vegetation and wildlife are expected as a result of construction activities.

Energy Resources

Construction activities would consume energy to manufacture materials, transport materials, and operate construction equipment. Construction would also contribute to greenhouse gas (GHG) emissions through the burning of fossil fuels to operate construction machinery and transport workers. In addition to construction activities, GHG emissions would originate from the production of concrete and steel for the project and from the project's use of electrical energy generated by fossil fuels.

The amount of energy used for AWPOW, although substantial, would be a small fraction of overall energy consumption in Seattle and is not expected to have a substantial impact on energy resources. Similarly, AWPOW is not expected to contribute significantly to overall GHG emissions or to hinder compliance with GHG reduction targets in Seattle or the state. BMPs, such as limiting idling of equipment, would contribute to improved energy efficiency during construction.

Air Quality

During construction of the Preferred Alternative, soil-disturbing activities, operation of heavy-duty equipment, commuting workers, and the placement of concrete and asphalt may generate emissions that would temporarily affect air quality. The total emissions and the timing of these emissions would vary depending on factors such as construction phasing and the types of equipment used.

State law requires that construction site owners and operators take reasonable precautions to prevent fugitive dust from becoming airborne. Dust may become airborne during demolition, material transport, grading, vehicle and machinery operations on and off the work site, and wind events. Controlling fugitive dust emissions could involve BMPs such as spraying exposed soil with water, covering materials, and scheduling construction activities to keep disturbed areas to a minimum.

Operational Impacts and Mitigation

Table ES-2 provides a qualitative assessment of impacts by discipline, which summarizes impact levels across several categories of analysis. These impacts are described in more detail below. The AWVRP, EBSP, and MarketFront projects will be completed before AWPOW begins and are therefore assumed to be part of the future conditions for both the No Action and Preferred alternatives. The project would be designed to minimize or avoid the potential for adverse impacts; in addition, implementing mitigation measures and adhering to permit conditions would minimize or avoid the potential for adverse impacts.

Table ES-2. Operational Impacts and Benefits

Discipline	No Action Alternative	Preferred Alternative
Transportation	Minor to Moderate Adverse Impact	Moderate Benefit
Parking	No Impact	Moderate Adverse Impact
Land Use	Minor Adverse Impact	Moderate Benefit
Aesthetics	No Impact	Moderate Benefit
Noise	No Impact	Minor Adverse Impact
Hazardous Materials	Minor Adverse Impact	Minor Adverse Impact
Public Services and Utilities	Minor Adverse Impact (public services) No impact (utilities)	Minor Benefit (public services) No Impact to Minor Benefit (utilities)
Historic Resources	No Impact	Minor Adverse Impact
Archaeological Resources	No Impact	No Impact
Water Quality	No Impact	Minor Benefit
Vegetation and Wildlife	No Impact	Minor Benefit
Energy Resources	Minor Adverse Impact	Minor Benefit
Air Quality	Minor Adverse Impact	Minor Benefit

Transportation

The transportation analysis for both alternatives reflects the future conditions in 2030, the project design year, and accounts for population and employment changes and transportation improvements anticipated by that time. Under the No Action Alternative, traffic volumes are generally expected to increase by approximately 5 to 10 percent between 2017 and 2030 due to regional population and employment growth. The restored Alaskan Way roadway would not have sufficient capacity to accommodate this future travel demand. As a result, general-purpose and freight traffic would experience more congestion and delays at intersections. Pedestrian and bicycle facilities under the No Action Alternative would remain the same as in 2017; the stairs at Seneca and Union Streets would not meet ADA standards.

The primary operational impact of the Preferred Alternative would be to provide improved or additional facilities for motor vehicles, transit, bicyclists, and pedestrians in the study area. This would improve overall traffic operations, transit reliability, emergency service response, and pedestrian and bicyclist comfort and safety. Levels of service would improve at most intersections compared to the No Action Alternative, which would reduce delays for vehicle and freight traffic. Travel times under the Preferred Alternative would also improve or remain similar to the No Action Alternative. Along the east side of the new Alaskan Way, properties that currently use the City of Seattle right of way to access parking or loading areas would experience changes in access. Freight access to businesses would be accommodated with on-street parking and loading zones along Alaskan Way, side streets, and alleys, but with modifications in some locations. Regional transit would benefit from improved traffic operations and dedicated transit facilities in the study area. Water transportation services and rail would not be disrupted by the Preferred Alternative and would likely experience safety and congestion improvements because of improved roadway operations and levels of service.

At the north end of the project footprint, the extension of Bell Street Park between Elliott and First Avenues would change the roadway configuration to become a one-way shared street (roadway and public park space). This would have a minor impact on the roadway operations on Bell Street and the adjacent roadways.

Parking

The parking supply under the No Action Alternative is expected to remain the same as under 2017 existing conditions with the addition of the MarketFront development, which would add 250 new off-street parking spaces.[2] Population and employment growth would likely increase the demand for parking by 2030, the project's design year.

The Preferred Alternative would permanently remove approximately 57 on-street parking spaces along Alaskan Way, 377 parking spaces that existed in the Alaskan Way Viaduct footprint, 15 on-street spaces on Bell Street, 3 spaces on Union Street, and 1 space on S. Main Street. This loss of 453 on-street parking spaces represents approximately 25 percent of the on-street parking supply in the study area. The Preferred Alternative would also permanently remove 189 off-street parking spaces in the study area. The total project-related parking loss of approximately 642 parking spaces represents approximately

Existing Conditions

In the Draft EIS, the term "2017 existing conditions" is used to refer to the future condition of the study area after the AWVRP, EBSP, and the MarketFront have been constructed. The viaduct needs to be demolished before the AWPOW projects can be constructed. Because of AWVRP tunneling delays, the time frame for viaduct demolition has shifted from 2017 to 2019. This does not affect the overall AWPOW EIS analysis because the assumptions for future existing conditions remain the same. To keep the terminology consistent with the prior environmental documentation, the Final EIS continues to use "2017 existing conditions" as the baseline.

[2] The 250 off-street parking spaces that are currently under construction as part of the Pike Place MarketFront (MarketFront) development are expected to be completed in 2017. As a result, they were not counted in the existing parking supply counts obtained in 2013 and are therefore not included in the existing conditions (2017) parking supply inventory.

6 percent of all on- and off-street parking supply in the study area. The City would address this loss by modifying on-street parking policies and practices, improving enforcement of short-term parking limits, continuing the use of e-Park, and increasing awareness and encouraging use of alternative modes of transportation. Enhanced facilities for nonmotorized transportation and transit would help minimize the impact of parking loss for the Preferred Alternative and provide travel options to and from the waterfront, reducing the overall demand for parking.

It is expected that demand for both on-street and off-street parking would increase in conjunction with population and employment growth in Seattle's central business district. Because parking supply would decrease under the Preferred Alternative, this increase in demand for parking, coupled with the decrease in parking supply, is expected to increase the on-street and off-street parking utilization rates across all parking zones and time periods studied.

The proposed removal of on-street parking is consistent with applicable policies in Seattle's Comprehensive Plan (2005). The City is currently in the process of a plan update, which is scheduled for completion in 2016. The updated Comprehensive Plan's policies are largely similar to those of the 2005 adopted version. The removal of on-street parking spaces, in conjunction with the enhanced nonmotorized and transit facilities that are part of the Preferred Alternative, supports overall City planning goals for reducing dependency on single-occupant vehicles in the downtown area.

Land Use

Compared to the Preferred Alternative, operation of the No Action Alternative would result in higher traffic congestion and less potential for beneficial redevelopment in accordance with adopted land use plans. Because Alaskan Way would not have sufficient capacity to accommodate increased travel demand in 2030, the resulting congestion could affect business patronage, and would not address City land use goals of increased connectivity and mobility. The No Action Alternative would maintain the existing non-accessible and indirect pedestrian connections between the Pike Place Market and the waterfront. It would not support local land use plans that envision a downtown waterfront with enhanced connection to the shoreline, increased public gathering space, and improved accommodations for pedestrians, bicyclists, and transit users.

The operational impacts of the Preferred Alternative on land use are expected to be positive because the project would result in a more accessible waterfront and increase the desirability of the area for public use and general development. Positive operational impacts are expected because the new public facilities associated with this project would enhance traffic operations, support increased walking and bicycling, improve multimodal connectivity and mobility, provide new open space and recreation opportunities, and support economic development. Although the project would not change existing zoning or land use designations, increased activity and public amenities along the waterfront could encourage beneficial redevelopment of adjacent areas in accordance with applicable zoning and development standards. The Preferred Alternative is expected to support the goals of state, regional, and local land use plans, many of which call for improvements along the waterfront.

Aesthetics

There would be no visual impacts or benefits under the No Action Alternative because it would be identical to the 2017 existing conditions. Operational impacts of the Preferred Alternative would be generally positive because the streetscape and pedestrian spaces would replace paved areas currently dedicated to parking and vehicle traffic. Elements that are expected to enhance visual quality include trees and shrubs, gathering areas with seating, and custom paving patterns and lighting. With these landscaping and urban design elements, the Preferred Alternative streetscape and pedestrian spaces would generally be considered an aesthetic enhancement compared to the No Action Alternative.

The new kiosk structures along the Promenade would be prominent in the historic pier section of the waterfront. At their proposed height, the kiosks could impact views along designated view corridors at Seneca, Spring, Union, and University Streets. Along the Main Corridor, the Preferred Alternative could

result in negative impacts if the kiosk structures or tree canopies were to block or interfere with scenic views along the waterfront or toward Puget Sound and the Olympic Mountains. Depending on the final design, the kiosks and tree canopies could be perceived to have either a positive or a negative visual impact, depending on the viewer.

The Overlook Walk and Building B would be new structures in views from the waterfront and from Pike Place Market. This change to the visual landscape could also be perceived to have either a positive or a negative impact, depending on the viewer.

The Overlook Walk would accommodate the Aquarium Pavilion, which would be a large, prominent structure that may block private views from the southern end of the Waterfront Landings Condominium building. Views from the southern units of the building presently include an office building, driveway, parking, loading zone, and Alaskan Way, as well as limited water and pier views from some units. The Pavilion would not obstruct views from any locations where views are protected by the City's SEPA ordinance (SMC 25.05.675.P). In addition, new public viewing areas would be provided from the Pavilion's roof. The actual view impacts may vary from those generally described in this Final EIS because they would be dependent upon the final design of the Aquarium's building.

If the Overlook Walk were constructed without the Aquarium Pavilion, it could detract from the overall visual quality of the waterfront. The structural elements supporting the upper section of the Overlook Walk would be prominent in views from the waterfront areas near the Aquarium Plaza and historic piers, and the Overlook Walk would not screen Alaskan Way from the Aquarium Plaza.

The Union Street Pedestrian Connection would include walkways with new public viewpoints that would provide very high-quality views of the waterfront and Elliott Bay. The new pedestrian connection would also include elevator towers that would be compatible with existing nearby development, although the towers would partially alter the views of Elliott Bay currently provided at Union Street just east of Post Alley.

Visualization of the Preferred Alternative from Victor Steinbrueck Park, looking south

Noise

Noise levels in the study area are currently dominated by traffic. Modeled future noise levels, calculated as A-weighted decibels expressed in terms of average sound levels (abbreviated as dBA Leq), were compared to the Federal Highway Administration's noise abatement criteria (NAC). In 2017, after the AWVRP is complete, 1,136 noise receivers in the study area are predicted to be at or above the NAC for residential land uses, with noise levels ranging from 61 to 73 dBA Leq. Under the 2030 No Action Alternative, the number of units at or above the NAC would be the same as under the 2017 existing conditions, and traffic noise levels are predicted to range from 62 to 74 dBA Leq.

Under the Preferred Alternative, 1,211 residential units are predicted to be at or above the NAC; noise levels would range from 58 to 72 dBA Leq during peak hours in 2030. Noise levels would increase in some locations and decrease at others because of changes in the roadway alignment compared to No Action. Overall, traffic noise levels are expected to increase by up to 5 dBA in some locations (primarily in the northern portion of the study area), and decrease by 5 to 6 dBA in other locations compared to the No Action Alternative.

Several types of mitigation measures were reviewed for their potential to reduce noise impacts where the Preferred Alternative would cause noise levels to increase above the NAC. All of the measures reviewed were determined to be infeasible, in conflict with project objectives, or not cost effective. Although there are no clear, reasonable, and feasible methods of reducing noise in this area, it is important to note that the overall noise levels in the corridor would be up to 12 dBA lower than the noise levels with the viaduct in operation.

Hazardous Materials

Potential operational impacts under the No Action and Preferred alternatives include spills or releases from vehicles traveling in the corridor, the potential to create contaminant migration corridors through the installation of utilities, and exposure of workers to contamination during maintenance activities. The potential for such impacts would be minimized or mitigated through the use of BMPs and compliance with regulations governing the handling, storage, and disposal of hazardous materials.

Public Services and Utilities

The No Action Alternative would not construct the proposed connection between Alaskan Way and Elliott Way; as a result, it would take public service providers longer to reach destinations between Belltown and Alaskan Way than under the Preferred Alternative. The operational impacts on public services as a result of the Preferred Alternative would therefore be positive. The improved roadway capacity and connection to Belltown should reduce the time required to provide public services and respond to emergencies compared to the No Action Alternative.

The Preferred Alternative's impacts on utility operation and maintenance are expected to be minimal, and new facilities would provide a benefit. The Preferred Alternative would be designed to provide maintenance access to underground utilities that meets the standard access criteria and associated vehicle loading. Therefore, no mitigation for operational impacts would be necessary.

Historic Resources

The No Action Alternative would have minimal or no impact on historic resources. The Preferred Alternative would have minimal adverse impacts on historic resources and could have slight benefits. The primary potential impact of the Preferred Alternative would be alterations to the historic character of the waterfront, which could lessen the sense of connection between the waterfront and the buildings and neighborhoods east of Alaskan Way. Proposed improvements on S. Main and S. Washington Streets could potentially have permanent impacts on some areaways. The type and extent of alterations to historic resources would be determined during final design.

The City would obtain Certificates of Approval and undergo Landmarks Adjacency Reviews, as appropriate, for all permanent impacts the Preferred Alternative would have on historic resources. Certificates of Approval would be needed from the Pioneer Square Preservation Board, the Pike Place Market Historical Commission, and the Seattle Landmarks Board. The Seattle Department of Neighborhoods would conduct Landmarks Adjacency Reviews for project elements located next to or across the street from designated City landmarks. These approvals and reviews would consider the compatibility of project elements, materials, and designs with the area's historic character. The City would also use urban design and place-making approaches such as landscaping, interpretation, and reuse of historical elements (seawall railing, ship's wheel ornamentation, etc.) to enhance the sense of historical connection among the waterfront structures, the roadway, and buildings on the east side of Alaskan Way.

Archaeological Resources

No operational impacts on archaeological sites are anticipated as a result of either the No Action Alternative or the Preferred Alternative.

Water Quality

The No Action Alternative would not result in any operational impacts or benefits to water quality. The operational impacts of the Preferred Alternative are expected to be beneficial. The project would reduce flow volumes to the combined sewer by diverting a portion of the stormwater runoff area from the combined sewer system to the separated storm drain system. In addition, the project would reduce the overall quantity of pollutants in stormwater runoff by converting portions of the existing pollution-generating impervious surfaces (PGIS) to non-pollution-generating impervious surfaces (NPGIS) in the footprint. Also, the project would improve the quality of discharges to Elliott Bay by treating runoff from PGIS that was previously untreated.

Vegetation and Wildlife

The No Action Alternative is not expected to affect vegetation or wildlife. The operational impacts of the Preferred Alternative on vegetation and wildlife would be minimal. The primary effect would be a slight increase in native vegetation and the availability of habitat for native wildlife, as well as natural recruitment of native vegetation. This could lead to some increase in the populations and densities of wildlife in the study area. Because no adverse impacts are anticipated, no mitigation measures are proposed for vegetation and wildlife.

Energy Resources

Vehicles are expected to operate more efficiently and overall energy consumption is expected to decline slightly under the Preferred Alternative as compared to the No Action Alternative. Because the project would improve traffic operations and travel times, as well as reduce the number of vehicle miles traveled in the corridor, the Preferred Alternative is also expected to slightly reduce GHG emissions compared to the No Action Alternative. No adverse effects on energy resources and GHG emissions are expected from the operation of the Preferred Alternative.

Air Quality

Under the No Action Alternative, congestion on Alaskan Way and east-west cross streets would result in increased emissions of air pollutants. Congestion would be reduced by the improvements under the Preferred Alternative. Because air emissions are directly correlated to traffic volumes and congestion, the Preferred Alternative is expected to result in a slight reduction in emissions of air pollutants within the study area; therefore, no mitigation is required.

Cumulative Impacts and Mitigation

Cumulative impacts are project-related environmental impacts in combination with the impacts of other past, present, and reasonably foreseeable projects in the vicinity. In other words, they are the combined individual impacts of multiple projects over time. SEPA requires the evaluation of cumulative impacts as part of the EIS analysis.

AWPOW would be constructed once the SR 99 tunnel is in operation and the viaduct is removed. Construction would occur in the midst of a busy waterfront at the same time as other capital projects, including the Seattle Multimodal Terminal at Colman Dock Project. The construction-related impacts of AWPOW would add to the temporary adverse construction-related impacts of those other projects. Construction-related noise, dust, and traffic congestion would be greater with all of the projects together than if only one were constructed at a time. Therefore, AWPOW would contribute to an adverse cumulative impact during construction. Mitigation would consist of measures to reduce the overall impacts of construction by coordinating with other projects and agencies to verify the effectiveness of BMPs and ensure that residents, employees, and visitors can navigate efficiently and safely through the construction area.

The operational impacts of AWPOW, combined with those of other reasonably foreseeable projects, would result in long-term improvements to transportation, aesthetics, and water quality, and would further the goals of regional and local land use and transportation plans. Overall, project operation would not contribute to adverse cumulative impacts, and no mitigation would be necessary.

Next Steps

After the Final EIS is issued, final design and permitting are expected to be completed between 2017 and 2019. Construction would begin no earlier than 2019.

1 Introduction and Objectives of the Project

1.1 Introduction to the Project

The City of Seattle is proposing a number of infrastructure improvement projects (collectively referred to as "Waterfront Seattle") along the Seattle waterfront. The improvements are proposed in response to the opportunities, transportation needs, and related public objectives created by the replacement of the Alaskan Way Viaduct with a new State Route (SR) 99 tunnel. These opportunities, needs, and objectives for the waterfront are articulated in the Waterfront Seattle Guiding Principles, which affirm the following goals:

- Create a waterfront for all
- Put the shoreline and innovative, sustainable design at the forefront
- Reconnect the city to its waterfront
- Embrace and celebrate Seattle's past, present, and future
- Improve access and mobility (for people and goods)
- Create a bold vision that is adaptable over time
- Develop consistent leadership from concept to operations

In June 2015, the City published the Draft Environmental Impact Statement (EIS) for the Alaskan Way, Promenade, and Overlook Walk (AWPOW or the project). AWPOW consists of four projects that are part of a larger group of infrastructure projects known as Waterfront Seattle. The Draft EIS evaluated two alternatives—the No Action Alternative and the Action Alternative—for each of the four projects:

- The Main Corridor
- The Promenade
- The Overlook Walk
- The East-West Connections

Figure 1-1 shows the location of AWPOW in context of downtown Seattle and Figure 1-2 shows the locations of the four projects within the AWPOW footprint.

In response to public comments on the Draft EIS and in order to coordinate more closely with current planning for the Seattle Aquarium, the City developed an additional alternative for both the Main Corridor project and the Overlook Walk project. These alternatives, Main Corridor Alternative 2 and Overlook Walk Alternative 2, were analyzed in a Supplemental Draft EIS published in April 2016. After considering the public comments and environmental analyses from both the Draft EIS and Supplemental Draft EIS, the City combined components of the alternatives evaluated in these reports to form the Preferred Alternative. The Preferred Alternative and the No Action Alternative are described in detail in Chapter 2 of this Final EIS.

Because of the complementary nature of the four AWPOW projects, and the fact that they represent the most substantial of the planned Waterfront Seattle improvements, the City is evaluating them together in this EIS, as authorized by the State Environmental Policy Act (SEPA) under Washington Administrative Code (WAC) 197-11-060(3)(c) and the Seattle Municipal Code (SMC) 25.05.060C.3.

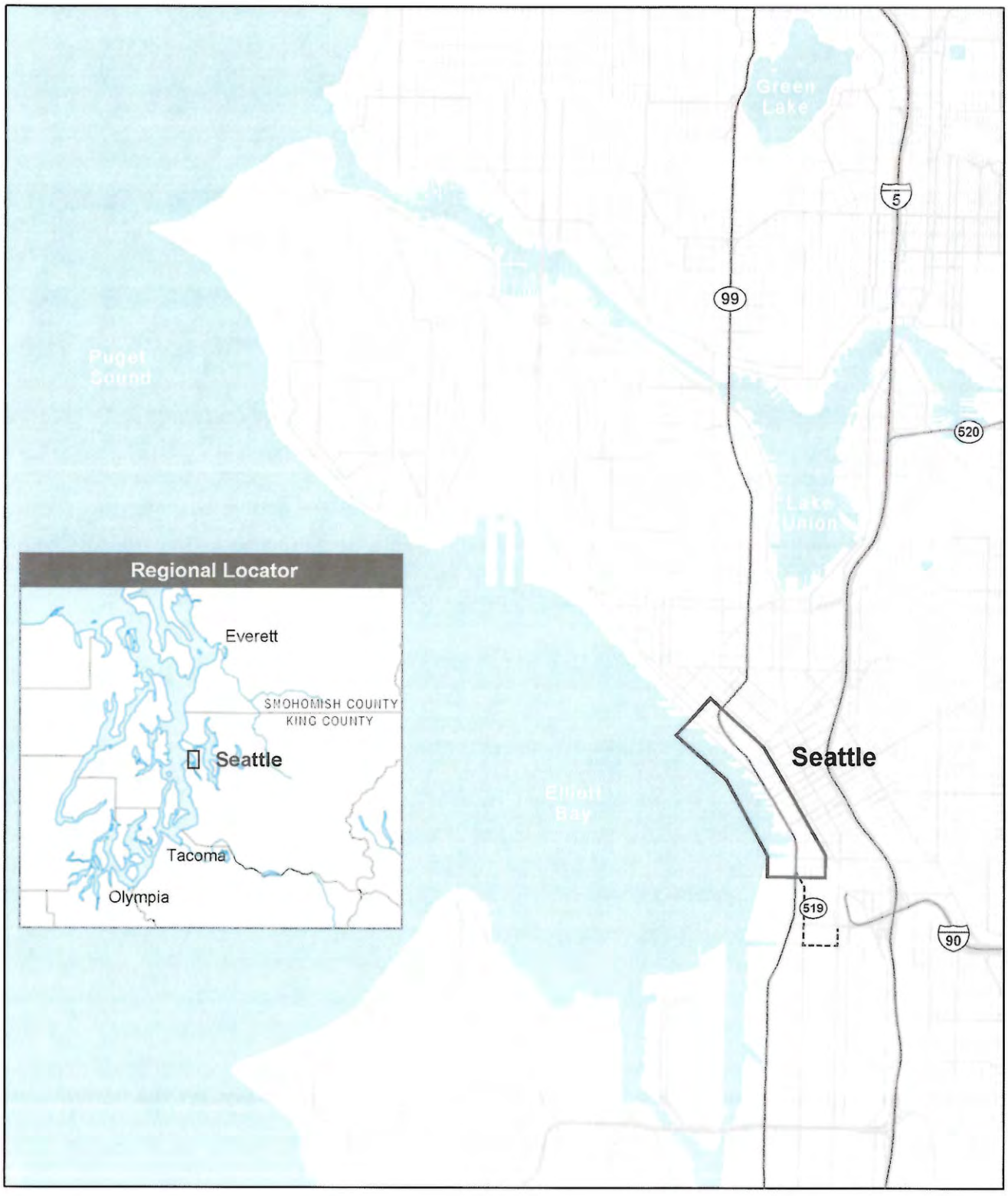


Figure 1-1
Vicinity Map

Alaskan Way, Promenade, and Overlook Walk Final EIS

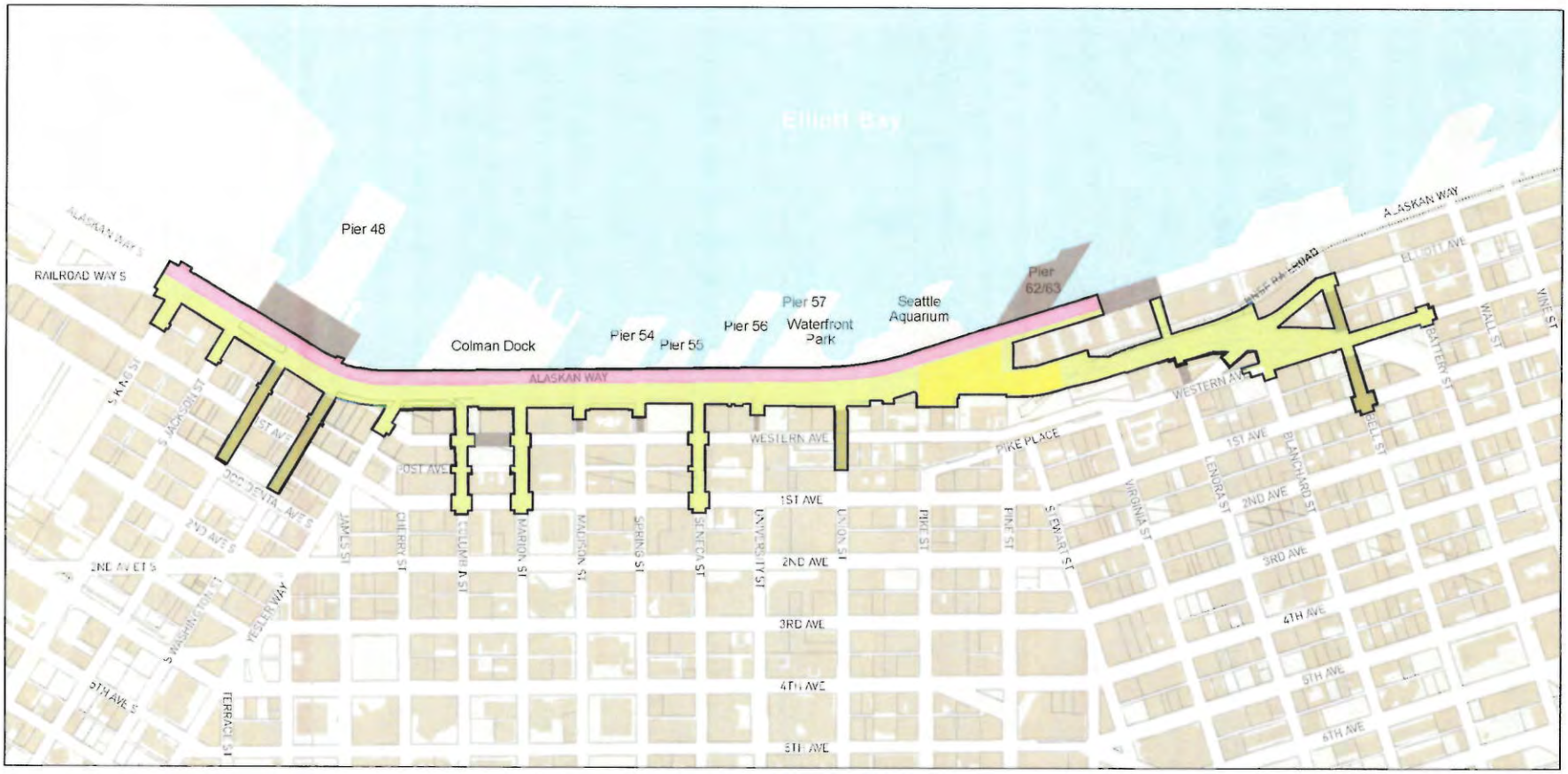


Figure 1-2
Project Overview

Alaskan Way, Promenade, and Overlook Walk Final EIS

1.2 Background

The opportunity to improve Seattle's downtown waterfront arose from a decision by the Washington State Department of Transportation (WSDOT) to replace the Alaskan Way Viaduct following the 2001 Nisqually earthquake. WSDOT's primary goals in replacing the viaduct were to protect public safety and replace essential vehicle capacity to and through downtown Seattle. However, removing the viaduct structure also enabled the City to consider solutions for the urban design and connectivity problems caused by the viaduct, whose size and proximity to the shoreline has created a barrier that limits the City's options for improving conditions for pedestrians and bicyclists, creating waterfront amenities, and improving east-west connections.

In 2001, the Federal Highway Administration (FHWA) and WSDOT, with the City as a co-lead agency, began developing the Alaskan Way Viaduct Replacement Project (AWVRP). The AWVRP Draft EIS, published in 2004, and a Supplemental EIS, published in 2006, evaluated several alternatives for replacing the viaduct that would meet the needs of both local and through traffic currently served by the facility. These alternatives included an elevated structure similar to the present viaduct; a larger surface street in the general vicinity of present-day Alaskan Way with a connection to Elliott Avenue; and several types of tunnels. All of the alternatives assumed improvements to Alaskan Way, with amenities that included a landscaped median, a broader waterfront promenade, and bicycle facilities.

In January 2009, the governor of the State of Washington, the King County Executive, and the mayor of Seattle agreed to replace the central portion of the Alaskan Way Viaduct with a single, large-diameter bored tunnel and several separate infrastructure improvements (State of Washington, King County, and City of Seattle 2009). The improvements included a new waterfront surface street with connections to the downtown grid, a new connection from the waterfront to Western and Elliott Avenues, a waterfront promenade, and transit enhancements. These separate infrastructure improvements were part of the cumulative effects analysis for the preferred Bored Tunnel Alternative evaluated in the second Supplemental Draft EIS and Final EIS for the AWVRP, published in 2010 and 2011, respectively. WSDOT agreed to fund the design and construction of a new Alaskan Way and Elliott Way from approximately S. King Street to Battery Street, in part, because the new waterfront surface street would carry some of the traffic that would previously have used the viaduct. The 2009 agreement and the AWVRP Final EIS together established the basic AWPOW projects and marked the start of the City's planning process for Waterfront Seattle.

Waterfront Seattle planning has involved substantial participation by elected officials, stakeholders, and community members. Since 2011, the City's public outreach program for Waterfront Seattle has included over 300 community events including public meetings, fairs, festivals, briefings, forums, and workshops. All planning and design efforts have taken place in partnership with a series of committees established by the Seattle City Council. The Central Waterfront Partnerships Committee, established in November 2009, developed the Seattle Waterfront Guiding Principles, which the Seattle City Council affirmed by resolution in January 2011. The Central Waterfront Committee replaced the Central Waterfront Partnerships Committee in January 2011, and consisted of a wide range of volunteer community representatives and leaders appointed by the Seattle City Council. The committee developed documents in its role as the broad overseer of the design, financing, public engagement, long-term operations, and maintenance of Waterfront Seattle. These documents included the Framework Plan, the Concept Design, and the Strategic Plan, which were published in July 2012 and supported by the Seattle City Council in August 2012. They provide guidance, goals, and strategies for implementation of Waterfront Seattle. In October 2014, the Central Waterfront Steering Committee replaced the Central Waterfront Committee in order to advise the City on implementing the Central Waterfront Concept Design and Strategic Plan.

Waterfront Seattle encompasses the four AWPOW projects and a few additional independent projects. These additional projects include improvements to Union Street Pier and Pier 62/63, both owned by the

Seattle Parks and Recreation Department (Seattle Parks), and the new Elliott Bay Seawall, now under construction. Each of these projects has undergone, or will undergo, separate review under SEPA.

1.3 Objectives of the AWPOW Projects

As noted in Section 1.1, AWPOW consists of four complementary projects: the Main Corridor, the Promenade, the Overlook Walk, and the East-West Connections. Each has its own distinct purpose, which is based on a set of identified needs and policy decisions, and is consistent with the Waterfront Seattle Guiding Principles. The objectives of each project, or purpose and need (the term used in the Draft EIS), are described below.

1.3.1 Main Corridor

Purpose of the action: Accommodate safe, efficient, and reliable travel between the south downtown area and Belltown for general-purpose traffic, regional transit, freight, ferry traffic, pedestrians, and bicycles.

Need for the action: AWPOW responds, in part, to transportation needs created by WSDOT's replacement of the Alaskan Way Viaduct with a tunnel. Because the viaduct will be eliminated, Alaskan Way will be required to serve additional traffic demand and replace the viaduct's surface connection to Belltown. As described in Section 1.2 above, a new waterfront surface street with connections to Elliott and Western Avenues must fill the transportation needs remaining after the AWVRP. Because the tunnel will not have exits in downtown Seattle as the viaduct does today, Alaskan Way will need to carry much more local traffic in the future than its current capacity will allow. In addition, the project must restore access to Belltown and points north that the viaduct closure will eliminate. These needs are in addition to the current functions of Alaskan Way—serving waterfront visitors, moving freight to and from Port of Seattle facilities, providing queuing space for vehicles bound for the ferry at Colman Dock, and accommodating cruise ships at Pier 66. As a result of these factors, traffic on Alaskan Way at Yesler Way is expected to increase substantially between 2010 and 2030.

Alaskan Way looking north from Yesler Way in 2003

In addition to general-purpose and freight needs, Alaskan Way must also serve multimodal needs. Many bicyclists use the Alaskan Way corridor for commuting or recreation, but the multimodal path on the east side of the roadway has numerous street crossings and is shared with pedestrians. In the City's Bicycle Master Plan, Alaskan Way is shown as a gap in the existing bicycle network; therefore, a separated bicycle facility is recommended as part of an overall strategy to improve connections to and within the center city. The Alaskan Way corridor is also deficient in transit service. Although one transit route existed on Alaskan Way prior to AWVRP and the Elliott Bay Seawall Project (EBSP) construction and could potentially be reinstated, no transit routes currently run along Alaskan Way, and transit users must traverse the steep east-west streets to reach bus routes on First, Second, and Third Avenues. The City's Transit Master Plan identifies Colman Dock as

an important hub for transit, but notes that impediments to transfer between travel modes—in particular, the difficulty of transferring from ferries to downtown bus routes—limit its potential as an intermodal connection and may discourage walk-on ferry passengers. These deficiencies directly conflict with City policies that encourage bicycling and transit use to improve public health and the environment and to reduce reliance on automobiles.

Pedestrian movement and safety are another important need in the Alaskan Way corridor. The City has a "complete street" policy requiring that every street be designed to accommodate pedestrians. This requires a corridor with speed limits similar to those of other downtown streets, signalized intersections that provide safe and convenient places to cross, generous sidewalks, and a street width as narrow as possible, given the traffic functions that the roadway must accommodate.

1.3.2 Promenade

Purpose of the action: Provide significant public open space adjacent to the Elliott Bay shoreline in downtown Seattle to accommodate pedestrian demand, create public amenities, and strengthen the connection between the city and its waterfront.

Need for the action: Currently, the waterfront is difficult to access and provides little space to accommodate pedestrian movement and gathering. Visual and physical connections to the shoreline are limited. The quality of the existing pedestrian environment is compromised by the Alaskan Way Viaduct, and will also be compromised in the future by the location of the restored Alaskan Way after EBSP construction is completed.

On a typical day during the summer months, as many as 30,000 people visit the downtown waterfront. While the waterfront's views and attractions make it a popular destination, the viaduct has resulted in a loss of connection between the waterfront and the rest of the city that will remain after the viaduct is demolished. The wide space where the structure is currently located, historically used for parking and ferry queuing, will continue to physically separate the waterfront from downtown. Most buildings on the east side of Alaskan Way have "turned their backs" to the shoreline, with their western façades consisting primarily of loading docks, storage, and garbage and recycling collection areas.

Alaskan Way's location and configuration have also affected open space and pedestrian access along the waterfront. The presence of Alaskan Way immediately adjacent to the shoreline allows for only a narrow sidewalk along the seawall, which becomes congested during peak tourist periods. Traffic noise from Alaskan Way adversely affects the pedestrian environment. On the east side of the street, pedestrians and bicyclists share a narrow path that has little or no protection from traffic. Collectively, these factors have resulted in a wide zone dominated by motor vehicles immediately adjacent to the city's most visited shoreline. The City's Pedestrian Master Plan identifies substantial opportunities along Alaskan Way to improve pedestrian linkages, roadway crossings, and quality of the pedestrian environment.

1.3.3 Overlook Walk

Purpose of the action: Provide a grade-separated pedestrian crossing, view opportunities, and public open space between the waterfront and Pike Place Market.

Need for the action: Access between the Pike Place Market and the waterfront, two of Seattle's most popular attractions, is impeded by steep topography and at-grade street crossings; open space in this area is limited, and there are few opportunities for views.

Almost 4 million people visit the Seattle waterfront each year, and the Pike Place Market receives as many as 10 million annual visitors. These attractions are separated by only two city blocks. However, because of the steep grade in this area, opportunities for pedestrians to move directly between the market and the waterfront are limited to three options: the Pike Street Hillclimb; a staircase ascending the undeveloped slope west of the market in the Pine Street right of way; and elevators and stairs in the Public Market Garage. The stairways are steep and difficult to climb and do not provide full access for

people with disabilities. All the routes require at-grade crossings of Alaskan Way to reach the waterfront. In particular, the wide crosswalk at the base of the Hillclimb is often used today by dozens of pedestrians on each traffic signal cycle. Connecting the large numbers of pedestrians using this connection directly to the waterfront promenade, without an at-grade crossing of Alaskan Way, will improve the quality of the pedestrian experience.

In addition to the poor accommodation for pedestrian travel, the area between the market and the waterfront is underutilized and is lacking in views and public open space. Victor Steinbrueck Park, with its sweeping views toward the water, is frequently very crowded, while the area in the Pine Street right of way is seldom used. The existing viaduct provides expansive views for motorists, but these views will be eliminated when the viaduct is demolished. The heavy use of this area by the public warrants the provision of additional open space that facilitates pedestrian movement while providing opportunities for people to gather and enjoy scenic vistas.

1.3.4 East-West Connections

Purpose of the action: Improve key east-west streets adjacent to the Main Corridor to provide better connections between the waterfront and downtown Seattle and enhance the pedestrian experience.

Need for the action: There is currently a lack of strong pedestrian connections between the waterfront area and the downtown Seattle street grid. At the south end of the Main Corridor, access from Alaskan Way to Pioneer Square is hindered by uneven sidewalks, high curbs, and lack of facilities in compliance with the Americans with Disabilities Act (ADA) on east-west streets; there are no visual or urban design cues linking the historic district to the waterfront area. The central portion of the Main Corridor, from Seneca Street to the Pike Street Hillclimb, affords no east-west access for people with limited mobility between the waterfront and First Avenue. In the northern portion of the Main Corridor, the elimination of the viaduct and decommissioning of the Battery Street Tunnel provides opportunities to reconnect and enhance portions of the east-west street grid for pedestrian and bicycle use. Improvements to east-west streets in these areas would strongly support the Waterfront Seattle Guiding Principles of reconnecting the city to its waterfront and improving access and mobility, as well as the policies and recommendations of the City's Pedestrian Master Plan (SDOT 2014).

1.4 Comments on the Draft EIS and Supplemental Draft EIS

Following publication of the Draft EIS, the City held a public comment period from June 29, 2015 to August 26, 2015 and hosted a public open house on July 22, 2015. The City received 107 pieces of correspondence (letters, emails, and submittals from the public open house) with comments on the Draft EIS from tribes, agencies, businesses, organizations, and members of the public. After the Supplemental Draft EIS was published, the City provided another public comment period from April 18, 2016 to May 18, 2016, and hosted a public open house on May 10, 2016. The City received 168 pieces of correspondence with comments on the Supplemental Draft EIS. Responses to each piece of correspondence are contained in Appendix D, Draft EIS and Supplemental Draft EIS Comments and Responses.

1.4.1 Draft EIS

The 107 pieces of correspondence received on the Draft EIS contained 453 individual comments. The two topics that received the most comments were transportation and alternatives, followed by parking and construction. A brief summary of each of these four topics is provided below. Several other topics, such as public services, utilities, and land use, received a smaller number of comments. All comments are responded to individually in Appendix D, Draft EIS and Supplemental Draft EIS Comments and Responses.

Transportation

Approximately one-third of the individual comments were on transportation topics, which included pedestrian, bicycle, transit, freight, access, and general traffic-related comments. Comments on pedestrian facilities included concerns about safety in crossing the bicycle facility and Alaskan Way, ADA access, and suggestions for additional pedestrian space. Comments on bicycle facilities generally expressed support for the separated bicycle facility on the west side of Alaskan Way; there were also requests for the City to address connections to nearby bicycle facilities and safety concerns at intersections where conflicts with pedestrians and vehicles could occur. Comments on freight pointed out that Alaskan Way is a Major Truck Street and that the Main Corridor would need to be designed to accommodate freight operations.

Alternatives

Comments on alternatives and design-related components tended to focus on the Overlook Walk and the portion of the Main Corridor south of Colman Dock. Many comments on the Main Corridor project suggested that the City should further evaluate configurations that would reduce the corridor's proposed width in the area south of Columbia Street. Comments on the Overlook Walk project were more varied; some expressed concern with impacts on nearby properties, while others urged the City to coordinate its design with the Aquarium Pavilion identified in the Seattle Aquarium Master Plan. In response to public comments on the Draft EIS and in order to coordinate more closely with current planning for the Seattle Aquarium, the City developed an additional alternative for both the Main Corridor project and the Overlook Walk project. These alternatives, Main Corridor Alternative 2 and Overlook Walk Alternative 2, were analyzed in a Supplemental Draft EIS published in April 2016.

Parking

Several commenters expressed concern for the amount of parking lost as a result of the project and suggested that mitigation should be provided.

Construction

Comments on construction were varied, but highlighted traffic and noise in the waterfront, and the fact that construction for the AWVRP and EBSP have been ongoing for the last several years. Many of these comments mentioned the challenges that construction creates for local businesses and residents, as well as for people and goods traveling through the waterfront area.

1.4.2 Supplemental Draft EIS

In the 168 pieces of correspondence received on the Supplemental Draft EIS, there were 308 individual comments. Approximately half of the comments pertained to the Main Corridor and Overlook Walk alternatives. Transportation and parking was another common topic of comments. Comments on the major topics are summarized below; individual responses to each piece of correspondence are contained in Appendix D, Draft EIS and Supplemental Draft EIS Comments and Responses.

Main Corridor and Overlook Walk Alternatives

Many commenters expressed a preference for one of the Main Corridor and Overlook Walk alternatives. There was a range of opinions on both sets of alternatives. For example, many commenters expressed support for the transit-only lanes that were part of Main Corridor Alternative 1, while other commenters either supported the narrowing proposed in Main Corridor Alternative 2 or suggested other ways to narrow the roadway south of Columbia Street. Comments on the Overlook Walk alternatives included expressions of support for coordinating planning efforts with the Seattle Aquarium under Overlook Walk Alternative 2, and expressions of preference for the design aspects of one alternative or the other. Some commenters expressed concern regarding the size and potential view impacts of the Aquarium Pavilion as shown in the conceptual graphics presented in the Supplemental Draft EIS.

Transportation and Parking

Similar to the Draft EIS, the subject of transportation included pedestrian, bicycle, transit, freight, access, and general traffic-related comments. Many comments affirmed the importance of safe and efficient travel for all users. Some comments mentioned the importance of connecting AWPOW's separated bicycle facility to other nearby bicycle facilities. As with the Draft EIS, several commenters again expressed concern for the amount of parking lost along the waterfront.

1.5 SEPA Compliance and Lead Agency

The analysis in the Draft EIS, Supplemental Draft EIS, and Final EIS was conducted to satisfy SEPA requirements, which are implemented by the City through SMC Chapter 25.05. SEPA requires a project's lead agency to consider environmental information (including project alternatives, environmental impacts, and mitigation) before deciding whether to proceed with the project. The City, as the SEPA lead agency, is responsible for carrying out SEPA's procedural requirements, including compiling and assessing information on the potentially significant adverse environmental aspects of AWPOW.

The City issued a Determination of Significance for the Main Corridor, Promenade, and Overlook Walk on August 9, 2013. Public scoping was conducted from August 9 to September 25, 2013, and a public scoping meeting was held on September 9, 2013.

This is a project-level EIS that encompasses all of the regulatory, transactional, and other actions necessary to complete the four AWPOW projects. As authorized by WAC 197-11-060(3)(c) and SMC 25.05.060C.3, the City has elected to analyze AWPOW's four "similar actions" in this single EIS.

2 Project Alternatives

This chapter explains the concepts that were considered and alternatives that were evaluated during the EIS process, describes the No Action and Preferred alternatives, and presents an overview of how the improvements included in the Preferred Alternative would be constructed.

2.1 Development of Alternatives

The downtown Seattle waterfront contains a complex mosaic of infrastructure managed by a wide variety of federal, state, and local agencies, as well as private entities. As a result, any proposed project requires a high degree of planning and coordination in order for all components of this infrastructure to work together smoothly. New facilities must avoid or be integrated with existing facilities; moreover, constraints caused by right of way limits, topography, and protected features of the environment can narrow the possible range of options for development or redevelopment.

These factors have influenced the range of alternatives for the AWPOW projects. Previous analyses and interagency agreements have defined much of what the AWPOW projects need to accomplish and eliminated some potential options; physical constraints limit the remaining choices. As a result, despite over a decade of planning and analysis, the range of alternatives that could "feasibly attain or approximate [the] proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation" (WAC 197-11-786) was quite narrow.

This section of the Final EIS summarizes the discussion of alternatives development contained in Chapter 2 of the Supplemental Draft EIS. Section 2.1 in that document summarized the planning efforts that have occurred for the Seattle waterfront since the 2001 Nisqually earthquake. These efforts, undertaken collaboratively by multiple agencies and stakeholders, have defined the objectives that the AWPOW projects must meet. Section 2.2 discussed the physical and planning factors that constrain the range of reasonable alternatives. Section 2.3 described the concepts and alternatives identified for each project and explained why they were or were not carried forward for further analysis in this EIS process, as well as addressing alternatives that were identified following the issuance of the Draft EIS in June 2015.

2.1.1 Seattle Waterfront Planning

Alaskan Way Viaduct Planning and Design Process

While some early planning efforts for replacement of the Alaskan Way Viaduct began in the late 1990s, the 2001 Nisqually earthquake made viaduct replacement a high priority. The viaduct, a portion of SR 99, is a main north-south transportation artery for general-purpose vehicles, freight, and transit. In addition to spurring consideration of replacing the viaduct itself, the earthquake's impacts focused concern on the condition of the City's aging seawall, located just west of the viaduct. The prospect of rebuilding the seawall and altering or removing the viaduct provided an impetus to plan for transportation and land use in the downtown waterfront area as a whole.

From 2001 to 2009, planning for the "post-viaduct" Seattle waterfront took place primarily under the auspices of WSDOT's Alaskan Way Viaduct Replacement Project (AWVRP). The City was a co-lead agency for the AWVRP. In January 2009, the executives of the three lead agencies—Washington Governor Christine Gregoire, King County Executive Ron Sims, and Seattle Mayor Greg Nickels—signed a letter of agreement that recommended replacing the central waterfront portion of the Alaskan Way Viaduct with a large-diameter, single-bore tunnel. Recognizing the opportunities that would be created by removal of the viaduct, the City began envisioning a group of infrastructure projects, collectively referred to as "Waterfront Seattle," to address mobility, connectivity, and urban design issues in the downtown waterfront area.

The AWVRP planning process investigated alternatives for replacing the viaduct through an environmental review process under the National and State Environmental Policy Acts (NEPA and SEPA). Some of these alternatives included concepts for replacing the Alaskan Way surface street. The Alaskan Way Viaduct Replacement Project History Report, published in September 2009, summarized the alternatives considered as part of AWVRP planning and the process by which they were evaluated (FHWA et al. 2009). The NEPA and SEPA review of the AWVRP was published in a series of documents that is described in Section 2.1.1 of the Supplemental Draft EIS (FHWA et al. 2004, 2006, 2010, and 2011).

When the bored tunnel became the preferred alternative for the AWVRP, the lead agencies recognized that it would primarily serve regional traffic needs. The tunnel would have no on- or off-ramps within downtown Seattle, as the viaduct does today, and therefore would not provide the same level of access for connecting downtown, southwest Seattle, and Belltown for transit, freight, or general-purpose traffic. To address the needs that would not be met by the Bored Tunnel Alternative, the 2011 AWVRP Final EIS identified six independent projects that complemented the bored tunnel. The first three of these projects—Alaskan Way surface street improvements, the Elliott and Western Connector (now Elliott Way), and the Alaskan Way Promenade—became part of AWPOW and are evaluated in this EIS. The other three projects—the Elliott Bay Seawall Project, transit enhancements to improve connections for southwest Seattle, and evaluation of a First Avenue streetcar—were undertaken separately by the City and King County Metro, and are discussed in Section 2.1.3 of the Supplemental Draft EIS.

Waterfront Seattle Planning and Design Process

The City's planning process for Waterfront Seattle began following the 2009 agreement among the State of Washington, the City of Seattle, and King County. The process has been guided by several committees established by the Seattle City Council, beginning with the Central Waterfront Partnerships Committee, which was formed in November 2009. This committee distilled a set of principles to guide the design of Waterfront Seattle, as described in Chapter 1 of this Final EIS. The Central Waterfront Committee,[3] which replaced the Central Waterfront Partnerships Committee, developed a number of documents to provide guidance, goals, and strategies for implementing Waterfront Seattle. They include the Framework Plan, the Concept Design, and the Strategic Plan, which were published in July 2012 and supported by the Seattle City Council in August 2012 (Resolution 31399).

In developing plans and design concepts for Waterfront Seattle, stakeholder committees and staff from the City of Seattle's Office of the Waterfront[4] considered a variety of approaches to addressing the basic requirements established in the 2009 agreement and the 2011 AWVRP Final EIS. The concepts they evaluated as part of the planning process are described later in this chapter.

2.1.2 Limitations on Reasonable Alternatives

SEPA directs project proponents, when preparing an EIS, to evaluate "reasonable alternatives" to the proposal that "could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation" (WAC 197-11-786). The planning efforts that established the objectives for the AWPOW projects were addressed in the previous section. This section summarizes how AWPOW's unique location and objectives restrict the range of alternatives that could attain or approximate the project objectives at a lower environmental cost.

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[3] The Central Waterfront Committee was replaced in October 2014 by the Central Waterfront Steering Committee (Resolution 31543), which advises the City on implementing the Concept Design and Strategic Plan.

[4] This Office was established by Mayor Ed Murray in 2014 and brings together key staff from the Mayor's Office and the City's Departments of Transportation, Planning and Development, Parks and Recreation, and others to manage the Waterfront Seattle program as an integrated team.

Topography

The Elliott Bay shoreline lies on a narrow band of relatively flat land that was created by historic filling of the area landward of the seawall. East of Western Avenue and north of Seneca Street, the land rises in a steep bluff creating approximately 100 feet of grade change between the waterfront and Pike Place Market. The difficulty of traversing this slope is one of the key challenges in reconnecting Seattle to its waterfront, a fundamental purpose of the project. Between Spring Street and Wall Street (a distance of over a mile), the slope prevents direct east-west connections for vehicles between First Avenue and the waterfront, and requires a steep ascent for pedestrians, currently by only limited connections (primarily stairways). This topography limited the range of reasonable alternatives.

Right of Way Boundaries

The City's existing right of way along the Alaskan Way corridor is generally bounded by Elliott Bay to the west and by dense urban development alongside Alaskan Way and SR 99 to the east. At the southern end of the project footprint, the City's right of way is continuous from approximately S. King Street to Pike Street and from the edge of the seawall to the property boundaries on the east side of the Alaskan Way Viaduct. At approximately Pike Street, the right of way splits into two branches, with one branch angling northeast up the bluff into Belltown under the existing viaduct and the other branch continuing along the shoreline on Alaskan Way. This has created irregular property boundaries that narrowly skirt the edges of several office and residential buildings, most of which were constructed after the viaduct was in place. Moving the location of the Alaskan Way corridor would therefore result in substantial impacts on private properties along the right of way. As a result, the only reasonable alternative considered by the City was to keep AWPOW within the existing right of way to the greatest extent feasible.

Historic Features

The project footprint passes through one historic district, is adjacent to a second historic district, and abuts a large number of buildings that are designated as Seattle Landmarks, listed in the National Register of Historic Places, or both. Federal, state, and local regulations protect these buildings and restrict development within historic districts. As a result, the project must adhere to the design standards and rules that protect these resources. The project footprint's southern end crosses the Pioneer Square Preservation District and runs next to several historic structures located along Alaskan Way, including Piers 54 through 59 on the west shoreline and several buildings to the east. As the project footprint traverses the slope beneath the Pike Place Market, it is adjacent to the Pike Place Market Historical District to the east. Other historic buildings are located along Blanchard and Bell Streets near the northern end of the project footprint. Because locating AWPOW outside of the current City right of way would have potential additional impacts on historic resources, the existence of historic features restricts the development of reasonable alternatives.

Shoreline Location

The project footprint is substantially located in Washington's shorelands and the City's Shoreline District, regulated by the State Shoreline Management Act (SMA, Revised Code of Washington [RCW] 90.58) and the City's Shoreline Master Program (SMP) (SMC Title 23.60A). The SMA encourages the use of the shoreline for increased public access to publicly owned areas of the shoreline and for increased recreational opportunities for the public. The SMA requires that permitted uses in the shoreline be designed and conducted in a manner to minimize any interference with the public's use of the water.

Similarly, the SMP encourages development of the shoreline to provide for maximum public use and enjoyment of the shorelines and to preserve, enhance, and increase access to the water. The SMP also specifically provides that, where permitted, new streets in the shoreline be located as far from the ordinary high water mark as reasonable. Where allowed, any new or relocated street must be located

and designed to improve public visual and physical access to the shoreline and provide means for the public to overcome the physical barrier created by the new streets.

Thus, locating the new Alaskan Way on the east (inland) side of the existing right of way and the primary pedestrian and bicycle facilities, as well as providing open space on the west side (shoreline side of the right of way), is the configuration for the Main Corridor and Promenade that best complies with the SMA and SMP.

Roadway Function

As discussed in Section 2.1, a new Alaskan Way surface street with connections to Western and Elliott Avenues was part of a larger system of improvements identified in the 2009 agreement among WSDOT, the City, and King County for replacing the Alaskan Way Viaduct. These separate infrastructure improvements were identified in connection with the Bored Tunnel Alternative evaluated in the second Supplemental Draft EIS and Final EIS for the AWVRP, published in 2010 and 2011, respectively. While the tunnel will provide an efficient bypass of downtown Seattle for regional traffic, it is anticipated that drivers who would previously have used the Alaskan Way Viaduct to access downtown and northwest Seattle will, in the future, primarily use Alaskan Way and its connections to access downtown, Elliott and Western Avenues, and northwest Seattle. This will result in Alaskan Way accommodating increased traffic compared to the traffic it currently accommodates in 2016. The new Alaskan Way surface street must serve the following users:

- General-purpose traffic traveling between northwest Seattle and southbound SR 99 near the stadiums, along with other destinations south of downtown
- Traffic traveling to and from downtown Seattle from the south that would have previously used the Columbia Street and Seneca Street ramps on SR 99
- Freight traffic traveling between the Duwamish industrial area and the Ballard Interbay Northend Manufacturing and Industrial Center
- Ferry-related traffic accessing the Seattle Ferry Terminal (Alaskan Way between S. Atlantic Street and Yesler Way is designated as SR 519 and is operated by WSDOT for managing traffic to and from the ferry terminal)
- Traffic accessing other marine vessels such as cruise ships and the Victoria Clipper
- Transit serving routes that link downtown Seattle with southwest Seattle and King County (known as the Southwest Transit Pathway)
- Deliveries and public services (such as waste and recycling services) to properties that front Alaskan Way

Based on the objectives identified for the Alaskan Way surface street, the alternatives proposed in the Draft EIS and Supplemental Draft EIS represent the full range of reasonable alternatives.

Pedestrian, Bicycle, and Open Space Facilities

In addition to the limitations imposed by the SMA and SMP discussed above, the pedestrian, bicycle, and open space facilities were shaped by the City's overall goal for these facilities to be safe, inviting, and appealing to the broadest possible range of users, as expressed in the Pedestrian Master Plan and Bicycle Master Plan. One of the primary purposes of the AWPOW projects is to create safe, efficient, and reliable travel for pedestrians and bicyclists. Therefore, the Waterfront Seattle planning process determined that creating separate facilities for various types of users in this area, with dedicated space for bicycle and pedestrian travel as well as places for people to gather and enjoy the scenery, was the only reasonable alternative. Locating the main public gathering areas and the bicycle and pedestrian travel corridors along the shoreline also reduces the potential for conflicts with vehicles at the intersections with east-west streets along the east side of the corridor.

South of Pike Street, pedestrian connections to the existing east-west street grid can be improved, after the viaduct has been removed, by enhanced pedestrian treatments, wayfinding, and measures to address the change in grade. Between Pike Street and Lenora Street, opportunities for pedestrians to move between downtown and the waterfront are currently limited to the Pike Street Hillclimb and a staircase along a steep, undeveloped slope west of the Pike Place Market. Both stairways are steep and difficult to climb, and offer limited to no opportunities for views. The slope west of the market presents the opportunity for a wide, sloping pedestrian walkway, grade-separated over the new Alaskan Way and Elliott Way, that would connect two of the City's most-visited destinations—the Pike Place Market and the waterfront—while providing new public open space with views of the waterfront. No other location or configuration of the Overlook Walk was identified to meet the project's purpose of creating a pedestrian connection, public open space, and view opportunities at a lower environmental cost.

2.1.3 Identification of Alternatives for AWPOW EIS Analysis

The alternatives evaluation conducted for the AWVRP EIS established the basic framework and defined the objectives for the AWPOW projects, which were memorialized in the 2009 agreement by the State of Washington, King County, and the City. Once this framework was in place, City design engineers and analysts considered various concepts that might achieve AWPOW's objectives while reducing environmental impacts and addressing the constraints described in the previous section. This section summarizes alternatives and concepts for the AWPOW projects that were identified during the AWVRP EIS, as part of Waterfront Seattle planning for AWPOW, and after publication of the AWPOW Draft EIS. Chapter 2 of the Supplemental Draft EIS contains additional information.

Main Corridor Concepts

Table 2-1 provides a summary of the alternatives and concepts evaluated for the Main Corridor. Separate alternatives and concepts were identified for the Alaskan Way surface street, transit facilities, and bicycle and pedestrian facilities.

Table 2-1. Alternatives and Concepts Evaluated for the Main Corridor

Alternative or Concept	Description	Findings of Evaluation	Carried into EIS?
Surface Street			
Main Corridor Alternative 1 (part of the Draft EIS Action Alternative) *Source: AWVRP, Waterfront Seattle*	Construction of a new Alaskan Way between S. King and Pine Streets along east side of existing right of way; new arterial (Elliott Way) in Alaskan Way Viaduct right of way between Pine Street and Belltown; dedicated transit lane in each direction along Alaskan Way between S. King and Columbia Streets and on Columbia Street between Alaskan Way and First Avenue; and northbound ferry queuing lanes between S. King Street and Yesler Way with two left-turn pockets from Alaskan Way into Colman Dock at Yesler Way.	Alternative would maintain or improve traffic flow at most intersections in study area while accommodating additional traffic resulting from closure of the Alaskan Way Viaduct. Roadway alignment was designed to accommodate all modes and maximize pedestrian traffic adjacent to Pioneer Square and Elliott Bay. Transit lanes would increase reliability and improve transit travel times while allowing efficient flow of general-purpose, ferry, and freight traffic.	Yes
Main Corridor Alternative 2 *Source: Waterfront Seattle, Draft EIS comments*	Similar to Main Corridor Alternative 1, but this alternative would reduce the width of Alaskan Way south of Columbia Street by eliminating the dedicated transit lanes on Alaskan Way. Transit would operate in general-purpose lanes, but would be given priority via queue jumps at intersections.	Removal of the transit lanes would cause traffic operations to deteriorate compared to Main Corridor Alternative 1. However, this alternative would result in a narrower street width, slightly improving pedestrian connections between Pioneer Square and the waterfront, and providing for a wider Promenade along the southern portion of Alaskan Way.	Yes

Table 2-1. Alternatives and Concepts Evaluated for the Main Corridor

Alternative or Concept	Description	Findings of Evaluation	Carried into EIS?
Main Corridor No Action Alternative	The AWPOW projects would not be built. The AWVRP would be complete, with the viaduct eliminated and the SR 99 tunnel in operation. Parking that existed beneath the viaduct prior to the start of AWVRP construction would be restored. The EBSP would be completed, with Alaskan Way restored to its original location just west of the sidewalk along Elliott Bay.	Although No Action would provide more parking for waterfront businesses than Main Corridor Alternatives 1 and 2, the space used by parking would greatly reduce the available area for pedestrian and bicycle use and the amount of public open space. The alignment of Alaskan Way would conflict with the creation of a waterfront Promenade as well as the grade-separated crossing provided by the Overlook Walk. As a result, this alternative would not meet the project objectives, but it is evaluated as a baseline condition.	Yes
Main Corridor Alternative 2 with one left-turn pocket at Yesler Way eliminated *Source: Waterfront Seattle, Draft EIS comments*	Similar to Main Corridor Alternative 2, but this concept would also eliminate one of the two northbound left-turn pockets from the Alaskan Way ferry queuing lanes into Colman Dock at Yesler Way.	Roadway width would be reduced slightly more than under Main Corridor Alternative 2, but traffic would deteriorate substantially compared to Main Corridor Alternative 2, with a 17 percent decrease in northbound throughput at King Street, and an additional 2 miles of queued vehicles. As a result, this configuration would not meet the project objectives.	No
"Flex lanes" between S. King Street and Yesler Way *Source: Waterfront Seattle*	Similar to Main Corridor Alternative 1, but would provide two general-purpose lanes in both directions while varying other elements (parking, transit, ferry) by time of day. The outer southbound lane would be transit-only during the AM and PM peak periods and the outer northbound lane would be transit-only during the AM peak period; two ferry lanes would be provided northbound during the PM peak period and one lane during the AM peak period. During off-peak periods, the curbside lane would be used for parking and loading.	This design did not adequately accommodate the various uses at all times of day. The concept would result in unacceptable reductions in transit speed and reliability; therefore, it would not meet the project objectives.	No
Reduced general-purpose lane concept with one dedicated transit lane and one general-purpose lane south of Columbia Street *Source: Draft EIS comments*	Roadway would consist of one general-purpose lane and one dedicated transit lane in each direction, plus northbound ferry queuing lanes between S. King Street and Yesler Way with two left-turn pockets from Alaskan Way into Colman Dock at Yesler Way.	The removal of general-purpose traffic capacity would result in extremely congested conditions along Alaskan Way compared to Main Corridor Alternatives 1 and 2. This concept would fail to meet project objectives because it would not accommodate the travel demand for general-purpose and freight traffic resulting from closure of the Alaskan Way Viaduct. It would particularly reduce access into downtown for people in West Seattle. This concept would cause long queues on SR 99 south of downtown Seattle and north of Pike Street; many trips could not be accommodated.	No
One-way couplet *Source: AWVRP*	A one-way couplet would carry southbound traffic on Alaskan Way and northbound traffic on Western Avenue; this concept was considered for replacement of both the viaduct and Alaskan Way as well as for Alaskan Way alone.	The couplet would narrow the new Alaskan Way cross-section and increase traffic capacity compared to the existing Alaskan Way alone. However, it would significantly alter the character of Western Avenue and route substantial additional traffic through the Pike Place Market. This concept was not evaluated further because the AWVRP bored tunnel plus Alaskan Way improvements provided similar traffic operations with fewer impacts.	No

Table 2-1. Alternatives and Concepts Evaluated for the Main Corridor

Alternative or Concept	Description	Findings of Evaluation	Carried into EIS?
Western alignment of Alaskan Way *Source: AWVRP, Waterfront Seattle*	The Alaskan Way surface street would be rebuilt in a similar configuration to Main Corridor Alternative 1, but closer to its existing alignment along the western edge of the Alaskan Way right of way. Public open space would be located in the eastern portion of the existing right of way, next to the buildings immediately east of Alaskan Way (see "Promenade alignment to the east of the new Alaskan Way" in Table 2-2).	This design could allow for additional on-street parking, but would not meet the project objectives because it would not provide public amenities along the shoreline. In addition, more nonmotorized activity in open space east of the roadway could impede traffic operations. Open space east of the roadway would be discontinuous because of east-west streets cutting through it, and it would have less amenity value than space west of the roadway.	No
Alaskan Way grade separation near Broad Street *Source: AWVRP*	Underpasses and overpasses in several locations were studied to allow Alaskan Way to connect to the Belltown street network without an at-grade crossing of the BNSF tracks at Broad Street.	All options studied had severe design deficiencies (e.g., grades too steep for freight vehicles), major impacts on public open spaces or views, or substantial traffic delays resulting from conflicts with cruise ship loading. These options were not evaluated because Main Corridor Alternative 1 accomplished similar or better results with lower impacts and costs.	No
Pike Street connection from Alaskan Way to Elliott Way *Source: AWVRP, Waterfront Seattle*	Connection between the new Alaskan Way and the new Elliott Way would be made at Pike Street, one block south of the Pine Street connection proposed for Main Corridor Alternatives 1 and 2.	A southern shift would create a large intersection at the base of the Pike Street Hillclimb that would be elevated approximately 5 feet above ground level, and extend a retaining wall of increasing height between Pike and Pine Streets to support Alaskan Way as it rose to clear the BNSF tracks north of Pine Street. The intersection would need to be expanded to accommodate Port of Seattle freight vehicles turning from south to west due to the acute angle of the intersection. This would result in longer crosswalks for pedestrians traveling north-south across Pike Street when compared to the Pine Street location. For example, the west crosswalk would increase in length from approximately 70 feet at Pine Street to 90 feet at Pike Street. This configuration would not meet project objectives for the Overlook Walk (see Table 2-3 below).	No

Table 2-1. Alternatives and Concepts Evaluated for the Main Corridor

Alternative or Concept	Description	Findings of Evaluation	Carried into EIS?
Alaskan Way Surface Alternative *Source: AWVRP*	The 2004 AWVRP Draft EIS considered replacing the SR 99 viaduct with an at-grade roadway that would have four lanes in each direction south of Yesler Way, three lanes in each direction between Yesler Way and Pike Street, and two lanes in each direction north of Pike Street. In addition, it would have a service lane, parking, and bike lane, leaving approximately 25 feet of space along the west side of the roadway for a sidewalk or promenade.	Because of its width and the traffic volumes that the roadway would need to carry once the viaduct was demolished, this alternative would have significant impacts on the pedestrian environment and would substantially reduce the amount of open space available on the waterfront. As a result, it would not meet the project objectives. Therefore, it was not carried forward in the Supplemental and Final EIS evaluations for the AWVRP.	No
Demand Management and Low Capital *Source: AWVRP*	This scenario, evaluated as part of the AWVRP Partnership Process, considered replacing SR 99 with an improved Alaskan Way surface boulevard that would be two lanes in each direction north of Yesler Way, with bicycle lanes and parking. It also included other street connections and added transit lanes in various locations in the downtown area. Tolling was evaluated as a demand management measure.	This scenario would not meet project objectives because it would fail to provide adequate mobility to meet the anticipated future need for trips passing through downtown Seattle; as a result, it could have adverse impacts on the local economy. Therefore, it was not evaluated in the Supplemental and Final EIS evaluations for the AWVRP.	No
Surface Boulevard and Transit *Source: AWVRP*	This concept, evaluated as part of the AWVRP Partnership Process, was similar to the "Demand Management and Low Capital" concept above, but also included expansion of the streetcar and RapidRide networks, additional dedicated transit lanes, and a new arterial connecting Second Avenue to Airport Way via the north parking lot of CenturyLink Field.	This scenario would not meet project objectives because it would fail to provide adequate mobility to meet the anticipated future need for trips passing through downtown Seattle; as a result, it could have adverse impacts on the local economy. Therefore, it was not evaluated in the Supplemental and Final EIS evaluations for the AWVRP.	No
Alaskan Way Surface Expressway *Source: AWVRP*	This concept, evaluated as part of the AWVRP Partnership Process, considered a six-lane high-speed facility with pedestrian overpasses and a frontage road for access to the piers.	This scenario had limited possibilities for public open space on the waterfront, would present a greater barrier for people accessing the waterfront than the existing viaduct, and would likely cause substantial negative effects such as increased noise, visual impacts, and construction impacts. As a result, it would not meet the project objectives. Therefore, it was not evaluated in the Supplemental and Final EIS evaluations for the AWVRP.	No
Transit Facilities			
New streetcar line on First Avenue between Pioneer Square and Seattle Center *Source: AWVRP*	Identified in the AWVRP Final EIS as a route that would operate in lieu of the previous waterfront streetcar and avoid steep grades by connecting existing and planned transit routes.	This line would improve transit linkages via connections with existing and planned transit routes on First, Second, Third, and Fourth Avenues; Link light rail; the First Hill Streetcar; the South Lake Union Streetcar; and the planned Madison bus rapid transit route. It has independent utility from AWPOW.	No; evaluated as a separate project
Local waterfront transit bus facilities *Source: Waterfront Seattle*	Facilities for new bus route connecting community and tourist destinations along Alaskan Way from Pioneer Square to Olympic Sculpture Park, operating within shared travel lanes on Alaskan Way.	This scenario would enhance local connectivity without the need for substantial new infrastructure.	Yes

Table 2-1. Alternatives and Concepts Evaluated for the Main Corridor

Alternative or Concept	Description	Findings of Evaluation	Carried into EIS?
Local waterfront transit streetcar facilities *Source: Waterfront Seattle*	Facilities for new streetcar route connecting community and tourist destinations along Alaskan Way from Pioneer Square to the Olympic Sculpture Park, operating within shared travel lanes on Alaskan Way.	This scenario would provide local connectivity benefits similar to those provided by a local waterfront bus route, but with greater infrastructure requirements and construction impacts. Potential for increased road width requirements could reduce public open space, conflicting with the project objectives.	No
Accommodation of regional transit to/from southwest King County via SR 99 and Alaskan Way *Source: Metro Downtown Southend Transit Study*	Transit routes connecting West Seattle, Delridge, and Burien to downtown Seattle would travel to and from downtown via SR 99 and Alaskan Way. Alaskan Way and Third Avenue would be connected via one of four routes: one-way transit couplets on Main and Washington Streets; two-way transit travel on Main Street; one-way transit couplets on Columbia and Marion Streets; or two-way travel on Columbia Street.	Connections to downtown Seattle via Alaskan Way would be faster and more reliable than those using other north-south routes (described below). Two-way priority transit access on Columbia Street would provide shorter travel times than other east-west routes and would serve the major transit hub at Colman Dock. The Main Street and Washington Street routes would have greater impacts than Columbia Street because they would add traffic to quiet, non-arterial streets that the Pioneer Square neighborhood has prioritized for pedestrian enhancements. Routing inbound transit traffic via Marion Street would result in increased congestion related to ferry terminal traffic.	Yes
Accommodation of regional transit to/from southwest King County via other north-south routes *Source: Metro Downtown Southend Transit Study*	Transit routes connecting West Seattle, Delridge, and Burien to downtown Seattle would travel to and from downtown via the Spokane Street Viaduct, First Avenue, Fourth Avenue, the E-3 Busway, Airport Way, or I-5.	Travel times for these routes were substantially longer than for the SR 99/Alaskan Way route and would require additional infrastructure such as ramps or bridges, which could increase environmental impacts compared to using Alaskan Way and SR 99.	No
Bicycle and Pedestrian Facilities			
Two-Way Bicycle Facility *Source: Waterfront Seattle*	A two-way, exclusive bicycle facility (also known as a cycle track), physically separated from vehicle and pedestrian traffic, along the new Alaskan Way and/or Elliott Way.	The two-way facility would minimize conflicts with both pedestrians and vehicles, and would attract and serve the widest range of cyclists.	Yes (Alaskan Way)
One-Way Bicycle Facility *Source: WFS*	Two one-way exclusive bicycle facilities (also known as cycle tracks), one in each direction, along the new Alaskan Way and/or Elliott Way.	This option would have a higher potential for pedestrian and vehicle conflicts on Alaskan Way than the two-way facility, but would be appropriate on Elliott Way and would connect to similar facilities in Belltown.	Yes (Elliott Way)
Off-Street Multi-Use Path *Source: Waterfront Seattle*	An off-street paved multi-use path, shared by bicyclists and pedestrians, along the new Alaskan Way and Elliott Way; this path would be similar to the existing multi-use pathway.	Potential for bicycle-pedestrian conflicts would reduce safety compared to the two-way cycle track option.	No
Bike Lanes and Reduced Off-Street Path *Source: Waterfront Seattle*	Marked on-street lanes exclusively for bicycle travel along the new Alaskan Way and Elliott Way, plus a narrower off-street path intended for pedestrians and slower-moving bicyclists.	The on-street bike lanes and narrower off-street path would have a higher potential for bicycle-pedestrian and bicycle-vehicle conflicts than the exclusive bicycle facility.	No

***AWVRP**: Denotes an alternative or concept studied as part of the Alaskan Way Viaduct Replacement Project.*

***Waterfront Seattle**: Denotes an alternative or concept studied as part of the Waterfront Seattle planning process.*

***Draft EIS comment**: Denotes an alternative or concept proposed by one or more commenters on the Draft EIS.*

***Metro Downtown Southend Transit Study**: Denotes an alternative presented in the August 2012 Metro Downtown Southend Transit Study (King County Metro 2012).*

Promenade Concepts

The 2011 AWVRP Final EIS and the 2009 Letter of Agreement stated that the City of Seattle would be responsible for providing a promenade along the central waterfront that consists of a new public open space between S. King Street and Pike Street, which is approximately 70 to 80 feet wide between Marion and Pike Streets and serves Piers 48 through 59. The City evaluated concepts for locating this new open space both east and west of Alaskan Way, as shown in Table 2-2. Siting the new open space directly along the waterfront was determined to be more consistent with the Waterfront Seattle Guiding Principles, the Seattle SMP, and the project objectives for the Promenade. This configuration would also reduce the potential for conflicts between motorized and nonmotorized travel modes, thereby increasing safety.

Table 2-2. Alternatives and Concepts Evaluated for the Promenade

Alternative or Concept	Description	Findings of Evaluation	Carried Into EIS?
Promenade Action Alternative (part of the Draft EIS Action Alternative) *Source: Waterfront Seattle*	Continuous public open space along the west (waterward) side of the new Main Corridor from S. King Street to Virginia Street that would be designed for walking, sitting, gathering, and viewing. Driveways to access waterfront land uses would be aligned midblock rather than at street ends.	The addition of substantial public space directly along the waterfront would support the project objectives and further the goals of the SMP.	Yes
Promenade alignment to the east of the new Alaskan Way *Source: Waterfront Seattle*	Similar to the Promenade Action Alternative, but open space would be located east, or upland, of the new Main Corridor roadway. East-west roadways would cross the public open space to intersect with Alaskan Way (see "Western alignment of Alaskan Way" in Table 2-1).	This design would conflict with public access policies in the SMP. Open space east of the roadway would be discontinuous because of east-west streets cutting through it, and it would have less amenity value than space west of the roadway. In addition, more nonmotorized activity in the open space east of the roadway would create the potential for vehicle conflicts with pedestrians and bicycles.	No

***Waterfront Seattle**: Denotes an alternative or concept studied as part of the Waterfront Seattle planning process.*

Overlook Walk Concepts

The 2011 AWVRP Final EIS identified the triangular space north of Pike Street and east of Alaskan Way as potential public open space that could provide a direct, safe, and human-scaled route with open space and view opportunities between Pike Place Market and the waterfront. In establishing the location for the Overlook Walk, City engineers and analysts determined that the slope between Pike Place Market and the waterfront would afford the opportunity to provide active gathering spaces and elevated scenic viewing locations, create a robust and accessible pedestrian connection with multiple ways to travel between Pike Place Market and the waterfront, and provide opportunities to enhance the pedestrian experience and revitalize the area. Once the Alaskan Way Viaduct is demolished, this location will be unique in having the most space predominantly within currently existing City property to accommodate a structure providing the intended pedestrian connection and open space. Locations farther north or south would be constrained in width by narrower rights of way; widening these areas as pedestrian corridors would require substantial displacements or extensive pedestrian bridges that would block views and reduce the vitality of the street, resulting in a failure to meet project objectives. For example, modifying the Overlook Walk by connecting Alaskan Way with Elliott Way at Pike Street rather than Pine Street would not meet the project objective of providing a grade-separated connection from the Pike Place Market to the waterfront. Table 2-3 summarizes the findings of the City's evaluation of alternatives and concepts for the Overlook Walk.

Table 2-3. Alternatives and Concepts Evaluated for the Overlook Walk

Alternative or Concept	Description	Findings of Evaluation	Carried Into EIS?
Overlook Walk Alternative 1 (part of the Draft EIS Action Alternative) *Source: Waterfront Seattle*	This alternative would be composed of two buildings (B and C) and a sloping lid extending from the Pike Place Market, across the new Elliott Way, and down to the waterfront near the Seattle Aquarium and Pier 62/63.	This alternative would include over an acre of public open space, provide gathering and viewing opportunities, and create an accessible pedestrian connection between the Pike Place Market and the waterfront. This location would provide sufficient space, primarily within the existing City right of way, to connect these major attractions while incorporating views, open space, and public amenities.	Yes
Overlook Walk Alternative 2 *Source: Waterfront Seattle, Seattle Aquarium Master Plan*	This alternative would have features similar to Overlook Walk Alternative 1, but would accommodate the Seattle Aquarium's proposed Aquarium Pavilion.	This alternative would have similar features to those of Overlook Walk Alternative 1, but would provide public gathering space and waterfront viewing opportunities from the south and west ends of the Overlook Walk. If the stairways were constructed prior to the Pavilion, then views would be available from the eastern portion of the Overlook Walk until such time as the Pavilion was constructed. The stairways in this alternative would provide pedestrian connections between the Pike Place Market and the waterfront.	Yes
Larger lid concepts *Source: Waterfront Seattle*	The City evaluated concepts providing varying amounts of open space and incorporating buildings of different shapes and sizes.	Although concepts that maximize the areal extent of the Overlook Walk lid would provide the most open space, their scale would result in greater construction impacts, and their view impacts would be more substantial than those of Overlook Walk Alternatives 1 and 2.	No
Shift in Overlook Walk pedestrian connection if Pike Street provides vehicle access from Alaskan Way to Elliott Avenue *Source: AWVRP, Waterfront Seattle*	The new Alaskan Way and the new Elliott Way would connect at Pike Street, one block south of the Pine Street connection proposed for Main Corridor Alternatives 1 and 2. The Overlook Walk would be in the same location but would be separated from the Promenade by the new Alaskan Way and Pike Street connection (see "Pike Street connection from Alaskan Way to Elliott Way" in Table 2-1).	A southern shift would result in the Overlook Walk connecting to a concrete "island" surrounded by roadways rather than directly to the waterfront and Promenade. The configuration would fail to meet the project objectives by eliminating the opportunity to create a substantial public open space near the waterfront, and would severely constrain the design of pedestrian and bicycle facilities in the northern portion of the Promenade. It would also fail to connect pedestrians directly from the Pike Place Market to the Promenade without an at-grade crossing of Alaskan Way.	No

Alternative or Concept	Description	Findings of Evaluation	Carried Into EIS?
Reduction in scale of Overlook Walk and expansion of other east-west connections *Source: Draft EIS comments*	Enhanced east-west crossings would be provided either north or south of the proposed Overlook Walk location (such as at Union Street), and the lid north of Pike Street would be reduced in size.	While AWPOW includes enhanced east-west connections at Union and Lenora Streets, these connections do not meet the project objectives of connecting the Pike Place Market with the waterfront, and providing public open space. Rights of way in other east-west corridors are constrained by surrounding land uses, and substantial displacements would be required to make direct at-grade connections to the Pike Place Market and/or provide new open space. In addition, reducing the scale of the Overlook Walk would limit the public open space and view opportunities provided, and therefore would not meet these project objectives as well as Overlook Walk Alternatives 1 and 2.	No

***Waterfront Seattle**: Denotes an alternative or concept studied as part of the Waterfront Seattle planning process.*

***Seattle Aquarium Master Plan**: Denotes a concept presented in the Seattle Aquarium Master Plan (Seattle Aquarium 2015). The Master Plan includes plans for renovating Pier 59, expanding Pier 60, and creating a new exhibit building.*

***AWVRP**: Denotes an alternative or concept studied as part of the Alaskan Way Viaduct Replacement Project.*

***Draft EIS comment**: Denotes an alternative or concept proposed by one or more commenters on the Draft EIS.*

2.1.4 Identification of the Preferred Alternative

After considering the Draft and Supplemental Draft EIS analyses and public input, the City combined elements of the Supplemental Draft EIS alternatives with the Draft EIS Action Alternative to form the Preferred Alternative analyzed in this Final EIS. The Preferred Alternative includes:

- Main Corridor Alternative 1 as generally evaluated in the Draft and Supplemental Draft EISs
- Promenade as evaluated in the Draft EIS
- Overlook Walk Alternative 2 as evaluated in the Supplemental Draft EIS
- East-West Connections as evaluated in the Draft EIS

Main Corridor Alternative 1 was selected as part of the Preferred Alternative because it would maintain or improve traffic flow at most intersections in the study area while accommodating additional traffic resulting from closure of the Alaskan Way Viaduct. The roadway alignment is designed to accommodate all travel modes and to maximize pedestrian access adjacent to Pioneer Square and Elliott Bay. Transit lanes would increase reliability and improve transit travel times while allowing efficient flow of general-purpose, ferry, and freight traffic. Although Main Corridor Alternative 2 would provide a narrower roadway with shorter pedestrian connections from some parts of Pioneer Square to the waterfront and provide for a wider Promenade along the southern portion of Alaskan Way, removal of the transit lanes would cause traffic operations to deteriorate noticeably compared to Main Corridor Alternative 1. Many commenters on the Supplemental Draft EIS expressed support for maintaining the transit lanes to facilitate the use of transit and improve overall traffic flow.

Overlook Walk Alternative 2 was selected as part of the Preferred Alternative because it would support implementation of the Seattle Aquarium Master Plan and fulfill the project objectives. Some commenters expressed concern regarding the bulk and scale and potential view impacts of the Aquarium Pavilion as shown in the conceptual graphics presented in the Supplemental Draft EIS. However, the graphics in the Supplemental Draft EIS and Final EIS only show the potential building envelope and anticipated location of the Pavilion, and do not depict an actual building design. The Pavilion is in the early stages of design and will undergo separate project-level environmental review, including opportunities for public comment.

2.2 No Action Alternative

Under the No Action Alternative, the AWPOW projects would not be built. However, conditions in the area would be different from those that existed in 2015 and 2016 when the Draft, Supplemental Draft, and Final EISs were published. Major changes assumed to be in place under the No Action Alternative are:

- The AWVRP will be complete, with the viaduct eliminated and the SR 99 tunnel in operation. Parking that existed beneath the viaduct prior to the start of AWVRP construction is assumed to have been restored.
- The EBSP will be complete, and will include a new sidewalk inset with a light-penetrating surface (LPS). As part of EBSP completion, Alaskan Way will be restored to its original location just east of the sidewalk along Elliott Bay.
- The Pike Place MarketFront will be complete.

The analysis for the No Action Alternative is based on the expected conditions in 2030, which is the project design year (the year used for the assessment of future conditions). The No Action Alternative serves as the baseline against which the potential impacts of the Preferred Alternative will be evaluated. Figure 2-1 depicts the No Action Alternative.

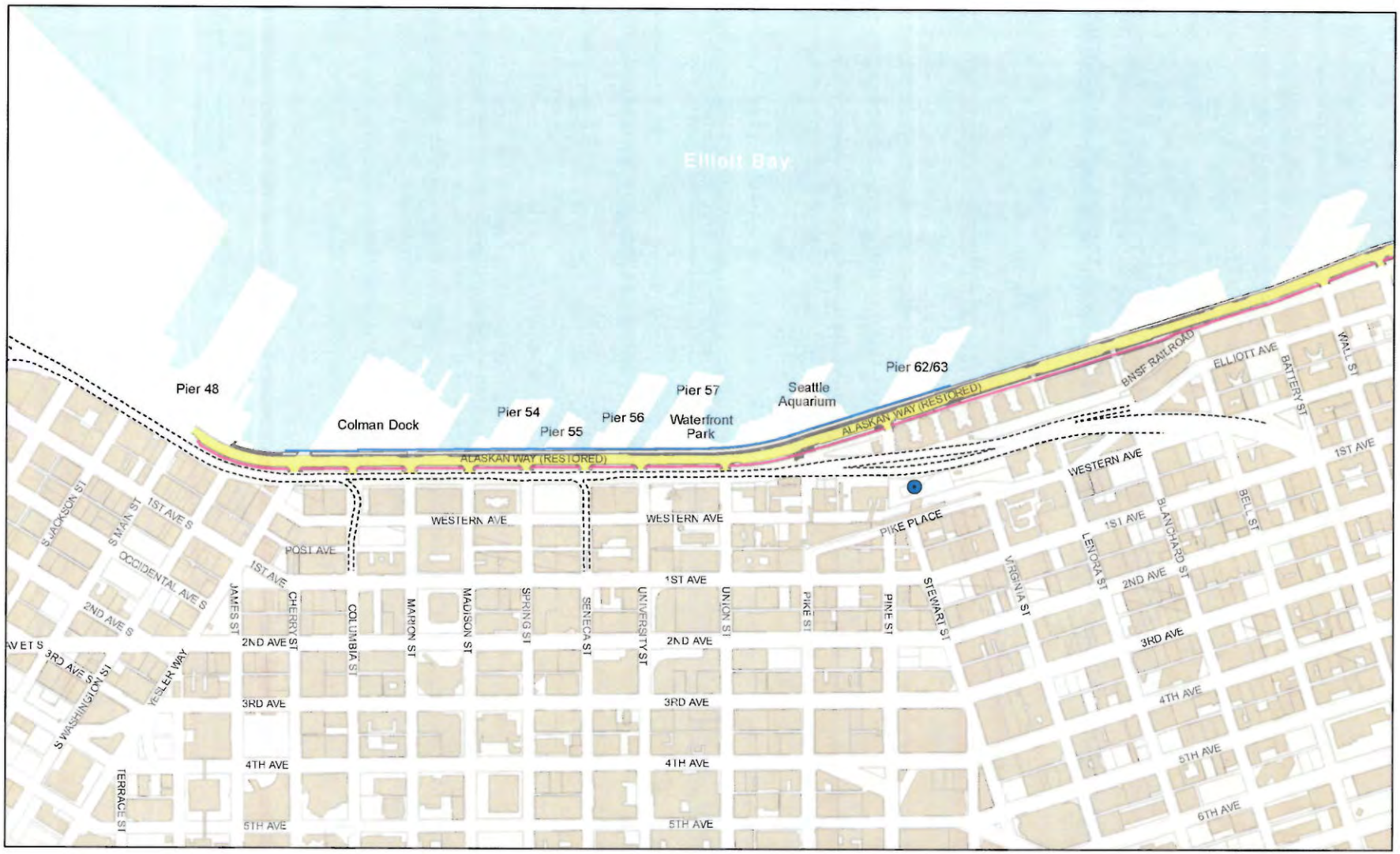
2.2.1 Main Corridor

Upon completion of the EBSP (anticipated in 2017), Alaskan Way will be restored to the alignment that it occupied until construction began on the AWVRP and EBSP, immediately west of and generally parallel to the present alignment of the Alaskan Way Viaduct. The roadway will have two lanes serving general-purpose traffic in each direction. Alaskan Way between S. King Street and Yesler Way, which is designated as SR 519 at this location, will include an additional northbound lane to serve ferry traffic between S. King and S. Main Streets and two left-turn lanes between S. Main Street and Yesler Way. The east-west streets will generally connect to the restored roadway as they did before EBSP construction started, although the intersections of Alaskan Way with Columbia and Seneca Streets will be modified after removal of the Alaska Way Viaduct ramps. Three intersections along Alaskan Way will remain unsignalized, and three additional intersections will continue to have pedestrian half signals. As was the case before EBSP and AWVRP work began, the restored Alaskan Way will not have a direct connection to Western Avenue or Elliott Avenue in Belltown. Vehicles traveling north on the restored Alaskan Way will need to use Wall, Vine, or Broad Streets to cross the BNSF rail line and access Belltown.

The City-owned right of way beneath the Alaskan Way Viaduct will be restored to the configuration it had in 2010, before EBSP and AWVRP construction began. This configuration includes parking spaces with pay stations as well as business and parking access lanes. Approximately the same number of parking spaces is assumed to be provided as were in place in 2010. Utilities will remain in the same locations they will occupy after completion of the EBSP and AWVRP.

2.2.2 Bicycle, Pedestrian, and Transit Facilities

Upon completion of the EBSP, bicycle and pedestrian facilities will generally match those existing in the corridor before EBSP construction began in 2013, but with improvements to meet requirements of the Americans with Disabilities Act (ADA). A sidewalk will run along the western edge of the restored Alaskan Way. The sidewalk will contain a continuous band of LPS to improve habitat conditions for migrating salmon. On the east side of the restored Alaskan Way, an 8- to 10-foot-wide path will provide through access for bicycles and pedestrians. The segment of the Marion Street pedestrian bridge over Alaskan Way that connects to the Seattle Ferry Terminal will be replaced. Access from Pike Place Market to the waterfront will remain limited to the Pike Street Hillclimb and the steep stairs along the undeveloped slope west of the market. An elevator located just north of the Pike Street Hillclimb at the Public Market Garage (1531 Western Avenue) will continue to provide access between Alaskan Way and Western Avenue.



0 400 800
Feet

Source: King County, City of Seattle

No Action Alternative
- Alaskan Way (Restored)
- Sidewalks
- Multi-Use Path
- Parcel Boundary
- Building Footprint
- New Seawall Face
- Existing Viaduct Removed
- Pike Place MarketFront

Figure 2-1
No Action Alternative

Alaskan Way, Promenade, and Overlook Walk Final EIS

Once the AWVRP is completed, transit routes that were previously on the viaduct will be rerouted onto surface streets. Bus stops along Alaskan Way that existed prior to AWVRP and EBSP construction will be restored.

2.3 Preferred Alternative

As described above, the City combined components of the Supplemental Draft EIS alternatives with the Draft EIS Action Alternative to form the Preferred Alternative that is presented in this Final EIS. The Preferred Alternative would be implemented after the AWVRP, EBSP, and MarketFront projects have been constructed. The Preferred Alternative consists of four projects: the Main Corridor (which includes a new Alaskan Way with new connections to Elliott and Western Avenues), the Promenade, the Overlook Walk, and the East-West Connections. The footprint of the AWPOW projects is shown in Figure 2-2.

The four projects would serve a wide variety of people and uses. The waterfront is one of the City's most visited tourist destinations and is used by local residents and workers for recreation or as part of their commute. Alaskan Way (the main roadway along the waterfront) is also designated as a Major Truck Street, and the new Alaskan Way-Elliott Way corridor would also have this designation. Users of the AWPOW projects would include people who walk, bicycle, ride transit, and drive cars, trucks, and taxis. Each project is described below, along with right of way acquisition needs and utility modifications. Figures 2-3 through 2-5 show the Preferred Alternative.

2.3.1 Main Corridor

The Main Corridor would operate as part of the regional transportation system, serving some of the functions that will no longer be provided by SR 99 after the Alaskan Way Viaduct is replaced with a tunnel. The Main Corridor would serve both local and regional transportation needs for a wide array of users, providing access between SR 99 and downtown Seattle as well as direct access to northwest Seattle. In addition to passenger, transit, and freight vehicles, the Main Corridor would accommodate high levels of pedestrian and bicycle traffic and would improve connections between the waterfront and downtown Seattle. Alaskan Way would continue to be designated as a Major Truck Street, accommodating over-dimension and over-weight vehicles. The major features of the corridor are summarized below, with segment-by-segment descriptions provided in Section 2.4.

New Alaskan Way with Connections to Elliott and Western Avenues

The project would build a new Alaskan Way corridor to accommodate general-purpose traffic, regional transit, and freight traffic; allow safe, efficient turning movements and pedestrian crossings; provide areas for loading and access; and improve connections to better link the waterfront with downtown Seattle and Belltown. The proposed improvements consist of:

- Construction of the new Alaskan Way between S. King Street and Pine Street, along the east side of the Alaskan Way right of way
- Construction of a new arterial connection, called Elliott Way, which would follow the path of the existing Alaskan Way Viaduct from Alaskan Way at Pine Street up the hill into Belltown, where it would connect with Elliott and Western Avenues
- A new intersection at Pine Street (referred to as the Pine Street extension) that would connect the new Alaskan Way and new Elliott Way with the existing Alaskan Way north of Pier 62/63
- A dedicated transit lane in each direction along Alaskan Way between S. King Street and Columbia Street and along Columbia Street between Alaskan Way and First Avenue
- Northbound ferry queuing lanes between S. King Street and Yesler Way, which include double left-turn lanes between S. Main Street and Yesler Way
- On-street parking and loading zones located along the curbside where space is available

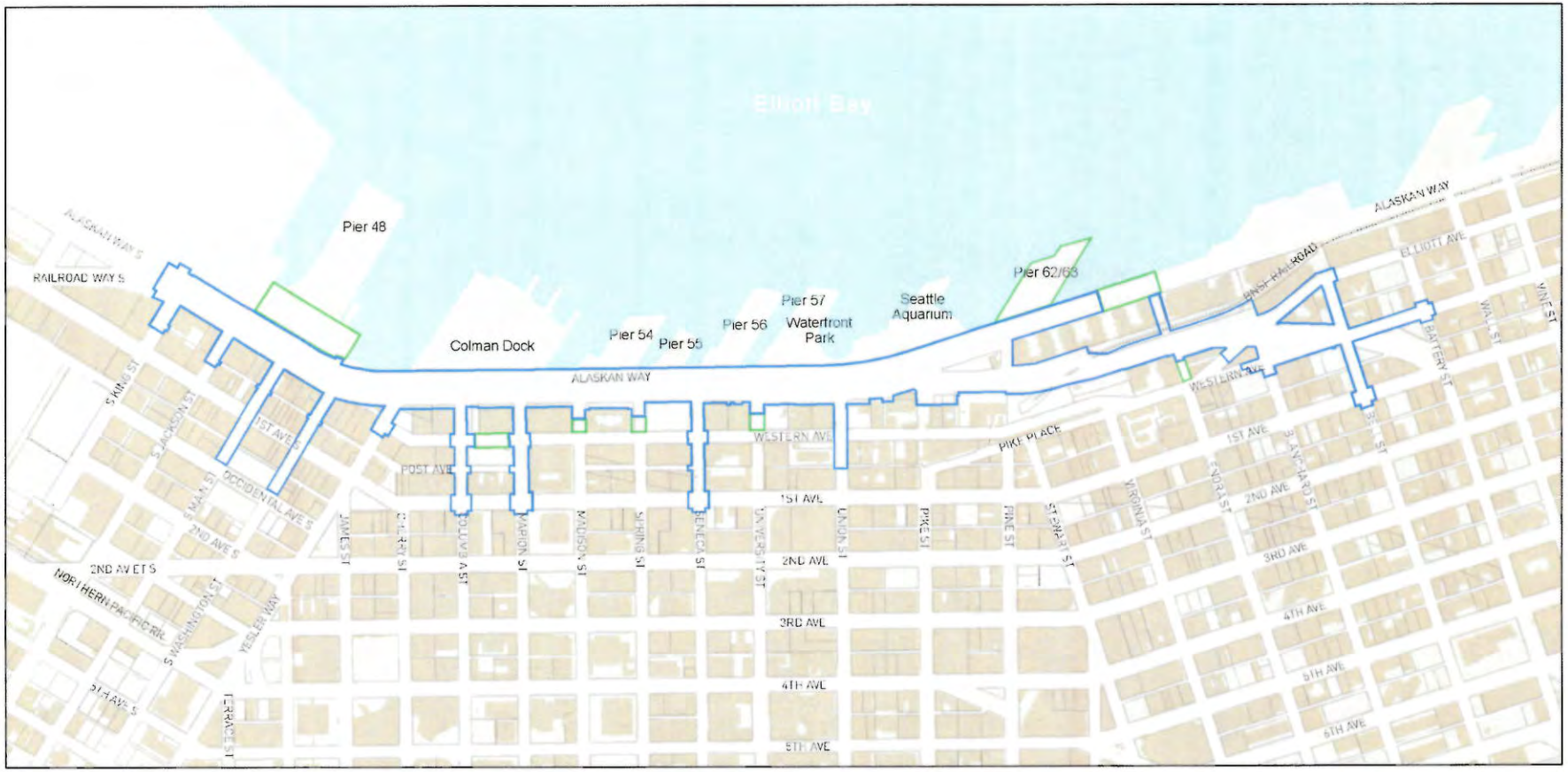
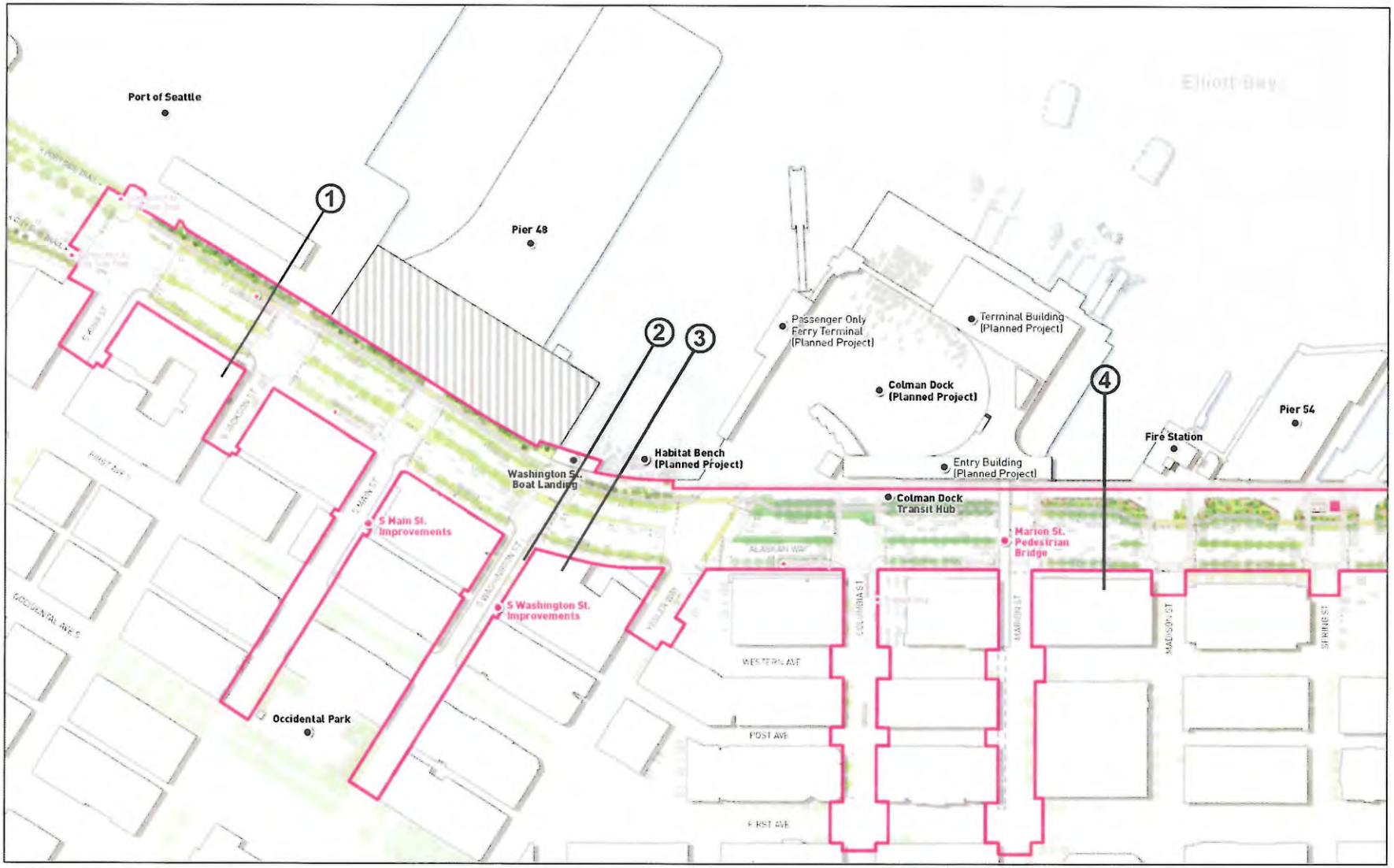


Figure 2-2
Project Footprint

Alaskan Way, Promenade, and Overlook Walk Final EIS



0 25 50 100
FEET

- XXX Project Elements
- Project Footprint
- Potential Construction Staging Area
- XXX Existing or Future Facilities
- (X) Cross-Section

Figure 2-3
Preferred Alternative
S. King Street to Spring Street

Alaskan Way, Promenade, and Overlook Walk Final EIS

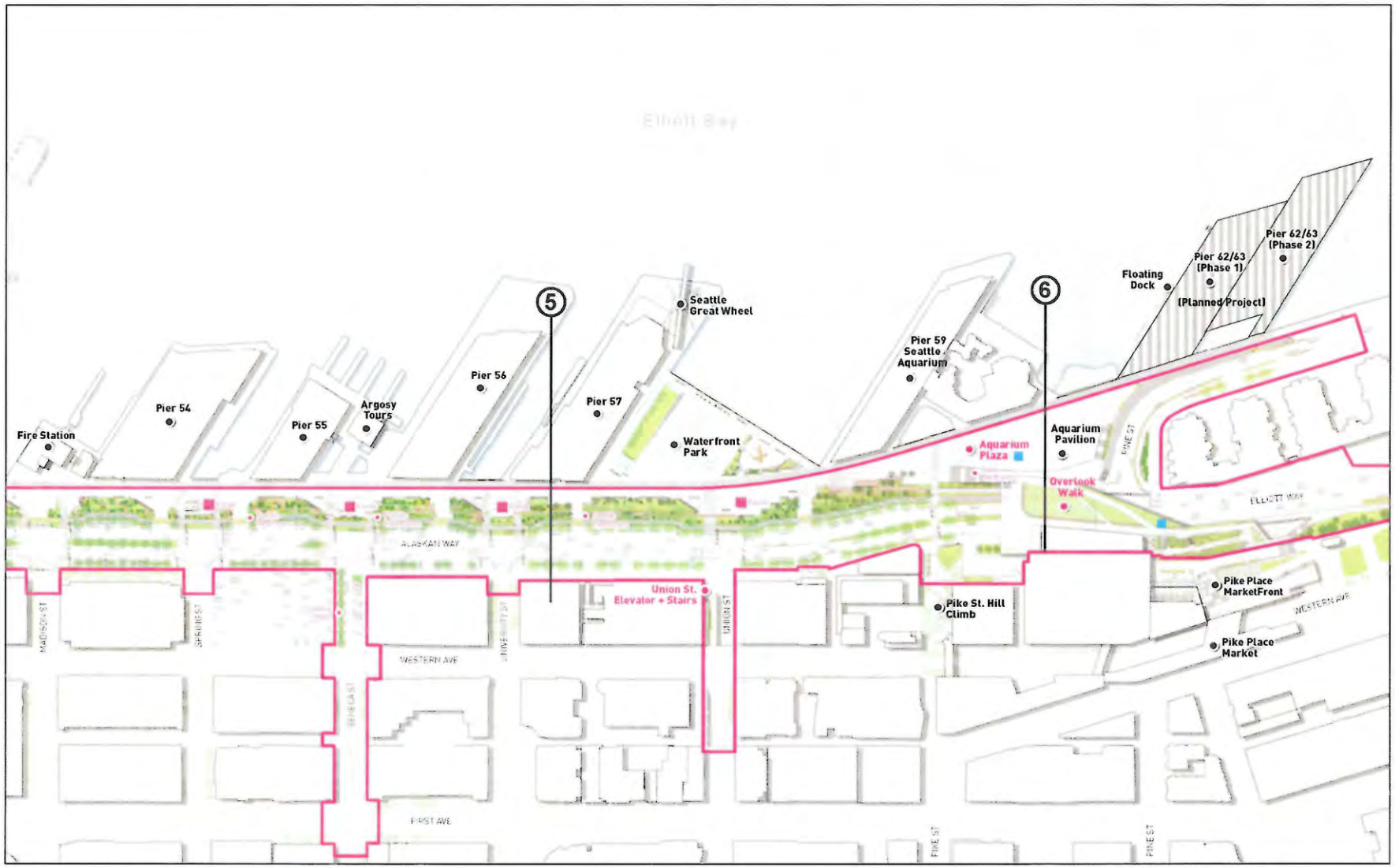
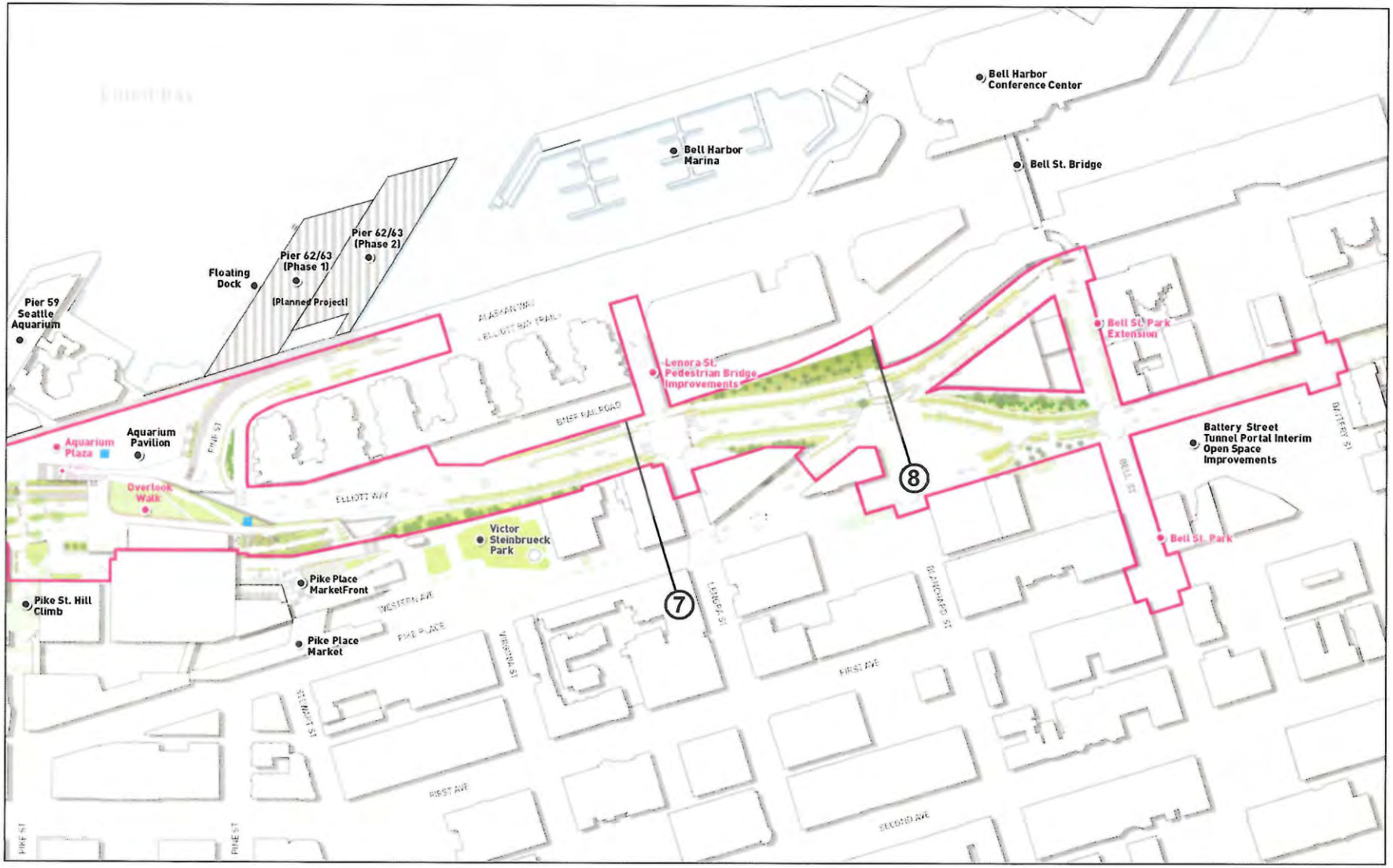


Figure 2-4
Preferred Alternative
Spring Street to Pine Street

Alaskan Way, Promenade, and Overlook Walk Final EIS



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- XXX Project Elements
- Project Footprint
- Potential Construction Staging Area
- XXX Existing or Future Facilities
- (X) Cross-Section
- Elevator

Figure 2-5
Preferred Alternative
Pine Street to Battery Street

Alaskan Way, Promenade, and Overlook Walk Final EIS

The Main Corridor would be designed in such a way that, if travel demand declined in the future and the full width of the corridor was not needed in order to achieve the project's objective, then portions of the roadway could be converted easily and at low cost to provide on-street parking and loading, and to widen sidewalks at intersections to narrow the pedestrian crossing distance.

Freight

Improvements for freight would include design of the corridor's overhead and side clearances, structural capacity of bridges, and turning radii to accommodate large freight vehicles. The corridor would continue to be designated as a Major Truck Street, meaning that it would accommodate significant freight movement through the city, to and from major freight traffic generators. This includes the ability to accommodate over-dimension and over-weight vehicles as well as vehicles transporting flammable and other hazardous materials.

Pedestrian Facilities

While the Promenade and Overlook Walk (described in separate sections below) are major pedestrian facilities in their own right, the new Alaskan Way and the new Elliott Way connection would also include substantial improvements for pedestrians. An 8- to 18-foot-wide sidewalk would abut the west edge of the new Alaskan Way. On the east side of the new Alaskan Way, the sidewalk would be approximately 20 to 35 feet wide between S. King Street and Yesler Way, including a 5-foot buffer. These sidewalks would support pedestrian movements linking the stadiums, Pioneer Square, and Colman Dock. North of Yesler Way, the sidewalk on the east side would be 12 to 25 feet wide, including a buffer of varying widths. The buffers would be landscaped to separate the sidewalks from Alaskan Way. The sidewalk would provide improved connections with intersecting streets, and would allow greater public exposure for businesses in buildings on the east side of Alaskan Way. Sidewalks would be built along both sides of the new Elliott Way, allowing pedestrians to walk from Alaskan Way to Belltown. Signalized pedestrian crossings would be provided at all intersections.

In addition to the pedestrian improvements listed above, the project would rebuild the portion of the Marion Street pedestrian bridge over Alaskan Way that connects to the Seattle Ferry Terminal. The Union Street Pedestrian Connection, described below under the East-West Connections section, would construct two elevated pedestrian walkways and associated elevators and stairs in the right of way along the south side of Union Street. The Lenora Street pedestrian bridge would remain largely intact, with just the east end of the structure being rebuilt to connect to the new Elliott Way. A pedestrian plaza area would also be constructed at the west end of Blanchard Street.

Bicycle Facilities

A continuous, protected two-way bicycle facility would run along the new Alaskan Way and continue up Elliott Way. (The City designates facilities of this type as "protected bike lanes"; they are referred to as "protected bicycle facilities" or "bicycle facilities" in this Final EIS.) The 12-foot-wide bicycle facility would begin on the west side of the road at S. King Street where it would provide connections to the south via the Portside Trail. The bicycle facility would run on the west side of Alaskan Way from S. King Street to about Virginia Street, where it would cross the road to join the existing path on the east side of the roadway. At the new Elliott Way-Pine Street intersection, the bicycle facility would branch westward to run along the Pine Street extension as well as continuing north on Elliott Way. On Elliott Way, north of the intersection, the facility would transition to two separate 6-foot-wide bicycle lanes, with the lane on the east side of Elliott Way carrying northbound bicycles and the lane on the west side of the street carrying southbound bicycles. North of Bell Street, these bicycle lanes would connect with existing lanes on Elliott and Western Avenues in Belltown.

Along the new Alaskan Way, the bicycle facility would be separated from the roadway and pedestrian areas by landscaping and other means to limit potential conflicts among pedestrians, bicyclists, and motor vehicles. Pedestrians would be permitted to cross the bicycle path at specific locations, including

crosswalks, transit stops, and loading zones. Standard and specialized signals would regulate bicycle crossings at intersections along Alaskan Way.

Columbia and Seneca Street Improvements

The project would include improvements to Columbia and Seneca Streets to help connect the waterfront with downtown Seattle. Along with the presence of the viaduct ramps on Columbia and Seneca Streets, the steep gradient between the waterfront and the areas to the east has historically been an impediment to east-west travel. The removal of the viaduct ramps by the AWVRP will create space for the City to reconstruct Columbia Street with urban design features that provide a visual connection from Alaskan Way to First Avenue. The City would also install two-way transit lanes on Columbia Street between Alaskan Way and First Avenue, along with one westbound general-purpose lane between Alaskan Way and Western Avenue, and two westbound general-purpose lanes between Western and First Avenues. At Seneca Street, the project would reconstruct the block between Alaskan Way and Western Avenue primarily for pedestrian and parking use. The street would continue to dead-end at the retaining wall on the west side of First Avenue; the existing stairs at this location would remain.

Local Waterfront Transit Facilities

The project would build accommodations to support new local bus service along the waterfront, including curb space for bus stops along Alaskan Way. Although transit service is not part of AWPOW, any new transit services would complement other transit services planned to serve Alaskan Way, such as King County Metro's RapidRide bus rapid transit service; the proposed Madison Street Corridor bus rapid transit route connecting the waterfront area to First Hill; the new First Hill streetcar line, which terminates in Pioneer Square; and the proposed City Center Connector streetcar line on First Avenue.

The local bus service along Alaskan Way north of Columbia Street would share the outside or curb lane with general-purpose traffic, and all stops would be at the curbside.

2.3.2 Promenade

The Promenade would be a continuous public open space along the west side of the new Main Corridor from S. Washington Street to Pine Street that would be designed for walking, sitting, gathering, and viewing the waterfront. The southern end of the Promenade would be adjacent to the Washington Street Boat Landing and Pioneer Square. Design features and landscaping would create a series of three different environments, or "places," in specific segments of the Promenade that would reflect the character of the surrounding areas. From south to north, these places are:

- **Colman Dock Transit Hub** – This area would support the regional transit hub in front of the Seattle Ferry Terminal. It would accommodate the heavy pedestrian, bicycle, and vehicle traffic coming through the Yesler Way, Columbia Street, and Marion Street intersections. The area's primary design features would be a grouping of trees, seating, and bicycle parking and rental facilities. The curb zones along Alaskan Way near the Colman Dock Transit Hub would be designed to accommodate general-purpose vehicles, transit, taxi, and ADA drop-offs and pick-ups.
- **Historic Piers 54 through 59** – This area of the Promenade would be a wide open space along the front of the piers. Along its east edge, the Promenade would have a narrow path that would traverse planted terraces with integrated seating. These areas would provide social and gathering spaces. The lower terraces would be designed to collect stormwater runoff from portions of the street and from the Promenade. Kiosks would be located in this area of the Promenade near Spring, Seneca, University, and Union Streets.
- **Aquarium Plaza** – This area would be a broad public gathering area where the Overlook Walk stairs meet the Promenade between the Seattle Aquarium and the Pike Street Hillclimb. In this location, the Promenade would widen because of Alaskan Way's eastward shift to transition into Elliott Way. The Aquarium Plaza would connect the Aquarium's existing buildings with the new Overlook Walk, Pier 62/63, and pedestrian facilities to the north. Public amenities could include elements such as bench seating, recreational features, and a café area with movable tables and chairs.

Artwork is anticipated to be installed in several locations, primarily along the Promenade. The planning and design efforts for artwork installations are being led by the Seattle Design Commission.

The westernmost portion of the Promenade would include a band of LPS, cantilevered over Elliott Bay, which will be built as part of the EBSP. New, permanent railings would replace the temporary railings installed by the EBSP at the western edge of the overhang. The remainder of the Promenade would be constructed of an architectural concrete surface that would feature exposed aggregate, grooved concrete, and metal inlays.

A linear canopy of trees would provide a buffer between the Promenade, bicycle facility, and Alaskan Way along the majority of the street. The species mix would combine native plants with non-native, non-invasive, and salt-tolerant species. Many areas have been identified as open planting areas, which would be completely pervious. Where paving is required adjacent to planting zones, a supported pavement system would provide tree roots with access to soil underneath the adjacent pavement.

Kiosks would be located on the Promenade in front of the historic pier buildings, at the intersections of Alaskan Way with Spring, Seneca, University, and Union Streets. A typical kiosk footprint would be 16 feet by 16 feet, and the structures would be approximately 45 feet high. The kiosks would be designed to be open during the day and securely closed at night or when not in use. They would provide focal points for wayfinding and other services, and are intended to be "beacons" that are immediately recognizable. In their current preliminary design, the upper façade of a typical kiosk would be made of reflective materials arrayed in flat planes at different angles, like a faceted tower. This design would reflect the sky and water to the people on the Promenade. The reflective materials would not be used on the east-facing side of the kiosk to avoid reflections that could affect motorists on Alaskan Way. The kiosks would be used to provide a variety of amenities for the public, which could include a tourist information center and space for food and beverage sales.

Lighting along the Promenade would be designed in a layered pattern to provide visual interest and wayfinding clarity. The Promenade would include pedestrian-scale column luminaires, integrated into seating where possible. In some locations, LED light sources would provide low-level illumination of benches, handrails, and trees. Linear in-ground accent lighting may be installed to provide visual accents, such as at places where multiple boardwalk sections intersect.

Visualization of the Promenade, looking south from Union Street Pier (Waterfront Park)

2.3.3 Overlook Walk

The Overlook Walk would occupy existing and new public space south of Victor Steinbrueck Park, west of Pike Place Market, and northeast of the existing Seattle Aquarium, as shown in Figures 2-6 and 2-7. The Overlook Walk would include one building (Building B), a lid, staircases, and two elevators. The sloping lid would include pedestrian pathways, open space, and landscaping that would extend southwest from the Pike Place Market across the new Elliott Way, where the lid would be approximately 40 feet above the Promenade. Space for park operations and maintenance, as well as public restrooms, would be provided under the staircases.

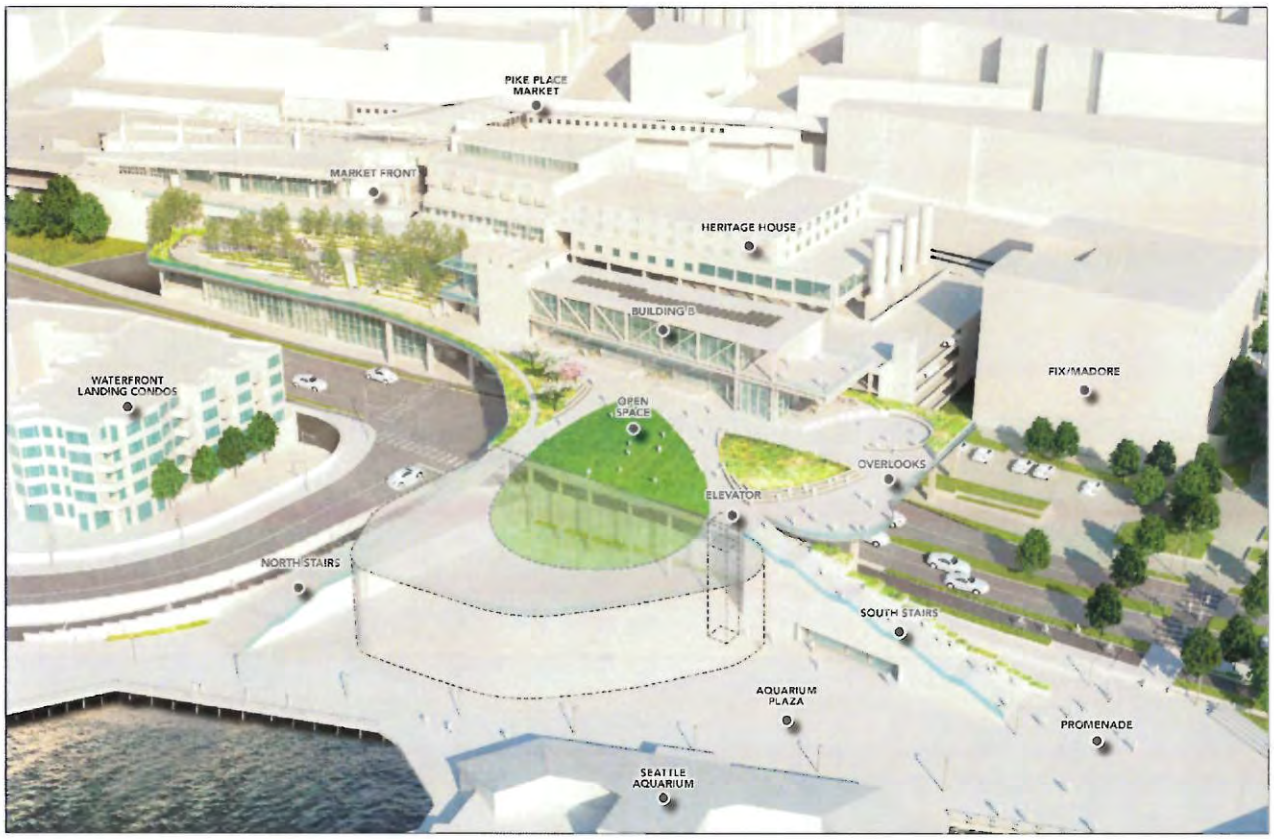
The Preferred Alternative modifies the Draft EIS Overlook Walk design to accommodate the Seattle Aquarium's plans for expansion in a separate but coordinated project. This separate project will design and construct a new building called the Aquarium Pavilion that would be owned by the City and managed by the Seattle Aquarium Society as a public facility, similar to the existing Aquarium. Although the Final EIS generally evaluates the impacts of a conceptual plan, location, and building envelope for the Aquarium Pavilion, the building's uses, functions, size, and form will be evaluated by the Seattle Aquarium in a separate environmental document. The Aquarium's conceptual plans propose approximately 48,000 square feet of above-ground interior space for the Aquarium Pavilion with a potential loading zone on the southeast corner of the building. The height of the building would be approximately the same as that of the Overlook Walk lid, about 40 feet above the Promenade, with public open space and a view area on the roof that would be contiguous with and accessible from the Overlook Walk. The height of the Aquarium Pavilion and Overlook Walk structures would comply with applicable height restrictions.

On the west side of Alaskan Way, near the southwest corner of the Overlook Walk, a wide external staircase and an elevator would connect down approximately 40 vertical feet to the Promenade near the Seattle Aquarium. The stairs would be oriented north-south, and people walking down the stairs would have a view of the piers to the south. A crosswalk just south of this staircase would connect to the Pike Street Hillclimb and the Fix/Madore buildings. Near the northwest corner of the Overlook Walk there would be another set of stairs adjacent to the Pine Street extension on the north side of the proposed Aquarium Pavilion; pedestrians walking down this flight of stairs would have views over Pier 62/63. On the east side of the Elliott Way-Pine Street intersection, a set of stairs and an elevator would connect the northern part of the Overlook Walk to Elliott Way.

The Overlook Walk lid would include approximately an acre of public open space that would provide public gathering spaces with opportunities for scenic views. The lid also would create a wide and accessible pedestrian pathway with many connections between Pike Place Market and the waterfront, thereby providing opportunities to enhance the pedestrian experience and revitalize the area. Views from the lid would include Elliott Bay to the west and the piers to the south as well as city views from several vantage points. The public open space would include landscaping, tables, and benches to provide seating at various points.

The Seattle Aquarium's construction of the Aquarium Pavilion would create approximately 0.3 acre of additional public open space on the rooftop as an extension west of the Overlook Walk. The Overlook Walk would tie into the new MarketFront, which is currently under construction, at its easternmost end.

The configuration of the Overlook Walk against the hillside would provide an opportunity to create a new building, known as Building B. (The former Building A is now the MarketFront, which is a separate project.) Building B would be used for public uses and to serve transportation functions, as well as for incidental private uses. Located on the east side of Elliott Way, the building would rise above the east edge of the Overlook Walk lid, with windows facing onto the lid's main pedestrian ramp and landscaped areas. Building B would contain approximately 23,000 square feet of interior space, with elevator access provided to the Overlook Walk lid, Elliott Way, and the interior of the building.



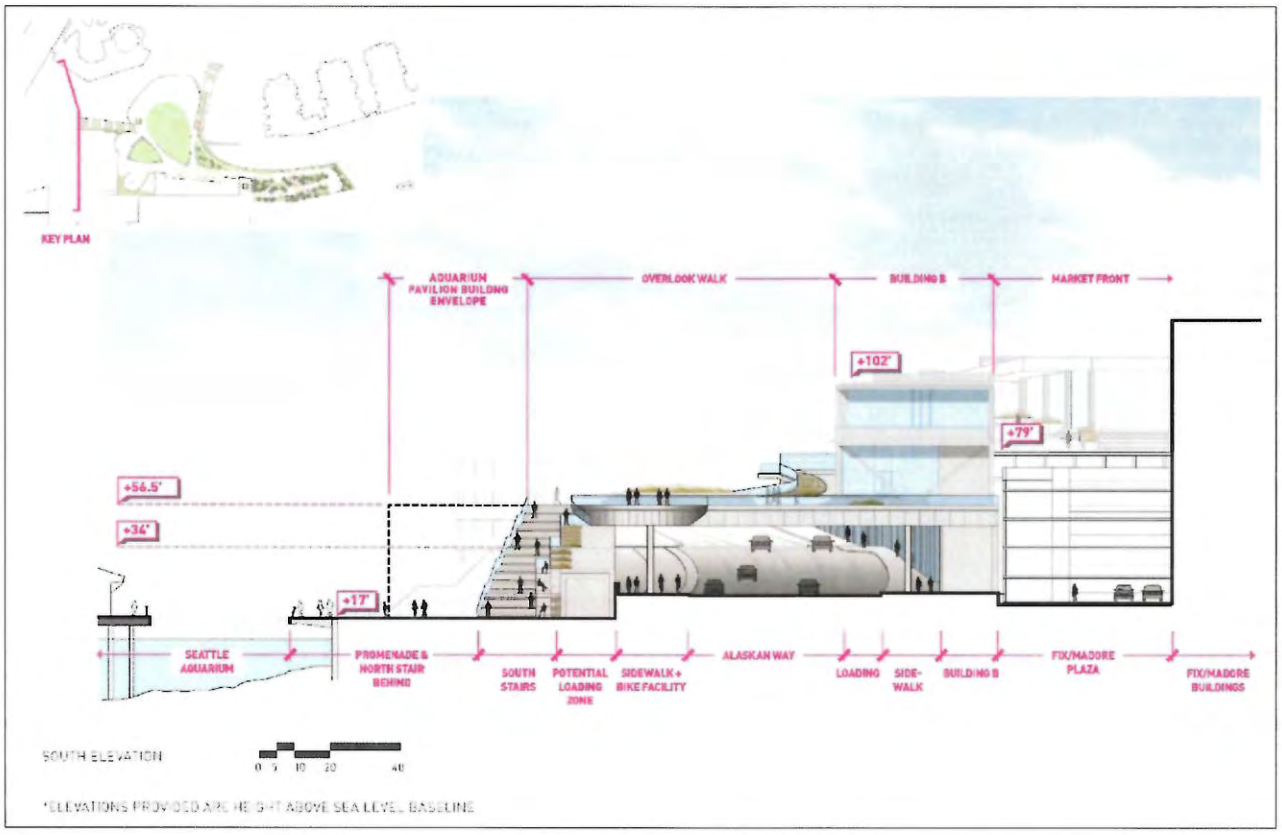
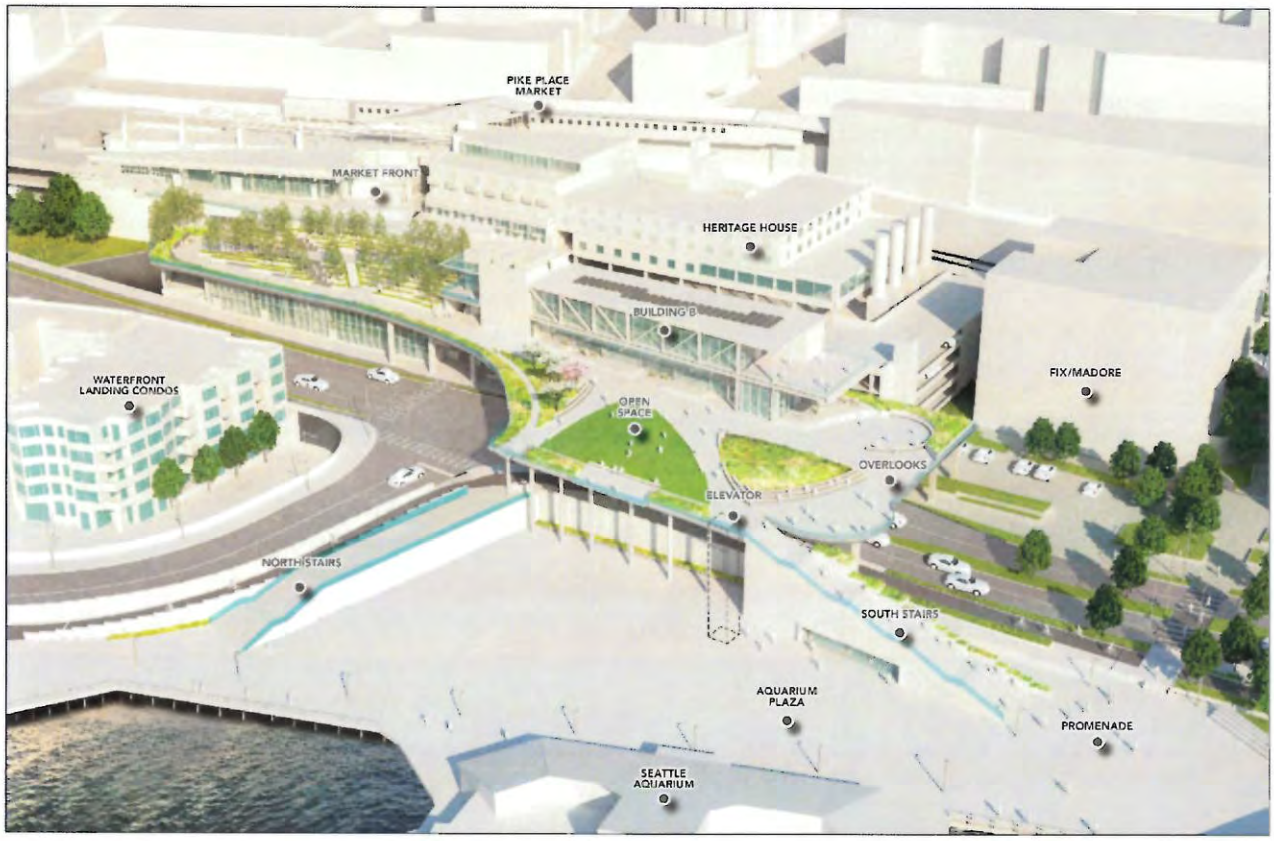


Figure 2-6.
Overlook Walk Conceptual Design and Cross Section with the Aquarium Pavilion Building Envelope



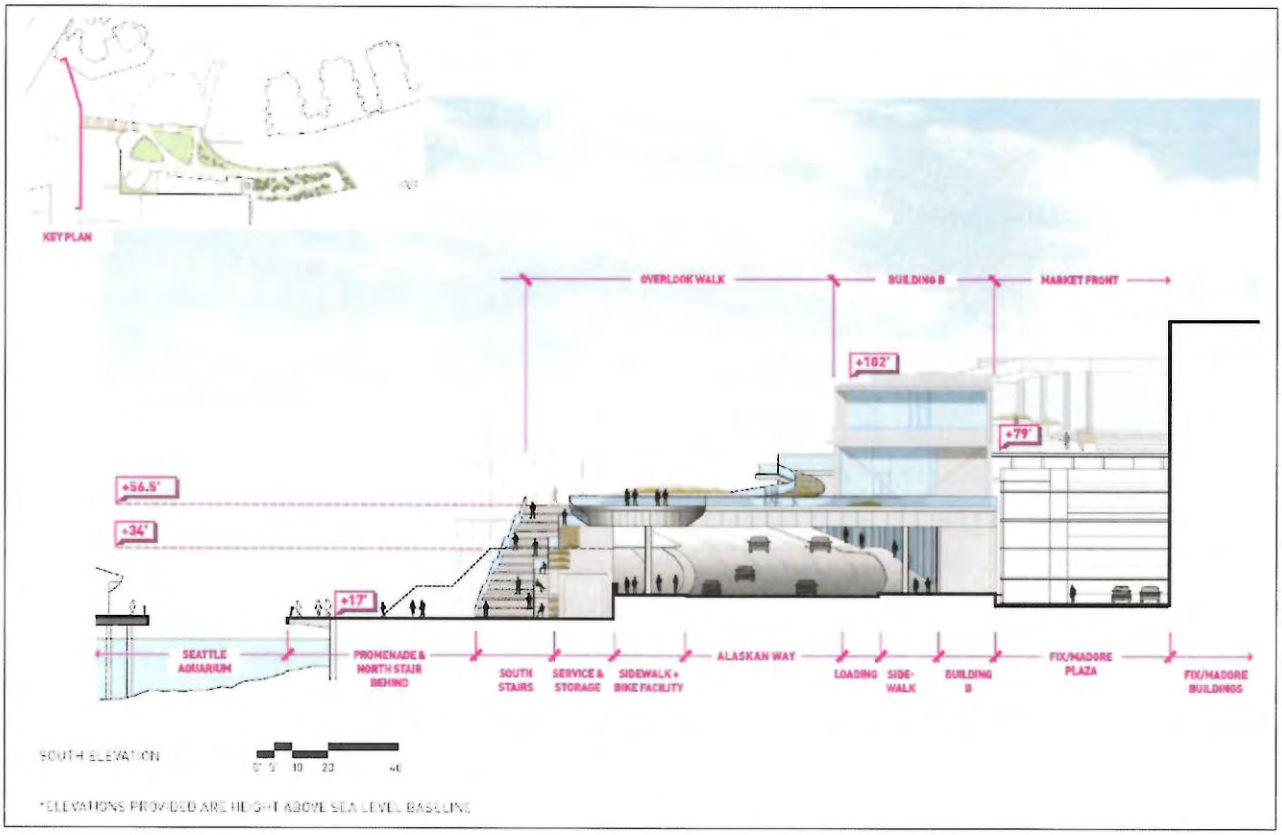


Figure 2-7.
Overlook Walk Conceptual Design and Cross Section without the Aquarium Pavilion Building Envelope

The majority of the Overlook Walk is anticipated to be completed prior to the proposed Aquarium Pavilion construction. However, the stairs adjacent to the Pine Street extension may be coordinated and constructed at the same time as the Aquarium Pavilion to provide additional space for the Seattle Aquarium to construct its facilities. To the extent feasible, the City and the Seattle Aquarium could coordinate to allow early work on the Aquarium Pavilion, such as utilities and foundations, to occur simultaneously with construction of the Overlook Walk.

2.3.4 East-West Connections

S. Main and S. Washington Street Improvements

The S. Main and S. Washington Street Improvements would replace the roadway pavement and reconstruct the sidewalks to create more pedestrian-friendly links between the waterfront and Pioneer Square. Sidewalks on S. Washington Street between First Avenue S. and Occidental Avenue S., and on S. Main Street between Alaskan Way S. and Occidental Avenue S., would be widened by about 4 feet on each side of the street. The sidewalks on S. Washington Street between Alaskan Way and First Avenue S. were widened by a previous project but would be replaced because they are in poor condition. Reconstructing these sidewalks would address ADA deficiencies, as well as provide curb extensions and space to plant trees. The new trees would be planted in the widened space outside the footprint of the areaway (the space underneath the existing sidewalk adjacent to the buildings along the roadway). Because this area lies within the Pioneer Square Preservation District, improvements would be made in accordance with the Preservation District guidelines.

The roadway pavement on S. Main and S. Washington Streets would be fully replaced because it is deteriorating. The pavement replacement would allow the reconstructed sidewalks to have ADA-compliant grades and slopes. The streets would have one lane of traffic in each direction and parking lanes on both sides of the street. The 1980s-era streetcar platform and rails between Alaskan Way S. and Occidental Avenue S., which are not historic resources, would be removed. There would be minor relocations and adjustments to utilities and drains to conform to the new curb lines and surface street. The existing light poles would be protected in place.

Union Street Pedestrian Connection

The Union Street Pedestrian Connection, located on Union Street from Alaskan Way to just east of Post Alley, would serve as a universally accessible pedestrian link between the new waterfront and downtown. This two-block portion of Union Street currently has access problems stemming from approximately 60 vertical feet of grade change across two retaining walls that are traversed by two steep, hard-to-find staircases.

Union Street Pedestrian Connection Schematic Design between Alaskan Way and Western Avenue

The Union Street Pedestrian Connection would construct two elevated pedestrian walkways and associated elevators and stairs in the right of way along the south side of Union Street. One walkway would begin at the top of the retaining wall just east of Post Alley and extend over Post Alley to a dual bank of elevators to be installed at the southeast corner of Union Street and Western Avenue. This elevator bank would be adjacent to an existing Enwave Seattle (formerly the Seattle Steam Company) facility located at this corner. Pedestrian-activated signals would be installed at the Union Street and Western Avenue intersection. The second walkway would extend from the southwest corner of the Union Street and Western Avenue

intersection to a single elevator to be installed on the eastern side of Alaskan Way, adjacent to the existing Public Storage building.

Stairs would be integrated into the two elevated pedestrian walkways. The walkways would vary in width from about 8 feet to about 24 feet, providing space for social gatherings and lookouts. The improvements include lighting that would operate during nighttime hours to illuminate the pathway. The elevator towers would be illuminated to provide wayfinding for individuals at night.

The Union Street roadway would be reconstructed from Alaskan Way to the retaining wall on the west side of Western Avenue, and from Western Avenue to Post Alley. The reconstruction would incorporate street-level pedestrian improvements, including portions of widened and rebuilt sidewalks. At the intersection of Union Street and Western Avenue, the Western Avenue parking lanes would be replaced with curb extensions to create a shorter pedestrian crossing. Curb ramps would also replace the existing curb returns, and the elevation of Western Avenue would be raised slightly through the intersection to reduce curb heights and the size of adjacent curb ramps. This would create a smoother transition for pedestrians crossing the intersection.

Bell Street Park Extension

The City of Seattle constructed Bell Street Park between Fifth and First Avenues in 2013 and 2014. The Bell Street Park Extension would continue this shared street (roadway and public park space) two blocks farther west, between Elliott and First Avenues. On these blocks, Bell Street would be converted to include a wide public space with landscaping and trees on both sides of the street. The street would be rebuilt without curbs, and vehicular areas would be paved at the same grade as pedestrian areas. The public space would feature gathering and seating areas. Street lights would be installed to increase the nighttime ambient lighting as well as to provide improved pedestrian lighting along the street.

Bell Street itself would have one lane of traffic. The traffic lane would be westbound between First and Western Avenues. Between Western Avenue and Elliott Avenue, the traffic lane could be either eastbound or westbound, depending on how the City of Seattle adjusts the street grid following completion of the AWVRP. Traffic on Bell Street would not be able to cross Western Avenue.

North side of Bell Street Park, looking east from the corner of Bell Street and Third Avenue

South side of Bell Street Park, looking east from the corner of Bell Street and Second Avenue

Traffic on Western Avenue would continue to be northbound only. Vehicles would not be able to turn right onto Bell Street but might be able to turn left onto Bell Street, depending on the direction of travel selected for Bell Street between Western and Elliott Avenues. Traffic control measures would likely be installed at the Bell Street and Western Avenue intersection to allow pedestrians to safely cross Western Avenue. Crosswalks would be located at each intersection corner.

Similar to the existing Bell Street Park, there would be limited parking and loading zones along Bell Street to help create a park-like setting.

2.3.5 Right of Way Acquisition

The project design for AWPOW was developed to keep the proposed new features within existing City property and rights of way to the greatest extent feasible. However, the project would require the partial acquisition of one property and full acquisition of two properties. The two full acquisitions are a commercial building at 1528 Alaskan Way and a small public off-street parking lot at 1529 Alaskan Way.

The City would also need to acquire easements to temporarily use private property during project construction. Use of such temporary construction easements would not remove existing buildings or loading docks, although access to some loading docks might be temporarily modified as a result of the easements.

2.3.6 Utilities

AWPOW would relocate, construct, or modify several major utility facilities within the project footprint. Numerous utilities currently run along Alaskan Way, either underground or supported on the Alaskan Way Viaduct, including electrical transmission lines, gas mains, water mains, sewer mains, telecommunications lines, and a steam line. A number of these utilities will be relocated as part of the AWVRP and EBSP. The work to be performed on major utility facilities as part of AWPOW would include:

- Relocating the portion of Seattle City Light's (SCL) eastern 13.8-kilovolt (kV) distribution duct bank along Alaskan Way between S. Washington Street and Pine Street
- Relocating the portion of SCL's Transmission Line 4 that runs beneath the Alaskan Way Viaduct footprint between Union and Blanchard Streets
- Constructing a joint telecommunications duct bank along Alaskan Way so that existing communications lines can be relocated underground and the existing timber poles can be removed; the new joint duct bank would have space for other companies to add facilities along Alaskan Way
- Constructing or reconstructing some of Puget Sound Energy's (PSE) gas distribution lines and services
- Relocating fire hydrants to locations compatible with AWPOW's Main Corridor
- Constructing a new water main along Elliott Way
- Constructing new water distribution lines to serve AWPOW elements such as irrigation systems, kiosks, and water fountains
- Constructing sewer system upgrades along Alaskan Way
- Constructing a complete storm drain collection system of pipes and catch basins in the Main Corridor and as part of the Promenade and Overlook Walk; some of the existing stormwater mains may be incorporated into this system
- Relocating a 30-inch storm drain near Alaskan Way and Western Avenue

2.4 Preferred Alternative Main Corridor Features by Segment

This section describes the proposed Main Corridor configuration in six segments, moving from south to north, between S. King Street and Battery Street. Figures 2-8 through 2-15 show representative cross-sections of the Main Corridor that include the width of the lanes, sidewalks, bicycle facility, and medians. The width of the sidewalk (the area between the curb and adjacent property line) typically includes a buffer that contains landscaping or other features such as lighting or a bus shelter.

2.4.1 S. King Street to Yesler Way

This segment of the proposed Main Corridor must accommodate traffic to and from SR 99, regional transit serving communities south of downtown Seattle, through traffic, access to Port of Seattle facilities, and ferry queuing. As a result, the width of the roadway from curb to curb in the S. King Street to Yesler Way segment would be approximately 100 feet, which is wider than segments farther north. Typically, a center median is provided to enhance pedestrian safety.

The new Alaskan Way surface street would tie into the existing Alaskan Way at S. King Street. Between S. King Street and S. Main Street, the typical cross-section would have four northbound lanes and three southbound lanes, with a landscaped center median (see Figure 2-8). The outer travel lane in each direction would be dedicated to regional transit, and two inner travel lanes would carry general-purpose traffic. In the northbound direction of Alaskan Way, the additional inner lane would be dedicated to ferry traffic queuing.

Southbound traffic on Alaskan Way would have left-turn lanes at S. Jackson Street and S. King Street. Westbound general-purpose traffic on S. King Street and S. Jackson Street would be able to turn left or right onto Alaskan Way. Westbound traffic on S. Main Street and S. Washington Street would only be able to turn right for northbound travel on Alaskan Way. Service vehicles on S. King Street and S. Jackson Street would be allowed to travel straight through the intersection to access the Port of Seattle facilities and Terminal 48 on the west side of Alaskan Way. A left-turn pocket is included on northbound Alaskan Way at S. King Street for vehicles accessing the Port of Seattle facilities.

Between S. Main Street and Yesler Way, the travel lanes would be the same as described above, but a second northbound lane would be added for ferry queuing next to the first queuing lane (see Figures 2-9 and 2-10). The two ferry holding lanes would transition to be left-turn lanes into the Seattle Ferry Terminal at Yesler Way. Westbound vehicles on S. Washington Street and Yesler Way would only be able to turn right for northbound travel on Alaskan Way. Vehicles exiting the ferries at Yesler Way would be routed southbound on Alaskan Way.

The width of the center median would vary from approximately 10 feet at S. Jackson Street, where a southbound left-turn pocket is located, to 25 feet at S. Main Street and 13 feet at S. Washington Street. These medians would allow sufficient space for a landscaped refuge area at pedestrian crossings. The median would narrow to approximately 3 feet on the south side of the intersection with Yesler Way to accommodate travel, transit, ferry queuing, and turn lanes; however, there would not be a crosswalk on this leg of the intersection.

Between S. King Street and Yesler Way, the sidewalks on Alaskan Way would be approximately 20 to 35 feet wide (measured from curb to property line) on the east side of the street and approximately 8 to 18 feet wide on the west side of the street. The greater width of the sidewalk on the east reflects the curb bulbs at intersections and the fact that Pioneer Square is the primary pedestrian attraction in this portion of the corridor. In addition to the sidewalk on the west side of the street, the Promenade would provide a continuous public open space along the west side of the new Main Corridor north of S. Washington Street. The relatively wide sidewalks and landscaped buffers in this area would help to visually offset the width of the roadway by buffering pedestrians and bicyclists from traffic.

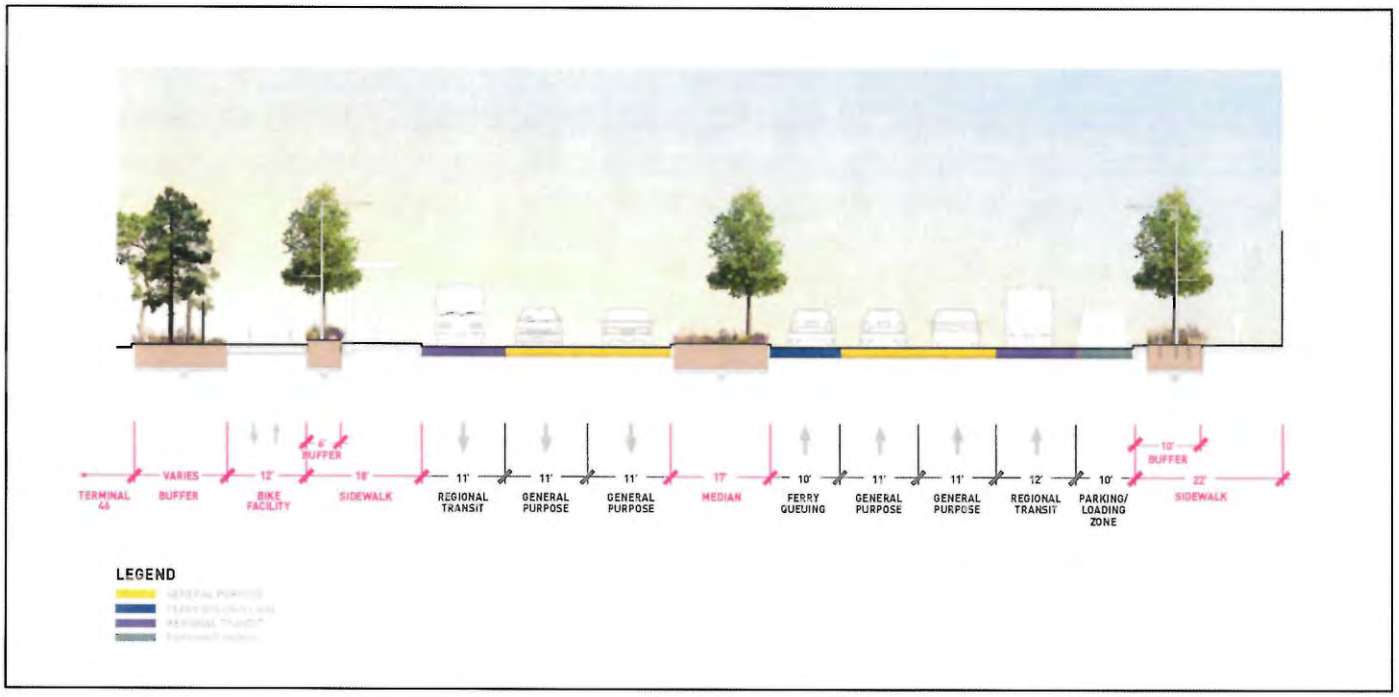


Figure 2-8
Cross Section 1
Alaskan Way South of S. Jackson Street

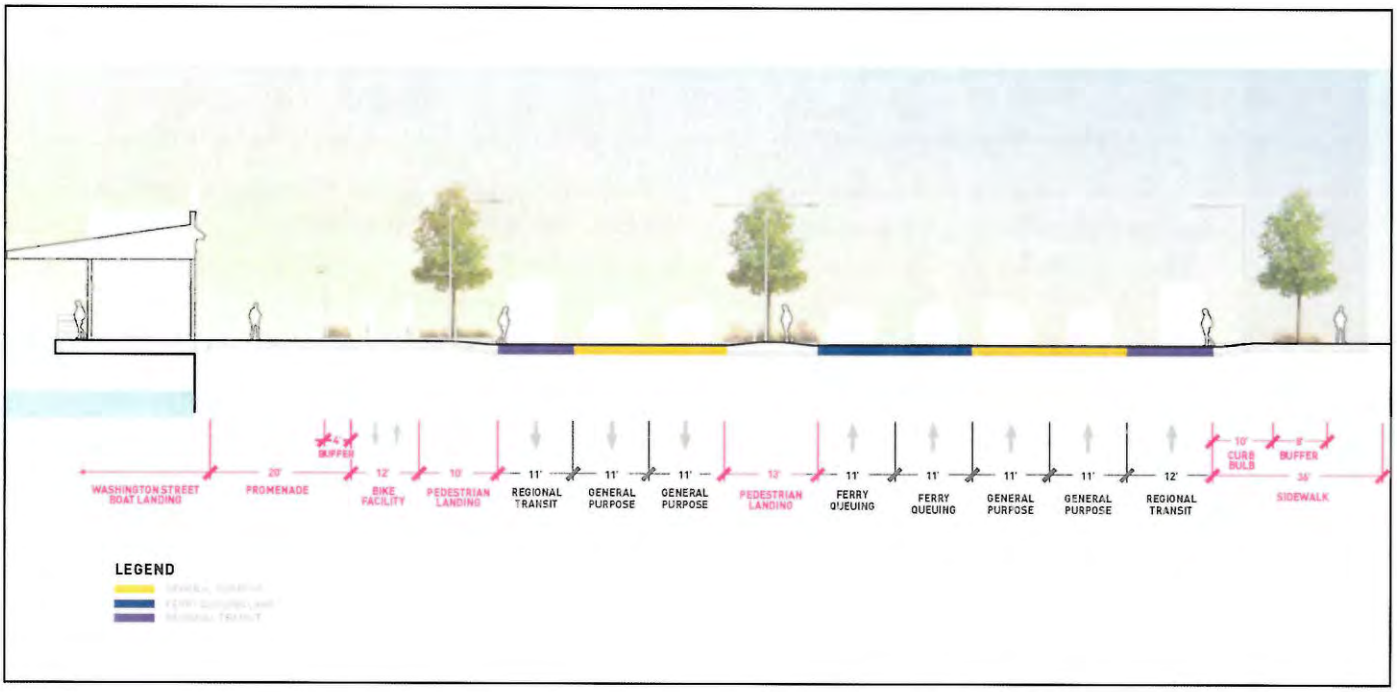


Figure 2-9
Cross Section 2
Alaskan Way North of S. Washington Street at Crosswalk

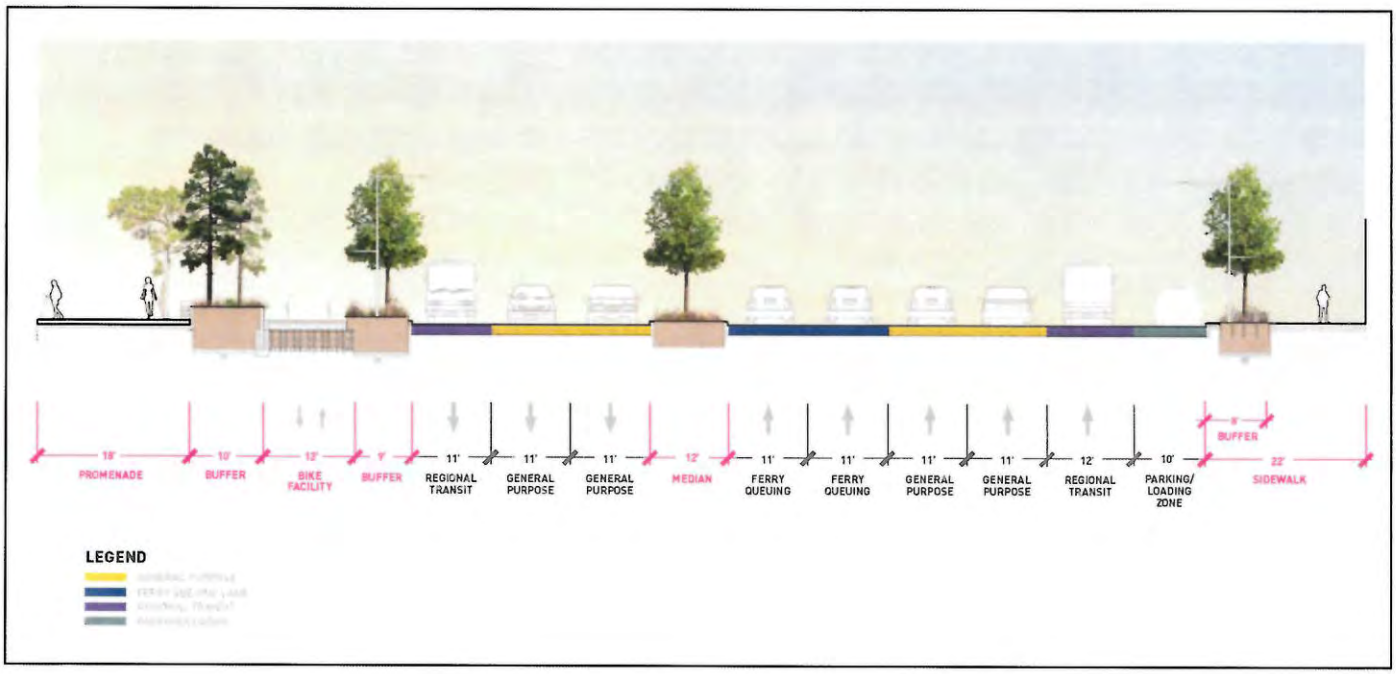


Figure 2-10
Cross Section 3
Alaskan Way North of S. Washington Street

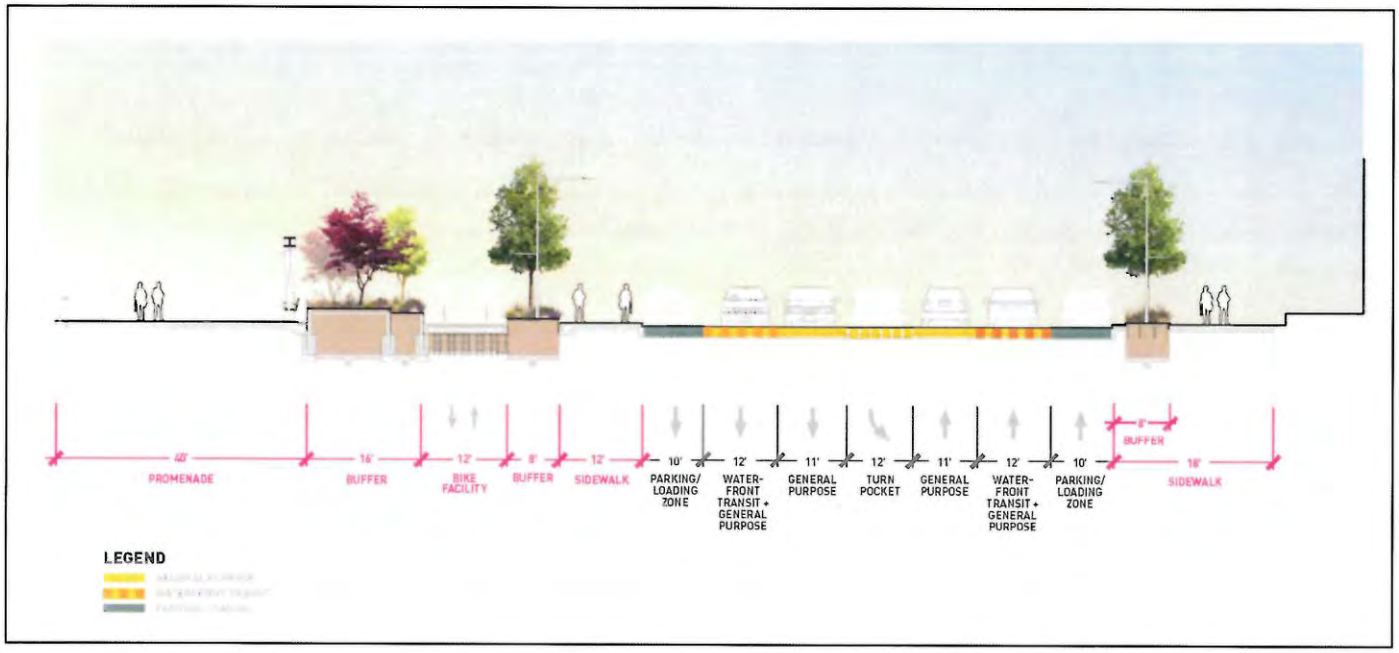


Figure 2-11
Cross Section 4
Alaskan Way South of Madison Street

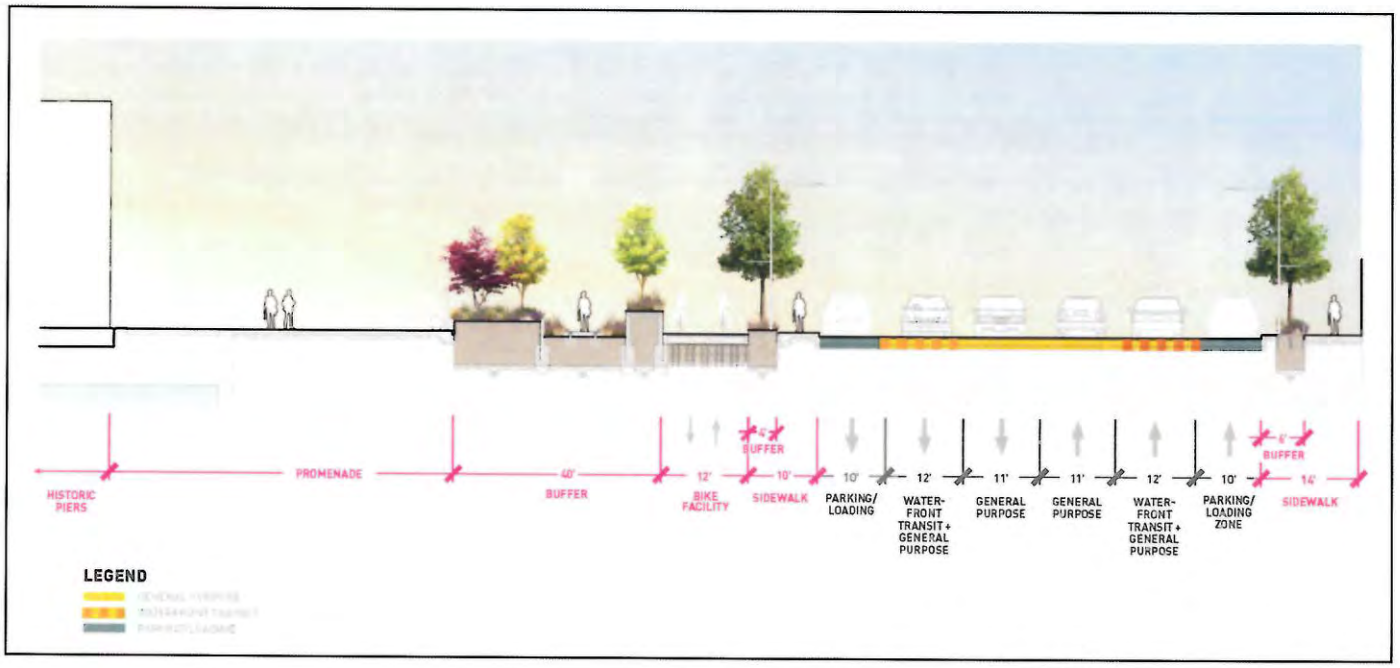


Figure 2-12
Cross Section 5
Alaskan Way North of University Street

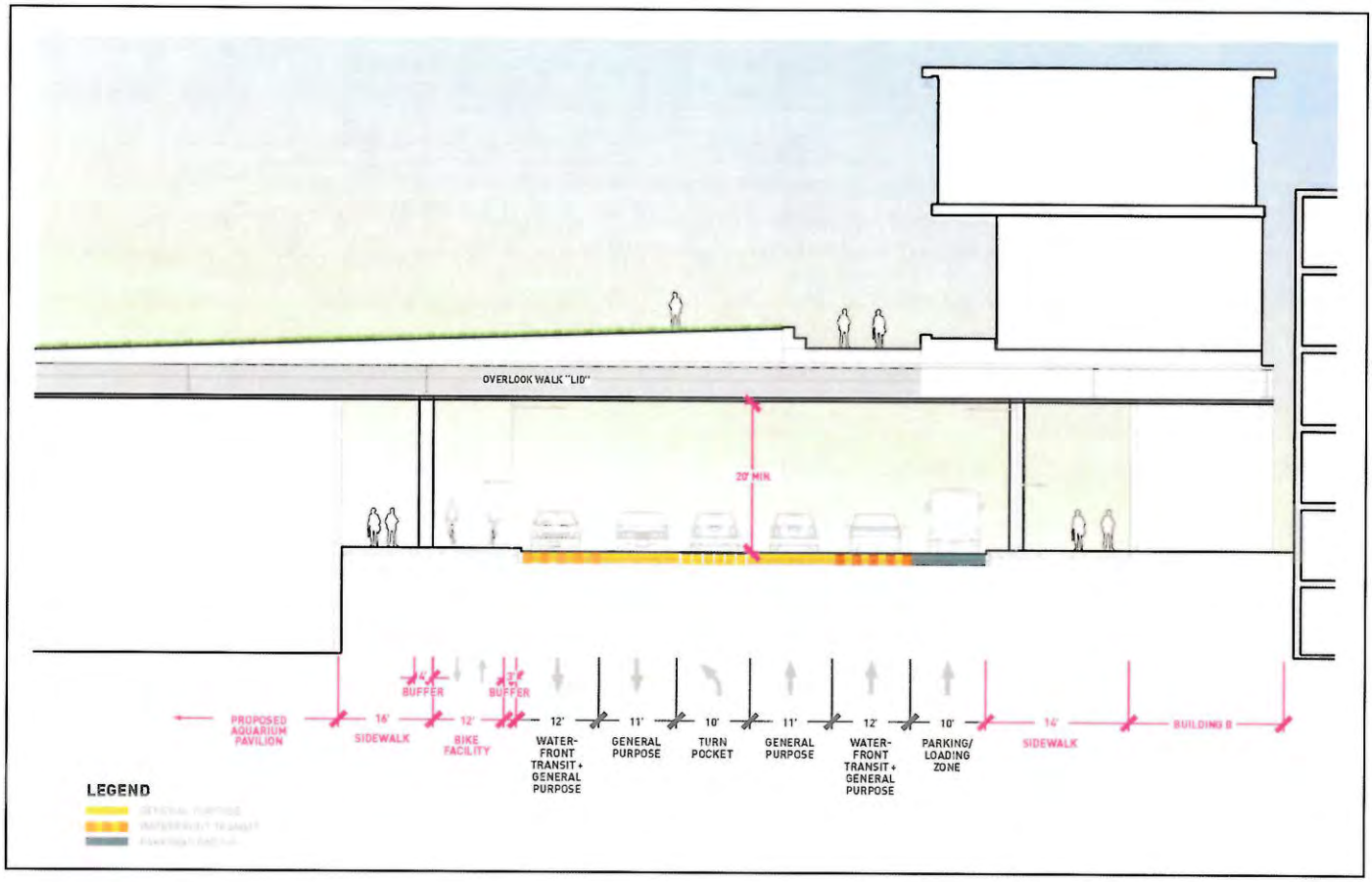


Figure 2-13
Cross Section 6
Alaskan Way South of Pine Street

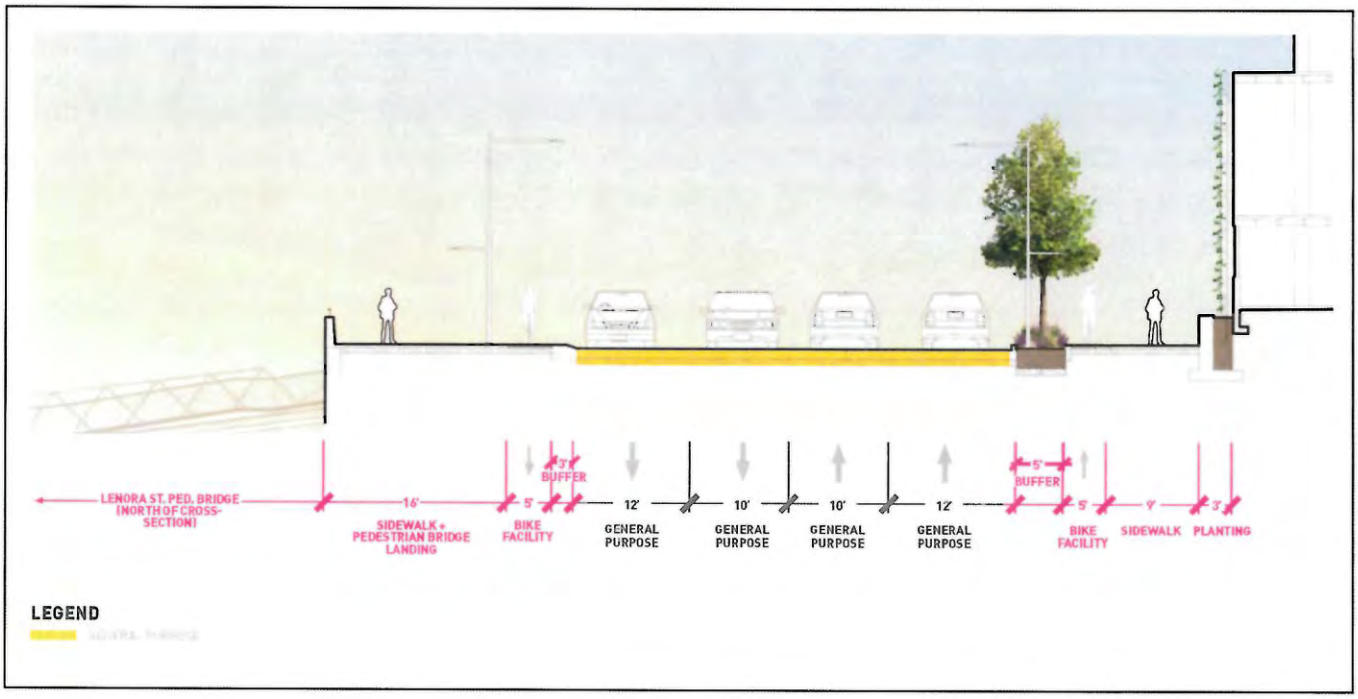


Figure 2-14
Cross Section 7
Elliott Way South of Lenora Street

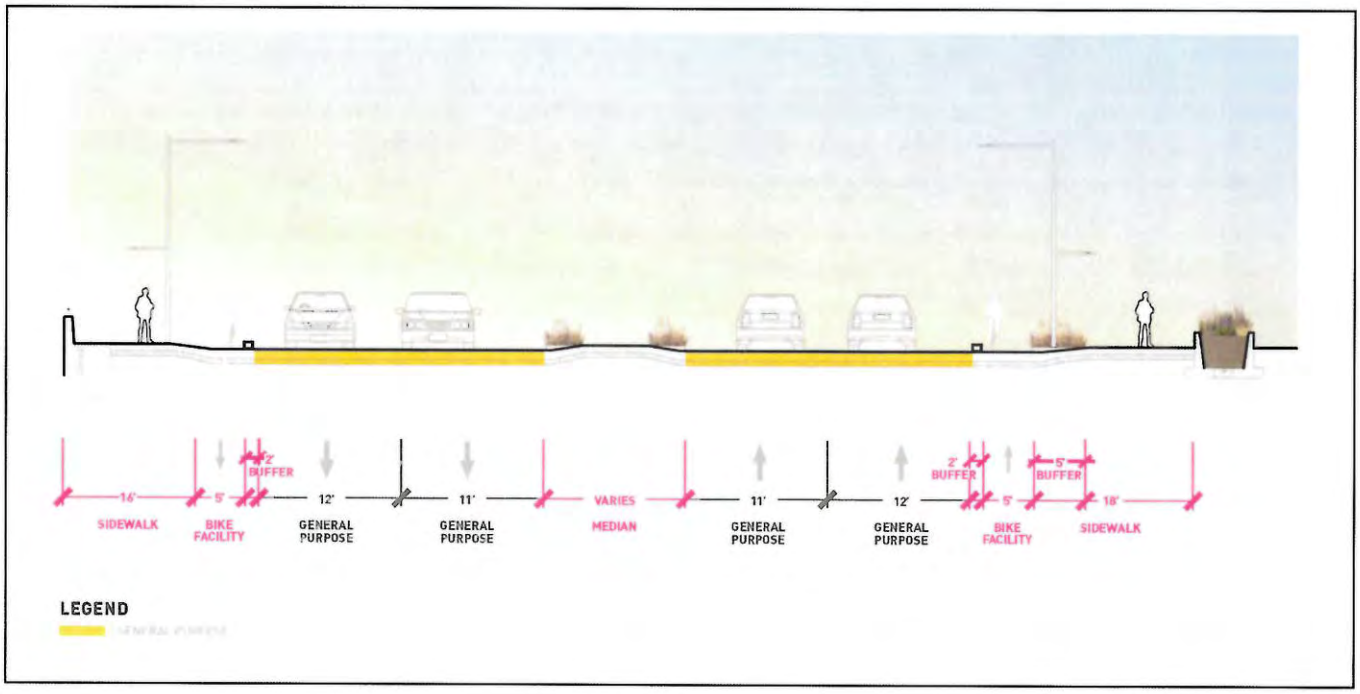


Figure 2-15
Cross Section 8
Elliott Way at Blanchard Street

South of S. Washington Street, the west side of Alaskan Way would have landscaping elements, but not the full design features or gathering spaces associated with the Promenade, because this area is bordered by a fenced Port of Seattle property. A vegetated buffer would separate the west sidewalk from the protected bicycle facility to its west.

On the east side of Alaskan Way, the three blocks between S. King and S. Jackson Streets and between S. Main Street and Yesler Way would also have curb space providing the equivalent of 31 on-street parking spaces. This curb space would be used for parking, loading, and other activities (see Figures 2-8 and 2-10).

2.4.2 Yesler Way to Spring Street

Between Yesler Way and Columbia Street, Alaskan Way would begin to narrow. The ferry queuing and access lanes would end at Yesler Way, turning left into the vehicle waiting area for the Seattle Ferry Terminal. There would be two general-purpose travel lanes and one transit-only lane in each direction. Where a median is present, the width would vary from 8 to 12 feet. A regional transit stop would be located on the east side of Alaskan Way just south of Columbia Street. No parking or loading would be permitted in this block. The sidewalks would range between 16 and 20 feet wide on the east side and would be 12 feet wide on the west side. To increase safety and maintain efficient ferry traffic operations, pedestrians would only be able to cross Alaskan Way on the north side of the Yesler Way-Alaskan Way intersection. This would reduce conflict between pedestrians and vehicles entering or exiting Colman Dock. When the Seattle Multimodal Terminal at Colman Dock Project is completed, vehicles exiting Colman Dock at Yesler Way would be required to turn right (i.e., southbound onto Alaskan Way). Traffic leaving the ferry dock at Marion Street would be able to travel eastbound across Alaskan Way onto Marion Street, or turn northbound or southbound onto Alaskan Way. The Marion Street pedestrian bridge would be replaced with a new, wider bridge over Alaskan Way.

The regional transit lanes along Alaskan Way would turn eastward onto Columbia Street to connect to other transit routes that use the Third Avenue transit corridor. After the AWVRP removes the viaduct off-ramp, AWPOW would rebuild Columbia Street between Alaskan Way and First Avenue to continue serving regional transit. The rebuilt street would consist of three lanes, landscaped with trees. The two outer lanes would be used by buses. General-purpose vehicles would be limited to westbound travel in the center lane, but would be allowed to enter the westbound transit lane to make right-hand turns.

Between Columbia Street and Spring Street, the new Alaskan Way would have two general-purpose travel lanes in each direction and a 12-foot-wide landscaped median, which would narrow at some locations to provide turn pockets. The roadway would also include loading lanes on each side of Alaskan Way between Columbia Street and Marion Street to facilitate ferry passenger drop-off and pick-up without impeding traffic. Between Madison Street and Spring Street, these lanes would be used for both parking and loading. Sidewalks would be 16 to 20 feet wide on the east side of Alaskan Way and 8 to 12 feet wide on the west side. A planted buffer west of the western sidewalk would separate the roadway from the bicycle facility. Figure 2-11 shows the mid-block cross-section near Madison Street, which would be typical for Alaskan Way between Columbia and Spring Streets. A left-turn pocket on southbound Alaskan Way would be provided for access to Marion Street; westbound traffic from Madison Street would be able to turn left or right onto Alaskan Way.

2.4.3 Spring Street to Union Street

Spring Street to Union Street would be the narrowest segment of the new Alaskan Way, roughly matching the width of the street (curb to curb) prior to AWVRP and EBSP construction. The narrower width reflects the fact that traffic volumes are lower on this part of Alaskan Way and fewer turn pockets are required. This creates an opportunity for increased public open space along the shoreline. Alaskan Way would have two general-purpose lanes, with full-time parking and loading spaces on both sides of the street (see Figure 2-12). There would be a left-turn pocket from southbound Alaskan Way onto Spring Street and a center median within the southern crosswalk of the Seneca Street intersection. North of Seneca Street, there would be no turn pockets and no median. Westbound traffic on Seneca Street and University Street would be able to turn left or right onto Alaskan Way. Sidewalks on this section of Alaskan Way would range from 14 to 20 feet wide on the east side and would be 10 feet wide on the west side. The sidewalk and Promenade would include a planted buffer separating the spaces from the bicycle facility. Curb cuts would allow service vehicles to access the piers on the west side of Alaskan Way.

Between Western Avenue and Alaskan Way, Seneca Street would become a pedestrian-oriented zone, although on-street parking would be maintained and service vehicle access would be allowed via curb cuts on either end of the block. The street would be landscaped with trees and may have decorative pavement treatments.

2.4.4 Union Street to Pine Street

In this segment, the new Alaskan Way would turn eastward from its current alignment and rise in elevation to begin its transition to the new Elliott Way. Between Union and Pike Streets, there would be two through travel lanes in each direction and a narrow landscaped median, with parking and loading on the west side of Alaskan Way just south of Pine Street (see Figure 2-13) and a loading zone on the east side of the street in front of the Seattle Aquarium. The median would end about half a block north of Pike Street, where an at-grade pedestrian crossing would be built at the base of the Pike Street Hillclimb. North of this location, the roadway would rise at a grade of less than 7 percent as it crosses beneath the new Overlook Walk (described in detail below). The Overlook Walk would maintain a 20-foot minimum vertical clearance above the travel lanes to accommodate oversized vehicles. North of the new Pine Street extension, the sidewalk along the west side of Elliott Way would be approximately 16 feet wide, which would include a 4-foot-wide planted buffer, and the sidewalk along the east side of the street would be approximately 14 feet wide (see Figure 2-13). The bicycle facility would continue on the west side of the road under the Overlook Walk until Pine Street.

Beneath the northern end of the Overlook Walk, the new Elliott Way would intersect with a new westward extension of Pine Street, which would curve to connect to the existing Alaskan Way north of Pier 62/63. The new Pine Street intersection would be approximately 20 feet higher in elevation than the new Alaskan Way south of Pine Street, due to the need for the new Elliott Way to pass over the BNSF rail line directly north of Pine Street. The Pine Street extension would have a general-purpose lane in each direction, and would be designed to allow large trucks bound for the cruise ship terminal to navigate the curve. The bicycle facility would follow the south side of the new Pine Street extension to the west side of the existing Alaskan Way, crossing at the existing Alaskan Way at about Virginia Street to connect to the existing path on the east side of Alaskan Way. An approximately 12-foot-wide sidewalk, which would include a 4-foot-wide planted buffer, would be constructed on the north side of the new Pine Street extension.

Access to the Public Market Garage from Alaskan Way would be maintained on the west side of the building but would be relocated from its current location to the second floor of the garage. Western Avenue access to the garage would not be affected.

2.4.5 Pine Street to Lenora Street

North of the new Pine Street extension and east of the Waterfront Landings Condominiums, the new Elliott Way would be built on an elevated structure to cross over the BNSF rail line with a minimum vertical clearance of 23.5 feet above the tracks. The roadway would closely follow the existing alignment of the Alaskan Way Viaduct, but would be approximately 15 to 20 feet lower; this elevation difference is anticipated to require modifications to portions of BNSF's retaining walls east of the rail line. From this point, Elliott Way would continue up and slightly eastward to bench into the hillside along the southwest side of Victor Steinbrueck Park. The roadway would then continue at an elevation to match into the existing Lenora Street.

This entire section of the new Elliott Way would have two lanes in each direction, with a one-way protected bicycle facility on either side of the road (see Figure 2-14). There would also be a sidewalk and planted buffer on either side of the road, with a width of up to 12 feet on the east side of Elliott Way and approximately 6 to 10 feet on the west side.

Access to the Waterfront Landings Condominiums would be provided from the existing Alaskan Way just north of the new Pine Street extension, and would connect into the existing surface road on the south side of the condominiums. Access would be preserved to the condominium garage on the south side of the building, to building entrances and loading areas on the east side of the building, and to the BNSF tunnel portal east of the building. To allow access for emergency vehicles in this area, there would be at least a 14-foot vertical clearance between the new Elliott Way and the pavement below.

2.4.6 Lenora Street to Battery Street

After crossing the BNSF rail line, the new Elliott Way would intersect at-grade with Lenora Street (see Figure 2-14). At this location, Lenora Street rises steeply to the east; to the west, it becomes a pedestrian bridge that crosses over the BNSF line and connects to the existing Alaskan Way via an elevator and stairway. The eastern span of the Lenora Street pedestrian bridge, which is approximately 5 feet lower than the proposed Elliott Way, would be modified to intersect with Elliott Way via a new stair and ramp connection. Coordination with the Port of Seattle, which owns the pedestrian bridge, would be needed to develop a detailed design for the bridge modifications or partial replacement.

In the area between Lenora and Bell Streets, the new Elliott Way would tie into the existing street grid. At a new intersection in the vicinity of Blanchard Street, the northbound lanes of Elliott Way would transition into northbound Western Avenue, while most of the southbound lanes of Elliott Avenue would transition into the southbound lanes of Elliott Way (see Figure 2-15).

Sidewalks would become narrower between Lenora and Battery Streets, reflecting the pedestrian environment's change in focus from the waterfront to destinations in Belltown. In the Belltown area, sidewalk widths would vary but would generally be 9 feet wide on the east side and 6 feet wide on the west side of Elliott Way. On both sides of Elliott Way, 5-foot-wide bicycle facilities would be provided and connect with existing bicycle lanes on Elliott and Western Avenues north of the Blanchard Street intersection. The bicycle facilities and sidewalks would be separated from the street by a 5-foot-wide planted buffer. Sidewalks would widen at the Blanchard Street intersection to be approximately 18 feet wide on the east side and 16 feet wide on the west side of Elliott Way (see Figure 2-15).

2.5 Construction Methods for the Preferred Alternative

This section describes the construction methods that the City currently anticipates using for the Preferred Alternative. Because of the dynamic nature of construction, the sequencing, extent, and timing of construction activities would vary to some degree from what are described here. However, this description represents a reasonable scenario that allows an understanding of the range of potential methods that could be used as the project is being built.

Construction would be timed and sequenced to minimize impacts on nearby residents and businesses where possible. In general, two lanes in each direction of Alaskan Way would be open during morning and afternoon peak traffic hours, although one or more lanes could be temporarily closed at times to provide access for construction equipment and utility installations. The exception would be that an approximately one-block segment of Alaskan Way would be closed to general-purpose traffic and freight for approximately 4 months to construct the new Pine Street extension. This full closure of Alaskan Way would extend approximately one block between the Seattle Aquarium and Pier 62/63, and would occur after Elliott Way is constructed. During this closure, the new Elliott Way would be open during morning and afternoon peak traffic hours to provide a north-south route.

Clearly signed detour routes would be provided around construction areas. Traffic signals would be provided at intersections on Alaskan Way where appropriate during construction. Depending on the interim roadway configuration, construction staging activities, and available right of way, temporary parking may be added within the project footprint outside active construction areas.

Throughout construction, the City would maintain access to private property to the maximum extent feasible, and would notify property owners in advance of activities that might temporarily limit access. In addition, the City would coordinate with affected property owners and support outreach activities to minimize the potential impacts of construction.

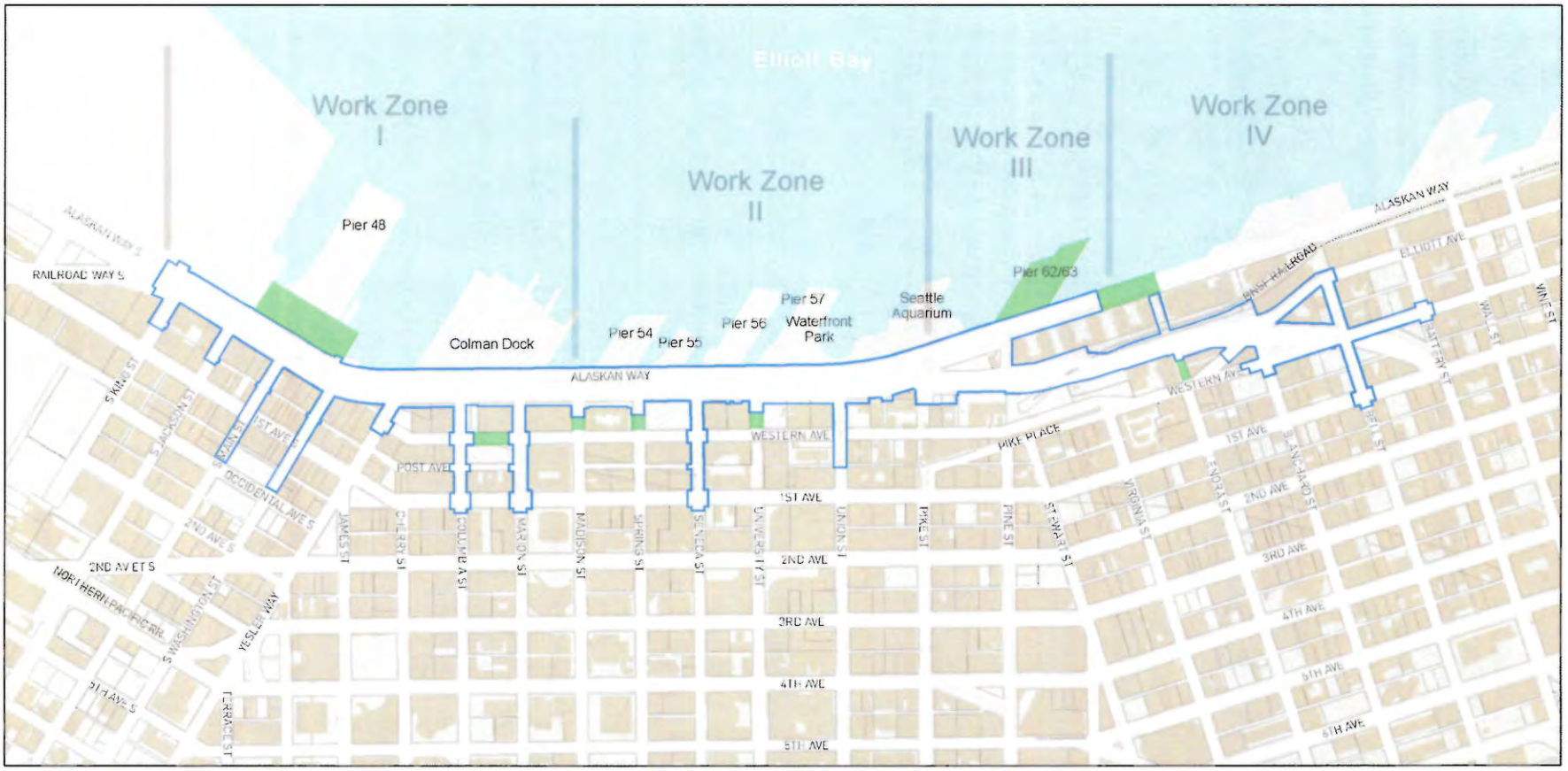
2.5.1 Construction Sequencing

Construction is planned to begin with utility work, which could begin before the Alaskan Way Viaduct is demolished in 2019. Other construction activities would begin in any given area once the viaduct demolition is complete. Construction of AWPOW is anticipated to be completed by about mid-2022. The construction time frame could shift depending on when the AWVRP is completed. Construction activities would be sequenced to achieve two primary early goals:

- Complete the new Elliott Way connection to allow traffic to travel between Alaskan Way and Elliott and Western Avenues. This connection is currently provided by the Alaskan Way Viaduct; restoring it as soon as possible after this portion of the viaduct is demolished would help alleviate traffic congestion.
- Create the interim transit pathway on Columbia Street between Alaskan Way and First Avenue to provide reliable transit connections during construction.

AWPOW construction is anticipated to be divided into four zones, identified as Work Zones I, II, III, and IV. These zones would apply to most construction activities, but utility work would be independent of them. The approximate boundaries of these zones are described below and shown in Figure 2-16.

- Work Zone I would extend from the southern project limits to Madison Street. Work in this zone would include construction of the new Alaskan Way, the Promenade, the S. Main and S. Washington Street Improvements, Columbia Street improvements, and replacement of the section of the Marion Street pedestrian bridge that crosses Alaskan Way.
- Work Zone II would extend from the Madison Street intersection to Pike Street, and would include construction of the new Alaskan Way, the Promenade, Seneca Street, and the Union Street Pedestrian Connection.



Note: Construction staging will also occur within the project footprint.

Figure 2-16
Preferred Alternative Work Zones and Potential Construction Staging Areas

Alaskan Way, Promenade, and Overlook Walk Final EIS

- Work Zone III would extend from Pike Street northward to the end of the bridge over the BNSF rail line, about a block south of Lenora Street. This zone would include construction of the new Alaskan Way as it climbs from Pike Street to Pine Street; the Promenade; the Pine Street extension to the west; Building B; the Overlook Walk lid; and the portion of Elliott Way from Pine Street over the BNSF rail line on a new bridge.
- Work Zone IV would extend from the end of the bridge over the BNSF rail line to the northern project limits. Work in this zone would include construction of Elliott Way from the north side of the BNSF rail line to where it intersects Elliott and Western Avenues. Work would also include reconstruction of the east end of the pedestrian bridge at Lenora Street, construction of the Bell Street Park Extension, and restriping Western Avenue up to Battery Street.

The sequence of construction activities has not yet been finalized due to the dynamic nature of other projects in the area and because project design is not yet complete. The currently preferred construction sequence is to simultaneously begin building the portion of Elliott Way that crosses the BNSF rail line (in Work Zone III) and begin work to build the transit connections to Columbia Street (in Work Zone I). Construction would then generally proceed north from S. King Street in Work Zone I and north from where Elliott Way crosses the BNSF rail line in Work Zone IV. This construction sequence would allow early traffic connections between Western and Elliott Avenues and Alaskan Way via the new Elliott Way, as well as transit connections between Columbia Street and Alaskan Way.

The majority of the Overlook Walk is anticipated to be completed prior to the proposed Aquarium Pavilion construction. However, the stairs adjacent to the Pine Street extension connecting to the Overlook Walk lid may be coordinated and constructed at the same time as the Aquarium Pavilion to provide additional space for the Seattle Aquarium to construct its facilities. To the extent feasible, the City and the Seattle Aquarium could coordinate to allow early work on the Aquarium Pavilion, such as utilities and foundations, to occur simultaneously with the Overlook Walk.

The East-West Connections do not depend on the construction sequencing along Alaskan Way and Elliott Way, and could be built at any time during the overall construction time frame. The Union Street Pedestrian Connection might be constructed in phases.

2.5.2 Construction Activities

AWPOW construction is expected to consist of the following general activities:

- Utility removal, replacement, or relocation
- Demolition of the existing roadway and appurtenances on Alaskan Way, and S. Main, S. Washington, Union, and Bell Streets
- Demolition of existing stairs and reinforcement and repair of the retaining walls at Union Street
- Ground improvement, where necessary, to stabilize soils for support
- Dewatering of excavations below the water table (generally about 5 feet below ground surface [bgs] along the waterfront) to provide a dry work area, where necessary
- Use of best management practices (BMPs) to protect water quality and reduce erosion; these may include installation of silt fencing, covering of stockpiled soil, and collection and treatment of construction stormwater runoff
- Drilling and vibratory pile driving for deep shafts to support the Overlook Walk and Elliott Way bridge structures
- Drilling shafts and placing foundations to support the Marion Street pedestrian bridge over Alaskan Way
- Vibratory pile driving and micropile driving to support the Union Street pedestrian structures
- Micropile driving to support structures such as the kiosks

- Earthwork (excavation and filling) for the Pine Street extension and the section of Elliott Way between Lenora Street and the bridge over the BNSF tunnel
- Placement of foundation and pavement for the new Alaskan Way and Elliott Way roadways, and bicycle and pedestrian facilities, formwork construction, and concrete pumping and pouring for the Union Street pedestrian structures
- Placement of roadway foundation and pavement for S. Main, S. Washington, Union, and Bell Streets
- Installation of Promenade elements including paving, benches, kiosks, and landscaping
- Installation of street lighting, signal poles, and signage

Table 2-4 lists typical construction equipment and the types of activities in which the equipment is used. Impact pile driving, which can cause higher vibration levels, is not currently anticipated. However, if unpredictable soil conditions are encountered, impact pile driving may be considered to address a specific circumstance.

The construction of the new Alaskan Way corridor within Work Zones I and II could occur in sections ranging from one to several blocks in length. Within each section, the new Alaskan Way would be built first, and traffic would then be transferred from the restored Alaskan Way to the new Alaskan Way. Work would then begin on the section of the Promenade adjacent to the newly constructed section of Alaskan Way. Meanwhile, roadway construction would begin on the next section to the north.

Construction of the S. Main and S. Washington Street Improvements and the Union Street Pedestrian Connection would occur in one-block to two-block sections. In Work Zone I, construction activities associated with the removal and repaving of sidewalks and streets for the S. Main and S. Washington Street Improvements are primarily expected to be within about 3 feet of the surface. If areaways are found to need rehabilitation, the contractor would fill or rehabilitate the areaways in accordance with the City of Seattle's direction and the Pioneer Square Preservation District's requirements. Construction activities associated with filling or rehabilitating areaways could extend as much as 10 feet below the surface, but this would depend on the depth of the affected areaway.

Table 2-4. Typical Construction Equipment and Uses

Equipment	Typical Use
Air compressor	Pneumatic tool power and general maintenance
Backhoe	General construction
Concrete pump	Placement of concrete
Concrete saw	Concrete removal and utility access
Crane	Materials handling, removal, and replacement
Excavator	General construction and materials handling
Forklift	Staging area work and hauling of materials
Generator	General construction work
Haul truck	Materials delivery and transport of fill and excess soil
Jackhammer	Pavement removal
Loader	General construction and materials handling
Paver	Roadway paving
Pump	General construction use and excavation dewatering
Pneumatic tools	Miscellaneous construction work
Service truck	Repair and maintenance of equipment
Tractor trailer truck	Material removal and delivery
Utility truck	General project work
Vibratory equipment	Slope stabilization and installation of support piles

In Work Zone II, construction activities for the Union Street Pedestrian Connection would include use of heavy equipment for excavation, drilling shafts, vibratory pile driving, formwork, and concrete pouring to construct foundations. Foundations for the walkways, elevators, and stairs would be needed because the soil near the surface is loose soft fill. Drilled shafts are being considered to support the walkways and stairwells. Micropiles could be used to support the elevator shafts and kiosks. These foundations could be up to 60 feet deep. Cranes, hoists, and lifts would be used to support construction of the Union Street pedestrian structures. In addition, minor excavation, grading, and foundation work would be needed for the new roadway, landscaping, kiosks, lighting installations, and drainage.

Work in Zones III and IV would include construction of bridge structures (piers, columns, girders, and concrete deck) and retaining walls to support the new roadway. Also, abutments supporting the north side of the bridge over the BNSF rail line would be constructed, as well as earth fill and retaining walls for the Pine Street extension. Support for these large structures would be provided by drilled shafts, which could be up to 80 feet deep in some areas. Where shafts cannot be installed by drilling, vibratory methods could be used.

Work in Zone III would begin with ground improvement to provide a stable foundation for the new piers and walls. The general work sequence would then be to construct the elevated roadway, including bridge girders and decks; complete the foundation of Building B; construct the Overlook Walk lid; open Elliott Way; and complete the Pine Street extension. Work on the Promenade north of Pine Street would begin once the Pine Street extension is open to traffic.

Work in Zone IV along Elliott Way and Elliott and Western Avenues would include street restoration, restriping, sidewalk construction, bicycle facility construction, and installation of street lighting and signal poles. On Elliott Avenue near Bell Street, work would include changes in channelization of the bicycle facility. Construction activities on Bell Street would generally be within 3 to 5 feet of the surface for minor excavation and grading associated with the new roadway, landscaping, lighting installations, and drainage.

2.5.3 Construction Staging

The project would generally use areas within or near the project footprint for construction staging and storing materials and equipment. Temporary construction offices, such as trailers, could also be used in these areas. Most construction staging would occur within the main part of the project footprint. For example, construction activities and staging for the Overlook Walk would occur in the space where the Aquarium Pavilion would subsequently be built. The City is also exploring the use of other areas for construction staging to help ensure that sufficient space will be available to cover all anticipated staging needs. These potential construction staging areas are shown in Figure 2-16. There may be interest in using Pier 48 and Pier 62/63 as potential construction staging areas due to their proximity to project construction activities. Pier 48 is owned by WSDOT and cannot be used for staging without WSDOT's permission. Pier 62/63 is owned by the City of Seattle, but its potential use as a staging area may be limited due to structural concerns. All staging areas that are used would generally be restored, if necessary, to their pre-construction condition or better.

2.5.4 Construction Timing and Road Closures

Construction would occur year-round and is likely to include multiple shifts, especially in Work Zone III where construction activities are most complex. The contractor would need to comply with the City's noise regulations and obtain any necessary variances from the City during construction.

In general, two lanes in each direction on Alaskan Way would be open during morning and afternoon peak traffic hours during construction, although one or more lanes could be temporarily closed at times to provide access for construction equipment and utility installations. Once Elliott Way is completed, two lanes of traffic in each direction would generally be open on the new roadway. However, temporary lane closures would allow access for construction equipment and activities such as utility installations.

Approximately one block of Alaskan Way between the Seattle Aquarium and Pier 62/63 would be closed for the period necessary (approximately 4 months) to construct the new Pine Street extension and the western portion of the Overlook Walk. Northbound traffic on Alaskan Way destined for points north of the closure would need to detour onto Elliott Way and then use an east-west street to access the portion of Alaskan Way north of the closure. After the closure, points on Alaskan Way north of Pine Street would be accessible via the new Pine Street extension. The City would work with the Port of Seattle to identify adequate time frames for this work to minimize impacts during the cruise ship season.

2.5.5 Worker Parking and Access

The contractor is expected to establish a job site office, which could be located in existing office space along the waterfront or elsewhere within the project footprint. While a limited number of construction workers would park at the job site office, other construction workers may use transit to access the work site or may park within or near the construction footprint. Section 3.6 of this Final EIS provides more information on anticipated parking conditions during AWPOW construction.

2.5.6 Construction Traffic and Haul Routes

Construction would generate traffic to transport materials and equipment to the work site and to remove demolition debris and excess soil. The majority of material transport for AWPOW construction would be by truck, augmented by the possible occasional use of barges. The contractor will determine the best construction methods, as permitted by the City and in conformance with the project construction plans. Preliminary estimates indicate that, on average, there would be 7 to 27 round-trip truck trips per work zone per work day, with a peak of 66 daily round trips at the peak of construction in Work Zone III. Because Alaskan Way is a major freight corridor, this is not expected to constitute a major increase in truck traffic. City streets that could be used as haul routes include Alaskan Way, Elliott Avenue, Western Avenue, Mercer Street, Broad Street, Edgar Martinez Drive, and East Marginal Way.

3 Transportation and Parking

This chapter describes the existing transportation network and parking conditions in the vicinity of the project footprint and analyzes the potential impacts AWPOW would have on these conditions. This analysis evaluates the potential impacts of the Preferred Alternative in comparison to the No Action Alternative. The transportation elements evaluated are traffic, freight, pedestrian and bicycle facilities, public transportation, water transportation services, rail, and emergency services. The parking analysis evaluates parking supply and utilization for existing and future conditions with and without AWPOW. Potential avoidance, minimization, and mitigation measures that have been identified for transportation and parking construction and operational impacts are presented in Chapter 16 of this Final EIS.

Additional information about the study methodology, data collection, analysis, and conclusions supporting the information presented in this chapter is provided in the Draft EIS documents, the Supplemental Draft EIS, and Final EIS Appendix A (Transportation Discipline Report) and Appendix B (Parking Discipline Report).

Transportation

3.1 Overview of the Transportation Analysis

The methodology for this transportation analysis was approved by a multi-agency review committee facilitated by the City of Seattle that consisted of the City, WSDOT, Washington State Ferries (WSF), King County Metro, and the Port of Seattle. After establishing the limits of the transportation study area (described in Section 3.2.1) and gathering data about existing conditions, transportation analysts developed forecasts of how traffic volumes are likely to change in the future by using computerized travel demand models. These models account for population and employment changes and transportation improvements that are expected to be in place by 2030, the AWPOW design year. Analysts then input the forecasted traffic volumes into traffic operations models and ran those models to predict how traffic would operate on specific streets or intersections in 2030 with and without the project improvements.

This transportation analysis uses two quantitative metrics to evaluate traffic operations: level of service (LOS) and travel time. LOS is measured on a scale ranging from A to F, in which A represents freely flowing traffic and F represents severe congestion. LOS ratings are based on the ratio of actual traffic volumes to the traffic capacity of the roadway or intersection being studied; LOS deteriorates as facilities approach or exceed their capacity. Each LOS level corresponds to a certain range of delay (the average time that vehicles are slowed down or stopped at an intersection). The City of Seattle defines LOS E as the lowest acceptable LOS on arterial streets. Travel time measures the level of congestion in the study area by taking into account the delay travelers experience over a distance longer than a single block.

The transportation analysis qualitatively evaluates several other transportation elements, which include freight, pedestrians and bicyclists, public transportation, water transportation services, rail, and emergency services. After impacts had been assessed, analysts considered the appropriateness of potential mitigation measures.

3.2 Affected Environment for Transportation

The affected environment consists of the transportation conditions that are expected to exist in the study area in 2017, when the AWVRP, EBSP, and MarketFront projects are complete and before AWPOW construction begins. This is referred to as the 2017 existing conditions. The 2017 existing conditions serve as the basis against which conditions projected for 2030, the project design year, will be compared.

Existing Conditions

In the Draft EIS, the term "2017 existing conditions" is used to refer to the future condition of the study area after the AWVRP, EBSP, and the MarketFront have been constructed. The viaduct needs to be demolished before the AWPOW projects can be constructed. Because of AWVRP tunneling delays, the time frame for viaduct demolition has shifted from 2017 to 2019. This does not affect the overall AWPOW EIS analysis because the assumptions for future existing conditions remain the same. To keep the terminology consistent with the prior environmental documentation, the Final EIS continues to use "2017 existing conditions" as the baseline.

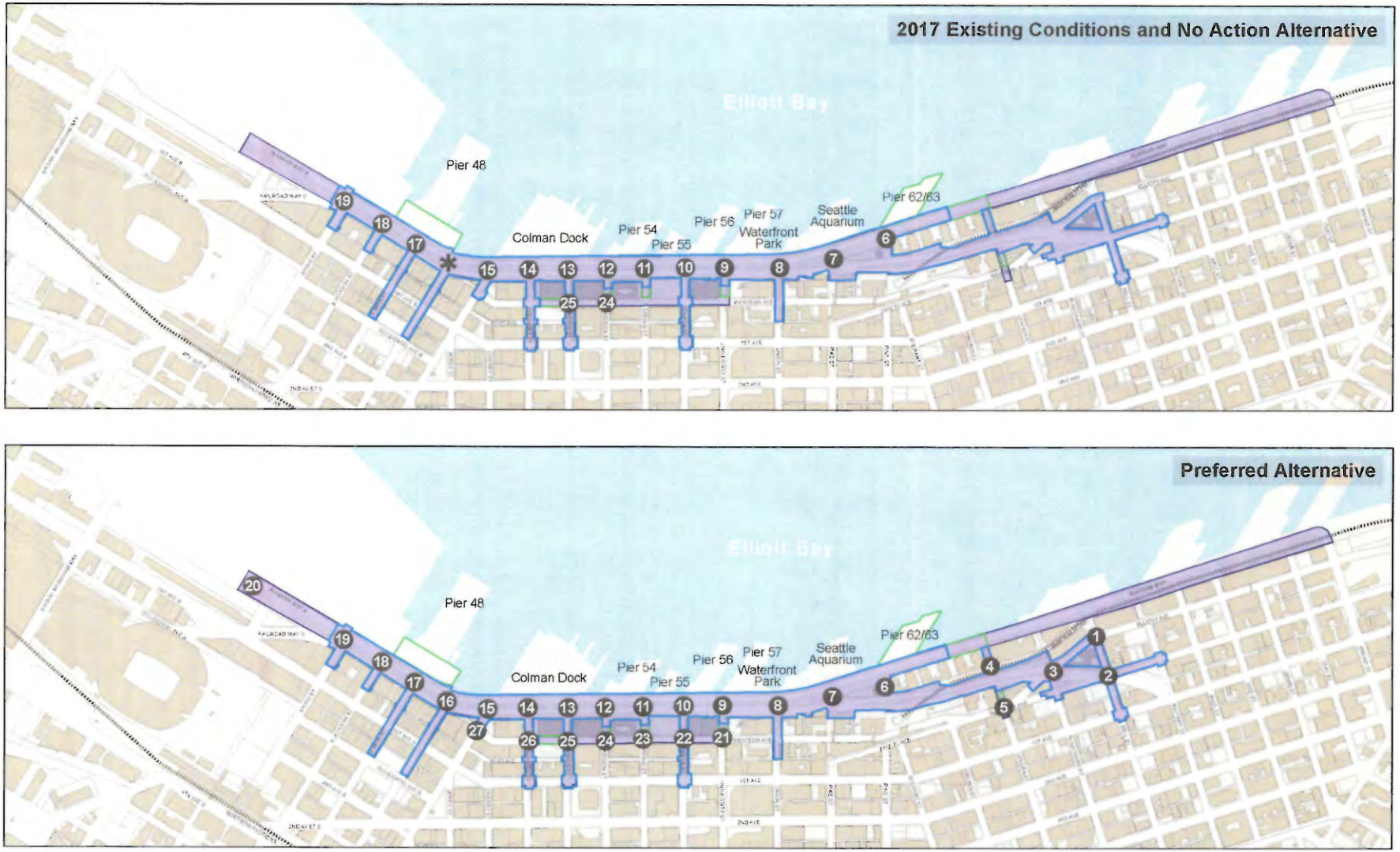
3.2.1 Transportation Study Area and Roadway Network

The transportation study area identified for this analysis is shown on Figure 3-1. It consists generally of the project footprint extended south along Alaskan Way to S. Dearborn Street, north along Alaskan Way to Broad Street, and east between Columbia and University Streets to Western Avenue. The eastern study area boundary as a whole was not extended to include First Avenue because the project is not expected to increase traffic volumes on First Avenue compared to the No Action Alternative.

Fifteen intersections were evaluated as part of the 2017 existing conditions analysis, as shown in Figure 3-1. Three of the intersections, intersections 6, 8, and 19, are controlled only by stop signs; these are referred to as unsignalized intersections. Intersections 7, 10, and 11 have pedestrian-actuated signals (referred to as pedestrian half signals), which remain green for traffic on the major street until a pedestrian presses the Walk signal button; the minor streets are stop-sign controlled. The remaining nine intersections have full signals and are referred to as signalized intersections.

By 2017, when AWPOW construction is expected to begin, the roadway network within the study area will consist of the southern access to the SR 99 tunnel, principal and minor arterial streets, and local streets. The majority of the roadway network in the transportation study area will consist of arterial roadways. Arterial roadways are the foundation of the city's transportation network, designated as the major thoroughfares for trucks, automobiles, and transit vehicles. Many of the roadways, including Alaskan Way, Elliott Avenue, Western Avenue, Columbia Street, and S. Jackson Street, are defined as principal arterials, meaning that they serve as primary routes for vehicle trips between urban centers and as connections to the regional transportation network. Other roadways in the study area are defined as minor arterials, which distribute traffic from the principal arterials to local streets. Minor arterials in the study area include Spring Street and Yesler Way.

Alaskan Way, in conjunction with the SR 99 tunnel, is planned to replace the functions of the Alaskan Way Viaduct after the viaduct is demolished. SR 99 is an important local and regional highway that provides an alternative route to Interstate 5 (I-5); after the AWVRP is complete, SR 99 will be located in a bored tunnel under the study area. Some local traffic diversion from the SR 99 tunnel to Alaskan Way is anticipated because the tunnel will not provide access to and from the downtown area. The new Alaskan Way is intended to operate as part of a system, providing transportation functions that the tunnel cannot provide, such as access to the downtown core and northwest Seattle. Between S. King Street and Yesler Way, Alaskan Way in 2017 will have two northbound through lanes, one northbound ferry holding lane, and two southbound through lanes. At Yesler Way there will also be a transit-only southbound left-turn lane. From Yesler Way to Madison Street, Alaskan Way will have two northbound and two southbound lanes. A path for bicyclists and pedestrians will follow the east side of the roadway.



Note:
There is a different number of intersections analyzed in the 2017 Existing Conditions and 2030 No Action Alternative compared to the 2030 Preferred Alternative because the Existing Conditions and No Action Alternative were developed to analyze the impacts from the EBSP and did not include the new and reconfigured intersections north of Pike Place Market (intersections 1-5 in the Preferred Alternative) or the revised and impacted intersections in the south end of the study area (intersections 16 and 20). In addition, in order to analyze all of the AWPOW related impacts along Western Avenue, the Preferred Alternative analyzed five additional intersections along Western Avenue compared to the number of intersections that were analyzed for the EBSP along Western Avenue.

Figure 3-1
Transportation Study Area and Intersections

Alaskan Way, Promenade, and Overlook Walk Final EIS

3.2.2 Traffic Volumes

This transportation analysis presents traffic volumes for the PM peak hour (the time period when traffic is highest on Alaskan Way, between approximately 4:30 p.m. and 5:30 p.m.) and for average daily traffic. The 2017 traffic volumes used in this analysis are the same as those reported in Appendix A of the EBSP Transportation Discipline Report (SDOT 2012) for Preferred Alternative C in 2017. As described in the EBSP Transportation Discipline Report, the analysis used summer conditions, when traffic is highest, to provide a conservative analysis. Traffic volumes and lane channelization used in the 2017 existing conditions analysis are shown in Figure 3-2.

During the PM peak hour, traffic volumes on Alaskan Way are considerably higher southbound than northbound. Between S. King Street and S. Jackson Street, southbound volumes are more than twice those traveling northbound (approximately 2,430 vehicles southbound compared to 1,100 vehicles northbound). Between Pike and Pine Streets, there are approximately 1,420 southbound vehicles and approximately 1,100 northbound vehicles during the PM peak hour.

Daily traffic volumes in 2017 will be higher in the southern part of the study area than those in the northern portion. This is because of the major transportation hub at Colman Dock, as well as the fact that Alaskan Way will become the primary route into downtown Seattle from the southern portal of the SR 99 tunnel. Average daily volumes are estimated using PM peak hour volumes. Volumes are estimated to be approximately 23,000 vehicles between Pine and Pike Streets and approximately 32,000 vehicles between S. Jackson Street and S. King Street.

3.2.3 Traffic Operations

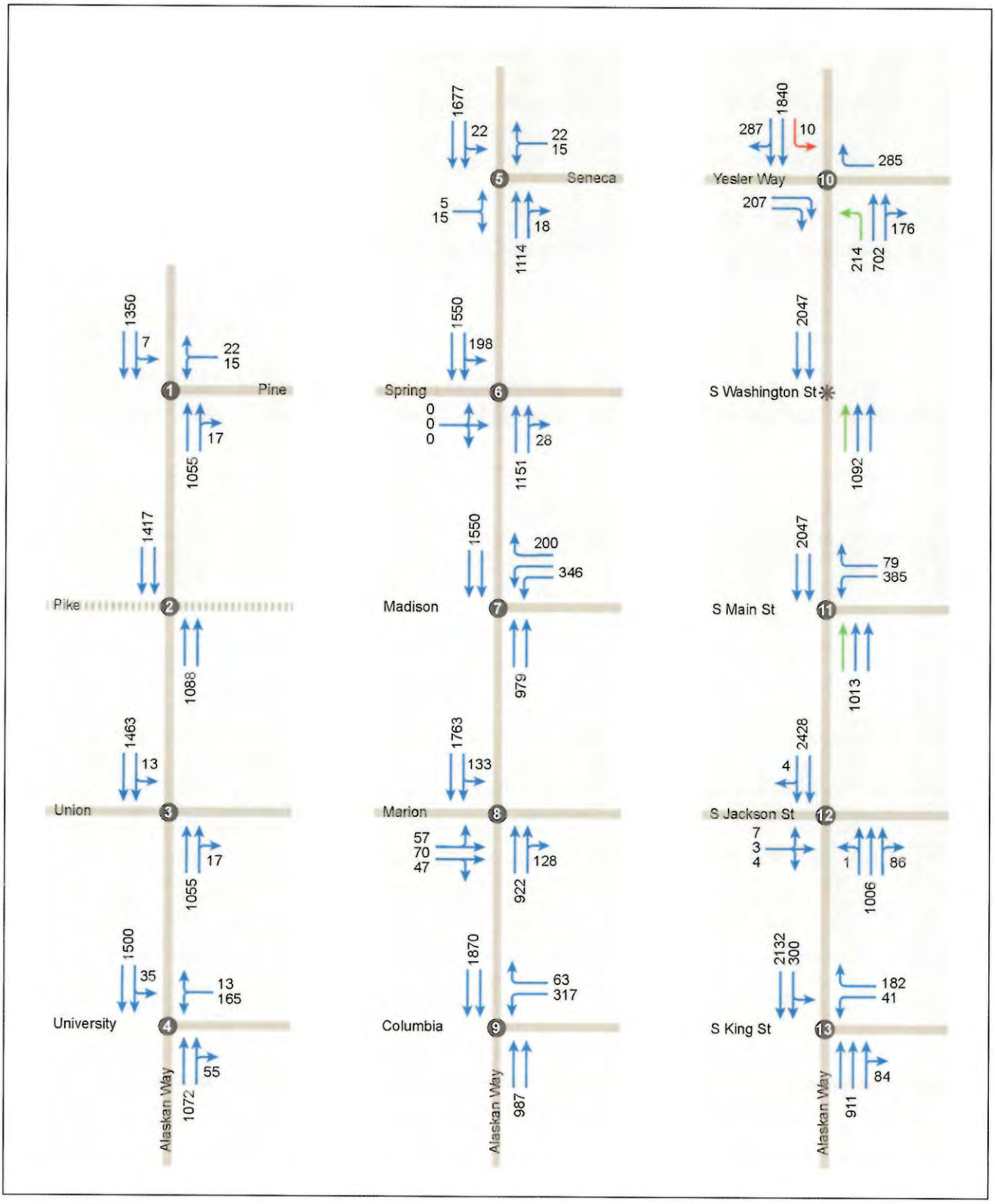
Intersection Operations

Figure 3-3 and Table 3-1 show the anticipated PM peak hour LOS and delay for each of the 15 intersections evaluated for 2017 conditions. The following three intersections are expected to operate at LOS F in the PM peak hour:

- Alaskan Way and Pine Street
- Alaskan Way and Spring Street
- Alaskan Way and Columbia Street

East-west traffic approaching many of the signalized intersections on Alaskan Way is expected to experience greater delays than those shown for the overall intersection LOS because the overall intersection delay is the weighted average delay of all the individual movements (SDOT 2012). Therefore, some side street approaches may experience substantial delays even if the intersection LOS does not indicate congestion. However, because traffic volumes are higher on Alaskan Way than on any of the side streets, only a relatively small percentage of vehicles would experience these greater delays.

The traffic operations model suggests that there would be substantial queuing in the southbound lanes at the intersection of Alaskan Way and Spring Street. This intersection includes a pre-timed (i.e., not pedestrian actuated) half signal for pedestrians crossing Alaskan Way, which results in substantial delays (LOS F) for southbound vehicles, but little delay (LOS A) for northbound vehicles. The model estimates that the resulting southbound queuing and stop-and-go traffic along Alaskan Way could extend as far north as Lenora Street. This congestion would limit the ability of vehicles to access Alaskan Way, meaning that some would need to use alternative routes. The traffic operations model determined that approximately 20 percent of the vehicles would not be able to access the corridor and would use routes outside of the study area to reach their destinations. Because of this diversion, overall LOS and delay on Alaskan Way appear better than they would if all of the vehicles that wanted to enter the corridor were able to do so. The stop-controlled movements along Pine Street are forecast to have substantial delays due to the limited gaps in traffic along Alaskan Way. The signal-controlled intersection of Alaskan Way at Columbia Street is forecast to operate at LOS F overall.

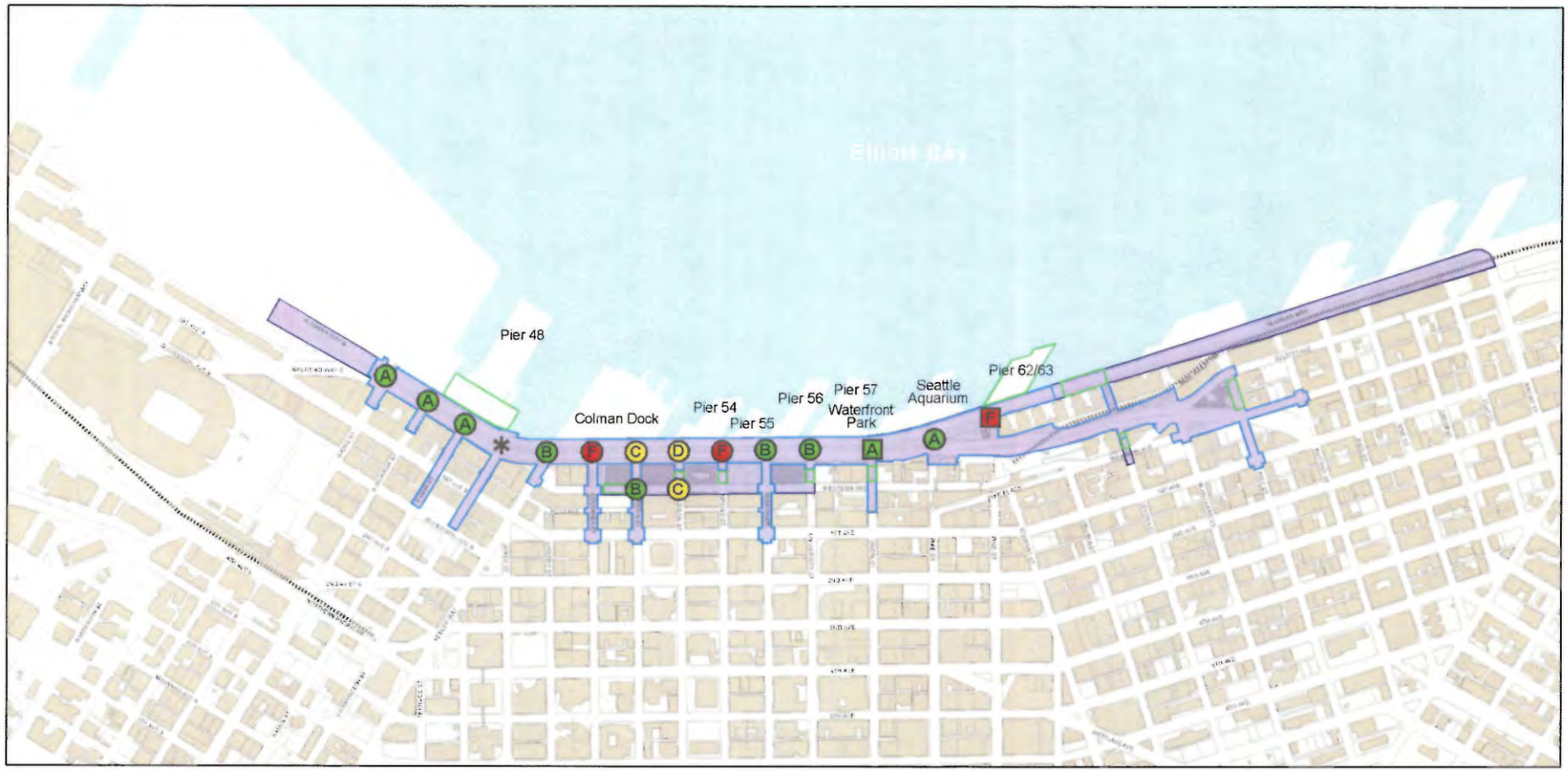


Data Source:
Elliott Bay Seawall Project

General Purpose Traffic
Ferry Only
Transit Only
Pedestrian Crossing
Not Analyzed

Figure 3-2
2017 Lane Configurations and Volumes (PM Peak Hour)

Alaskan Way, Promenade, and Overlook Walk
Final EIS



0 500 1,000
Feet

GIS Source: King County, City of Seattle
Data Source: Elliott Bay Seawall Project

Preferred Alternative
- Transportation Discipline Study Area
- Project Footprint
- Potential Construction Staging Area
- Signalized Intersection
- Unsignalized Intersection
- LOS A-B
- LOS C-D
- LOS E
- LOS F or Worse
- Not Analyzed In This Alternative

- Parcel Boundary
- Building Footprint

Note:
There is a different number of intersections analyzed in the 2017 Existing Conditions and 2030 No Action Alternative compared to the 2030 Preferred Alternative because the Existing Conditions and No Action Alternative were developed to analyze the impacts from the EBSP and did not include the new and reconfigured intersections north of Pike Place Market (intersections 1-5 in the Preferred Alternative) or the revised and impacted intersections in the south end of the study area (intersections 16 and 20). In addition, in order to analyze all of the AWPOW related impacts along Western Avenue, the Preferred Alternative analyzed five additional intersections along Western Avenue compared to the number of intersections that were analyzed for the EBSP along Western Avenue.

Figure 3-3
2017 Existing Conditions Intersection Operations (PM Peak Hour)

Alaskan Way, Promenade, and Overlook Walk Final EIS

Table 3-1. 2017 Existing Conditions PM Peak Hour Intersection Level of Service and Delay

			2017 Existing Conditions PM Peak Hour	
ID[1]	Intersection	Traffic Control	LOS	Delay (seconds)[2]
6	Alaskan Way and Pine Street	Unsignalized	F	142
7	Alaskan Way and Pike Street	Pedestrian Half Signal	A	7
8	Alaskan Way and Union Street	Unsignalized	A	4
9	Alaskan Way and University Street	Signalized	B	17
10	Alaskan Way and Seneca Street	Pedestrian Half Signal	B	16
11	Alaskan Way and Spring Street	Pedestrian Half Signal	F	>200
12	Alaskan Way and Madison Street	Signalized	D	54
13	Alaskan Way and Marion Street	Signalized	C	27
14	Alaskan Way and Columbia Street	Signalized	F	83
15	Alaskan Way and Yesler Way	Signalized	B	18
17	Alaskan Way and S. Main Street	Signalized	A	10
18	Alaskan Way and S. Jackson Street	Signalized	A	5
19	Alaskan Way and S. King Street	Unsignalized	A	10
24	Western Avenue and Madison Street	Signalized	C	23
25	Western Avenue and Marion Street	Signalized	B	17

[1] The intersections in this table are not numbered consecutively because they are a subset of the intersections modeled for 2030 conditions. For more information, please see Figure 3-1 and the traffic operations discussion in Section 3.4.2.

[2] The average delay for all vehicles is reported for signalized intersections. The delay of the worst stop-controlled approach is reported for unsignalized intersections.

Source: SDOT 2012

Travel Time Analysis

The anticipated 2017 PM peak hour travel times along Alaskan Way are shown on Figure 3-4 and in Table 3-2. Northbound travel times between Yesler Way and Pike Street are expected to be considerably shorter than southbound travel times for the same roadway segment. This difference is largely attributed to the substantial delay and queuing of southbound vehicles caused by the pedestrian half signal at the Alaskan Way and Spring Street intersection.

Table 3-2. 2017 Existing Conditions Travel Times (Minutes:Seconds)

Roadway Segment	2017 PM Peak Hour Travel Time
Southbound	
Pike Street to Yesler Way	7:45
Yesler Way to S. Royal Brougham Way	1:17
Northbound	
Yesler Way to Pike Street	1:43
S. Royal Brougham Way to Yesler Way	1:42

Source: SDOT 2012

0 500 1,000
Feet

GIS Source: King County, City of Seattle
Data Source: Elliott Bay Seawall Project

Preferred Alternative
- Transportation Discipline Study Area
- Project Footprint
- Potential Construction Staging Area
- Southbound
- Northbound
- x:xx Travel Time

- Parcel Boundary
- Building Footprint

Note:
There are different travel time segments analyzed in the 2017 Existing Conditions and 2030 No Action alternatives compared to the 2030 Preferred Alternative because the Existing Conditions and No Action alternatives were developed to analyze the impacts from the EBSP and used separate termini to understand impacts. There is also an additional travel time segment for the 2030 Preferred Alternative in the north portion of the study area to address travel time impacts to the new or reconfigured intersections on Elliott Way.

Figure 3-4
2017 Existing Conditions Travel Times (PM Peak Hour)

Alaskan Way, Promenade, and Overlook Walk Final EIS

3.2.4 Freight

The City of Seattle's Freight Mobility Strategic Action Plan (SDOT 2005) and Freight Master Plan (SDOT 2016a) identify Alaskan Way as a Major Truck Street, which indicates that it accommodates a significant amount of freight movement. Alaskan Way provides connections from Port of Seattle shipping and intermodal facilities south of and within the study area to Terminal 91 and other Port facilities north of the study area. Alaskan Way is the dedicated route for oversized and overweight vehicles between SODO and the Ballard/Interbay Northend Manufacturing and Industrial Center. Alaskan Way is also the only route for flammable and hazardous materials through downtown Seattle west of I-5. Freight traffic on Alaskan Way includes regional truck trips and local commercial truck trips in addition to Port-related truck trips. Major Truck Streets providing east-west connections to Alaskan Way include S. Royal Brougham Way to the south and Broad Street to the north.

The Freight Mobility Strategic Action Plan describes all arterial streets in the city as freight routes, although arterials are not subject to the same criteria for street design, traffic management, and pavement design and repair as Major Truck Streets. Columbia and S. Jackson Streets are considered principal arterials and would be expected to accommodate some east-west freight traffic. Minor east-west arterials, such as Yesler Way, Marion Street, Madison Street, and Spring Street, would likely carry minimal amounts of freight traffic.

Freight truck traffic is expected to comprise approximately 4 percent of the total daily traffic on Alaskan Way in 2017. During the PM peak hour, freight traffic is typically lower because shippers attempt to schedule trips outside of peak travel periods. Travel time and intersection delay on Alaskan Way, Western Avenue, and east-west streets in the study area are anticipated to be the same for freight traffic as for general-purpose traffic.

3.2.5 Pedestrian Facilities

Pedestrian facilities in the study area in 2017 will consist of:

- A sidewalk approximately 8.5 to 20 feet wide on the west side of Alaskan Way for the entire length of the waterfront (SDOT 2012). Sidewalks would be widest between Yesler Way and Pike Street and narrowest south of Yesler Way and north of Pike Street.
- A sidewalk approximately 9 to 18 feet wide on the east side of Alaskan Way between Pike and Virginia Streets.
- A path approximately 8 to 10 feet wide on the east side of Alaskan Way that allows for two-way off-street travel by all types of nonmotorized users. South of the study area, the path transitions to a sidewalk and bicycle lanes that extend to S. Spokane Street. North of the study area, the Elliott Bay Trail extends from the Olympic Sculpture Park to Myrtle Edwards Park and allows for two-way travel by all types of nonmotorized users.
- The following east-west pedestrian connections:
  - At-grade, ADA-accessible, signalized crossings of Alaskan Way; crossing widths across Alaskan Way would average approximately 48 feet, increasing to approximately 56 feet south of Yesler Way.
  - Sidewalks along S. Main and S. Washington Streets, which have ADA deficiencies.
  - The Marion Street pedestrian bridge, which extends from First Avenue, over Western Avenue and Alaskan Way, to the Seattle Ferry Terminal.
  - Steps at Seneca Street, located between First Avenue and Post Alley, which connect the waterfront area with the higher-elevation downtown area.
  - Steps at University Street, located between Western Avenue and First Avenue, which connect the waterfront area with the higher-elevation downtown area.

- Stairs at Union Street, consisting of two separate stairways located between Alaskan Way and First Avenue that connect the waterfront area with the higher-elevation downtown area.
- The Pike Street Hillclimb—a set of stairs that connects the Pike Place Market and the waterfront at Pike Street, and includes an elevator between Western Avenue and Alaskan Way.
- The Lenora Street elevator and stairs, which connect Alaskan Way with Lenora Street just west of Western Avenue.
- Sidewalks along Bell Street between Elliott and First Avenues.

Pedestrian volumes in the study area in 2017 are expected to be highest during the summer months and higher on weekend days than on weekdays. Based on counts taken in 2012, north-south pedestrian activity is anticipated to be highest near Piers 54, 55, and 56, with between 17,500 and 19,200 pedestrians per weekday (City of Seattle 2012). Between Pier 57 and Pike Street at Pier 59 (Seattle Aquarium), weekday pedestrian volumes are expected to be between 14,500 and 15,500 (City of Seattle 2012). North of the intersection of Pike Street and Alaskan Way (where the Pike Street Hillclimb is located), pedestrian activity is expected to be less than the areas farther south, with slightly over 7,000 pedestrians per weekday (City of Seattle 2012).

During summer weekend days, pedestrian activity is expected to be significantly higher than on summer weekdays, with between 32,500 and 34,500 pedestrians using the area between Pier 54 and Pier 59 at the Pike Street crossing (City of Seattle 2012). North of Pier 59, it is anticipated that 22,250 pedestrians would travel along the waterfront (City of Seattle 2012). For both weekdays and weekends, the majority (80 percent) of pedestrian activity along the waterfront is anticipated to occur during daytime hours (6:00 a.m. to 7:00 p.m.).

3.2.6 Bicycle Facilities

City regulations permit bicycles to share the roadway with motorized vehicles and to use sidewalks along Alaskan Way. Bicycle facilities that are expected to be available in the study area in 2017 are:

- Roadways within the study area
- Sharrows (shared-lane markings) on Yesler Way between Western Avenue and Alaskan Way and on Western Avenue between Yesler Way and Bell Street
- A bicycle lane on Western Avenue between University Street and Bell Street
- Sidewalks that will exist along the west side of Alaskan Way and along east-west streets
- The path on the east side of Alaskan Way
- Portside Trail south of S. King Street

Bicycle use of these facilities in 2017 is expected to be similar to what it was in 2010 and 2012, when the City collected data on the use of bicycles in the waterfront area. The data indicate that many bicyclists use the study area for commuting and recreation, especially during the summer. Bicyclists travel in the roadway and on the path along the east side of Alaskan Way. Bicycle volumes on the path are higher than those on Alaskan Way (City of Seattle 2012). A large number of bicyclists use east-west crossings of Alaskan Way at Spring Street (between 1,000 and 1,500 bicyclists per day), University Street (450 to 1,100 bicyclists per day), and Union Street (750 to 1,000 bicyclists per day).

The path along the east side of Alaskan Way allows for two-way, off-street use by all types of nonmotorized users. The diversity of user types can result in variable speeds and unpredictable movements, which increases the risk of conflicts between different users of the path. In addition, the path crosses 13 street intersections on the east side of Alaskan Way. Intersection crossings result in more opportunities for conflicts between automobiles and bicyclists due to increased exposure.

Data from 2010 and 2012 suggest that many bicyclists using Alaskan Way are commuting to and from work. Accordingly, bicycle volumes are higher during the week than the weekend, and AM and PM bicycle volumes during the week are similarly high (City of Seattle 2012; SDOT 2012). Conditions in 2017 are expected to follow similar patterns.

3.2.7 Public Transportation

The following three King County Metro transit routes are assumed to operate on Alaskan Way in 2017:

- Route 16, providing connections between Northgate Mall and King Street Station with a stop on Alaskan Way at Marion Street near Colman Dock
- Route 66, connecting Northgate Mall, the University District, and the King Street Station with a stop on Alaskan Way at Marion Street near Colman Dock
- Route 99, providing connections between the Olympic Sculpture Park and the International District via Alaskan Way with stops near Colman Dock, the Seattle Aquarium, and the cruise ship terminal

Other nearby transit services outside of the study area that provide service in downtown Seattle include streetcar, commuter train, light rail, monorail, and additional bus routes. These transit services provide both local and regional connections between Seattle and other areas of the Puget Sound region.

Third Avenue is the primary transit spine through downtown, with both local and regional bus routes operating on the surface street; the City is currently planning to make enhancements to the Third Avenue transit corridor to improve transit mobility and create a more welcoming urban environment. Improvements include adding new bus stops, enhancing existing bus stops, adding a bus-only signal, and improving sidewalks, street signs, and crosswalk markings throughout the corridor. The First Hill Streetcar service, provided by Sound Transit, terminates just outside the study area at First Avenue S. and S. Jackson Street. The First Hill Streetcar provides connections to the International District, First Hill, and Capitol Hill in Seattle. Light rail services are also provided by Sound Transit just outside the study area, with stations located in the bus tunnel beneath Third Avenue at James, Seneca, and University Streets, as well as service to the University of Washington, Capitol Hill, southeast Seattle, Tukwila, and Seattle-Tacoma International Airport. Commuter rail service provided by Sound Transit is accessed at King Street Station, just outside of the study area at S. Jackson Street and Third Avenue.

3.2.8 Water Transportation Services

In 2017, Washington State ferries, the King County Water Taxi, tour and area travel vessels, and cruise ships are expected to operate similarly to today.

Washington State Ferries

WSF operates two ferry routes from the Seattle Ferry Terminal at Colman Dock at Pier 52, located along Alaskan Way between Madison Street and Yesler Way. The main entrance to Colman Dock for vehicles and bicyclists is through the tollbooth at Yesler Way. A pedestrian bridge from First Avenue and Marion Street leads directly into the ferry passenger terminal, and pedestrians can also enter the terminal from Alaskan Way between Marion Street and Columbia Street. Colman Dock can hold approximately 540 vehicles in its staging area, which is equivalent to approximately two boatloads of Bainbridge Island vehicles and one boatload of Bremerton vehicles. Public parking is not available at Colman Dock, but there are passenger loading areas and taxi stands on Alaskan Way in front of the pier. Off-site private parking is also available. King County Metro Routes 16, 66, and 99 would provide service to or near Colman Dock.

The Bainbridge Island ferry route has 23 dockings each weekday and 22 dockings each Saturday and Sunday; the Bremerton route has 15 daily dockings. The Bainbridge Island route had a total of 6,361,927 riders in 2015, with 1,957,700 vehicles, 1,311,211 vehicle passengers, and 3,093,016 foot passengers. The Bremerton route had a total of 2,659,813 riders in 2015, with 670,688 vehicles, 323,491 vehicles passengers, and 1,665,634 foot passengers.

Vehicles exit the Seattle Ferry Terminal at both Marion Street and Yesler Way. If two ferries are docked at the same time, vehicles from the Bremerton ferry are directed to the Yesler Way exit and vehicles from the Bainbridge Island ferry are directed to the Marion Street exit. Two ferries dock at the same time approximately 10 times per day, as reported by WSF staff. When one ferry is present, drivers are usually allowed to choose which exit to use. Because the Marion Street exit provides less storage area than the Yesler Way exit (approximately 300 feet at the Marion Street exit and approximately 1,000 feet at the Yesler Way exit), ferry personnel direct vehicles to Yesler Way if ferry unloading operations are delayed at the Marion Street exit. Vehicles exiting at Marion Street have direct access into downtown Seattle, while the Yesler Way exit only allows a right turn onto southbound Alaskan Way. If vehicles are only allowed to exit at Yesler Way, many motorists will make the first available left turn at S. King Street. Following the completion of AWVRP and EBSP, one lane dedicated to ferry queuing will be provided from S. Jackson Street to Yesler Way on northbound Alaskan Way. As summarized above, the modeled LOS in 2017 during the PM peak hour is LOS B (18 seconds delay) at the intersection of Alaskan Way and Yesler Way, and LOS C (27 seconds delay) at the intersection of Alaskan Way and Marion Street.

At the intersection of Alaskan Way and Marion Street, pedestrian volumes crossing Alaskan Way in 2017 would be 300 per hour on the north side of the intersection and 300 per hour on the south side of the intersection. Pedestrian volumes crossing Marion Street would be 800 per hour on the west side of the intersection and 400 per hour on the east side of the intersection. At the intersection of Alaskan Way and Columbia Street, pedestrian volumes crossing Alaskan Way would be 300 per hour on the north side of the intersection and 200 per hour on the south side of the intersection. Pedestrian volumes crossing Columbia Street would be 300 per hour on the west side of the intersection (Columbia Street does not extend to the west side of the intersection). At the intersection of Alaskan Way and Yesler Way, pedestrian volumes crossing Alaskan Way would be approximately 400 per hour on the north side of the intersection; no pedestrian crossing would be provided on the south side of the intersection. Pedestrian volumes crossing Yesler Way would be approximately 500 per hour on the west side of the intersection and approximately 100 on the east side of the intersection. Pedestrian volumes were obtained from the AWVRP VISSIM model (FHWA et al. 2011). The pedestrian crossing numbers represent PM peak hour totals, and represent the equivalent of approximately 5 to 10 pedestrians crossing per signal cycle. These pedestrian volumes were included in the traffic operations analysis and have been accounted for when calculating the intersection LOS.

King County Water Taxi

King County operates water taxi service and facilities from downtown Seattle to West Seattle and Vashon Island. The service is based on Pier 50, which is adjacent to Colman Dock at Yesler Way. No parking is provided at the pier, but there will continue to be loading zones nearby for dropping off and picking up passengers in front of Colman Dock.

The water taxi vessels carry up to 278 passengers and 26 bicycles (KCDOT 2015, 2016). The water taxi to Vashon Island runs only on weekdays, with three round trips in the morning and three in the afternoon. The water taxi to West Seattle generally operates 7 days a week from April through October, with 19 round trips on weekdays and 12 on weekends; weekday peak period service operates year-round. Additional trips are provided on Fridays only in the evenings and for special events.

Victoria Clipper

The Victoria Clipper service, operated by Clipper Navigation, is located on Pier 69, on Alaskan Way between Clay and Vine Streets. The passenger-only route operates year-round with service to Victoria, British Columbia. The number of trips depends on the time of year and ranges from one round trip in the winter to three round trips in the summer. From May through September, Clipper Navigation also operates one round trip daily to the San Juan Islands. The boat used on the San Juan Islands route holds 239 passengers, and the boats used on the Victoria route hold from 293 to 330 passengers (SDOT 2012). There are multiple nearby parking structures as well as taxi loading zones in front of Pier 69.

Argosy Cruises

Argosy Cruises operates from Piers 55 and 56, located on Alaskan Way between Spring Street and Seneca Street. Four boats moor at Piers 55 and 56. Cruise operations are most active from June to August with up to 15 cruises per day, from 9:00 a.m. to 9:00 p.m. From April to May and September to October there are approximately seven cruises on each weekday and nine trips on weekend days. During the winter months (November to March), there are two cruises on weekdays, three on Sundays, and four on Saturdays. Winter operations start at noon and operate until 2:30 p.m. on weekdays, 9 p.m. on Saturdays, and 4 p.m. on Sundays. There are a number of nearby parking lots, and loading zones are provided for passengers in front of the pier.

Bell Street Pier Cruise Terminal

The Port of Seattle's Bell Street Pier Cruise Terminal is located at Pier 66. The terminal has one cruise ship berth, which serves the Norwegian Cruise Line and Oceania Cruises, and a two-story building for passengers. The Bell Street Pier garage, located across the street at Alaskan Way and Wall Street, provides secure parking with 1,511 spaces for public use. The garage provides complimentary shuttle service to the terminal, but passengers also walk from the garage to the terminal by using the Bell Street pedestrian bridge and crossing to the west side of Alaskan Way. The terminal also serves as the point of landside access for freight provisioning of cruise ships (i.e., supplying the ships with food, drinks, and equipment).

Pier 66 and Pier 91 served an estimated 898,000 passengers in 2015, as the Port of Seattle reported in its online Cruise Seattle 2016 Fact Sheet (Port of Seattle 2016). The majority of sailings occur on Saturday or Sunday, but Oceania Cruises sail periodically with 7-, 10-, and 14-day itineraries. In addition to these sailings, Pier 66 occasionally hosts cruise ships from other cruise lines that have Seattle as a port of call; these dockings can occur any day of the week.

3.2.9 Freight and Passenger Rail

The study area serves both freight and passenger rail. BNSF operates the main railroad line through Seattle. The rail line enters a 1-mile tunnel just north of King Street Station, emerging at approximately Virginia Street between Alaskan Way and Western Avenue. North of the tunnel, at-grade crossings are located east of Alaskan Way at Wall, Vine, Clay, and Broad Streets. An average of approximately 30 freight trains per day operate on the BNSF line, traveling at speeds up to 30 miles per hour (mph) (WSDOT 2014). The number of freight trains that travel through the study area on any given day may fluctuate depending on BNSF train scheduling. East-west traffic approaching at-grade rail crossings within the corridor experience periodic delays as a result of freight and passenger rail movements. At-grade crossings within the corridor are located east of Alaskan Way at Wall, Vine, Clay, and Broad Streets. The longest vehicle queues caused by railroad crossing events typically occur during the shoulder periods of the evening commute, around 2 p.m., and then again just before 6 p.m. At the Broad Street crossing, gate-closure times can range from approximately 1.1 to 11.6 minutes, with an average gate-closure time of approximately 3.3 minutes per train. Train crossing events are spread throughout the day.

Passenger rail service includes two Amtrak routes along the BNSF rail line, resulting in six passenger trains operating along the BNSF line daily in both directions.

Sounder commuter rail service, operated by Sound Transit and Amtrak, also uses the BNSF rail line in the study area. Sound Transit's Seattle to Everett route operates four round trips on weekdays (southbound service to Seattle in the morning and northbound service to Everett in the evening) and provides weekend service for events at Safeco Field and CenturyLink Field.

3.2.10 Emergency Services

Emergency services in the study area are expected to operate similarly in 2017 as under current conditions. Seattle Fire Station 5, located on Pier 53 just north of Colman Dock, is the primary station serving the study area. It provides service to both the downtown core as well as to boats in Elliott Bay.

Other emergency service vehicles, such as ambulances, also serve the waterfront. The restored Alaskan Way will be wide enough to allow sufficient through movements for emergency vehicles, as reported in the EBSP Transportation Discipline Report (SDOT 2012). However, it is anticipated that substantial traffic at some intersections in 2017 may create congestion on Alaskan Way that could adversely affect emergency response times.

3.3 Construction Impacts for Transportation

3.3.1 Construction Impacts of the No Action Alternative

No construction activities would occur under the No Action Alternative; therefore, this alternative would have no construction impacts on transportation.

3.3.2 Construction Impacts of the Preferred Alternative

As described in Section 2.5.1, AWPOW construction would be sequenced to achieve the two primary early goals of completing the new Elliott Way and creating the interim transit pathway on Columbia Street. Construction is then expected to proceed in segments of two to five blocks in length. In each segment, utilities would generally be constructed first, followed by the new roadway and then the Promenade, with traffic being routed from the restored Alaskan Way roadway to the newly constructed roadway before Promenade construction begins in the same segment. Construction of several such segments could occur simultaneously. Construction of improvements on the east-west streets such as S. Main, S. Washington, Union, and Bell Streets could occur independently of the construction on Alaskan Way, and could occur simultaneously or at different times.

Traffic Volumes

General-purpose traffic volumes during construction are expected to be similar to 2017 existing conditions. The estimated AWPOW-related construction truck trips (up to 27 daily trips on average and up to 66 daily trips during peak construction periods) are not expected to substantially increase traffic volumes and delays because the number of anticipated truck trips is small in the context of overall truck use in the area. In addition, construction truck trips are likely to be scheduled primarily during off-peak hours (midday, evenings, and weekends).

Traffic Operations

The largest construction impact for AWPOW would be the closure of Alaskan Way in the vicinity of Pine Street while the Pine Street extension is built. For purposes of this analysis, the closure is assumed to last approximately 4 months. During this time, vehicles accessing the waterfront north of Pine Street from the south would be required to travel along the newly constructed Elliott Way to Wall, Vine, Clay, or Broad Streets to reach the northern portion of Alaskan Way. Southbound vehicles on Elliott Avenue would continue to access the northern segment of Alaskan Way via Wall, Vine, Clay, or Broad Streets; vehicles destined for Alaskan Way south of Pine Street would continue along Elliott Way to the waterfront.

This closure of Alaskan Way could create congestion and delay on east-west streets that allow access to the northern portion of Alaskan Way because of increased traffic from vehicles that would otherwise have used Alaskan Way to access the northern portion of Alaskan Way from the south. This impact would increase when trains (particularly long freight trains) use the at-grade rail crossings at Wall, Vine, Clay, and Broad Streets. As noted above, gate closures for freight trains at the at-grade crossings typically last between 1 and 11.6 minutes, with an average gate-closure time of approximately

3.3 minutes per train. Trains blocking these east-west streets would increase travel times, including for emergency vehicles, to the northern segment of Alaskan Way because these east-west connections would be the only access points for this area during the closure.

During construction of the main portion of the new Alaskan Way, as each new roadway segment is completed, traffic would be rerouted from the restored roadway to the newly constructed Alaskan Way, and back onto the restored roadway in the next segment. Minor delays could occur as a result of reduced speeds as vehicles move between the restored and new Alaskan Way. However, utility and other underground installations may impact the ability to maintain this approach throughout construction. During the midday and non-peak commute periods, up to one lane in each direction could be closed periodically. Lane closures are anticipated to increase congestion and travel times, but these impacts would occur during periods of lower traffic volumes.

Temporary roadway closures during AWPOW construction could occur in other locations in the study area, such as on Seneca Street during the construction of pedestrian improvements. These closures would likely occur in the evenings or on weekends to minimize impacts on traffic. During closures, travel time and delay at intersections could increase, but impacts would be lower during off-peak periods than peak period closures due to lower vehicle volumes.

Additional sources of potential traffic delay during construction include:

- Visual distraction from construction activities
- Traffic diversion from Alaskan Way and east-west connections, such as Columbia, Seneca, and Marion Streets, to surface streets in the central business district
- Construction trucks entering and leaving the work zone and staging areas

Access to businesses would be maintained throughout construction. While localized construction activities could temporarily block access, this would occur only intermittently and for short periods of time. During these times, the use of side streets may be required to assist the movement of freight and supplies to local businesses. Access to waterfront businesses would remain open but would require some out-of-direction travel. The detours via Elliott Way and east-west streets would add travel time to vehicle trips accessing the waterfront north of Pine Street from the south.

Freight

AWPOW's impacts on freight movement would be similar to those described for general-purpose traffic. During the road closure near the Pine Street extension, freight vehicles needing to access the northern segment of Alaskan Way would be required to detour around the closure. This could increase travel times and congestion on Elliott Way and on Broad Street, which is designated as a Major Truck Street, during the closure.

In other parts of the study area, there could be limited closures of the roadway during construction. Access to businesses would be maintained on side streets to assist movement of freight and supplies to local businesses, which would minimize impacts on freight vehicles. During closures or lane reductions, travel time and delay could increase for freight vehicles. Trucks with oversized loads require an escort and typically travel between 10:00 p.m. and 5:00 a.m., during the time that road closures for AWPOW could occur. During road closures, a commercial vehicle enforcement officer and City of Seattle Traffic Control would need to coordinate to schedule the movement of oversized loads.

Access to the Port of Seattle's Terminal 46 is located on Alaskan Way at S. Jackson and S. King Streets. Construction of Alaskan Way and driveway accesses could require intermittent detours in this area or brief closures of entrance points to Terminal 46. This could cause an increase in delays for freight vehicles accessing this location, but it is anticipated that such delays would be limited. Construction activities near Terminal 46 would be coordinated with the Port to minimize impacts on freight transportation and distribution.

Pedestrian and Bicycle Facilities

When necessary during construction, pedestrians would be rerouted around active construction zones, which could lengthen pedestrian trips and travel times. However, the impact would be minor in any one location because construction is expected to occur in segments along the project footprint.

The path on the east side of Alaskan Way would remain open during construction. The path would be rerouted away from active construction zones, which could affect pedestrian and bicycle travel times; again, the short segments in which construction would occur would minimize this impact.

During the closure of Alaskan Way to construct the new Pine Street extension, pedestrians and bicyclists would be able to use the 16-foot-wide sidewalk along the west side of Alaskan Way. This would reduce impacts on pedestrians and bicyclists during the closure. The protected bicycle facility on Elliott Way that is proposed as part of AWPOW would be completed before the closure of Alaskan Way, allowing bicyclists an alternative route to bypass the closure area.

During replacement of the Marion Street pedestrian bridge, pedestrian impacts would be minimal. Pedestrians may be rerouted to a temporary pedestrian bridge directly adjacent to the permanent bridge, but they would have direct access over Alaskan Way into Colman Dock throughout construction.

During construction on S. Main, S. Washington, Union, and Bell Streets, sidewalks that meet minimum ADA requirements would generally be provided on at least one side of the street. Pedestrians would be rerouted around active construction areas if necessary. During construction of the Union Street Pedestrian Connection, pedestrians wishing to travel between the waterfront and east of Post Alley would be rerouted one block south to the Harbor Steps at University Street or one block north to connections through Pike Place Market. Such rerouting could lengthen pedestrian trips and travel times. The Lenora Street pedestrian bridge would be closed for approximately 18 to 24 months while the new Elliott Way roadway is constructed, and the eastern end of the bridge would be modified to connect to the new Elliott Way. During construction of this connection, pedestrians would be directed to use other routes such as Bell Street.

Public Transportation

During AWPOW construction, transit routes would run on interim pathways, which would likely be similar to where they were rerouted during construction of EBSP and AWVRP. King County Metro Routes 16, 66, and 99 would operate on First Avenue. Construction could increase transit travel times and change or complicate access to transit stops. Transit routes could experience some delay if construction caused traffic from Alaskan Way to divert onto nearby streets; however, substantial diversion is not anticipated because Alaskan Way (or Alaskan Way and Elliott Way) would remain open to general-purpose traffic throughout construction. Transit service provided by King County Metro could be rerouted onto the new Alaskan Way after completion of the new transit lanes at the southern end of the project footprint, and the improvements to Columbia Street, where the permanent pathway for King County Metro routes serving West Seattle, Ballard, and southwest King County will be located.

Water Transportation Services

AWPOW construction is not expected to affect service or sailing schedules for Washington State ferries, the King County Water Taxi, or Argosy Cruises. Access to these facilities would be maintained throughout construction. As each new roadway segment is completed, traffic would be rerouted from the restored roadway to the newly constructed Alaskan Way, and back onto the restored roadway in the next segment, which would allow ferry storage lanes to be maintained throughout construction.

Dockings and operations of the Victoria Clipper at Pier 69 and the Bell Street Pier Cruise Terminal would not change as a result of AWPOW construction. However, access to these facilities from the south would be affected by the closure of Alaskan Way at Pine Street to construct the Pine Street extension. Northbound traffic on Alaskan Way bound for the cruise ship terminal would be required to detour north around the closure and would likely use Wall Street to connect back to Alaskan Way near Pier 69.

Increased traffic volumes caused by this diversion could create additional congestion and delay on east-west streets that allow access to the northern portion of Alaskan Way; this could increase travel times for vehicles destined for the terminals and parking garages.

Rail

AWPOW construction is not expected to affect rail services or facilities. BNSF restricts construction in the railroad right of way to pre-arranged track closure windows. Construction near the BNSF rail line would occur only during these pre-arranged time periods.

Emergency Services

During construction, emergency vehicles may experience delays in response time as they travel through or detour around active construction areas. Road closures or lane reductions would increase congestion and delay in the study area, and therefore would affect response times. During the closure of Alaskan Way between Pike and Pine Streets for construction of the Pine Street extension, emergency services from the south would be able to cross the construction zone using the sidewalk along Elliott Bay to reach the northern portion of Alaskan Way without the need to cross the tracks. The City would work closely with emergency service providers to put in place appropriate measures for emergency access and travel through construction areas to minimize impacts on response times. Emergency services would also have access from the north during the closure, but would still be subject to intermittent blockage by at-grade train crossings. As mentioned above, these crossings can last from 1.1 to 11.6 minutes, with an average gate-closure time of approximately 3.3 minutes per train.

3.4 Operational Impacts for Transportation

This section compares how the transportation system would operate under both the No Action and Preferred alternatives in order to identify project-related impacts and any needed mitigation measures. The analysis for both alternatives reflects future conditions in 2030, the project design year. As with 2017 existing conditions, quantitative traffic analyses for 2030 were developed only for the PM peak hour because this period has the highest traffic volumes in the corridor. To provide a conservative estimate, traffic volume forecasts were based on summer conditions when traffic is expected to be highest.

3.4.1 Operational Impacts of the No Action Alternative

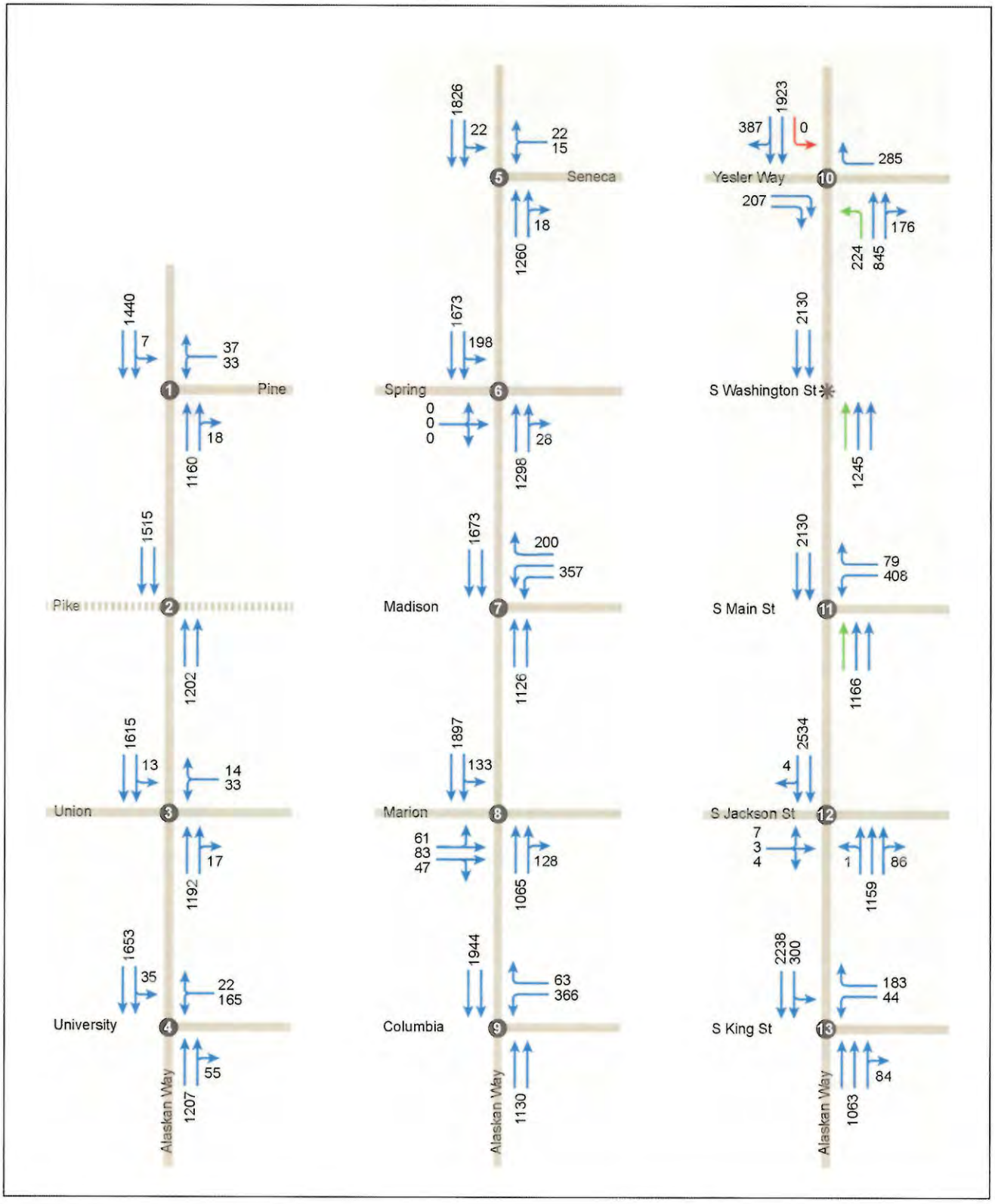
Roadway Network

The roadway configuration and the 15 study area intersections for the No Action Alternative would be the same as the 2017 existing conditions described in Section 3.2.1. Figure 3-1 above shows the study intersections for the No Action Alternative.

Traffic Volumes

Traffic volumes in the study area are generally expected to increase by approximately 5 to 10 percent between 2017 and 2030 due to regional population and employment growth. The anticipated 2030 lane configuration and PM peak hour traffic volumes for the No Action Alternative are shown in Figure 3-5.

As in 2017, PM peak hour traffic volumes on Alaskan Way in 2030 under the No Action Alternative are expected to be considerably higher southbound than northbound. Approximately 2,540 vehicles would travel southbound on Alaskan Way between S. King Street and S. Jackson Street compared to 1,250 vehicles northbound. Southbound traffic volumes in the PM peak hour would also be higher in the northern portion of the study area, with approximately 1,515 southbound vehicles and 1,180 northbound vehicles using Alaskan Way between Pike Street and Pine Street.



Data Source:
Elliott Bay Seawall Project

- General Purpose Traffic
- Ferry Only
- Transit Only
- Pedestrian Crossing
- Not Analyzed

Figure 3-5
No Action Alternative
Lane Configuration and
Traffic Volumes (PM Peak Hour)

Alaskan Way, Promenade, and Overlook Walk
Final EIS

Daily traffic volumes in the southern end of the study area would be higher than those in the northern end because of two reasons: 1) the existing traffic-generating facilities in this area (e.g., Colman Dock), and 2) because Alaskan Way will become the primary route into downtown Seattle from the southern portal of the SR 99 tunnel. Average daily volumes are estimated to be approximately 34,000 vehicles between S. Jackson and S. King Streets and approximately 24,000 vehicles between Pike and Pine Streets.

Traffic Operations

Intersection Operations

Figure 3-6 and Table 3-3 show the PM peak hour intersection operations in 2030 under the No Action Alternative. For comparison purposes, Table 3-3 also shows the corresponding intersection operations for 2017 existing conditions. The study area is expected to experience more congestion in 2030 than in 2017 as a result of regional population and employment growth. The same three intersections that would operate at LOS F in 2017 (Alaskan Way at Columbia, Spring, and Pine Streets) are expected to operate at LOS F in 2030, but they would experience substantially more delays because of the higher traffic volumes.

Table 3-3. No Action Alternative PM Peak Hour Intersection Level of Service and Delay

			2017 Existing Conditions PM Peak Hour		2030 No Action Alternative PM Peak Hour	
ID[1]	Intersection	Traffic Control	LOS	Delay (sec)	LOS	Delay (sec)[2]
6	Alaskan Way and Pine Street	Unsignalized	F	142	F	>200
7	Alaskan Way and Pike Street	Pedestrian Half Signal	A	7	A	9
8	Alaskan Way and Union Street	Unsignalized	A	4	A	4
9	Alaskan Way and University Street	Signalized	B	17	C	31
10	Alaskan Way and Seneca Street	Pedestrian Half Signal	B	16	C	31
11	Alaskan Way and Spring Street	Pedestrian Half Signal	F	>200	F	>200
12	Alaskan Way and Madison Street	Signalized	D	54	E	57
13	Alaskan Way and Marion Street	Signalized	C	27	C	27
14	Alaskan Way and Columbia Street	Signalized	F	83	F	132
15	Alaskan Way and Yesler Way	Signalized	B	18	C	21
17	Alaskan Way and S. Main Street	Signalized	A	10	B	10
18	Alaskan Way and S. Jackson Street	Signalized	A	5	A	6
19	Alaskan Way and S. King Street	Unsignalized	A	10	B	12
24	Western Avenue and Madison Street	Signalized	C	23	C	23
25	Western Avenue and Marion Street	Signalized	B	17	B	17

[1] The intersections in this table are not numbered consecutively because they are a subset of the intersections modeled for 2030 conditions. For more information, please see Figure 3-1 and the traffic operations discussion in Section 3.4.2.

[2] The average delay for all vehicles is reported for signalized intersections. For unsignalized intersections, delay is reported for the worst-operating stopped approach.

sec = seconds

Source: SDOT 2012

0 500 1,000
Feet

GIS Source: King County, City of Seattle
Data Source: Elliott Bay Seawall Project, Parametrix

Preferred Alternative
- Transportation Discipline Study Area
- Project Footprint
- Potential Construction Staging Area
- Signalized Intersection
- Unsignalized Intersection
- LOS A-B
- LOS C-D
- LOS E
- LOS F or Worse
- Not Analyzed In This Alternative

- Parcel Boundary
- Building Footprint

Note:
There is a different number of intersections analyzed in the 2017 Existing Conditions and 2030 No Action alternatives compared to the 2030 Preferred Alternative because the Existing Conditions and No Action alternatives were developed to analyze the impacts from the EBSP and did not include the new/reconfigured intersections north of Pike Place Market (intersections 1-5 in the Preferred Alternative) or the revised/impacted intersections in the south end of the study area (intersections 16 and 20). In addition, to analyze all of the AWPOW related impacts along Western Avenue, the Preferred Alternative analyzed five additional intersections along Western Avenue compared to the number of intersections that were analyzed for the EBSP along Western and 1st Avenue.

Figure 3-6
2030 Intersection Operations (PM Peak Hour)

Alaskan Way, Promenade, and Overlook Walk Final EIS

Similar to 2017 conditions, the traffic operations model suggests that in 2030 under the No Action Alternative, there would be substantial queuing in the southbound lanes at the intersection of Alaskan Way and Spring Street as a result of the pre-timed half signal for pedestrians crossing Alaskan Way. This signal would cause substantial delays (LOS F) for southbound vehicles, but little delay (LOS A) for northbound vehicles, leading to southbound queuing and stop-and-go traffic along Alaskan Way that could extend as far north as Lenora Street. As under 2017 conditions, this queuing would limit vehicles from accessing Alaskan Way, and cause some to take alternative routes. Approximately 30 percent of the vehicles expected to use Alaskan Way would not be able to access the corridor, compared to 20 percent of vehicles under 2017 existing conditions. Because of this diversion, intersection operations on Alaskan Way appear better than they would if all of the vehicles were able to enter the corridor.

Travel Time Analysis

Figure 3-7 and Table 3-4 show the anticipated PM peak hour travel times along Alaskan Way in 2030 under the No Action Alternative. For comparison purposes, Table 3-4 also shows the corresponding travel times for 2017 existing conditions. Travel times under the No Action Alternative would be similar to or longer than travel times estimated for 2017 because of traffic volume increases between 2017 and 2030. The most substantial delay would be for southbound travel between Pike Street and Yesler Way, which would take about 50 seconds longer under the No Action Alternative than in 2017. As in 2017, northbound travel times between Yesler Way and Pike Street are expected to be shorter than southbound travel times for the same roadway segment. The difference is largely attributed to the delay and queuing of southbound vehicles caused by the pedestrian half signal at Alaskan Way and Spring Street, as described above (SDOT 2012).

Table 3-4. 2017 Existing and No Action Alternative Travel Times during the PM Peak Hour (Minutes:Seconds)

Roadway Segment	2017 Existing Conditions PM Peak Hour	2030 No Action Alternative PM Peak Hour
Southbound		
Pike Street to Yesler Way	7:45	8:35
Yesler Way to S. Royal Brougham Way	1:17	1:17
Northbound		
Yesler Way to Pike Street	1:43	1:45
S. Royal Brougham Way to Yesler Way	1:42	1:46

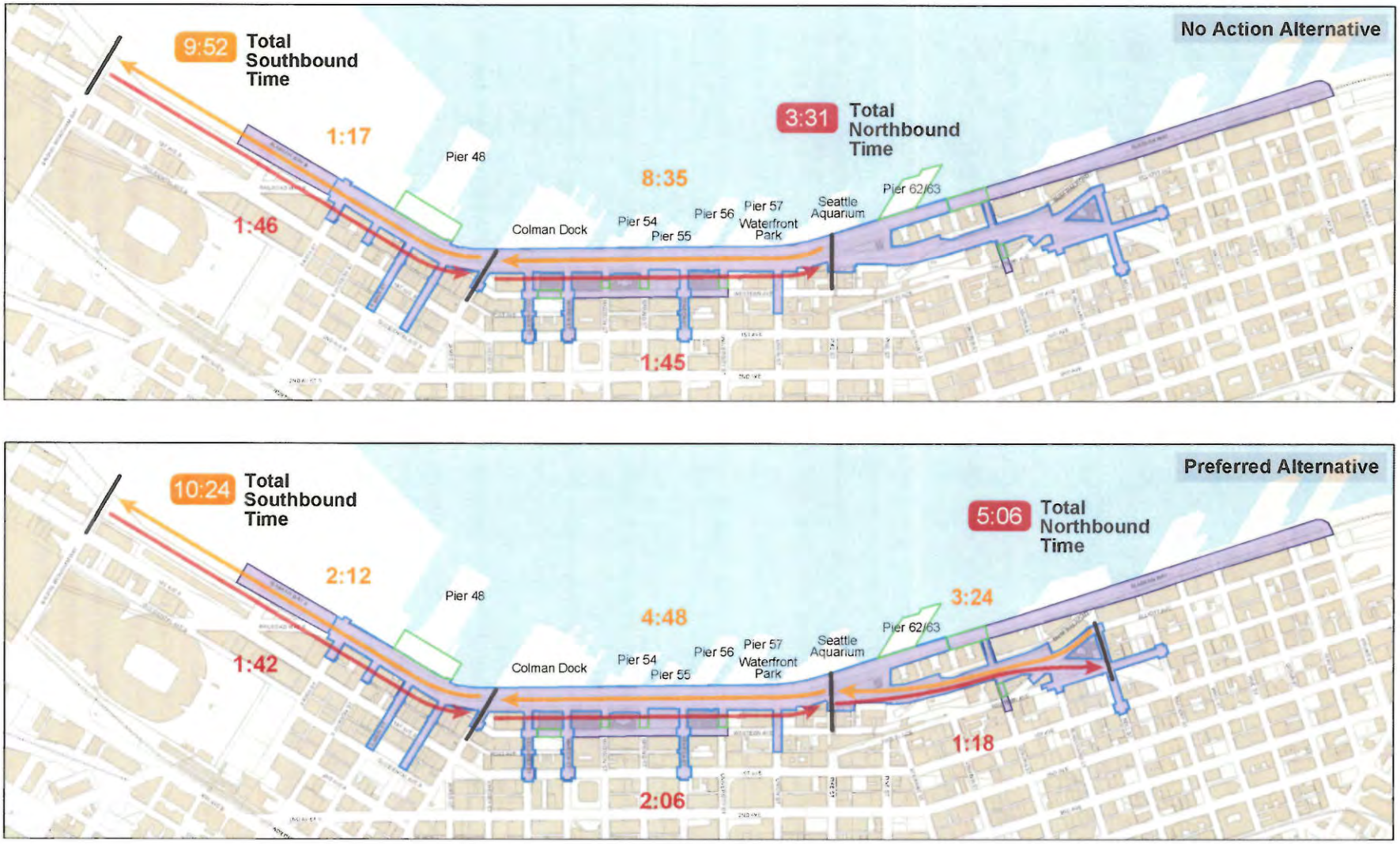
Source: SDOT 2012

Freight

Under the No Action Alternative, Alaskan Way would continue to serve as a key freight corridor through downtown Seattle. However, its efficiency for moving freight would be adversely affected by increased surface street congestion. Freight vehicles would experience the same increased southbound travel times as general-purpose vehicles in the southern portion of the study area during the PM peak hour. This impact would be lessened to some degree because freight traffic is often scheduled for non-peak periods. Access to local businesses and loading docks is anticipated to be similar to 2017 existing conditions.

Pedestrian Facilities

Pedestrian facilities under the No Action Alternative along Alaskan Way would be the same as under the 2017 existing conditions, with sidewalks on both sides of Alaskan Way and a path along the east side. Crosswalks would be provided along Alaskan Way; the average crossing width would be approximately 48 feet, with the maximum crossing width of 56 feet located south of Yesler Way.



0 500 1,000
Feet

GIS Source: King County, City of Seattle
Data Source: Elliott Bay Seawall Project, Parametrix

Preferred Alternative
- Transportation Discipline Study Area
- Project Footprint
- Potential Construction Staging Area
- Southbound
- Northbound
- x:xx Travel Time

- Parcel Boundary
- Building Footprint

Note:
There are different travel time segments analyzed in the 2017 Existing Conditions and 2030 No Action alternatives compared to the 2030 Preferred Alternative because the Existing Conditions and No Action alternatives were developed to analyze the impacts from the EBSP and used separate termini to understand impacts. There is also an additional travel time segment for the 2030 Preferred Alternative in the north portion of the study area to address travel time impacts to the new or reconfigured intersections on Elliott Way.

Figure 3-7
2030 Travel Times (PM Peak Hour)

Alaskan Way, Promenade, and Overlook Walk Final EIS

As under 2017 existing conditions, pedestrian connections north of Seneca Street between the waterfront and the higher elevation areas of downtown Seattle would be provided at the Pike Street Hillclimb, the steps at University Street and Union Street, and the Lenora Street elevator and staircase. The steps at Seneca Street, at-grade connections to downtown Seattle south of Seneca Street, and the Marion Street pedestrian bridge would all remain the same as under 2017 existing conditions. The Seneca Street stairs and the Union Street stairs would not meet ADA standards.

Pedestrian activity along the waterfront is expected to be somewhat higher under the No Action Alternative than under 2017 existing conditions because of population and employment growth in the downtown Seattle area. The sidewalk on the west side of Alaskan Way would likely experience additional pedestrian congestion during the summer months and during special events or festivals along the waterfront.

Bicycle Facilities

Bicycle facilities under the No Action Alternative would be the same as under the 2017 existing conditions. As with pedestrian traffic, it is expected that bicycle use in the study area would increase from 2017 existing conditions as a function of population and employment growth. The projected increase in both traffic volumes and nonmotorized use on the waterfront could result in the potential for increased conflicts between nonmotorized users and vehicular traffic within the study area, particularly for bicyclists on the path along the east side of Alaskan Way with its 13 street intersection crossings.

Public Transportation

The No Action Alternative would include public transit service similar to that under the 2017 existing conditions. It is anticipated that the demand for transit services in the study area would increase because of population and employment growth in downtown Seattle. This increase could result in the need for service expansion in the study area.

Traffic conditions in the corridor under the No Action Alternative would adversely affect public transportation because transit service would operate in general-purpose lanes. Intersections would have higher traffic volumes in 2030 than in 2017, and would therefore experience more congestion, which would affect both transit service and general-purpose traffic. As a result of the congestion, travel times for transit and general-purpose traffic would increase under the No Action Alternative compared to 2017 existing conditions.

Water Transportation Services

Access to all water transportation services would be similar in 2030 to conditions in 2017. The primary difference between 2017 existing conditions and the No Action Alternative would be the increase in congestion on Alaskan Way. This congestion would result in slightly more delays to intersection operations near Colman Dock, although the LOS at Yesler Way and Marion Street would remain at acceptable levels during the PM peak hour. Similarly, King County Water Taxi passengers could experience some delay in accessing the terminal. Operations for the Victoria Clipper, Argosy Cruises, and the Bell Street Cruise Terminal would be the same as under 2017 existing conditions; however, additional congestion on Alaskan Way would result in less available capacity to accept the influx of traffic associated with embarking and disembarking passengers at these facilities.

Rail

The No Action Alternative would not change the operation of passenger or freight rail in the study area.

Emergency Services

Access to and parking at Fire Station 5 would be the same as anticipated for 2017. However, the projected increases in traffic volumes, intersection delays, and travel times would result in some degree of adverse impact on emergency response times within the study area.

3.4.2 Operational Impacts of the Preferred Alternative

Roadway Network

The Preferred Alternative would build a new Alaskan Way corridor primarily in the right of way that is vacated by the viaduct removal, with new connections to Elliott and Western Avenues, improved pedestrian and bicycle facilities, and enhanced connections to existing east-west streets. Compared to the No Action Alternative, the improvements would provide additional traffic capacity in the southern portion of the study area and better connectivity with Belltown and points to the north. Figure 3-1 displays the study intersections evaluated for the Preferred Alternative. A total of 27 intersections (12 more intersections than the No Action Alternative) were evaluated to account for the Preferred Alternative's changes to the roadway design and to determine the potential for traffic congestion on nearby streets, including Western Avenue.

The new Alaskan Way would be three, four, or five lanes northbound and three lanes southbound between S. King Street and Columbia Street. The northbound lanes would consist of two general-purpose lanes, one or two ferry queuing lanes, and one transit-only lane; the southbound lanes would consist of two general-purpose lanes and one transit-only lane. North of Columbia Street, Alaskan Way would consist of four general-purpose lanes. Left- and right-turn lanes would be provided at some intersections, including S. King Street, S. Jackson Street, Yesler Way, Marion Street, and Spring Street. Elliott Way, a new connection to Belltown and areas north of downtown Seattle, would have two general-purpose lanes northbound and southbound. All intersections along the new Alaskan Way would be signalized according to Seattle Department of Transportation (SDOT) standards.

The East-West Connections would primarily improve pedestrian connections and facilities but would not change traffic operations. The exception is the extension of Bell Street Park between Elliott and First Avenues. These two blocks would become one-way with a shared street (roadway and public park space). This would have a minor impact on the roadway operations on Bell Street and the adjacent roadways. As with the 2017 existing conditions, traffic on Bell Street would be required to turn at each intersection. Traffic on this local access roadway would not be able to cross Western Avenue.

King County Metro's plan for serving transit after the Alaskan Way Viaduct is demolished designates Columbia Street as a through connection for transit between the waterfront and downtown Seattle. Currently, all lanes on Columbia Street are westbound. After removal of the viaduct, Columbia Street is planned to be reconfigured to include one eastbound transit-only lane and one westbound transit-only lane between Alaskan Way and Third Avenue. In addition, there would be one westbound general-purpose lane between Alaskan Way and Western Avenue and two westbound general-purpose lanes between Western Avenue and Third Avenue. The City would build the two-way transit-only and the general-purpose lanes on Columbia Street between Alaskan Way and First Avenue as part of AWPOW; the section between First and Third Avenues would be built as part of a separate project.

On Seneca Street, the block between Alaskan Way and Western Avenue would be reconstructed primarily for pedestrian use as part of the Preferred Alternative. The existing stairway to First Avenue would remain. Vehicles could still access the block via curb cuts on both Alaskan Way and Western Avenue.

Emergency, freight, delivery, garbage, and recycling vehicles would have direct east-west access to the waterfront piers via the Promenade. These vehicles would be able to travel across the Promenade to reach the piers at any time, but any loading directly on or off the Promenade would be prohibited during peak pedestrian times to maintain safety.

Traffic Volumes

This section describes the PM peak hour and daily traffic volumes forecasted for 2030 under the Preferred Alternative. As with the 2017 existing conditions and the No Action Alternative, the forecasts were based on summer conditions, when traffic is expected to be highest. The 27 intersections studied

for the Preferred Alternative in 2030 are shown on Figure 3-1. The lane configuration and PM peak hour traffic volumes that are expected to exist in 2030 for the Preferred Alternative are shown in Figure 3-8.

Under the Preferred Alternative, traffic volumes on Alaskan Way during the PM peak hour would be similar northbound and southbound; this is a change from 2017 existing conditions and the No Action Alternative, where southbound volumes would be higher. The change would occur because the new Elliott Way connection would allow a more direct route between the waterfront and areas to the north, which would alter traffic distribution in the area. Between S. King and S. Jackson Streets, approximately 1,900 vehicles would travel southbound during the PM peak hour, and approximately 1,810 vehicles would travel northbound. Between Pike and Pine Streets, there would be approximately 1,365 southbound vehicles and approximately 1,345 northbound vehicles during the PM peak hour.

As under the No Action Alternative, daily traffic volumes in the southern portion of the study area would be higher than in the northern portion for two reasons: 1) the existing traffic-generating facilities in this area (e.g., Colman Dock), and 2) because Alaskan Way will become the primary route into downtown Seattle from the southern portal of the SR 99 tunnel. Average daily volumes between S. Jackson and S. King Streets are estimated to be approximately 34,000 vehicles, which is the same as under the No Action Alternative. Between Pike and Pine Streets, the average is estimated to be approximately 25,000 vehicles, which is slightly higher than under the No Action Alternative because of the direct connection available to the north via Elliott Way.

Traffic Operations

Intersection Operations

Figure 3-8 and Table 3-5 show the PM peak hour intersection operations for the 2030 No Action and Preferred alternatives. The number of intersections evaluated differs between the No Action Alternative and the Preferred Alternative because the No Action Alternative LOS results were based on analysis done for the EBSP, which evaluated only 15 of the 27 intersections studied for AWPOW. The additional intersections studied for AWPOW and shown on Figure 3-1 are:

- The new or reconfigured intersections that AWPOW would create north of Pike Place Market (intersections 1 to 5)
- Intersections 16 and 20 in the southern end of the study area, which either did not provide a direct connection in the EBSP configuration (intersection 16) or were outside the EBSP study area (intersection 20)
- Five additional intersections along Western Avenue (intersections 21, 22, 23, 26, and 27), which were evaluated to obtain a more complete understanding of how AWPOW would affect traffic operations in the study area

Under the Preferred Alternative, all intersections on Alaskan Way would be fully signalized. This is a substantial change from the No Action Alternative, where three intersections along Alaskan Way were unsignalized and three additional intersections had only pedestrian half signals. Signalizing all of the intersections along Alaskan Way and adding left-turn storage lanes would improve operations at most intersections along Alaskan Way compared to the No Action Alternative. Four intersections along Western Avenue (intersections 2, 21, 22, and 27) were assumed to remain unsignalized.

The northern portion of Alaskan Way is forecast to operate acceptably (LOS E or better) under the Preferred Alternative, while the southern portion would still experience some congestion (see Figure 3-8). As under 2017 existing conditions and the No Action Alternative, operations in the southern portion of the study area are affected by traffic accessing and exiting Colman Dock. Two of the intersections on Alaskan Way that were forecast to operate at LOS F under the No Action Alternative (Spring and Pine Streets) would improve under the Preferred Alternative to LOS B and C, respectively. The intersection of Alaskan Way and Columbia Street would operate at LOS F under both alternatives, although the Preferred Alternative would reduce the delay at this location. The two unsignalized

intersections along Western Avenue in the southern portion of the study area are also forecast to operate at LOS F during the PM peak hour. Because these intersections were not modeled for the No Action Alternative, it is not possible to determine whether these LOS results are due to AWPOW's impacts.

Table 3-5. PM Peak Hour Intersection Level of Service and Delay for No Action and Preferred Alternatives

	Intersection	No Action Alternative Traffic Control	Preferred Alternative Traffic Control	2030 No Action Alternative PM Peak Hour[2]		2030 Preferred Alternative PM Peak Hour[3]	
				LOS	Delay (sec)[4]	LOS	Delay (sec)[4]
1	Elliott Avenue and Bell Street	Not evaluated for No Action Alternative.	Signalized	Not evaluated for No Action Alternative.		A	7
2	Western Avenue and Bell Street	Not evaluated for No Action Alternative.	Unsignalized	Not evaluated for No Action Alternative.		C	30
3	Elliott Avenue, Western Avenue, and Blanchard Street	Not evaluated for No Action Alternative.	Signalized	Not evaluated for No Action Alternative.		B	12
4	Elliott Avenue and Lenora Street	Not evaluated for No Action Alternative.	Signalized	Not evaluated for No Action Alternative.		A	7
5	Western Avenue and Lenora Street	Not evaluated for No Action Alternative.	Signalized	Not evaluated for No Action Alternative.		C	31
6	Alaskan Way and Pine Street	Unsignalized	Signalized	F	>200	C	30
7	Alaskan Way and Pike Street	Pedestrian Half Signal	Signalized	A	9	A	7
8	Alaskan Way and Union Street	Unsignalized	Signalized	A	4	A	2
9	Alaskan Way and University Street	Signalized	Signalized	C	31	A	6
10	Alaskan Way and Seneca Street	Pedestrian Half Signal	Signalized	C	31	A	4
11	Alaskan Way and Spring Street	Pedestrian Half Signal	Signalized	F	>200	B	14
12	Alaskan Way and Madison Street	Signalized	Signalized	E	57	C	21
13	Alaskan Way and Marion Street	Signalized	Signalized	C	27	D	37
14	Alaskan Way and Columbia Street	Signalized	Signalized	F	132	F	100
15	Alaskan Way and Yesler Way	Signalized	Signalized	C	21	D	47
16	Alaskan Way and S. Washington Street	Not evaluated because No Action Alternative roadway design did not provide direct access from S. Washington Street to Alaskan Way.	Signalized	Not evaluated because No Action Alternative roadway design did not provide direct access from S. Washington Street to Alaskan Way.		D	36
17	Alaskan Way and S. Main Street	Signalized	Signalized	B	10	D	49

Table 3-5. PM Peak Hour Intersection Level of Service and Delay for No Action and Preferred Alternatives

	Intersection	No Action Alternative Traffic Control	Preferred Alternative Traffic Control	2030 No Action Alternative PM Peak Hour[2]		2030 Preferred Alternative PM Peak Hour[3]	
				LOS	Delay (sec)[4]	LOS	Delay (sec)[4]
18	Alaskan Way and S. Jackson Street	Signalized	Signalized	A	6	E	60
19	Alaskan Way and S. King Street	Unsignalized	Signalized	B	12	F	162
20	Alaskan Way and S. Dearborn Street	Not evaluated for No Action Alternative.	Signalized	Not evaluated for No Action Alternative.		D	52
21	Western Avenue and University Street	Not evaluated for No Action Alternative.	Unsignalized	Not evaluated for No Action Alternative.		E	45
22	Western Avenue and Seneca Street	Not evaluated for No Action Alternative.	Unsignalized	Not evaluated for No Action Alternative.		F	131
23	Western Avenue and Spring Street	Not evaluated for No Action Alternative.	Signalized	Not evaluated for No Action Alternative.		B	14
24	Western Avenue and Madison Street	Signalized	Signalized	C	23	C	23
25	Western Avenue and Marion Street	Signalized	Signalized	B	17	C	20
26	Western Avenue and Columbia Street	Not evaluated for No Action Alternative.	Signalized	Not evaluated for No Action Alternative.		C	22
27	Western Avenue and Yesler Way	Not evaluated for No Action Alternative; included in the Preferred Alternative to document all impacts from AWPOW.	Unsignalized	Not evaluated for No Action Alternative; included in the Preferred Alternative to document all impacts from AWPOW.		F	87

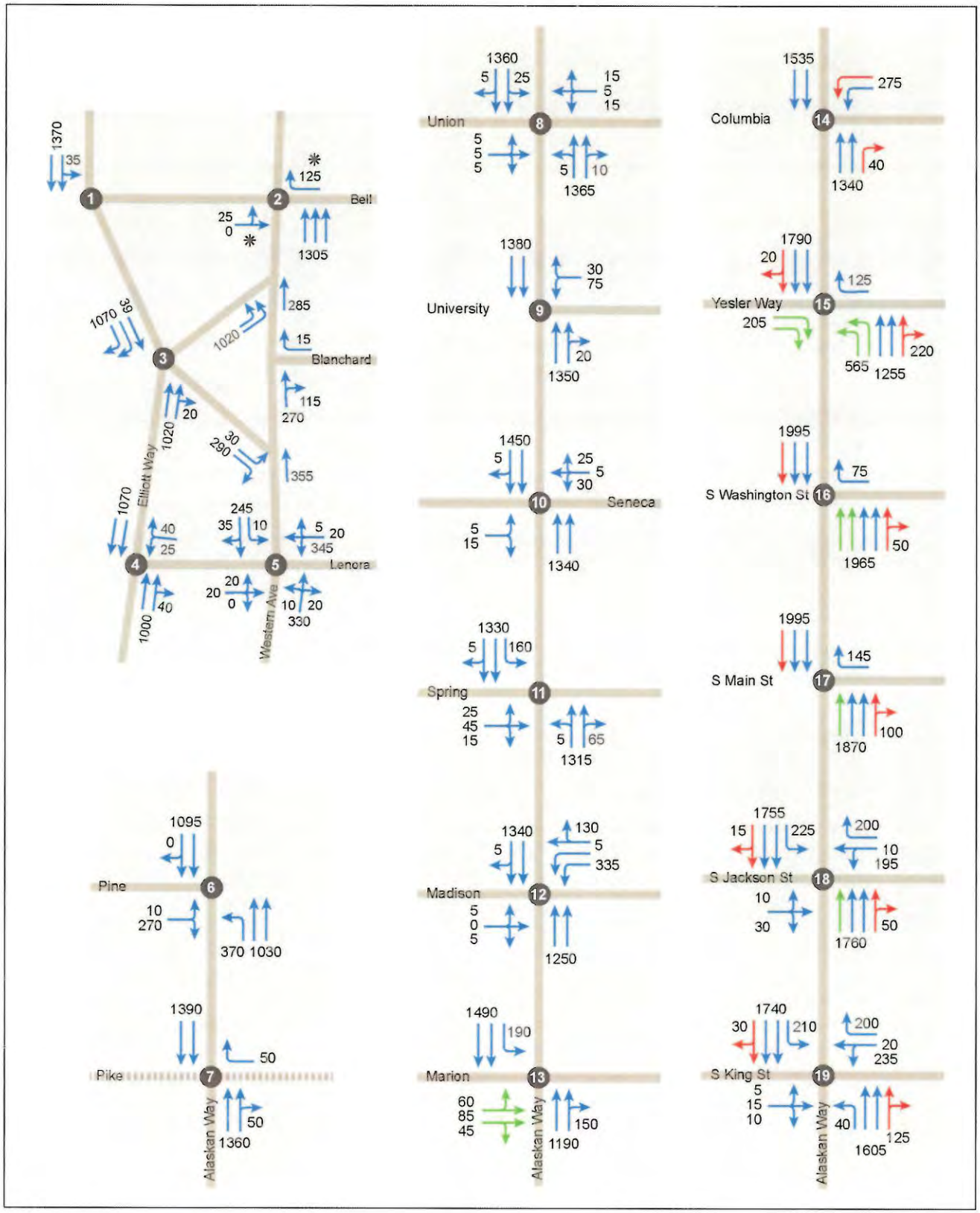
[1] The number of intersections evaluated differs between the No Action Alternative and the Preferred Alternative because the No Action Alternative LOS results were based on analysis done for the EBSP, which only evaluated 15 of the 27 intersections studied for AWPOW. See Final EIS Appendix A for more information.

[2] SDOT 2012

[3] Parametrix analysis

[4] The average delay for all vehicles is reported for signalized intersections. For unsignalized intersections, delay is reported for the worst-operating stopped approach.

sec = seconds



Data Source: Parametrix

General Purpose Traffic
Ferry Only
Transit Only
Right Turn Only Except Transit
Pedestrian Crossing
Bell Street One-Way Direction to be Determined

Figure 3-8
Preferred Alternative Lane Configuration and Traffic Volumes (PM Peak Hour)

Alaskan Way, Promenade, and Overlook Walk
Final EIS

The only signalized intersection where LOS under the Preferred Alternative would fall to unacceptable levels compared to the No Action Alternative is at Alaskan Way and S. King Street, where the LOS is predicted to drop from B to F. The different LOS results between the No Action and Preferred alternatives at this intersection are due to variances between the traffic operations model inputs used for the two alternatives. The pedestrian half signal at Spring Street that resulted in congestion and queuing for southbound vehicles under the No Action Alternative would be replaced in the Preferred Alternative by a full signal. As described under traffic operations in Section 3.4.1, the congestion caused by the pedestrian half signal would divert approximately 30 percent of southbound traffic from Alaskan Way, causing other intersections in the corridor to appear to operate better than would be the case if all vehicles were able to enter the corridor. As a result, it is more likely that, under actual conditions, the Alaskan Way and S. King Street intersection would have a similar level of congestion under both the No Action and Preferred alternatives.

Travel Time Analysis

Figure 3-7 and Table 3-6 show the anticipated PM peak hour travel times along Alaskan Way in 2030 under the No Action and Preferred alternatives. The roadway segments used to evaluate travel time are different between the alternatives because the No Action Alternative analysis is based on the EBSP EIS. The southernmost travel time segment for the Preferred Alternative ends at S. Dearborn Street, while the corresponding segment for the No Action Alternative ends at S. Royal Brougham Way, approximately ¼ mile farther south. As a result, these travel time segments cannot be directly compared. However, both alternatives use the same travel time segment between Yesler Way and Pike Street. A third segment was added for the Preferred Alternative in the northern portion of the study area to provide travel time information for the new Elliott Way connection.

Southbound travel times between Pike Street and Yesler Way are expected to be substantially reduced under the Preferred Alternative as compared to the No Action Alternative. This is largely because the Preferred Alternative would remove the southbound bottleneck located along Alaskan Way at Spring Street. Northbound travel times in 2030 would be similar between the No Action and Preferred alternatives.

Table 3-6. PM Peak Travel Times for No Action and Preferred Alternatives (Minutes:Seconds)

Roadway Segment[1]	2030 No Action Alternative[2]	2030 Preferred Alternative[3]
Southbound		
Bell Street to Pike Street	-	3:24
Pike Street to Yesler Way	8:35	4:48
Yesler Way to S. Royal Brougham Way	1:17	-
Yesler Way to S. Dearborn Street	-	2:12
Northbound		
S. Royal Brougham Way to Yesler Way	1:46	-
S. Dearborn Street to Yesler Way	-	1:42
Yesler Way to Pike Street	1:45	2:06
Pike Street to Bell Street	-	1:18

[1] Different travel time segments were studied for the No Action Alternative and the Preferred Alternative in some locations.
[2] SDOT 2012
[3] Parametrix analysis

Freight

Freight mobility along Alaskan Way is expected to improve under the Preferred Alternative compared to the No Action Alternative. Improved LOS at several intersections and faster southbound travel times along Alaskan Way would allow truck traffic to move more efficiently. The additional lanes in each direction for ferry and transit traffic south of Columbia Street would allow freight vehicles to avoid interruptions from bus stops and ferry queuing in this part of the corridor. These improvements would benefit freight transport to, from, and between the manufacturing and industrial centers in Ballard/Interbay and Duwamish, along with Port of Seattle facilities and local businesses within the study area. In addition to Alaskan Way, creating the grade-separated connection to Elliott Way would also provide access to and from the manufacturing and industrial centers and locations in Belltown, along with other neighborhoods in northwest Seattle.

Over-dimension and over-weight vehicles, as well as vehicles transporting flammable and other hazardous materials, would be accommodated under the Preferred Alternative as they are under 2017 existing conditions, because Alaskan Way is designated as a Major Truck Street. The overhead and side clearances, structural capacity of bridges, and turning radii of the corridor would be designed to accommodate freight vehicles.

Loading zones would be provided on both sides of Alaskan Way between Marion Street and Pike Street, as well as on Marion and Madison Streets, to accommodate freight loading and unloading to nearby businesses. North of Columbia Street, freight traffic would use loading and parking zones to access businesses. South of Columbia Street, freight loading and unloading could potentially be accommodated on three blocks on the east side of Alaskan Way between S. King and S. Jackson Streets and between S. Main Street and Yesler Way. There would be a median along much of Alaskan Way between S. King Street and Pine Street, which could affect how freight vehicles access businesses, because Alaskan Way would restrict left-turn movements for large vehicles.

Curb space along the east side of Alaskan Way will be approximately 10 feet wide, which is typical for the city of Seattle, and would accommodate most vehicle widths. In instances where vehicles are parked along Alaskan Way that are wider than 10 feet, through traffic would be required to go around, as it does now throughout the city. Because the Preferred Alternative proposes two general-purpose lanes in each direction, this should not present significant delays for through vehicles, freight, or other modes.

Freight access to some private properties would change because a sidewalk would be constructed within the City's right of way along the east side of Alaskan Way. Some properties that previously used or crossed the City right of way mid-block to access parking or loading docks on their property would need to alter their access to either the north or south ends of the block. The change in access could potentially change how private property owners use the space between their buildings and the City's right of way. Some businesses may not be able to accommodate as many vehicles on their property because of the access changes. Freight access to properties on the west side of Alaskan Way would be maintained under the Preferred Alternative. Emergency, freight, delivery, garbage, and recycling vehicles would have direct east-west access to the waterfront piers via the Promenade. These vehicles would be able to travel across the Promenade to reach the piers at any time, but any loading directly on or off the Promenade would be prohibited during peak pedestrian times to maintain safety.

Freight access to some private properties on Bell Street between Elliott and First Avenues may also change slightly because of the street's conversion to a one-way roadway. However, impacts on freight would be minor because Bell Street does not currently serve a high volume of traffic due to its configuration as a non-through street. The improvements made as part of the Bell Street Park Extension would not result in significant changes to traffic operations through the corridor.

Pedestrian Facilities

The improvements planned as part of the Preferred Alternative are expected to increase pedestrian traffic in the study area. These increases would be accommodated by the addition of the Promenade, with its open expanse for gathering along the waterfront and pedestrian pathway, as well as by the substantially wider sidewalk on the east side of Alaskan Way. Crosswalks would be provided on each leg of all intersections in the study area except Yesler Way, which would not have a crossing on its south leg.

Pedestrian crossing distances would vary between 46 feet and 96 feet along the corridor depending on the width of Alaskan Way. Crossing distances would be longer than under the No Action Alternative in the portion of the study area south of Spring Street because of transit, ferry queuing, and turn lanes in this area. The median between S. King Street and Pine Street would help address this increase by providing a refuge area for pedestrians. North of Spring Street, crossing distances would be similar to those under the No Action Alternative.

All pedestrian crossings would be clearly delineated to improve pedestrian safety and comfort. Additional pedestrian safety and comfort improvements would include curb treatments, signage, wayfinding, and lighting. The design of the Preferred Alternative bicycle facilities (discussed in the following section) would also improve pedestrian safety by reducing the risk of bicycle and pedestrian conflicts as compared to the No Action Alternative. Pedestrians would be protected by signalized crosswalks and separated pedestrian and bicycle facilities. Pedestrians would have mid-block crossings of the bicycle facility in front of Colman Dock to connect the passenger load/unload zone with the ferry terminal.

In addition to the proposed facilities along the new Alaskan Way, several improvements would be made on east-west streets to support increased pedestrian traffic. New or enhanced pedestrian connections between the waterfront and downtown Seattle at some of the steeper and currently less accessible cross streets would include:

- Constructing a new Marion Street pedestrian bridge
- Constructing two new elevated walkways with associated stairs and elevators on Union Street between Alaskan Way and Western Avenue, and between Western Avenue and Post Alley
- Constructing a new grade-separated connection between the waterfront and the Pike Place Market at the Overlook Walk
- Modify the Lenora Street pedestrian bridge to connect to the new Elliott Way

The Overlook Walk would include a lid, staircases, and two elevators to allow pedestrians to negotiate the elevation change between the waterfront and Pike Place Market. The lid's pedestrian pathways would have a maximum 5 percent grade for ADA accessibility. The stairs and elevators would provide access to different levels of the Overlook Walk between Pike Place Market and the Aquarium Plaza.

As part of the S. Main and S. Washington Street Improvements, the reconstructed sidewalks, curb extensions, and allocated space to plant trees would provide a wider area for pedestrians and address ADA deficiencies. Also, new roadway pavement would allow the reconstructed sidewalks to have ADA-compliant grades and slopes.

The walkways, stairs, pedestrian-actuated signals, and elevators included in the Union Street Pedestrian Connection would improve the pedestrian connection between downtown Seattle and the waterfront and provide space for social gatherings and lookouts. Reconstruction of the Union Street roadway and the intersection of Union Street and Western Avenue would incorporate street-level pedestrian improvements, including some widened and rebuilt sidewalks, pedestrian-actuated signals, curb ramps, and curb extensions, which would provide more walking space and create shorter, safer pedestrian crossings.

The extension of the Bell Street Park would improve the pedestrian environment with more room to walk and sit, new lighting, and safer street crossings. Traffic control measures would likely be installed at the Bell Street and Western Avenue intersection to allow pedestrians to safely cross Western Avenue. The inclusion of continuous level pavement, one lane of traffic, and non-linear vehicle travel in the Bell Street Park Extension would create a slower, safer environment for bicyclists and encourage pedestrians, cyclists, and automobiles to share the space.

Bicycle Facilities

It is anticipated that bicycle activity, similar to pedestrian activity, would increase along the waterfront as a result of AWPOW. The Preferred Alternative would provide a dedicated, two-way protected bicycle facility on the west side of Alaskan Way and one-way protected bicycle facilities along Elliott Way. The facilities would be designed to enhance safety for bicyclists by minimizing conflicts with vehicles and pedestrians. Safety features would include a sidewalk and landscape buffer, raised planters and other features separating bicycle and pedestrian facilities, and the use of traffic signals (including bicycle-specific signals), signage, and road markings.

Compared to the path along the east side of Alaskan Way in the No Action Alternative, the new facility would increase safety for bicyclists, pedestrians, and motor vehicles. There would be fewer bicycle-vehicle conflicts because the bicycle facility would be located on the west side of Alaskan Way, which would reduce the number of intersection crossings from 13 to 2. The two intersection crossings would be located at Yesler Way and Marion Street. The bicycle facility would also cross two driveways that serve Terminal 46 at S. Jackson Street and S. King Street. These crossings would be signalized for bicyclists. There would also be fewer bicycle-pedestrian conflicts because the facility would provide physical separation between modes through the use of designated signalized crosswalks, raised planters, and other features. It is possible that some bicyclists would choose to use the roadway instead of the designated bicycle facility, but the majority of riders are expected to use the designated facility because it would be safer and more convenient for commuters as well as recreational riders.

The East-West Connections would also provide improved facilities for bicyclists in the study area. New roadway pavement as part of the S. Main and S. Washington Street Improvements would improve bicycling conditions on these streets. In addition, the inclusion of continuous level pavement, one lane of traffic, and non-linear vehicle travel in the Bell Street Park Extension would create a slower, safer environment for bicyclists and encourage pedestrians, cyclists, and automobiles to share the space.

Public Transportation

In addition to the likely increase in demand for transit services in the study area because of population and employment growth, demand is expected to increase as a result of AWPOW and other planned improvements on the waterfront. The Preferred Alternative would provide northbound and southbound transit-only lanes on Alaskan Way from the southern end of the study area to Columbia Street, along with two-way transit-only lanes on Columbia Street between Alaskan Way and First Avenue. These facilities would improve transit operations for King County Metro bus routes serving West Seattle and southwest King County. New bus stops on Alaskan Way and Columbia Street and a multimodal hub at Colman Dock would also be included as part of AWPOW, and would improve the experience of transit users in the study area.

The Alaskan Way roadway design would provide accommodations for a future local bus transit service for the waterfront. Although such service is not part of the project and has not been formally proposed, it could serve points between the Olympic Sculpture Park and Pioneer Square, with potential connections to Seattle Center. If implemented, this service would complement other transit services planned in and near the study area, such as the proposed Madison Street rapid trolley bus route, the new First Hill Streetcar line, the proposed City Center Connector streetcar line on First Avenue, and the proposed Third Avenue Transit Corridor improvements.

Water Transportation Services

The Preferred Alternative would include two dedicated lanes for ferry queuing on northbound Alaskan Way between S. Washington Street and the main entrance to Colman Dock at Yesler Way. One dedicated lane would be provided between S. King Street and S. Washington Street. This configuration would be an improvement over the No Action Alternative, which provides only one dedicated lane for ferry traffic between S. Jackson Street and Yesler Way. The added lane capacity would increase overall holding capacity for ferry vehicles and improve operations on Alaskan Way during times when ferry traffic is high. The intersections of Alaskan Way with Yesler Way and Marion Street would continue to operate at acceptable levels.

Pedestrians and bicyclists would access the King County Water Taxi terminal and the Seattle Ferry Terminal from Alaskan Way or by using the new pedestrian bridge from First Avenue along Marion Street. Access to the terminals would improve under the Preferred Alternative because of AWPOW's improvements to pedestrian and bicycle facilities. Curbside space for taxis and passenger drop-off and pick-up would continue to be provided on Alaskan Way in front of the ferry terminal building. Drop-off and pick-up would also improve under the Preferred Alternative compared to the No Action Alternative because of reduced travel times and roadway congestion.

Access to the Argosy Cruises terminal by all modes would improve under the Preferred Alternative compared to the No Action Alternative. Congestion and delay at nearby intersections would be reduced, and improvements to nonmotorized facilities would also improve pedestrian safety and comfort for passengers accessing the Argosy terminal.

The new Elliott Way connection would allow through traffic to bypass the section of Alaskan Way that serves the Victoria Clipper terminal and the Bell Street Pier Cruise Ship Terminal. This would reduce congestion in the northern portion of Alaskan Way, which would be beneficial for traffic bound for the terminals and would help alleviate traffic congestion caused by cruise ship dockings, which occur primarily on Saturdays. Operations at the new intersection of Alaskan Way and Pine Street would be slightly worse during cruise ship dockings (LOS C) than when cruise ships are not docked (LOS B), but are still expected to remain at acceptable levels. Appendix A of this Final EIS includes more information on this analysis.

Rail

The addition of the Elliott Way connection is expected to reduce the number of vehicles, pedestrians, and bicyclists using at-grade rail crossings compared to the No Action Alternative. Elliott Way would provide a grade-separated crossing for all of these modes, eliminating the need for through traffic to cross the rail line at-grade between Wall Street and Broad Street.

Emergency Services

The center medians along Alaskan Way under the Preferred Alternative could affect emergency vehicle access and operations. Emergency response vehicles would need to make U-turns along the corridor to reach destinations on the opposite side of the street. Emergency vehicles, such as the Fire Department's ladder trucks, would be able to make U-turns at most intersections. A planted median would prevent vehicles from making U-turns at S. Main, S. Washington, and Blanchard Streets; therefore, emergency vehicles may have to travel one block farther north or south past these intersections to make a U-turn.

Emergency access to properties on the west side of Alaskan Way would be maintained under the Preferred Alternative. Emergency vehicles would have direct east-west access to the waterfront piers via the Promenade at any time.

Roadway operations and intersection LOS on Alaskan Way would generally improve under the Preferred Alternative; therefore, emergency vehicles would likely experience shorter response times as a result of AWPOW. Access and parking at Fire Station 5 would be the same under both the Preferred and No Action alternatives.

Parking

This section of Chapter 3 documents the study of parking resources that was conducted for AWPOW.

3.5 Affected Environment for Parking

The affected environment consists of the parking supply, demand, and utilization that are expected to exist in the study area in 2017, when the AWVRP, EBSP, and MarketFront projects have been completed and before AWPOW construction begins. This is referred to as the 2017 existing conditions. The MarketFront project is currently under construction (2016). As described in Section 3.5.2, for the parking analysis these spaces were not counted in the existing off-street parking supply counts obtained in 2013. These new off-street parking spaces are incorporated in the operational impacts discussion in Section 3.7.

The parking supply comprises all publicly available on-street and off-street parking spaces in the study area described below, whether publicly or privately owned and available at no cost or for a fee. Parking demand is defined as the number of parking spaces that are occupied at a given time. Parking utilization is defined as the percentage of parking spaces that are occupied in a defined area.

Because AWVRP and EBSP construction has eliminated some on-street parking spaces in the study area, the description of the 2017 existing conditions for on-street parking supply in the affected areas was based on data gathered in August 2010. At that time, all of the public parking spaces located on Alaskan Way and under the Alaskan Way Viaduct were still in place. This approach provides a reasonable analysis of AWPOW's parking impacts independent of other ongoing projects. For all remaining streets within the study area, the 2017 existing conditions description for on-street parking supply was based on data gathered in spring 2014. For the off-street parking analysis, the Puget Sound Regional Council (PSRC) parking survey conducted in 2013 was the most comprehensive off-street parking data available at the time the Draft EIS was prepared.

Off-street parking supply in the study area changes over time as a result of development and market conditions. Because of the dynamic nature of these changes, comprehensive parking inventories such as PSRC's are considered to be a reliable baseline for assessing impacts. Analysts reviewed data from recent off-street parking surveys conducted by the City to evaluate whether there had been any substantial changes in parking supply, demand, or utilization since the PSRC study in 2013. These included a Supply and Demand Survey conducted in June 2014 (Heffron 2014) and June 2016 (Heffron 2016) as part of SDOT's Center City Parking Program. The SDOT off-street parking surveys included three neighborhood areas within the commercial core and eight neighborhood areas outside the commercial core. Although these SDOT neighborhood areas did not match the AWPOW study area boundaries or parking zones, they were useful for identifying trends in off-street parking supply, demand, and utilization in the general vicinity.

Analysts also reviewed results from annual surveys of off-street parking, which are conducted by WSDOT and SDOT to monitor parking during construction of the AWVRP bored tunnel and to assess the effectiveness of its parking mitigation program. In addition, analysts conducted a review of land use applications within the AWPOW parking study area on July 8, 2016 to provide a snapshot of the development environment in the study area and the potential for associated changes in off-street parking (SDOT 2016b). The evaluation of off-street parking trends is presented in Section 3.5.4 and indicates that the 2013 off-street parking data represent a reasonable estimate of parking supply, demand, and utilization for 2017 within the study area.

3.5.1 Parking Study Area

The study area selected for the AWPOW parking analysis is the area bounded by S. King Street to the south, Second Avenue to the east, Wall Street to the north, and Alaskan Way to the west. Figure 3-9

shows the boundary of the parking study area. This area, which ranges between about ⅛ of a mile (660 feet) and ¼ mile (1,320 feet) from the project footprint, is the distance most people would be willing to walk to their destinations after parking, accounting for such factors as the trip purpose, topography, the walking environment, and available time. Although people are often willing to walk farther for special events than they are for more common activities, the study area boundaries were established for the most typical and predominant daily activities for the area, such as patronizing restaurants and visiting waterfront attractions, rather than considering well-attended but less frequent events, such as concerts or sporting events.

On-street parking spaces on both sides of S. King Street, Second Avenue, Wall Street, and Alaskan Way were included in the study area. For the off-street parking, only the off-street parking lots and garages fully within the study area boundary were included.

Because the study area contains a wide range of land uses, including business, residential, and recreational land uses, parking demand and utilization vary among different parts of the study area. To develop a more detailed analysis of parking supply, demand, and utilization, the study area was divided into five sub-areas (zones). These zones, numbered 1 through 5 from south to north, are shown in Figure 3-9. Their boundaries are based on the parking zone boundaries used in the EBSP analysis (SDOT 2012), but have been expanded to the east to include the entire AWPOW parking study area.

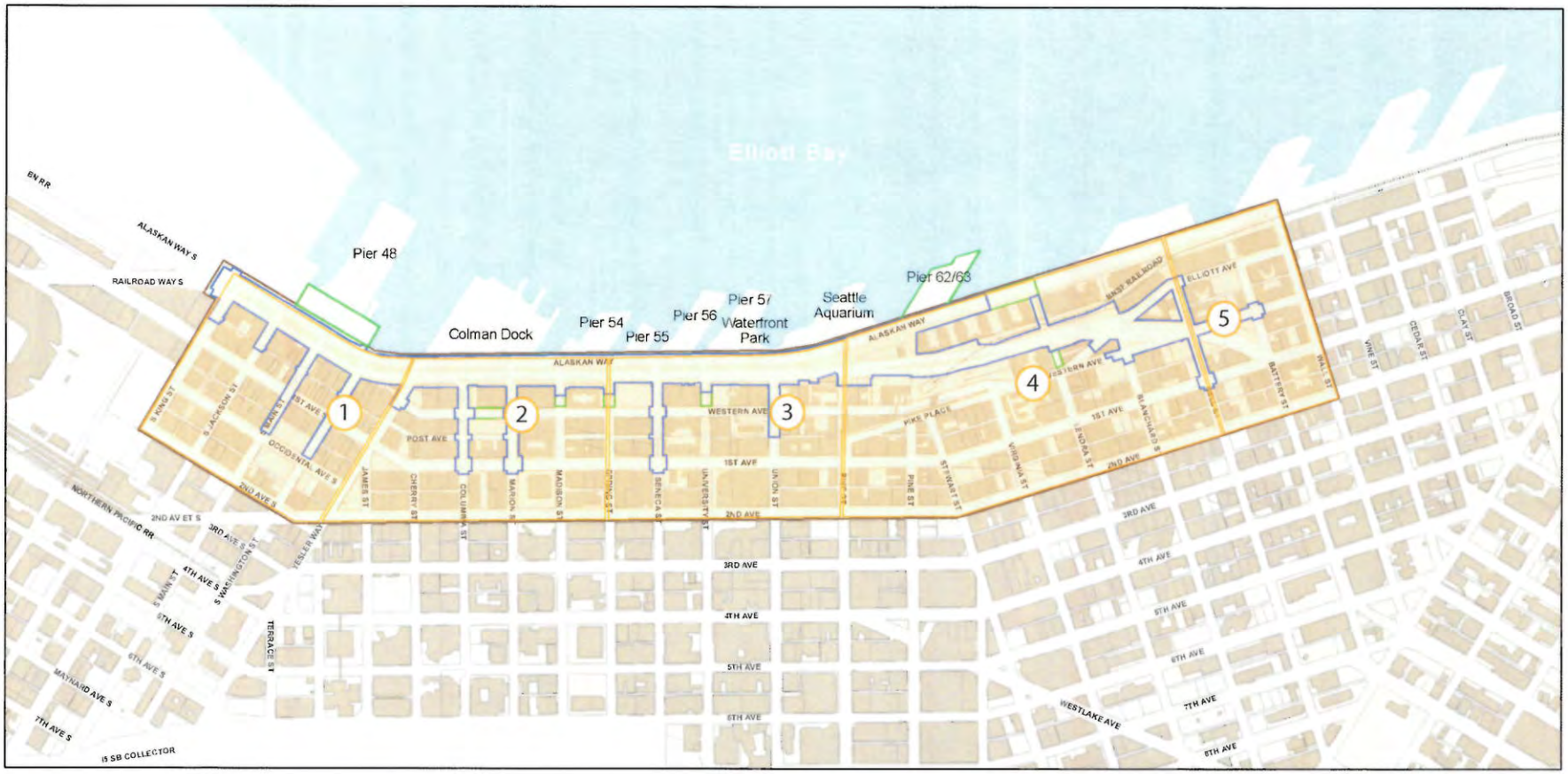
3.5.2 Parking Supply

The parking supply for 2017 existing conditions consists of parking spaces within the study area that are of the following types:

- On-street spaces along Alaskan Way and in the Alaskan Way Viaduct footprint (these spaces are assumed to have been replaced after the viaduct's demolition and before AWPOW construction begins)
- All other on-street spaces within the study area
- Off-street parking spaces available for public use
- On-street passenger and commercial loading spaces identified within each zone

The parking spaces in the Alaskan Way Viaduct footprint that are considered part of the 2017 existing conditions are City-owned pay spaces reserved for short-term parking. In some instances, unstriped areas of right of way located within the Alaskan Way Viaduct footprint have historically been used for parking and loading by private businesses; these areas will no longer be available for such use. Access to some of these unstriped areas is achievable under existing conditions because there is no sidewalk in many places within the Alaskan Way Viaduct footprint.

Elsewhere in the study area, on-street parking varies from short-term paid parking with 15-minute limits to unmetered spaces with no time limits (i.e., south of S. Jackson Street). Users of off-street lots available for public use are generally required to pay lot-specific rates; time limits and rates are posted at each lot.



0 500 1,000
Feet

GIS Source: King County, City of Seattle
Data Source: Parametrix

Preferred Alternative
- Parking Study Area
- Project Footprint
- Parking Study Zones
- Potential Construction Staging Area

- Parcel Boundary
- Building Footprint

Figure 3-9
Parking Study Area

Alaskan Way, Promenade, and Overlook Walk Final EIS

On-street and Off-street Parking

There are a total of approximately 1,829 on-street parking spaces and 8,917 off-street parking spaces available for public use in the study area. Table 3-7 summarizes the parking supply by zone. The parking zones cover the following areas:

- Zone 1 includes the southern portion of Pioneer Square and is in proximity to Colman Dock and the sports stadiums. This zone has the smallest parking supply (805 spaces) and is the only zone with more on-street parking spaces than off-street parking spaces.
- Zone 2 includes the northern portion of Pioneer Square and Colman Dock, and starts the transition into the waterfront area. It has the largest parking supply of the five zones, with 2,915 spaces. The majority (89 percent) of parking spaces in Zone 2 are off-street parking spaces.
- Zone 3 includes the area at the heart of Seattle's waterfront, including Piers 54 through 57 and the Seattle Aquarium. This area is heavily used by tourists, recreational users, and commuters. Zone 3 has 2,364 total parking spaces, including the largest supply of parking in the Alaskan Way Viaduct footprint, but overall has a relatively small supply of on-street parking (255 spaces).
- Zone 4 includes a number of prominent destinations, including the Seattle Aquarium and Pike Place Market. Parking in this area is used by both local residents and tourists. There are 2,731 parking spaces in Zone 4, including the largest supply of parking spaces on Alaskan Way, as well as overall on-street parking (593 parking spaces).
- Zone 5 covers Belltown and includes fewer tourist-oriented uses than the other zones. There are 1,931 parking spaces in Zone 5; this zone has the smallest supply of on-street parking (225 spaces).

Table 3-7. Parking Supply

	On-Street Parking Supply					
Zone	Alaskan Way[1]	Viaduct Footprint[1]	All Other On-Street Supply[2]	Total On-Street Supply	Off-Street Parking Supply[3]	Total Parking Supply
1	34	131	256	421	384	805
2	13	104	218	335	2,580	2,915
3	9	142	104	255	2,109	2,364
4	86	0	507	593	2,138	2,731
5	21[4]	0	204	225	1,706	1,931
Total	**163**	**377**	**1,289**	**1,829**	**8,917**	**10,746**
Percent of Total	1.5%	3.5%	12.0%	17.0%	83.0%	

[1] SDOT 2012

[2] SDOT 2014a

[3] PSRC 2013

[4] Parking supply counts from the EBSP were scaled to account for the difference in zone-boundary size between the EBSP and this parking analysis.

The Pike Place MarketFront building is currently (2016) under construction by the Pike Place Market Preservation Authority in partnership with the City of Seattle. The City conveyed the property for the building at no cost to the Pike Place Market Preservation Authority, and also contributed $34 million from local sources for its construction. The MarketFront building will include approximately 250 new off-street parking spaces[5]. As a result, and pursuant to a covenant with the City, the Pike Place Market

[5] For this analysis, the MarketFront development was estimated to have approximately 310 new parking spaces, replacing a lot that had approximately 60 parking spaces. This results in a net gain of approximately 250 new parking spaces.

Preservation Authority will operate the approximately 250 new parking spaces in the building for short-term public parking at current on-street parking rates. Construction is not expected to be completed until 2017; as a result, these 250 parking spaces were not included in the existing parking supply counts obtained in 2013 and are therefore not included in the existing conditions parking supply. The MarketFront building is one example of how parking conditions can change as parking lots are added or removed as part of new developments.

Loading Zone Spaces

Table 3-8 summarizes the existing loading zone spaces in the study area. A total of approximately 167 loading zone spaces are available in the study area, and are relatively evenly distributed throughout the five parking study zones. There are a limited number of loading zone spaces on Alaskan Way; most loading zone spaces (83 percent) are located on other streets. Throughout the study area, loading zone spaces are used for various purposes including commercial loading, passenger drop-off, and taxi loading.

Table 3-8. Loading Zone Spaces in Study Area

Zone	On-Street Loading Zone Spaces		Total Loading Zone Spaces
	Alaskan Way[1]	All Other Streets[2]	
1	0	35	**35**
2	6	29	**35**
3	5	18	**23**
4	5	38	**43**
5	12[3]	19	**31**
Total	**28**	**139**	**167**

[1] SDOT 2012

[2] SDOT 2014a

[3] Visual inspection confirmed that all 12 loading zone spaces included in EBSP's Zone 5 supply were located within this parking study's Zone 5 boundary.

3.5.3 Parking Utilization

Tables 3-9 and 3-10 summarize the on-street and off-street parking utilization observed in Zones 1 through 5 across the time periods studied for the 2017 existing conditions. Final EIS Appendix B, Parking Discipline Report, provides more detailed discussions of utilization for each parking type and by time period. SDOT sets an on-street target utilization range of 70 to 85 percent; at higher levels of utilization, it generally becomes difficult for a motorist to find an on-street parking space. This range is consistent with Seattle Municipal Code requirements to manage paid parking areas so that one or two parking spaces are available per block face. If the threshold of 85 percent for on-street parking utilization is exceeded, it is assumed that the motorists who would otherwise park on-street in that parking study area zone would either use on-street parking in an adjacent study area parking zone, search further for an on-street parking space in the same parking study area zone, or use off-street parking.

Table 3-9. Overall On-Street Parking Utilization

Zone	Parking Spaces	Weekday Utilization (%)						Weekend Utilization (%)					
		10 a.m.	12 p.m.	2 p.m.	4 p.m.	6 p.m.	Average	10 a.m.	12 p.m.	2 p.m.	4 p.m.	6 p.m.	Average
1	421	52	70	69	56	53	**60**	35	39	49	62	99	**57**
2	335	55	72	65	56	62	**62**	24	66	72	56	67	**57**
3	255	29	85	90	80	87	**74**	26	91	91	90	90	**78**
4	593	67	75	63	62	55	**64**	91	85	74	74	64	**77**
5	225	21	49	43	62	76	**50**	26	48	39	60	59	**46**
Total	**1,829**	**51**	**74**	**70**	**61**	**64**	**64**	**49**	**67**	**66**	**68**	**76**	**65**

Note: The utilization number shown in the "Total" row is the total number of parking spaces used in all zones for the given time period.
Sources: SDOT 2012, 2014b

Table 3-10. Off-Street Parking Utilization

Zone	Parking Spaces	Weekday Utilization (%)[1]			Weekend Utilization (%)[2]		
		Morning Peak (8:30 a.m. to 11:30 a.m.)	Afternoon Peak (1:00 p.m. to 3:30 p.m.)	Average	Morning Peak (8:30 a.m. to 11:30 a.m.)	Afternoon Peak (1:00 p.m. to 3:30 p.m.)	Average
1	384	78	87	**83**	48	80	**64**
2	2,580	62	70	**66**	32	81	**57**
3	2,109	57	65	**61**	41	67	**54**
4	2,138	56	68	**62**	41	75	**58**
5	1,706	46	62	**54**	42	36	**39**
Total	**8,917**	**57**	**68**	**63**	**39**	**69**	**54**

Note: The utilization number shown in the "Total" row is the total number of parking spaces used in all zones for the given time period.
Sources:
[1] PSRC 2013
[2] Weekend utilization calculations derived from PSRC (2013) and SDOT (2012) data

As shown in Table 3-9, the total average utilization for on-street parking is similar on weekdays and weekends. On weekdays, total parking utilization is higher during the middle of the day than in the morning or evening; on weekends, it is higher during the evening than in the morning. Specific findings by zone are as follows:

- Parking in Zone 1 is moderately utilized during all of the observed time periods except at 6 p.m. on the weekend, when utilization is 99 percent.
- Parking utilization in Zone 2 is highest at 12 p.m. during weekdays and 2 p.m. on the weekend (72 percent) and lowest on the weekend at 10 a.m. (24 percent). The high utilization at 2 p.m. on the weekend in Zone 2 reflects the high demand for tourist and recreational ferry travel.
- Parking utilization in Zone 3 is low at 10 a.m. on both weekdays and weekends, but ranges between 80 percent and 91 percent during the rest of the day on both weekdays and weekends. Zone 3's high utilization rate likely reflects the mix of tourist, recreational, and business-related parking that exists in this area.

- Parking utilization in Zone 4 ranges between 55 and 75 percent on weekdays and between 64 and 91 percent on weekends, with the highest parking utilization occurring at 10 a.m. on weekends. The high utilization of parking in Zone 4 on the weekend likely reflects that the parking spaces in this area serve a number of popular tourist destinations.
- Parking utilization in Zone 5 is low to moderate across all time periods on weekdays and weekends, with the exception of weekdays at 6 p.m., when utilization is at 76 percent. This lower level of utilization likely reflects the limited number of tourist-oriented destinations in Zone 5.

Table 3-10 above summarizes weekday and weekend off-street parking utilization within the study area. Average utilization by zone ranges from 54 to 83 percent on weekdays and from 39 to 64 percent on weekends. During weekdays and weekends, total parking utilization for all zones is higher during the afternoon peak period than the morning peak period. The average utilization for off-street parking is highest in Zone 1, although the off-street parking supply is much lower in Zone 1 than in all other zones.

3.5.4 Available Parking Supply

Table 3-11 shows the available parking supply, which is the number of parking spaces in the study area that are unused on weekdays and weekends during the morning and afternoon time periods. These time periods were selected because data existed for both on-street and off-street parking during these time frames. The morning peak includes on-street data that were collected at 10 a.m. and off-street data that were collected between 8:30 a.m. and 11:30 a.m. The afternoon peak includes on-street data that were collected at 2 p.m. and off-street data that were collected between 1:00 p.m. and 3:30 p.m. A minimum of 590 on-street spaces and 2,880 off-street spaces were available during each time period. Overall, Zone 1 had the smallest supply of available parking spaces, which is mainly because it had the smallest supply of off-street parking spaces.

Table 3-11. Available Parking Supply

	Weekday Morning		Weekday Afternoon		Weekend Morning		Weekend Afternoon	
Zone	On-Street[1]	Off-Street[2]	On-Street[1]	Off-Street[2]	On-Street[1]	Off-Street[2]	On-Street[1]	Off-Street[2]
1	206	83	131	51	278	202	219	78
2	154	986	117	765	258	1,745	90	489
3	201	897	15	731	201	1,249	15	701
4	267	939	213	694	130	1,265	130	542
5	178	922	131	643	158	989	137	1,095
Total	**1,006**	**3,827**	**607**	**2,884**	**1,025**	**5,450**	**592**	**2,904**

Sources:

[1] SDOT 2012, 2014a, 2014b

[2] PSRC 2013

As described in Section 3.5, analysts reviewed data from recent off-street parking surveys conducted by the City to evaluate whether there had been any substantial changes in parking supply, demand, or utilization since the PSRC off-street study in 2013. While none of these surveys' study areas matched those used for the AWPOW parking study, they can be used to compare trends. The SDOT off-street supply and demand surveys conducted in 2014 and 2016 showed similar trends in off-street parking utilization in the general vicinity of the AWPOW study area to those identified by the PSRC inventory. The most recent AWVRP bored tunnel parking survey, which was completed in August 2015, also shows similar trends in off-street parking utilization in the general waterfront area.

To provide a snapshot of the development environment in the study area and the potential for associated changes in off-street parking, a review of land use applications within the AWPOW parking study area was conducted on July 8, 2016 (SDOT 2016b). This review found 17 active project applications that included a total of approximately 3,100 above- and below-ground parking spaces. It is

unknown how many of these future off-street parking spaces would be available to the public upon project completion or what the net gain or loss of currently available public parking spaces would be as a result of these developments.

3.5.5 City Plans and Policies Applicable to Parking

Various City plans and their associated policies provide a framework for how parking supply is managed in Seattle. These plans and policies are implemented by City regulations that govern parking requirements and rates. The Seattle Comprehensive Plan is the central document that establishes the City's policies regarding parking as an aspect of overall land use. The Final EIS Appendix B, Parking Discipline Report, provides a detailed discussion of plans, policies, and regulations related to parking; key City policies pertaining to parking are described below.

The Transportation Element of the Seattle Comprehensive Plan highlights the City's goal of promoting safe and convenient access and travel for all users, including pedestrians, bicyclists, transit riders, and people of all abilities, as well as freight and motor vehicle drivers. Some policies in the Transportation Element are designed to achieve increased travel choices through the development of strategies to manage both transportation and parking demand. The plan highlights how parking spaces should be prioritized in comparison with other curb-space uses. In business and commercial areas, transit stops have the highest priority, followed by passenger and commercial vehicle loading, and then by parking and vehicle capacity. Goal TG18 of the Seattle Comprehensive Plan notes that mobility is the primary purpose of the street system, while Policy T42 directs the City to: "During construction or implementation of new transportation projects, consider replacing short-term parking only when the project results in a concentrated and substantial amount of on-street parking loss."

The Land Use Element of the Comprehensive Plan also describes how off-street parking reforms fit into the vision for the City's access and travel goals. The City has determined that the quantity, design, and location of parking supply influence the scale, shape, and cost of development; therefore, the City regulates the size, design, and location of parking facilities in an effort to encourage the use of alternative modes of transportation. Because off-street parking is generally provided by the private sector, the City can affect off-street parking through modifications to its Land Use Code. Some of the parking-related reforms outlined in the Land Use Element include:

- Removing minimum parking requirements and setting the maximum amount of parking in designated urban centers, such as downtown Seattle
- Reducing off-street parking requirements for new developments to encourage more use of transit and nonmotorized modes, as well as reduce reliance on automobiles
- Regulating the location of off-street parking and imposing size restrictions on parking facilities, including private off-street lots (City of Seattle 1999)
- Supporting alternative modes of transportation that reduce the use of single-occupant vehicles

3.6 Construction Impacts for Parking

3.6.1 Construction Impacts of the No Action Alternative

No construction activities for AWPOW would occur under the No Action Alternative; therefore, there would be no construction impacts on parking.

3.6.2 Construction Impacts of the Preferred Alternative

Construction activities for the Preferred Alternative would temporarily impact on-street parking throughout the study area. The amount of on-street parking affected would vary by construction stage and segment and would be determined once construction and staging plans are finalized. Some businesses could have access routes or loading zones blocked, but this would only occur intermittently.

To construct the new Alaskan Way, Pine Street extension, and Overlook Walk, a surface parking lot with approximately 60 spaces would be acquired and removed. These parking spaces are included in the total number of off-street spaces permanently removed by the Preferred Alternative (Section 3.7.2). This property is located where the Overlook Walk would be constructed, just south of the Pine Street extension. These off-street parking spaces represent less than 1 percent of the off-street parking supply in the area. Further details about this property are provided in Section 4.2.2 and the Draft EIS Appendix C, Land Use Discipline Report. Off-street parking spaces outside of the project footprint would not be affected, except for minor temporary changes in access to build the improvements.

3.7 Operational Impacts for Parking

3.7.1 Operational Impacts of the No Action Alternative

Parking Supply

The parking supply in the study area under the No Action Alternative is assumed to remain the same as the 2017 existing conditions, with the exception of the MarketFront development, which would add 250 new off-street parking spaces to Zone 4[6]. As described in Section 3.5.2, construction of the MarketFront is expected to be completed in 2017, and therefore these 250 new off-street spaces were not included in the existing off-street parking supply, which was based on the 2013 PSRC counts. Table 3-12 summarizes the assumed No Action Alternative parking supply.

Table 3-12. No Action Alternative Parking Supply

	On-Street Parking Supply					
Zone	Alaskan Way[1]	Viaduct Footprint[1]	All Other On-Street Supply[2]	Total On-Street Supply	Off-Street Parking Supply[3]	Total Parking Supply
1	34	131	256	421	384	805
2	13	104	218	335	2,580	2,915
3	9	142	104	255	2,109	2,364
4	86	0	507	593	2,388	2,981
5	21	0	204	225	1,706	1,931
Total	**163**	**377**	**1,289**	**1,829**	**9,167**	**10,996**
Percent of Total	1.5%	3.4%	11.7%	16.6%	83.4%	

Sources:
[1] SDOT 2012
[2] SDOT 2014a
[3] PSRC 2013

Another factor that is expected to change between 2017 and 2030 is the cost of off-street parking. Off-street parking in the study area is currently subsidized by WSDOT as part of mitigation for construction impacts of the AWVRP. These subsidies will end when AWVRP construction is complete, which will change the availability of on-street and off-street parking. Off-street parking pricing will be determined by the building owners, and parking utilization may change in response to new off-street parking pricing. Because market factors will drive the cost of off-street parking, the degree or direction of potential price change and the associated effects on utilization are not possible to predict.

Demand for both on-street and off-street parking within the study area is generally expected to increase by 2030 in conjunction with population and employment growth in Seattle's central business district. Because parking supply would remain constant under the No Action Alternative, this increase in demand is expected to also increase the on-street parking utilization rates across all zones and time periods in the

[6] For this analysis, the MarketFront development was estimated to have approximately 310 new parking spaces, replacing a lot that had approximately 60 parking spaces. This results in a net gain of approximately 250 new parking spaces.

study area. There are no current predictions for the scale of this increased on-street parking demand or utilization rates.

Loading Zone Spaces

The No Action Alternative would not change the existing (2017) passenger and commercial loading zone spaces, which are shown above in Table 3-8.

3.7.2 Operational Impacts of the Preferred Alternative

Parking Supply

The Preferred Alternative would permanently remove all parking that existed in the Alaskan Way Viaduct footprint (377 spaces) and much of the on-street parking on Alaskan Way (57 spaces). In addition, approximately 15 on-street spaces on Bell Street, 3 spaces on Union Street, and 1 space on S. Main Street would be removed to accommodate pedestrian improvements. This results in a total on-street parking loss of 453 spaces. These on-street parking spaces would be replaced by the new Alaskan Way roadway, loading zones, sidewalks, bicycle facilities, Promenade, and plantings. Many of these spaces are currently (as of 2016) not available for use, because construction of the AWVRP and EBSP projects has reduced the number of parking spaces along Alaskan Way and removed many of the spaces underneath the viaduct. While AWPOW assumes responsibility for the permanent removal of these spaces, it is important to note that much of this parking does not exist today.

The Preferred Alternative would also permanently remove 189 off-street parking spaces in the study area. The changes in off-street parking, compared to 2017, that were described above for the No Action Alternative (addition of 250 new parking spaces in the MarketFront building and cessation of parking subsidies currently in place for AWVRP) would also occur under the Preferred Alternative. In addition, two parking lots located in the Alaskan Way Viaduct footprint between Lenora and Bell Streets would be removed. Table 3-13 summarizes the parking supply for the Preferred Alternative and the No Action Alternative, and the net change between the two.

Table 3-13. On-Street and Off-Street Parking Supply under the No Action and Preferred Alternatives

	No Action Alternative						Preferred Alternative						Net Change					
Zone	Alaskan Way[1]	Viaduct Footprint[1]	All Other On-Street[2]	Total On-Street	Total Off-Street[3]	Total	Alaskan Way[1]	Viaduct Footprint[1]	All Other On-Street[2]	Total On-Street	Total Off-Street[3]	Total	Alaskan Way[1]	Viaduct Footprint[1]	All Other On-Street[2]	Total On-Street	Total Off-Street[3]	Total
1	34	131	256	421	384	805	31	0	255	286	384	670	-3	-131	-1	-135	0	-135
2	13	104	218	335	2,580	2,915	17	0	218	235	2,580	2,815	4	-104	0	-100	0	-100
3	9	142	104	255	2,109	2,364	35	0	101	136	2,109	2,245	26	-142	-3	-119	0	-119
4	86	0	507	593	2,388	2,981	2	0	507	509	2,199[4]	2,708	-84	0	0	-84	-189[4]	-273
5	21	0	204	225	1,706	1,931	21	0	189	210	1,706	1,916	0	0	-15	-15	0	-15
Total	**163**	**377**	**1,289**	**1,829**	**9,167**	**10,996**	**106**	**0**	**1,270**	**1,376**	**8,978**	**10,354**	**-57**	**-377**	**-19**	**-453**	**-189**	**-642**

Note: Negative numbers indicate instances in which there is a loss in parking supply.
Sources:
[1] SDOT 2012
[2] SDOT 2014a
[3] PSRC 2013
[4] The two parking lots under the viaduct, located from Lenora to Blanchard and Blanchard to Bell Streets, were included in the off-street inventory. Therefore, when removed as part of the Preferred Alternative, these lots are included as a reduction in the total off-street parking supply.

The on-street parking spaces that existed in the Alaskan Way Viaduct footprint would be replaced by the new Alaskan Way roadway, sidewalks, bicycle facilities, Promenade, and plantings. The Preferred Alternative would provide the equivalent of 31 on-street parking spaces on three blocks on the east side of Alaskan Way between S. King and S. Jackson Streets and between S. Main Street and Yesler Way. This curb space would be used for parking, loading, and other activities. Between Yesler Way and Columbia Street, Alaskan Way would have no on-street parking in order to accommodate transit-only lanes and a northbound transit stop. Between Columbia Street and Pike Street, much of the on-street curb space along Alaskan Way would be designated as loading zones for buses, taxis, and passenger pick-ups and drop-offs at Colman Dock and Piers 55 through 59; additional curb space would be designated for loading zones to provide freight access to businesses on Alaskan Way.

All zones in the study area would lose on-street parking spaces. Overall, the loss of 453 on-street parking spaces represents approximately 25 percent of the on-street parking supply in the study area. These spaces, added to the 189 parking spaces the City would acquire from private off-street lots, result in a total project-related loss of 642 parking spaces, which represents approximately 6 percent of the total parking supply (on-street and off-street) in the study area. It is anticipated that demand for both on-street and off-street parking within the study area would generally increase by 2030 in conjunction with population and employment growth. Because the parking supply would decrease under the Preferred Alternative, this increase in parking demand, coupled with the decrease in parking supply, is expected to increase the on-street and off-street parking utilization rates across all zones and time periods in the study area. As on-street parking spaces are removed, it is likely that utilization rates at off-street garages would increase as demand is shifted from on-street to off-street parking. This removal of parking supply would adversely affect some users. Impacts by zone are summarized below.

- Zone 1 would lose 135 on-street parking spaces, the highest for any zone. Because of the limited supply of off-street parking in this zone, motorists seeking parking during the midday peak period, when demand is highest, may need to travel farther to find available parking within this zone or a neighboring zone.
- Zone 2 would lose 100 on-street parking spaces. During weekday and weekend midday periods, when demand is at its peak in this zone, motorists may need to park off-street within this zone or travel farther to find available on-street or off-street parking.
- Zone 3 would lose 119 on-street parking spaces. As with Zone 2, it experiences the highest demand during midday periods, and the loss of on-street parking might require motorists to park off-street within this zone or travel farther to find available on-street or off-street parking.
- Zone 4 would lose 84 on-street parking spaces and 189 off-street parking spaces, for a total of 273 lost parking spaces. The off-street parking loss would come from the City's acquisition of an existing parking lot just south of the Pine Street extension where the Overlook Walk would be constructed, and two parking lots currently under the viaduct footprint from Lenora to Blanchard and Blanchard to Bell Streets. The off-street parking spaces that would be removed represent approximately 2 percent of the total off-street parking supply in the study area. On weekend mornings, when demand is highest in this zone, motorists may need to park off-street or travel farther to find available on-street or off-street parking.
- Zone 5 would lose approximately 15 on-street parking spaces, which would have a minimal impact on Zone 5 utilization rates. However, as on-street parking spaces are removed from adjacent zones, it is likely that utilization rates for on-street and off-street spaces in Zone 5 would increase.

In addition to the loss of off-street and on-street spaces described above, the sidewalk constructed within the City's right of way along the new Alaskan Way would change how some private properties access their parking. Some properties along the east side of Alaskan Way that previously crossed the City right of way mid-block to access parking or loading docks on their property would need to alter their access to either the north or south ends of the block. The access modification could potentially change how private property owners use the space between their buildings and the City's right of way. Some

businesses may not be able to accommodate as many vehicles on their property because of the access changes. Also, informal parking in the City right of way along the east side of Alaskan Way would no longer be possible once the sidewalk is constructed.

Loading Zone Spaces

Table 3-14 summarizes the net change in loading zone spaces between the No Action Alternative and the Preferred Alternative by study area zone. The Preferred Alternative would shift the locations of loading zone spaces along Alaskan Way. Zones 2 and 3 would gain loading zone spaces, while Zones 1, 4, and 5 would maintain the same number of loading zone spaces on Alaskan Way. On side streets, the number of loading zone spaces would remain the same in Zones 1, 2, 4, and 5. In Zone 3, one loading zone on Union Street would be displaced.

Table 3-14. On-Street Loading Zone Spaces under the No Action and Preferred Alternatives

	No Action Alternative			Preferred Alternative			Net Change		
Zone	Alaskan Way[1]	All Other On-Street[2]	Total On-Street	Alaskan Way[1]	All Other On-Street[2]	Total On-Street	Alaskan Way[1]	All Other On-Street[2]	Total On-Street
1	0	41	**41**	0	41	41	0	0	0
2	6	29	**35**	7	29	36	1	0	1
3	5	21	**26**	18	20	38	13	-1	12
4	5	39	**44**	5	39	44	0	0	0
5	12[3]	20	**32**	12	20	32	0	0	0
Total	**28**	**150**	**178**	**42**	**149**	**191**	**14**	**-1**	**13**

Note: Negative numbers indicate instances in which there is a loss in parking supply.
Sources:
[1] SDOT 2012
[2] SDOT 2014a
[3] Visual inspection confirmed that all 12 loading zone spaces included in EBSP's Zone 5 supply were located within this parking study's Zone 5 boundary.

Impacts on Parking during High Attendance Events

During high attendance events, such as festivals or events in the study area or at the nearby stadiums, parking demand would increase, and finding available parking may be more challenging or may cost more than under normal conditions. People are often willing to walk farther for special events; therefore, parking supply in the study area could be supplemented by major parking facilities located just beyond the study area, including the Safeco Field Garage, CenturyLink Event Center Garage, Union Station Garage, North Lot (CenturyLink Field), Impark Parking, Home Plate Parking, and others. Event attendees would also be encouraged to use bus and rail service and to carpool to the study area during events.

The potential also exists for some high attendance events at the stadiums to generate more parking demand than can be accommodated nearby. This could result in stadium attendees parking in the study area, which would reduce parking supply, particularly in Zones 1 and 2. During these times, waterfront visitors may need to park farther from their destinations or could spend additional time searching for parking. However, these situations are expected to occur infrequently.

Influences on Parking Demand by Other Modes

The Preferred Alternative would provide improved nonmotorized facilities, including substantial pedestrian and bicycle facilities such as the Promenade and Overlook Walk. It would also include transit lanes that would support transit routes in the study area. The enhanced nonmotorized facilities under the Preferred Alternative and availability of transit in the area could support waterfront visitors in choosing different modes of travel to the study area. In addition, service increases by transit providers

expands (Sound Transit 2016). This could result in changes to the relative use of vehicle, transit, and nonmotorized modes of travel. A shift to transit and nonmotorized modes would reduce parking demand in the study area, thereby minimizing the impacts of parking loss associated with the Preferred Alternative.

Consistency with City of Seattle Parking Policies

Current City plans and policies include strategies to encourage the use of transit and nonmotorized modes of travel, and to discourage the use of single-occupant vehicles. This emphasis is reflected in City policies that prioritize other uses of street space over parking, and a movement in policy direction toward imposing maximum (rather than minimum) parking requirements on new development. As discussed above, Goal TG18 of the Seattle Comprehensive Plan notes that mobility is the primary purpose of the arterial street system, and Policy T42 of the Seattle Comprehensive Plan's Transportation Element states that it is the City's general policy to replace short-term parking only when the project results in a concentrated and substantial amount of on-street parking loss. The removal of parking that would occur under AWPOW, in conjunction with enhanced nonmotorized and transit facilities that are included in the project, is consistent with this policy direction and supports overall City planning goals for reducing dependency on single-occupant vehicles in the downtown area.

4 Land Use

This chapter identifies existing land uses and zoning in the vicinity of the project footprint and provides an overview of the plans and policies that guide current and future development. This is followed by a discussion of AWPOW's potential impacts during construction and operation, including an evaluation of property acquisitions needed for the project, the potential impacts on nearby properties during construction and operation, and consistency with adopted plans and policies. Potential avoidance, minimization, and mitigation measures that have been identified for construction and operational impacts are presented in Chapter 16 of this Final EIS. Additional land use information is provided in the Draft EIS documents and in Final EIS Appendix C, Discipline Report Errata Sheets.

4.1 Affected Environment

The affected environment consists of the land use patterns and zoning that will exist within the study area in 2017, when the AWVRP, EBSP, and MarketFront projects are complete and before AWPOW construction begins. This is referred to as the 2017 existing conditions. The area studied for this land use analysis covers an area large enough to encompass expected project construction and operational impacts, which transects five neighborhood plan areas (as shown in Figure 4-1):

- Greater Duwamish Manufacturing and Industrial Center
- Pioneer Square Neighborhood
- Commercial Core Neighborhood
- Belltown Neighborhood
- Downtown Urban Center Neighborhood (contains the Pioneer Square, Commercial Core, and Belltown Neighborhood planning areas within its larger urban center planning area)

The land use patterns and zoning that exist today in the study area are expected to remain generally the same in 2017. Although the Alaskan Way Viaduct will have been removed, the land upon which it stood will still be owned by the City and designated for transportation use. Accordingly, this section describes the current land use conditions and zoning classifications that apply to land in the AWPOW study area and specifies applicable land use policies.

4.1.1 Existing Land Use

As shown in Figure 4-2, the study area contains a variety of land uses. Along the west side of Alaskan Way at the waterfront, land uses include Port of Seattle facilities (Terminal 46); a vacant pier (Pier 48); the Seattle Ferry Terminal at Colman Dock; King County Water Taxi; tourism-related retail, restaurants, and recreational facilities (the Seattle Great Wheel at Pier 57, Waterfront Park, Seattle Aquarium, and Pier 62/63); and the Bell Harbor Marina. The land uses for the study area parcels on the east side of Alaskan Way are a mix of parking, condominiums, apartments, community services, office buildings, vacant land (one parcel), commercial uses, and industrial uses. South of Yesler Way, Alaskan Way is SR 519, a state facility that connects Interstate 90 (I-90) to the Port of Seattle and Colman Dock. Parking is also a land use within the study area but it is discussed separately in Sections 3.5 through 3.7 of this Final EIS.

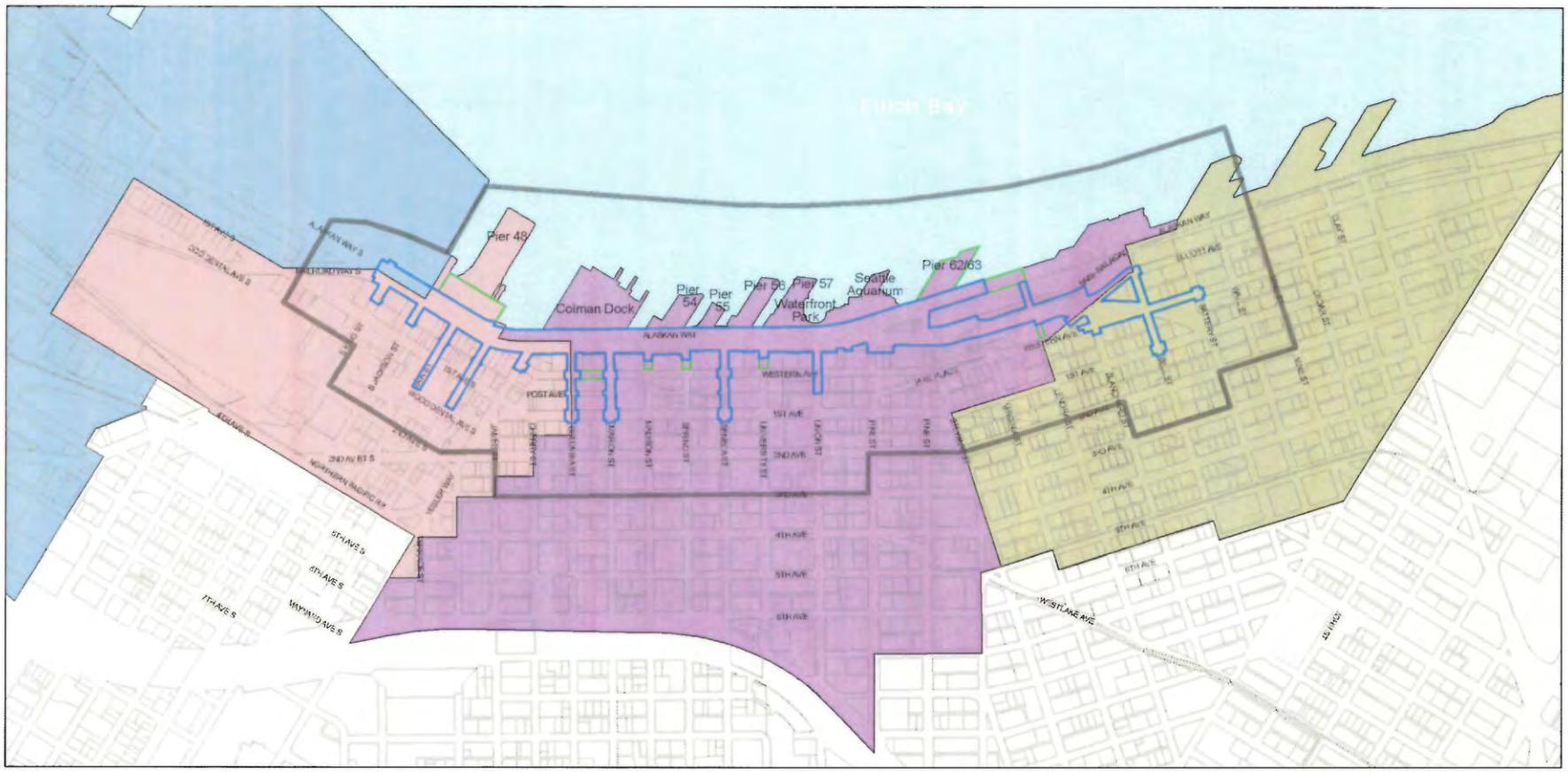
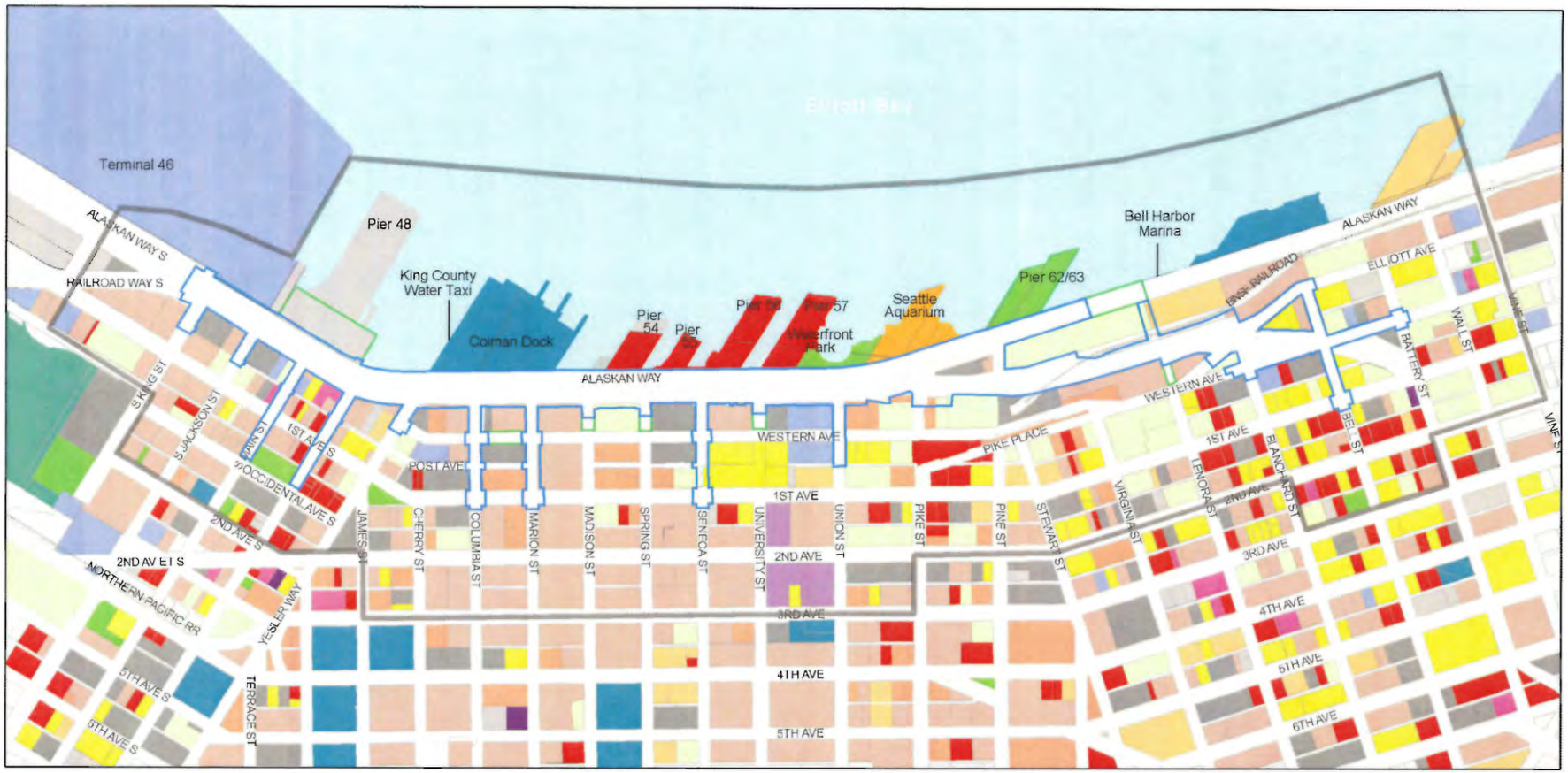


Figure 4-1
Land Use Study Area

Alaskan Way, Promenade, and Overlook Walk Final EIS



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Source: King County, City of Seattle

Preferred Alternative
- Project Footprint
- Potential Construction Staging Area
- Study Area
- Parcel Boundary

- Apartment
- Condominium
- Hotel/Motel
- Commercial
- Office Building
- Industrial
- Parking
- Art Gallery/Museum
- Church/Religious Services
- Governmental Services
- Community Services
- Historic Property
- Park/Open Space
- Sport Facility
- Vacant
- Education

Figure 4-2
Existing Land Use

Alaskan Way, Promenade, and Overlook Walk Final EIS

4.1.2 Existing Zoning

The types of land uses allowed in a given area are determined by the parcel zoning classification established by the City. The zoning classification of parcels in the study area is shown in Figure 4-3. North of Columbia Street, the land along Alaskan Way is zoned Downtown Harborfront 1 or 2. The upland areas adjacent to Alaskan Way are mostly zoned Downtown Mixed Commercial or Downtown Mixed Residential. Farther east are the Downtown Office Core and Downtown Retail Core designations. Pioneer Square and Pike Place Market each have their own mixed-use zoning designations, with land uses subject to approval by the Pike Place Market Historical Commission and the Pioneer Square Preservation Board, respectively. A small portion of property at the south end of the study area is zoned for industrial or industrial commercial development.

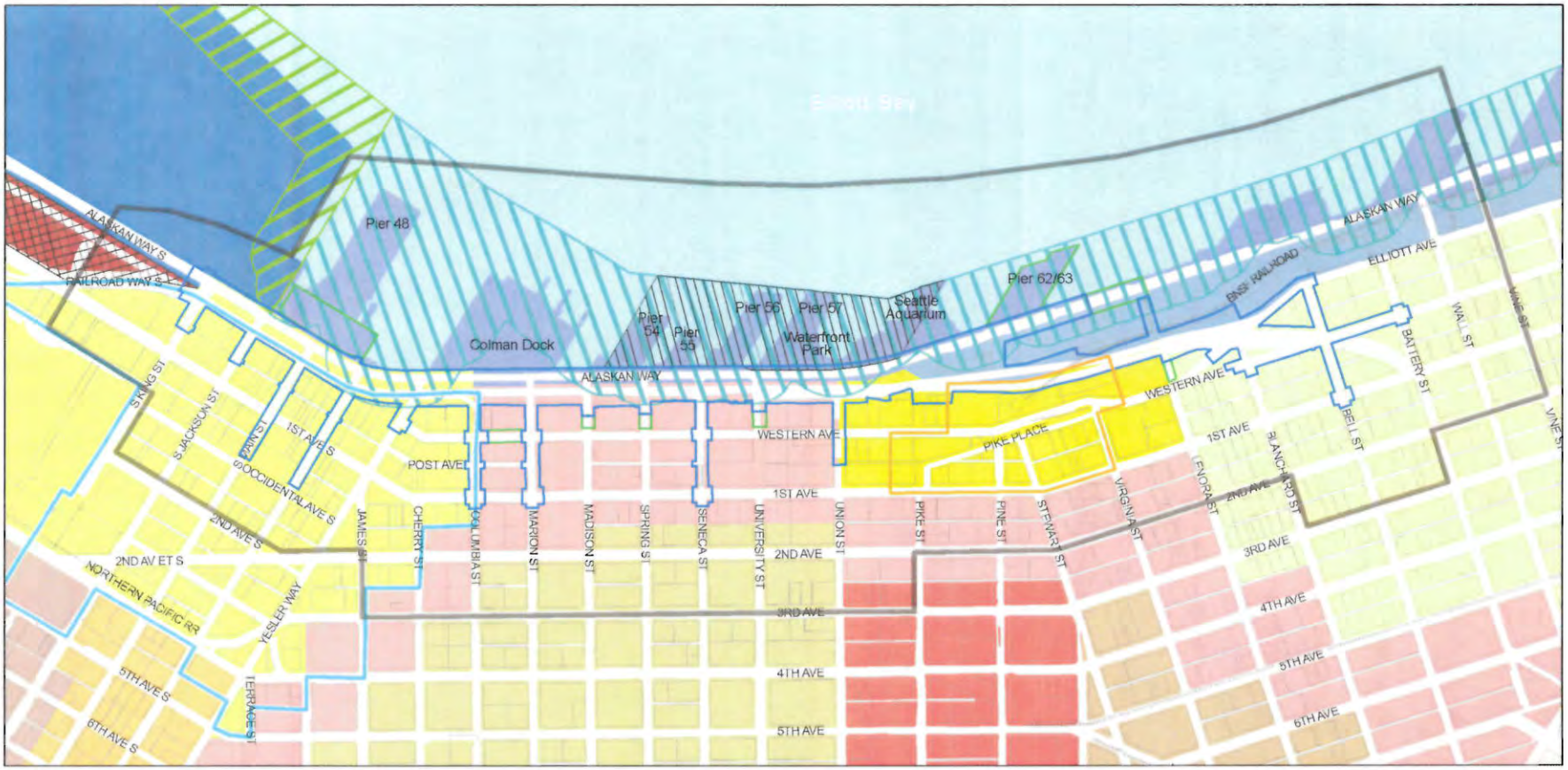
4.1.3 Shoreline Designations

A substantial portion of the study area is within the Shoreline District, which is an overlay district that applies its own development standards in addition to those of the underlying zoning designations. The Shoreline District implements the Seattle Shoreline Master Program (SMP), which is described in more detail in the Draft EIS Appendix C, Land Use Discipline Report. The SMP designates a number of "shoreline environments" within the Shoreline District, each with its own allowable uses and development standards. As shown in Figure 4-3, the majority of the shoreline in the study area is designated Urban Harborfront, with a small area designated Urban Industrial at the south end. Piers 54 through 59 (the Seattle Aquarium) are within the Urban Harborfront Historic Character Area, a sub-area within the Urban Harborfront, which regulates development on these historic piers. In the case of irreconcilable conflicts between the regulations of the Shoreline District and the underlying zoning designations, the shoreline regulations will apply, with some exceptions (SMC 23.60.14B.1).

4.1.4 Special Districts

Special districts are established by the Land Use Code to conserve and enhance Seattle's unique setting, preserve areas of historical or architectural merit, and accomplish the City's policy objectives, among other goals (SMC 23.59.010). They impose additional development standards as an overlay to the underlying zoning. The districts applicable to AWPOW, as shown in Figure 4-3, are:

- Pioneer Square Preservation District (SMC 23.66)—The Pioneer Square Preservation District was established as both a national historic district and a local preservation district in 1970. The local preservation district is protected by an ordinance and design guidelines focused on preserving its unique historic and architectural character. A Certificate of Approval from the Pioneer Square Preservation Board is required for new business or service, and for physical changes to buildings, landscape, and public rights of way within the district.
- Pike Place Market Historical District (SMC 25.24)—The citizens of Seattle voted to establish the Pike Place Market Historical District in 1971 to preserve the market's physical and social character. The Market Historical Commission manages design and use changes within the District in accordance with the Pike Place Market Historical Commission Revised Guidelines; a Certificate of Approval from the Commission is required for such changes.
- Stadium Transition Area Overlay District (SMC 23.74)—The Stadium Transition Area Overlay District includes CenturyLink Field and Safeco Field and the area around these sports facilities. The District is intended "to contribute to a safer pedestrian environment for those attending events and permits a mix of uses, supporting the pedestrian-oriented character of the area as well as the surrounding industrial zone, while minimizing conflicts with industrial uses" (SMC 23.73.002).



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Source: City of Seattle

Preferred Alternative
- Project Footprint
- Potential Construction Staging Area
- Study Area
- Parcel Boundary

Shoreline Environment
- Urban Harborfront
- Urban Industrial
- Urban Harborfront Historic Character Area

Special District
- Stadium Area Transition Overlay District
- Pioneer Square Preservation District
- Pike Place Public Market Historical District

City of Seattle Zoning
- Downtown Harborfront 1
- Downtown Harborfront 2
- Downtown Mixed Commercial
- Downtown Mixed Residential
- Downtown Office Core 1
- Downtown Office Core 2
- Downtown Retail Core
- General Industrial 1
- Industrial Commercial
- International District Mixed
- International District Residential
- Pike Market Mixed
- Pioneer Square Mixed

Figure 4-3
Existing Zoning

Alaskan Way, Promenade, and Overlook Walk Final EIS

4.1.5 Parks and Recreational Facilities

The study area contains a number of parks and recreational facilities that are appreciated by visitors to Pioneer Square, the waterfront, and Pike Place Market. The facilities shown on Figure 4-4 are:

- Occidental Square Park
- Washington Street Boat Landing
- Pioneer Square Park
- Argosy Cruises
- Waterfront Park
- Seattle Aquarium
- Pike Street Hillclimb
- Pier 62/63 Park
- Path on the east side of Alaskan Way
- Victor Steinbrueck Park
- Lenora Street pedestrian bridge
- Bell Harbor Marina
- Bell Street Pier Cruise Terminal at Pier 66
- Bell Street Park
- Regrade Park (dog park)
- Belltown Cottage Park

4.1.6 Applicable Laws and Plans

Land use and development in the study area are guided by a number of state, regional, and City land use laws and plans. These documents establish the planning framework used to manage growth and ensure that individual projects are consistent with an overall vision. This section provides an overview of the laws and plans applicable to AWPOW. Table 4-1 provides a list of the documents that outline land use planning goals and their general goals. Draft EIS Appendix C, Land Use Discipline Report, provides more detailed information, including specific policies relevant to AWPOW.

State Laws and Plans

The Shoreline Management Act (SMA; Revised Code of Washington [RCW] 90.58.020), which addresses shoreline land use, focuses on shoreline use, environmental protection, and public access. The City of Seattle implements the SMA through its SMP, discussed below.

Washington's Relocation Assistance law (RCW 8.26) establishes a uniform policy for the fair and equitable treatment of persons displaced as a direct result of public works programs of the state and local governments. AWPOW must comply with this policy when acquiring property for the project.

Regional Plans

PSRC is engaged in regional transportation, economic development, and growth management planning for central Puget Sound through the long-range strategy envisioned in VISION 2040 (PSRC 2008) and a 30-year transportation action plan outlined in Transportation 2040 (PSRC 2010). VISION 2040 provides a regional framework for long-range transportation planning that integrates freight, ferries, highways, local roads, transit, bicycles, and walking. The plan's focus is to contain growth, concentrate new employment into urban centers, and link the centers with a high-quality multimodal transportation system. Transportation 2040 is an action plan for transportation in the central Puget Sound region that is designed to support the implementation of VISION 2040. The plan outlines a long-term template for how this region should invest in transportation to accommodate rising travel demand.

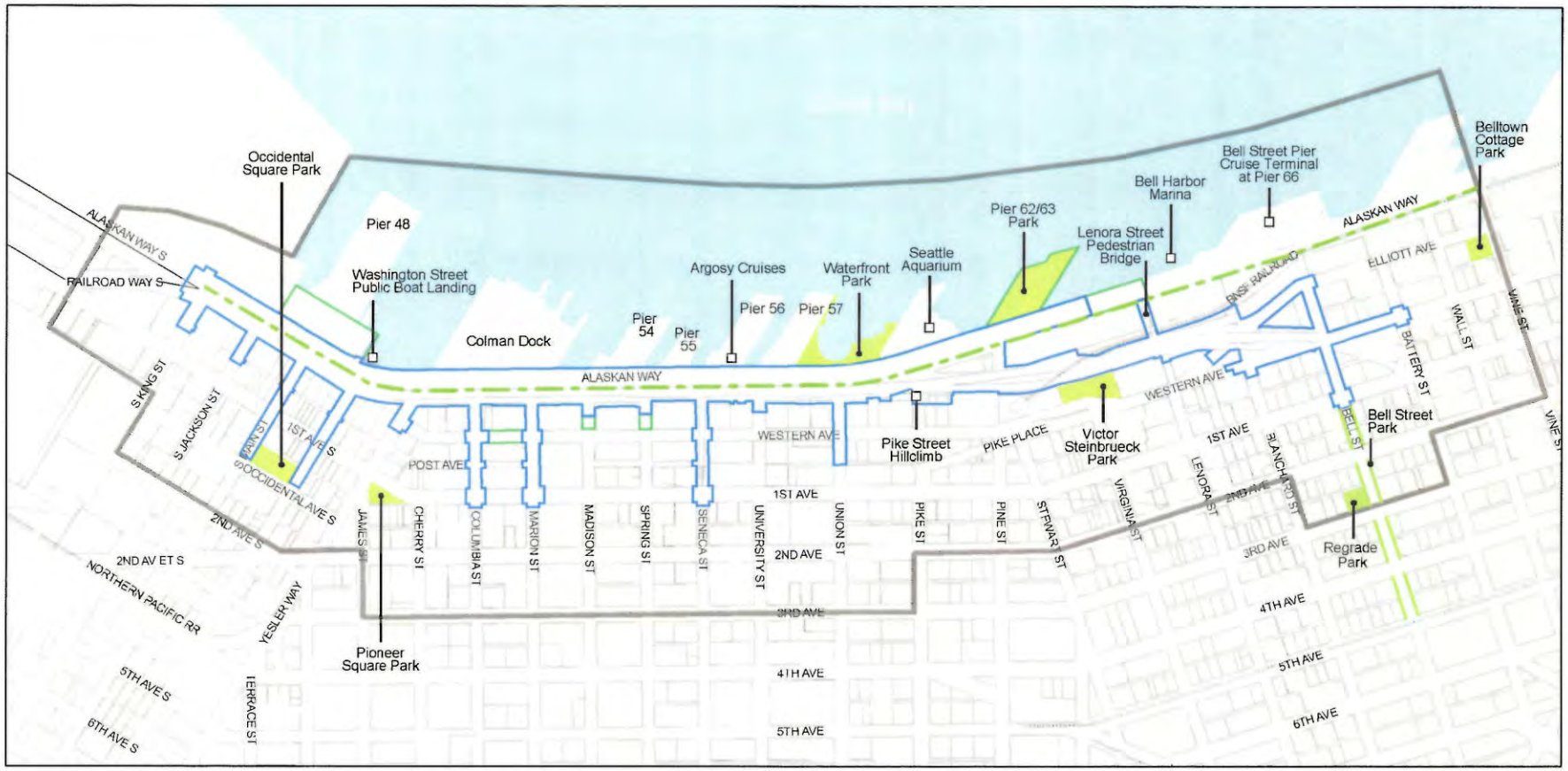


Figure 4-4
Parks and Recreational Facilities

Alaskan Way, Promenade,
and Overlook Walk Final EIS

Table 4-1. Summary of the Primary Goals of Adopted Land Use Laws and Plans

	Primary Goals of Land Use Plans						
	Increased Multimodal Connectivity and Mobility	Economic Development	Management of Urban Growth	Environmental Protection	Public Access to the Shoreline	Open Space and Recreation	Adequate Public Facilities and Services
State Laws and Plans							
Washington State Shoreline Management Act		X		X	X	X	
Regional Plans							
PSRC VISION 2040	X	X	X	X		X	X
PSRC Transportation 2040	X	X	X	X			X
City of Seattle Plans							
Seattle Comprehensive Plan	X	X	X	X	X	X	X
Seattle Land Use Code		X	X	X	X	X	X
Seattle Shoreline Master Program		X		X	X		
Seattle Environmentally Critical Areas Code			X	X			
SDOT Transportation Strategic Plan	X	X	X	X			X
City of Seattle Center City Circulation Report and Center City Access Strategy	X	X	X				X
Seattle Transit Master Plan	X	X	X				X
Seattle Freight Mobility Strategic Action Plan	X	X					X
Seattle 2014 Bicycle Master Plan	X					X	X
Seattle Pedestrian Master Plan	X	X				X	X
Neighborhood Plans							
Greater Duwamish Manufacturing and Industrial Center Plan	X	X	X				X
Pioneer Square Neighborhood Plan		X				X	X
Commercial Core Neighborhood Plan	X	X	X			X	X
Belltown Neighborhood Plan	X	X	X				
Downtown Urban Center Neighborhood Plan	X	X	X		X	X	

Note: The Waterfront Seattle Guiding Principles, Framework Plan, Concept Design, and Strategic Plan are being used to develop AWPOW so that the project is consistent with adopted land use laws and plans.

City of Seattle Plans

The City of Seattle Comprehensive Plan—Toward a Sustainable Seattle is a 20-year plan that provides the framework for how Seattle should grow (City of Seattle 2005). The City is currently updating the Comprehensive Plan; the Seattle City Council is expected to adopt the updated plan in fall 2016. The Seattle Comprehensive Plan's Land Use, Transportation, and Economic Development, and Container Port Elements contain goals and policies that are relevant to AWPOW. Regulations for the Land Use Code (SMC Title 23) and Street and Sidewalk Use (SMC Title 15) would ensure that AWPOW projects are consistent with allowable uses and implement the City's Comprehensive Plan. In addition, the City's Environmentally Critical Areas Code (SMC 25.09) governs areas of Seattle that provide critical environmental functions, such as shoreline habitat and geologic hazard areas, to protect these areas and ensure public safety while allowing for reasonable development.

The City of Seattle SMP (SMC 23.60) guides and regulates development of the shorelines in order to protect the ecosystems of the shoreline areas; encourage water-dependent uses; provide for maximum public use and enjoyment of the city shorelines; and preserve, enhance, and increase views of the water and access to the water. The City is currently in the process of updating the SMP.

The City also has a variety of plans related to various modes of transportation that affect the AWPOW study area. These include:

- SDOT Transportation Strategic Plan: Describes the actions SDOT will take in this 20-year functional work plan to accomplish the goals and policies of the Seattle Comprehensive Plan.
- City of Seattle Center City Circulation Report and Access Strategy: Reviews the major transportation projects planned for downtown Seattle, provides recommendations for how they can work together as an integrated system, and develops projects to fill identified gaps in the system; the goal is to create a vibrant and inviting city core.
- Seattle Transit Master Plan: Identifies key corridors linking urban villages and establishes performance standards for transit service, including various modes (rail and streetcar, rapid bus service, and standard bus service) and facilities (station design and capital infrastructure, including enhanced bicycle and pedestrian connections to transit).
- Seattle Freight Mobility Strategic Action Plan: Recommends a list of actions that the City will implement to maintain efficient freight movement in a manner consistent with the Comprehensive Plan and the Transportation Strategic Plan, including grade separations, signage, and street improvements.
- Seattle Bicycle Master Plan: Seeks to facilitate the use of bicycles as a safe, convenient, and attractive option for a large number of people by increasing ridership, improving safety, creating a network of bicycle facilities, providing access for all, and creating a welcoming environment for bicyclists.
- Seattle Pedestrian Master Plan: Contains policies, programs, projects, and design criteria to enhance pedestrian safety, comfort, and access in support of a vision to help Seattle become the most walkable city in the nation.

Neighborhood Plans

Neighborhood plans are strategic plans to address growth within each neighborhood while maintaining the neighborhood's character and livability, and providing open space and affordable housing to residents. AWPOW is located in five neighborhood planning areas, each with a distinct land use composition and character. These planning areas are the Greater Duwamish Manufacturing and Industrial Center, Pioneer Square, Commercial Core, Downtown Urban Center, and Belltown. The plans for each neighborhood set out a vision and planning objectives to guide future development. Draft EIS Appendix C, Land Use Discipline Report, contains more detail on the neighborhood plans.

Waterfront Seattle—Guiding Principles, Framework Plan, Concept Design, and Strategic Plan

Waterfront Seattle is the name for the City of Seattle's vision for a number of infrastructure improvement projects along Seattle's downtown waterfront. It covers 26 city blocks from Pioneer Square to Belltown in downtown Seattle, and includes the improvements proposed for AWPOW. Several committees established by the Seattle City Council have guided the waterfront planning process since 2009. First, the Central Waterfront Partnerships Committee developed the Waterfront Seattle Guiding Principles, which were affirmed by the Seattle City Council in 2011 (Resolution 31264). These principles, which apply to AWPOW, are:

- Create a waterfront for all
- Put the shoreline and innovative, sustainable design at the forefront
- Reconnect the city to its waterfront
- Embrace and celebrate Seattle's past, present, and future
- Improve access and mobility (for people and goods)
- Create a bold vision that is adaptable over time
- Develop consistent leadership from concept to operations

After the development of the Guiding Principles, the Central Waterfront Committee (which replaced the Central Waterfront Partnerships Committee) developed documents in its role as the broad overseer of the design, financing, public engagement, long-term operations, and maintenance of the project. These documents included the Framework Plan, the Concept Design, and the Strategic Plan, which were published in July 2012 and supported by the Seattle City Council in August 2012 (Resolution 31399). These documents, described below, provide guidance, goals, and strategies for implementation of Waterfront Seattle.

In October 2014, the Central Waterfront Committee was replaced by the Central Waterfront Steering Committee (Resolution 31543). The Central Waterfront Steering Committee was established to advise the City on implementing the Central Waterfront Concept Design and Strategic Plan.

Framework Plan

The Waterfront Seattle Framework Plan outlined the strategies and concepts used to develop the Waterfront Seattle Concept Design (City of Seattle 2012a). It established the vision for the future of Seattle's central waterfront from the broader City scale to the site-specific Waterfront scale. Its three main concepts were:

1. Re-centering Seattle around Elliott Bay (City scale)
2. Re-connecting neighborhoods to the waterfront (Center City scale)
3. Creating compelling destinations and journeys along the water's edge (Waterfront scale)

The plan's concepts guided the planning and design development of the AWPOW projects. The plan proposed a continuous public waterfront, which includes a new surface street, pedestrian promenade, bicycle path, and a series of open spaces for the public (City of Seattle 2012a).

Concept Design

The Waterfront Seattle Concept Design developed and illustrated the design concepts for the waterfront, including AWPOW, and described the ways in which the new waterfront will be used (City of Seattle 2012b).

Strategic Plan

The Strategic Plan for Realizing the Waterfront Seattle Vision presented an Action Plan—a series of steps and a timeline to implement Waterfront Seattle from 2012 through 2018. The plan proposed actions related to AWPOW, such as Action #22, "Construct new Alaskan Way, Elliott Way, pedestrian promenade, parks and open spaces," scheduled to be implemented between 2016 and 2018 (City of Seattle 2012c).

4.2 Construction Impacts

4.2.1 Construction Impacts of the No Action Alternative

Under the No Action Alternative, there would be no construction activity and, therefore, no construction impacts on land use.

4.2.2 Construction Impacts of the Preferred Alternative

AWPOW construction could impact most or all land uses in the study area in different ways. The following potential construction impacts could affect land use as well as other disciplines:

- Businesses that rely on drive-by or walk-up access, and businesses that rely on the traffic of passersby, would be temporarily affected by changes in access caused by construction.
- Changes in access to residences would cause an inconvenience during the period in which those properties are affected, although access in some form would be provided at all times.
- An increase in traffic congestion around work zones, road closures, traffic diversions, and detour routes could disrupt deliveries, movement of freight, and customer access to businesses.
- Construction equipment, fencing, or scaffolding could affect the visibility of businesses in the active construction area, and the clutter of construction could make the area less appealing to potential visitors.
- Noise levels in areas of active construction could be intermittently high, resulting in higher ambient noise levels for land uses in proximity to the construction zone. In general, the loudest construction activities would be limited to daylight hours.
- Brief interruptions in utility service associated with construction could occur, both scheduled and accidental, which could affect business operations in the study area.

These impacts are discussed in Chapters 3 (Transportation and Parking), 5 (Aesthetics), 6 (Noise), and 8 (Public Services and Utilities). Specific construction-related land use impacts are discussed below, including impacts related to property acquisition, easements and staging areas, parks and recreational facilities, and economic activity.

Property Acquisitions, Displacements, and Relocations

Construction of the Preferred Alternative would redevelop approximately 36 acres of land, most of which is City right of way that is currently used for transportation functions. AWPOW would require the full acquisition of two parcels:

- Parcel 54 is a commercial surface parking lot with approximately 60 parking spaces.
- Parcel 55 contains a small two-story office building, called the Harborscape Professional Building, with one business.

These parcels are listed in Table 4-2 and also shown in Figure 4-5. Both of these uses would be displaced. No other businesses and no residences would be displaced as a result of construction.

Table 4-2. Full and Partial Property Acquisitions under the Preferred Alternative

Project Parcel Number	King County Parcel Number	Partial (P) or Full (F) Acquisition	Existing Zoning	Percentage of Parcel Acquired
24	266620-2565	P	Pioneer Square Mixed	0.1
54	766620-2380	F	Downtown Harborfront 2	100
55	766620-2381	F	Downtown Harborfront 2	100

The commercial parking lot (Parcel #54) may not find a comparable place to relocate near its current location. The construction impact of the loss of the parking spaces is discussed in Section 3.6.2 and the Final EIS Appendix B, Parking Discipline Report.

The Harborscape Professional Building (Parcel #55) has 6,460 square feet of office space and was built in 1947. According to the King County Assessor's data, the office building classification is Class C. It is expected that the businesses displaced from this building would find comparable office space within Seattle, if not within the same neighborhood. Online office market research for the Seattle central business district in the second quarter of 2014 found that there were 131 Class C office buildings with 231,171 square feet of vacant office space (Colliers International 2014).

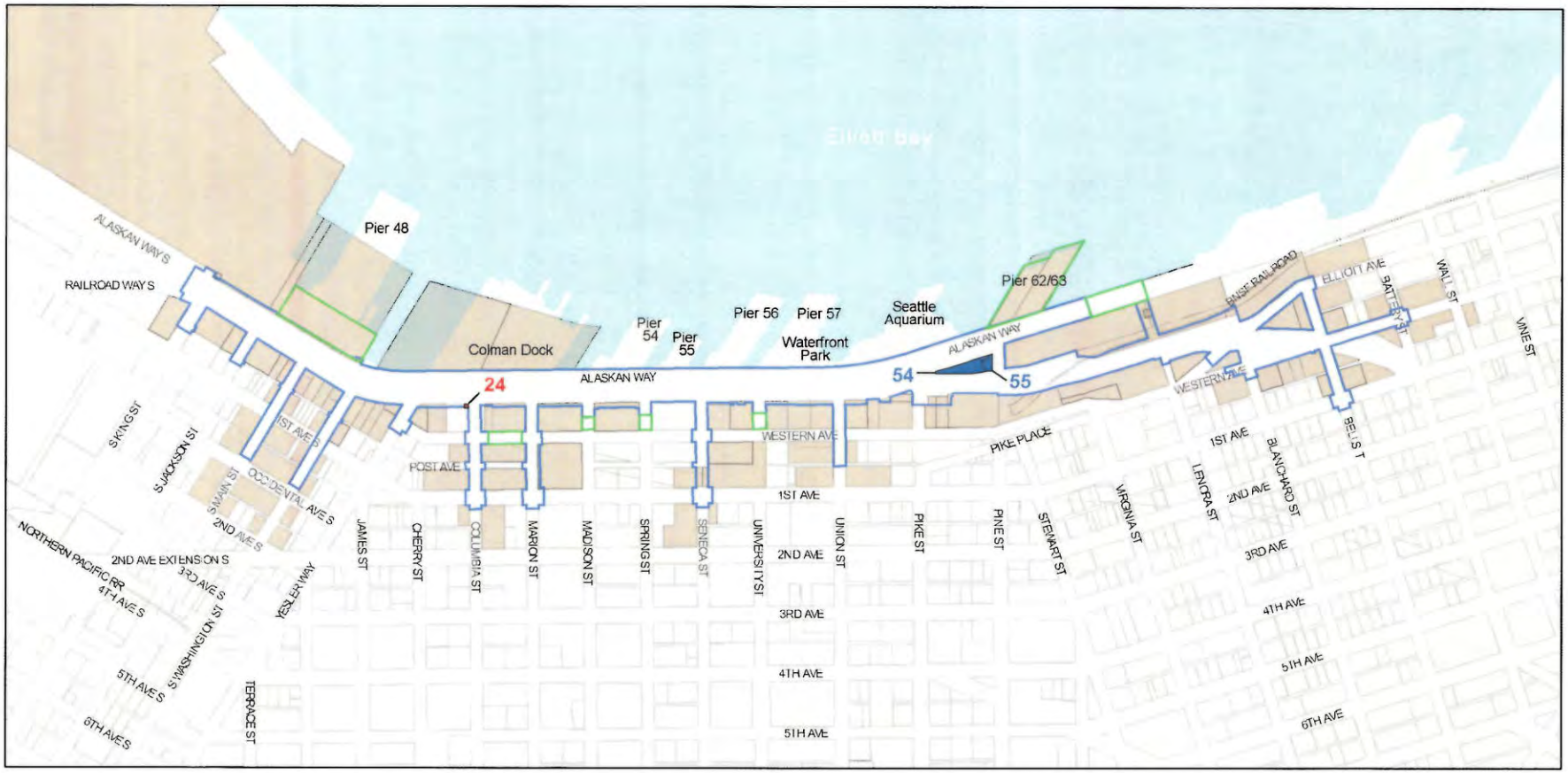
As listed in Table 4-2, one partial parcel acquisition also would be needed for the Preferred Alternative. The size of the acquisition for the project would represent a very small percentage of the total parcel size and would not impact the building located on the parcel.

Temporary Construction Easements and Staging Areas

The project would require a number of temporary construction easements (TCEs) and staging areas. A TCE is a right acquired from the owner of real property to temporarily use or control that real property for the purpose of construction. Many of the TCEs would consist of strips of private property along Alaskan Way to accommodate construction of the roadway, sidewalks, and bicycle facilities. Once construction is complete, the easements would end and the property would return to the owner. The largest potential staging areas would be located on Pier 48 in the southern part of the study area and Pier 62/63 in the northern end; although the City has not determined whether these areas would be used for staging, their large size and open space are conducive to this purpose. There would also be smaller staging areas throughout the project footprint. The TCEs and potential staging areas are shown in Figure 4-5. When construction activities are taking place, the TCEs and the staging areas within the project footprint would experience construction-related impacts, such as noise, dust, and disrupted access to property. The potential staging areas located on the piers are separated from other land uses by Alaskan Way or by water, and would be less likely to disrupt nearby land uses. However, for visitors to the waterfront, staging areas on the piers would be conspicuous and would result in construction-related nuisances such as noise, dust, and views of construction materials and equipment.

Parks and Recreational Facilities

Parks and recreational facilities that are near construction areas would be impacted by construction activities; such impacts could be noise, dust, access restrictions, and visual intrusions. Construction impacts may result in decreased enjoyment or inconvenience for those visiting a park or recreational facility when construction is underway, but these impacts would be temporary. AWPOW would not close any parks or recreational facilities for the entire construction period, but it is possible that access could be limited for short durations. In particular, the path on the east side of Alaskan Way would likely be rerouted away from the active construction area.



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Source: King County, City of Seattle

Preferred Alternative

- Project Footprint
- Potential Construction Staging Area
- Full Parcel Acquisition
- Partial Parcel Acquisition
- Parcels with Potential Temporary Construction Easements
- Parcel Boundary

Figure 4-5
Acquisitions and Temporary Construction Easements

Alaskan Way, Promenade, and Overlook Walk Final EIS

Economic Activity

AWPOW construction could have a beneficial impact on the local economy if local contractors are awarded construction contracts or if the project contractors purchase local goods and services for construction. Also, the wages paid to workers in construction trades and supporting industries could be spent on other goods and services in the Seattle area during the construction period, thereby positively contributing to the local economy.

Construction activity also could result in negative impacts on businesses adjacent to the immediate construction area. Constructing AWPOW would alter access to some businesses, remove on-street parking and loading zones, cause traffic delays, and reroute traffic, which could increase travel times and make access to some locations difficult (see Chapter 3). When roadway construction is occurring adjacent to businesses, their access may be temporarily altered and parking and loading zones may be removed during that time to accommodate construction activities. Construction also would require detours to eliminate traffic from the sections of road being built. Detours could create inconvenient routes to businesses, which would make a visit for patrons less appealing or eliminate the opportunity for drive-by customers during the duration of the detour. In addition, patrons of the local businesses may choose to avoid the study area altogether due to the perceived or real inconvenience caused by project construction. While some businesses would suffer little or no adverse effect, others might experience a decline in sales or a decrease in efficiency.

For purposes of this analysis, Alaskan Way is assumed to be closed at Pine Street for approximately 4 months to construct the Pine Street extension. During this time, access to the portion of Alaskan Way north of the closure would be provided via Elliott Way and the east-west streets from Wall Street north. The detour would make access to businesses on this part of Alaskan Way more circuitous and potentially more congested; this may result in some level of economic impact. Some businesses may suffer little or no adverse effect, while others might experience a decline in sales or a decrease in efficiency during this 4-month period.

This project would result in two full property acquisitions. These properties contain businesses that currently pay property and other taxes to the City. The project would convert the two privately owned parcels to public right of way. Subsequently, they would no longer be part of the City's property tax base. However, because of the way that taxes are levied there is not a reduction in property taxes received by the City. Each year, the overall property tax amount is set first then apportioned among the properties in the city according to value. An additional complicating factor is that the City's tax base is constantly shifting due to fluctuations in property values and the addition of new development.

4.3 Operational Impacts

This section discusses the potential operational impacts on land use under the No Action and Preferred alternatives.

4.3.1 Operational Impacts of the No Action Alternative

AWPOW would not be built under the No Action Alternative. There would be no property acquisitions, displacements, or relocations associated with this alternative. Parks and recreational facilities would remain as they are. Land use and zoning designations would reflect the conditions that would be in place after completion of AWVRP and EBSP. Replacement of the seawall by EBSP and removal of the viaduct by AWVRP will improve public safety, enhance aquatic and riparian conditions at the shoreline, and visually and structurally "open up" Seattle's waterfront. These public investments will likely lead to some redevelopment along the corridor; however, compared to the Preferred Alternative, the investment and the corresponding level of improvement and redevelopment is expected to be smaller.

Under the No Action Alternative, Alaskan Way would not have sufficient capacity to accommodate travel demand, which is expected to be higher in the design year of 2030 than under 2017 existing conditions; see Chapter 3, Transportation and Parking, for more details. The resulting traffic congestion would affect mobility and could thereby affect business patronage. The No Action Alternative would maintain the existing poor pedestrian connections between the Pike Place Market and the waterfront.

Consistency with Adopted Land Use Plans

The No Action Alternative would be generally consistent with state and regional land use plans, but local land use plans envision a downtown waterfront that is different from existing conditions. As a result, some plans describe specific recommendations that the No Action Alternative would not realize. For instance, plans with goals about improving mobility, creating better connections between neighborhoods, and providing more pedestrian, bicycle, and transit facilities would not be supported by the No Action Alternative. This alternative would not be consistent with those plans in which the goals include a transportation system that supports local and regional economic growth, because the restored Alaskan Way would not be an improvement over existing conditions. The No Action Alternative would be inconsistent with elements of the following adopted land use plans:

- Transportation 2040
- Seattle Comprehensive Plan
- Transportation Strategic Plan
- Neighborhood plans for Greater Duwamish Manufacturing and Industrial Center, Pioneer Square, Commercial Core, and Belltown
- Seattle Pedestrian Master Plan
- Seattle Bicycle Master Plan
- Waterfront Seattle Guiding Principles

Draft EIS Appendix C, Land Use Discipline Report, contains specific information about how the No Action Alternative would be inconsistent with these adopted land use plans. Table 4-3 summarizes the No Action Alternative's consistency with the overarching goals promoted by the land use laws and plans that apply to the study area, and compares these findings with the Preferred Alternative.

4.3.2 Operational Impacts of the Preferred Alternative

The City's investment in AWPOW is designed to encourage more use of the waterfront, and to improve connections between the waterfront and downtown Seattle. Pedestrian, bicycle, and vehicle traffic in the study area would all increase as a result of the project. AWPOW would have a beneficial impact on the Greater Duwamish industrial area because it would improve the freight connection between that area and northwest Seattle, where the Ballard Interbay Northend Manufacturing and Industrial Center is located. A busier waterfront could increase traffic along Alaskan Way and on the surrounding streets, but the Preferred Alternative is designed to accommodate additional traffic and would have better traffic operations than the No Action Alternative.

The Promenade would create a wide, continuous pathway between Pioneer Square and the Seattle Aquarium, allowing more people to access and enjoy the waterfront than the narrow sidewalk that would continue to exist under the No Action Alternative. Kiosks located along the Promenade would be used to provide a variety of amenities for the public, which could include a tourist information center and space for food and beverage sales. These structures are anticipated to be 45 feet tall, which would comply with height restrictions for the Downtown Harborfront 1 zoning. The Promenade may attract new businesses and patrons to the waterfront, but it would not result in new land uses in the area.

Table 4-3. Summary of Project Consistency with Adopted Land Use Plan Primary Goals

	Primary Goals of Land Use Plans						
	Increased Multimodal Connectivity and Mobility	**Economic Development**	**Urban Growth**	**Environmental Protection**	**Public Access to the Shoreline**	**Open Space and Recreation**	**Adequate Public Facilities and Services**
No Action Alternative	Decrease in connectivity for northwest Seattle without viaduct.	No adverse impact on existing businesses, and no support for future economic development.	Provides adequate public services for the current population in the downtown and waterfront areas.	No changes related to environmental protection or enhancement.	No change in shoreline access.	No change in open space and recreation opportunities.	No change in public facilities and services.
Preferred Alternative	Greatly improves bicycle and pedestrian connections through the waterfront. Design accommodates the potential for a future waterfront bus transit service[1]. Improves vehicle connection between SODO and Belltown.	Displaces one business and a parking lot, creates construction jobs, and provides substantial investment in infrastructure that support tourist destinations and small businesses in the area.	Encourages and supports planned growth in the downtown and waterfront areas.	Promotes nonmotorized transportation through construction of the Promenade and bicycle facility. Incorporates planted and landscaped areas.	Provides public spaces near or with views of the waterfront.	Creates public open space and recreation opportunities along the Promenade and Overlook Walk.	Improves access between the waterfront and adjacent downtown neighborhoods for emergency responders; improves utility capacity and maintenance access; and includes other public service amenities such as public restrooms and accommodations for transit enhancements.

[1] This transit service has not been proposed as part of AWPOW. Accommodations for this transit service that would be constructed as part of AWPOW include curb extensions at bus stops and transit shelter elements such as foundations and electrical conduits.

The Overlook Walk would include one building (Building B), a lid, staircases, and two elevators. Building B, located between Elliott Way and the Pike Place Market, would be used for public purposes and transportation functions, as well as incidental private uses. The sloping lid, with public gathering space and viewing areas, would extend westward from the Pike Place Market and across the new Elliott Way. A set of stairs and an elevator would connect the northern part of the Overlook Walk to Elliott Way on the east side of the Elliott Way-Pine Street intersection. On the west side of Alaskan Way, near the southwest corner of the Overlook Walk lid, stairs and an elevator would connect down more than 40 vertical feet to the waterfront to the Aquarium Plaza and the Promenade. Another set of stairs would be located adjacent to the Pine Street extension on the north side of the proposed Aquarium Pavilion. Space for park operations and maintenance, as well as public restrooms, would be provided under the stairways. The Overlook Walk would also accommodate the proposed Aquarium Pavilion, a publicly owned building consisting of approximately 48,000 square feet of interior space, which would be built by the Seattle Aquarium.

The Overlook Walk would transform a steep, underutilized existing public right of way into an active pedestrian facility and public open space connecting the Pike Place Market with the waterfront. By providing a grade-separated crossing over the BNSF tracks and Elliott Way with walkways, stairs, and elevators, the Overlook Walk would make the waterfront much more accessible from the Pike Place Market and Belltown than under the No Action Alternative. The Overlook Walk would also provide new view opportunities up and down the waterfront and out across Elliott Bay.

The East-West Connections would improve pedestrian access between the waterfront and downtown Seattle. Sidewalk improvements on S. Main and S. Washington Streets would address ADA deficiencies and enhance the connection between the waterfront and Pioneer Square. Constructing new pedestrian walkways, stairs, and elevators on Union Street between Alaskan Way and Post Alley would provide an ADA-accessible route and a viewpoint to the waterfront across this steep slope. In the north end of the study area, Bell Street Park would be extended to create a wider public space between Elliott and First Avenues. Improving the accessibility and connection to the waterfront could increase pedestrian traffic adjacent to businesses on S. Main, S. Washington, Union, and Bell Streets, supporting the land uses in this area.

As discussed in Section 3.7.2, the Preferred Alternative would remove parking spaces primarily along Alaskan Way and in the current Alaskan Way Viaduct right of way. A few spaces would also be removed on east-west streets. Parking patterns may shift, as motorists accustomed to parking on the street in a particular location may have to travel farther to find available parking. Sufficient off-street parking is expected to be available in all zones to absorb this demand under the Preferred Alternative. As a result, the loss of parking is not anticipated to affect land uses in the study area.

Property Acquisitions, Displacements, and Relocations

The two parcels that would be fully acquired (as discussed above in Section 4.2.2) would be permanently changed from parking and office space to transportation and incidental private uses. In addition, the one partial parcel acquisition would permanently convert about 130 square feet to new City right of way. This conversion of land use, at such a small scale in relation to the study area as a whole, is not expected to have permanent impacts on land use trends or development activity in the study area.

Parks and Recreational Facilities

AWPOW would improve the bicycle and pedestrian environment along Alaskan Way, enhancing access to the recreational facilities within the study area. The new protected bicycle facility and the greater pedestrian capacity along the Promenade would make the entrances of Waterfront Park and Pier 62/63 more inviting, and would integrate with the proposed improvements to both of these facilities, if they are built. The bicycle facility and Promenade would also enhance connections between parks and recreational facilities in the study area and facilitate access to others nearby, such as Myrtle Edwards Park and the Olympic Sculpture Park.

Economic Activity

Operation of AWPOW is expected to attract more visitors to the study area. A busier waterfront would result in busier nearby attractions, especially those that would be better connected to the waterfront, such as businesses in Pioneer Square, the western portion of the commercial core, and the Pike Place Market. Businesses in these areas may experience increased patronage as more people visit the waterfront area and make use of improved east-west connections. Similarly, the resulting pedestrian- and business-friendly active waterfront could encourage commercial and residential development on the east side of Alaskan Way in underutilized areas. Increased use and visibility of the area are expected to increase its desirability for businesses, especially those that rely on walk-by and drive-by traffic. However, this benefit would not materially change the land use in the area because all new development and redevelopment would be required to comply with the applicable standards for zoning designations. Although the potential economic impact of these changes cannot be quantified, it is expected to be positive.

Consistency with Adopted Land Use Plans

AWPOW would be consistent with the adopted land use plans listed above with which the No Action Alternative would be inconsistent; see Table 4-3. The Preferred Alternative is expected to be consistent with the City's Land Use Code and SMP; however, final confirmation of the project's consistency with applicable shoreline use and development standards would occur during the permit review process. AWPOW's consistency with specific adopted land use plans is discussed in detail in the Draft EIS Appendix C, Land Use Discipline Report.

The Preferred Alternative would implement a substantial portion of Waterfront Seattle's vision for revitalizing the waterfront. It also would support the broader goals of state, regional, and local plans and policies by:

- Increasing multimodal connectivity and mobility
- Supporting economic development and urban growth
- Supporting environmental protection measures
- Providing opportunities for public access to the shoreline, open space, and recreation
- Providing adequate public facilities and services

5 Aesthetics

Seattle's downtown waterfront is one of the city's most visited tourist and recreation areas because of the scenic views, historic buildings and districts, and access to water-oriented transportation. The aesthetics analysis presented in this chapter identifies existing conditions and discusses AWPOW's potential impacts during construction and operation. The term "aesthetics" refers to the visual character of a place and its degree of visual quality, which is the value people attach to that character. The aesthetics assessment is based on a combination of factors and data that affect pedestrian or motorist experience, including the presence of panoramic or scenic views and the visual character and quality of the area. The analysis includes an evaluation of light and glare impacts. Potential avoidance, minimization, and mitigation measures that have been identified for construction and operational impacts are presented in Chapter 16 of this Final EIS. Additional information is provided in the Draft EIS documents and the Final EIS Appendix C, Discipline Report Errata Sheets.

5.1 Affected Environment

The affected environment is defined as the conditions that will exist within the study area in 2017 before AWPOW construction begins. These conditions, referred to as the 2017 existing conditions, are expected to be the same as they are today except that AWVRP, EBSP, and MarketFront construction will be complete.

The study area for the aesthetics analysis is the project viewshed and landscape units. The project viewshed is defined as all the views both toward the project and from the project, while the landscape units are smaller subareas within the viewshed. Figure 5-1 shows the project's viewsheds and viewpoint locations, which are discussed in Section 5.3 below, and Table 5-1 describes the direction and view at the viewpoint locations. Figure 5-2 identifies the five landscape unit boundaries defined for AWPOW: Pioneer Square, Waterfront, Downtown, Pike Place–Belltown, and Elliott Bay.

The FHWA's visual quality assessment methodology, a tested standard that is widely applied to major projects, was used to evaluate AWPOW's impacts. In this methodology, "visual quality" is the overall aesthetic value of a view or aggregate views based on an assessment of vividness, unity, and intactness. These terms are defined as follows:

- Vividness is the level of the memorability or distinctiveness of the landscape.
- Unity is the level to which the landscape is in harmony with or sensitive to the existing setting.
- Intactness is the level to which the landscape is free of eyesores or elements that are not compatible with the overall setting.

Table 5-2 shows the range of potential visual quality levels for each of these three qualities, which are rated on a scale from low to high. Table 5-3 shows the ratings for each visual quality component for each landscape unit.

5.1.1 Pioneer Square Landscape Unit

The Pioneer Square landscape unit includes portions of the Pioneer Square Preservation District—a Seattle landmark and historic district with distinctive buildings and urban design character that is listed on the National Register of Historic Places. The landscape unit also contains Pier 48 and part of the Port of Seattle's Terminal 46. The project footprint extends into the landscape unit along east-west streets perpendicular to Alaskan Way. The landscape unit is bordered by S. King Street on the south and by Cherry Street on the north, where the transition from historic mid-rise to modern high-rise buildings begins. To the east, the landscape unit is bounded by First Avenue S. or Second Avenue S., where the project footprint on Alaskan Way becomes less visible, and on the west by pedestrian and parking zones in front of the Pioneer Square buildings that front Alaskan Way. Views of the project footprint are primarily from sidewalks and west-facing windows along Alaskan Way and east-west streets that end at Alaskan Way.

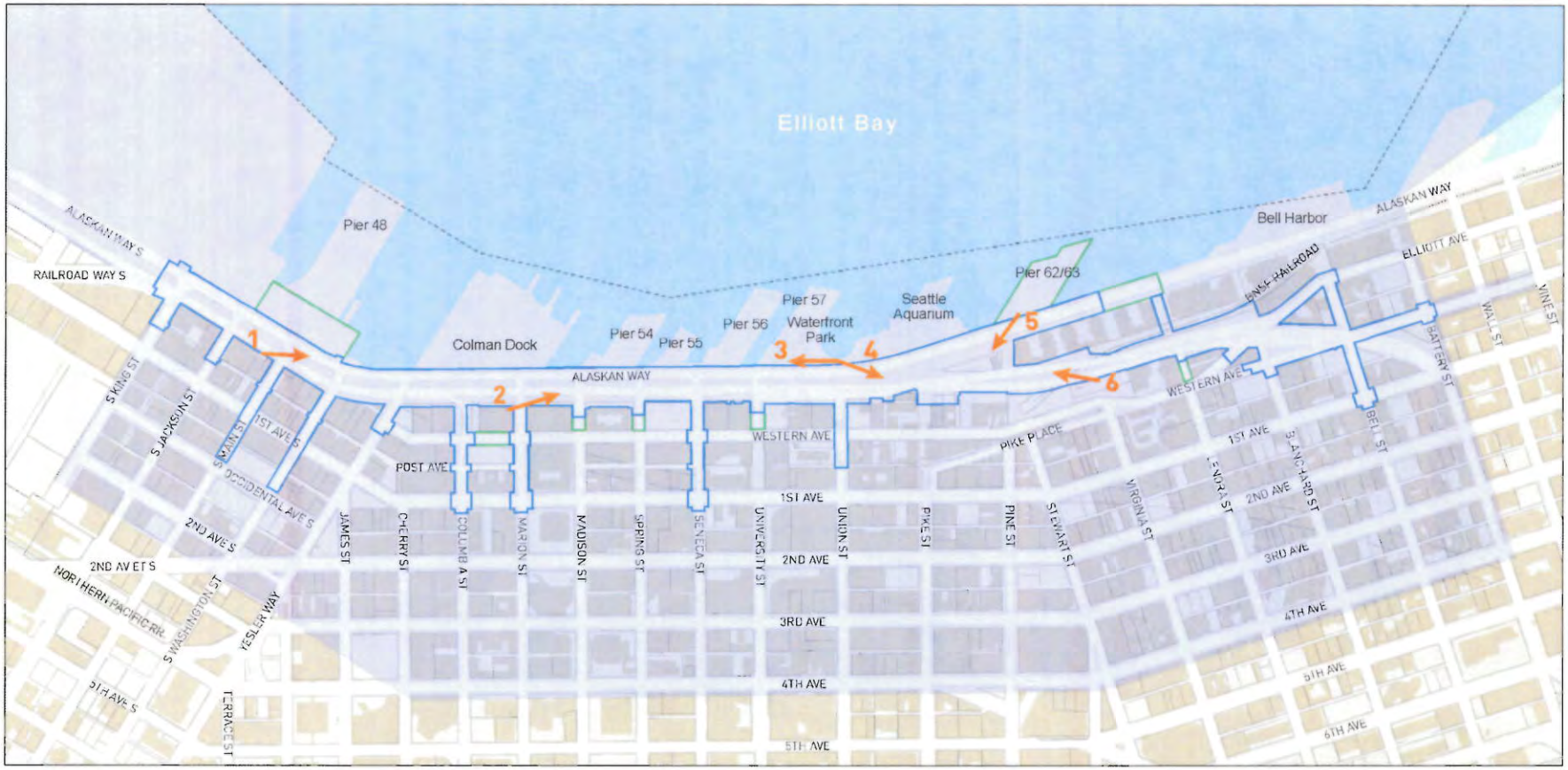


Figure 5-1
Project Viewshed and Viewpoints

Alaskan Way, Promenade, and Overlook Walk Final EIS

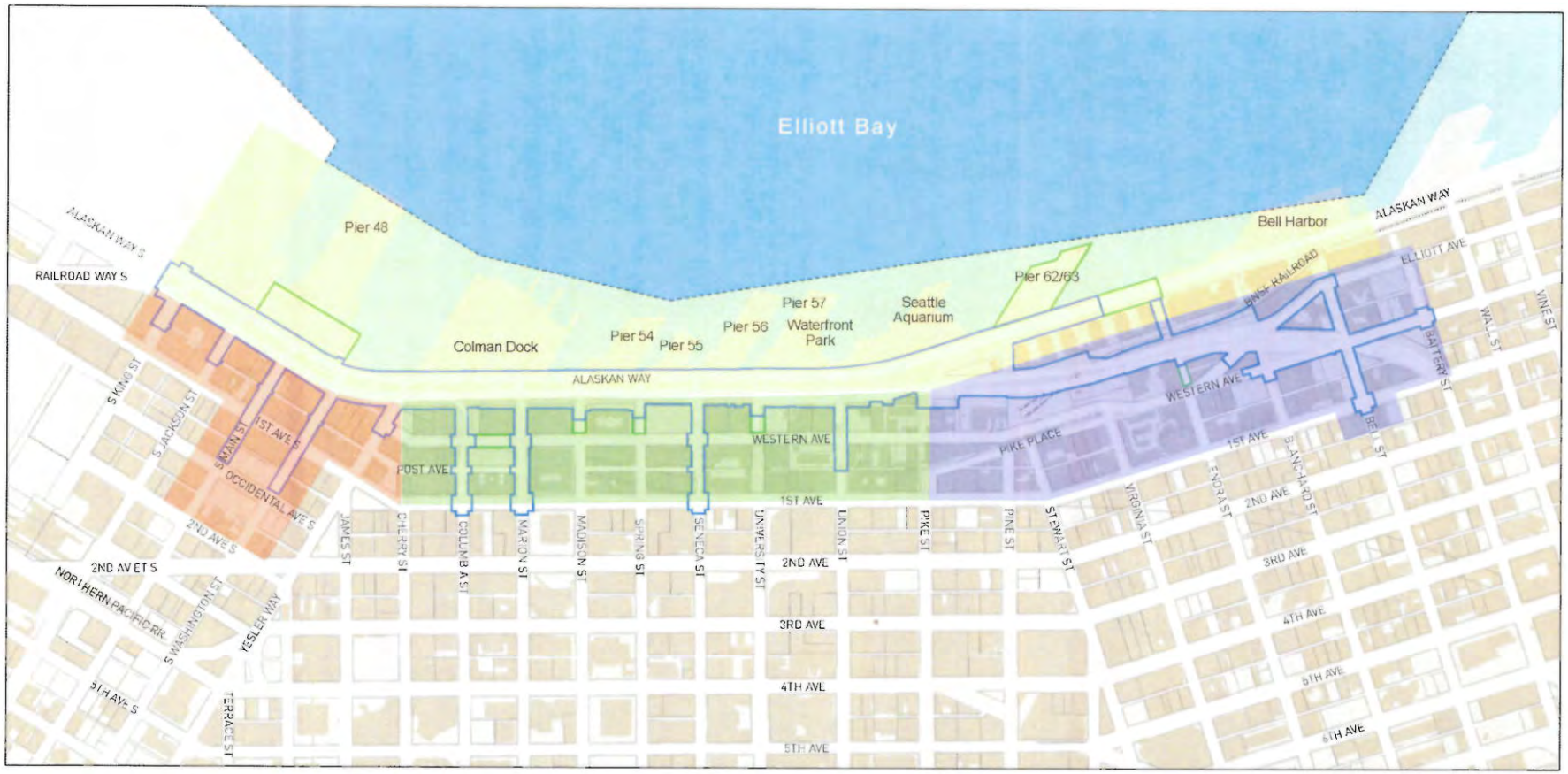


Figure 5-2
Project Landscape Units

Alaskan Way, Promenade, and Overlook Walk Final EIS

Table 5-1. Key Viewpoints

Viewpoint	Viewpoint Location	Direction	View
1	S. Main Street	Northwest toward Colman Dock	Seattle downtown skyline
2	Marion Street pedestrian bridge	Northwest toward historic piers	Piers 54 and 55
3	Union Street Pier at end of Union Street	Southeast toward historic piers and Pioneer Square	Pier 57, sports stadium arches
4	Waterfront Park*	North toward Pike Place Market and Belltown	Seattle skyline
5	Pier 62/63	East toward downtown Seattle	Seattle skyline and buildings fronting east side of Alaskan Way
6	Victor Steinbrueck* Park	South along the waterfront	Elliott Bay, Puget Sound, Olympic Mountains, historic buildings and piers, and Port of Seattle gantries

*Scenic view locations designated in the City of Seattle SEPA ordinance

Table 5-2. Definitions of Visual Quality Levels

Rank	Vividness	Intactness	Unity
Low	Low vividness indicates a landscape that is mundane or nondescript.	Low intactness indicates the loss of large portions of a landscape from the view or the prevalence of elements having incompatible scales, colors, or massing.	Low unity indicates that the built features of a landscape were placed and built without sensitivity to the natural or existing setting.
Medium	Medium vividness indicates the presence of some features that have striking and attractive textures, colors, shapes, or sizes.	Medium intactness indicates the presence of some features that are not compatible with the existing landscape or a loss of part of the landscape.	Medium unity indicates that built features are somewhat responsive to the natural or existing setting.
High	High vividness indicates the presence of a dominant feature or a collection of features that is distinctive and memorable.	High intactness indicates that the landscape is not broken up by features that are out of place.	High unity indicates that the natural and built components of a landscape are in balance and harmony with each other.

Source: Adapted from FHWA 1988

Table 5-3. Summary of Visual Quality for 2017 Existing Conditions

Landscape Unit	Vividness	Intactness	Unity	Overall Visual Quality Level
Pioneer Square	Medium–High	Medium	Medium–High	Medium–High
Southern end of project footprint	Historic buildings and street trees are striking and attractive.	West edge parking and loading areas are out of place with the whole.	Structures are of similar scale and design, but parking areas are not harmonious with the whole.	
Waterfront	Medium–High	Medium	Medium	Medium
All of the Alaskan Way corridor along the water's edge	Memorable and distinctive elements, scenic setting.	Alaskan Way corridor detracts from the recreational and historic character.	Alaskan Way is very different in scale and design from the waterfront.	

Table 5-3. Summary of Visual Quality for 2017 Existing Conditions

Landscape Unit	Vividness	Intactness	Unity	Overall Visual Quality Level
Downtown Eastern border of the project footprint	Medium–High Architectural styles are memorable.	Medium West edge parking and loading areas are out of place with the whole.	Medium Architectural styles and forms are an eclectic mix, but the character of the western edge is not harmonious with the whole.	Medium
Pike Place–Belltown Northern end of the project footprint	High Memorable and distinctive elements, scenic setting.	Medium Viaduct gap and railroad divide the landscape unit in two.	Medium Viaduct gap and uses are not harmonious with the character of the landscape unit.	Medium
Elliott Bay Open water to the west of the harbor piers	High Memorable elements, scenic setting.	High No intrusive or out-of-place features, or loss of the waterscape.	High No built elements.	High

Note: Landscape units are shown in Figure 5-2.

The visual character of this landscape unit is defined by its regular and continuous urban development, which is composed of late 19th century mid-rise buildings (typically 5 to 10 stories) of red brick or stone. Each building has its own unique architectural detailing, which creates an interesting and appealing street character. The uniformity of building scale and materials creates a high level of continuity, while the architectural details of each building contribute to an interesting and pleasing diversity. While there is no one dominant feature, the overall character is distinctly harmonious and memorable. Although they are not part of the Pioneer Square landscape unit, the presence of the parking and loading areas on the Alaskan Way corridor detract from the character of Pioneer Square.

Many of the views within the Pioneer Square landscape unit, such as those on S. Main and S. Washington Streets, are interior, focused on the historic buildings, trees, and public spaces. In the western portion of the landscape unit, some views include Elliott Bay, West Seattle, and the Olympic Mountains, but others are blocked by structures on Piers 46 and 48 and the Seattle Ferry Terminal. The viewer population includes shoppers, club and restaurant patrons, sightseers, commuters, workers, and residents of Pioneer Square.

The overall visual quality level of the Pioneer Square landscape unit under 2017 existing conditions is medium–high. The high level of visual quality in the interior of the landscape unit is diminished by the undistinguished swath of pavement and parking places along the historic buildings fronting the east side of Alaskan Way. Vividness is medium–high because the historic buildings and street trees are attractive and memorable. Intactness is medium because the parking and loading areas are at odds with the character of the historic buildings and streetscapes of Pioneer Square. Unity is medium–high because the parking and loading areas associated with the buildings on the east side of Alaskan Way are not harmonious with the overall character of the landscape unit.

5.1.2 Waterfront Landscape Unit

The Waterfront landscape unit is the largest and most complex of all units within the viewshed. It is a regional destination for recreation and tourism, various modes of land- and water-borne transportation, and commerce. This landscape unit contains most of the project footprint along the Alaskan Way corridor; permanent structures along the piers, including the Seattle Ferry Terminal, historic Piers 54 to 59, Waterfront Park, Pier 62/63, and the Bell Harbor complex; and the Waterfront Landings

Condominiums across from Bell Harbor. The landscape unit is bordered by S. King Street on the south; by Battery Street on the north, the point at which the project footprint is no longer visible; by the outer harbor line on the west, which encompasses the harbor structures; and by the east edge of the Alaskan Way Viaduct footprint, where there is a transition to different development, pedestrian, and traffic patterns. Views of the project footprint are available from everywhere within this landscape unit.

The visual character of this landscape unit is defined by the harbor, which includes the seawall and adjacent sidewalk, and the Alaskan Way corridor, which includes the restored roadway and the area vacated by the viaduct. Marine- and land-based traffic is a defining feature of the Waterfront landscape unit. Development in the area consists of large piers, historic warehouses, ferry terminal facilities for vehicles and pedestrians, two city parks, a fire station, and small pavilions and plazas. The scale and footprint of the buildings are generally similar, resulting in a high degree of coherence and continuity among the different eras and uses. The historic piers are visually attractive as individual buildings, but their more important contribution to the visual character of the waterfront is as an assemblage. The Waterfront Landings Condominiums on the east side of Alaskan Way have modulated façades and setbacks that echo the ins-and-outs of the harbor buildings.

The angle of the pier buildings relative to Alaskan Way and the flat topography of this landscape unit result in public views that are, for the most part, framed or channeled. Panoramic views are available from Pier 57, Waterfront Park (Pier 58), and Pier 62/63, where pedestrians can walk to the ends of the piers for views that extend the full length of the waterfront. Views that include the monumental structures of the Seattle Great Wheel, the Port's gantry cranes, and the arches of the sports stadiums are spectacular and highly memorable. The movement of ships, ferries, and sailboats and the movement, colors, and textures of water and clouds are an important and interesting component of these vistas. Views to the east and south include the tiers of high-rise buildings in downtown Seattle, a portion of the Pioneer Square skyline, and the arches of CenturyLink Field. Viewer groups comprise local and visiting diners, shoppers, walkers, joggers, tourists, commuters, and workers.

The overall visual quality of the Waterfront landscape unit under 2017 existing conditions is medium. Overall vividness is medium–high because of the scenic setting and the many memorable and distinctive elements in the landscape unit. However, the Alaskan Way corridor is large and prominent, and detracts from the visual quality of the waterfront as a whole. Intactness and unity are medium because the wide expanse of Alaskan Way is generally out of scale and character with the recreational and historic waterfront components; the roadway causes a loss of landscape for pedestrian and recreational purposes; and the alignment of this transportation facility reduces the overall integrity of the landscape unit.

5.1.3 Downtown Landscape Unit

The Downtown landscape unit is a dense urban landscape with a wide range of commercial, residential, recreation, and entertainment uses. The project footprint extends into this landscape unit short distances up the streets perpendicular to Alaskan Way. The landscape unit is bordered on the south by Cherry Street, where modern high-rise development ends; on the east by First Avenue, where the project footprint becomes less noticeable; on the north by Pike Street, where modern high-rise development becomes less dense; and on the west by the pedestrian and parking zones in front of the downtown buildings that abut the east edge of Alaskan Way. Views of the project footprint are available from pedestrian overlooks and stairs, upper-level windows, and many east-west view corridors.

The visual character of the Downtown landscape unit is defined by its sloping topography and its terraced, continuous development on a street grid. The topography rises from near sea level at Cherry Street to roughly 100 feet above sea level around Pike Street. Development is terraced along this slope and consists of modern high-rise buildings, primarily on the upper elevations, and historic mid-rise buildings, primarily on the lower elevations. Pedestrian connections between different elevations are made by stairs and small landscaped terraces that also act as informal public viewpoints. Development comprises a mixture of architectural styles and ages interspersed with parking lots and structures.

Parking and loading areas in front of the buildings along Alaskan Way and the Alaskan Way corridor itself, while not a part of this landscape unit, detract from the urban character of this landscape unit.

The combination of terraced development, the increase in building height from west to east, the street grid, and the sharp change in topography produces a wide range of view locations and view quality. Public views to the west from the upper levels of the Pike Street Hillclimb and from Union Street east of Western Avenue are panoramic and include the waterfront in the near ground, open water and Bainbridge Island in the middle distance, and the Kitsap Peninsula and the Olympic Mountains in the far distance. The project footprint is visible in these views; however, the Union Street Pedestrian Connection and Alaskan Way itself are typically a minor element of the view because it is framed and below viewers' eye levels. From the east side of Alaskan Way, the roadway and the pier buildings are dominant near-ground features, with views of Elliott Bay beyond. The viewer population includes workers, commuters, tourists, locals seeking recreation, and residents.

The overall visual quality of the Downtown landscape unit under 2017 existing conditions is medium. Overall vividness is medium–high because the collective styles and forms of the historic and modern architecture result in a visually rich and distinctive urban character and skyline that are memorable. The Seattle skyline is identified in the Seattle code as a valued visual resource. Intactness and unity are medium because the amount of pavement, staircases, blank walls, and parking places among the buildings fronting the east side of Alaskan Way diminishes this important transitional area.

5.1.4 Pike Place–Belltown Landscape Unit

The Pike Place–Belltown landscape unit includes the Pike Place Market Historical District, which is listed on the National Register of Historic Places. The District encompasses the Pike Place Market, Victor Steinbrueck Park, and the Pike Place Hillclimb. The landscape unit also includes part of the Belltown neighborhood and the steep slope between Alaskan Way and Western Avenue, known as the Belltown bluff. The landscape unit is bordered on the south by Pike Street, which is the beginning of the Pike Place Market area; on the east by First Avenue (except at Bell Street where it is a half block farther east); on the north by Battery Street; and on the west by the BNSF rail line that divides Alaskan Way and the waterfront from Belltown. At Pike Street, the AWPOW footprint is below the level of Pike Place Market and Victor Steinbrueck Park; farther north, the footprint rises to meet the existing terrain at Bell and Battery Streets. Because of the rising terrain and existing buildings, Bell Street Park is only visible from the project footprint near the First Avenue and Bell Street intersection.

The visual character of this landscape unit is defined by its mixed use, low and mid-rise urban development, and the steep topography on which this development is situated. Architectural styles, forms, and materials are very diverse, resulting in a high level of visual complexity and interest. Many lots and buildings are wedge-shaped because of the irregular angles between streets at Pike Place Market and along the former route of the viaduct. This angularity and the high diversity of architectural forms and styles create an unexpected and interesting street experience. Pedestrian and vehicle traffic, especially near Pike Place Market, add to the generally festive atmosphere. Pedestrian connections between the upper and lower elevations are made by stairs and elevators that also act as public viewpoints; these include the Pike Street Hillclimb, the pedestrian bridge and overlook at the west end of Lenora Street, and the Bell Street pedestrian bridge. The gap created by removal of the viaduct is a physical and visual barrier between the upper and lower parts of the landscape unit.

Large changes in topography, coupled with irregular sightlines along angled streets, result in public views that are narrowly framed by structures or are only available from elevated viewpoints, such as the west edge of Victor Steinbrueck Park, or the views that are anticipated to be available from the public spaces associated with the MarketFront. Views from Lenora, Blanchard, Bell, and Battery Streets are framed by buildings and include the project footprint in lower parts of the views and scenic resources in the distance. Views from Victor Steinbrueck Park include the full extent of the waterfront and harbor, as well as the Seattle skyline. The façade of the Public Market Parking Garage and the large wall on the east side

of the Waterfront Landings Condominiums will be exposed after the viaduct is removed, and will dominate the near-ground view. The viewer population is similar to that of the Downtown landscape unit and includes workers, tourists, and locals seeking entertainment, as well as commuters and residents.

The overall visual quality of the Pike Place–Belltown landscape unit under 2017 existing conditions is medium. Overall vividness is high because of the historic signs and buildings of Pike Place Market, the memorable views from Victor Steinbrueck Park, and the unusual street pattern. The mix of historic and modern architectural styles in and near Pike Place Market adds richness and distinctiveness that are memorable and stimulating. Unity is medium because the dominant components of the landscape (Pike Place Market, Belltown buildings, railroad tracks, and tall walls of the viaduct canyon) are not in balance or harmony with each other. Intactness is medium because the gap left by removal of the viaduct is a loss of a large portion of the landscape, which has an impact on views.

5.1.5 Elliott Bay Landscape Unit

The Elliott Bay landscape unit is the open water of eastern Elliott Bay that lies within ½ mile of Seattle's outer harbor line. Inside the ½-mile limit, in clear weather, trees and objects in the project footprint are identifiable from certain angles, especially south of Colman Dock. Farther than the ½-mile limit, objects within the project footprint are not distinguishable behind and amid other waterfront elements.

The visual character of this landscape unit is defined by the open water of Elliott Bay and the high volumes of marine traffic. This traffic includes international and national cargo ships heading to the Port of Seattle, cruise ships docking at Bell Harbor, Washington State ferries bringing commuters and tourists across Puget Sound, and regional tour boats making day trips. The bay is also a destination for recreational boating. The variety of ships and boats, their movements, and the varying weather, water textures, and colors create dramatic and interesting visual character.

All viewpoints within this unit contain unobstructed, 360-degree views of major regional visual resources: the Seattle waterfront and skyline, West Seattle, Bainbridge Island, Puget Sound, the hills of Kitsap County, and the Olympic Mountains. Water-borne vessels of all shapes and sizes are temporary elements in views that add interest, movement, and scale. Views are highly changeable due to the dynamics of Seattle weather, but this adds variety and different types of vividness. The Seattle skyline dominates views to the east because the rise in elevation creates a natural amphitheater that allows the buildings farther east behind the waterfront to show and makes the skyline appear taller and more varied. Architectural styles, forms, colors, materials, and details are highly diverse, which make the skyline very attractive and memorable. Views of the city lights at night are highly memorable, including the Seattle Great Wheel at the northern end and the arches of the stadiums at the southern end. The viewer population in this landscape unit includes workers on cargo ships, ferries, and tour boats; tourists and commuters riding the ferries and tour boats; and recreational boaters.

The overall visual quality of the Elliott Bay landscape unit under 2017 existing conditions is high. Vividness is high because the expanse of water is dominant and highly memorable, and because the setting has great natural beauty and grandeur. The colors and textures of the water vary with weather conditions; as a result, the open water is always interesting to look at and observe due to its variations. Unity is high because the landscape unit is an integral part of the regional Puget Sound system and is harmonious and continuous with its surroundings. Intactness is high because there are no permanent large and noticeable objects in the landscape unit. Cargo ships, cruise ships, and other vessels moor in the bay for varied lengths of time, but not permanently, and they are interesting elements to watch that add scale and variety to views.

5.1.6 Designated Viewpoints, Scenic View Routes, and View Corridors

City of Seattle regulations (SMC 25.05.675.P) establish the City's policy for protecting public views of valued natural and man-made features from specified viewpoints, parks, view corridors, and scenic view routes. The City's environmental policies described in SMC 25.05.675.P are intended to protect views of distinctive features, including Mount Rainier, the Olympic Mountains, the downtown skyline, and Puget Sound, as seen from public viewing locations such as designated parks, viewpoints, and scenic routes. In addition to SEPA-designated viewpoints and scenic view routes, the City of Seattle Land Use Code (SMC 23.49.024) establishes view corridors on designated streets (generally oriented east-west) where adjacent buildings are required to have setbacks to maintain open views. When the term "view corridor" is used in this Final EIS, it refers to the view corridors established in the Land Use Code.

Viewshed is the sum of what can be seen from an individual's position (**viewpoint**). The viewshed defines the primary study area for aesthetics and is a composite of all the views both toward the project and from the project.

Viewpoints and scenic view routes are locations and roadways where views of important natural and man-made features can be seen. These places are designated by City SEPA policy (SMC 25.05.675.P).

View corridors are designated streets (generally oriented east-west) where adjacent land use is regulated to maintain open views (SMC 23.49.024).

The SEPA-designated viewpoints and scenic view routes and the Land Use Code view corridors are shown on Figure 5-3. Designated viewing locations within the AWPOW study area include:

- Waterfront Park
- Victor Steinbrueck Park
- Alaskan Way
- Elliott Avenue
- Yesler Way
- S. Jackson Street
- Fifth Avenue
- I-5
- Denny Way
- A portion of Broad Street

5.2 Construction Impacts

The construction impacts for the Preferred and No Action alternatives were determined by assessing the difference between the visual quality rating of the affected environment (2017 existing conditions) and the visual quality rating during the construction phase for both alternatives. Impacts were rated as minor, moderate, or substantial in accordance with the criteria in Table 5-4.

Table 5-4. Explanation of Impact Ratings

Minor	Moderate	Substantial
No or few physical changes result from the project.	Changes in qualities of vividness, intactness, or unity are noticeable.	Changes in qualities of vividness, intactness, or unity are obvious.
Important views are not affected.	Important views may be affected but are still available.	Important views are disrupted or blocked.
Viewers are not likely to notice visual changes.	Viewers are aware of visual changes.	Viewers see and are sensitive to visual change.
Changes in shadow or light levels and glare may occur, but are not noticeable.	Changes in shadow levels or light and glare are noticeable, but not conspicuous.	Changes in shadow levels or light and glare are pronounced.

Source: Adapted from FHWA 1988

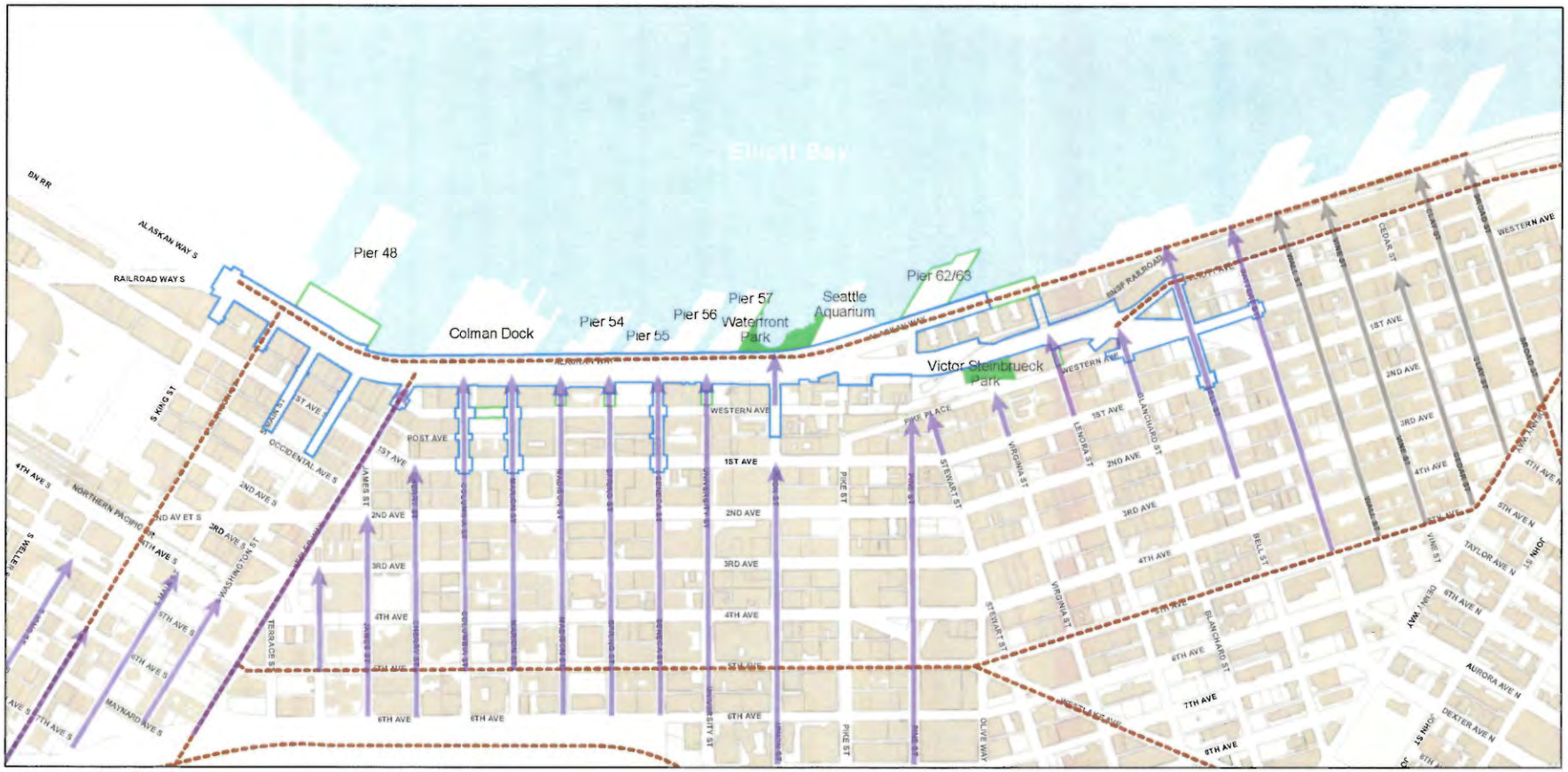


Figure 5-3
SEPA-Designated Parks with Protected Viewpoints and Scenic View Routes, and Land Use Code View Corridors

Alaskan Way, Promenade, and Overlook Walk Final EIS

5.2.1 Construction Impacts of the No Action Alternative

Under the No Action Alternative, there would be no construction activity and therefore no construction impacts on aesthetics.

5.2.2 Construction Impacts of the Preferred Alternative

Construction activities for the Preferred Alternative would result in temporary impacts on aesthetics within the project viewshed. The construction of the new Alaskan Way-Elliott Way corridor would occur in sections ranging from one block to several blocks in length. Because the work would be done in segments, most views would be affected for only a portion of the overall construction period, and long-distance views of visual resources to the west from higher vantage points would generally not be affected. Construction of the East-West Connections on S. Main, S. Washington, Union, and Bell Streets would occur in one-block to two-block segments for approximately 1 year during the overall construction period. Construction activities would primarily be visible only to viewers in the immediate vicinity. However, construction of the new elevator shafts at Union Street could potentially affect long-distance views for a short period from locations on Union Street east of Post Alley. Visual quality would be degraded for all of the land-based landscape units during construction as a result of:

- Presence and movement of construction vehicles and equipment
- Staging areas and stored construction materials
- Temporary work structures for construction of the Elliott Way bridge over the railroad tracks and for construction of the Union Street Pedestrian Connection
- Safety and erosion control devices such as high visibility or screening fences
- Exposed soils, dust, exhaust, and airborne debris in areas of active construction
- Temporary lighting for night construction (if needed)
- Disruption to traffic, which would change the normal habits of pedestrians, bicyclists, and motorists and require detour signage

Construction impacts on each landscape unit, and the resulting visual quality levels, are discussed in the following sections. Table 5-5 provides a summary of the visual quality levels for each landscape unit during construction. Taken as a whole, adverse construction impacts for the project viewshed would be moderate because construction activities are not expected to be present throughout the entire project footprint at any point in time; rather, they will be temporary and transitory in nature.

Table 5-5. Summary of Construction Visual Quality Levels and Impacts for the Preferred Alternative

Landscape Unit	Vividness	Intactness	Unity	Overall Visual Quality Level	Construction Period Impact Rating
Pioneer Square Southern end of project footprint	Medium Disrupted and cluttered views at western edge.	Medium Temporary loss of the western edge of the landscape.	Medium Equipment and activities are out of scale and character at western edge and on S. Main and S. Washington Streets.	Medium	Moderate
Waterfront All of the Alaskan Way corridor along the water's edge, portions of the Overlook Walk, and the location of the Aquarium Pavilion	Low Construction would not directly impact features that primarily contribute to visual quality, but would detract from the setting and affect views from scenic view routes.	Low Temporary impacts to large parts of the landscape.	Low Equipment and materials are out of scale and character with context.	Low	Substantial
Downtown Eastern border of the project footprint	Medium Disrupted and degraded views of scenic resources from the western edge and on Union Street east of Post Alley.	Low Temporary impacts to large parts of the landscape.	Low Equipment and material are out of scale and character with context.	Low	Substantial
Pike Place–Belltown Northern end of the project footprint	High Construction would not directly impact features that primarily contribute to visual quality.	Medium-Low Temporary loss of small part of landscape.	Medium-Low Equipment and material are out of scale and character with context.	Medium	Moderate
Elliott Bay Open water to the west of the harbor piers	High Construction partially visible but would not directly impact features that primarily contribute to visual quality.	High No loss of any part of landscape.	High Construction partially visible; equipment and material are out of scale and character with context.	High	Minor

Note: Landscape units are shown in Figure 5-2.

Pioneer Square Landscape Unit

In this landscape unit, construction equipment and activities would be present in restricted locations along the front of buildings that define the west edge of the landscape unit and on some of the east-west streets, particularly S. Main and S. Washington Streets. Along the west edge of this landscape unit, the existing road and sidewalks would be excavated and rebuilt, utilities re-installed, and new landscaping installed. The staging area on Pier 48, if used, would be visible; however, the pier is being used for staging during construction of the SR 99 tunnel and therefore it would not be a noticeable change in use or character.

Impacts on views from the Seattle view corridors would be moderate because these views are narrowly framed by buildings and screened by tree canopies. Impacts on views from the west edge of Pioneer Square would be substantial because construction materials would be present in all views. All viewer groups would be sensitive to these impacts, in particular residents, commuters, and workers who would have regular or continuous exposure to the construction. Tourists and locals seeking entertainment may be less affected because they can choose to avoid the construction areas.

Overall, the visual quality of the Pioneer Square landscape unit would be medium during construction. Most of the construction activity would be at the perimeter of the landscape unit and on S. Main and S. Washington Streets. Vividness would be medium because construction activities would disrupt and clutter views. Unity and intactness would be medium because the integrity of the landscape would be disturbed by the prevalence of equipment and activities, as well as by the temporary loss of access to a portion of the landscape unit.

Waterfront Landscape Unit

Construction equipment and activities would be present and visible throughout the landscape unit as the existing roads and sidewalks are excavated, utilities and new landscaping installed, and the new roadway, pedestrian, and bicycle facilities built. Impacts in this landscape unit would be greater than in the other landscape units due to extensive reconstruction of the roadway and pedestrian facilities, and construction of the Overlook Walk lid; Building B; and the Marion Street pedestrian bridge. Construction activities for the Overlook Walk and the proposed Aquarium Pavilion would be prominent elements of the view in this landscape unit, likely requiring heavy excavation equipment, pile drivers, cranes, staging areas, and other visual elements of the construction process. The staging area on Pier 62/63, if used, would be prominent and would look very different from the existing open deck.

Impacts on views along Alaskan Way, a scenic view route, and inland from Waterfront Park, a scenic viewpoint, would be substantial, especially during construction of the Overlook Walk, which would be visible as far south as the southern end of the project footprint at Pioneer Square. Westward views across Alaskan Way toward regional scenic vistas would be affected to the degree that the foreground would include construction materials, which would clutter and disrupt the view. In the event that safety fencing is used, views from street level may be blocked. However, views westward from Waterfront Park and along the seawall would not be impacted because construction elements would be behind the viewer and viewpoint.

All viewer groups would be sensitive to these impacts, especially residents, commuters, and workers in the area who would have regular or continuous exposure to views of construction. Residents of the Waterfront Landings Condominiums would have construction of Alaskan Way in the foreground of their west-facing views. This impact would be greatest for street-level views. South-facing units in the southernmost building would experience the highest impacts during construction of the Overlook Walk, which would dominate the foreground of those views.

Adverse construction impacts on the visual quality of the Waterfront landscape unit would be temporary, but substantial. The visual quality rating for this landscape unit would be low during construction. Vividness would be low because all viewpoints in the Waterfront landscape unit would at one time or another include construction activities as dominant and distracting elements. Unity and intactness would be low because construction equipment and activities would result in the temporary loss of large portions of the landscape, would disrupt its integrity, and would not be compatible with the setting.

Downtown Landscape Unit

Construction equipment and activities would be present along the front of buildings that define the west edge of the Downtown landscape unit and in restricted locations on some of the Seattle east-west view corridors and north-south avenues. Along the west edge, the existing road and sidewalks would be

excavated and rebuilt, utilities re-installed, and new landscaping installed. AWPOW would also reconstruct the portion of the Marion Street pedestrian bridge over Alaskan Way.

Impacts on views from the Seattle view corridors (Columbia, Marion, Madison, Spring, Seneca, University, and Union Streets) would be noticeable but not prominent because these views are narrowly framed by buildings and screened by tree canopies. Construction impacts on the Union Street view corridor looking westward would be more substantial than those in the other view corridors due to the construction of the new pedestrian connection. Impacts on views from the west edge of downtown would be substantial because of the proximity and scale of construction activities and the high quantity of viewers. All viewer groups would be sensitive to these impacts, but especially residents, commuters, and workers who would have regular or continuous exposure to the construction. Tourists and locals seeking entertainment could be less affected because they can choose to avoid the construction areas.

Adverse construction impacts on the visual quality of the Downtown landscape unit would be temporary, but substantial. The overall visual quality rating would be low during construction. Vividness would be reduced to medium because construction activities would disrupt and clutter views from the west edge of the landscape unit and near the staging areas. Intactness and unity would be reduced to low because the integrity of the landscape would be disturbed by the prevalence of equipment and activities, as well as by the loss of the western portion of the landscape unit.

Pike Place–Belltown Landscape Unit

Construction equipment and activities would be present in restricted locations in the Pike Place–Belltown landscape unit, but not visible from most places because of the hilly terrain. Construction activities would involve building the structures along Elliott Way, including the intersection with Pine Street; building new local street connections; installing new landscaping; and extending Bell Street Park.

Impacts on views from the Seattle view corridors (Lenora, Blanchard, Bell, and Battery Streets) would be noticeable but not prominent, because these views are limited by buildings and tree canopies. Construction impacts on the view from the edge of Victor Steinbrueck Park would disrupt the foreground view and detract from the quality of middle or distant views. Because of the topography and surrounding urban development, views from Bell Street Park towards the west are not likely to be impacted by construction on Bell Street between First and Elliott Avenues. Accordingly, most views in this landscape unit, including the Seattle view corridors, would not be appreciably affected because construction would, for the most part, be screened by buildings or be below grade and therefore not generally visible. All viewer groups are expected to be somewhat sensitive to these impacts, but because the views are not widely available, most viewers would not be affected.

Adverse construction impacts on the visual quality of the Pike Place–Belltown landscape unit would be moderate. Overall existing visual quality for the landscape unit is medium. As described above, construction activities would be extensive within the landscape unit, but would be partially screened by topography and existing structures from the majority of viewers. The most important character-defining elements of the landscape unit, including views of Puget Sound, Mount Rainier, and historic buildings, would generally not be affected by construction. These elements are important contributors to the vividness of the landscape unit; therefore, the rating for vividness would remain high. Construction equipment and activities would temporarily impact the intactness and unity of the landscape unit, although the construction period impacts would be moderate. The ratings for intactness and unity of visual quality would likely be reduced from medium to medium-low.

Elliott Bay Landscape Unit

The visual quality of Elliott Bay would not be impacted by construction because most views of project work would be blocked by existing mid-rise buildings along the harbor. Construction would be most visible from boats and ships docking at Colman Dock or the Bell Harbor Marina. The occasional, temporary presence of barges would have little impact on views. As a result, there would be no changes

in vividness, intactness, or unity, which would remain high, and the overall visual quality also would remain high.

Designated Viewpoints, Scenic View Routes, and View Corridors

Waterfront Park, Alaskan Way at Union Street

Construction impacts on the overall visual quality of westward views of the harbor and Puget Sound from Waterfront Park would be minor, provided the views did not include construction equipment or activity. Although occasional barges used for construction support are unlikely to have a substantial impact on the overall visual quality of the waterfront area or Elliott Bay, their presence could have substantial short-term impacts on specific views from Waterfront Park if they are located directly adjacent to the park.

Construction impacts on the visual quality of views to the east of Waterfront Park would be moderate. The presence of equipment and activity on Union Street during the construction of the new pedestrian connection would last for approximately 12 months. Construction impacts on vividness, intactness, and unity of views toward the downtown skyline and Alaskan Way would be temporary, but substantial, because the proximity of construction activity and equipment would disrupt the landscape and would not be compatible with the surrounding development.

Victor Steinbrueck Park, Virginia Street at Western Avenue

Construction impacts on the setting of Victor Steinbrueck Park and its views to the west and south would be moderate. Vividness would be medium–high because construction would not affect views of scenic resources. Intactness and unity would be reduced to low because the proximity of construction activity and equipment would disrupt near- and middle-ground landscapes, and would not be compatible with the surrounding development.

Scenic View Routes

Long-distance views of scenic resources from scenic view routes would be affected by objects in the near-ground field of view. Alaskan Way, S. Jackson Street, and Yesler Way are identified as Seattle scenic view routes that have views of Puget Sound, the Kitsap Peninsula, and the Olympic Mountains. Views westward along S. Jackson Street and Yesler Way are screened by street trees and partially blocked by structures on Colman Dock, but could include some construction activity where the street intersects with Alaskan Way when activities are occurring in that location.

View Corridors

Construction impacts on the view corridors would be moderate to substantial, depending on how far the construction work extends up the view corridor and whether there is a construction staging area nearby. Impacts would be moderate for construction work that takes place in the Alaskan Way corridor because it would be less visible from the view corridors, where tree canopies would screen some of the activities.

5.3 Operational Impacts

This section discusses visual impacts of the Preferred Alternative compared to the No Action Alternative. Figures 5-4 through 5-9 show visualizations of the No Action and Preferred alternatives along with photographs showing the same views as they are today. These visualizations are from the six key viewpoints listed in Table 5-1 and shown on Figure 5-1. Impacts were determined by assessing the difference between the visual quality level for the 2017 existing conditions, summarized in Table 5-3, and the visual quality level following completion of construction for the Preferred Alternative, summarized in Table 5-6. The differences between the 2017 existing conditions (the No Action Alternative) and the Preferred Alternative were rated. Impacts were rated as minor, moderate, or substantial in accordance with the criteria in Table 5-4, and are summarized in Table 5-7.

Figure 5-4. Visualization at Viewpoint 1: South Main Street, looking northwest

Figure 5-5. Visualization at Viewpoint 2: Marion Street Pedestrian Bridge, looking northwest

Figure 5-6. Visualization at Viewpoint 3: Union Street Pier (Waterfront Park), looking southeast

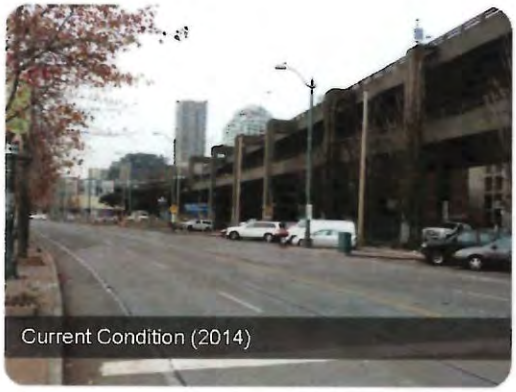


Figure 5-7. Visualization at Viewpoint 4: Union Street Pier (Waterfront Park), looking north

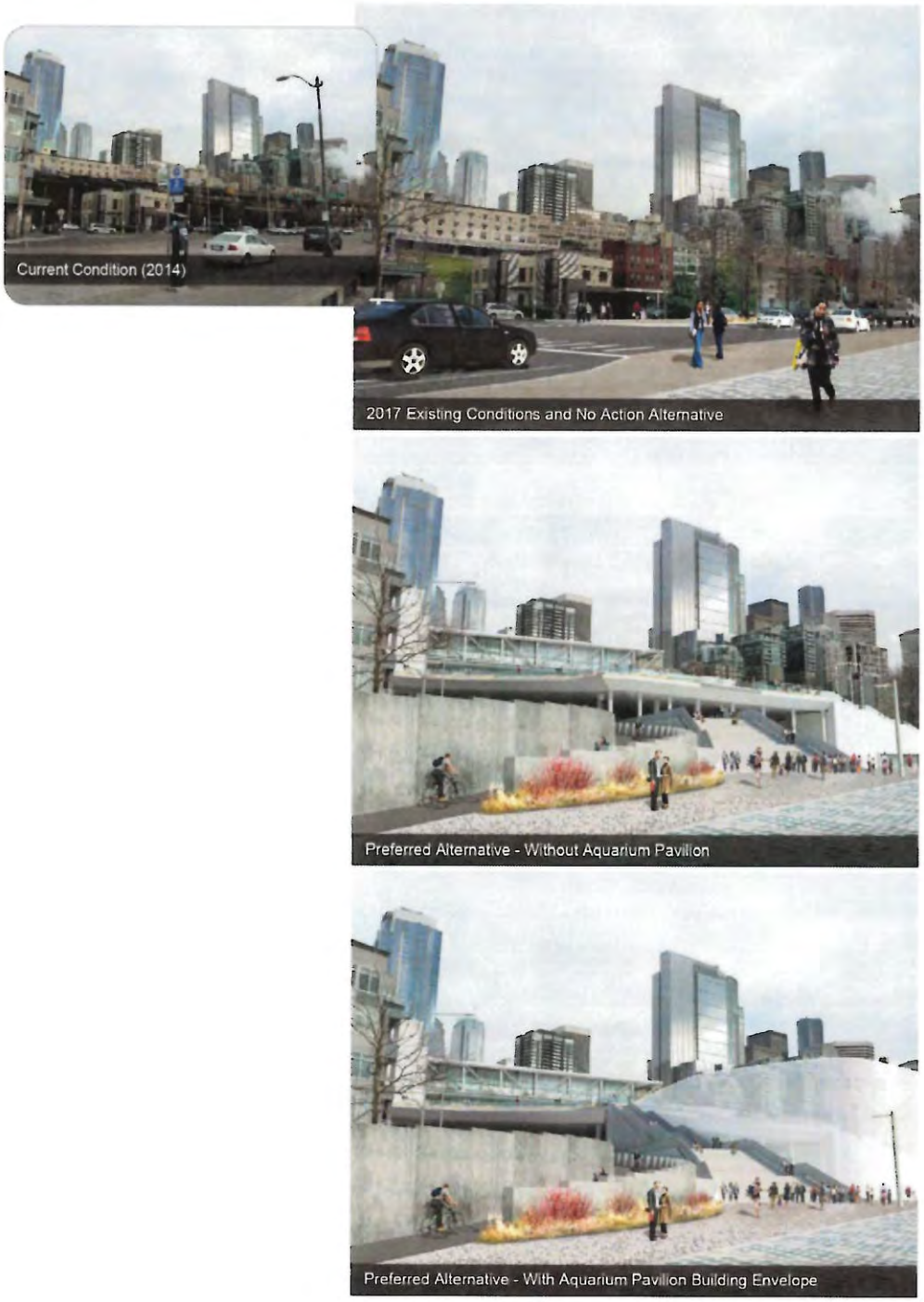


Figure 5-8. Visualization at Viewpoint 5: Pier 62/63, looking east toward downtown

Figure 5-9. Visualization at Viewpoint 6: Victor Steinbrueck Park, looking south

Table 5-6. Summary of Operational Visual Quality Levels for the Preferred Alternative

Landscape Unit[1]	Vividness	Intactness	Unity	Overall Visual Quality Level
Pioneer Square Southern end of project footprint	High Improved setting for memorable historic buildings on west edge.	High Urban design features would make visual character of west edge more in keeping with the urban character.	Medium–High Sidewalk and street improvements would be more harmonious with the historic character of Pioneer Square.	High
Waterfront All of the Alaskan Way corridor along the water's edge, portions of the Overlook Walk, and the location of the Aquarium Pavilion	High Improved views and setting of historic buildings and memorable elements. Some project elements could block or intrude on valued views.	Medium–High Landscaping and urban design features would unify the traffic corridor with the waterfront. Major project elements would interrupt the linear footprint of the landscape unit and scenic view route.	Medium–High Landscaping and urban design features would be harmonious with the existing setting; scale and contemporary character of some new structures would contrast with the existing historic setting.	Medium–High
Downtown Eastern border of the project footprint	High Improved setting for downtown architecture and views.	High Urban design features would make the visual character of the west edge integral with downtown's urban character.	High Scale and contemporary character of new elements would be harmonious with the whole landscape unit.	High
Pike Place–Belltown Northern end of the project footprint	High Improved views and setting for historic buildings and memorable elements.	Medium–High Project features would make part of the landscape more consistent, but not yet integrated with the setting.	Medium–High Development would be responsive to the topography and setting. Sidewalk and street improvements would be more harmonious with the landscape unit.	Medium-High
Elliott Bay Open water to the west of the harbor piers	High No impacts from Preferred Alternative.	High No impacts from Preferred Alternative.	High No impacts from Preferred Alternative.	High

[1] Landscape units are shown on Figure 5-2.

5.3.1 Operational Impacts of the No Action Alternative

There would be no visual impacts or benefits under the No Action Alternative because it would be identical to the 2017 existing conditions.

5.3.2 Operational Impacts of the Preferred Alternative

Operational impacts of the Preferred Alternative would generally be positive because the streetscape and pedestrian spaces would be considered an aesthetic enhancement compared to the No Action Alternative. These impacts are described below by landscape unit. Elements of the Preferred Alternative that are expected to enhance visual quality include trees and shrubs in planters; gathering areas with seating; and custom paving patterns and lighting. They also include several large landscaped open spaces: the area adjacent to Colman Dock, the Aquarium Plaza, and the Overlook Walk lid. These additions would improve the overall setting of the scenic viewpoints and view corridors. The

Preferred Alternative streetscape and pedestrian spaces would generally be considered an aesthetic enhancement compared to the No Action Alternative. However, negative impacts from the Action Alternative could arise if tree canopies and kiosk towers were to block or interfere with scenic views along the waterfront or toward Puget Sound and the Olympic Mountains. Table 5-6 summarizes the visual quality levels for each landscape unit. The Preferred Alternative, compared to the No Action Alternative, would produce highly noticeable and generally positive changes in the visual character of the project footprint (see Table 5-7). Adverse impacts are generally expected to be minor. The largest changes in visual character and quality would result from:

- A new system of pedestrian and bicycle facilities that would improve the visual consistency of the Waterfront landscape unit.
- The Overlook Walk, Building B, and the proposed Aquarium Pavilion, which would be new dominant structures in views from the Waterfront and Pike Place–Belltown landscape units.
- Trees, shrubs, and groundcovers in medians and planters that would contribute color, texture, and rhythm to the landscape and would also reduce the apparent scale of the corridor by defining the narrower travel ways within it. In some locations, these elements could block or impede desirable views.
- New kiosk structures that would be prominent in the historic pier section of the waterfront (Piers 54 to 59). The kiosks could impact views along designated view corridors at Seneca, Spring, Union, and University Streets.

Table 5-7. Comparison of Overall Operational Visual Quality Levels and Impact Ratings for the No Action and Preferred Alternatives

Landscape Unit[1]	Overall Visual Quality Level		Impacts Compared to No Action Alternative[1]
	No Action Alternative	Preferred Alternative	
Pioneer Square Southern end of project footprint	Medium–High	High	Moderate to substantial benefits; minor adverse impact (view blockage by trees)
Waterfront All of the Alaskan Way corridor along the water's edge	Medium	Medium–High	Substantial benefits; moderate adverse impact (view blockage and changes in form, texture, and materials)
Downtown Eastern border of the project footprint	Medium	High	Moderate benefits; minor adverse impacts (shadow and shade)
Pike Place–Belltown Northern end of the project footprint	Medium	Medium–High	Moderate benefits; no adverse impacts
Elliott Bay Open water to the west of the harbor piers	High	High	Minor or no benefits or adverse impacts

[1] Impacts were rated as minor, moderate, or substantial in accordance with the criteria in Table 5-4.

Pioneer Square Landscape Unit

The Preferred Alternative would improve visual quality in the Pioneer Square landscape unit by adding a new 20- to 30-foot-wide sidewalk, pavement, and curbs to delineate parking and pedestrian zones, parking space striping, and landscaping on Alaskan Way (see Viewpoint 1, shown on Figures 5-1 and 5-4). The new configuration and landscaping would buffer the buildings and sidewalk from traffic on Alaskan Way. Deciduous street trees added by the project would make this area more in keeping with the overall character of Pioneer Square and tie the edge of the project footprint more distinctly to this landscape unit. Street trees in medians and planters on Alaskan Way would continue the landscaping westward, making the entire area feel like a unified landscape. In addition, the sidewalk widening and addition of street trees along S. Main and S. Washington Streets would continue the unified landscape into Pioneer Square. In total, viewers are likely to respond positively to these changes.

Adverse operational impacts are expected to be minor, resulting from blocked or obscured scenic views due to the dense tree canopies along view corridors and Alaskan Way. The tree canopies could obscure views of distant scenic resources from Seattle view corridors (Yesler Way), view routes (S. Jackson Street and Yesler Way), and east-west streets (S. King, S. Main, and S. Washington Streets), but these views are already affected by existing tree canopies.

Compared to the No Action Alternative, the Preferred Alternative would have moderate to substantial benefits that would raise the visual quality level of the Pioneer Square area. AWPOW would replace the undistinguished swath of pavement and parking places of the No Action Alternative with attractive urban design features. While the contemporary character of the proposed improvements would contrast with the more historically focused detailing in the Pioneer Square landscape unit in general, they would be aesthetically positive contributions that would connect this edge of the Pioneer Square unit to the unified waterfront landscape. Vividness for the Preferred Alternative would be high because the improvements would enhance the setting of these distinctive architectural styles and views. Intactness would be high because the new landscaped sidewalk would bring the former parking areas into alignment with the character of Pioneer Square. Unity would be medium–high because the new landscaped sidewalk would be consistent and in balance with the scale and character of the setting. The overall visual quality level of this landscape unit under the Preferred Alternative would be high, compared to the No Action Alternative's rating of medium–high.

Waterfront Landscape Unit

This landscape unit would undergo the most pronounced changes in visual character and quality of all the landscape units. Compared to the No Action Alternative, the Preferred Alternative would have substantial benefits that would improve visual quality in a number of ways. Planted medians, buffers, and wider sidewalks on both sides of Alaskan Way would screen bicyclists and pedestrians from traffic and reduce the apparent scale of the roadway. New gathering areas with landscaping and seating would act as focal points within the larger landscape context. The Overlook Walk lid would provide new access to views of the waterfront and its scenic setting and would create a large, landscaped public open space. Because the Overlook Walk would accommodate the Seattle Aquarium's proposed Aquarium Pavilion, the potential building envelope of that separate project is also considered in this landscape unit; as discussed in Chapter 2, the building's uses, functions, size, and form will be evaluated by the Seattle Aquarium in a separate environmental document. Specific impacts of features within this landscape unit are summarized below.

- The landscaping, consistent materials, and design approach along the Promenade and the new, wider sidewalks on the east side of Alaskan Way would create aesthetic continuity along the waterfront, which would improve intactness and unity for the landscape unit as a whole. Linear bands of trees and shrubs would provide visual demarcation to differentiate Alaskan Way, the bicycle and pedestrian facilities, and the Promenade; buffer these paths and lanes from each other; and reduce the perceived width of Alaskan Way. The continuity and linearity of the landscaping would unify the corridor and give it a parkway character. The overall effect would enhance the experience of traveling through the waterfront and create an inviting public open space for walking, sitting, cycling, and viewing. However, the dense plantings may screen or block some desirable views in this landscape unit, increase shadow and shade, and diminish the expansiveness of sky and water views that are key components of visual quality along the waterfront.
- The new gathering areas near Colman Dock, in front of the historic piers, and at the Aquarium Plaza would include shelters, seating, bicycle parking, and formal and informal clusters of trees in terraces or at-grade planters (see Viewpoint 4, shown on Figures 5-1 and 5-7). These gathering spaces would help create a welcoming and attractive public space by enhancing cohesiveness throughout the Promenade. The improved cohesiveness and pleasing visual character would improve unity and intactness, thereby improving overall visual quality.

- Kiosks would be located on the Promenade in front of the historic pier buildings, at the intersections of Alaskan Way with Spring, Seneca, University, and Union Streets (see Viewpoints 3 and 4, shown on Figures 5-1, 5-6, and 5-7), all of which are view corridors. A typical kiosk footprint would be 16 feet by 16 feet, and the structure would be approximately 45 feet high. In the current preliminary design, the upper part of a typical kiosk would be of reflective materials arrayed in flat planes at different angles, like a faceted tower. The height of the kiosks would make them almost as tall as the historic pier sheds. The reflective materials of the upper structure would contrast with the materials and colors of the historic buildings and, depending on final design, may be perceived by some viewers as reducing the unity and intactness of the landscape. The reflective surfaces could be new sources of glare.
- The Overlook Walk would create a new structure in the landscape that would offer scenic views of the new Alaskan Way landscape, the waterfront, Elliott Bay, Puget Sound, and the Olympic Mountains. The new structure would provide access to these views from its lid and stairs. Because the Overlook Walk would be located just north of where Alaskan Way bends westward to follow the shoreline, the new structure, along with the changes to the alignment of Alaskan Way and construction of a new segment of Pine Street, would divide the Alaskan Way corridor visually and physically into separate north and south segments (see Viewpoint 6, shown on Figures 5-1 and 5-9), and would serve as the new visual terminus for views from Alaskan Way (see Viewpoint 5, shown on Figures 5-1 and 5-8). This would result in a substantial change to the character and aesthetics of the northern half of the Waterfront landscape unit and a moderate change to views from other landscape units. The impacts to public views would include a reduction in the overall sense of openness and loss of more distant views along the waterfront; however, the new structures would not impact views to Elliott Bay, the Olympic Mountains, or downtown. Some of these impacts would likely be offset by the aesthetic benefits of the Preferred Alternative. Many viewers are likely to find the Overlook Walk attractive in itself as an aesthetic enhancement to the waterfront, and the new view opportunities from elevated portions of the structure would contribute to the overall enjoyment of the scenic setting. The complexity and contemporary architectural character of the Overlook Walk and Building B would be very different from the predominantly older and simpler structures that contribute to the visual character of the area near the historic piers in the No Action Alternative.
- The Aquarium Pavilion would extend the views created by the Overlook Walk by providing an additional 0.3 acre of public open space on its roof that would be accessible from the Overlook Walk lid. These views would be closer to the water than those from the Overlook Walk. The Aquarium Pavilion would have a similar footprint as the public staircase and Building C for the Action Alternative in the Draft EIS, but it would be a larger structure in this prominent location and would add to the change in the character and aesthetics of the Waterfront landscape unit described above for the Overlook Walk. The structure could potentially block views from some public areas—for example, some limited views toward downtown from the north side of the Aquarium Plaza. However, the building's proposed setting, with its structure tucked against the structure of the Overlook Walk, would limit both the areas from which views would be affected and the views that could be blocked. The actual view impacts may vary from those generally described in this Final EIS because they would be dependent upon the final design of the Aquarium's building. The potential building envelope for the Aquarium Pavilion is not expected to directly affect any public views specifically regulated under Seattle codes.

Adverse operational impacts from the Preferred Alternative on the Waterfront landscape unit are expected to be moderate. Adverse impacts could result from limited blocked or obscured long-distance views to Puget Sound, the Olympic Mountains, and the Seattle skyline when viewed from a few locations within or near the project area. Most public and private views would not be affected. Designated view corridors, viewpoints, and the majority of scenic view routes would not be affected. Some views along Alaskan Way, a designated scenic view route, would be modified by the realignment

of the roadway and new project elements; however, views to Elliott Bay, the downtown skyline, and the Olympics are not likely to be affected. Similarly, proposed design elements would be prominent in views from Victor Steinbrueck Park and Waterfront Park; however, views to Elliott Bay, the downtown skyline, and the Olympics would not likely be affected. The primary contributors to potential impacts would be the Overlook Walk, kiosks, and new street trees. The building envelope of the Aquarium Pavilion, as currently designed, would also contribute to potential impacts.

The scale and proximity of the proposed kiosks to the historic pier sheds could be perceived by some viewers as reducing the quality of the views to this assemblage of buildings, with potential impacts on the unity of the visual environment in this section of the landscape unit.

On the northern side of the Pine Street extension, there would be moderate impacts to south and southeastward views from the southern end of the Waterfront Landings Condominiums. Although views from private property are not protected under the City of Seattle's SEPA ordinance or Land Use Code, views from these units would be affected. These views currently include a small office building, driveway, parking area, loading zone, and Alaskan Way, as well as limited water and pier views for some units. The small office building would be replaced by the Pine Street extension, which would be supported by a retaining wall as it rises toward Elliott Way. The retaining wall, Overlook Walk north stairway, and the Overlook Walk lid over Alaskan Way would be prominent in views from the south-facing condominiums. From the lower floors of the southernmost portion of the condominium building, the views described above may be partially or entirely blocked by the retaining wall. Some lower floor units on the south side may experience increased shading as a result of the retaining wall. The Aquarium Pavilion would also be visible from these units and would block some existing views. Users of the Overlook Walk stairway may also be able to see into south-facing windows of the condominiums, creating privacy concerns.

If the Overlook Walk were constructed before the Aquarium Pavilion, it could detract from the overall visual quality of the waterfront. The structural elements supporting the upper section of the Overlook Walk would be prominent in views from the waterfront areas near the Aquarium Plaza and historic piers, and there would not be a building screening Alaskan Way from the Aquarium Plaza.

Street trees generally enhance aesthetics, but also screen views and create a sense of enclosure. The trees proposed under the Preferred Alternative would have the benefit of reducing the apparent scale of the roadway and providing their own intrinsic aesthetic benefit. Street trees would also partially screen views to Elliott Bay, downtown, and the historic pier sheds from some viewing locations.

Overall, the Preferred Alternative would improve the visual quality level of the Waterfront landscape unit compared to the No Action Alternative. New elements added by AWPOW would, for the most part, enhance and unify the visual character of the landscape. Vividness would remain high because the new urban design and landscape elements would maintain or enhance the overall setting and foreground of valued views. Intactness would be medium–high because new paths, landscaping, and amenities would tie the landscape together to read and function as a whole, but the Overlook Walk, Building B, and the kiosks would introduce contrasting architectural elements that could be perceived by some viewers as detracting from the existing setting. The Aquarium Pavilion, as a large new structure, would add another element of contrast. Unity would be medium–high because the new landscaping and built components would be internally consistent throughout the landscape unit, but their contemporary character would contrast with many of the older existing elements that define the setting. Protected views from designated viewing locations and scenic view routes to visual resources including Elliott Bay, the Olympics, Mount Rainier, and downtown Seattle would not likely be affected by the Preferred Alternative. Based on the above assessment, the overall visual quality level of the Preferred Alternative would be medium–high, compared to the No Action Alternative's medium rating.

Downtown Landscape Unit

In this landscape unit, AWPOW would provide sidewalk improvements, landscaping, pavement, and curbs that would more clearly delineate vehicle and pedestrian zones along the east side of Alaskan Way (see Viewpoint 2, shown on Figures 5-1 and 5-5). New street trees would buffer and refine the pedestrian area and improve the overall street character, although they could obscure views northward and westward from adjacent buildings. Street trees in medians and planters on Alaskan Way would help reduce the perceived width of the corridor by breaking the expanse of pavement into narrower bands. The improvements would maintain views of scenic vistas from the protected view corridors at Columbia, Marion, Madison, Spring, and Seneca Streets, and would be an attractive foreground element in views from overlooks such as the Harbor Steps, which are located on University Street between Western and First Avenues. The Union Street Pedestrian Connection would include walkways with new public viewpoints that would provide high-quality views of the waterfront and Elliott Bay. The new pedestrian connection would also include elevator towers that would be compatible with existing nearby development, although the towers would partially alter the views of Elliott Bay currently provided at Union Street just east of Post Alley.

Viewers are likely to have positive responses to the changes; residents and workers on upper levels would continue to have expansive views of open water and sky; and the corridor would look like a green parkway. Adverse operational impacts would only include blockage of views by the elevator tower on the southeast corner of Union Street and Western Avenue, and shadows in some areas from the new street trees.

Compared to the No Action Alternative, the Preferred Alternative would moderately improve the visual quality of the Downtown landscape unit. Project improvements would replace the undistinguished swath of pavement and parking places under the No Action Alternative with urban design features and allow pedestrians to appreciate the architectural character of the buildings on the west edge of the downtown area. Vividness under the Preferred Alternative would be high because AWPOW would enhance the distinctiveness of the architecture styles and views. Intactness would be high because the new design would contribute to a greater visual coherence and would not add elements that are out of place. Unity would also be high because the new landscaping and built components would improve upon and be in balance with the scale and character of the setting. As a result, overall visual quality for the Preferred Alternative in this landscape unit would be high compared to the No Action Alternative's medium rating.

Pike Place–Belltown Landscape Unit

AWPOW would raise the visual quality in this landscape unit by improving the character of the area between Pike Place Market and lower Belltown, which under the 2017 existing conditions will be occupied by the Alaskan Way right of way where the viaduct formerly stood. Most of the Preferred Alternative's improvements would not be visible from the Pike Place Market because the existing market buildings and the new MarketFront structure would block those views. Elliott Way and the Overlook Walk would be prominent in views from the west edge of Victor Steinbrueck Park and the upper-floor windows of nearby buildings (see Viewpoint 6, shown on Figures 5-1 and 5-9), but would not affect long-distance views from these locations. The new intersection at Blanchard Street, where Elliott Way ties into Elliott and Western Avenues, would be a substantial change from the vacant right of way that would be present under the No Action Alternative; however, landscaping, pedestrian crossings and sidewalks, and bicycle paths would make the scale and appearance of the intersection consistent with the visual character of the Belltown business and residential area. Extending Bell Street Park between Elliott and First Avenues would also change the aesthetics of this section of Bell Street, making its scale and appearance consistent with the visual character east of First Avenue. Viewers are likely to have positive responses to the changes. No adverse operational impacts are anticipated as a result of the Preferred Alternative in this landscape unit.

Compared to the No Action Alternative, the Preferred Alternative would moderately improve the visual quality of a limited area of the Pike Place–Belltown landscape unit that is not generally visible to viewers. The quality of protected views from the west edge of Victor Steinbrueck Park would be dominated by the Overlook Walk. However, overall vividness would be high because long-distance views of the waterfront, harbor, and Puget Sound would not be affected. Intactness and unity would be medium-high because the new facilities would be consistent with the urban character of Belltown, but out of scale relative to the surrounding network of streets. The overall visual quality level of the Preferred Alternative would be medium-high compared to the No Action Alternative's medium visual quality level.

Elliott Bay Landscape Unit

The Preferred Alternative would not change the overall visual quality of the Elliott Bay landscape unit, and views from the unit would not be adversely affected. The addition of landscaping along the waterfront would only be noticeable from certain view angles because of the existing buildings along the harbor. From viewpoints near the outer harbor line, such as from ferries, the Overlook Walk could be a noticeable addition to the backdrop of buildings at the foot of downtown development, but it probably would appear somewhat consistent and in harmony with the existing buildings. Although Building B could be a new source of glare, it would not be noticeably different from existing sources of glare along the shoreline. Similarly, new and additional lighting along the Main Corridor and Promenade is not expected to make the waterfront substantially more visible in nighttime views of the city from Elliott Bay. Most viewers in the Elliott Bay landscape unit are not likely to notice the changes.

Compared to the No Action Alternative, the Preferred Alternative could have a minor adverse impact due to the Overlook Walk. However, vividness, intactness, and unity would not be affected by the Preferred Alternative and would remain unchanged from their original high levels. Overall visual quality of the Preferred Alternative and the No Action Alternative would be high.

Designated Viewpoints, Scenic View Routes, and View Corridors

Waterfront Park, Alaskan Way at Union Street

Adverse impacts on views from Waterfront Park would be moderate overall. Looking northward from Waterfront Park, the Overlook Walk and Aquarium Pavilion would be prominent in most views. However, westward views of the harbor and Puget Sound would not be affected. Southeast-facing views toward the downtown skyline and Alaskan Way could be screened by street trees or blocked by the kiosks (see Viewpoints 3 and 4, shown on Figures 5-1, 5-6, and 5-7). However, vividness, intactness, and unity would be high overall.

Victor Steinbrueck Park, Virginia Street at Western Avenue

AWPOW's view impacts on Victor Steinbrueck Park would be minor. Elliott Way and the Overlook Walk would be prominent in south-eastward views from the west edge of the park (see Figure 5-9), but they would be consistent with the urban character of the Pike Place-Belltown landscape unit. Westward views of the waterfront, harbor, and Puget Sound would not be affected. The Aquarium Pavilion would be visible from the park, but would not block views to Elliott Bay, the historic pier sheds, the Olympics, or Mount Rainier.

Scenic View Routes

Views along Alaskan Way would be substantially affected due to the loss of the portion of Alaskan Way in which the Overlook Walk and Aquarium Pavilion would be constructed, and could be further affected by the density of street trees in the corridor. The change in alignment for Alaskan Way would result in changes to the character of views from the road, and the Aquarium Pavilion would be a prominent element in the view looking toward the south from the northern section of the roadway. However, the change in alignment and presence of the Aquarium Pavilion would not block views from Alaskan Way to

any of the views specifically identified in the City of Seattle's SEPA ordinance, including Elliott Bay, the Olympic Mountains, downtown, or Mount Rainier.

Views of distant scenic resources from the Seattle scenic view routes at Yesler Way and S. Jackson Street could be obscured by the new Alaskan Way street trees when the canopies become dense and continuous; however, these views are already affected by existing tree canopies.

View Corridors

AWPOW would have minor adverse operational impacts on views along some Seattle view corridors, but would not affect others. Potential impacts are noted because of the recognized values of views along these corridors; however, none of the proposed project elements are the types of building projects that would be subject to specific setback requirements. Near the Pioneer Square landscape unit, views along S. King, S. Main, S. Jackson, and S. Washington Streets, including Yesler Way, are, for the most part, currently blocked by structures on Piers 46 and 48 and Colman Dock. These views are also seasonally screened by existing tree canopies that disrupt views of distant scenic resources. AWPOW could result in additional screening because of the density of the Alaskan Way street trees.

In the Waterfront landscape unit, the proposed kiosks would be similar to the height of the existing historic pier sheds. Depending on the final design, the kiosks could potentially block views of the piers from the view corridors on Spring, Seneca, and University Streets, although impacts would be minor because views are to the sides of the historic pier sheds, rather than their front faces. At their current proposed height, the kiosks are not expected to interfere with views of Puget Sound or the Olympic Mountains.

Near the Downtown landscape unit, views along Columbia, Marion, Madison, Spring, and Seneca Streets are for the most part currently blocked by harbor buildings and therefore would not be affected by AWPOW. Similarly, the project would not affect views along Pine, Stewart, or Virginia Streets. Views of distant visual resources are available at overlooks at University and Union Streets along First Avenue. These westward views would not be affected by the Alaskan Way landscaping because the tree canopies would be below the line of sight from these overlooks. The Alaskan Way landscape would be an attractive foreground element in views from overlooks such as the Harbor Steps.

Near the Pike Place-Belltown landscape unit, views along Lenora, Blanchard, and Battery Streets would not be affected by AWPOW because these views are currently limited by buildings and tree canopies; moreover, most of the project elements are below the level of these streets.

6 Noise

This chapter provides a summary of the existing noise levels in the study area and evaluates how AWPOW-related noise will affect local residences, businesses, and visitors in the corridor. The analysis summarizes the results of noise monitoring and modeling that were performed to identify potential impacts. Potential measures that have been identified to avoid, minimize, or mitigate those impacts are presented in Chapter 16 of this Final EIS. Additional information about acoustics and noise modeling are provided in the Draft EIS documents and the Final EIS Appendix C, Discipline Report Errata Sheets.

6.1 Affected Environment

6.1.1 Measurement and Perception of Sound

Sound is measured in terms of both loudness and frequency. The unit used to measure loudness is called a decibel (dB). A range from 0 to 120 dB is the typical range of human hearing. To account for the human ear's sensitivity to frequencies, an adjustment is made to the dB measurement scale. The adjusted scale, referred to as the A-weighted decibel scale, provides a more accurate measure of what the human ear can actually hear. When the A-weighted scale is used, the decibel levels are designated as dBA.

Normal human conversation ranges between 44 and 65 dBA when people are about 3 to 6 feet apart. Very slight changes in noise levels, up or down, are generally not detectable by the human ear. The smallest change in noise level that a human ear can readily perceive is about 3 dBA, while increases of 5 dBA or more are clearly noticeable. For most people, a 10-dBA increase in noise levels is judged as a doubling of sound level, while a 10-dBA decrease in noise levels is perceived to be half as loud. Noise levels during the day in a noisy urban area are frequently as high as 70 to 80 dBA. Table 6-1 shows sound levels from some common noise sources.

Table 6-1. Sound Levels of Typical Noise Sources

Noise Source or Activity	Sound Level (dBA)	Subjective Impression
Jet aircraft takeoff from carrier (50 feet)	140	Threshold of pain
50-horse-power siren (100 feet)	130	
Loud rock concert near stage; jet takeoff (200 feet)	120	Uncomfortably loud
Float plane takeoff (100 feet)	110	
Jet takeoff (2,000 feet)	100	Very loud
Heavy truck or motorcycle (25 feet)	90	
Garbage disposal; food blender (2 feet); pneumatic drill (50 feet)	80	Moderately loud
Vacuum cleaner (10 feet); passenger car at 65 mph (25 feet)	70	
Large store air-conditioning unit (20 feet)	60	
Light automobile traffic (100 feet)	50	Quiet
Bedroom or quiet living room; bird calls	40	
Quiet library; soft whisper (15 feet)	30	Very quiet
High-quality recording studio	20	
Acoustic test chamber	10	Just audible
	0	Threshold of hearing

Sources: Beranek 1988; EPA 1971

Noise levels from most sources tend to vary with time. For example, noise levels increase when a car approaches, reach a peak as it passes, and decrease as the car moves farther away. To account for the variance in loudness over time, a common noise measurement is the equivalent sound pressure level (Leq). Leq is defined as the average noise energy level, in dBA, for a specific time period (for example, 1 minute). Leq is the designated noise metric for many local and federal agencies, including FHWA and the City of Seattle. Noise measurements taken using the Leq are denoted dBA Leq.

6.1.2 Study Area

In general, the noise study area extends approximately one full block beyond the project footprint. Beyond one block, existing structures block the sound transmission and noise levels become dominated by traffic noise on that block. The noise environment in the study area was separated into three sections:

1. Southern Section: extends from S. King Street to Cherry Street
2. Central Section: extends from Cherry Street to Pine Street
3. Northern Section: extends from Pine Street to the vicinity of Wall Street

These three sections and the study area for noise are shown in Figure 6-1.

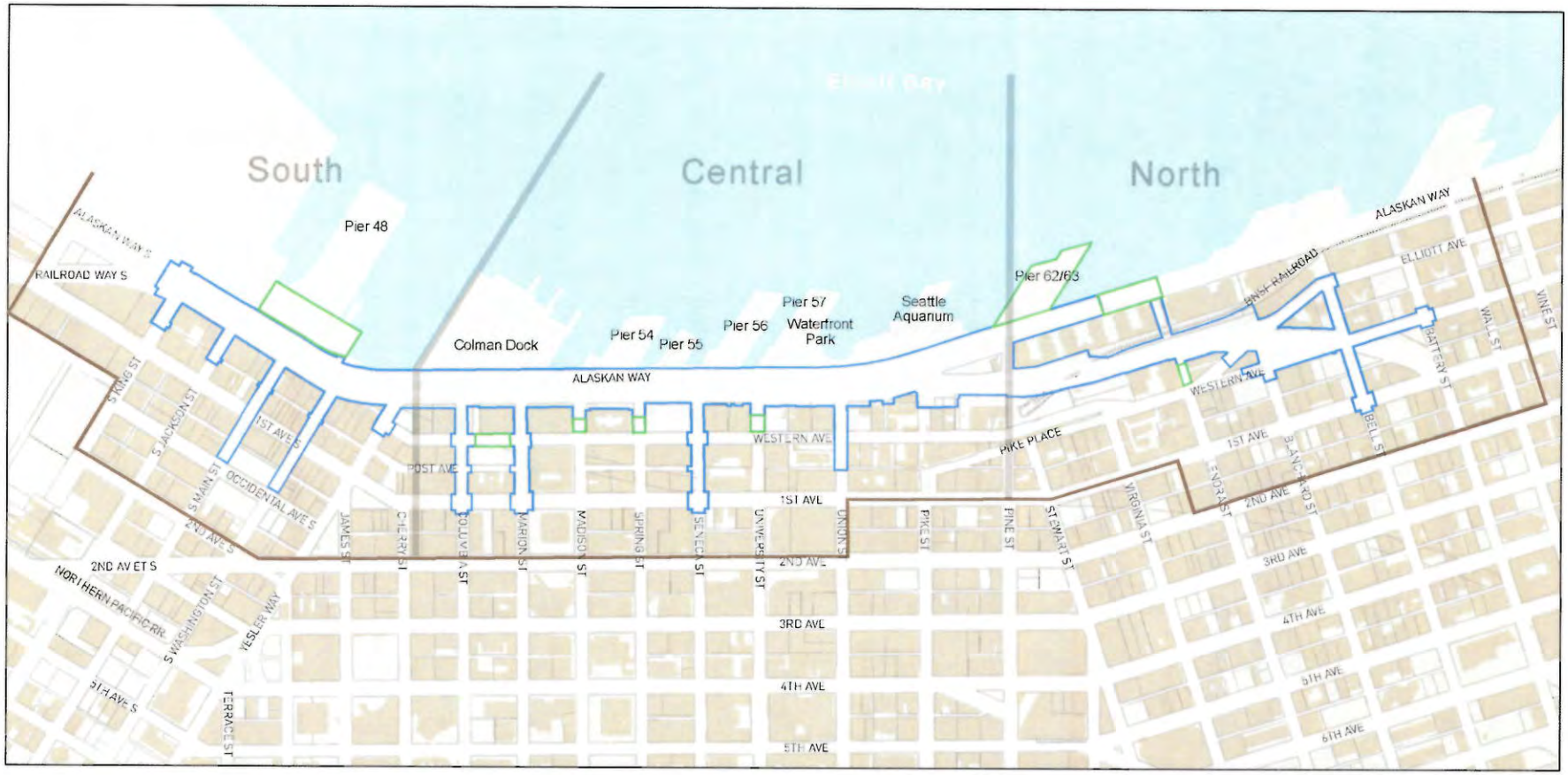
6.1.3 2017 Existing Conditions

The affected environment for this analysis is defined as the conditions that will exist within the study area in 2017 when the AWVRP, EBSP, and MarketFront projects have been completed and before AWPOW construction begins. Because traffic noise dominates the study area and because the Alaskan Way Viaduct is still in place as of the writing of this Final EIS, peak-hour traffic noise levels for the 2017 existing conditions were calculated using the FHWA's Traffic Noise Model, version 2.5 (TNM). Input to the model included peak-hour traffic volumes for passenger vehicles, delivery trucks, and heavy trucks, along with posted speed limits and area topographical conditions. Noise measurements taken at 41 sites during analyses completed for the AWVRP and EBSP were used to verify the traffic noise modeling results. Existing (year 2017) modeled traffic noise levels for these 41 modeling sites are shown on Figure 6-2.

The range of modeled existing conditions (2017) for peak-hour traffic noise levels in each study area section are:

- Southern section—61 dBA to 73 dBA Leq
- Central section—62 to 72 dBA Leq
- Northern section—62 to 68 dBA Leq

The 2017 model results were then compared to FHWA's noise abatement criteria (NAC), which establish noise threshold levels for different land uses. The criteria are defined in terms of exterior Leq measured at the property line. Land uses in 2017 are expected to be the same as the land uses that currently exist in the study area, which are primarily commercial and residential, including apartments, condominiums, hotels, and motels. Many visitors, residents, and commuters also walk and cycle to destinations on the waterfront, along Alaskan Way, or west of Alaskan Way. Existing land uses are described below by study area section. No highly sensitive uses such as recording studios, broadcast studios, or medical facilities were identified in the study area.



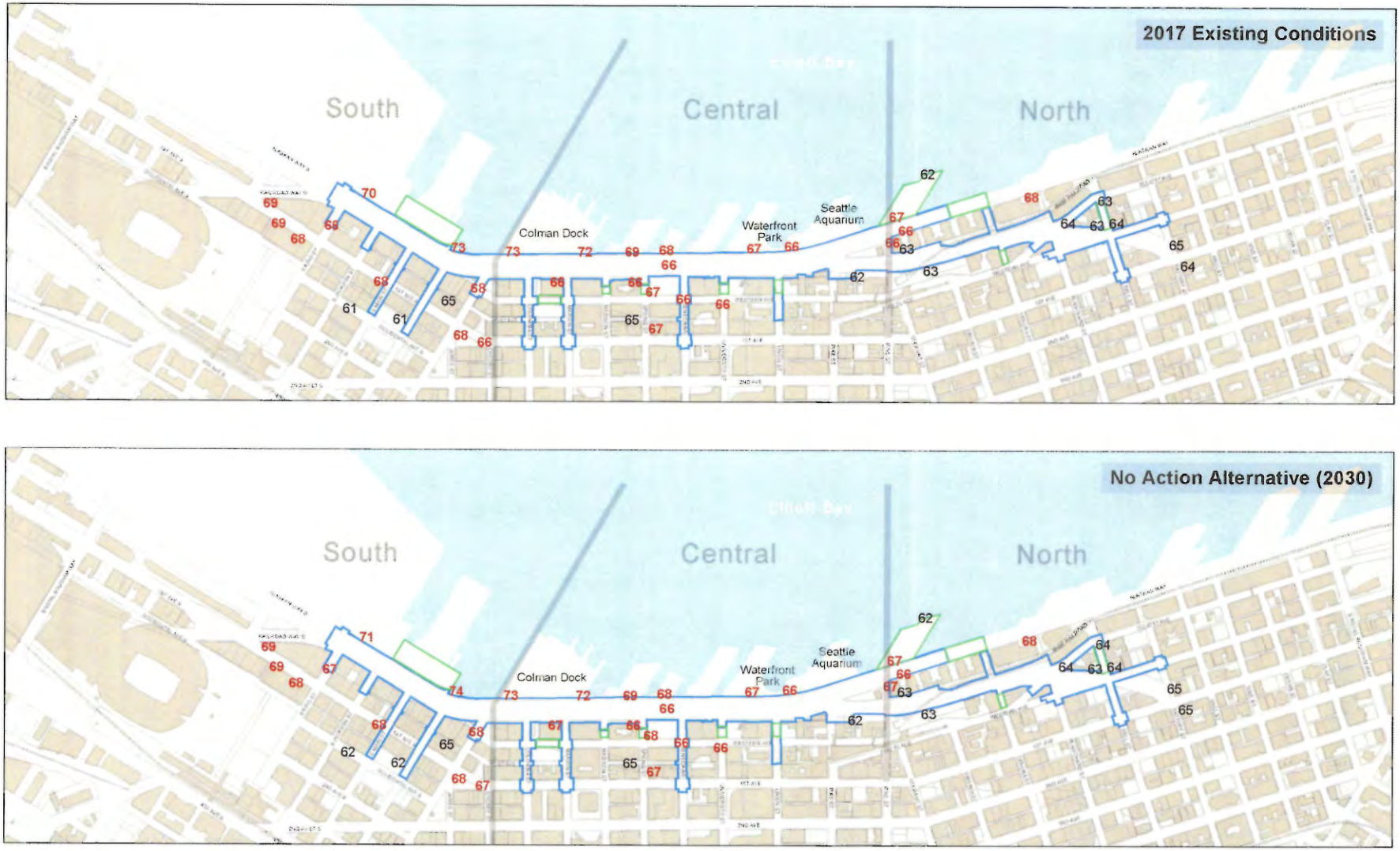
0 400 800
Feet

Source: SDOT
Google Earth Pro, Licensed to
Michael Minor & Associates

Preferred Alternative
- Project Footprint
- Potential Construction Staging Area
- Noise Study Area
- Section Boundries
- Parcel Boundary
- Building Footprint

Figure 6-1
Noise Analysis Study Area

Alaskan Way, Promenade, and Overlook Walk Final EIS



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GIS Source: King County, City of Seattle
Data Source: Elliott Bay Seawall Project

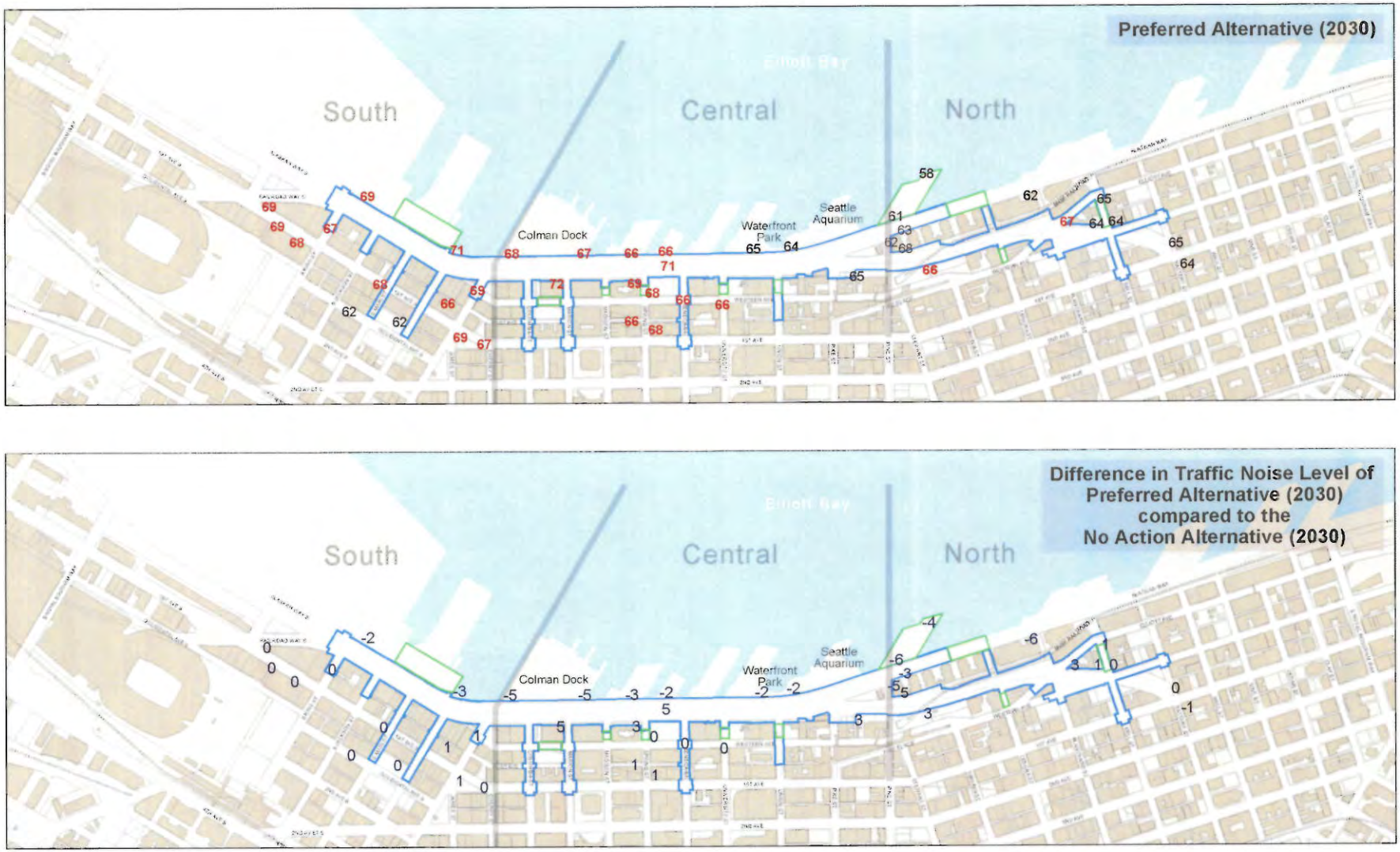
Preferred Alternative
Project Footprint
Potential Construction Staging Area
Parcel Boundary
Building Footprint

Note:
The modeled noise levels represent the peak hour traffic noise level (dBA Leq) from the FHWA Traffic Noise Model under given conditions.

Noise levels in red meet or exceed the NAC for residential use.

Figure 6-2
Comparison of Modeled Noise Levels
(Sheet 1 of 2)

Alaskan Way, Promenade, and Overlook Walk Final EIS



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Feet

GIS Source: King County, City of Seattle
Data Source: Elliott Bay Seawall Project

Preferred Alternative
- Project Footprint
- Potential Construction Staging Area
- Parcel Boundary
- Building Footprint

Note:
The modeled noise levels represent the peak hour traffic noise level (dBA Leq) from the FHWA Traffic Noise Model under given conditions.

Noise levels in red meet or exceed the NAC for residential use.

Figure 6-2
Comparison of Modeled Noise Levels
(Sheet 2 of 2)

Alaskan Way, Promenade, and Overlook Walk Final EIS

Southern Section

Land use in the southern section is primarily commercial. However, a large condominium complex is located just south of S. King Street on First Avenue S., and several other residential uses were identified in buildings between S. Jackson Street and Yesler Way, including the Best Western Plus Pioneer Square Hotel. All of the residential uses identified are located on the upper floors of multi-floor buildings. Two city parks are within this section of the study area: Occidental Park, between S. Washington Street and S. Main Street, and Pioneer Square Park, north of Yesler Way on First Avenue.

Central Section

The central section of the study area also includes commercial and residential land uses, with the latter including apartments, condominiums, hotels, and motels. Fire Station 5, located on the west side of Alaskan Way at Madison Street, is also considered a residential use because it houses firefighters. The central section also includes Colman Dock, Waterfront Park, the Seattle Aquarium, several large parking lots, and numerous visitor attractions on Piers 54 through 57. Three schools were identified within the central section: Kid's Center Preschool on Spring Street between Western Avenue and First Avenue; a daycare at the intersection of First Avenue and Seneca Street; and the Pike Place Market Child Care and Preschool just south of Pine Street. The only other noise-sensitive use within the central section is the Seattle Art Museum at 1300 First Avenue.

Northern Section

Beginning at Pine Street and continuing to the north, land uses include several condominiums and apartments and the Pike Place Market. A large condominium complex (Waterfront Landings) and the Seattle Marriott Waterfront Hotel are located on Alaskan Way between Pine Street and Blanchard Street. East of SR 99, Victor Steinbrueck Park is located near Virginia Street. Several apartments and condominiums are located within the northern section, along Elliott, Western, First, and Second Avenues from Stewart Street to Wall Street. A laboratory facility that is part of the University of Washington School of Medicine is located between the BNSF rail line and Elliott Avenue, south of Bell Street.

Modeling of 2017 Existing Conditions

The peak-hour traffic noise levels that were predicted for the 41 exterior noise modeled locations are shown on Figure 6-2. Many of the 41 sites are near or above the NAC for residential uses. Residences with noise levels at or above the NAC are not uncommon for dense urban residential areas in a metropolitan area with a major freeway nearby. In addition to the 41 exterior sites, one interior site was used to predict the noise level inside a typical unit at the Waterfront Landings Condominiums. Based on measured exterior-to-interior noise reduction, the peak-hour traffic noise levels inside a unit at this complex for 2017 existing conditions were predicted to be 37 dBA Leq.

Based on the modeled 2017 existing conditions, exterior noise levels at 1,136 residential units (including hotel rooms) are predicted to meet or exceed the NAC. In the southern section of the study area, noise levels are predicted to meet or exceed the NAC at 360 residential units and in Pioneer Square Park. In the central section, 446 residential units and Waterfront Park would exceed the NAC levels. In the northern section, 327 residential units and Pier 62/63 would be at or above the NAC.

6.2 Construction Impacts

Construction noise would result from the operation of heavy equipment needed to construct various project features and structures. The FHWA Roadway Construction Noise Model (FHWA 2006) was used to provide an estimate of noise levels from typical construction activities. The results of this analysis are summarized below. As with all construction projects, the contractor would be required to comply with the requirements of the City of Seattle Noise Control Ordinance; construction activities outside normal weekday daytime hours, or activities that exceed the ordinance, would require a noise variance from the City.

6.2.1 Construction Impacts of the No Action Alternative

Under the No Action Alternative, there would be no construction activity and therefore no construction-related noise impacts.

6.2.2 Construction Impacts of the Preferred Alternative

The construction noise analysis considered the temporary noise impacts that construction would cause in the study area. These impacts would be localized in areas of active construction and would end when project construction is completed. Noise related to construction would result from the operation of heavy equipment needed to construct project features and structures, such as bridges, retaining walls, roads, and pedestrian and bicycle facilities.

Construction Equipment Noise Levels

Equipment required to complete the project would include construction equipment typically used for transportation projects. Table 6-2 lists the typical construction equipment used for this type of project, the activities the equipment would be used for, and the corresponding maximum noise levels that would be produced when measured at 50 feet from the noise source under normal conditions.

Table 6-2. Typical Noise Levels from Construction Equipment

Equipment	Expected Project Use	Lmax[1, 2] (dBA)
Air compressors	Pneumatic tools and general maintenance (all phases)	70 to 76
Backhoe	General construction and yard work	78 to 82
Concrete pump	Pumping concrete	78 to 82
Concrete saws	Concrete removal and utilities access	75 to 80
Crane	Materials handling: removal and replacement	78 to 84
Drill rigs	Support piles	82 to 88
Excavator	General construction and materials handling	82 to 88
Forklifts	Staging area work and hauling materials	72
Haul trucks	Materials handling: general hauling	86
Jackhammers	Pavement removal	74 to 82
Loader	General construction and materials handling	86
Pavers	Roadway paving	88
Power plants	General construction use: nighttime work	72
Pumps	General construction use: water removal	62
Pneumatic tools	Miscellaneous construction work	78 to 86
Tractor trailers	Material removal and delivery	86
Utility trucks	General project work	72
Vibratory equipment	Shoring up hillside to prevent slides and soil compacting	82 to 88
Welders	General project work	76

[1] Typical maximum noise level under normal operation as measured at 50 feet from the noise source.

[2] Noise levels presented are based on measured data from several construction projects and other measured data, as well as U.S. Department of Transportation construction noise documentation and other construction noise sources.

Estimated Construction Noise Levels by Activity

The FHWA Roadway Construction Noise Model (FHWA 2006) also was used to predict the maximum noise levels for different types of construction activities. The noise analysis assumes the worst-case average and maximum noise levels when making projections. The analysis also assumes that construction would begin simultaneously in two areas: at Columbia Street, and on the portion of Elliott Way that crosses the BNSF rail line. In general, construction activities would be completed in increments of one to several blocks.

Table 6-3 summarizes the worst-case average (Leq) and maximum (Lmax) noise levels by activity, based on the equipment typically used during each activity. The actual noise levels experienced during construction would generally be lower than those described in Table 6-3 because these maximum noise levels would occur only for a limited period. Typical equipment used for drilling and vibratory pile driving has an L_{max} of 88 dBA. Typical average noise levels from most construction activities would frequently be 10 to 15 dB lower.

Table 6-3. Noise Levels for Typical Construction Activities

Scenario[1,2]	Equipment[3]	Lmax[4]	Leq[5]
Demolition, site preparation, and utilities relocation	Air compressors, backhoes, concrete pumps, cranes, excavators, forklifts, haul trucks, loaders, pumps, power plants, service trucks, tractor trailers, utility trucks, and vibratory equipment	88	87
Structure construction and paving activities	Air compressors, backhoes, cement mixers, concrete pumps, cranes, forklifts, haul trucks, loaders, pavers, pumps, power plants, service trucks, tractor trailers, utility trucks, vibratory equipment, and welders	88	88
Miscellaneous activities	Air compressors, backhoes, cranes, forklifts, haul trucks, loaders, pumps, service trucks, tractor trailers, utility trucks, and welders	86	83

[1] Combined worst-case noise levels for all equipment at a distance of 50 feet from work site

[2] Operational conditions under which the noise levels are projected

[3] Normal equipment in operation under the given scenario

[4] Lmax (dBA) is the highest maximum noise level for the construction equipment listed under the given scenario.

[5] Leq (dBA) is a 1-hour energy average noise emission for construction equipment operating under the given scenario.

Some construction activities might be required during nighttime hours to avoid daytime traffic impacts or impacts on adjacent land uses. If nighttime construction is deemed necessary, a temporary noise variance or a construction noise variance for large public projects would be required from the City's Department of Planning and Development. The variance process would include placing limits on noise levels during nighttime hours and also specifying construction noise mitigation measures to help reduce the impacts of nighttime construction.

Potential for Vibration during Construction Activities

Vibration impacts during construction are expected to be minimal. Drilling and vibratory pile driving for deep shafts to support the Overlook Walk and Elliott Way bridge structures could result in minor temporary vibration impacts; however, this vibration is not expected to reach levels that would cause damage to any buildings or utilities. Impact pile driving is not currently anticipated for AWPOW.

6.3 Operational Impacts

6.3.1 Operational Impacts of the No Action Alternative

Under the No Action Alternative, traffic would continue to be the predominant noise source in the study area. Traffic volumes in 2030 are expected to be about 5 to 10 percent higher in the study area than in 2017 because of regional population and employment growth. Because the SR 99 tunnel would provide less access into downtown Seattle from the south than the Alaskan Way Viaduct did, traffic bypassing downtown would use the tunnel, while vehicles needing access to the downtown area would use Alaskan Way. Overall, 2030 traffic noise levels in the study area are predicted to range from 62 to 74 dBA Leq, compared with 61 to 73 dBA Leq under 2017 existing conditions. This represents an overall increase of 0 to 1 dBA at the modeling locations used in this analysis, with most sites having the same noise levels as presented for the 2017 existing conditions in Section 6.1.3.

In the southern section of the study area, noise levels with the No Action Alternative are predicted to range from 62 to 74 dBA Leq, with an average level of 68 dBA. Noise levels in the central section are predicted to range from 62 to 72 dBA Leq, with an average level of 67 dBA Leq, while the noise levels in the northern section are predicted to range from 62 to 68 dBA Leq with an average Leq of 65 dBA.

In 2030 without the project, 1,136 units would meet or exceed the NAC, which is the same as under the 2017 existing conditions. Of the 1,136 units, 1,133 are residences, one is a daycare, and two are parks. No hotel rooms are predicted to meet or exceed the NAC. Figure 6-2 shows the peak hour modeled traffic noise levels for the No Action Alternative in 2030.

6.3.2 Operational Impacts of the Preferred Alternative

Compared to the Action Alternative evaluated in the Draft EIS, the Preferred Alternative would include minor modifications primarily in the southern section of the Main Corridor. Modifications include slight adjustments to lane widths and the addition of parking and loading spaces on three blocks on the east side of Alaskan Way between S. King and S. Jackson Streets and between S. Main Street and Yesler Way. The nearest travel lane would be in approximately the same location as evaluated under the Draft EIS Action Alternative. Traffic speeds and volumes would not change compared to the Draft EIS Action Alternative. Therefore, traffic noise levels under the Preferred Alternative are expected to be the same as analyzed for the Draft EIS Action Alternative.

The Preferred Alternative would modify the Draft EIS Overlook Walk design to accommodate the Aquarium Pavilion. Although relocation and revisions to the staircase and structures would change pedestrian routes slightly, they would not alter road alignments or traffic speeds and volumes compared to the Preferred Alternative, and therefore are expected to have little, if any, effect on the transmission of noise compared to the Action Alternative evaluated in the Draft EIS.

Traffic noise would continue to be the predominant noise source under the Preferred Alternative because of the increased traffic volumes on Alaskan Way following the closure of the viaduct. Noise levels across the study area would range from 58 to 72 dBA Leq during peak hours in 2030 for the Preferred Alternative. The average overall noise level for all receivers modeled under each condition are:

- 2017 existing conditions—66 dBA Leq
- No Action Alternative—67 dBA Leq
- Preferred Alternative—66 dBA Leq

Compared to the No Action Alternative, traffic noise levels with the Preferred Alternative would increase in some areas by up to 5 dBA, while other areas would decrease by up to 6 dBA. Overall, noise levels are predicted to be at or above the NAC at 1,211 units under the Preferred Alternative, compared to 1,136 under the No Action Alternative. Figure 6-2 shows the peak-hour modeled traffic noise levels for the Preferred Alternative in 2030 and the difference in noise levels between the Preferred and No Action alternatives in 2030.

In the southern section of the study area, peak-hour traffic noise levels under the Preferred Alternative in 2030 are predicted to range from 62 to 71 dBA Leq. Under the Preferred Alternative, all but two of the modeled sites would have noise levels that are within 2 dB of the No Action noise levels. Those two sites would have noise reductions of -3 and -5 dB, respectively. Overall noise impacts in the southern section would be slightly higher than under the No Action Alternative, with 18 new residential impacts at receivers between S. Washington Street and Yesler Way because of the reduced distance between Alaskan Way and these receivers. This would bring the total number of potential noise impacts in the southern section to 378 residences and one park.

In the central section of the study area, peak-hour traffic noise levels under the Preferred Alternative in 2030 would range from 64 to 72 dBA Leq. Two of the modeled sites would have noise levels 3 to 5 dB lower than under the No Action Alternative due to the northbound lanes of Alaskan Way being farther away from these sites. In contrast, four of the modeled sites would have noise increases of 3 to 5 dB,

due to roadway widening or the new intersection at Alaskan Way and Pine Street. Modeled sites in the central section that would be at or above the NAC under the Preferred Alternative include 611 residential units and a daycare. This is an increase in the number of units over the NAC under the No Action Alternative, which consist of 446 residential units and Waterfront Park. The 165 new residential noise impacts are located along Post Avenue between Spring and Seneca Streets.

In the northern section of the study area, peak-hour traffic noise levels under the Preferred Alternative in 2030 would range from 58 to 68 dBA Leq. Traffic noise levels in 2030 would be lower at half of the modeling sites in the northern section, with reductions as high as 6 dB when compared to the No Action Alternative. Conversely, some of the modeled sites would have slight increases in traffic noise levels of 3 to 5 dBA due to the alignment of Elliott Way north of Pine Street. The largest noise reduction would be at the modeled sites along Alaskan Way, north of the new intersection at Pine Street, due to lower traffic volumes predicted with the Preferred Alternative.

Under the Preferred Alternative in 2030, an estimated 219 residential units in the northern section are predicted to have noise levels at or above the NAC. This is a reduction of 108 units compared to the No Action Alternative. Some of the reduction in impacts would occur at the Seattle Marriott Hotel as a result of the reduced traffic on Alaskan Way north of Pine Street. At the Waterfront Landings Condominiums, noise levels would be lower in units facing the water. Units at this complex with eastern noise exposure are expected to see an increase in impacts due to the new connection to Elliott Avenue. Although none of the units in this complex face directly east, there are units on the north and south ends of the complex and some upper floor units that have exposure to traffic noise from the east. For this analysis, it was assumed that up to 77 units could have exposure to traffic noise from roads to the east of the complex. An additional 64 new impacts are predicted at the Elliott Point Apartments, due in part to the new connection of Elliott Way to Elliott Avenue and Western Avenue. Under the Preferred Alternative in 2030, noise levels at Victor Steinbrueck Park are also predicted to be at or above the NAC, but would be just below the criteria with the No Action Alternative.

In a broader perspective, it is important to note that the overall noise levels under the Preferred Alternative would be up to 12 dBA lower than the current noise levels with the viaduct in operation. The noise level reductions resulting from removal of the Alaskan Way Viaduct are not attributable to AWPOW, but would form an important part of the future noise environment within which AWPOW would operate.

7 Hazardous Materials

The hazardous materials analysis presented in this chapter identifies known hazardous materials-related conditions in the study area and discusses the potential for impacts if hazardous materials are encountered or released during construction. It also discusses the potential for impacts if hazardous materials are released during project operation. For purposes of this analysis, "hazardous materials" includes hazardous substances, hazardous wastes, and contaminated soil and groundwater. Potential avoidance, minimization, and mitigation measures that have been identified for construction and operational impacts are presented in Chapter 16 of this Final EIS. Additional information is provided in the Draft EIS documents and in Final EIS Appendix C, Discipline Report Errata Sheets.

7.1 Affected Environment

7.1.1 Hazardous Materials Risk and Control

Hazardous materials can affect human health and the environment during construction and operation of facilities, especially facilities that are located in areas with a long industrial history. The area in which AWPOW would be built has such a history, with industrial use dating back over a century. Encountering unexpected hazardous materials-related conditions can lead to the release of hazardous materials that can affect worker health and safety, as well as pose an environmental hazard. Identifying the location and type of potential hazardous materials-related conditions can mitigate the risks of release and provide the basis for ensuring the proper management, handling, and disposal of hazardous materials.

In the State of Washington, the Model Toxics Control Act (MTCA) is the primary law requiring and governing cleanup of sites contaminated by hazardous materials. MTCA provides standards to determine whether a contaminated site may pose a risk to human health and the environment and drives the determination of how contaminated media, such as soil and groundwater, will be managed and disposed of if encountered during construction.

7.1.2 Study Area

A ¼-mile distance around the project footprint was selected as the study area for this hazardous materials analysis. This distance, shown in Figure 7-1, was selected based on two general factors. The first factor, which is discussed below, is the potential for hazardous materials released to the environment to migrate to the project footprint. This potential is assessed based on the topographic, geologic, and hydrologic conditions in the vicinity of the project footprint. The second factor is information regarding historical land uses and hazardous materials-related conditions known to exist in the vicinity of the project footprint, which are discussed in Section 7.1.3, 2017 Existing Conditions.

The project footprint is located in a generally flat area between Elliott Bay to the west and ridges to the north and east. Topography generally slopes from northeast to southwest, toward Elliott Bay. The southern portion of the project footprint is relatively flat and approximately 20 feet in elevation; near Spring Street, the land east of Alaskan Way begins to slope upward, toward the northeast. At University Street, the topography becomes steeper, rising in elevation toward Western Avenue, and continues to slope upward to an elevation of approximately 120 feet near the Pike Place Market (USGS 2005).

Figure 7-1
Hazardous Materials Study Area

Alaskan Way, Promenade, and Overlook Walk Final EIS

Geologic conditions in the area have been influenced by repeated glaciations. These glaciations have left successive layers of sediments that vary in thickness and permeability, creating complex subsurface conditions. In the project vicinity, approximately 1,500 feet of glacial and non-glacial sediments overlie bedrock (Troost et al. 2005). Adding to the complexity of shallow geologic conditions, the project vicinity has undergone extensive modification over the last 150 years. Historic photographs indicate that the shoreline was originally located near the current-day First Avenue, which is approximately one city block east of the project footprint. Alaskan Way is located almost entirely on fill material that was placed east of the Elliott Bay Seawall. Prior to construction of the seawall, there were timber trestle-supported railroads, roadways, and wharfs in this area. In addition to earthen fill, which is generally believed to be sourced from the regrading of Seattle's hills, the material landward of the seawall contains various types of debris from early settlement of the area, including garbage and construction debris. Information obtained from borings conducted along the seawall indicates that soils within and near the southern portion of the project footprint consist of fill material to depths between 10 and 50 feet bgs, underlain by native silts, sands, and cobbles (FHWA et al. 2011).

In the northern portion of the project footprint as it moves upslope, shallow soils are expected to consist predominantly of native soils with some surface grading. These shallow soils are soft and susceptible to landslides. Deeper native soils in this area are expected to be composed of till and fine-grained deposits, both of which have low permeability. The soil structure tends to be complex due to the repeated glaciation in the region.

Groundwater flow in the project vicinity is primarily from the east-northeast to west-southwest towards Elliott Bay. Near the seawall, the groundwater gradient within the project footprint can be highly variable due to tidal influences; these influences greatly decrease as the project footprint moves uphill and east. In general, the shallow groundwater gradient is relatively high to the east of the project footprint, and flattens significantly near the seawall. Based on groundwater sampling conducted for the EBSP, groundwater is very shallow within and near the project footprint, lying at approximately 6 to 12 feet bgs (SDOT 2014). Groundwater depth increases to the east and is expected to be approximately 70 to 80 feet bgs at the northern end of the project footprint.

Soil properties and the presence of groundwater influence the mobility and migration of contaminants. While contaminants migrate in soil and groundwater in different ways, in general, there is more movement when groundwater is present and when soils are more porous, such as gravels and sands. Because the fill material behind the seawall is relatively unconsolidated, contaminants in shallow groundwater may migrate through it more freely than through denser native soil, especially because of the tidally influenced groundwater flows. However, the area within which this more active contaminant could migrate is relatively narrow, confined by the native soils of the bluff that rises east of Western Avenue. Within this narrow band of land (which may range from approximately 200 to more than 400 feet wide in the waterfront area), contaminants are likely to move from east to west with the flow of groundwater.

7.1.3 2017 Existing Conditions

The existing conditions for this analysis are defined as the conditions that will exist within the study area in 2017, when the AWVRP, EBSP, and MarketFront projects are complete and before AWPOW construction begins. The 2017 existing conditions relevant to this portion of the analysis are the historical land uses and hazardous materials-related conditions known to exist in the study area.

Historical Land Uses

The study area has been occupied by many industrial and commercial land uses since development began in the mid-19th century. Such historical land uses have often been associated with the release of hazardous materials into the environment. Accordingly, project analysts consulted historical land use information sources, including Sanborn maps and city directories, to identify previous land uses in the vicinity of the project footprint and subsequently develop a list of contaminants typically associated with

those uses. The types of land uses identified in the vicinity and the potential contaminants associated with those uses are shown in Table 7-1.

Table 7-1. Historical Land Uses Identified in the Vicinity of the Project Footprint and Potential Contaminant Types

Historical Land Uses	Potential Contaminant Types
Automotive repair, wrecking	Petroleum hydrocarbons, including fuels and oils Solvents, including volatile organic compounds (VOCs) Polycyclic aromatic hydrocarbons (PAHs)
Service stations	Petroleum hydrocarbons, including fuels and oils Solvents, including VOCs PAHs Metals (specifically lead)
Dry cleaners and laundry	Perchloroethylene (PCE) Trichloroethylene
Machine shop	Petroleum hydrocarbons, including fuels and oils Metals Solvents, including VOCs
Foundry	Petroleum hydrocarbons, including fuels and oils Metals Solvents, including VOCs
Plating facilities	Metals Solvents, including VOCs Polychlorinated biphenyls (PCBs)
Printers and painters	Solvents, including VOCs Metals
Steam plant	Petroleum hydrocarbons, including fuels and oils Solvents, including VOCs PAHs
Historic buildings (general)	Petroleum hydrocarbons (heating oil) Asbestos PCBs Mercury

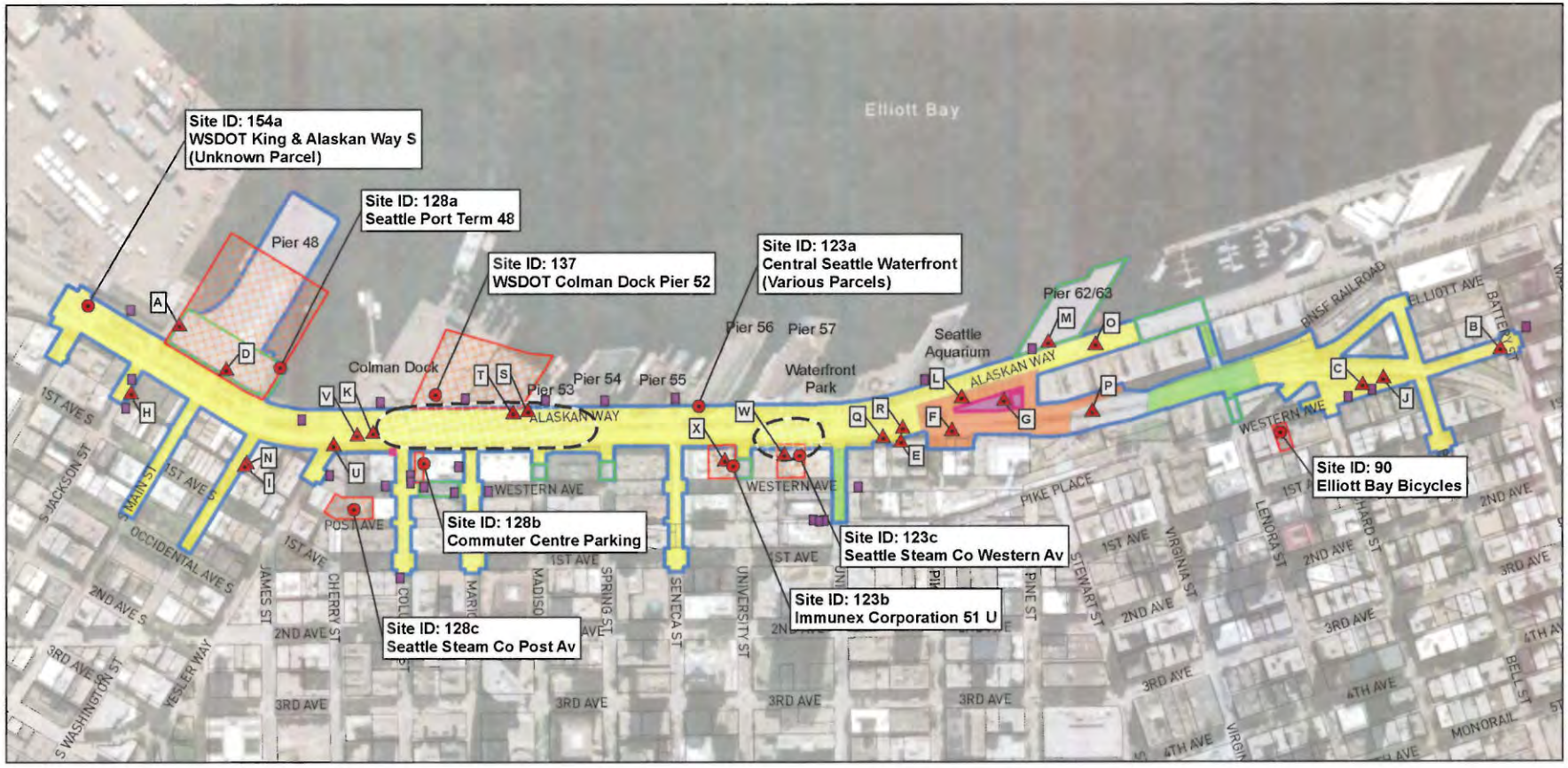
All of the contaminants shown in Table 7-1 will travel with groundwater flow, although metals, PAHs, and PCBs have a greater capacity to bond to soil, which can slow the migration process. Some solvents (PCE and trichloroethylene) have a higher capacity for migration, particularly vertical migration within groundwater zones because those solvents are heavier than water and tend to sink away from their source. Therefore, any of these contaminants that may have been released as a result of past land uses are likely to have migrated at least some distance from the site where they were originally used.

The project analysts further reviewed the historical land uses to identify specific businesses or properties that have the potential to have released contaminants. The businesses and properties were then qualitatively ranked as high, medium, or low based on their potential to have an impact on the project footprint. Analysts assigned a ranking of "high"to 24 sites. Each of these sites was given a unique identification (A through X) and is summarized in Table 7-2 and shown on Figure 7-2.

Table 7-2. Historical Land Use Sites with High Potential Impact Ranking

Site ID	Name	Address	Source	Site Use	Potential Contaminants
A	Haines Oyster Co.	221 Alaskan Way, Pier 47	Sanborn 1969	Carpenter shop, refrigerator repair	Metals, petroleum including fuels and oils
B	Unknown	2300 Block Western Avenue	Sanborn 1969, CD 1981	Electrical transformer yard	PCBs
C	Unknown	2200 Block Western Avenue	Sanborn 1969	Automotive sales and service, body shop	Petroleum including fuels and oils, VOCs
D	Unknown	221 Alaskan Way S.	Sanborn 1950	Service station	Petroleum including fuels and oils, PAHs, VOCs, and metals
E	Unknown	1420 Alaskan Way	Sanborn 1950	Service station	Petroleum including fuels and oils, VOCs
F	Unknown	1500-1502 Alaskan Way	Sanborn 1950	Automotive repair	Petroleum including fuels and oils, VOCs
G	Hal Thompson's Prkg. & Auto Repair	1524 Alaskan Way	Sanborn 1950	Automotive repair	Petroleum including fuels and oils, VOCs
H	Unknown	88 Jackson Street	Sanborn 1916	Machine shop, painting	Metals, solvents including VOCs, oils
I	Pioneer Graphics; Silver Image Gallery	92 S. Washington Street	CD 1996, 1981	Printing	Solvents including VOCs, metals
J	Perfection Machinery Co.	2218 Western Avenue	CD 1981, 1976	Machine shop	Metals, solvents including VOCs, oils
K	Impressions Printing	628 Alaskan Way	CD 1966, 1961	Printing	Solvents including VOCs, metals
L	Smith-Silliston Machine Shop	1528 Alaskan Way	CD 1966	Machine shop	Metals, oils, solvents including VOCs
M	Unknown	Pier 62	CD 1966	Transport, wood storage	Methane (from wood chips)
N	Kelly Printing	90 S. Washington Street	CD 1966, 1961	Printing	Solvents including VOCs, metals
O	Unknown	Railroad Avenue and Virginia Street	Sanborn 1905	Coal bin	Oils, coal
P	Unknown	Elliott Avenue and Virginia Street	Sanborn 1905	Concrete mixing plant	Fuel, oil
Q	Paint warehouse	Railroad Avenue south of Pike Street	Sanborn 1905	Warehouse	Solvents including VOCs, metals
R	Unknown	Railroad Way and Pike Street	Sanborn 1905	Boiler, forge	Oil, metals, petroleum including fuels and oils
S	Unknown	C Railroad Avenue	Sanborn 1905	Tin shop	Metals, oils
T	Unknown	M Railroad Avenue	Sanborn 1905	Machine shop	Metals, oils
U	Moran Brothers Foundry	Unknown	Sanborn 1888	Foundry	Petroleum including fuels and oils, metals
V	Mechanics Mill	Unknown	Sanborn 1888	Machine shop	Metals, oils
W	Enwave Seattle (formerly Seattle Steam Company)	1311-1321 Western Avenue	Sanborn 1969, CD 1976–1996	Steam plant	Grease, oil, coal, asbestos
X	Pacific Marine Supply Co.	1213-1223 Western Avenue	Sanborn 1969, CD 1976	Machine shop	Metals, oils, solvents including VOCs

Sanborn = Sanborn Maps; CD = city directory



0 400 800
Feet

Source. Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, swisstopo, and the GIS User Community

Preferred Alternative
- Project Footprint
- Potential Construction Staging Area
- Parcel Boundary

Depth of Construction
- 0-20 Ft
- 40-60 Ft
- 60-80 Ft

- Hazardous Materials Sites with Highest Potential to Impact the Project Footprint (See Table 7-4)
- Historical Land Use Sites with High Potential Impact Ranking (See Table 7-2)
- UST Locations, Based on City Data
- Contaminated Areas Exceeding MTCA Cleanup Levels*
- Partial or Full Acquisition Area

*Other locations along the Waterfront and Alaskan Way have also had contaminant concentrations exceeding MTCA cleanup levels, but these areas were limited.

Figure 7-2
Affected Environmental Conditions in the Study Area

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Known Hazardous Materials-Related Conditions

In addition to assessing the types of potential contamination that may have resulted from past land uses, analysts identified known hazardous materials sites by researching regulatory databases and reports. The databases, maintained by the Washington State Department of Ecology (Ecology) and the U.S. Environmental Protection Agency (EPA), identify the location, contaminant types, and cleanup status for a wide variety of hazardous materials sites, including underground storage tank (UST) sites, spill areas, and facilities with a documented history of contamination. The data were augmented with updated information from the City regarding known or suspected USTs, contamination data obtained from EBSP, and information obtained from a reconnaissance of the project area.

A search of Ecology and EPA databases identified over 400 unique hazardous materials sites within the study area. Table 7-3 lists the number of various types of sites that were identified in the most relevant databases, both within the project footprint and within the study area. Some of the sites are listed on multiple databases; therefore, the total number of sites shown in Table 7-3 is greater than the total number of unique sites within the study area.

Table 7-3. Number of Hazardous Materials Sites Identified on Regulatory Databases

Database	Within Project Footprint	Within Study Area[1]
Washington State Department of Ecology Databases		
LUST	3	70
UST	8	141
CSCSL	8	124
CSCSL-NFA	1	53
Spills	6	38
VCP	2	49
Brownfields	0	3
ICR	6	93
U.S. Environmental Protection Agency Databases		
NPL	0	0
Delisted NPL	0	0
CERCLIS	0	0
CERCLIS-NFRAP	1	5
CORRACTS	0	1
RAATS	0	1
RCRA (LQG, SQG, CESQG)	2	16
ERNS	0	0

[1] The number shown for study area includes sites within the project footprint.

Following the database search and review of other reports, analysts conducted other evaluations to identify the hazardous materials sites that are of the highest potential concern, by ranking the sites from 1 to 5, with 1 reflecting a low likelihood of adversely affecting the project and 5 reflecting a high likelihood of adversely affecting the project. Table 7-4 lists the nine sites that received a ranking of 4 or 5, which are the hazardous materials sites with the highest potential to impact the project. Table 7-4 also lists the types of contaminants associated with those sites. These sites are shown on Figure 7-2.

Table 7-4. Hazardous Materials Sites with the Highest Potential to Impact the Project

Map ID	Site Name (Historical Name)	Address	Parcel Number	Ecology Cleanup Site ID#	Potential Contaminant
90	Elliott Bay Bicycles (Armory Garage)	2114 Western Avenue	197720540	3458	Petroleum hydrocarbons
123a	Central Seattle Waterfront	Piers 53-58, Alaskan Way	Various parcels	2545	Metals, petroleum, PCBs, PAHs, phenols
123b	Immunex Corporation	51 University Street	766620-2477	11818	Petroleum hydrocarbons, PAHs
123c	Seattle Steam[1] Western Avenue	1319 Western Avenue	197620-0070 and 766620-2445	5075	Petroleum hydrocarbons, PAHs, asbestos-wrapped piping
128a	Port of Seattle Terminal 48	101 Alaskan Way W., Terminal 48	766620-2632	1076	Metals
128b	Commuter Centre Parking	801, 807, 809 Western Avenue	766620-2560	11129	Petroleum hydrocarbons
128c	Seattle Steam[1] Post Avenue	619 Post Avenue	859140-0100	1330	Petroleum hydrocarbons, metals, PCBs, PAHs
137	Colman Dock Pier 52	801 Alaskan Way	766620-2612 and 766620-2620	2448	Metals, petroleum, PCBs, PAHs
154a	WSDOT S. King Street & Alaskan Way	S. King Street and Alaskan Way S.	Unknown	264	Petroleum hydrocarbons, PAHs

[1] Seattle Steam Company was acquired by Enwave Seattle in 2014.

In addition to the UST site information obtained from Ecology and EPA and summarized in Table 7-3, analysts evaluated UST information from the City of Seattle's geographic information system (GIS) data layer as well as from SDOT. It is not known with certainty if the USTs shown in the GIS data layer and identified in information from SDOT were removed or are still active. Sixteen of the USTs shown in the GIS layer, associated with the following eight locations, appear to be in or near the project footprint.

- One UST along S. Jackson Street, between Alaskan Way and First Avenue
- One UST on Alaskan Way, between Yesler Way and S. Washington Street
- Up to six USTs along Western Avenue, between Marion and Columbia Streets
- Two USTs along Western Avenue, between Bell and Blanchard Streets
- One UST near the intersection of First Avenue and Columbia Street
- One UST near the intersection of Western Avenue and Yesler Way
- One UST near the intersection of Western Avenue and Union Street
- Up to three USTs to the south of Union Street between Western Avenue and First Avenue

Information from the SDOT UST data revealed the location of 11 additional USTs that might be in or near the project footprint. The 27 USTs and UST locations (16 USTs identified through the City's GIS data layer and 11 locations revealed by SDOT UST information) in or near the project footprint are shown in Figure 7-2. These USTs and UST locations revealed a potential hazardous materials-related condition that is considered in the construction analysis in Section 7.2.

Based on the historical uses, known sites, and other available data for the study area, including data obtained as part of EBSP, shallow soil and groundwater contamination is expected to be widespread throughout the project footprint, but appears to be at levels less than the MTCA cleanup levels in all but a few locations (SDOT 2012). The main contaminant types are petroleum hydrocarbons, PAHs, and metals. Three areas of more defined or concentrated (significant) groundwater and soil contamination are known to exist in the project footprint. A plume of groundwater contaminated with diesel is centered on Alaskan Way near Madison Street and extends from Columbia Street almost to Spring

Street. A plume of groundwater contaminated with Bunker C, a petroleum hydrocarbon, extends into Alaskan Way from the Seattle Steam Company site (Map ID 123c, now known as Enwave Seattle). Finally, an area of soil significantly contaminated with diesel exists within the groundwater plume centered on Alaskan Way near Madison Street. The locations of the groundwater plumes are shown on Figure 7-2.

A reconnaissance of the area within and in the vicinity of the project footprint revealed the presence of a number of monitoring wells. These wells may have been installed to monitor groundwater levels for EBSP and AWVRP, to monitor groundwater contaminants associated with the Seattle Steam site (Map ID 123c), and to monitor groundwater contamination associated with other sites.

7.2 Construction Impacts

7.2.1 Construction Impacts of the No Action Alternative

The No Action Alternative would not involve any property acquisition, structure demolition, or soil or groundwater disturbance and therefore would have no impact on hazardous materials-related conditions. Any existing hazardous materials-related conditions would remain unless addressed by actions unrelated to AWPOW.

7.2.2 Construction Impacts of the Preferred Alternative

The release of hazardous materials or encountering existing contamination during construction can result in risk to human health or the environment, create potential liability, increase project costs, and cause schedule delays. The types of potential impacts that could occur as a result of AWPOW construction are discussed below.

Impacts Related to Property Acquisition and Building Demolition

The City anticipates acquiring all or part of three properties as part of AWPOW. These properties are listed in Table 7-5, and their locations are shown on Figure 7-2. Acquisition of property can expose the party acquiring the property to liability for hazardous materials-related conditions associated with the property and an obligation to take action with respect to those conditions. None of the properties planned for acquisition are listed hazardous materials sites; however, contamination could still be present, given the study area's history of industrial use.

Table 7-5. AWPOW Right of Way Acquisition

King County Parcel Number	Owner	Full/Partial Acquisition	Percentage of Parcel Acquired
766620-2565	Mayers	Partial	0.3
766620-2380	1524 Alaskan Way Assoc.	Full	100
766620-2381	Pumpkin & Big Man, LLC	Full	100

The current project design requires the City of Seattle to acquire Parcel 766620-2381, listed in Table 7-5. This property includes a building that would be removed to allow for project construction. The building was constructed in the 1940s and may have lead-based paint or asbestos-containing materials, which might need to be abated before building demolition.

Impacts from Contaminated Soil, Contaminated Groundwater, and Subsurface Features

The sites and areas within the study area that have the greatest potential to affect construction are shown in Figure 7-2. Contaminants known or suspected to exist on these sites and areas could be found in soil and groundwater and include petroleum hydrocarbons, PAHs, and metals.

Contaminated soils would likely be encountered during the excavation and subsurface drilling anticipated during AWPOW construction. South of Union Street, comparatively small amounts of soil are anticipated to be removed for installation of utilities, signal foundations, light poles, and other fixtures. Between Union Street and Bell Street, the earthwork needed to construct Elliott Way, the Pine Street extension, and the Overlook Walk would require approximately 12,000 to 15,000 cubic yards of soil to be removed and 40,000 to 45,000 cubic yards of fill to be placed. The fill would be a combination of materials including mineral aggregate, granular backfill, select backfill, and low-density cellular concrete.

Potential impacts from encountering contaminated soil generally consist of exposure to and spreading of the contamination. In general, site construction workers are most likely to be exposed to contaminants, but under certain unmitigated circumstances people passing through the area, neighborhood residents, and employees of nearby businesses could also be exposed. Potential exposure routes include skin contact, accidental ingestion of contaminated soil and water, and inhalation of contaminated vapors or particulates. Health effects are dependent on the type of contaminants present, the exposure route and duration of exposure, the dosage, and the individual's age. Spread of contamination can occur if the contaminated soil is placed or allowed to fall or blow onto clean soil or into surface water or groundwater, whether on or off the construction site. Contaminated groundwater would also likely be encountered during AWPOW-related excavation and subsurface drilling. Encountering contaminated groundwater could create potential exposure and contaminant migration similar to those described for encountering contaminated soil.

Groundwater exists at shallow depths in the AWPOW footprint and generally migrates from east to west. Construction in areas of existing contamination extending to or below the water table could cause contaminants to migrate through groundwater along drilling or excavation pathways, including utility corridors or conduits. Contaminants could also enter groundwater from contact with exposed soils or contaminated stormwater.

The potential impacts described above could vary depending on the depth of construction activities. As shown on Figure 7-2, project construction depths are expected to range from about 20 to 80 feet bgs. Fill materials exist to varying depths in the project footprint. Because fill is expected to be more porous than native soil and because some of the fill could have been contaminated before it was placed, the potential to encounter contaminated soil and groundwater is expected to be higher in the fill than in native soil. In general, this means that construction activities occurring deeper beneath the ground surface, closer to and below the fill-native soil interface, could have a lower likelihood of encountering contaminated soil or groundwater.

Although most of the USTs identified in the project footprint appear to have been removed, the potential exists that some remain in place and that additional undocumented USTs may be encountered during construction. Damage to a UST whose contents have not been completely removed could result in a release of hazardous materials.

Steam pipes associated with the Enwave Seattle facility may include pipes that are wrapped in asbestos. In addition, abandoned pipelines may be present within the project footprint. There is potential that these subsurface features may be encountered during construction, which could result in exposure or release of hazardous materials.

Based on the number of monitoring wells located within and near the project footprint, there is a high potential for encountering monitoring wells during construction. Monitoring wells, particularly those

associated with hazardous materials sites, may need to be decommissioned or replaced. This process may require coordination with the site owner or Ecology.

Impacts from Dewatering

Groundwater levels near the shoreline of Elliott Bay are very close to the ground surface and are influenced by tidal action. Within the project footprint, groundwater is expected to be approximately 6 to 12 feet bgs. As a result, excavations in this area are likely to require dewatering (removal of excess water from excavated areas). The specific locations of dewatering activities and the volumes of water likely to be removed are not known at this time; however, the potential exists for dewatering to be required in most areas of excavation, and in areas of deep excavation, such as the piles supporting the Overlook Walk and Elliott Way structures. Figure 7-2 shows the approximate depths of potential construction activities.

Water generated by the dewatering process needs to be handled, stored, and disposed of in a manner consistent with applicable regulations. Because of the potentially widespread groundwater contamination in the study area, particularly the significant diesel concentrations observed near the intersection of Alaskan Way and Madison Street, dewatering activities would likely need to include treatment options. This assumption is corroborated by the fact that groundwater contamination has been identified during dewatering activities conducted as part of the EBSP, with the extracted water requiring treatment or off-site disposal.

In areas where substantial dewatering takes place, pumping of water from the construction excavation may change the direction of local groundwater flows, which could result in "pulling" a contaminant plume into a formerly uncontaminated (or less contaminated) area. This could occur if extensive dewatering were required in areas close to, but not currently within, the diesel plume identified near the intersection of Alaskan Way and Madison Street. It is difficult to determine the likelihood of this impact because neither the exact location of the plume nor the locations of dewatering activities are known.

Impacts from Spills or Other Releases due to Construction

The potential exists for hazardous materials to be released into the environment by construction equipment and materials. This generally occurs from the improper transfer of fuel or from spills. Pollutants, such as paints, acids for cleaning masonry, solvents, raw concrete, and concrete-curing compounds, are present at construction sites and may enter the environment if not managed correctly. Construction equipment could potentially track and spread contaminated soils off site, unless properly managed. Spreading of contaminants can also occur in the event of damaged water or sewer lines during construction in contaminated areas. In addition to affecting public health, spills could enter the ecologically sensitive waters of Elliott Bay.

Impacts from Construction Staging

Construction staging areas are not expected to be excavated; as a result, subsurface contamination in those areas would not be disturbed. However, these areas could be used for the storage and handling of fuels, oils, and other construction-related products, and for operation and storage of heavy equipment. This usage creates the potential for releases through spills, as discussed in the previous section. The potential construction staging areas located on the upland portion of Pier 48 and on Pier 62/63 present a greater potential for impacts to surface water in the event of a spill because the piers are directly over Elliott Bay.

7.3 Operational Impacts

7.3.1 Operational Impacts of the No Action Alternative

Hazardous materials contamination in the soil and groundwater throughout the study area would not be disturbed under the No Action Alternative; therefore, it would not be different from 2017 existing conditions. The existing contamination would remain in place except where active cleanup operations

are underway. Future maintenance in the project footprint, especially of underground utilities, could be negatively affected by the presence of contamination.

7.3.2 Operational Impacts of the Preferred Alternative

Potential operational impacts of AWPOW include spills or releases from vehicles traveling on the completed Alaskan Way-Elliott Way corridor, the potential for underground utilities to create contaminant migration corridors, and exposure of workers to contamination during maintenance activities.

Operational Impacts from Hazardous Materials

Operation of AWPOW's aboveground and roadway elements is not expected to affect existing hazardous materials in the soil and groundwater. However, the operation of new facilities installed underground, such as utilities, could have impacts on future cleanup efforts. New pipelines, duct banks, or conduits could physically impede future cleanup of soil or groundwater, requiring either that the contamination be left in place or that the cleanup operation take extra measures to protect and support the utilities. Linear underground utilities can also act as conduits for the movement of soil or groundwater contamination due to the typical use of porous fill materials as backfill for utility trenches. This practice could lead to the transport of existing contamination to less contaminated areas, with the result that future projects or cleanup efforts could encounter contaminants in unexpected places or at higher than expected levels.

Contaminated soils and groundwater could also affect maintenance activities for the completed project. Where maintenance activities require excavation, existing soil or groundwater contamination can continue to create hazardous conditions for workers. Additionally, the buildup of dangerous gases, such as benzene or methane, in confined spaces can be dangerous for workers maintaining utility vaults and stormwater systems. This is primarily of concern along Alaskan Way, where methane buildups have occurred in the past in areas where wood waste material was historically used as fill. However, there have been issues with methane gas and other dangerous gas buildups throughout the Seattle downtown area. Additionally, benzene may be of concern in areas where petroleum releases have occurred. Benzene is a volatile component of petroleum hydrocarbons, particularly in light-end fuels such as gasoline.

Impacts from Operation and Maintenance

Operation of transportation corridors may result in the release of hazardous materials into the environment from accidental spills. Such releases would primarily be related to vehicular accidents, as well as spills during maintenance work involving hazardous materials. Fuel or hazardous materials, if accidentally released, could migrate to surface water or groundwater and affect properties outside of the right of way. Impacts could include road closures and delays, cleanup costs, and regulatory fines. Stormwater can carry these materials from the highway to surface water or to the water table, where they can persist and accumulate for long periods and cause harm to species and their habitats. However, because the Preferred Alternative would improve traffic operations and reduce congestion compared to the No Action Alternative, fewer accidents are expected and therefore less risk of spills. The potential for spills can be further reduced through the development of emergency response plans and BMPs, which would be incorporated as part of the project. No long-term effects are anticipated.

8 Public Services and Utilities

This chapter describes the existing conditions for public services and utilities and discusses the project's potential impacts during construction and operation. Public services discussed are law enforcement, fire suppression, emergency response services and hospitals, emergency management, solid waste collection and recycling, public schools and school bus service, and mail delivery and post offices. Utilities discussed are water, stormwater collection, sewer (wastewater), electricity, natural gas, steam, and telecommunications services. Potential avoidance, minimization, and mitigation measures that have been identified for construction and operational impacts are presented in Chapter 16 of this Final EIS. Additional information is contained in the Draft EIS and in Final EIS Appendix C, Discipline Report Errata Sheets. Public transportation services are addressed in Chapter 3 and Appendix A, Transportation Discipline Report, of this Final EIS.

8.1 Affected Environment

The affected environment is defined as the conditions that will exist within the study area in 2017, when the AWVRP, EBSP, and MarketFront projects are complete and before AWPOW construction begins. This is referred to as the 2017 existing conditions. The study area for public services and utilities is bounded by S. King Street to the south, Elliott Bay to the west, Occidental Avenue S. and First Avenue to the east, and Battery Street to the north. The public services and utilities study area extends from the easternmost edge of the project footprint to Elliott Bay, as shown in Figure 8-1.

8.1.1 Public Services

The public services in the study area are law enforcement, fire suppression, emergency response services and hospitals, emergency management (including disaster preparedness), solid waste collection and recycling services, public schools and school bus service, and mail delivery and post offices. The primary providers of these public services are:

- Seattle Police Department (SPD)
- Seattle Fire Department (SFD)
- Seattle Office of Emergency Management
- Seattle Public Utilities (SPU) Solid Waste Division
- Waste Management and CleanScapes
- Seattle School District
- United States Postal Service
- King County
- Washington State Ferries (WSF)
- Port of Seattle

Law Enforcement

SPD provides law enforcement and responds to 911 emergency calls throughout Seattle. The study area lies within SPD's West Precinct, which includes Belltown, the central business district, the Chinatown-International District, and Pioneer Square. The Port of Seattle has its own police department that patrols the waterfront and responds to incidents within the Port's jurisdiction.

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Feet

Source: SDOT

Preferred Alternative
- Project Footprint
- Potential Construction Staging Area
- Study Area

Figure 8-1
Public Services and Utilities Study Area

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Fire Suppression and Emergency Medical Services

The SFD provides fire suppression and emergency medical services to Seattle residents. Fire Station 5, the only fire station within the study area, is located north of Colman Dock at 925 Alaskan Way. This station houses an engine company, a medical unit, and two fireboats. Its service area extends roughly from Broad Street to Spokane Street, including the Port of Seattle properties immediately south of the study area. Fire Station 5 is the primary station for first response to fire and medical emergencies within the study area.

There are no hospitals or clinics within the study area. However, several hospitals provide emergency care for people transported from locations within the study area, either by SFD Medic One units or by a private ambulance service.

Emergency Management

Disaster planning efforts for the City of Seattle are regional, involving various partners that include multiple City departments, King County, and state and federal agencies. The City of Seattle Office of Emergency Management is an emergency-preparedness bureau of SPD that is devoted to citywide disaster preparedness, recovery, response, and mitigation. The Port of Seattle, WSF, and King County also collaborate on disaster preparedness in the study area and provide services in the event of an emergency situation or disaster, such as a bomb threat or earthquake. If a catastrophic or major regional event were to occur, the Seattle Ferry Terminal would act as a regional transportation center. The Washington State Patrol Homeland Security Division provides vessel and terminal security for the entire WSF fleet (Washington State Patrol 2014).

Solid Waste Collection and Recycling Services

The City of Seattle currently contracts with CleanScapes, Inc. and Waste Management of Washington, Inc. (Waste Management) for garbage, recycling, and food and yard waste collection services. Waste Management covers northwest and south Seattle, and CleanScapes covers northeast and central Seattle, including the study area. Commercial garbage generated in the city, as well as construction, demolition, and land-clearing waste, is generally delivered to two private transfer stations: Waste Management's Eastmont Station (located in the South Park area near the City's South Recycling and Disposal station) and a Rabanco-owned station at Third Avenue S. and S. Lander Street. Waste Management also handles contaminated soils.

Public Schools

There are no public schools in the study area. Public facilities in the study area, such as Colman Dock and the Seattle Aquarium, are often destination points for students from the region on education field trips. Approximately three to five school buses per day use Alaskan Way to access these facilities when school is in session.

Postal Service

There are two United States post offices in the study area. They are located at 217 First Avenue S., near Pioneer Square, and at 909 First Avenue in the Federal Building. Numerous other businesses throughout the city, including bank branches and retail stores, are designated Approved Postal Providers, meaning that they provide some postal services. The United States Postal Service makes regular mail deliveries throughout the study area.

8.1.2 Utilities

The conditions described below for utilities are expected to exist when AWPOW construction begins in 2017, and reflect utility work that will have been completed by that time as part of the EBSP and AWVRP. Municipal agencies and private companies provide a number of utilities within the study area,

particularly water, stormwater collection, and sewer (wastewater), as well as electricity, natural gas, steam, and telecommunications services. The primary public utility providers in the study area are:

- SPU for water, wastewater, and stormwater systems
- King County for wastewater and combined sewer overflow (CSO) facilities
- SCL for electrical power
- PSE for natural gas
- Enwave Seattle for steam used to heat downtown buildings
- CenturyLink (formerly Qwest) for telecommunications
- Comcast for cable television
- Other private communications companies

Water

SPU supplies water to 1.4 million people and businesses in the Seattle area from two watersheds: the Cedar River Watershed and the South Fork Tolt River Watershed, both located in eastern King County (SPU 2014). The study area is supplied with fresh water from both of these watersheds.

Water mains within the study area provide service to commercial and residential property on both sides of Alaskan Way, as well as supplying water for fire response. Mains run along the west side of Alaskan Way between S. Washington Street and Columbia Street, and on the east side of Alaskan Way between Columbia Street and Battery Street. As part of the EBSP, a new water main will be constructed in the restored Alaskan Way roadway from Yesler Way to Virginia Street, and a new main will be installed from S. King Street to Yesler Way as part of the AWVRP. The water mains connect to downtown Seattle's water supply system at Broad Street, Madison Street, Yesler Way, and S. Washington Street.

The water distribution mains within the study area were built at different times over the last 100 years. Consequently, various construction techniques, materials, and standards were used. Water mains constructed prior to the mid-1950s were typically installed using cast iron or steel pipe with lead joints (FHWA et al. 2006). Newer water mains are ductile iron pipe.

Stormwater

The existing stormwater drainage system is discussed in Chapter 11, Water Quality, of this Final EIS. In the study area, the system collects stormwater and discharges it either to the combined sewer system (where sanitary sewage and stormwater are commingled) or to separate storm drainage facilities that discharge to Elliott Bay.

Sewer

In the study area, sanitary sewage is collected by a network of conveyance pipes owned and operated by SPU and the King County Department of Natural Resources Wastewater Treatment Division. This network consists of the separate sanitary sewer system and the combined sewer system. Both systems flow to the West Point Treatment Plant, with the combined sewer system conveying sanitary sewage as well as stormwater to the treatment plant. Flows to the treatment plant are treated and discharged into Puget Sound. During heavy rainfall, stormwater runoff draining to the combined sewer sometimes overwhelms pipe capacities and, along with other factors, can result in overflows of the combined sewer into Elliott Bay. These combined sewer overflows or CSOs and the combined sewer system are discussed in Chapter 11, Water Quality, of this Final EIS.

Electrical Power

SCL supplies electrical power to customers in Seattle, including those in the study area. The system that SCL owns and operates includes both 115-kV transmission lines and 13.8-kV distribution lines. Overhead and underground distribution lines are located along many streets in the study area. A number of the existing distribution lines along Alaskan Way will be removed or replaced by the EBSP.

SCL's transmission system includes several high-voltage transmission lines in the study area. These transmission lines run between electrical substations, which lower the voltage of the electricity before transferring it to the distribution lines. The Union Street Substation, located on Union Street between Western Avenue and Post Alley, is the only electrical substation within the study area. Substations outside of the study area that serve transmission lines within the study area include the Massachusetts Substation at Colorado Avenue and Massachusetts Street, and the Broad Substation at Sixth Avenue and Broad Street.

Four transmission lines emanate from the Massachusetts Substation, running north through the study area. Three of these lines (Transmission Lines 1, 2, and 3) terminate at the Union Substation. The fourth line, Transmission Line 4, acts as a regional line between the Massachusetts Substation and the Broad Substation, serving both SCL customers and the regional Bonneville Power Administration (BPA) grid.

Natural Gas

PSE provides natural gas service in the study area, with a service network consisting of transmission lines (high-pressure gas main lines), distribution lines (including intermediate pressure [IP] distribution lines), pressure controls, meters, and service lines. Within the study area, a PSE high-pressure gas main line is located between Madison Street and Blanchard Street within the Alaskan Way right of way. This line provides natural gas to the Enwave Seattle plant on Union Street and other businesses along Alaskan Way as well as all of western King County. IP lines distribute natural gas to customers throughout the study area.

As part of the EBSP, PSE will remove portions of the existing IP distribution lines serving the businesses along Alaskan Way and construct a new IP distribution line from Blanchard Street to Pike Street. EBSP will also construct a new IP distribution line from University Street to Madison Street to serve Piers 54 through 57. The EBSP work will leave two gaps in the new IP system: one from Pike Street to University Street, and one from Madison Street to Columbia Street. These gap portions are planned to be completed as part of AWPOW.

Steam

The privately held Enwave Seattle provides steam service in the study area under a franchise agreement with the City. The main plant, located on Western Avenue between University and Union Streets, pumps steam from four main boilers through a system of underground pipes. Enwave Seattle has historically provided steam service to many buildings in the study area through underground steam mains in Western Avenue near the steam plant and on other streets in the study area. However, the company recently decided to abandon all service to the piers, with the exception of Colman Dock. Service to Colman Dock will be provided from Western Avenue via a steam line that crosses Alaskan Way at Marion Street. All other piers formerly served by Enwave Seattle have recently been converted to natural gas service provided by PSE. Enwave Seattle maintains a gravity drain from the plant, across Alaskan Way, and through the seawall. This outfall is covered by the National Pollutant Discharge Elimination System (NPDES) permit originally obtained by the Seattle Steam Company.

Telecommunications

The communications infrastructure in the study area is located both aerially and underground. These systems use fiber optic, coaxial, and copper-cable materials, and have associated conduits, risers, vaults, manholes, and other appurtenances. Underground lines have been direct-buried, installed in open-cut trenches, or directionally drilled; others have been pulled through pipelines formerly used for other

utility purposes, such as gas and water (FHWA et al. 2004). Telecommunications providers in the study area include:

- CenturyLink
- Comcast
- Wave Broadband
- Seattle Department of Information Technology (DoIT)
- Sprint
- ELI-Integra
- Verizon

8.2 Construction Impacts

8.2.1 Construction Impacts of the No Action Alternative

The No Action Alternative would not involve construction and therefore would not have construction impacts on public services and utilities. However, other planned utility improvements in the study area would still take place.

8.2.2 Construction Impacts of the Preferred Alternative

Public Services

Construction impacts on public services are primarily related to the potential for traffic congestion or access disruption. In general, two lanes in each direction on Alaskan Way would be open during morning and afternoon peak traffic hours throughout construction, although one or more lanes could be temporarily closed at other times to provide access for construction equipment and utility installations. The temporary closures on Alaskan Way, restrictions on east-west streets, and construction of the Pine Street extension could impact circulation at times. In addition, construction directly in front of buildings, parking lots, and other land uses could affect service to those properties. Such construction-related impacts on transportation and parking are described in greater detail in Chapter 3 (Transportation and Parking) of this Final EIS.

Emergency Services (Fire, Police, and Disaster Preparedness)

Traffic congestion during construction, as well as construction-related detours, could have an impact on fire, police, and disaster response services. During peak hours when congestion is greater, travel times for emergency calls could increase in areas near construction. The potential for delays would be higher during the closure of Alaskan Way for approximately 4 months to construct the Pine Street extension. Depending on the location of the roadway construction, response times from Fire Station 5 could increase. Emergency vehicles would be able to cross the construction zone using the sidewalk along Elliott Bay to reach the northern portion of Alaskan Way without the need to cross the tracks. The City would work closely with emergency service providers to put in place appropriate measures for emergency access to and travel through construction areas to minimize impacts on response times.

Access would be maintained to properties and structures along Alaskan Way and adjacent to construction areas as required for emergency responders. Work occurring in the immediate area of the properties from which temporary construction easements would be obtained could restrict or change how vehicle or pedestrian traffic accesses those properties. These changes may result in increased emergency service response times to those properties and could complicate access, especially for large fire department vehicles such as ladder trucks. Access from and to Fire Station 5 could be affected by project construction when roadway or Promenade work is occurring directly in front of the station. Station access must be provided at all times because the station provides support for its engine company as well as the fireboats.

There could be an increase in the demand for emergency response due to spills of hazardous substances, such as fuel and other flammable liquids, during construction. However, the likelihood of such events occurring is expected to be minimal.

Solid Waste

Solid waste haulers could experience temporary delays or disruptions in collection routes during construction activities, especially along route sections that include curbs, driveways, or other collection points that could be closed or difficult to access. Access to the waterfront piers, in particular, could be more difficult when construction is occurring, which could result in more time-consuming collections. Temporary waste collection locations may need to be established to provide necessary services to businesses.

In addition, waste and debris generated during construction would need to be collected for disposal. Materials removed from the construction zone are anticipated to be hauled away in trucks to a predetermined disposal site.

Public Schools

School buses that use Alaskan Way for field trips could experience some traffic delays during construction. Loading, unloading, and parking could be more difficult and farther away from desired destinations, especially when construction work is occurring near the Seattle Aquarium or the historic piers.

Postal Service

Project construction would have impacts on the United States Post Office on S. Jackson Street, particularly because vehicular exit from the post office is onto Alaskan Way. Access would remain available at all times during the facility's hours of operation. Postal deliveries could be subject to some delays during construction, particularly those along Alaskan Way.

Utilities

Construction impacts on utilities are primarily related to the depths of the utilities below grade, material composition, construction excavation limits, and the location of the corridor alignment and associated foundations relative to the location of utilities. The exact locations and depths of critical utilities would be determined and verified with utility providers during the final design process. Utility work related to AWPOW may be performed by various City departments, other agencies, or private utilities. Construction is planned to begin with utility work, but the sequence of construction has not yet been finalized due to the dynamic nature of other projects in the area.

Water

Properties and businesses in and near the project footprint may experience impacts to their water distribution as a result of planned outages when switchovers occur. These outages would affect both potable water supply and water for fire suppression. Maintaining fire flows and water supply pressure is essential to protect life and property during construction; service lines and laterals may have to be relocated to maintain continuous service and fire protection. In addition to the impacts of construction on existing service, a new water line may be installed in Elliott Way from Pike Street to Lenora Street to serve Building B.

Stormwater

Construction activities for AWPOW would include storm drain utility work, including relocating a 30-inch storm drain near Alaskan Way and Union Street to make room for support shafts associated with the Union Street Pedestrian Connection. Project impacts on stormwater are discussed in Chapter 11, Water Quality, of this Final EIS.

Sewer

During AWPOW construction, SPU plans to replace a new sanitary sewer line with control structures along the new Alaskan Way from S. King Street to University Street. These planned sewer infrastructure improvements will undergo a separate environmental review. Temporary facilities would be provided to

maintain service to adjacent properties during construction. New side sewers constructed during the EBSP would be connected to the new sewer.

Electrical Power

Uninterrupted operation of the network transmission and distribution system is critical to maintaining electrical service to downtown Seattle, including electrical power essential to fire and life safety systems. All network electrical relocation work would require construction sequencing to maintain electrical service reliability.

As part of AWPOW construction, new duct banks and vaults would be built on the east side or center of the Alaskan Way right of way from Yesler Way to Pine Street. From Pine Street, the new duct bank would extend west to connect to an existing distribution system in the Alaskan Way right of way near the seawall. Once the new ducts and vaults are energized, SCL would de-energize and abandon in place the duct bank that is currently located in the area where the Promenade would be built. SCL would replace the electrical system without service disruptions, but individual service connections from the network would require scheduled service interruptions.

On the south side of Union Street, between Western Avenue and Post Alley, there is an SCL substation. The foundations for the columns needed to support the elevated walkway for the new pedestrian connection between Post Alley and Western Avenue may encroach on SCL utility tunnels that are in the Union Street right of way. The exact locations and depths of the utility tunnels would be determined and verified with SCL during the final walkway design process. The foundations for the columns at Union Street would be designed to avoid the SCL utility tunnels and prevent service disruptions.

Portions of Transmission Line 4 would be relocated due to horizontal and vertical conflicts with Elliott Way and Building B. This line is a high-pressure fluid-filled cable and must be replaced in full runs from vault to vault rather than by cutting and splicing. Consequently, several thousand feet of the line must be relocated. Because this line is a regional power transmission line serving both SCL customers and the regional BPA grid, its relocation would require a scheduled shutdown, necessitating advance notice and coordination with BPA.

Service lines, vaults, and meters would be moved or constructed as a result of the new Alaskan Way roadway alignment, requiring customer notification of scheduled service interruptions. It is anticipated that new connections would be provided and that the existing and new connections would be sequenced and protected during construction to provide service with as few outages as possible. Facilities must be accessible for SCL trucks and equipment at all times for maintenance during and after construction.

Natural Gas

Construction of gas transmission and distribution lines in and across Alaskan Way could affect pedestrian and vehicle access, depending on how the crossing of the roadways is constructed. Some service connections could be disrupted during construction. New connections would be provided where necessary; the existing and new connections would be sequenced and protected during construction to provide service with as few interruptions as possible. Facilities must be accessible for trucks and equipment to allow maintenance during and after construction. As part of AWPOW, PSE plans to build a new district regulator pressure-reducing facility on Elliott Way near either Blanchard Street or Lenora Street; construction of this facility could require detours for pedestrians and vehicular traffic.

Steam

No steam facilities would be affected by the project because Enwave Seattle would have completed all changes to steam service, including installation of the new steam line serving Colman Dock and the abandonment of service to other customers, prior to AWPOW construction.

Telecommunications

As part of AWPOW, a shared telecommunications duct bank would be built along the new Alaskan Way from S. Washington Street to Pine Street, along the Pine Street extension, and along Elliott Way. The

installation of this facility along the west side of the Main Corridor could temporarily affect pedestrian access. Short detours may be put in place to safely route pedestrians around the section being constructed.

Some of the telecommunications systems in the study area provide regional services, while others provide local distribution and include lateral and service lines to customers. In general, all of the active systems are essential. Except during planned cutovers required to switch service to the relocated lines, the project would not take telecommunication lines out of service during construction. Each communications provider would need to consider operational impacts on their systems during the design phase.

8.3 Operational Impacts

8.3.1 Operational Impacts of the No Action Alternative

Under the No Action Alternative, the new seawall would be in place, the viaduct would be removed, and the Alaskan Way surface street would be restored to its configuration before the start of AWVRP construction. Most public services would operate in a manner similar to what exists today. In addition to the utility upgrades included as part of AWVRP and EBSP, other upgrades may take place to meet future development demands or comply with future regulations.

Routine maintenance activities would continue and could result in periodic sidewalk or lane closures. These short-duration lane closures may have some impact on emergency response times; however, emergency providers would be informed in advance of such closures. Demand for emergency services is expected to remain relatively constant. Overall, impacts on the provision of public services and utilities from the No Action Alternative are expected to be minimal.

8.3.2 Operational Impacts of the Preferred Alternative

Public Services

The project's long-term impacts on public services would be mostly positive. The new Alaskan Way and Elliott Way improvements are expected to benefit all service providers and expedite emergency response compared to the No Action Alternative.

Fire, Police, and Emergency Services

The new Alaskan Way and Elliott Way would have more traffic capacity than under the No Action Alternative, and would also provide a more direct connection to Belltown via Western and Elliott Avenues. The Preferred Alternative would remove the southbound bottleneck at Alaskan Way and Spring Street, improving southbound emergency response times along the corridor by nearly 4 minutes compared to the No Action Alternative. Northbound travel times along Alaskan Way would be similar between the Preferred and No Action alternatives.

Because AWPOW would provide new public amenities, the project is expected to attract more visitors to the study area compared to the No Action Alternative. This increased use could also increase the demand for emergency services in the area. However, it is not expected that the project would result in a substantial increase in emergency calls, and such calls are likely to be sporadic events that would not require increases in staffing for emergency service providers.

Emergency response vehicles, such as the Seattle Fire Department's ladder trucks, would be required to make U-turns along the corridor to reach destinations on the opposite side of the street. These vehicles would be able to make U-turns at most intersections. A planted median would prevent vehicles from making U-turns at S. Main, S. Washington, and Blanchard Streets; therefore, emergency vehicles may have to travel one block farther north or south past these intersections to make a U-turn. Because roadway operations on Alaskan Way would generally improve under the Preferred Alternative, emergency vehicles would likely experience shorter response times as a result of the project.

South of Pine Street, the relocation of Alaskan Way to the east would increase the distance that emergency service providers would need to cover to reach a fire on one of the piers or an incident along the Promenade. The increased distance would be greatest in the vicinity of the Seattle Aquarium, where there would be up to 75 additional feet between the roadway and the Aquarium. Intervening features such as plantings, bicycle and pedestrian facilities, and kiosks could also complicate access. However, these types of features are typical of urban areas and are not expected to result in substantial delays for service providers compared to the No Action Alternative. The installation of new water connections to adjacent buildings would improve the reliability of water flow for fire response.

Solid Waste

Impacts on solid waste and recycling activities under the Preferred Alternative are expected to be minor. Collection service and frequency would not change. However, access to buildings along Alaskan Way would be affected. Some buildings on the east side of the street would need to relocate dumpsters or use trash cans or other receptacles instead. The Preferred Alternative would maintain the existing access locations for service functions to the piers on the west side of Alaskan Way, although the distances from the curb to the building face would be greater. This could require garbage and recycling trucks to cross the Promenade for collection. Litter and refuse receptacles would be installed at the kiosks and at Building B.

Public Schools

There are no anticipated operational impacts on public schools or school bus routes as a result of the project.

Postal Service

There are no anticipated operational impacts on postal service branches or on postal deliveries as a result of the project.

Utilities

The project's impacts on utility operation and maintenance are expected to be minimal. New facilities would provide a benefit; however, access to utilities may be more restricted in some cases.

Water

The operation of AWPOW is not expected to impact overall water supply or demand in the study area. Operation of the water system, including fire flows, would not be adversely affected and may be enhanced in some areas by new facilities installed as part of the project. Access to valves, fire hydrants, and other appurtenances for operation of the system would be maintained. The irrigation system for landscape elements in the medians would be separated from the main pipelines with backflow protection devices.

Stormwater

Project impacts on stormwater are discussed in Chapter 11, Water Quality, of this Final EIS.

Sewer

New sanitary sewer lines would be connected to Building B, the restroom facilities, and to the kiosks. During operation of the Preferred Alternative, maintenance of these sewer lines would occur as needed, but would not be expected to have any noticeable changes or impacts. Access to maintenance holes would be maintained.

Electrical Power

Operation of the electrical system in the study area would remain the same after project completion. New distribution facilities would improve the network's capacity and reliability. Relocation of Transmission Line 4 would also result in increased system reliability both locally and regionally.

Natural Gas and Steam

Operation of the natural gas and steam systems is not anticipated to change substantially as a consequence of the project. Once construction is complete, the function of the systems would not be affected. New natural gas facilities would provide improved reliability, and the new steam service to Colman Dock would improve service reliability at that location.

9 Historic Resources

This chapter identifies the existing historic resources in the study area and discusses AWPOW's potential impacts on these resources during construction and operation. Each historic resource within the study area was evaluated to determine whether the project would alter its historic character or use. Potential avoidance, minimization, and mitigation measures that have been identified for construction and operational impacts are presented in Chapter 16 of this Final EIS. Additional details about the analysis are provided in the Draft EIS and in Final EIS Appendix C, Discipline Report Errata Sheets.

A historic resource is defined for this analysis as any building or structure that is a designated City of Seattle landmark, a contributing or non-contributing property in a City of Seattle-designated historic district, or listed in the National Register of Historic Places (NRHP).

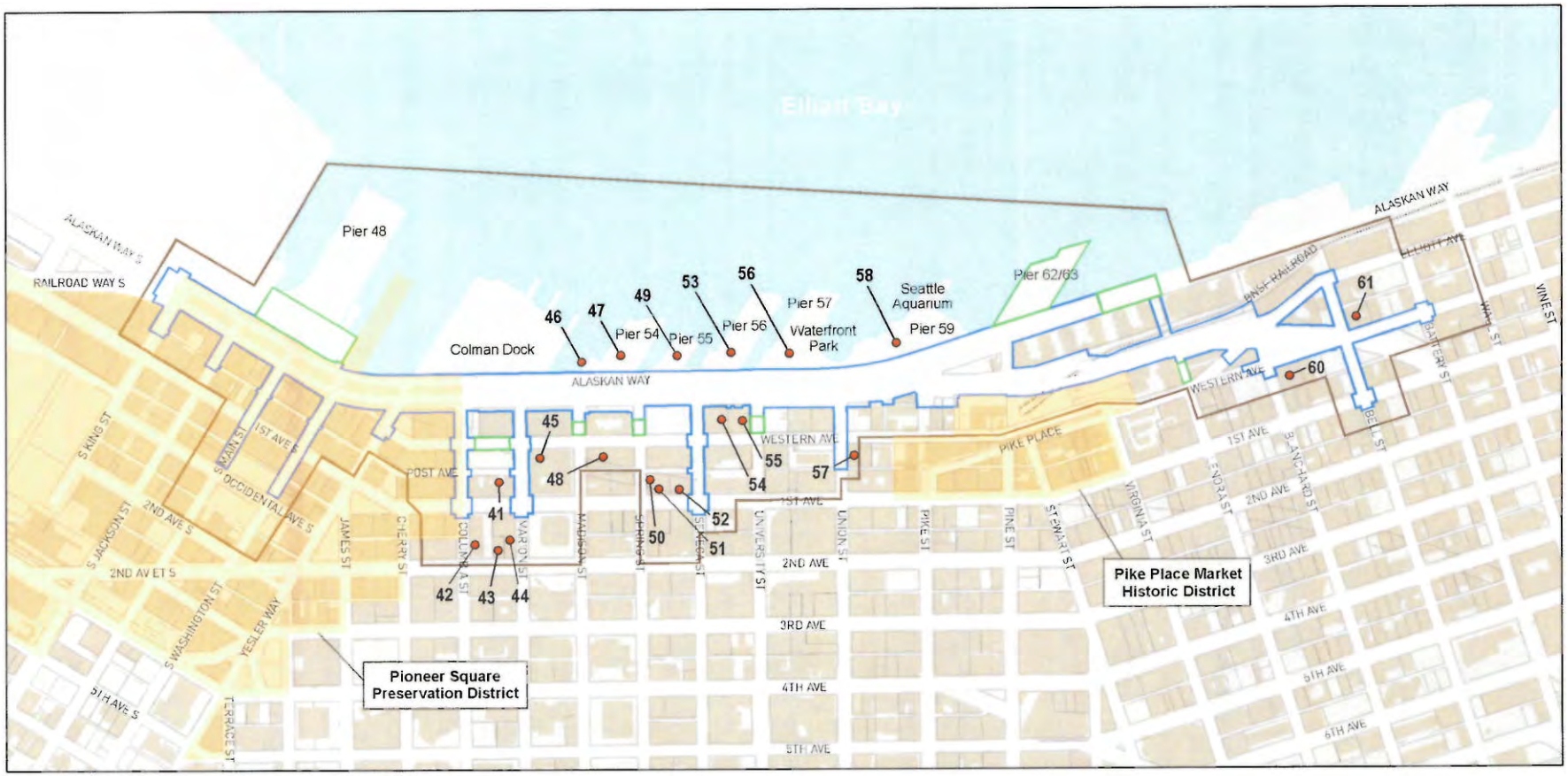
9.1 Affected Environment

The affected environment is defined as the conditions that will exist within the study area in 2017 when the AWVRP, EBSP, and MarketFront projects have been completed and before AWPOW construction begins. The historic resources study area extends about one-half to one block beyond the project footprint, based on the type, extent, and intensity of project activities, and to accommodate the City Historic Preservation Officer's adjacency review of potential impacts on City landmarks. The study area, shown in Figure 9-1, is generally bounded by Railroad Way S. to the south; First, Second, and Western Avenues to the east; Wall Street to the north; and Alaskan Way and Elliott Bay to the west.

Seattle's downtown waterfront is the birthplace of the city, the place where settlers arrived, and where a regional and, later, a worldwide commercial center developed. The study area contains portions of two City of Seattle-designated historic districts: the Pioneer Square Preservation District and the Pike Place Market Historical District. In addition to the landmarks in the historic districts, there are 19 designated Seattle landmarks in the study area. Eight of these city landmarks are also listed in the NRHP. One additional property listed on the NRHP is not a City of Seattle landmark. These landmarks date predominantly from the late 19th and early 20th centuries and reflect the area's history as a working waterfront, as well as the commercial and transportation activities characteristic of the early days of the city. Table 9-1 lists all the historic resources in the study area, indicating the historic status of each one. Figure 9-1 shows the locations of the individual landmarks and the boundaries of the local historic districts. Almost all the buildings within the districts are historic (contributing resources to the district); for greater clarity, only the district boundaries are shown.

In the Pioneer Square Preservation District, buildings on S. Main and S. Washington Streets are among the city's oldest, and many have adjoining areaways. An areaway is a space directly below the sidewalk, between the building wall and the street wall. In some older Pioneer Square buildings, the areaways were created when the City raised the level of the streets during rebuilding after the Great Fire of 1889. Most areaways provide an important structural function by supporting the sidewalk and street wall. Many of them are also historically significant and are contributing features to the Pioneer Square Preservation District, specifically protected by the district rules. Draft EIS Appendix L, East-West Connections Environmental Review, contains additional information on areaways, and Table 9-2 lists the areaways that are along S. Main and S. Washington Streets within the project footprint.

Seattle's original business district (the area now known as Pioneer Square) sat on a narrow spit of land surrounded by tidelands. Filling these tidelands was the best way to accommodate new rail yards and industrial uses. The growth of trade and shipping included development of the piers and wharfs along the downtown Seattle waterfront. Railroad Avenue (where Alaskan Way is today) originally consisted primarily of railroad trestles and planked roadways set on pilings with open water in between.



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Feet

Source: SDOT

Preferred Alternative

- Historic Resources Study Area
- Project Footprint
- Potential Construction Staging Area
- Historic District
- Historic Properties
- Parcel Boundary
- Building Footprint

Figure 9-1
Historic Resources within the Study Area

Alaskan Way, Promenade, and Overlook Walk Final EIS

Table 9-1. Historic Districts and Landmarks in the Study Area

ID Number	Location	Popular Name (Historic Name)	Designation
	Alaskan Way to Fourth Avenue, between Royal Brougham Way S. and Columbia and Cherry Streets (roughly)	Pioneer Square Preservation District[1]	Local district, NRHP district
	SR 99 to First Avenue between Pike and Virginia Streets (roughly)	Pike Place Market Historical District[2]	Local district, NRHP district
01	Foot of S. Washington Street	Washington Street Boat Landing	PSPD, NRHP
02	83 S. King Street	83 King Street and garage (Seattle Hardware Co.)	PSPD
03	410 Alaskan Way S.	Merrill Place Garage	PSPD
04	419 First Avenue S.	Merrill Place (Hambach Building)	PSPD
05	411 First Avenue S.	Merrill Place (Seller Building)	PSPD
06	401 First Avenue S.	Merrill Place (Schwabacher Hardware Co.)	PSPD
07	79 S. Jackson Street	Merrill Place	PSPD
08	80 S. Jackson Street	80 S. Jackson Condo (Steinberg Building)	PSPD
09	316 Alaskan Way S.	Old Seattle Parking Garage	PSPD
10	304 Alaskan Way S.	C&H Company (Otto Sturham & Sons)	PSPD
11	313 First Avenue S.	Crown Hotel	PSPD
12	309 First Avenue S.	Maud Building	PSPD
13	301 First Avenue S.	Bread of Life Mission (Matilda Winehill Block)	PSPD
14	75 S. Main Street	Our Home Hotel	PSPD
15	76 S. Main Street	Boston Hotel	PSPD
16	80 S. Main Street	New construction (formerly Argens Safe & Lock Co.)	PSPD
17	212 Alaskan Way S.	OK Hotel	PSPD
18	210 Alaskan Way S.	Compass Center Addition	PSPD
19	77 S. Washington Street	Lutheran Compass Center (Pacific Coast Company)	PSPD
20	81 S. Washington Street	St. Charles Hotel	PSPD
21	68 S. Washington Street	Washington Park Building (Lowman & Hanford)	PSPD
22	217-19 First Avenue S.	New England Hotel	PSPD
23	213 First Avenue S.	Branagan-Smith Building	PSPD
24	211 First Avenue S.	Lucky Hotel	PSPD
25	209 First Avenue S.	Marathon Building	PSPD
26	207 First Avenue S.	Skagit Hotel	PSPD
27	201-205 First Avenue S.	J&M Hotel & Café	PSPD
28	114 Alaskan Way S.	Prudential Building	PSPD
29	117 First Avenue S.	Maynard Building	PSPD
30	109-115 First Avenue S.	Terry-Denny Lofts (Northern Hotel)	PSPD

Table 9-1. Historic Districts and Landmarks in the Study Area

ID Number	Location	Popular Name (Historic Name)	Designation
31	1 Yesler Way	1 Yesler Building (Bedford Hotel)	PSPD
32	77 Yesler Way	Pioneer Square Hotel (Yesler Hotel)	PSPD
33	90 Yesler Way	(Post Hotel)	PSPD
34	95 Yesler Way	Yesler Building (Bank of Commerce)	PSPD
35	93 Yesler Way/103-107 First Avenue S.	Schwabacher Building	PSPD
36	619 Post Alley	Enwave Seattle (Seattle Steam)	PSPD
37	619 Western Avenue	Western Building	PSPD
38	61 Columbia Street	Polson Building	PSPD
39	83 Columbia Street	Journal Building	PSPD
40	701-23 First Avenue	All-Rite Parking Garage/US Bank	PSPD
41	801-821 First Avenue	Colman Building	SL, NRHP
42	801 Second Avenue	Norton Building	SL
43	815 Second Avenue	Key Bank (Bank of California)	SL
44	821 Second Avenue	Exchange Building	SL
45	909 First Avenue	Federal Office Building	NRHP
46	925 Alaskan Way	Fire Station 5	SL
47	1001 Alaskan Way	Pier 54	SL
48	1000-1024 Western Avenue	National Building	SL, NRHP
49	1101 Alaskan Way	Pier 55	SL
50	1107 First Avenue (94-96 Spring Street)	Watermark Tower (Colman Building)	SL
51	1115-1117 First Avenue	Grand Pacific Hotel	SL, NRHP
52	1123 First Avenue	Colonial Hotel	SL, NRHP
53	1201 Alaskan Way	Pier 56	SL
54	1203-1207 Western Avenue	(Olympic Warehouse)	SL, NRHP
55	51 University Street	Pacific Net & Twine Building	SL
56	1301 Alaskan Way	Pier 57	SL
57	84 Union Street (1400 Western)	Marketside Flats (U.S. Immigration Building)	SL, NRHP
58	1483 Alaskan Way	Pier 59	SL
59	1531 Western Avenue	PC-1 South Condominium/ Heritage House/garage	PPMHD
60	2200 Western Avenue	Union Livery Stable	SL, NRHP
61	66 Bell Street/2307 Western Avenue	Belltown Lofts (Seattle Empire Laundry)	SL
62	314 First Avenue S.	Nord Building	PSPD
63	310 First Avenue S.	Globe Building	PSPD
64	210 First Avenue S.	Grand Central Building	PSPD
65	206 First Avenue S.	City Loan Building	PSPD
66	200 First Avenue S.	Buttnick Building	PSPD
67	108 S. Washington Street	Delmar Building (Terry and Kittinger Building)	PSPD

Table 9-1. Historic Districts and Landmarks in the Study Area

ID Number	Location	Popular Name (Historic Name)	Designation
68	114 First Avenue S.	State Hotel	PSPD
69	117 S. Main Street	Union Trust Annex	PSPD
70	119 S. Main Street	Union Trust Building	PSPD
71	116 S. Washington Street	Laguna Pottery (Scandinavian Hotel and Clancy Building)	PSPD
72	118 S. Washington Street	The Source (Scandinavian Hotel and Clancy Building)	PSPD
73	124 S. Washington Street	Hotel Interurban	PSPD
74	115 Occidental Avenue S.	Casco Antiguo	PSPD
75	300 Occidental Avenue S.	State Building	PSPD
76	305 Second Avenue S.	Fire Station #2	PSPD
77	200 Occidental Avenue S.	Weyerhaeuser Building	PSPD
78	219 Second Avenue S.	Casey Waterfall Park	PSPD
79	215 Second Avenue S.	Lucknow Building	PSPD
80	207 Second Avenue S.	Leroy Hotel	PSPD
81	173 S. Washington Street	McCoy's Tavern	PSPD
82	164 S. Washington Street	Barney's Loans (Nugent Block and Considine Block)	PSPD

[1] The NRHP district has a slightly different name, the Pioneer Square-Skid Road Historic District, and different boundaries.

[2] The NRHP district has a slightly different name, the Pike Place Public Market Historical District, and different boundaries.

NRHP = National Register of Historic Places

PPMHD = Pike Place Market Historic District

PSPD = Pioneer Square Preservation District

SL = Seattle Landmark

Table 9-2. Areaways in the Project Footprint

ID Number	Popular Name	Status of Areaways
S. Main Street		
13	Bread of Life Mission	Substantially intact
22	New England Hotel	Substantially intact
63	Globe Building	Substantially intact
64	Grand Central Building	Substantially altered
69	Union Trust Annex	Slightly altered
70	Union Trust Building	Slightly altered
S. Washington Street		
21	Lowman & Hanford	Substantially altered
27	J & M Hotel & Cafe	Substantially intact
29	Maynard Building	Substantially intact
66	Buttnick Building	Slightly altered
67	Delmar Building	Significantly altered (Filled)
71	Laguna Pottery	Slightly altered (Filled with remaining features)
72	The Source	Slightly altered (Filled with remaining features)
73	Interurban Hotel	Substantially altered

Source: SDOT 2003; City of Seattle 2008

Washington Street Boat Landing, 1921
Courtesy of Seattle Municipal Archives, 2705

Railroad Avenue looking north from University Street, 1935
Courtesy of Seattle Municipal Archives, 9532

Railroad Avenue looking south from Bell Street, 1930
Courtesy of Seattle Municipal Archives, 4100

The trestles and planked roadways were not only inefficient and unsafe, but the pilings were being attacked by woodboring worms known as teredos. To provide some level of protection from Elliott Bay, between 1911 and 1917, the City built a concrete seawall along the west side of Railroad Avenue from S. Washington Street to Madison Street. The area to the east of this first section of seawall was then gradually backfilled. This seawall and subsequent seawall construction from 1934 to 1936 established the present shoreline. Draft EIS Appendix H, Historic Resources Discipline Report, contains additional information about the history of early settlement and growth along the Seattle waterfront.

World War II brought significant changes to the waterfront, with increasing activity due to population growth, the booming factories and shipyards nearby, and the U.S. Navy facilities in Bremerton. Pier 36 became a major Port of Embarkation for the U.S. Army and is now the district headquarters for the U.S. Coast Guard.

By the late 1950s, shippers began consolidating cargo in larger shipping containers, revolutionizing the work and the design of the piers. Fewer workers were needed; large cranes were used to move freight directly onto rail cars or trucks. Freight sheds and warehouses on the piers were no longer needed because cargo, secure in containers, could be moved more quickly by truck or rail. To the south of Pier 48, the Terminal 37/46 complex was created by filling and joining several piers (Hershman et al. 1981).

The other transformative change after World War II was the dominance of the automobile. Air travel replaced the coastal and ocean-going steamers. The opening of the Alaskan Way Viaduct on April 4, 1953 symbolized the final transition of the post-war world from water and rail transportation to automobiles and trucks. The Battery Street Tunnel was completed in June 1954, connecting the new viaduct to Aurora Avenue. The viaduct dramatically altered the character of the waterfront and its buildings, turning the city's back on what had once been its gateway.

By the early 1960s, the changes in shipping and transportation reduced traditional uses on the waterfront, and recreation and tourism became more significant factors. In the 1970s, a new round of regional civic improvements recognized the change along the waterfront by replacing Pier 58 with Waterfront Park and building an aquarium at Pier 59. Just north of the aquarium, the pier sheds on Pier 62/63 were demolished because of their dilapidated condition in the 1980s.

In the early 1990s, Pier 69, which had been used as a warehouse for the nearby American Can Company factory, was completely remodeled into the Port's headquarters building. The large factory building on the east side of Alaskan Way had been closed in the 1970s and was remodeled into a trade center in the 1980s and, later, into offices. In the mid-1990s, more dramatic changes occurred with the Port of Seattle's Central Waterfront Project. Piers 64, 65, and 66 were replaced by a small boat marina, a cruise ship terminal, and the Bell Harbor conference center and restaurant complex. Pedestrian bridges at Bell and Lenora Streets connected Belltown to the waterfront. The upland area directly across Alaskan Way from Pier 66, also owned by the Port of Seattle, was privately developed as condominiums, office buildings, and a large hotel.

Today, work is underway to replace the Alaskan Way Viaduct with a tunnel. Demolishing the viaduct will reverse some of the changes that have occurred since the 1950s and remove a large visual and physical barrier between the waterfront and areas farther east. The removal of the viaduct will reduce noise and pollution, leading to a more pleasant atmosphere for waterfront visitors. Pioneer Square and the Pike Place Market will have the same level of access to the waterfront as they do today, and will also benefit from the removal of the viaduct and its negative impacts. The EBSP is replacing the original seawall, which will help to protect the historic structures along and near the waterfront. By 2017, when AWPOW construction is planned to start, the new seawall will be completed, the Alaskan Way Viaduct will be gone, the SR 99 tunnel will be in operation, and Alaskan Way would be restored to its original condition. The restored Alaskan Way would have the same width as in 2010, and would continue to provide access to the businesses in the historic piers; generally, the same amount of parking would be available.

9.2 Construction Impacts

9.2.1 Construction Impacts of the No Action Alternative

The No Action Alternative does not involve any construction activities and therefore would not have any construction impacts on historic resources.

9.2.2 Construction Impacts of the Preferred Alternative

The most important factors in determining potential construction impacts of the Preferred Alternative are its construction methods (the type and intensity of activities), the location of the construction work, and the duration of the activities. As currently planned, AWPOW's construction activities are expected to have only minor impacts on historic resources in the study area. These impacts would be typical of roadway projects, such as noise, vibration, dust, and tracking of dirt and mud. There would also be short-term access limitations, traffic congestion, and reduced parking in the study area. Because work would be done in segments (each one block to several blocks long), each historic property would be affected for a relatively short period. Construction of the Overlook Walk and Elliott Way would take longer, but the work duration would still be relatively short term. Structural foundations such as pier shafts are expected to be drilled or vibrated into place. Impact pile driving, which can cause higher vibration levels, is not anticipated. As a result, construction-related vibration is expected to be of

insufficient magnitude to adversely affect historic resources. While these short-term impacts may inconvenience residents, customers, and employees who use the historic properties, the ability of owners to maintain the historic integrity of their properties is not anticipated to be affected.

Temporary construction easements would be sought from many historic buildings, primarily to temporarily modify access and to change how some loading docks are used. The City does not anticipate any removal of loading docks or other physical impacts or alterations to these buildings.

Main Corridor and East-West Connections

The following historic resources would experience the types of impacts described above as a result of the construction of street improvements, pedestrian and bicycle facilities, or transit facilities along the Alaskan Way-Elliott Way corridor and adjacent east-west streets:

- Construction of the new Alaskan Way from S. King Street to Pine Street would cause short-term construction impacts to the historic piers (Piers 54 to 59, ID Numbers 47, 49, 53, 56, and 58); to Fire Station 5 (ID Number 46); to buildings on the east side of Alaskan Way on the western edge of the Pioneer Square Preservation District; and to other buildings on the east side of Alaskan Way (ID Numbers 54, 55, 57, and 59). The short-term access limitations, traffic congestion, and reduced parking could affect all of the historic resources (such as ID Numbers 42, 43, 44, 45, 48, 50, and 51).
- Construction of wider sidewalks and repaving of the roadway along S. Main and S. Washington Streets would cause short-term impacts for the numerous adjoining buildings in the Pioneer Square Preservation District.
- Construction of urban design and landscape improvements on Columbia and Seneca Streets would cause short-term impacts for the adjoining historic buildings: the Polson (ID Number 38), Journal (ID Number 39), and Colman (ID Number 41) buildings on Columbia Street; and the Colonial (ID Number 52) and 1201 Western (ID Number 54) buildings on Seneca Street.
- Construction of the pedestrian bridge at Marion Street could cause short-term impacts for the adjoining historic Colman Building (ID Number 41).
- Construction of wider sidewalks on the east side of Alaskan Way would have short-term construction impacts on the adjacent buildings, including temporary alteration of pedestrian routes and vehicle access.
- Construction of bicycle and transit facilities along the new Alaskan Way would have minimal impacts because these facilities would be located some distance from historic buildings.
- Construction of walkways, elevators, and urban design improvements on Union Street would cause short-term impacts for the adjoining U.S. Immigration Building (Marketside Flats, ID Number 57).
- Construction of the Pine Street extension would have little or no impact on historic resources because there are no such resources in the vicinity.
- Construction of Elliott Way between Lenora and Bell Streets could have short-term impacts on two historic buildings that are in the general vicinity: the Union Livery Stable at Blanchard Street (ID Number 60) and the Empire Laundry (Belltown Lofts, ID Number 61) at Bell Street.
- Construction of urban design and landscape improvements to extend Bell Street Park would cause short-term impacts for the adjoining Empire Laundry (Belltown Lofts building, ID Number 61).

None of the potential construction impacts on historic resources are considered significant because none would alter the character or use of historic resources.

Promenade

Construction of the Promenade on the west side of Alaskan Way would cause short-term impacts for Fire Station 5 (ID Number 46) and the historic piers (Piers 54 to 59; ID Numbers 47, 49, 53, 56, and 58), including temporary limitations on pedestrian and vehicle access. However, these potential impacts on historic resources are not considered significant because they would not alter the character or use of the resources.

Overlook Walk

The Overlook Walk would involve the construction of one building west of and below the Pike Place Market and a sloping lid descending to the waterfront. This large-scale construction would lead to short-term impacts for Pier 59 (ID Number 58) at the Seattle Aquarium, including temporary limitations on pedestrian and vehicle access. The Pike Place Market would also be affected by changes to access from the waterfront during construction of the Overlook Walk. However, these potential impacts on historic resources are not considered significant because they would not alter the character or use of historic resources.

9.3 Operational Impacts

Operational impacts occur once a project is completed and functioning. Important factors to consider in determining these impacts on historic resources are whether or not there would be a permanent change to a historic property (such as demolition or physical alteration), whether the property's historic context and setting would change, and what effect the project would have on the use and viability of the property.

9.3.1 Operational Impacts of the No Action Alternative

This alternative would have minimal or no impact on historic resources; conditions would be similar to those in 2017 after completion of the AWVRP, EBSP, and MarketFront projects.

9.3.2 Operational Impacts of the Preferred Alternative

Main Corridor and East-West Connections

The operation of street improvements along the Main Corridor and east-west connections would have minimal impacts on and could have slight benefits to historic resources, with the possible exception of the improvements on S. Main and S. Washington Streets, as described below.

- The new Alaskan Way and Elliott Way would improve access between historic resources along the waterfront and the Pioneer Square and Pike Place Market historic districts compared to the No Action Alternative.
- The width of the new Alaskan Way would be the same as that of the paved area that existed before AWPOW construction, because it would be entirely within the combined footprint of the existing Alaskan Way and the parking area beneath the viaduct.
- The removal of parking that would occur under AWPOW, in conjunction with enhanced nonmotorized and transit facilities that are included in the project, is consistent with City policy direction and supports overall City planning goals for reducing dependency on single-occupant vehicles in the downtown area.
- Loading zone and parking spaces would be provided on the east side of the new Alaskan Way between S. King and S. Jackson Streets, and between S. Main Street and Yesler Way in the Pioneer Square area. These spaces would improve access and loading for businesses on the east side of Alaskan Way.
- Wider sidewalks on the east side of Alaskan Way would enhance the pedestrian environment and would support the viability of the businesses in the historic buildings. Between S. King Street and Yesler Way (in the Pioneer Square Preservation District), east side sidewalks would be about 20 to

30 feet wide. North of Yesler Way (partially in the historic district and adjacent to other landmarked buildings), the sidewalks would be about 14 to 20 feet wide. These improvements would encourage appropriate new uses and more pedestrian-oriented activities. Any alterations would have to be approved by the appropriate historic review board.

- All intersections on Alaskan Way would be signalized; this would control traffic speeds and reduce the sense of a barrier between the historic districts and the waterfront. The signalized intersections would enable pedestrians to cross easily from Pioneer Square to the waterfront, maintaining the historical connections between these areas.
- Provisions for regional transit and local waterfront bus transit would have a minimal impact on historic resources because bus stops would not abut historic buildings in the Pioneer Square Preservation District or Pike Place Market Historic District and would be separated from the historic piers by the Promenade. The improved access and connections would benefit businesses and residents in Pioneer Square and along the waterfront.
- Bicycle facilities are also unlikely to impact historic resources because they would generally be located west of Alaskan Way, not close to historic buildings.
- The Elliott Way connection would have little or no impact on historic resources. The two historic buildings in the general vicinity (Union Livery Stable, ID Number 60, and the Empire Laundry [Belltown Lofts], ID Number 61) would not be impacted.
- The Pine Street extension would have little or no impact on historic resources because there are no such resources in the vicinity.
- Urban design and landscape improvements to Seneca and Columbia Streets would have minimal impacts on historic resources. A very small amount of right of way (54 square feet) would be acquired from the Polson Building parcel (ID Number 38). The south side of Columbia Street is within the Pioneer Square Preservation District, and several other historic buildings (the Colman [ID Number 41], Colonial [ID Number 52], and 1203 Western [ID Number 54] buildings) are located on these two streets. The specific changes would be determined during final design and the Certificate of Approval process.
- The proposed improvements on S. Main and S. Washington Streets could potentially have permanent impacts on some areaways. Constructing sidewalk improvements often requires that nearby areaways be modified. This may significantly alter character-defining features of some of these historic spaces. The type and extent of alterations would depend on the specific characteristics of each areaway and would be determined during final design and the Certificate of Approval process.
- The Union Street Pedestrian Connection would have minimal operational impacts on the U.S. Immigration Building (Marketside Flats, ID Number 57). Although the pedestrian walkways and elevators would change the area around the building, and may affect views of the building from some vantage points, the impact would not be significant and would not affect the building's historical, physical, or economic integrity. The enhanced access from First Avenue and the Pike Place Market could improve the economic viability of the building and its businesses.
- The Bell Street Park Extension would have little or no operational impact on the Empire Laundry (Belltown Lofts, ID Number 61). Although the urban design improvements would alter the building's setting, the impact would not be significant and would not affect the building's historical, physical, or economic integrity. The improvements, however, could potentially improve the economic viability of the building.

With the possible exception of the improvements on S. Main and S. Washington Streets, none of these potential impacts are considered significant because they would not alter the character or use of historic resources.

Promenade

The Promenade would be located on the west side of Alaskan Way, adjacent to the historic piers and the Washington Street Boat Landing. It would include kiosks, a new railing, planted terraces, and numerous trees. In their current preliminary design, the proposed kiosks are about the same height as the pier sheds and modernist in character, massing, and materials, which would make the structures inconsistent with the adjoining historic buildings. The Promenade, particularly the kiosks, would alter the setting of the historic piers and the boat landing. Depending on the final design, these additions could be perceived to reduce the sense of connection relating to the waterfront structures, roadway, and the buildings on the east side of Alaskan Way, to which they were historically connected through use and association. These impacts could be minimized by using the types of measures identified in Section 16.8.2.

Overlook Walk

The new Overlook Walk could potentially alter the setting, character, and usage of parts of the Pike Place Market. The sloping lid of the Overlook Walk would provide grade-separated pedestrian access between the Pike Place Market and the waterfront, connecting to the Promenade near the Seattle Aquarium. It would improve the connections between two historic areas—the Pike Place Market and the historic piers. These improvements would potentially benefit both areas by making it easier for visitors to access and visit them. The open space on the lid, and potential activities associated with Building B, could encourage more visitors and longer visits. These visitors may also patronize the businesses in the historic buildings, enhancing the commercial viability of the historic areas and the ability of the owners to maintain the historic features of their properties.

10 Archaeological Resources

This chapter discusses the potential for encountering archaeological resources during construction of AWPOW and the impacts that could result if such resources were encountered. The description of how any required avoidance, minimization, and mitigation measures would be developed in consultation with the Department of Archaeology and Historic Preservation (DAHP) and concerned tribes is located in Chapter 16 of this Final EIS. Additional details about the analysis are provided in the Draft EIS and in Final EIS Appendix C, Discipline Report Errata Sheets.

10.1 Affected Environment

The affected environment is defined as the conditions that will exist within the study area in 2017 when the AWVRP, EBSP, and MarketFront projects have been completed and before AWPOW construction begins. Figure 10-1 shows the horizontal boundary of the study area against the original 19th century shoreline of Elliott Bay before this filling occurred. The horizontal boundary for the study area is the same as the project footprint. The vertical boundary of the archaeological resources study area is the depth of construction, as shown in Figure 10-2.

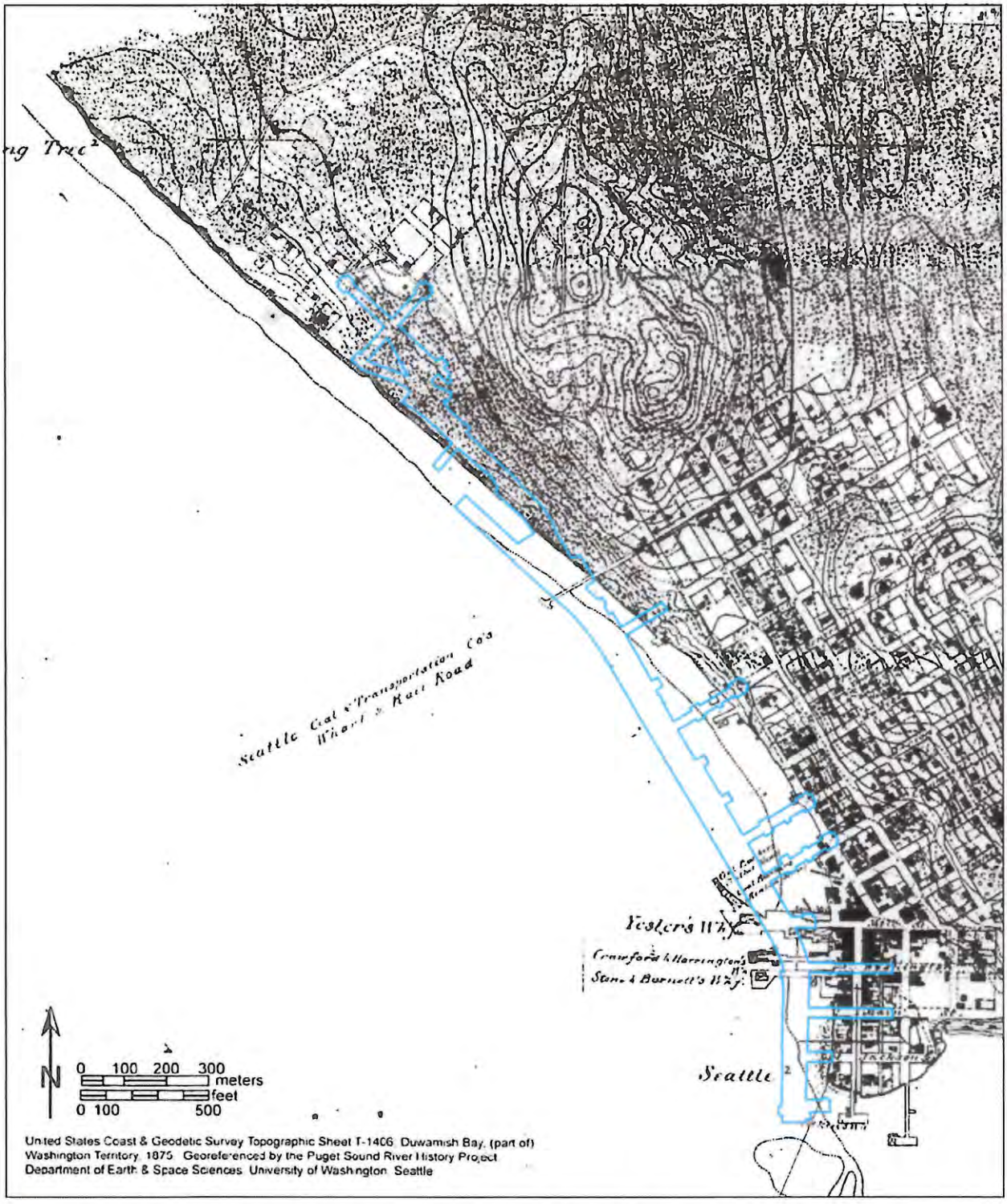
10.1.1 Cultural and Historical Setting

The study area is within the traditional territory of the Duwamish, a people in the Lushootseed language group who inhabited winter villages and temporary camps along the shorelines of Elliott Bay, Lake Washington, Lake Union, and the Duwamish, Black, and Cedar Rivers (Petite 1954; United States Court of Claims 1927; Waterman 1922). Today, many Duwamish descendants have chosen to become members of federally recognized tribes, including the Muckleshoot Indian Tribe, Snoqualmie Indian Tribe, Suquamish Tribe, and the Tulalip Tribes, while others continue to seek independent Duwamish tribal status.

The Duwamish, Muckleshoot, and Suquamish peoples likely shared the shoreline of Elliott Bay and the Duwamish River (Lane 1987). As was the case with many Puget Sound peoples, salmon was a staple food in a diet based on a larger seasonal round that exploited a wide range of resources as they became available. The tidal flats and the adjacent shorelines provided habitat for multiple varieties of invertebrates, mollusks, and crustaceans as well as waterfowl. The bay's open water supported many of the same fish and sea mammals found there today, including varieties of salmon, steelhead trout, cod, flounder, and other rockfish (Suttles and Lane 1990).

In spring and summer, people dispersed from winter villages of cedar plank houses to live in temporary camps to fish, hunt land and sea mammals, and collect roots, berries, and other plants. In winter, preserved forms of these foods supported the village while important ceremonial work was completed. Winter was also important for establishing and maintaining social relationships. Heads of households hosted public events marking changes in status, such as naming, puberty, marriage, or death. The more important the family, the more guests were welcomed, representing ties of marriage, adoption, trade, and social obligation (Miller 1999).

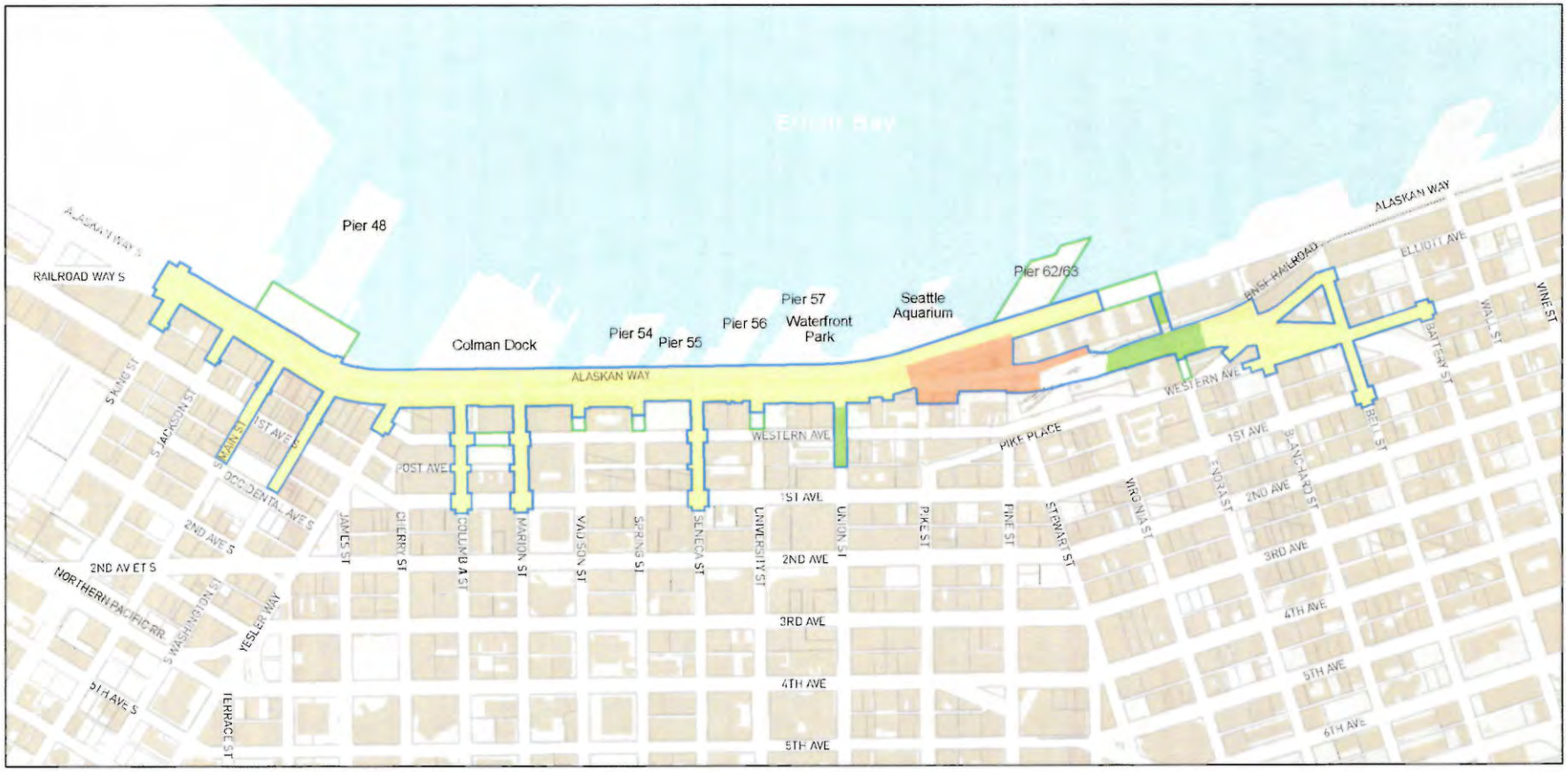
The Lushootseed names of places remembered by former inhabitants dot the margin of Elliott Bay, the Duwamish delta, and adjacent lakes and waterways. They represent the memory of a people intimately familiar with the local landscape; they refer to resource locations, encampments, events, and places of myth or are simply descriptive. At the south end of the study area were villages near Djidjilă'l^{3}lltc, "the crossing-over place." At the north end of the study area was Baba'kwob, or prairie, a series of open spaces. These open spaces were crossed by Ctca'q^{w}cĭd, a trail between Elliott Bay and Lake Union that originated on the waterfront (Waterman 2001).



AWPOW Study Area

Figure 10-1
1875 Historic Shoreline
Near the Archaeological Resources Study Area

Alaskan Way, Promenade, and
Overlook Walk Final EIS



0 400 800
Feet

Source: SDOT

Preferred Alternative
- Project Footprint
- Potential Construction Staging Area

Depth of Construction
- 0-20 ft
- 40-60 ft
- 60-80 ft

- Parcel Boundary
- Building Footprint

Note:
The horizontal boundary of the study area for construction and operational impacts is the same as the project footprint. The vertical study area boundary is the depth of construction within the project footprint.

Figure 10-2
Preferred Alternative
Depth of Construction

Alaskan Way, Promenade, and Overlook Walk Final EIS

Information on encampments, cemeteries, and work areas has been gleaned from historical accounts, records, and photographs (FHWA, WSDOT, and City of Seattle 2011). Several of these occur within the study area, many along the shoreline in former beach or tideland areas. These residential locations represent three periods of historical Native American presence: existing villages and longhouses observed by the earliest American settlers; areas occupied by Indians displaced from traditional sites, but still living in the city and providing important labor and subsistence to the new residents; and temporary camps occupied by transient traders and hop pickers later in the 19th century after exclusionary laws were passed by the City. The use of Elliott Bay by Indians continued, with canoes drawn up and tents pitched for temporary camps on the newly filled tidelands (FHWA, WSDOT, and City of Seattle 2011). The early historical record also includes descriptions of Native American burial sites and cemeteries in and near the study area.

In the late 19th century, commercial development along the Seattle waterfront led to increased ship traffic. Ships arriving in the harbor released their ballast, often stones and other heavy debris, to take on lumber, coal, and other products. One location favored for ship ballast disposal was at the foot of S. Washington and S. Main Streets. The deposition of ballast in this location created an island that rose above the tide flats, first appearing on historic maps between 1878 and 1884 (Glover 1878; Wellge 1884). As it expanded, Ballast Island became a gathering spot for Native Americans because it was one of the few places they were permitted to camp within the city. After the City of Seattle passed an ordinance in 1865 restricting Indian encampments to the most outlying regions of the area, often next to muddy tide flats, Ballast Island provided a usable space for Native Americans to establish encampments freely and without fear of expulsion (Dorpat 1984; Watt 1959). Although it was initially used out of necessity, the island evolved into an important place for Native Americans throughout the region and served as both a rendezvous point and a refuge (Elder 2014).

As Seattle grew, Ballast Island eventually became attractive to developers. With the waterfront's land typically consisting of swampy and unstable tide flats, the firm, rocky base of the island had good development potential, especially considering the ever-increasing scarcity of undeveloped land (Elder 2014). Sometime between 1900 and 1904, development of the waterfront extended to and covered Ballast Island, making it no longer available for Indian encampment. In its place, the Pacific Coast Company's Pier A was built. This pier was later replaced with the Pacific Coast Pier No. 48, which remains today, minus the standing structures it originally held, as shown on Sanborn insurance maps of 1904, 1916, and 1944 (Elder 2014).

10.1.2 Physical Setting and Previous Investigations

Various geological events, including glaciation and seismic activity, have changed the location of the shoreline over time and created complex subsurface layers that have varying potential to contain archaeological deposits. In the late 19th century, the shoreline was subject to extensive grading and filling in efforts to improve waterfront access, hold back the tidal Elliott Bay, and raise the level of the city streets above high tide. As can be seen in Figure 10-1, most of the study area was under water prior to the filling; however, it intersects several features of the historic shoreline. Between S. King Street and Yesler Way, the study area extends over a former tidal marsh and lagoon; north of Yesler Way, it is entirely west of the historic shoreline until approximately Pike Street. North of Pine Street, the study area is mostly landward of the historic shoreline, running along former beach areas and up the steep bluff to the east (FHWA et al. 2004).

In general, areas located on native soils have the potential to contain pre-contact (prior to 1850) cultural resources, while those located in fill areas have the potential to contain historic-era (post-1950) resources. However, in the westernmost 20 to 40 feet of the AWPOW footprint south of Pine Street, construction of the EBSP will remove and replace soils landward of the existing seawall to a depth of about 15 feet before the start of AWPOW construction. Soils below this level will be stabilized with jet grout—a cement-based mixture that solidifies underground to provide structural support. As a result, this

area will contain little or no original subsurface material and therefore is expected to have very low potential for cultural resource deposits.

Numerous cultural resource studies and investigations have been conducted for other projects in the vicinity of the study area and are noted in Draft EIS Appendix I, Archaeological Resources Discipline Report, and Draft EIS Appendix L, East-West Connections Environmental Review. Fifteen archaeological sites have been previously recorded in or adjacent to the study area. Of these 15 sites, five are within the AWPOW footprint. Three of the five sites within the footprint have been mitigated through recordation and excavation and at least partially removed. The other two sites are Ballast Island and a historic buried concrete wall.

Because Ballast Island is no longer visible, estimates of its horizontal extent are based on a combination of historic documentary research and limited subsurface investigations. The most recent investigations, conducted as part of WSDOT's investigation and monitoring activities for the AWVRP, indicate that ballast deposits, consisting of angular sandstone and granite along with pebbles, cobbles, and boulders, are present at depths between 2.5 and 14 feet bgs (Elder 2014; Manetas 2016). Although occasional historic-era items such as bricks, nails, wood, glass, and ceramic fragments have been found, no artifacts have been identified that can be clearly connected to Native American occupation. While the boundaries of the site have not been fully defined, recent information provided by WSDOT based on monitoring done for the AWVRP indicates that the deposits extend from S. Main to S. Washington Streets and from beneath Pier 48 to near Alaskan Way (Manetas 2016).

The historic buried concrete wall site, adjacent to the proposed Union Street Pedestrian Connection, may extend north across Union Street. It was recorded in 2012 when discovered during construction activities. The wall has been impacted by previous construction episodes, including the 2012 construction activities.

10.2 Construction Impacts

10.2.1 Construction Impacts of the No Action Alternative

The No Action Alternative would not involve any construction or other ground-disturbing activities and therefore would not impact archaeological resources.

10.2.2 Construction Impacts of the Preferred Alternative

Impacts to Known Archaeological Sites

Construction of AWPOW would intersect with the boundaries of Ballast Island that were identified as part of the AWVRP cultural resource investigations and subsequent monitoring, described above in Section 10.1.2. As noted, the site was identified as having deposits between 2.5 and 14 feet bgs that extend from S. Main to S. Washington Streets and as far east as Alaskan Way. Therefore, AWPOW construction occurring at depths greater than 2.5 feet could encounter and disturb Ballast Island deposits. Based on current design plans, project elements with the potential to exceed this depth in the vicinity of the known deposits are a light pole, telecommunications lines under the bicycle facility, and root zones for trees.

Construction will also take place near the historic buried concrete wall near Union Street and Western Avenue that is a recorded archaeological site. Based on the current design plans, it is not expected that this site would be disturbed.

The other three known archaeological sites within the study area have been recorded and at least partially removed. These sites would not be impacted during AWPOW construction; however, the areas around the sites remain high-probability areas for encountering additional cultural resources.

Potential for Impacts to Undiscovered Archaeological Sites

Because of the past uses of the area, construction of AWPOW has the potential to encounter previously undiscovered cultural resources. This potential varies by the type of soils in which construction takes place (native or fill) and by the depth of construction. In general, native soils have greater potential to contain pre-contact archaeological resources, while fill soils are most likely to contain historic-era resources. Because of historic alteration in the study area, deeper excavations are more likely to intersect with native soils than shallower excavations. Figure 10-2 above shows the expected depths of excavation for AWPOW construction.

As shown in Figure 10-2, construction of the Main Corridor and Promenade would generally be at relatively shallow depths (20 feet or less) below the current ground surface, within areas that were filled during the historic regrading of downtown Seattle. Construction in this area would therefore be most likely to encounter historic-era archaeological sites. Artifacts from this era could include lumber, sawdust, bottles, wire, brick, cans, foundations, walls, industrial equipment, and wood, iron, and steel associated with railroads. If any of these materials are discovered in association with intact identifiable and datable artifacts or features, or with stratified deposits, they could provide information about the chronology of the developing shoreline. However, given the history of filling in this area, it is more likely that these materials would be discovered in mixed fill, with no intact context, and would therefore not be considered significant resources. Construction of the EBSP would likely remove any sites or artifacts in the westernmost 20 to 40 feet of the AWPOW footprint along Alaskan Way south of Pine Street; therefore, the potential for impacts in this area is minimal.

The potential for discovering pre-contact archaeological deposits in the study area is generally low because of the geologic events that have changed the location of the Elliott Bay shoreline over time. Most of the intertidal zones and beaches that might have been used by Native Americans in pre-contact times are now inundated by Elliott Bay. In addition, beach backshore areas that underlie much of the study area were subject to erosion during high-water periods and as a result are considered unlikely locations for significant pre-contact archaeological materials (SDOT 2013). The greatest likelihood of encountering such materials is in the area between Pike Street and Blanchard Street, where construction depths could reach 80 feet bgs. Although regrading in this area has removed some of the native soils, the historic fill is thinner than it is along the shoreline, and deeper areas of excavation could intersect older deposits that have the potential to contain pre-contact materials. Construction activities on Union Street would be 40 to 60 feet deep due to the drilled shafts required for the pedestrian walkway connections, and therefore could also encounter older archaeological deposits. In addition, there is an area of shallow historic fill near S. Washington Street where beach deposits could be present at depths as shallow as 23.5 feet bgs. Construction in this area would be near the boundary where pre-contact archaeological deposits could be present (SDOT 2013).

10.3 Operational Impacts

10.3.1 Operational Impacts of the No Action Alternative

No impacts are anticipated from operation of the No Action Alternative because no ground-disturbing activities would take place in the study area.

10.3.2 Operational Impacts of the Preferred Alternative

The operation of AWPOW would not involve any ground-disturbing activities that could affect archaeological resources; as a result, no impacts are anticipated.

11 Water Quality

This chapter describes the water quality analysis conducted for AWPOW. Analysts first identified the drainage system and natural water body conditions that are expected to exist in 2017 after the completion of AWVRP, EBSP, and MarketFront. These 2017 existing conditions are known as the affected environment. Analysts then evaluated the changes that the proposed Preferred Alternative would have relative to the No Action Alternative on the stormwater drainage system and natural water body conditions. Changes arising from operation of the Preferred Alternative were generally identified through a quantitative evaluation of pollution-generating impervious surfaces and the pollutants these surfaces are expected to discharge to Elliott Bay. Potential construction-related impacts were qualitatively assessed. Potential avoidance, minimization, and mitigation measures that have been identified for construction and operational impacts are presented in Chapter 16 of this Final EIS. Additional details about the analysis are provided in the Draft EIS Appendix J, Water Quality Discipline Report, and in Final EIS Appendix C, Discipline Report Errata Sheets. Wastewater collection and treatment are discussed in Chapter 8, Public Services and Utilities, of this Final EIS.

11.1 Affected Environment

11.1.1 Existing Drainage System

The project footprint is located at the downstream end of a large area that drains stormwater runoff to a complicated system of pipes, pumps, and diversion structures. This drainage system has been modified over time since it was originally built and includes areas that drain to separated storm, combined sewer, and low-flow diversion facilities (which typically drain to the combined sewer). All three types of facilities are present within the project footprint (WSDOT 2007). The study area for the water quality analysis comprises the full extent of the sub-basins (small drainage areas that all discharge to the same water body) in which the project footprint is located, the outfalls of those sub-basins, and Elliott Bay. Figure 11-1 shows the water quality analysis study area and the sub-basins in the study area. Figure 11-2 shows the stormwater sub-basin type for each portion of the project footprint. Both figures show outfalls within and in the vicinity of the project footprint.

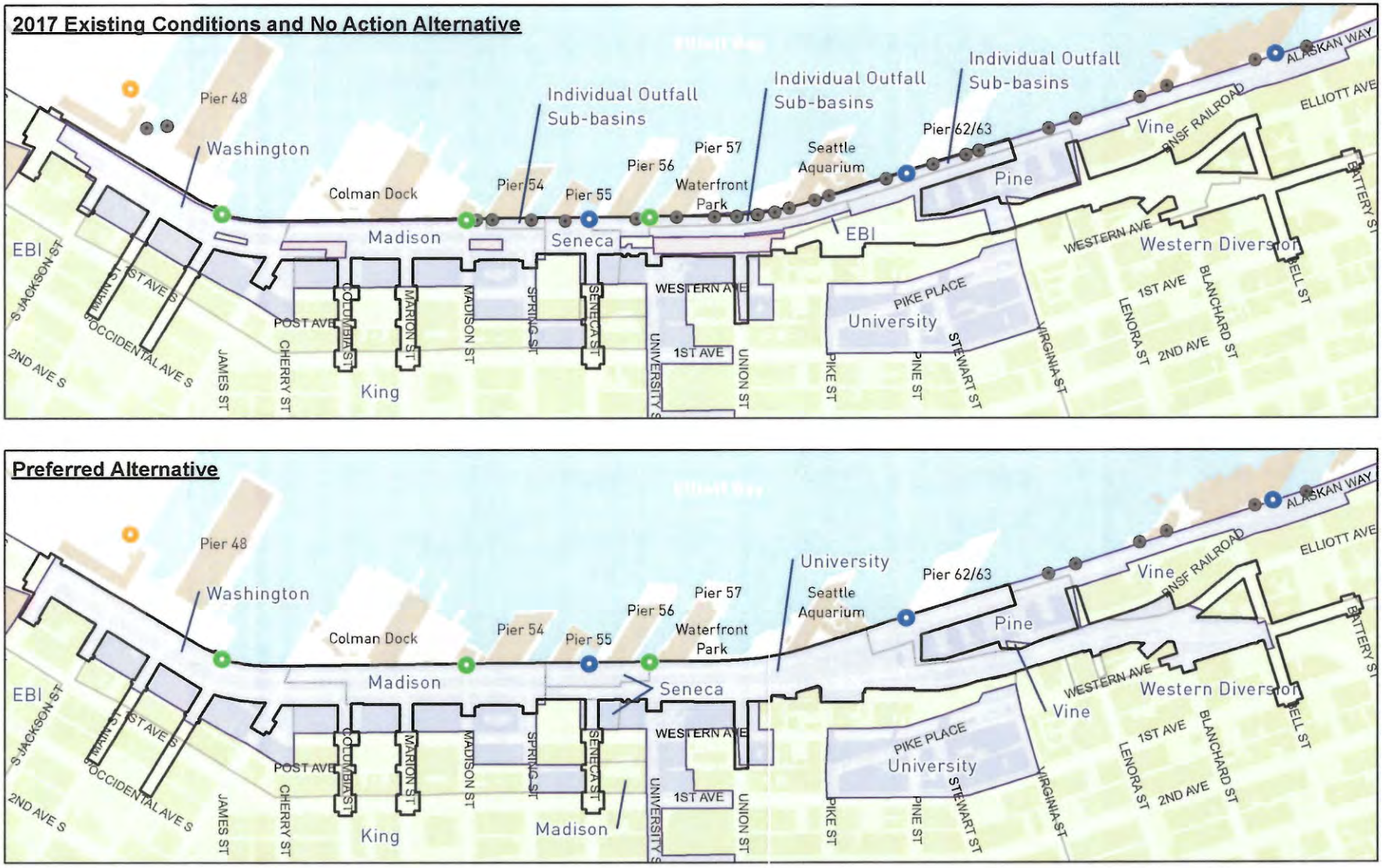
Most of the stormwater runoff from the project footprint discharges through separated storm drain sub-basins directly to Elliott Bay (Figure 11-2). The combined sewer sub-basins within the project footprint, which include components that were constructed as early as 1934, convey flows to the King County West Point Treatment Plant (located northwest of downtown Seattle in Discovery Park) prior to discharging into Puget Sound. In the study area, the separated storm drain system discharges stormwater runoff to Elliott Bay through six major separated storm drain outfalls and a number of minor (individual) separated storm drain outfalls, which are shown in Figure 11-2. Some of the separated storm drain sub-basins share their outfall structures with combined sewer overflow structures, but are independent of the combined sewer system.

11.1.2 Water Quality Conditions

The project footprint lies within one of the oldest and most urbanized parts of Seattle, where land cover is predominantly pollution-generating impervious surfaces (PGIS) consisting of roadways and parking areas. The small amounts of non-pollution-generating impervious surfaces (NPGIS) present within the project footprint include sidewalks, bicycle lanes, and pervious landscaped areas. No streams, wetlands, or surface waters other than Elliott Bay are present in the area. The bay is part of Puget Sound—the second largest estuary in the United States and home to hundreds of different species of fish, birds, and marine mammals.

Figure 11-1
Water Quality Study Area

Alaskan Way, Promenade, and Overlook Walk
Final EIS



Source: King County, City of Seattle

Figure 11-2
Drainage Area Modifications

Alaskan Way, Promenade, and Overlook Walk Final EIS

Ecology is the agency with primary responsibility for regulating water quality in Washington. Ecology oversees water quality within large-scale watersheds known as Water Resource Inventory Areas (WRIAs); the Elliott Bay tributary area is located within WRIA 9. The agency has established standards for water quality in fresh and marine waters, and maintains a list of water bodies that do not meet these standards. Ecology has assigned stringent water quality standards to Elliott Bay (WAC 173-201A-612), and the bay has been identified as exceeding water quality criteria for fecal coliform bacteria and several types of toxins (Ecology 2012). The WRIA 9 boundary and water quality exceedance listings in the study area are shown on Figure 11-1.

Most of the stormwater that flows into Elliott Bay from the project footprint is currently untreated. In portions of the project footprint (primarily along Alaskan Way), stormwater that will drain to the separated storm drain system after completion of the EBSP will receive treatment through media filters installed by EBSP. The remaining stormwater runoff that drains from the project footprint to the separated storm drain system will continue to discharge to Elliott Bay without treatment.

Stormwater runoff from the project footprint that does not drain to the separated storm drain system drains to the combined sewer system, which is a large network of sewage pipelines, pump stations, control facilities, and outfalls (SPU 2014), some parts of which were installed over a century ago. Under normal circumstances, the combined sewer system conveys flows to King County's West Point Treatment Plant for treatment. During periods of heavy rainfall, however, stormwater runoff draining to the combined sewer sometimes overwhelms pipe capacities (WSDOT 2007). The interaction of the high stormwater volumes with many other components of the combined sewer system can exacerbate the possibility of the discharge of an untreated stormwater-sewage mix, known as a combined sewer overflow or CSO, into Elliott Bay. The City of Seattle has entered into a Consent Decree with EPA and Ecology regarding the discharge of CSOs into Elliott Bay (EPA 2013). Under the terms of the Consent Decree, SPU plans to install a new sanitary sewer line along Alaskan Way that would provide storage to help address CSOs into Elliott Bay.

11.2 Construction Impacts

11.2.1 Construction Impacts of the No Action Alternative

The No Action Alternative would not involve any construction or alteration of land cover or drainage basin boundaries from the 2017 existing conditions. Therefore, no construction impacts on water quality would result from the No Action Alternative.

11.2.2 Construction Impacts of the Preferred Alternative

Construction and associated staging activities under the Preferred Alternative have the potential to affect water quality in Elliott Bay. Earthwork, trench work, stockpiling, and material transport can expose soils or stockpile material, which can be carried by water or wind into adjacent stormwater drains and natural receiving waters and increase turbidity. If stormwater runoff comes into contact with process water or slurry from curing concrete, the pH in nearby surface water can increase to levels harmful to fish and wildlife. Construction or staging adjacent to Elliott Bay could pose a direct impact on water quality through pollutant spills, sediment transport, or wind deposition of stockpiled materials. Uncontained leaks or spills from construction equipment could result in pollutant discharges to Elliott Bay. Contaminated groundwater (discussed in the Draft EIS Appendix F, Hazardous Materials Discipline Report), which could be encountered during construction dewatering, could mix with stormwater runoff and be conveyed into Elliott Bay if not contained and disposed of properly. The potential water quality impacts that could result from the Preferred Alternative would be similar across the entire construction and staging area because construction equipment and techniques would be similar. Construction and staging impacts would be temporary and would vary in intensity and duration depending on the type of construction occurring.

11.3 Operational Impacts

AWPOW would result in changes in land cover and impervious surface area within the project footprint. The project would also change the boundaries of some sub-basins within the study area. These changes would affect the potential quantities of pollutants (pollutant loads) carried in stormwater runoff. Pollutants that are typically found in urban stormwater include suspended solids and various metals, such as copper and zinc.

To determine whether AWPOW would result in water quality impacts, analysts compared the land cover changes and the associated pollutant load changes within the project footprint. The analysts quantitatively evaluated the land cover and sub-basin boundaries for the 2017 existing conditions, No Action Alternative, and Preferred Alternative for all of the project footprint except the East-West Connections. Changes in land cover were qualitatively evaluated for the East-West Connections because no changes to sub-basin boundaries were identified and no changes to water quality treatment discharges are expected. The results of the analyses are presented below.

11.3.1 Operational Impacts of the No Action Alternative

Land cover, drainage areas, and associated pollutant loads under the No Action Alternative are considered to be identical to those under the 2017 existing conditions. Therefore, the No Action Alternative would not result in impacts to water quality.

11.3.2 Operational Impacts of the Preferred Alternative

The Preferred Alternative would have less total PGIS than the No Action Alternative. Land cover for the Preferred Alternative is summarized in Table 11-1. In addition, the Preferred Alternative would reduce the volume of stormwater runoff draining to the combined sewer by diverting approximately 12 acres of stormwater runoff area to the separated storm drain system, which drains to Elliott Bay (Figure 11-2 and Table 11-1).

Table 11-1. Changes in Land Cover within the Project Footprint

Drainage Area	2017 Existing Conditions and No Action Alternative (acres)				Preferred Alternative (acres)			
	Pervious	NPGIS	PGIS	Total	Pervious	NPGIS	PGIS	Total
Combined Sewer	0.63	0.64	15.12	16.39	0.05	0.54	3.81	4.40
Elliott Bay	1.39	3.18	14.91	19.48	4.59	10.49	16.39	31.47
Total Project Footprint	2.02	3.82	30.03	35.87	4.64	11.02	20.21	35.87

The Preferred Alternative would also provide water quality treatment to all PGIS within the project footprint, including areas not treated under the No Action Alternative. Stormwater runoff from PGIS that would not be diverted away from the combined sewer would continue to receive off-site water quality treatment at King County's West Point Treatment Plant; therefore, the overall pollutant load from these areas is expected to be the same as the 2017 existing conditions and No Action Alternative. Diverted stormwater runoff from PGIS that previously drained to the combined sewer system would continue to receive treatment via the on-site stormwater facilities provided within the separated storm drain system. In addition, the Preferred Alternative would improve the quality of discharges to Elliott Bay by treating runoff from PGIS that was previously untreated.

Table 11-2 summarizes predicted changes to Elliott Bay pollutant loads between the No Action Alternative and the Preferred Alternative, which include load reductions resulting from the diversion of PGIS from the combined sewer system. The quantities shown in the table are based on the Draft EIS Action Alternative, which had a slightly larger area of PGIS than the Preferred Alternative; therefore; pollutant load estimates using these land cover areas are considered conservative (see Draft EIS

Appendix J, Water Quality Discipline Report, and Final EIS Appendix C, Discipline Report Errata Sheets, for additional information on pollutant load calculations).

Table 11-2. Changes to Elliott Bay Pollutant Loads in Project Stormwater Runoff[1]

	2017 Existing Conditions and No Action Alternative		Preferred Alternative[2]		Difference	
Area and Pollutant	(influent)	(effluent)	(influent)	(effluent)	(influent)	(effluent)
PGIS (acres)	14.91	14.91	16.52	16.52	1.61	1.61
Total Suspended Solids (lbs/yr)	996	677	1,104	218	108	-460
Total Copper (lbs/yr)	0.35	0.26	0.39	0.12	0.04	-0.14
Dissolved Copper (lbs/yr)	0.11	0.10	0.12	0.10	0.01	0.00
Total Zinc (lbs/yr)	2.01	1.39	2.23	0.44	0.22	-0.95
Dissolved Zinc (lbs/yr)	1.03	1.03	0.71	0.60	-0.33	-0.43

[1] Columns labeled "influent" show pollutant loads in water entering the stormwater collection system; those labeled "effluent" show the corresponding pollutant loads following treatment.

[2] Pollutant load values in this table were calculated based on the Draft EIS Action Alternative, which would have resulted in a larger extent of pollution-generating areas compared to those expected in the Preferred Alternative. Therefore, the pollutant load estimates in this table are considered conservative for the Preferred Alternative.

Main Corridor

The Main Corridor of the Preferred Alternative would include pervious vegetated landscaping along the roadway in many locations throughout the project footprint. Although the total area of landscaping is relatively small in the context of the overall footprint, introducing vegetation and decreasing the amount of impervious surface within the study area would help to increase rainfall interception and could slightly reduce the volume of surface runoff discharged to the combined sewer. The roadway components of the Preferred Alternative would also divert a large amount of tributary area from the combined sewer system to the separated storm drain system (see Figure 11-2). Drainage from the roadway would constitute the major source of pollutant loads from the Preferred Alternative to Elliott Bay (see Table 11-2).

The pedestrian and bicycle facilities included in the Preferred Alternative are considered NPGIS, and would contribute to an overall reduction of approximately 9.49 acres of PGIS under the Preferred Alternative, as shown in Table 11-1. This reduction in PGIS would reduce the overall pollutant load discharging to Elliott Bay from the project footprint compared to the 2017 existing conditions and No Action Alternative (see Table 11-2).

Transit service facilities, such as curb extensions and transit shelter foundations, would not include additional PGIS and therefore would not affect water quality.

Promenade

Stormwater runoff from the Promenade would discharge to Elliott Bay under the Preferred Alternative, just as the area would under the No Action Alternative. Therefore, this runoff would not change the volume of flows in the combined sewer system. However, the Promenade would contribute to the overall reduction of 9.49 acres of PGIS because it would replace existing PGIS with NPGIS sidewalk and pervious landscaping. This would reduce the pollutant load discharging to Elliott Bay compared to the 2017 existing conditions and No Action Alternative (see Table 11-2).

Overlook Walk

The Overlook Walk would divert stormwater runoff from the combined sewer system to the separated storm drain system. The sloping lid of the Overlook Walk would cover an area of pollution-generating roadway along the new Alaskan Way. However, due to the potential for wind-blown rain under the lid,

as well as vehicles tracking in stormwater, the coverage of Alaskan Way provided by the Overlook Walk was not considered in the land cover and pollutant load analyses in order to conservatively estimate the PGIS changes.

East-West Connections

The East-West Connections are expected to improve water quality compared to the 2017 existing conditions and the No Action Alternative, mainly due to the conversion of PGIS to NPGIS. The East-West Connections would replace PGIS with widened sidewalks, public space, tree planters, and other landscaping. Sidewalks and landscaping are not considered to be a significant source of pollutants in stormwater runoff. Therefore, the reduction in PGIS would reduce the overall pollutant load discharging from the project footprint compared to the 2017 existing conditions and the No Action Alternative. Also, although the area would be relatively small in the context of the overall footprint, the addition of vegetation could slightly reduce the volume of stormwater runoff draining to the combined sewer system.

12 Vegetation and Wildlife

This chapter describes the existing conditions of terrestrial vegetation and wildlife within and surrounding the AWPOW footprint, and analyzes the potential for construction and operation to impact these resources. Aquatic birds and mammals that may use surface waters adjacent to the project footprint are also included in the analysis. Potential avoidance, minimization, and mitigation measures that have been identified for construction and operational impacts are presented in Chapter 16 of this Final EIS. Additional details about the analysis are provided in the Draft EIS documents.

12.1 Affected Environment

The affected environment is defined as the conditions that will exist within the study area in 2017 when the AWVRP, EBSP, and MarketFront projects have been completed and before AWPOW construction begins. This is referred to as the 2017 existing conditions. The study area for vegetation and wildlife extends 500 feet from the project footprint, including the waterward area over Elliott Bay because AWPOW construction and operational noise could disturb animals on the surface of the bay. Plants or animals present below the surface of Elliott Bay (e.g., seaweeds, fish, and marine mammals) are not addressed because the project would not involve in-water work, any over-water work would be incidental, and noise impacts from AWPOW construction and operation would not extend beneath the surface of Elliott Bay.

12.1.1 Vegetation

The heavily urbanized habitats in the study area include streets, parking lots, commercial and industrial properties, high-density residential buildings, and railroad rights of way. Over the last 150 years, urban development has eliminated nearly all of the native vegetation. Existing vegetation consists primarily of street trees and related streetscape vegetation in the right of way, which have been installed and are maintained by the City's Urban Forestry section or by private development projects under permit from SDOT. Volunteer invasive species are also present in unmaintained areas.

Vegetation on the Belltown bluff above the BNSF tracks behind the Waterfront

Non-native species planted for landscaping, such as maples and geraniums, are the dominant vegetation in much of the study area (SDOT 2012). Non-native invasive species, such as English ivy and Himalayan blackberry, are present in the study area. These invasive species are well adapted to urban environments and out-compete native plant species (SDOT 2012). However, native species, such as western brackenfern and swordfern, can grow opportunistically in the study area, although they are less commonly found where conditions favor invasive species (SDOT 2012). Non-vascular plants, such as mosses and lichens, grow on a variety of hard surfaces such as concrete, treated wood, and occasionally metal in the study area (SDOT 2012).

As part of AWVRP and EBSP, a diverse mix of native and hybrid trees, shrubs, and groundcover will have been selected and planted along Alaskan Way before AWPOW construction begins. Trees planted could include red alder, Pacific madrone, and shore pine. The beach riparian area for the EBSP, located

between Pier 48 and Colman Dock, has a small overlap with AWPOW, and those plantings will also include primarily native species.

The largest contiguous area of vegetation in the AWPOW footprint is found on the Belltown bluff, which is the steep slope immediately east of the BNSF rail line between the Pine Street extension and Blanchard Street. Vegetation in this area is dominated by invasive non-native species, such as English ivy and Himalayan blackberry, with some native trees, such as red alder and western redcedar. The AWVRP would remove or disturb some of the vegetation in this area during the viaduct's demolition. Once demolition is complete, vegetation in the disturbed area would be restored. As a result, the conditions in 2017 in the AWPOW study area will likely consist of a mix of impervious surfaces, invasive species, and replanted native and non-native trees, shrubs, and groundcover.

No populations of threatened or endangered plants have been documented within 3 miles of the project footprint (WDFW 2014a).

12.1.2 Wildlife

Wildlife species in the study area are generally limited to those well adapted to living in a highly altered urban landscape. Examples include birds and mammals that tolerate or benefit from human disturbance, urban habitat features, and trash.

Birds

Some of the most common birds in the study area are non-native species such as the house sparrow, European starling, and rock pigeon (USACE 2008; Seattle Audubon Society 2013). Some native species are commonly found along the waterfront, including American crow, Northwestern crow, and Brewer's blackbird. Black-capped chickadees, another native species, commonly nest in landscape trees planted along Alaskan Way (FHWA et al. 2004; USACE 2008; Seattle Audubon Society 2013). Purple martin nest at the north and south ends of Elliott Bay, but their nesting areas are well outside the project footprint (WDFW 2014a).

Raptor species regularly seen in the study area include bald eagle, peregrine falcon, osprey, and red-tailed hawk (USACE 2008; Seattle Audubon Society 2013). Bald eagles are commonly seen along the waterfront at any time of year; nesting territories have been documented at two locations along Elliott Bay more than 1 mile from the project footprint. Peregrine falcons nest on tall buildings and other structures in downtown Seattle and along the waterfront, preying on birds in the study area (WDFW 2014a). No osprey or red-tailed hawk nests have been documented in or near the project footprint, but both species are likely to use the study area for hunting (FHWA et al. 2004; Buchanan 2006).

Many species of waterfowl and seabirds use habitats in and around Elliott Bay. Some of the most common species include herring gulls, California gulls, and ring-billed gulls (USACE 2008; Seattle Audubon Society 2013). These species are usually found perched on piers or floating on the water surface. Other common species that occasionally use habitats near the AWPOW footprint are described in the Draft EIS Appendix K, Vegetation and Wildlife Discipline Report.

Mammals

Very few species of mammals are present within the urbanized and disturbed habitat of the study area. Commonly present species include non-native species such as the black rat, Norway rat, house mouse, and eastern gray squirrel (SDOT 2012). Domesticated animals such as dogs and cats are also likely to be present as feral or human companion animals (SDOT 2012). Native species that may occasionally be present in the study area include opossum, raccoon, and coyote. These species most likely frequent nearby parks but may also venture into more urbanized areas to seek food or while traveling between patches of suitable habitat (SDOT 2012). Native bat species occasionally roost in buildings or other structures and forage in the study area. FHWA et al. (2004) identified several species of bats that may occur in the area; the most common are big brown bats and four species of the genus *Myotis*.

Various marine and aquatic mammals are known to use the waters of Elliott Bay adjacent to the study area and may be infrequent visitors in the study area; however, only the species that may use surface waters are described here. Harbor seals and California sea lions inhabit nearshore habitats in Puget Sound and are commonly seen near piers along the waterfront (Steiger and Calambokidis 1986; Osborne et al. 1988; USACE 2008; Anchor QEA 2011). WDFW has identified several locations in the southern portion of Elliott Bay as sites where sea lions haul out to bask and sleep (WDFW 2014a). Northern river otters are known to frequent nearshore areas in Elliott Bay (King County 1999). Steller sea lions, a species removed from the list of threatened species under the Endangered Species Act (ESA) in 2013, may also be an infrequent visitor to Elliott Bay.

Threatened, Endangered, and Sensitive Species

Based on their habitat requirements and known distribution, no ESA-listed species that may occur in King County are expected to be present in the study area, and the study area contains no designated critical habitat for any ESA-listed wildlife species (USFWS 2014). However, it is possible that marbled murrelets could forage in Elliott Bay because it is within their known range and they feed on small fish and invertebrates, which are common in marine waters such as bays or sounds (Carter 1984). However, their nearest nesting habitat is in the Cascade Mountains, approximately 30 miles from the study area (USFWS 2014). Aerial surveys by the Washington Department of Fish and Wildlife (WDFW), conducted in cooperation with the Puget Sound Ambient Monitoring Program, tracked sightings of marbled murrelets throughout Puget Sound from 1992 through 1999. No marbled murrelets were observed in Elliott Bay during these surveys (WDFW 2005); the potential for their occurrence in the study area is therefore low.

Bald eagle, peregrine falcon, and common loon are state-listed as sensitive species and may be present in or near the study area (WDFW 2014b). Although bald eagles are no longer listed under the ESA, they receive protection under the Bald and Golden Eagle Protection Act.

12.2 Construction Impacts

12.2.1 Construction Impacts of the No Action Alternative

Under the No Action Alternative, AWPOW would not be constructed and there would be no construction-related impacts on vegetation and wildlife.

12.2.2 Construction Impacts of the Preferred Alternative

Overall, impacts on vegetation and wildlife from construction of the Preferred Alternative are not likely to be substantial because the study area is urban and already degraded. Impacts specific to vegetation and wildlife are described below.

Vegetation

Construction activities would remove existing planters, landscaping, and street trees along the majority of the Alaskan Way corridor. Most of vegetation impacted by the Preferred Alternative would be for the construction of Elliott Way. Approximately 1.5 acres of vegetation on the bluff would be removed, which is anticipated to include invasive species, replanted native and non-native trees, shrubs, and groundcover between the BNSF tunnel entrance and Blanchard Street.

Following completion of the AWVRP and the EBSP, it is likely that much of the vegetation in the study area would consist of a mix of impervious surfaces and replanted native and non-native trees, shrubs, and groundcover. There would be planters and street trees along the median and east side of the restored Alaskan Way that would need to be removed or relocated during construction of the new Alaskan Way.

Wildlife

AWPOW construction activities would generate noise from heavy equipment, such as jackhammers, concrete saws, pavement breakers, hoe rams, auger drills, bulldozers, backhoe excavators, loaders, and haul trucks. The potential for construction noise to impact wildlife is higher with the Preferred Alternative than the No Action Alternative, which would not have any construction-related impacts.

Construction-related noise, light, and the shifting location of construction activities through the study area could disrupt wildlife activities, such as feeding and breeding. The disruption could be sufficient to displace some animals, potentially leading to competition for resources, such as food and breeding sites, with individuals in other parts of the study area. General construction activities that are carried out in areas where current levels of human activity are comparatively low, such as the Belltown bluff, also could result in a level of disturbance sufficient to affect some species. As discussed above, the species affected would be mostly non-native species that are adapted to urban conditions, although some native species could also be affected.

Because wildlife species in the study area have already adapted to high levels of noise, temporary increases in noise from construction-related activities are not likely to cause animals to modify their behavior. However, especially loud equipment (e.g., jackhammers and concrete saws) could affect the behavior of some waterfowl and seabird species (including marbled murrelets, although their presence is unlikely).

AWPOW construction may require some nighttime work and associated lighting of the construction area. The urban setting of the study area includes extensive lighting; therefore, species sensitive to nighttime light probably already avoid the area. Additional lighting for construction is not expected to disturb wildlife or habitat use in the study area.

Other anticipated construction-related disturbance to wildlife includes vegetation clearing, the possible use of barges, and general construction activities. Vegetation clearing during the breeding season (spring and summer) may damage or destroy bird nests, possibly resulting in temporary, local reductions in the reproductive success of some species, including species protected under the Migratory Bird Treaty Act. Any such impacts would likely be limited to the breeding season during which the construction activities occur, and would not be expected to result in any long-term changes in species composition or population in the study area.

The contractor may use barges occasionally for delivery of construction materials to specific access points. Barges may temporarily disturb waterfowl, seabirds (including marbled murrelets, if present), and marine mammals on the water surface in Elliott Bay.

AWPOW construction work would occur year-round and would extend over several years. As a result, construction-related activities could affect species that breed in the study area as well as those (primarily birds) that are present only during winter or while migrating. Construction work would generally be short in duration in any one area along Alaskan Way, resulting in any impacts being generally localized and temporary (except for construction of Elliott Way and the Overlook Walk, which would be ongoing in the same general area during much of the construction period). Construction for each of the East-West Connections would take approximately 1 year and could occur at any time during the overall AWPOW construction time frame. These temporary disturbances in an environment that is already highly disturbed are unlikely to cause adverse impacts on wildlife populations in the study area.

12.3 Operational Impacts

12.3.1 Operational Impacts of the No Action Alternative

Under the No Action Alternative, AWPOW would not be constructed. The only operational impacts associated with the No Action Alternative would be from maintenance and repairs of the restored Alaskan Way, path, and sidewalk. The condition of vegetation and wildlife in the study area would likely

remain as described in Section 12.1.1. Land cover would continue to be dominated by streets, parking lots, industrial and commercial properties, high-density residential buildings, and railroad rights of way, including the paved area that would be left after removal of the Alaskan Way Viaduct. The most common plants in the study area would be non-native trees and shrubs, invasive species, and a mix of appropriate native and non-native trees and understory vegetation planted following completion of the AWVRP and EBSP.

Structures and vegetation in the study area would continue to provide habitat for wildlife, particularly species that tolerate or benefit from human disturbance, urban habitat features, and refuse. Newly planted vegetation from AWVRP and EBSP could provide additional urban habitat and potentially increase the number of animals in the study area. Increased wildlife populations in the study area could lead to a higher potential for contact between animals and humans. Such impacts would likely be limited to window and car strikes, depredation from domestic pets, attraction of wildlife to human-generated trash, and the feeding of wildlife by humans (SDOT 2012).

The use and maintenance of the restored Alaskan Way under the No Action Alternative are not expected to affect wildlife that inhabit Elliott Bay.

12.3.2 Operational Impacts of the Preferred Alternative

Vegetation

Following construction of the Main Corridor, Promenade, and Overlook Walk, most areas not covered by impervious surface would be planted with diverse species, resulting in more vegetated areas than under the No Action Alternative. Planting would comply with the City of Seattle's Urban Forest Stewardship Plan, which aims to restore the declining urban forest in Seattle and develop long-term management plans for Seattle's trees (City of Seattle 2007, 2013a). The majority of the vegetation would be planted along the Promenade; however, some sections on the east side of the Main Corridor as well as some medians within the corridor would also be planted. The species mix would be an enhanced native palette, combining native plants with non-native, non-invasive, and salt-tolerant species. Connectivity between planted areas would be promoted as much as possible, with the intention of creating a system of habitats along the waterfront that connects to the more natural settings along the Elliott Bay Trail north of the study area (City of Seattle 2013b).

Wildlife

AWPOW's primary operational impact on wildlife would be an increase in the availability of habitat for both native and non-native species. The greater variety of plant species and structures would be expected to increase the capacity of the area to support wildlife populations. For example, the increased availability of trees and shrubs could result in increased nesting opportunities for birds such as the American robin and American goldfinch. The Belltown bluff would be revegetated with a mix of trees, shrubs, and ground cover, with a heavy emphasis on native species. This larger vegetated area, in particular, may attract more wildlife. Because of the highly urbanized condition of the study area and its location in the city core, land cover would continue to be dominated by streets, parking lots, and buildings. Increased numbers of animals in the study area could lead to a slightly higher potential for window and car strikes, depredation from domestic pets, attraction of wildlife to refuse, and the feeding of wildlife by humans (SDOT 2012). However, this is not expected to constitute a significant adverse impact on wildlife in the study area.

Use and maintenance of the Main Corridor, Promenade, and Overlook Walk would not be expected to affect wildlife that use Elliott Bay. The installation of interpretive signage and related components would provide environmental educational opportunities for users of the Promenade and Overlook Walk, with potential benefits to wildlife in Elliott Bay and throughout the study area.

13 Energy Resources

This chapter discusses AWPOW's energy use and greenhouse gas (GHG) emissions during construction and operation. Energy use during construction is estimated quantitatively, using standard relationships between construction cost and energy consumption; energy use during project operation is discussed qualitatively. GHG emissions during construction are discussed as a function of estimated energy consumption. GHG emissions during project operation are discussed qualitatively as a comparison between the Preferred and No Action alternatives. Potential avoidance, minimization, and mitigation measures that have been identified for construction and operational impacts are presented in Chapter 16 of this Final EIS.

13.1 Affected Environment

The affected environment is defined as the conditions that will exist within the study area in 2017 when the AWVRP, EBSP, and MarketFront projects have been completed and before AWPOW construction begins. Because AWPOW's primary contributors to energy consumption and GHG emissions are related to transportation, the study area for energy and GHGs is the same as the study area for transportation, which is described in Chapter 3 of this Final EIS.

13.1.1 Energy Use

A variety of energy types are used within the study area. The primary forms of energy used in the area are described below.

Energy generated from fossil fuel combustion is used to power most vehicles that use study area roadways. While Seattle is a national leader in electric and hybrid vehicle use, these vehicles represent only a small percentage of all vehicles using the roads. In the Seattle metropolitan area, which ranked third in the United States in electric car use in 2013, less than 2 percent of all vehicles purchased during that time period were electric (Wall Street Journal 2014). The vast majority of vehicles burn gasoline or diesel fuel in internal-combustion engines, with fuel efficiency for light vehicles averaging 24.1 miles per gallon as of 2013 (USDOT 2014). Fossil fuels are also used to power some industrial facilities such as the Enwave Seattle generating facility, discussed below.

Electrical energy is consumed by residential and commercial customers of SCL, the electrical service provider for the study area. In 2012, SCL provided 9,466,642 megawatt-hours of power to 403,000 retail customers (SCL 2013). SCL's hydroelectric projects on the Skagit and Pend Oreille Rivers provide about half of the power customers need. The remainder comes from a mix of power sources, including long-term contracts with BPA and others. In 2005, SCL became the first electric utility in the country to achieve zero net greenhouse gas emissions, and has since maintained that carbon-neutral status (http://www.seattle.gov/light/greenest/cleanhydro.htm).

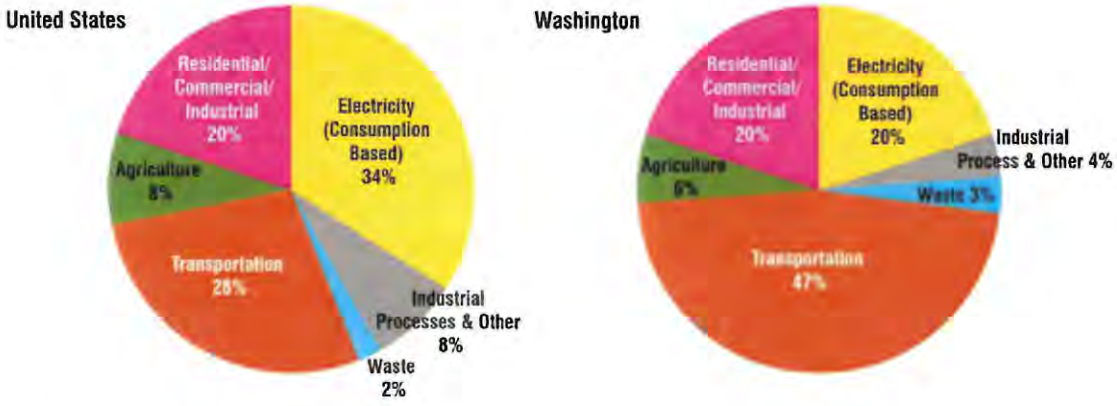
Steam energy is both generated and used in the study area. Enwave Seattle produces steam through the combustion of natural gas, diesel oil, and recycled wood. This steam is used to heat buildings in the central business district, including a number of buildings in the study area, and on First Hill.

13.1.2 Greenhouse Gas Emissions

Naturally occurring and human-made gases that trap heat in the earth's atmosphere are commonly referred to as greenhouse gases or GHGs. Some GHGs, such as carbon dioxide, occur naturally and are emitted through both natural processes and human activities. Other GHGs are created and emitted solely through human activities, such as the burning of fossil fuels. Many GHGs remain in the atmosphere for a long time ranging from decades to centuries. The principal GHGs that enter the atmosphere because of human activities are carbon dioxide, methane, nitrous oxide, and fluorinated gases (hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride).

As shown in Figure 13-1, transportation, consumption-based electricity use, and residential, commercial, and industrial fossil fuel combustion are Washington's principal sources of GHG emissions, while agriculture, waste, and industrial process emissions contribute marginal amounts. Because Washington uses hydropower for much of its electricity (nearly three-fourths of the state's electricity generation), the electricity sector is less significant compared to the national average. The transportation sector is Washington's most significant contributor of GHGs as opposed to electricity consumption at the national level (Center for Climate Strategies 2007). Seattle's GHG emissions are produced from three main sources: transportation, buildings, and industry. At 62 percent, the transportation sector is the largest source of emissions, and fully two-thirds of transportation emissions are from cars and trucks on Seattle streets.

Although the State of Washington has developed reduction targets for emissions resulting from state agency activities and requires the evaluation of GHG emissions under SEPA, there are currently no national or local standards regulating emissions of GHGs. In contrast to broad-scale actions, such as actions involving an entire industry sector or very large geographic areas, it is difficult to isolate and understand the GHG emission impacts for a particular transportation project. Furthermore, there is currently no scientific methodology for attributing specific climatological changes to a particular transportation project's emissions. Therefore, impacts from GHGs at the project level are generally assessed in a qualitative manner.



Sources: Center for Climate Strategies 2007; SDOT 2012

Figure 13-1
Gross Greenhouse Gas Emissions by Sector in Washington and the United States in 2005

13.2 Construction Impacts

13.2.1 Construction Impacts of the No Action Alternative

The No Action Alternative would not involve any construction activities. Therefore, it would not consume energy during construction and would not result in construction-related GHG emissions.

13.2.2 Construction Impacts of the Preferred Alternative

Energy Consumption

Construction energy would constitute most of the overall project-related energy use. Energy would be consumed during construction to manufacture materials, transport materials, and operate construction equipment. Most of the energy consumed during construction would be produced by fossil fuel consumption from construction vehicles and equipment powered by gas or diesel engines. There would

also be some incidental use of electrical energy from construction lighting and electric-powered equipment. No steam energy would be used as a result of project construction.

On-site energy and fuel consumption depends on many factors, such as the type of construction activity, net working days, the acreage subject to disturbance, the type and amount of equipment, the hours of equipment use, and the number of construction truck and worker trips to and from the work site. To allow for a simplified estimate of energy use for complex projects, analysts typically calculate energy consumption during construction by applying a construction energy consumption factor to the estimated total project cost.

The California Department of Transportation derived energy consumption factors for different roadway facilities in the 1983 report Energy and Transportation Systems; these factors are still widely used today. For this analysis, the energy consumption factors for urban roadways and bridges were used to estimate the energy consumed during the project. The consumption factors are expressed as thousands of British thermal units (MBtu) per thousand dollars of construction spending. Based on these factors, the energy expected to be consumed during the construction of AWPOW is approximately 5 million MBtu. For comparison, this is less than one-fiftieth of 1 percent of the total energy output of SCL in 2012.

Greenhouse Gas Emissions

Project construction would contribute to GHG emissions through the burning of fossil fuels to operate construction machinery and transport workers. In addition to the construction activities, GHG emissions would originate from producing concrete and steel for the project. GHG emissions would also result from the use of electrical energy during construction because some of SCL's purchased power comes from fossil fuels. However, SCL offsets all of its GHG emissions by mitigation programs to achieve equivalent emission reductions.

Because the primary source of energy during construction would be the combustion of fossil fuels, GHG emissions for AWPOW are expected to be proportional to overall energy use. The amount of energy used for AWPOW, and hence the total GHG emissions, would be a small fraction of overall energy consumption in Seattle. This usage is not expected to contribute significantly to overall GHG emissions or to hinder compliance with GHG reduction targets in Seattle or the state.

13.3 Operational Impacts

Energy consumption during project operation would vary primarily with the degree of traffic congestion in the study area. Traffic congestion reduces fuel efficiency; excessive idling and stop-and-go traffic conditions substantially reduce fuel economy compared to free-flow conditions. Emissions of carbon dioxide are also dependent on congestion and can be reduced by alleviating stop-and-go traffic conditions and allowing traffic to flow at better speeds (Barth and Boriboonsomsin 2009). Hence, improvements in traffic operations reduce both energy consumption and GHG emissions.

13.3.1 Operational Impacts of the No Action Alternative

Energy

Under 2030 No Action conditions in the Alaskan Way corridor, the increased traffic volumes resulting from vehicles that would otherwise have used the Alaskan Way Viaduct would cause substantial congestion and queuing in the corridor. Chapter 3 of this Final EIS describes these congested conditions, which would result in long delays during which traffic would idle at traffic signals with failing levels of service. Up to 30 percent of vehicles would be diverted from the Alaskan Way corridor, resulting in more circuitous routes to reach their destinations with a corresponding increase in energy consumption. Overall, these conditions would result in higher consumption of energy than under 2017 existing conditions. Consumption of electrical energy and steam energy would not change under the No Action Alternative.

Greenhouse Gas Emissions

Because GHG emissions are proportional to overall energy use by vehicles, these emissions are also expected to increase between the 2017 existing conditions and 2030 No Action Alternative. Stop-and-go traffic and an increase in the number of vehicle miles traveled as a result of diversion would contribute to GHG emissions in the study area.

13.3.2 Operational Impacts of the Preferred Alternative

Energy

As described in Chapter 3 of this Final EIS, although the Preferred Alternative would have similar traffic volumes to the No Action Alternative, it would reduce congestion and result in more efficient operation of the study area transportation system. The number of intersections on Alaskan Way operating at LOS F would decrease from three to two. As a result, vehicles are expected to operate more efficiently, and overall consumption of energy from fossil fuel combustion is expected to decline slightly compared to the No Action Alternative. In addition, AWPOW improvements to pedestrian, bicycle, and transit facilities could encourage alternative forms of transportation to single-occupant vehicles, thus reducing consumption of fossil fuels.

Street lighting and pedestrian signal systems would consume energy in the form of electricity in amounts approximately the same as consumed today. While the Main Corridor and Promenade would have more lighting than under the No Action Alternative, the new lighting would be energy efficient. The existing electricity grid is expected to have sufficient capacity for the operational electricity demand. Therefore, no adverse impacts on energy demand are anticipated during operation. Steam energy consumption would not change as a result of the Preferred Alternative.

The public amenities associated with AWPOW could prompt an increase in both tourism and local visitation to the waterfront, thereby resulting in minor increases in traffic and associated GHG emissions. However, the effects of potential increased visitation on energy resources are expected to be minor.

Greenhouse Gas Emissions

Because AWPOW would improve traffic operations and travel times and reduce the number of vehicle miles traveled in the study area, the Preferred Alternative is expected to slightly reduce GHG emissions compared to the No Action Alternative.

14 Air Quality

This chapter discusses existing air quality conditions in the study area and describes the potential for project-related impacts during construction and operation. Potential avoidance, minimization, and mitigation measures that have been identified for construction and operational impacts are presented in Chapter 16 of this Final EIS.

14.1 Affected Environment

The affected environment is defined as the conditions that will exist within the study area in 2017 when the AWVRP, EBSP, and MarketFront projects have been completed and before AWPOW construction begins. The study area for air quality is between S. King Street and Battery Street from the waterfront to I-5.

14.1.1 Air Pollutants and Air Quality Standards

The State of Washington is subject to air quality regulations issued by EPA, Ecology, and the Puget Sound Clean Air Agency (PSCAA). EPA's National Ambient Air Quality Standards (NAAQS) set limits on concentration levels of "criteria pollutants," which are defined as carbon monoxide (CO), particulate matter (PM), ozone, volatile organic compounds (VOCs), and nitrogen oxides (NO_x). Lead and sulfur dioxide (SO_2) are also criteria pollutants, but since the introduction of unleaded fuel and ultra-low sulfur fuel, lead and SO_2 are no longer pollutants of concern for transportation projects. Concentration levels of the criteria pollutants must not exceed the NAAQS over specified time periods. Ecology and PSCAA monitor air quality in the Puget Sound region by measuring the levels of criteria pollutants found in the atmosphere and comparing them with the NAAQS. Areas that meet the limits set by the NAAQS are referred to as "attainment areas," and areas that exceed the limits for one or more pollutants are referred to as "non-attainment areas." When an area is designated as non-attainment, measures must be taken to bring the area into compliance; after a non-attainment area achieves compliance, it becomes a "maintenance" area.

The NAAQS consist of two sets of standards: primary standards that are intended to protect public health and secondary standards that are intended to protect the natural environment. In addition to these standards, Ecology and PSCAA have adopted state and local ambient air quality standards. Table 14-1 lists the national, state, and local air quality standards in effect for criteria pollutants (except for VOCs) in the state of Washington.

Table 14-1. National, State, and Local Ambient Air Quality Standards

Pollutant	National (NAAQS)		Washington State	Puget Sound Region
	Primary	Secondary		
Nitrogen Dioxide				
Annual Average (ppm)	0.053	0.053	0.05	0.05
1-Hour Average (ppm)	0.100	0.100	NS	NS
Carbon Monoxide				
8-Hour Average (ppm)	9	NS	9	9
1-Hour Average (ppm)	35	NS	35	35
Ozone				
8-Hour Average (ppm)	0.075	0.075	NS	NS
Lead				
Maximum Arithmetic Mean ($\mu g/m^3$) (averaged over rolling 3 months)	0.15	0.15	NS	1.5

Table 14-1. National, State, and Local Ambient Air Quality Standards

Pollutant	National (NAAQS)		Washington State	Puget Sound Region
	Primary	Secondary		
Sulfur Dioxide				
Annual Arithmetic Average (ppm)	NS	NS	0.02	0.02
24-Hour Average (ppm)	NS	NS	0.10	0.10
3-Hour Average (ppm)	NS	0.5	NS	NS
1-Hour Average (ppm)	0.075	NS	0.40	0.40
Particulate Matter (PM_{10})				
24-Hour Average ($\mu g/m^3$)	150	150	150	150
Particulate Matter ($PM_{2.5}$)				
Annual Arithmetic Average ($\mu g/m^3$)	12	15	NS	NS
24-Hour Average ($\mu g/m^3$)	35	35	NS	NS

Source: Air and Radiation: National Ambient Air Quality Standards (NAAQS). Accessed at: http://www.epa.gov/air/criteria.html (EPA 2013)
$\mu g/m^3$ = micrograms per cubic meter
NAAQS = National Ambient Air Quality Standards
NS = no standard established
$PM_{2.5}$ = particulate matter smaller than 2.5 microns in diameter
PM_{10} = particulate matter smaller than 10 microns in diameter
ppm = parts per million

Transportation is a significant source of many criteria pollutants, including CO, PM, VOCs, and NO_x. Emissions of these pollutants are greatest under congested conditions, when vehicles are idling during long periods of delay at traffic signals. In addition to criteria pollutants, vehicles also emit mobile source air toxics (MSATs); these are compounds that can negatively affect human health. MSATs are released primarily by diesel-powered vehicles, such as trucks and buses, as well as non-road diesel-powered equipment. Currently, there are no standards establishing allowable concentrations of MSAT emissions in the air.

14.1.2 Climate Conditions and Local Air Quality

The Puget Sound region has a relatively mild, marine climate with cool summers and mild, wet, and cloudy winters. Within the study area, weather conditions such as temperature, fog, rain, and snowfall can vary within short distances, influenced by such factors as the distance from Puget Sound, the rolling terrain, and air from the ocean moving inland.

Although the region contains some of the most densely populated and industrialized areas in Washington, there is sufficient wind most of the year to disperse air pollutants released into the atmosphere. Air pollution is usually most noticeable in the late fall and winter, under conditions of clear skies, light wind, and a sharp temperature inversion. Temperature inversions occur when cold air is trapped under warm air, preventing vertical mixing in the atmosphere. Inversions can last several days and can prevent pollutants from being dispersed by the wind. Inversions are most likely to occur during January, February, October, November, and December. If poor dispersion persists for more than 24 hours, PSCAA can declare an "air pollution episode" or local "impaired air quality."

The Puget Sound region is currently in attainment or unclassified for all criteria pollutants except for CO; EPA designated the region as being in maintenance status for CO in 1996. Ecology also designates Seattle and King County as being in maintenance status for ozone. The project footprint is just north of the Seattle Duwamish maintenance area for PM_{10}. Within the study area, transportation is the primary source of CO and PM_{10}. Emission projections and ongoing monitoring throughout the Puget Sound

region over the past decade indicate that the ambient air pollution concentrations for CO have been decreasing. The decline of CO is due primarily to improvements made to emission controls on motor vehicles and the retirement of older, higher polluting vehicles. Attainment status is not expected to change by 2017, when construction is planned to begin on AWPOW.

14.2 Construction Impacts

14.2.1 Construction Impacts of the No Action Alternative

The No Action Alternative would not involve any construction, and therefore would have no construction-related impacts on air quality.

14.2.2 Construction Impacts of the Preferred Alternative

During construction of AWPOW, soil-disturbing activities, operations of heavy-duty equipment, commuting workers, and the placement of concrete and asphalt may generate emissions that would temporarily affect air quality. The total emissions and the timing of the emissions from these sources would vary depending on the phasing of the project and options chosen for the project.

Typical sources of emissions when transportation projects are under construction include:

- Fugitive dust generated during excavation, grading, and loading and unloading activities
- Dust generated during demolition of structures and pavement
- Engine exhaust emissions from construction vehicles, worker vehicles, and construction equipment using diesel as fuel
- Increased motor vehicle emissions associated with increased traffic congestion during construction
- VOCs and odorous compounds emitted during asphalt paving

The regulated pollutants of concern for the first two source types (dust) are particulate matter smaller than 2.5 microns in diameter ($PM_{2.5}$) and PM_{10}. Engine and motor vehicle exhaust would result in emissions of VOCs, NO_x, $PM_{2.5}$, PM_{10}, air toxics, and GHGs.

14.3 Operational Impacts

14.3.1 Operational Impacts of the No Action Alternative

As described in Chapter 3 of this Final EIS, traffic volumes under the No Action Alternative are generally expected to increase by approximately 5 to 10 percent between 2017 and 2030 due to regional population and employment growth. This growth would result in higher levels of traffic congestion, which contributes to higher pollutant emissions. Three intersections (Alaskan Way at Columbia, Spring, and Pine Streets) are expected to operate at LOS F in 2030 under the No Action Alternative. These intersections would experience considerable delay, which would result in increased emissions of CO and PM compared to 2017 levels.

14.3.2 Operational Impacts of the Preferred Alternative

Daily traffic volumes in 2030 under the Preferred Alternative would be essentially the same as those for the No Action Alternative. However, congestion would be reduced by AWPOW's improvements. As described in Chapter 3, LOS is expected to improve in the study area under the Preferred Alternative. Because air emissions are directly correlated to traffic volumes and congestion, the Preferred Alternative is expected to result in a slight reduction in emissions of CO and PM within the study area. The Preferred Alternative's reduced congestion would also contribute to decreased emissions of MSATs by reducing vehicle-miles traveled.

15 Cumulative Impacts and Mitigation Measures

This chapter describes how the environmental impacts of AWPOW may contribute to the impacts of other past, present, and reasonably foreseeable actions to affect resources in the study area. AWPOW's improvements would be built in the midst of a dynamic, working waterfront that has a rich history, several projects are currently under construction, and more projects are planned in the future. The cumulative impacts analysis evaluates the impacts that could result from the combination of these multiple activities over time. Its purpose is to identify the potential for incremental changes to a given resource which could, if left unmitigated, reach significant proportions. The analysis is also helpful for decision makers in evaluating how sustainable a proposed project is likely to be in the future and how it might interact with other projects that are foreseeable, but have not yet been built.

SEPA requires that cumulative impacts be considered in an EIS (WAC 197-11-792). Although SEPA does not specifically define "cumulative impacts," the term is defined under the National Environmental Policy Act (NEPA) as "the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative effects can result from individually minor but collectively significant actions taking place over a period of time." (40 Code of Federal Regulations [CFR] 1508.7).

15.1 How Cumulative Impacts Were Evaluated for AWPOW

The cumulative impacts and mitigation measures analysis for AWPOW was performed in accordance with WAC 197-11-792 and WAC 197-11-330. Although it is not required by SEPA, analysts used the eight-step guidance developed jointly by WSDOT, FHWA, and EPA, which is generally used for NEPA projects (WSDOT 2008).

The City completed Step 1 of the guidance by determining that all of the resources evaluated in discipline reports for this EIS would be analyzed for cumulative impacts. Project analysts identified appropriate study areas and time frames in which to evaluate cumulative impacts for their resources (Step 2), evaluated the current status and historical context for each resource (Step 3), and characterized the construction and operational impacts of AWPOW that might contribute to cumulative impacts (Step 4). The City completed Step 5 by compiling a list of reasonably foreseeable actions that might have impacts within the combined study areas of all the disciplines. Based on this list, analysts determined whether the combination of AWPOW's impacts and those of other projects would result in cumulative impacts (Step 6) and assessed the need for mitigation measures (Step 8). This chapter, and the cumulative impacts chapters in each discipline report, constitute Step 7, documentation of the results.

The cumulative impacts analysis assumes that the AWVRP, EBSP, and MarketFront projects have been completed before AWPOW construction begins and are part of the 2017 existing conditions.

The eight steps outlined in the joint guidance on preparing cumulative impact analysis are:

Step 1: Identify the resources to consider in the analysis

Step 2: Define the study area for each resource

Step 3: Describe the current status/viability and historical context for each resource

Step 4: Identify direct and indirect impacts of the project that might contribute to a cumulative impact

Step 5: Identify other current and reasonably foreseeable actions

Step 6: Identify and assess cumulative impacts

Step 7: Document the results

Step 8: Assess the need for mitigation

15.2 Reasonably Foreseeable Actions

To identify reasonably foreseeable actions that might have impacts within the combined study area of all disciplines and that could, in combination with AWPOW, contribute to cumulative impacts, the City has reviewed comprehensive land use planning documents, long-range transportation plans, and agency websites in order to obtain publicly available information. The City also contacted staff from other City departments to obtain information on upcoming planned and permitted development within the cumulative impact study area.

Table 15-1 and Figure 15-1 show the reasonably foreseeable actions identified through this process. Future actions that are not numbered are plans that cover a larger area and projects located more than ¼ mile from the project footprint. Most of the actions shown are individual projects that the City believes have a reasonable expectation of being implemented before the AWPOW design year of 2030. Also shown are several plans that include multiple actions, such as the Bicycle Master Plan. In these cases, the City determined that the implementation of actions in the plan, in combination with AWPOW, could contribute to cumulative impacts on some resources. The potential cumulative impacts for the actions checked in Table 15-1 are discussed by resource in Sections 15.3 through 15.14.

In a number of cases, construction of the reasonably foreseeable actions could overlap in space and time with the construction of AWPOW. This chapter discusses the potential cumulative impacts of such concurrent construction along with those of project operation. Reasonably forseeable actions near the AWPOW project footprint whose current schedules overlap with the planned construction time frame for AWPOW (currently estimated from 2019 through mid-2022) are:

- Seattle Multimodal Terminal at Colman Dock Project—anticipated 2017 to 2022
- Union Street Pier Replacement—anticipated 2019
- Seattle Aquarium Expansion—anticipated 2020 or later
- Pier 62/63 Replacement (Phase 1)—anticipated 2017 to 2019
- South Lander Street Grade Separation Project—anticipated 2018 to 2020
- Private development projects in downtown Seattle and Belltown—anticipated 2016 and ongoing
- Two-Way Columbia Street Pathway Project—anticipated 2019
- Center City Connector Streetcar Project—anticipated 2017 to 2019

Madison Corridor Bus Rapid Transit Project—anticipated 2018 to 2020In some cases, coordination with adjacent construction project could provide a benefit by potentially reducing the amount of construction time in an area where multiple projects may occur. For example, to the extent feasible, the City and the Seattle Aquarium could coordinate to allow early work on the Aquarium Pavilion, such as utilities and foundations, to occur simultaneously with AWPOW.

15.3 Transportation and Parking

15.3.1 Study Area and Time Frame

The study area for cumulative impacts on transportation and parking is based on consideration of potential impacts on these resources. Accordingly, the study area for cumulative impacts is defined generally as the downtown Seattle area, bordered by the West Seattle Bridge to the south, I-5 to the east (including I-5 through downtown Seattle), Elliott Bay to the west, and South Lake Union to the north. The time frame for the cumulative impacts assessment is the period from approximately 1953 (when the Alaskan Way Viaduct was completed) until 2030, the design year for the project.

Table 15-1. Reasonably Foreseeable Actions Considered in the Cumulative Impacts Analysis

		Estimated Construction Time Frame	Description	Potential Cumulative Impacts										
				Transportation	Parking	Land Use	Aesthetics	Noise	Hazardous Materials	Public Services and Utilities	Historic Resources	Archaeological Resources	Water Quality	Vegetation and Wildlife
Actions in the Project Vicinity														
1	Terminal 46 Dock Rehabilitation, Crane Rail Extension, and Paving	2015–2020	Repair deteriorated container berth pile caps and deck panels; repair terminal apron and container yard to address safety concerns; and extend dock crane rail to allow an additional 100-foot gauge crane.				✓	✓		✓		✓	✓	✓
2	Central Waterfront Combined Sewer Overflow Project	2016–2018	Provide increased storage capacity within the combined sewer system. The study area currently includes five CSO outfalls, located at King, Washington, University, Pine, and Vine Streets.					✓	✓	✓		✓	✓	✓
3	Seattle Multimodal Terminal at Colman Dock Project	2017–2022	Replace aging and seismically vulnerable components of Colman Dock, including the timber portion of the dock, vehicle and overhead loading structures on slip 3, and the main terminal building. The project will add about 5,200 square feet of new overwater coverage.	✓			✓	✓	✓	✓	✓	✓	✓	✓
4	Union Street Pier Replacement	2019	Replace the current Waterfront Park with a new park on a rebuilt Union Street Pier.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Seattle Aquarium Expansion	2020	Expand the aquarium to accommodate new exhibits and programs.	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓
6	Pier 62/63 Replacement	2017-2019 (Phase 1)	Replace the existing Pier 62/63 with a reconfigured pier to be used for recreation, including temporary boat moorage. In Phase 1, Pier 62 would be rebuilt and Pier 63 would remain in place.	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓
7	Pier 66 Upgrade and Improvement Projects	2018-2020	Several street improvements on Alaskan Way in front of Pier 66 (constructing a vehicle pullout, removing trolley tracks and station, relocating a crosswalk, and restriping traffic marking), as well as interior improvements to the Pier 66 terminal and upgrading of the pier's electrical system to allow cruise ships to plug into shore power during calls.	✓				✓				✓	✓	✓
8	Elliott Bay Seawall Project, Phase 2 (North Seawall)	2018 or later	Rebuild the seawall from Virginia Street to Broad Street to resist storm and seismic events.				✓	✓	✓	✓	✓	✓	✓	✓
9	Battery Street Portal Park	2018–2020	Develop the open space created by closure of the north portal of the Battery Street Tunnel.			✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Alaskan Way Promenade, Phase 2	2018 or later	Extend the Promenade north from the Overlook Walk to Broad Street following the North Seawall replacement.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

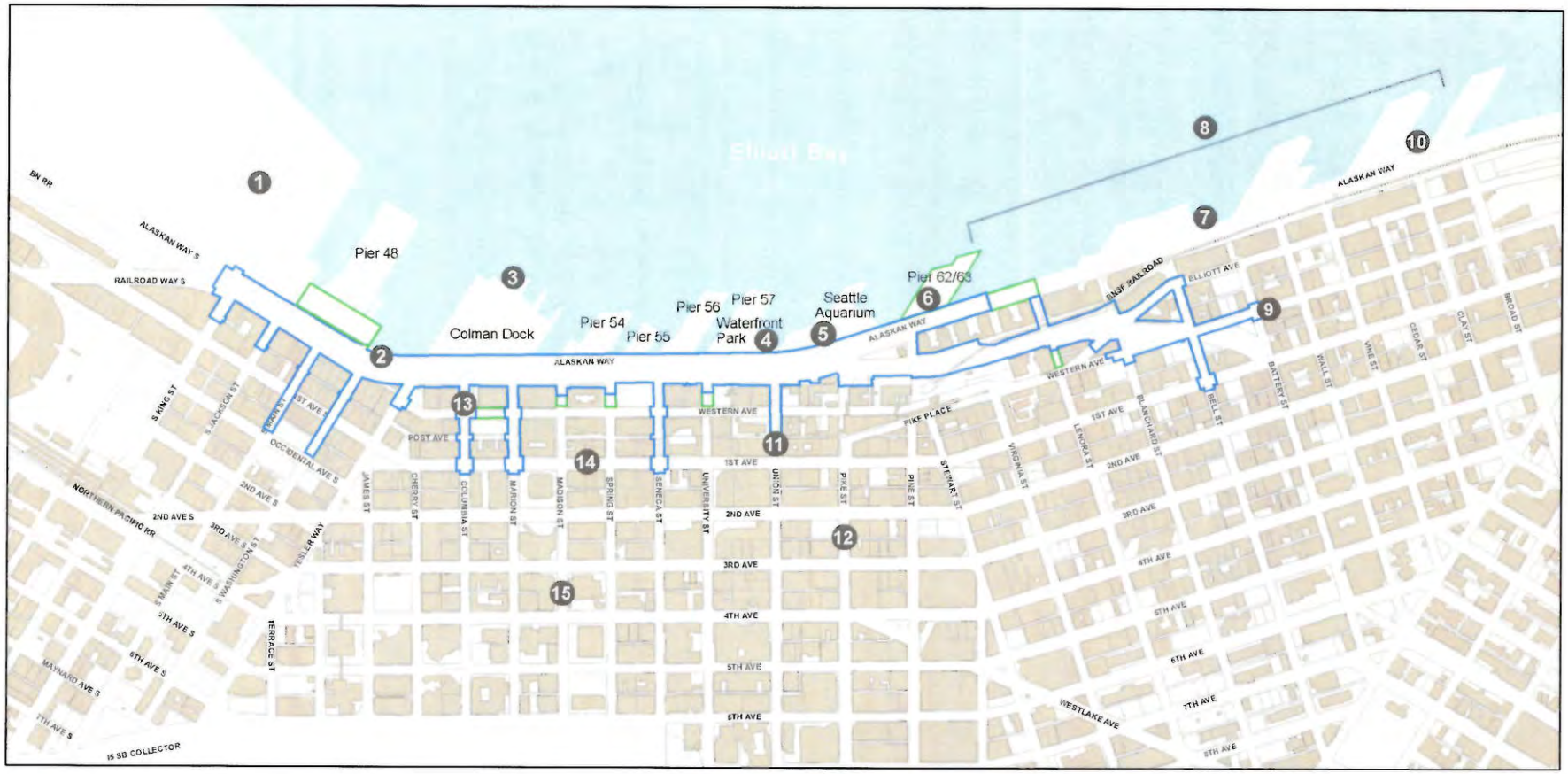
Table 15-1. Reasonably Foreseeable Actions Considered in the Cumulative Impacts Analysis

		Estimated Construction Time Frame	Description	Potential Cumulative Impacts										
				Transportation	Parking	Land Use	Aesthetics	Noise	Hazardous Materials	Public Services and Utilities	Historic Resources	Archaeological Resources	Water Quality	Vegetation and Wildlife
Development in Downtown Seattle														
11	Union Street Gondola	Unknown	Construct a gondola linking the Washington State Convention & Trade Center with the Seattle waterfront via Union Street.	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓
12	Pike-Pine Renaissance	Unknown	Improve the Pike-Pine corridors in downtown Seattle from First Avenue to I-5 by providing higher-quality, more consistent pedestrian space by upgrading the standards for sidewalks and intersections.	✓		✓								
	South Lander Street Grade Separation Project	2018-2020	Construct a grade-separated crossing over the BNSF railroad tracks at South Lander Street to improve local traffic circulation and safety.	✓										
	South Downtown Rezone (Livable South Downtown)	2011–ongoing	Provide for increased densities in areas south of downtown Seattle, including Pioneer Square and the stadium area.	✓	✓	✓	✓							✓
	SODO Arena	Unknown	Construct a new stadium in the South Downtown (SODO) area for professional basketball and hockey.	✓	✓	✓		✓			✓			✓
	Private development projects in downtown Seattle (including Pike Place Market) and Belltown	2016–ongoing	Develop new residential and commercial space in downtown Seattle comprising an estimated development of 4,500 residential units; 2,500 hotel rooms; 2 million square feet of office space; and 65,000 square feet of ground-floor retail.	✓	✓	✓	✓	✓	✓	✓		✓	✓	
Local and Regional Transportation Improvements (Bus, Streetcar, Light Rail)														
13	Two-Way Columbia Street Pathway Project	2019	Reroute bus routes from Southwest Seattle onto Alaskan Way and Columbia Street up to Third Avenue after AWPOW is complete.	✓	✓	✓	✓	✓				✓		✓
14	Center City Connector Streetcar Project	2017-2019	Develop a new streetcar route generally along First Avenue and Stewart Street that will link the South Lake Union and First Hill Streetcars.	✓	✓	✓		✓		✓	✓	✓		✓
15	Madison Corridor Bus Rapid Transit Project	2018–2020	Implement bus rapid transit service on Madison Street between Colman Dock and 23rd Avenue East in Madison Park.	✓	✓	✓	✓	✓						✓
	Roosevelt to Downtown Project	2020	Provide a new high-capacity transit route for improved service between the University District and downtown Seattle via Eastlake Avenue East.	✓										✓
	University Link Extension	Completed in 2016	Build a 3.15-mile light rail extension that will run in twin bored tunnels from downtown Seattle north to the University of Washington, with stations in Capitol Hill and on the University of Washington campus near Husky Stadium.	✓										
	Northgate Link Extension	In construction through 2021	Build a 4.3-mile light rail extension from the University of Washington Station to Northgate Station with two stations in between (Brooklyn and Roosevelt).											

Table 15-1. Reasonably Foreseeable Actions Considered in the Cumulative Impacts Analysis

	Estimated Construction Time Frame	Description	Potential Cumulative Impacts										
			Transportation	Parking	Land Use	Aesthetics	Noise	Hazardous Materials	Public Services and Utilities	Historic Resources	Archaeological Resources	Water Quality	Vegetation and Wildlife
Lynnwood Link Extension	2018–2023	Build an 8.5-mile light rail extension from Northgate to Lynnwood with 4 to 6 new stations.											
East Link Extension	2015–2022	Provide light rail service linking Redmond and Bellevue with downtown Seattle across Lake Washington.											
Pedestrian Master Plan Implementation	2009–ongoing	Improve pedestrian facilities in downtown Seattle, including connections to other parts of the city; AWPOW pedestrian facilities are included in the plan.	✓	✓	✓							✓	
Bicycle Master Plan Implementation	2014–ongoing	Improve the bicycle network in downtown Seattle, including connections to other parts of the city; AWPOW bicycle facility is included in the plan.	✓	✓	✓							✓	
SR 520, I-5 to Medina Bridge Replacement and HOV Project	Ongoing–completion by 2020	Replace the existing SR 520 corridor from I-5 to Medina, including the Evergreen Point floating bridge, with two general-purpose lanes and one high-occupancy vehicle (HOV) lane in each direction. The floating bridge was completed in 2016. Construction of the roadway between I-5 and the floating bridge is ongoing.	✓										

Note: The locations of the numbered projects (1 to 15) are shown on Figure 15-1. Future actions that are not numbered are plans that cover a larger area and projects located more than ¼ mile from the project footprint that could impact the downtown transportation system.



Note:
Table 15-1 lists the future actions considered in the cumulative impacts analysis. Future actions that are not numbered on this figure are plans that cover a larger area and projects located more than 0.25 mile from the project footprint that could impact the downtown transportation system.

Figure 15-1
Reasonably Foreseeable Actions in the Project Vicinity

Alaskan Way, Promenade, and Overlook Walk Final EIS

15.3.2 Current Health and Historical Context

Growth and development in Seattle and the Puget Sound region have resulted in increased traffic volumes and congestion for many decades. The Alaskan Way Viaduct was constructed and completed in 1953 to relieve congestion in downtown Seattle and to provide a north-south regional connection through the Seattle area. The Alaskan Way Viaduct carried approximately 19,000 vehicles per day, and now carries approximately 110,000 vehicles per day (Ott 2011; FHWA et al. 2009). The viaduct provides an important north-south connection, but creates a barrier between the waterfront and downtown Seattle and became structurally unstable after the 2001 Nisqually Earthquake. Plans to replace the viaduct began shortly after the Nisqually Earthquake, and a bored tunnel alternative was selected as the preferred alternative. Increased use of pedestrian, bicycle, and transit facilities and services over the past several decades has also created the need and opportunity for improved facilities to support changing transportation trends in the Seattle area.

In 2017, the restored Alaskan Way roadway will provide transit, freight, and general-purpose travel lanes; emergency vehicle access; and pedestrian and bicycle facilities. Other transportation resources in the study area include public transportation services operated by King County Metro; water transportation services operated by WSF, King County Water Taxi, and cruise ship service; and freight and passenger rail service, which operates in a tunnel for the majority of the study area. The existing resources are adequate to serve demand in 2017, with the exception of some intersections that are expected to operate at unacceptable levels in the PM peak hour. However, the transportation system would not improve the connection between the waterfront and downtown Seattle or add new facilities and amenities for transit, bicycle, and pedestrian traffic.

From the 1930s to the late 20th century, Seattle and the Puget Sound region—including the study area—were developed in a manner that assumed and supported the use of personal automobiles. As a result, large supplies of parking were developed, such as those that existed in the study area before the beginning of AWVRP construction. Much of the area's parking has been in place since the 1970s, when the waterfront began to transition from industrial and commercial use to recreational and tourist use.

Since the early 2000s, Seattle's population has reversed the historical trend, shifting from automobile dependency toward higher levels of transit, bicycle, and pedestrian travel. During this time, the number of parking spaces along the waterfront began to level off in accordance with demand. The construction of the AWVRP and the EBSP, starting in 2011, removed a large number of parking spaces under and near the existing viaduct and along Alaskan Way. To address the parking loss resulting from AWVRP, WSDOT, SDOT, and other AWVRP partners implemented a parking mitigation program that identified specific strategies to mitigate the loss of parking in Pioneer Square and the waterfront.

The current parking resources in the study area include a number of off-street parking lots as well as on-street public parking along Alaskan Way and side streets. The parking resources that will exist in 2017, prior to the start of AWPOW construction, are adequate to serve the existing demand. Loading zones will continue to be important along Alaskan Way for freight and deliveries that do not have the opportunity to shift modes.

15.3.3 Project-Related Construction and Operational Impacts

The analysis in Chapter 3 of this Final EIS shows that AWPOW would have the following impacts on transportation resources:

- The primary construction impact would occur during the road closure at Pike Street on Alaskan Way, which would require vehicles to use the new Elliott Way to detour around the road closure to access the northern portion of Alaskan Way. This could increase travel times and congestion at Wall, Vine, Clay, and Broad Streets. Other construction impacts would be short term and could be avoided or minimized by BMPs, public communication, and coordination with transportation service providers.

- Operational impacts on business access could occur due to the new location of Alaskan Way, which would alter existing access to businesses. Impacts would be minimized by providing sufficient on-street loading and parking zones near affected businesses and coordinating with businesses to develop alternative access routes for freight.

AWPOW would have the following impacts on parking:

- Construction activities for AWPOW would impact parking throughout the study area by temporarily or permanently eliminating on-street parking spaces in the active construction area. To construct the Preferred Alternative, SDOT would acquire a surface parking lot with approximately 60 off-street spaces and convert it to right of way.
- Operational impacts on parking would consist of the removal of 57 on-street parking spaces along Alaskan Way, 377 parking spaces that existed under the Alaskan Way Viaduct, 15 on-street spaces on Bell Street, 3 spaces on Union Street, and 1 space on S. Main Street. The removal of this parking supply would adversely affect some users. The overall loss of on-street parking supply represents approximately 25 percent of on-street parking and approximately 6 percent of all parking in the study area.

15.3.4 Other Reasonably Foreseeable Actions that May Affect the Resource

The projects with check marks in the Transportation and Parking column of Table 15-1 are those that may result in construction or operational impacts on transportation in the study area. Chapter 8 of Final EIS Appendix A, Transportation Discipline Report, and Appendix B, Parking Discipline Report, provide detailed information on the impacts of each checked project.

Projects that may be under construction simultaneously with AWPOW are identified in Section 15.2. All of these projects are likely to result in varying degrees of traffic congestion and diversion during construction because of detours, lane closures, and additional truck traffic. Most would also result in some disruption to on-street parking and loading spaces, although there is generally sufficient off-street parking to accommodate these temporary reductions. Transit and freight vehicles, as well as general-purpose traffic, would experience these impacts. Pedestrian and bicycle traffic would also experience some delays resulting from the need to detour around the active construction area.

The operation of the transportation improvements checked in Table 15-1 would benefit all modes of transportation in the study area, reducing congestion and supporting a wider variety of travel choices. Implementation of the Pedestrian Master Plan and the Bicycle Master Plan would establish new facilities and connections between existing facilities so that nonmotorized travelers could safely reach a wider variety of destinations. Planned streetcar and bus rapid transit projects, along with Sound Transit light rail extensions, would substantially enhance transit service in the study area. Although the creation of new bicycle and transit lanes may affect a small amount of parking, enhancing facilities for nonmotorized transportation would provide travel options that could reduce the overall parking demand. Regional improvements such as the SR 520 bridge replacement would improve overall traffic flow throughout the study area. Although proposed development projects along the waterfront and nearby (such as the SODO arena) would generate additional vehicle, bicycle, and pedestrian traffic in the study area, the reasonably foreseeable transportation improvements would provide the multimodal capacity needed to accommodate the increased demand while also reducing the need for parking.

15.3.5 Potential Cumulative Impacts to Transportation and Parking

Cumulative impacts could result if the construction of AWPOW occurs simultaneously with that of any of the projects checked in Table 15-1. Impacts from simultaneous construction with other reasonably foreseeable projects could include additional traffic diversion to other streets, temporary closures of transportation facilities such as sidewalks or bicycle facilities, and increased travel time and delay for all modes of transportation. Although many off-street parking spaces and garages are available in the area,

simultaneous construction would result in a temporary reduction of available on-street parking spaces in the study area. If AWPOW and several reasonably foreseeable projects (such as the Center City Connector Streetcar Project, the Two-Way Columbia Street Pathway Project, and private development projects) are constructed at the same time, together these projects could result in an adverse impact on parking resources during construction.

Operational impacts of AWPOW and the other reasonably foreseeable projects could increase the volumes of motor vehicles, pedestrians, and bicyclists in the study area. An increase in nonmotorized traffic in the study area would not have a significant adverse impact because several of these projects, including AWPOW, would provide new nonmotorized facilities that would have enough capacity to accommodate additional users. The new nonmotorized facilities would be designed to current standards to maintain user safety and comfort even with more users. As a result, cumulative impacts on nonmotorized transportation are expected to be beneficial.

Operation of AWPOW would remove approximately 6 percent of all parking in the study area. Most of the projects checked in Table 15-1 could affect at least a small number of parking spaces, primarily due to additional transit stops or bicycle lanes. The Center City Connector Streetcar Project would result in the loss of approximately 150 on-street parking and loading spaces on First Avenue in AWPOW parking study area Zones 1, 2, 3, and 4 (SDOT et al. 2016). This represents a loss of approximately 8 percent of the on-street parking supply and 1 percent of the total on- and off-street supply in the AWPOW study area, in addition to the loss attributable to AWPOW itself. Private development projects that are underway or in the permitting "pipeline" have the potential to either increase or decrease the supply of off-street parking in the study area; some of the projects would also generate additional parking demand. Some projects, like AWPOW and the Center City Connector, would enhance facilities for nonmotorized transportation and transit, thereby providing travel options to and from the waterfront and collectively reducing the overall demand for parking in a manner consistent with City policies. However, the AWPOW projects, in combination with the impacts of other reasonably foreseeable actions or projects in the study area, could result in an adverse impact on the status or condition of parking.

AWPOW and the reasonably foreseeable projects would improve roadway facilities and expand the transit system. Along with the improvements included in AWPOW, improvements to key roadway facilities (such as the SR 520, I-5 to Medina Bridge Replacement and HOV Project, and the AWVRP when it is complete) will enhance the overall capacity and operation of the regional transportation system. Even more substantial improvements are proposed to the transit system in the study area, such as proposed new light rail and streetcar service and the shift of King County Metro bus service to the permanent pathway on Columbia Street. These transit enhancements, in combination with AWPOW's proposed improvements to nonmotorized modes and transit facilities, are likely to result in some degree of mode shift from single-occupant vehicles to transit over time. Overall, the combined operational impacts of AWPOW and reasonably foreseeable future projects are not expected to adversely impact the status or condition of transportation resources, and could provide a modest degree of benefit to regional transportation.

15.3.6 Mitigation Measures for Cumulative Impacts

During construction of AWPOW and the reasonably foreseeable actions that may affect transportation, the City and other proponents should coordinate closely to minimize closures, detours, and delays for all travel modes. Coordination between the City and other agencies such as WSF and King County Metro will be particularly important. Coordination with other projects proposed in or near the AWPOW footprint, such as the Center City Connector Streetcar Project, Seattle Aquarium expansion, the Two-Way Columbia Street Pathway Project, and private development projects, would all require coordination with their respective proponents if they were constructed concurrently with AWPOW. The City and other project proponents could implement measures similar to those presented in Section 16.1.1 and Section 16.1.2 to minimize the effect of construction-related and operational-related cumulative impacts related to transportation.

Simultaneous construction of AWPOW and reasonably foreseeable actions are anticipated to result in losses of on-street parking spaces. The City and other project proponents could implement measures similar to those presented in Section 16.2.1 to minimize the effect of construction-related cumulative impacts on parking. In addition, the City would continue enforcement of short-term parking limits and the use of e-Park, which provides real-time off-street parking availability, to make the most efficient use possible of the supply of short-term parking within the project footprint.

Because AWPOW operation would not adversely affect travel modes, no mitigation measures for cumulative operational impacts for transportation are suggested. AWPOW and a number of reasonably foreseeable actions are anticipated to result in losses of on-street parking spaces. As described in Section 3.7.2 (Consistency with City of Seattle Parking Policies) and Section 16.2 of this Final EIS, the loss of parking is consistent with the reduced priority that City policies specify for on-street parking, and no SEPA authority is provided to mitigate them. However, the City and other project proponents could implement measures similar to those presented in Section 16.2.2 to minimize the effect of cumulative impacts on parking. Such measures could modify and enforce on-street parking policies and practices, provide real-time information on parking availability, provide wayfinding to existing off-street parking, and work to increase awareness and use of alternative modes of transportation.

15.4 Land Use

15.4.1 Study Area and Time Frame

The study area for the analysis of cumulative land use impacts is the same as for the construction and operational impacts analysis described in Chapter 4—the area inside a two-block radius from the edge of the project footprint. The past temporal boundary for the analysis is approximately 1850, when Euro-American settlers came to the Seattle area (City of Seattle 2014). Prior to the arrival of Euro-American settlers, there likely were Native American settlements above the original Elliott Bay waterfront, but Native American uses, although significant, did not result in the type of urban development that Euro-American settlers brought. The future temporal boundary is the project design year of 2030.

15.4.2 Current Health and Historical Context

The land in the study area is highly developed, and has been occupied by urban land uses for about 150 years. Although Euro-American settlers came to Seattle around 1850, population growth was modest, with an estimated 2,000 residents living in the city when it incorporated in 1869. It was not until the 1880s when Seattle saw significant population growth after connecting with the Northern Pacific railroad line, and with the growth of the lumber and coal industries, fishing, wholesale trade, and ship building. Estimates for the growth in population in 1889 had 1,000 new residents entering Seattle per month. The fire of 1889, which destroyed buildings on 116 acres in the business district, provided the city leaders an opportunity for municipal improvements, such as wider and regraded streets, reconstructed wharfs, and municipal water works. The 1897 discovery of gold along the Klondike River made Seattle a boom town. By 1909, the population was approaching 240,000, and the once small logging town became a small city with a developed waterfront and downtown (City of Seattle 2014).

The gold rush led to an influx of immigrants to Seattle, and the downtown area developed to accommodate this growth. During this time, many of Seattle's neighborhoods got their start, with streetcars providing transportation to the new neighborhoods outside of the downtown area. The first decade or so of the 1900s also saw the city undertake a major effort to level the steep hills to the north and south of the downtown area. The spoils from the Denny Regrade and regrading of S. Jackson Street were used to fill areas along the waterfront. The fill and construction of the seawall established much of the present-day waterfront land in the study area. The regrading also encouraged development around the downtown core. World War I brought success to Seattle's shipbuilding industry, but that success ended with the war and ushered in the Great Depression. During and after World War II, the success of Boeing led an economic growth period that lasted until 1970. During this period, the interstate highways

(I-5 and I-90) were built, along with the Alaskan Way Viaduct. In 1979, Microsoft was established, beginning a trend of technology-related businesses influencing growth in Seattle. During the 1970s, the city's waterfront also began to transition from commercial and industrial use to uses related to recreation and tourism.

In recent decades, the City has focused on increasing residential and commercial density in the downtown commercial core with new mixed-use buildings and condominiums. Adjacent neighborhoods also have seen an increase in development to address the growing population. Given the presence of several Fortune 500 companies (e.g., Boeing, Amazon, Microsoft, Google) and smaller successful technology firms (gaming, software) in the area, Seattle is poised for continued growth.

15.4.3 Project-Related Construction and Operational Impacts

Construction of the Preferred Alternative would result in noise, dust, glare, traffic, access disruption, detours, and other impacts associated with construction work on adjacent land uses. These impacts would be temporary and would vary in intensity and duration, depending on the type of construction occurring.

Operational impacts of the Preferred Alternative would be positive because the project would support land use plans that call for planned density, increased transportation capacity and mobility for all modes, and increased economic vitality in downtown Seattle. These plans are in place to guide development within Seattle so that it produces desired results, such as urban density, walkable neighborhoods, adequate public facilities, and economic vitality. The study area is already a dense, urban area; therefore, this project would not cause growth, but rather support the present and future community. AWPOW may increase the desirability of the waterfront area for businesses or residences, resulting in new development that may occur in underutilized areas, but this would not change the land use in the study area.

AWPOW would rebuild Alaskan Way to accommodate general-purpose, regional transit, and freight traffic. It would also accommodate pedestrians and bicyclists and provide improved east-west connections from downtown Seattle to the waterfront. These connectivity and mobility improvements address goals in Transportation 2040 (congestion and mobility), Seattle Comprehensive Plan (urban village, land use, and transportation elements), and the various transportation-related plans (e.g., Transportation Strategic Plan, City of Seattle Center City Circulation Report, Pedestrian Master Plan, and Bicycle Master Plan). The Promenade and Overlook Walk would also provide new open space and opportunities for businesses, both of which support goals found in the City's land use plans.

15.4.4 Other Reasonably Foreseeable Actions that May Affect the Resource

The projects checked in the Land Use column of Table 15-1 are those that may result in construction or operational impacts on land use in the study area. Chapter 8 of the Draft EIS Appendix C, Land Use Discipline Report, provides more information on the impacts of each checked project.

The projects checked in Table 15-1 are governed by the adopted land use and transportation plans for the city and the region. In general, these projects support the City's land use goals for the waterfront and downtown areas and would have positive operational impacts on land use. During construction there could be temporary negative cumulative impacts on nearby land uses, such as increased noise, traffic congestion, and aesthetic impacts. However, the completion of these projects would contribute to positive cumulative impacts on land use in the form of enhanced bicycle, pedestrian, and transit facilities; growth in neighborhoods designated for higher-density development; and more access to better public services and facilities.

Actions in the project vicinity (Union Street Pier Replacement, Seattle Aquarium Expansion, Pier 62/63 Replacement, Battery Street Portal Park, and Phase 2 of the Alaskan Way Promenade) would result in long-term impacts during their operation, including an improved pedestrian environment, larger and

more usable open spaces, and improved recreational opportunities in the study area. All of these long-term impacts would strongly support regional and local land use planning.

Development in downtown Seattle (Union Street Gondola, Pike-Pine Renaissance, South Downtown Rezone, SODO arena, and various private development projects) would result, over the long term, in greater density in Seattle's downtown core and enhancements to nonmotorized transit in key pedestrian corridors (specifically the gondola and the Pike-Pine Renaissance improvements). These changes would be consistent with regional and City goals for concentrating growth in urban centers and improving the quality of the pedestrian environment.

Local and regional transportation improvements (Two-Way Columbia Street Pathway Project, Center City Connector Streetcar Project, Madison Corridor Bus Rapid Transit Project, and implementation of the Bicycle and Pedestrian Master Plans) would result in long-term beneficial impacts during their operation. The three transit projects would create new and enhanced transit routes linking the study area to other parts of Seattle, supporting the Transit Master Plan and other plans that encourage multimodal transportation in the city. Implementation of the Bicycle Master Plan and the Pedestrian Master Plan would create improved pedestrian and bicycle connections that would promote alternative modes of transportation, increasing Seattle's vibrancy and sustainability and supporting the goals of many elements of the Comprehensive Plan.

15.4.5 Potential Cumulative Impacts for Land Use

During AWPOW's construction, there could be temporary adverse cumulative impacts on land use if other reasonably foreseeable projects are under construction concurrently near the project footprint. Projects whose construction schedules may overlap with AWPOW's are identified in Section 15.2. The cumulative impacts of concurrent construction schedules for AWPOW and the projects shown in Section 15.2 would result in more intense construction-related impacts, such as noise, dust, vibration, visual intrusions, and traffic congestion, than would have been experienced if only one project was under construction in the area. For example, construction cumulative impacts on land use could be a detour that is in place longer than it would have been, thereby affecting the patronage of the businesses that it bypasses or makes it inconvenient to access; noise that is louder at adjacent land uses; or more dust and trucks on the roads to contribute to congestion, thereby potentially impacting the desirability of the waterfront during this time, as well as negatively impacting the land uses that are accessed by vehicles.

During project operation, AWPOW's improvements would integrate with the other improvements planned along the waterfront to support the City's land use planning goals for the study area. These projects, taken together, would create a better environment for all who use the waterfront: vehicles, pedestrians, bicyclists, local businesses, ferry patrons, residents, and visitors. Collectively, AWPOW and the projects checked in Table 15-1 would support planned density, increased transportation capacity and mobility for all modes, adequate public facilities, and increased economic vitality in downtown Seattle. Capacity and mobility improvements would address goals in Transportation 2040 and the Seattle Comprehensive Plan's Transportation Element to reduce congestion and increase mobility. New pedestrian and bicycle facilities created by AWPOW and other projects that implement the Bicycle Master Plan and the Pedestrian Master Plan will support Seattle's overarching land use goals of increased multimodal connections and recreational opportunities. Also, the projects with transportation, bicycle, pedestrian, and open space or recreational elements would all positively address the goal of adequate public facilities and services, resulting in benefits for those visiting, working, or living in the waterfront area.

Many of the new development projects in downtown Seattle, including AWPOW, would support the City's economic development goals. Kiosks included in the project could provide new business opportunities, such as space for the sale of food and beverages. The planned private developments in downtown Seattle would also bring economic opportunities to downtown. Projects that facilitate or concentrate urban growth in areas designated by the land use plans (such as the South Downtown

Rezone, downtown private development projects, and the Pike-Pine Renaissance) would all result in beneficial cumulative impacts due to their consistency with land use goals.

15.4.6 Mitigation Measures for Cumulative Impacts

Mitigation measures for potential construction-related cumulative impacts on land use would be similar to those discussed in Section 16.3.1. Because AWPOW operation would not adversely affect land use, no mitigation measures for cumulative operational impacts are suggested.

15.5 Aesthetics

15.5.1 Study Area and Time Frame

The study area for the analysis of cumulative impacts on aesthetics is the AWPOW viewshed and its landscape units, as described in Chapter 5 of this Final EIS. The evaluation time frame begins in 1953, the year the Alaskan Way Viaduct opened, because this event influenced the development and views along the waterfront over the past 60 years. The future temporal boundary is the project design year of 2030.

15.5.2 Current Health and Historical Context

As described in the Draft EIS Appendix H, Historic Resources Discipline Report, wharf building began soon after Seattle was first platted in 1853, with successive waves of construction in the shoreline area creating the urban landscape that exists today. Steady urban development has changed a harbor and waterfront that was largely devoted to shipping into one that is devoted to tourism and commuter-oriented travel. From the mid-20th century on, the aesthetics of the project viewshed have been strongly influenced by the presence of the Alaskan Way Viaduct, which became a dominant feature from many vantage points and affected the urban form of areas (such as portions of Belltown) that developed or redeveloped around it. The elimination of the viaduct, which will be completed before AWPOW construction begins, has the potential to start a positive aesthetic trend by removing a structure generally considered an eyesore and allowing the area to regain its historic orientation toward the water. The aesthetic character and quality of the study area under the 2017 existing conditions is high due to the scenic natural setting, vivid urban skyline, historic buildings, monumental structures such as the gantry cranes along the waterfront, and panoramic views across Puget Sound to the Olympic Mountains on the horizon.

15.5.3 Project-Related Construction and Operational Impacts

AWPOW would have generally adverse aesthetic impacts during construction and generally beneficial impacts during operation. Construction impacts would consist primarily of visual clutter from equipment, fencing, temporary structures, and stockpiled materials. These impacts would be temporary and would vary in intensity and duration depending on the type of construction occurring and its location.

The operational impacts of AWPOW would be predominantly positive because the project would create a far more visually unified and pleasing environment than that which would exist under the No Action Alternative. New landscaping, bicycle, and pedestrian facilities would create a strong physical and visual connection between the waterfront and downtown Seattle. The Preferred Alternative would support urban design and neighborhood plans that call for high levels of design and aesthetics. The new features of the Preferred Alternative would increase the vividness, intactness, and unity of the waterfront area. However, the Overlook Walk, as the most unique and dominant structure in the project, could potentially be experienced as either a negative or positive impact, depending on the perspective of the observer. The proposed kiosks could also be perceived as having either a negative or positive impact, depending on the viewer.

15.5.4 Other Reasonably Foreseeable Actions that May Affect the Resource

The projects checked in the Aesthetics column of Table 15-1 are those that may result in construction or operational impacts on aesthetics in the study area. Chapter 8 of the Draft EIS Appendix D, Aesthetics Discipline Report, provides more information on the impacts of each checked project.

All of the projects checked in Table 15-1 would cause some degree of aesthetic impact during construction. Such impacts would be similar to those described above for AWPOW, consisting primarily of visual clutter of various types. These impacts would be temporary and would end with restoration of the study area at the close of the construction period. During their operation, however, most of the checked projects would result in aesthetic benefits within the study area. In particular, the other improvements that are part of Waterfront Seattle—the Union Street Pier Replacement, the Pier 62/63 Replacement Project, the Battery Street Portal Park, and Phase 2 of the Promenade—would include urban design and landscaping elements that would be coordinated with one another and with AWPOW to form a visually cohesive whole.

The proposed Union Street Gondola would have a potentially adverse impact on views. The gondola would look different from any existing structure crossing Alaskan Way; the cables would be minor impacts, but stanchions that were not incorporated into an existing large building or structure would be highly noticeable. If built, such structures could detract from the aesthetics of the corridor and impede views from elsewhere in the study area.

15.5.5 Potential Cumulative Impacts for Aesthetics

Projects checked in Table 15-1 could have temporary, negative, construction-related cumulative impacts on aesthetics if the projects are near each other and built at the same time. AWPOW's expected construction duration is from 2019 through mid-2022; construction of several of the checked projects is expected to occur nearby during this time frame. Other checked projects could also be built concurrently with each other. This could result in the waterfront area of downtown Seattle having multiple projects under construction for as much as 10 years. The cumulative impacts of such concurrent construction would be more intense visual intrusions than would be experienced if only one project at a time were under construction.

The demolition of the Alaskan Way Viaduct, while not attributable to AWPOW, would remove a physical and visual barrier. Removal of the viaduct will expose the buildings along the east side of the structure, which will become dominant in near-ground views from the waterfront toward downtown Seattle. Views from protected Seattle view corridors after the viaduct is gone will be unobstructed and will extend from the waterfront to the horizon.

Although some elements in AWPOW and the projects checked in Table 15-1 could potentially be experienced as either a negative or positive impact, depending on the perspective of the observer, these projects would generally contribute to beneficial cumulative impacts on aesthetics in the study area. The projects in Table 15-1, except for the Union Street Gondola, would support the City's aesthetics and urban design goals for the waterfront and downtown areas. Completion of these projects would contribute to positive cumulative impacts (benefits) in the form of enhancement or protection of public views of scenic and historic resources; coherent landscaping that makes the waterfront area appear as an understandable and unified locale; welcoming and safe gathering and walking areas near important recreation and tourist attractions; and stronger visual connections between the downtown, Pike Place-Belltown, and Pioneer Square neighborhoods and the waterfront. The future actions and their impacts are part of a steady trend in improving and increasing pedestrian and bicyclist connections, enhancing urban streetscapes, and upgrading, maintaining, or refurbishing old or historic structures.

15.5.6 Mitigation Measures for Cumulative Impacts

AWPOW and the reasonably foreseeable actions that could have construction-related impacts on the visual environment would implement project-appropriate mitigation measures similar to those discussed in Section 16.4.1, such as reducing the amount of construction-related light and glare, adding attractive design elements to the public side of construction screening, and providing windows or other viewpoints into the active construction area.

Most of the reasonably foreseeable actions analyzed should, like AWPOW, have positive operational impacts on aesthetics. Proponents of reasonably foreseeable actions that could cause adverse operational cumulative impacts on aesthetics would likely mitigate those impacts by designing features to respect the historical and scenic context of the area while supporting the development of a coherent urban aesthetic character.

15.6 Noise

15.6.1 Study Area and Time Frame

The study area for cumulative impacts on noise is the same as the study area described in Chapter 6. The past temporal boundary selected for the project was 1953, the year the Alaskan Way Viaduct opened. The future temporal boundary selected was the project design year of 2030.

15.6.2 Current Health and Historical Context

Although little information exists on historical noise levels in the study area, it is evident that noise levels have risen over time as a result of increasing traffic volumes and the growth of Seattle's downtown core. Currently, the study area is heavily urbanized, and traffic noise dominates the environment, with many areas near or above the NAC for residential uses. The land uses in the study area are primarily commercial and residential, including apartments, condominiums, hotels, and motels. Many visitors, residents, and commuters walk and cycle to destinations on the waterfront, along Alaskan Way, or west of Alaskan Way.

As described in Chapter 6, traffic noise will be substantially lower in some areas once the Alaskan Way Viaduct is removed as part of the AWVRP. The viaduct structure, which has influenced noise and development in the study area, is anticipated to be demolished in 2018 or 2019. However, traffic will continue to be the predominant noise source in the study area because of vehicles using the dense arterial street grid. Noise levels in the southern portion of the study area are not expected to change substantially after the viaduct is removed because of the high traffic volumes on surface streets in this area, which will increase after the viaduct closure.

15.6.3 Project-Related Construction and Operational Impacts

As described in Chapter 6, construction of the Preferred Alternative would result in noise impacts associated with construction work, with maximum noise levels of up to 88 dBA at the nearest residences during the most intense construction activities. These impacts would be temporary, and would vary in intensity and duration depending on the type of construction activity in progress.

During operation of the Preferred Alternative, traffic noise levels across the study area would range from 58 to 72 dBA Leq during peak hours. Compared to the No Action Alternative, noise levels would increase in some areas by up to 5 dBA, while other areas would decrease by up to 6 dBA. Overall, noise levels are predicted to be at or above the NAC at 1,211 units under the Preferred Alternative, compared to 1,136 under the No Action Alternative. Noise levels would remain similar in the southern and central sections of the Main Corridor, and would increase slightly near the connection of the new Elliott Way to Alaskan Way at Pine Street. The study area would continue to have noise levels consistent with those in a typical city environment.

15.6.4 Other Reasonably Foreseeable Actions That May Affect the Resource

The projects checked in the Noise column of Table 15-1 are those that may result in construction or operational impacts on noise in the study area. Construction of all the checked projects would result in temporary noise impacts in and near the construction area. In general, these impacts would be within the range of construction noise impacts discussed above for AWPOW, ranging up to 88 dBA at the nearest residences during periods of intense activity. However, a number of these projects may require the use of impact pile driving, which could result in noise levels in excess of 100 dBA at 50 feet. Without detailed information on design and geotechnical conditions, it is not possible to determine which projects may need to use impact pile driving as a construction technique. In addition, it is likely that some projects would need to conduct construction activities during nighttime hours.

Operation of the projects checked in Table 15-1 could result in noise impacts if those projects included noise-generating equipment, such as pumps and motors, or if they resulted in additional traffic. Streetcars, trains, and buses used for transit projects would generate engine or motor noise, but such noise would conform to applicable standards and is not expected to add substantially to ambient noise levels. Projects that would attract visitors to the study area, such as the Union Street Pier Replacement, the Seattle Aquarium expansion, and the Pier 62/63 replacement, have the potential to result in increased traffic. However, it is important to note that, in order for noise levels to increase by a perceptible amount (3 dBA or more), either traffic volumes would have to double or vehicle speeds increase by 10 mph. Based on these acoustical properties, it is unlikely that these reasonably foreseeable future projects would cause a noticeable change in the operational noise levels in the study area.

15.6.5 Potential Cumulative Impacts for Noise

As discussed in Section 15.2, several of the projects checked in Table 15-1 could be constructed concurrently with portions of AWPOW, and could therefore interact with AWPOW to result in cumulative construction noise impacts. The degree of potential cumulative noise impacts from concurrent construction is not possible to predict in the absence of detailed construction schedules for each project. However, overall construction noise levels can be expected to be slightly higher in areas where two or more projects are being constructed simultaneously within the same vicinity.

The overall noise levels in the study area would be up to 12 dB lower once the AWVRP and EBSP are completed. The noise level reductions resulting from removal of the Alaskan Way Viaduct are not attributable to AWPOW, but would form an important part of the future noise environment within which AWPOW would operate. The removal of the viaduct, restoration of the corridor, and reduced speeds would all combine to make the corridor more livable for residents.

Cumulative operational noise impacts could result from the operation of AWPOW and the projects checked in Table 15-1. AWPOW would increase noise levels slightly near the new Pine Street intersection with Alaskan Way and Elliott Way compared to the No Action Alternative. Because ambient noise levels in the study area are dominated by traffic noise, only those projects that would change traffic volumes or speeds would have the potential to result in cumulative impacts. Traffic volumes would have to double or vehicle speeds would have to increase by 10 mph for noise levels to increase by a perceptible amount (3 dBA or more). None of the projects checked in Table 15-1 is expected to result in a doubling of traffic or an increase of 10 mph in vehicle speeds, and all of these projects were included in the traffic noise analysis for both the No Action Alternative and the Preferred Alternative. Accordingly, cumulative operational traffic noise levels are expected to range from 58 to 72 dBA Leq across the study area during peak hours. These levels are consistent with those typically found in densely developed metropolitan areas.

15.6.6 Mitigation Measures for Cumulative Impacts

AWPOW and a number of reasonably foreseeable actions could result in construction noise impacts. The City and other project proponents could implement measures similar to those presented in Section 16.5.1 to minimize the effect of construction-related cumulative impacts. Construction activities would be required to comply with the Seattle Noise Ordinance. Any construction activities that cannot meet the Seattle Noise Ordinance, or that occur outside the allowable hours for construction, would be required to obtain and comply with any necessary noise variances.

Operational noise impacts resulting from AWPOW and other foreseeable projects would be required to mitigate noise impacts in accordance with the applicable noise regulations and ordinances for those projects. Operational measures evaluated for potential noise impacts resulting from AWPOW are presented in Section 16.5.2.

15.7 Hazardous Materials

15.7.1 Study Area and Time Frame

The cumulative impacts study area for hazardous materials is the same as described in Chapter 7, which extends ¼ mile from the project footprint. The topographic, geologic, and groundwater characteristics that informed the study area boundaries, as well as the area's historical industrial and business practices, provide a coherent and consistent context for the consideration of cumulative impacts. Analysts also took the number of hazardous materials sites in the vicinity into consideration when determining the study area boundaries. The temporal boundary extends from approximately 1900 (the peak of intensive development of the waterfront area and industrial activities) to 2030 (the project design year).

15.7.2 Current Health and Historical Context

Industrial use of the AWPOW study area began over 100 years ago, and has resulted in widespread contamination of the area with a variety of hazardous materials. Contamination likely peaked in the mid-20th century. However, current regulations, passed primarily in the 1970s and 1980s, require that when contaminated soil and groundwater are encountered during construction, the area must be cleaned up or otherwise mitigated to meet minimum standards that are designed to protect human health and the environment. Specific sites with high levels of contamination have also undergone cleanup activities to comply with state and federal regulations. These efforts have resulted in a 'checkerboard' of less contaminated areas where cleanup activities have taken place, but overall have proved to be an incremental benefit to the environment.

15.7.3 Project-Related Construction and Operational Impacts

The primary potential for hazardous materials-related construction impacts from AWPOW would result from the following activities:

- Property acquisition liability
- Building demolition and abatement
- Disruption of monitoring wells
- Encountering USTs
- Construction-related spills and releases
- Disturbance, removal, or exacerbation of contaminated soil and groundwater during construction

The primary potential operational impacts due to hazardous materials include:

- Hindering future cleanup activities or creating conduits of contamination through the presence of new underground utilities
- Encountering contaminants during roadway or utility maintenance
- Managing spills of hazardous materials due to vehicular accidents or maintenance activities

15.7.4 Other Reasonably Foreseeable Actions That May Affect the Resource

The projects checked in the Hazardous Materials column of Table 15-1 are those that may result in hazardous materials-related impacts in the study area. Hazardous materials-related impacts from these reasonably foreseeable actions can be grouped into two main categories:

- Disturbance, removal, and potential exacerbation of existing contaminated soil and groundwater during construction and operation
- Potential for spills or releases during construction or operation

As shown in Table 15-1 and Figure 15-1, a number of reasonably foreseeable actions are located within or immediately adjacent to the AWPOW footprint and are likely to contain similar types of subsurface contamination. These projects are in various stages of planning and design. It is expected that some excavation could occur as part of construction during each of these projects.

15.7.5 Potential Cumulative Impacts for Hazardous Materials

A review of the available information suggests that two of the projects checked in Table 15-1 appear to have construction components that could be in proximity to the two groundwater plumes previously identified within the project footprint (the Alaskan Way/Madison Street area and near the Enwave Seattle Plant; see Figure 7-2). These projects are the Central Waterfront Combined Sewer Overflow project and the Union Street Pier Replacement. This would result in an increased cumulative potential for spills and releases of hazardous materials in the project footprint during construction. However, all of these projects would be required to comply with hazardous materials laws and regulations. This makes it unlikely that construction of the projects would have a cumulative adverse impact on hazardous materials conditions.

Operation of AWPOW and the projects checked in Table 15-1 would likely involve some use and handling of hazardous materials, and would be required to comply with hazardous materials laws and regulations. Therefore, these projects would likely implement programs to manage hazardous materials handling, use, and disposal, such as spill response plans to address accidental releases. Over the long term, AWPOW and the other projects are likely to improve conditions due to the removal and disposal of some contaminated soils and groundwater. As a result, no adverse cumulative impacts to hazardous materials are expected from the operation of AWPOW and the projects checked in Table 15-1.

15.7.6 Mitigation Measures for Cumulative Impacts

AWPOW and a number of reasonably foreseeable actions may have some adverse impacts on hazardous materials and be adversely affected by hazardous materials during construction and operation.

Project proponents should mitigate construction-related cumulative impacts from hazardous materials, for example, by implementing measures such as those presented in Section 16.6.1. Such measures could include conducting due diligence before potentially contaminated property is acquired; surveying for and abating hazardous building materials before structures are demolished; appropriately addressing monitoring wells and USTs in the project footprint; and developing and implementing plans to protect worker health and safety, address contaminated materials discovered during construction, and prevent and control spills and stormwater contamination.

Project proponents should mitigate operational cumulative impacts from hazardous materials by implementing measures such as those presented in Section 16.6.2. Such measures could include training and informing maintenance personnel regarding hazardous materials and hazardous materials-related conditions that would exist or could be encountered during maintenance work. These measures could also include developing protocols for maintenance work regarding spill response and agency notification.

15.8 Public Services and Utilities

15.8.1 Study Area and Time Frame

The study area for cumulative impacts on public services and utilities is the same as the study area for the construction and operational impacts analysis described in Chapter 8. The past temporal boundary for the evaluation is 1936, the year the seawall was completed. The seawall allowed Alaskan Way to be constructed, increasing the need for public services in the area as the waterfront developed, and allowing utilities to be placed in the Alaskan Way right of way. The future temporal boundary is the project design year of 2030.

15.8.2 Current Health and Historical Context

Public Services

Because of AWPOW's proximity to Seattle's central business district, the Port of Seattle, waterfront businesses, and the sports stadiums, there is full coverage of public services and fast response from emergency services. Public service facilities and equipment are readily available and in good condition to serve the study area.

Utilities

Utility systems in the study area were originally installed after the seawall was completed in the 1930s, but have been maintained and replaced over the years and are therefore of varying ages. Construction of the Alaskan Way Viaduct, which opened in 1953, has influenced the location of the utilities and access routes for public services along the waterfront over the past 60 years. The condition of utilities within the area is generally good. Many utilities, including water, electrical power, natural gas, steam, and telecommunications, have been or will be relocated and upgraded in conjunction with construction of the AWVRP and EBSP, improving service and reliability.

15.8.3 Project-Related Construction and Operational Impacts

Public Services

Project construction is likely to increase response times for fire, police, and emergency response services, and could intermittently impede access for all service providers during this period. During project operation, service providers would have to travel slightly longer distances to provide service to businesses along the west side of Alaskan Way, although this is not expected to reduce the overall quality of service.

Utilities

A number of utilities would be replaced or relocated during construction, resulting in the potential for intermittent service outages. During project operation, utility service would be similar to or better than under the No Action Alternative, although relocated utilities may have different or more complex access requirements.

15.8.4 Other Reasonably Foreseeable Actions That May Affect the Resource

The projects checked in the Public Services and Utilities column of Table 15-1 are those that may result in construction or operational impacts on these resources in the study area. Chapter 8 of the Draft EIS Appendix G, Public Services and Utilities Discipline Report, provides more information on the impacts of each checked project.

During their construction, all of the projects checked in Table 15-1 would result in the disturbance of utilities, added congestion, or both within the study area. These impacts would be localized in and near the active construction area. With the possible exception of Phase 2 of the EBSP, they are not expected to cause major disruptions in the provision of public services and utilities.

Operation of the projects checked in Table 15-1 would either not affect public services and utilities or provide some degree of long-term benefit. In particular, the Central Waterfront Combined Sewer Overflow Project would reduce the frequency of overflows into Elliott Bay, resulting in overall long-term improvement to water quality. The Seattle Multimodal Terminal at Colman Dock Project would have a beneficial impact on public services by improving pedestrian and vehicle passenger safety, connections to public transit, accessibility for the physically disabled, and environmental conditions in the shoreline area (WSDOT 2013). Projects such as the Seattle Aquarium expansion and private development projects in downtown Seattle and Belltown could increase the demand for public services and utilities by attracting more residents and visitors to the study area, but these demands are expected to be within the existing service capacity of the providers. All new development would comply with existing utility codes.

15.8.5 Potential Cumulative Impacts for Public Services and Utilities

Public Services

During construction, AWPOW would contribute slightly to cumulative increased demands on public service providers. Collectively, the number of major projects planned sequentially or simultaneously for construction in the study area could increase the demand for fire, police, and emergency services during construction of the projects. The potential exists for emergency response times to increase if additional staffing is not provided. Non-emergency service providers would likely find access further complicated by the presence of multiple construction sites within their service areas.

Operation of AWPOW and the other reasonably foreseeable actions would likely contribute to an overall increase in demand for public services as more people live in, work in, and visit the study area. However, these increases are expected to be within the capacity of the service providers to address, and response times would be facilitated by improvements to the transportation system. Therefore, no operational cumulative impacts on public services are anticipated.

Utilities

The construction of AWPOW, in combination with other major projects in the study area with potentially overlapping construction dates (as listed in Section 15.2), has the potential to result in cumulative impacts on utility service. Although the relocation and construction of utilities are being coordinated carefully among the respective utilities so as not to relocate any utility twice, disturbance by simultaneous or successive projects is likely to result in increased disruptions of service during the construction period.

During project operation, AWPOW is expected to contribute to a minor beneficial cumulative impact. Access to utilities for maintenance could be more restricted in some cases. However, many of the reasonably foreseeable actions evaluated would result in some degree of upgrade to the adjacent portions of the utility system. The installation of new pipes or lines would be an upgrade to the current infrastructure and would improve service reliability for utilities such as sewer system, electrical power, and natural gas. In addition, all new development would meet current codes, which are more stringent than the older codes to which many study area utilities were constructed. These improvements would collectively enhance the reliability of utility service and (in the case of sewer system improvements) the water quality of Elliott Bay.

15.8.6 Mitigation Measures for Cumulative Impacts

During construction of AWPOW and the reasonably foreseeable actions that may affect public services or utilities, the City and other proponents should work closely with utility providers to coordinate project design and construction activities. Coordinating construction activities would help to minimize disruptions and the potential for lengthy or multiple impacts. The City and other proponents should implement measures similar to those presented in Section 16.7.1 such as:

- Notifying public service and utility providers of detours and other construction activities likely to affect service provision

- Addressing the potential heightened demand for public services and utilities as a result of concurrent construction of projects

Because AWPOW operation would not adversely affect public services or utilities, no mitigation measures for cumulative operational impacts are suggested.

15.9 Historic Resources

15.9.1 Study Area and Time Frame

The study area for cumulative impacts on historic resources is defined generally as the area west of Second Avenue from S. King Street north to Broad Street. The time frame for the cumulative impacts assessment is the period from approximately 1900 (when most of the existing central waterfront piers were built) until 2030, the project design year.

15.9.2 Current Health and Historical Context

Historic resources are generally properties that are more than 50 years old, which have retained their integrity and have historical significance. Over time, some of these resources have been lost through fire, earthquake, or other disaster; due to demolition for redevelopment; or because of neglect and lack of maintenance. A number of historically significant buildings in the study area were razed before preservation laws were put in place. The current condition is that legislation over the past 50 years has significantly decreased the loss of historic resources, particularly reducing losses due to redevelopment.

The National Historic Preservation Act of 1966 requires reviews of the historical significance of properties affected by federal projects. The Seattle Landmarks Preservation Ordinance of 1973 and subsequent national, state, and local laws and programs provide a variety of controls and incentives for preservation. In addition, Seattle's SEPA rules require that most buildings over 50 years old be reviewed for landmark eligibility before they can be razed or significantly altered.

Currently, as a result of these laws and regulations, most of the significant buildings within the cumulative impacts study area are now protected through the two historic districts or as individual designated landmarks. Each year, as more buildings meet the 50-year age threshold for historical significance, reviews will result in more buildings being designated as historic resources. Counteracting this preservation trend, however, is the increased pressure for redevelopment of older buildings within the cumulative impacts study area as property values increase.

15.9.3 Project-Related Construction and Operational Impacts

The analysis in Chapter 9 shows that AWPOW would have the following impacts on historic resources:

- Construction impacts would consist of short-term changes to the access or setting of historic properties and can be avoided or minimized by using BMPs and providing adequate access and parking so that businesses can operate successfully during construction.
- The most likely operational impact is alteration of the historic setting of Piers 54 through 59 due to construction of the Promenade. The Overlook Walk may, to a lesser extent, alter the historic character, setting, and usage of the Pike Place Market.

15.9.4 Other Reasonably Foreseeable Actions that May Affect the Resource

The projects checked in the Historic Resources column of Table 15-1 have the potential to impact historic resources. Chapter 8 of Draft EIS Appendix H, Historic Resources Discipline Report, provides information on the impacts of each project.

Construction of the checked projects is likely to have localized, temporary impacts on nearby historic properties. These impacts would be similar to those described above for AWPOW and would consist of short-term changes to access or historic setting.

Operation of several of the reasonably foreseeable actions would involve changes in the streetscape, primarily in Pioneer Square, or could lead to increased traffic in the vicinity of that area. It is unlikely that these actions would directly impact historic buildings. Compliance with federal and state regulations, local review, and approval processes would minimize operational impacts. The impacts of reasonably foreseeable future actions that require federal permits would be subject to review under Section 106 of the National Historic Preservation Act, which would minimize and mitigate impacts for those projects. Projects that are within the Pioneer Square Preservation District would have to be approved by the Pioneer Square Preservation Board. Projects with the potential to affect Seattle Landmarks would undergo City adjacency review and design review to ensure compatibility with the landmarked resources.

15.9.5 Potential Cumulative Impacts to Historic Resources

Projects that may be under construction concurrently with AWPOW are noted in Section 15.2. Of those, the projects that could affect historic resources are the Seattle Multimodal Terminal at Colman Dock Project, the Union Street Pier Replacement, Seattle Aquarium expansion, and the Center City Connector Streetcar Project. If these projects and AWPOW are under construction at the same time, they may result in temporary cumulative impacts on the access and setting of historic properties.

During operation, the impacts of AWPOW, in combination with the impacts of other concurrent and reasonably foreseeable actions or projects in the study area, are not expected to significantly affect the status or condition of historic resources. Some minor changes may take place, but they are not anticipated to significantly alter the character or use of historic resources. As noted in Section 15.9.4, existing regulations and processes require detailed review of potential project impacts on historic resources so that impacts can be avoided or minimized.

15.9.6 Mitigation Measures for Cumulative Impacts

Mitigation measures for potential cumulative impacts on historic resources would be similar to those discussed in Sections 16.8.1 and 16.8.2.To avoid and minimize cumulative impacts on historic resources, the City and other proponents of reasonably foreseeable actions would obtain Certificates of Approval, and undergo Landmarks Adjacency Reviews, as appropriate. In addition, projects may require DAHP review during project planning. The historic and physical integrity and the economic viability of historic structures, properties, and districts would be protected through temporary construction-related measures as well as permanent operations-related avoidance, minimization, and mitigation measures. Any damage that occurs to historic buildings as a result of project construction would be repaired by that project in accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation (36 CFR 67).

15.10 Archaeological Resources

15.10.1 Study Area and Time Frame

The cumulative impacts study area for archaeological resources is the portion of the waterfront bordered by S. King Street to the south, Second Avenue to the east, and Broad Street to the north. The time frame ranges from the mid-20th century (when archaeological sites in this area began to be recorded) to 2030, the AWPOW design year.

15.10.2 Current Health and Historical Context

Pre-contact era archaeological sites are finite in number and have become fewer over time. Prior to the passage of modern environmental regulations beginning in the 1960s and 70s, sites and artifacts encountered in excavations during development were not protected and were often discarded, destroyed, or stolen. Mitigating the impacts of modern-day development projects on those archaeological sites ameliorates their loss, but still results in a net reduction of that finite number of sites, if not the information they contain.

Most losses of pre-contact sites in the study area occurred long ago, during the period when Seattle's downtown was being developed. In recent decades, the unmitigated destruction of archaeological sites has been slowed by the implementation of local, state, and federal laws designed to protect these resources. These same laws aid in the detection of archaeological resources, allowing recovery to occur from pre-contact sites and contributing to the increase in archaeological knowledge. It is impossible to know if, or how many, archaeological sites might have been destroyed prior to the advent of professional archaeological site records. Seattle may well have contained and may yet contain many more archaeological sites, but cumulative effects can only be measured on the basis of known quantities. When detected by permitted projects, archaeological sites are mitigated or avoided, resulting in no net loss. It may be argued that the number of known resources actually increases with permitted projects because current law requires the recordation of previously unknown archaeological sites detected only through project studies.

15.10.3 Project-Related Construction and Operational Impacts

Two archaeological sites, Ballast Island and a buried concrete wall, are below the surface of the AWPOW footprint. AWPOW is expected to avoid impacts to these sites. No other known archaeological sites would be impacted by construction or operation of AWPOW. The potential remains for construction to encounter previously undetected historic-era or pre-contact sites.

15.10.4 Other Reasonably Foreseeable Actions that May Affect the Resource

The projects checked in the Archaeological Resources column of Table 15-1 have the potential to impact archaeological resources in the study area. Because downtown Seattle has a complex geological profile and an equally complex history of human occupation, subsurface archaeological resources could be present throughout the study area. In general, identified archaeological resources encountered during development are recorded and removed during construction. Therefore, impacts in the study area are most likely to occur at previously undiscovered sites. The projects checked in Table 15-1 are considered to have the potential to affect archaeological resources because they are likely to involve excavation or other ground-disturbing activity during construction, and could therefore encounter or harm archaeological resources. While the extent of any such impacts is not possible to estimate, regulations would require that all impacts of these projects be mitigated so as to result in no net loss of archaeological sites. Operation of these projects is not anticipated to result in cumulative impacts.

15.10.5 Potential Cumulative Impacts to Archaeological Resources

AWPOW is expected to avoid the two sites that intersect the project footprint, Ballast Island and the buried concrete wall; however, if avoidance is not possible, disturbance of a site would contribute to a cumulative impact.

Although the impacts of the other projects in the cumulative impacts study area are not yet known, the potential for the presence of archaeological resources in the study area makes it possible that one or more of these projects could encounter undiscovered archaeological resources during its construction. Any sites or artifacts that were encountered would be appropriately recorded before being either avoided or mitigated in accordance with applicable laws and regulations. However, recordation and removal of archaeological sites would result in a further reduction in the finite number of such sites within the study area.

15.10.6 Mitigation Measures for Cumulative Impacts

During construction of AWPOW and the reasonably foreseeable actions that may affect archaeological resources, the City and other proponents would comply with applicable local, state, and national archaeological regulations and policies, as described in Section 16.9.1. During operation, AWPOW would not adversely affect archaeological resources. Therefore, no mitigation measures for cumulative operational impacts are suggested.

15.11 Water Quality

15.11.1 Study Area and Time Frame

The cumulative impacts study area for water quality is the same as the study area used to evaluate construction and operational impacts in Chapter 11. The time frame for the cumulative evaluation begins in the 1850s when Seattle was settled and urban development began. The evaluation time frame extends into the future to the project design year of 2030.

15.11.2 Current Health and Historical Context

Prior to the first settlement of Seattle, the landscape within the study area and rainfall runoff patterns were governed by the native forest cover. Stormwater pollution sources were minimal and Elliott Bay water quality was likely very high. During the early settlement of Seattle, logging, lumber milling, coal mining, fishing, shipbuilding, and other local industries are likely to have affected water quality in Elliott Bay. Ongoing logging, population growth, increased industrial activities, and other changes to the landscape have resulted in a complete loss of native land cover (vegetation) within the study area, increased stormwater runoff, and higher pollutant loads. Over time, discharges of municipal sewage, untreated stormwater runoff, industrial wastes, and pesticides and fertilizers used on landscaped areas have entered the bay's waters. Within the study area, Elliott Bay has been identified on Ecology's 303(d) water quality list for exceeding criteria for fecal coliform bacteria and several types of toxins (Ecology 2012).

15.11.3 Project-Related Construction and Operational Impacts

Project construction activities such as earthwork, trench work, stockpiling, material transport, concrete work and paving, storm drain utility work, use of construction machinery, and dewatering have the potential to impact water quality in Elliott Bay. Entrained pollutants can increase turbidity, change pH, and reduce available oxygen in the water. These impacts would be temporary and would vary in intensity and duration depending on the type of construction occurring.

Operational impacts are expected to be beneficial because the project would divert stormwater runoff from the combined sewer system to the separated storm drain system. In addition, the project would reduce the overall amount of pollutants in stormwater runoff by converting much of the existing PGIS to NPGIS in the footprint.

15.11.4 Other Reasonably Foreseeable Actions That May Affect the Resource

The projects checked in the Water Quality column of Table 15-1 are those that could contribute to the cumulative impacts on water quality in the study area. The following discussion summarizes the potential impacts of these projects. Chapter 8 of the Draft EIS Appendix J, Water Quality Discipline Report, provides more information on the impacts of each checked project.

Construction of the reasonably foreseeable projects would have the potential to increase pollutant loadings into Elliott Bay. These potential cumulative impacts would be similar across all projects. Pollutants could be contained in stormwater runoff, in process water generated during concrete placement, or in groundwater removed during construction dewatering. All projects would be required to follow state and City requirements for water quality protection, including (as applicable) preparation of a construction stormwater and erosion control plan and a construction stormwater pollution prevention plan. Complying with these requirements would minimize the potential for pollutants to enter Elliott Bay; however, collectively the projects may result in a small increase in pollutant discharge.

The operation of all the checked projects in Table 15-1 would include stormwater management and treatment facilities that would comply with applicable state and City requirements. As a result, they are expected to collectively improve water quality in Elliott Bay. A subset of the projects checked in

Table 15-1 also have the potential to affect stormwater runoff draining to the combined sewer system, or to change the area of PGIS contributing runoff to the separated storm drain system. Projects that may include changes to PGIS are:

- Terminal 46 Dock Rehabilitation, Crane Rail Extension, and Paving
- Seattle Multimodal Terminal at Colman Dock Project
- Battery Street Portal Park
- Alaskan Way Promenade, Phase 2

Projects that may include changes to the runoff volumes draining to the combined sewer system are:

- Alaskan Way Promenade, Phase 2
- Central Waterfront Combined Sewer Overflow Project

15.11.5 Potential Cumulative Impacts to Water Quality

AWPOW would be constructed from approximately 2019 through mid-2022, which would coincide with several other major construction projects in the study area. These projects are noted in Section 15.2. Construction of some or all of these projects at the same time could increase the overall potential for pollutants from construction areas to be carried into Elliott Bay. However, these impacts would be temporary, and would be minimized by the implementation of construction BMPs in compliance with state and City regulations.

The operation of AWPOW and all the projects checked in Table 15-1 would comply with state and City stormwater management and treatment requirements. Although the design for most of the projects in Table 15-1 has not yet been established, complying with the regulations would result in the addition of stormwater treatment facilities to currently untreated areas and, in some cases, reductions in PGIS or in stormwater discharges to the combined sewer system. All of these changes are expected to result in incremental reductions over time to pollutant loads in Elliott Bay.

15.11.6 Mitigation Measures for Cumulative Impacts

Mitigation measures for potential construction-related cumulative impacts on water quality would be similar to those discussed in Section 16.10.1. During construction of AWPOW and the reasonably foreseeable actions that may affect water quality, the City and other proponents would be required to prepare and implement plans pursuant to the Seattle Stormwater Code, the Seattle Stormwater Manual, and the NPDES Construction Stormwater General Permit, as applicable. The plans would describe BMPs to prevent pollution, control stormwater flows, and protect Elliott Bay during construction. Because AWPOW operation would not adversely affect water quality, no mitigation measures for cumulative operational impacts are suggested.

15.12 Vegetation and Wildlife

15.12.1 Study Area and Time Frame

The study area for cumulative impacts on vegetation and wildlife is the same as the study area described in Chapter 12, which extends 500 feet beyond the project footprint. The time frame for the evaluation is approximately 1850, when Euro-American settlement began in the Seattle area, until 2030, the project design year.

15.12.2 Current Health and Historical Context

There have been dramatic changes in vegetation and wildlife in the study area since the 1850s, with an almost complete loss of native habitat and wildlife species due to the development of Seattle. The current waterfront is located on what was once tidelands, dominated by marine and intertidal vegetation (e.g., eelgrass) and wildlife (e.g., salmon, clams, and waterfowl). Farther inland, the area was

dominated by upland vegetation, likely forested, with associated wildlife. This area was developed, leveled, and filled over many years, with the seawall being completed in 1936 (SDOT 2012). Euro-American settlement also brought vegetation and wildlife that would become invasive. By the early to mid-1900s, the study area had been completely transformed and most native vegetation and wildlife extirpated. Although development has continued since then, the majority of impacts had already occurred by this time.

The study area has heavily urbanized habitats such as streets, parking lots, commercial and industrial properties, high-density residential buildings, and railroad rights of way. Existing vegetation in 2017 will include street trees and other native and non-native vegetation installed in the right of way as part of the AWVRP and EBSP, as well as invasive species in some areas. Wildlife consists of species well adapted to or benefiting from the urban environment.

15.12.3 Project-Related Construction and Operational Impacts

Construction of AWPOW may result in temporary impacts on vegetation and wildlife. Vegetation would be removed to accommodate construction activities, and wildlife may be displaced due to loss of habitat or noise. However, given the urban nature of the study area, construction impacts on vegetation and wildlife would be minimal.

The primary operational impacts of the project on vegetation and wildlife would be an increase in the availability of habitat for both native and non-native species. The greater variety of plant species and structures is expected to increase the capacity of the area to support wildlife populations. Overall, this change is expected to be positive. Although increased wildlife populations in the study area could lead to a higher potential for contact between animals and humans, this is not expected to result in significant adverse impacts on wildlife in the study area.

15.12.4 Other Reasonably Foreseeable Actions that May Affect the Resource

The projects checked in the Vegetation and Wildlife column of Table 15-1 are those that may result in construction or operational impacts on vegetation and wildlife in the study area. Because all of these projects are located in a dense urban environment, their impacts are expected to be similar. During construction, the projects would result in noise that could disturb wildlife in the construction area, potentially causing them to relocate to other areas during construction. Construction activities could also remove a limited amount of vegetation, primarily street trees and planted or potted shrubs. In addition to these impacts on land-based species, projects that involved in-water work could create noise and stir up sediment, affecting aquatic habitat. Following construction, plantings and habitat are likely to be restored or enhanced; therefore, operational impacts are expected to be generally beneficial.

15.12.5 Potential Cumulative Impacts to Vegetation and Wildlife

Construction of AWPOW and the reasonably foreseeable future projects would result in temporary impacts on vegetation and wildlife. Vegetation would be removed to accommodate construction activities, and wildlife may be displaced due to loss of habitat or noise. However, these impacts would be temporary and, given the urban nature of the study area, minimal. Most of the impacts of these projects would be limited to the construction period, and areas where vegetation is removed would be revegetated with appropriate species.

Operation of AWPOW and the reasonably foreseeable future projects could contribute to a minor beneficial cumulative impact on vegetation and wildlife in the study area. These reasonably foreseeable projects, although still in development, are assumed to include planting plans that would increase vegetation types suitable for use as habitat. Combined with the vegetation added by AWPOW, this would increase the amount of habitat in the study area that is suitable for native wildlife. However, these positive impacts would be small, because the study area would remain urbanized and dominated by paved surfaces. Increased wildlife populations may lead to a slight increase in contact between

animals and humans, but this increase is expected to be minor. Where these projects have operational impacts, such as increased overwater coverage, resource agencies would require compensatory mitigation. As a result, the implementation of these other projects is not expected to result in changes to the long-term trends affecting the existing urbanized environment of the study area.

15.12.6 Mitigation Measures for Cumulative Impacts

AWPOW is unlikely to adversely affect vegetation and wildlife. As a result, no mitigation measures are suggested.

15.13 Energy Resources

15.13.1 Study Area and Time Frame

The cumulative impacts study area for energy resources is the greater Seattle area. The time frame for the evaluation begins in 1910, when SCL was established, and extends to 2030, the project design year.

15.13.2 Current Health and Historical Context

Original providers of energy to the study area were SCL and Enwave Seattle. The energy supplied by these providers facilitated commercial and industrial development in the area and supplied a growing demand for energy as the city expanded. Although hydropower has always been an important source of energy in the area, many early electrical generating facilities were powered by fossil fuels such as oil and coal. With the advent of the personal automobile, fossil fuel consumption increased, and public infrastructure such as highways became more extensive and robust.

Today's demand for energy in the study area is largely influenced by transportation needs that are met by fossil fuels. Beginning in the 1970s, fuel efficiency standards and policies, as well as growth management strategies such as VISION 2040 and Transportation 2040, have contributed to general reductions in energy consumption trends. Because Washington uses hydropower for much of its electricity supply, the electricity sector in the study area contributes a lower percentage of GHG emissions than the national average. However, the transportation sector contributes more than the national average to GHG emissions in both the state and Seattle itself.

GHG emissions have declined in Seattle in recent years, primarily as a result of increased energy efficiency. Between 1990 and 2012, Seattle's population grew roughly 23 percent, but total emissions (after accounting for offsets) dropped by 4 percent. The combination of population growth and emissions reductions means that on a per-person basis, emissions declined by 22 percent between 1990 and 2012 and by 6 percent between 2008 and 2012. Emissions from road transportation increased by 9 percent between 1990 and 2012, primarily due to Seattle's increasing population and economic activity and the associated increase in overall vehicle travel. However vehicle emissions per person declined by 11 percent, as residents drove cleaner cars fewer miles (Seattle Office of Sustainability and Environment 2014).

15.13.3 Project-Related Construction and Operational Impacts

Energy would be consumed during construction to manufacture materials, transport materials, and operate construction equipment. Based on project cost and typical energy consumption factors, the energy expected to be consumed during the construction of AWPOW is approximately 5 million MBtu. Project construction would contribute to GHG emissions through the burning of fossil fuels to operate construction machinery and transport workers. In addition to the construction activities, GHG emissions would occur in the production of concrete and steel for the project. GHG emissions for AWPOW are expected to be proportional to overall energy use. The amount of energy used for AWPOW, and hence the total GHG emissions, would be a small fraction of overall energy consumption in Seattle, and is not expected to contribute significantly to overall GHG emissions or to hinder compliance with City or state GHG reduction targets.

During project operation, the Preferred Alternative would have similar traffic volumes to the No Action Alternative, but it would reduce congestion and result in more efficient operation of the study area transportation system. The number of intersections on Alaskan Way operating at LOS F would decrease from three to two, and traffic speeds would improve. As a result, vehicles are expected to operate more efficiently, and overall energy consumption is expected to decline slightly compared to the No Action Alternative. Because AWPOW would improve traffic operations and travel times and reduce vehicle miles traveled in the study area, the Preferred Alternative is expected to result in a slight reduction in GHG emissions compared to the No Action Alternative.

15.13.4 Other Reasonably Foreseeable Actions that May Affect the Resource

The projects checked in the Energy column of Table 15-1 are those that may result in construction or operational impacts on energy in the study area. Construction of all the checked projects would consume energy, primarily fossil fuels, and would also result in GHG emissions as a result of fossil fuel combustion. In general, the level of energy use and GHG emissions would be proportional to the project size. Large regional transportation projects, such as the SR 520, I-5 to Medina Bridge Replacement and HOV Project and the Link light rail extensions, would have the largest impacts. However, all of these impacts would be temporary and are not expected to create demand that would exceed the available energy supply. Although their carbon emissions could be substantial, they are not expected to affect compliance with state and City GHG reduction targets.

During operation, all of the checked projects in Table 15-1 would result in some level of energy consumption. Development projects, such as new residential and office buildings and expanded public facilities like the Seattle Aquarium, would result in increased demand for energy for heating, cooling, and lighting. Transportation projects, such as the SR 520, I-5 to Medina Bridge Replacement and HOV Project, the Link light rail extensions, and the City's streetcar and rapid bus projects, would result in energy consumption by vehicles. In all cases, current requirements for energy efficiency in building codes and vehicle design mean that these new facilities would consume less and emit fewer GHGs than under less stringent historical standards. In addition, projects that enhance transit or moderate traffic demand through tolling will result in more people traveling in fewer vehicles, reducing energy use and GHG emissions. Nevertheless, the growth that is served by these projects is likely to require increased use of energy and associated emissions of GHGs.

15.13.5 Potential Cumulative Impacts to Energy Resources

Construction of AWPOW and the projects checked in Table 15-1 would create additional demand for energy and result in additional emissions of GHGs, resulting in a slight cumulative impact compared to No Action. During project operations, AWPOW would slightly reduce energy use and GHG emissions compared to No Action, and therefore would not contribute to the potential incremental increase in energy demand and GHG emissions created by the reasonably foreseeable actions shown in Table 15-1.

15.13.6 Mitigation Measures for Cumulative Impacts

AWPOW and the proponents of the projects checked in Table 15-1, would contribute to improved energy efficiency during construction by implementing measures similar to those described in Section 16.12.1. These could include:

- Limiting idling of equipment
- Encouraging carpooling of construction workers
- Locating staging areas near work sites

15.14 Air Quality

15.14.1 Study Area and Time Frame

The study area for air quality is the area within 1,000 feet of the project footprint. The time frame for the evaluation begins in 1953, when the Alaskan Way Viaduct was constructed, and extends through 2030, the project design year.

15.14.2 Current Health and Historical Context

Although widespread air quality monitoring was not established until after passage of the Clean Air Act in 1970, emissions of criteria pollutants in the study area before that time likely followed a similar trajectory to the area's development as a commercial and industrial area. Before the Clean Air Act's requirements for emission controls and fuel efficiency, industrial activities were major contributors of particulate matter, VOCs, NOx, and CO. Vehicle emissions included all of these pollutants as well as lead, but were a particularly high source of CO. Emissions from these sources probably peaked in the late 1960s, before the waterfront had begun its transition to tourist-oriented uses and after the Alaskan Way Viaduct and I-5 were in full operation. Industrial development in the Duwamish industrial corridor starting in the 1950s also added to air pollution in the area.

After passage of the Clean Air Act, the study area was classified as non-attainment for CO and particulate matter. This resulted in a variety of actions to improve air quality. These actions, along with a general tightening of emissions standards and permitting requirements for air pollution sources, gradually reduced levels of pollution in the study area. The Puget Sound region is currently in attainment or unclassified for all criteria pollutants except for CO; EPA designated the region as being in maintenance status for CO in 1996. The AWPOW footprint is also just north of the Seattle Duwamish maintenance area for PM_{10}. Within the study area, transportation is the primary source of both pollutants. Emission projections and ongoing monitoring throughout the Puget Sound region over the past decade indicate that the ambient air pollution concentrations for CO have been decreasing. The decline of CO is due primarily to improvements made to emission controls on motor vehicles and the retirement of older, higher-polluting vehicles. Attainment status is not expected to change by 2017, when AWPOW is planned to begin construction.

15.14.3 Project-Related Construction and Operational Impacts

During construction of AWPOW, soil-disturbing activities, operations of heavy-duty equipment, commuting workers, and the placement of concrete and asphalt may generate emissions that would temporarily affect air quality. Fugitive dust would be generated during excavation, grading, loading and unloading activities, and demolition of structures and equipment; also, increased engine exhaust emissions would result from traffic congestion and the use of construction vehicles and equipment. These impacts would be localized and temporary.

Air emissions during project operation would result from traffic on the Main Corridor. Because AWPOW's improvements would reduce congestion compared to the No Action Alternative, these emissions are not expected to increase but may decrease slightly. Emissions of air toxics would decrease proportionally to emissions of CO and other criteria pollutants.

15.14.4 Other Reasonably Foreseeable Actions that May Affect the Resource

The projects checked in the Air Quality column of Table 15-1 are those that may result in construction or operational impacts on air quality in the study area. Construction of all the checked projects would result in air pollutant emissions as a result of construction disturbance and fossil fuel combustion. In general, the level of emissions would be proportional to the project size. All of these impacts would be temporary and are not expected to affect the study area's attainment status for CO or particulate matter.

During operation, the checked transportation projects in Table 15-1 would result in some level of air quality emissions. Roadway projects, such as the SR 520, I-5 to Medina Project, and bus transit projects such as the Madison Corridor Bus Rapid Transit Project, would result in vehicle emissions of CO. Streetcar and light rail projects in the study area, although operating under electrical power, would likely consume some power generated by fossil fuels whose combustion would cause air emissions. However, because these projects would improve the efficiency of the transportation system and provide alternatives to single-occupant vehicles, their implementation is expected to contribute to long-term reductions in air pollutant emissions over time.

15.14.5 Potential Cumulative Impacts to Air Quality

During construction, AWPOW and the projects being constructed concurrently (listed in Section 15.2) would have a slight adverse cumulative impact on air quality in the study area. This would be due to dust generated by construction activities and emissions resulting from traffic congestion and the operation of construction vehicles and equipment. During project operation, the cumulative impact of AWPOW and the projects checked in Table 15-1 is expected to be positive, with overall air pollutant emissions showing a slight decline through enhanced efficiency of the transportation system in the study area.

15.14.6 Mitigation Measures for Cumulative Impacts

Mitigation measures for potential construction-related cumulative impacts on air quality would be similar to those discussed in Section 16.13.1. For temporary impacts during construction, state law requires that construction site owners and operators take reasonable precautions to prevent fugitive dust from becoming airborne. Fugitive dust may become airborne during demolition, material transport, grading, driving of vehicles and machinery on and off the site, and wind events. Implementing these measures for AWPOW and all reasonably foreseeable actions would reduce the level of impact. Because cumulative impacts during project operation would be positive, no mitigation is required.

16 Construction and Operational Avoidance, Minimization, and Mitigation Measures

This chapter describes the measures proposed to avoid, minimize, and mitigate impact of the AWPOW projects. Measures for construction and operation are discussed under each discipline.

16.1 Transportation

16.1.1 Construction Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

The City would develop a Traffic Control Plan to reduce impacts on traffic operations and to protect and control motor vehicle, pedestrian, and bicycle traffic during all phases of construction. The plan would be developed in accordance with City construction specifications and would be updated as appropriate for each construction phase. The plan would outline specific impact-reducing measures, including the following:

- Clearly marked detours for motor vehicles, developed in coordination with other agencies and adjacent construction projects, to provide alternative routes for access to the waterfront and to avoid active construction areas.
- Accommodations for vehicles that require loading zone access to properties for services such as business deliveries, taxi and bus service, and garbage pickup.
- Use of flaggers, uniformed police officers, barricades, signing, or other traffic control devices.
- Designated construction haul routes to minimize impacts of construction traffic on other roadways.
- Accommodations for oversized freight vehicles to travel through construction zones, if necessary, during road closures.
- Clearly marked pedestrian and bicycle access routes as well as proposed locations of detour signage and other wayfinding elements; accessible routes to be within a reasonable distance of temporarily closed trails, bridges, and other pathways.
- Transit stop closures, alternative transit stop locations, and interim transit routes developed and publicized in coordination with King County Metro.
- Arrangements for access, including passenger drop-off and pick-up (including ADA-accessible locations), and deliveries to Colman Dock, King County Water Taxi, Victoria Clipper, Argosy Cruises, and the Bell Street Cruise Terminal. The distance between ADA-accessible drop-off/pick-up locations and ferry facilities would be minimized to the extent feasible.
- Arrangements for emergency access to and travel through construction areas to minimize impacts on emergency response times, developed in coordination with emergency response providers.

The City would maintain access to private property to the maximum extent feasible, and would notify property owners in advance of activities that might temporarily limit access. In addition, the City would coordinate with businesses affected by construction to provide wayfinding information for customers and support other outreach activities to minimize the potential adverse impacts of construction.

Because freight often travels during off-peak periods, the City will coordinate with freight interests, the Port, and the contractor to minimize the impact of midday closures as part of the Traffic Control Plan. The City would monitor traffic as part of the Traffic Control Plan and could make changes as feasible.

Because AWPOW construction would not impact rail services, no mitigation measures would be necessary with respect to those services.

16.1.2 Operational Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

This section describes the potential mitigation measures that were considered for transportation impacts resulting from operation of the Preferred Alternative. Because the analysis did not identify any adverse impacts for freight, pedestrian facilities, bicycle facilities, public transportation, water transportation, rail, or emergency services, mitigation measures were considered only for traffic operations.

The new Alaskan Way was designed to balance the demands for all modes of travel (passenger vehicles, freight, pedestrians, bicyclists, and transit) while minimizing impacts on each mode to the highest extent possible. Operations at most intersections would remain at acceptable levels under the Preferred Alternative, even with higher volumes of traffic. Intersections that would operate at LOS F under the Preferred Alternative would only experience these levels of congestion during the peak periods of the day; vehicles traveling during off-peak hours would experience less congestion. Additional lanes to improve LOS at these intersections were considered, but would have caused additional impacts on pedestrian, bicycle, and transit facilities by eliminating these resources, reducing them to an unacceptable size, or increasing pedestrian crossing times and distances to unacceptable levels. Because the Main Corridor has been designed to achieve an optimum balance among different modes of travel, no other avoidance, minimization, or mitigation measures are proposed.

16.2 Parking

16.2.1 Construction Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

While AWPOW would reduce the overall parking supply in the project footprint, the City would maintain parking availability to the extent feasible during construction. Once construction and staging plans have been developed, the City would develop practices to manage parking during construction to ensure, to the extent feasible, that parking is convenient and accessible to waterfront businesses and their patrons. In addition, the City would continue enforcement of short-term parking limits and the use of e-Park, which provides real-time off-street parking availability information, to make the most efficient use possible of the supply of short-term parking within the project footprint.

16.2.2 Operational Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

AWPOW would eliminate 453 on-street parking spaces and 189 off-street parking spaces, resulting in a total project-related parking loss of 642 spaces. This represents a loss of approximately 25 percent of all on-street parking supply and 6 percent of all on- and off-street parking supply in the study area.

Under the City's SEPA code (SMC 25.05.675M.2.b.1), no SEPA authority is provided to mitigate the impact of development on parking availability in the Downtown urban center. This reflects the policy direction described in Sections 3.5.5 (City Plans and Policies Applicable to Parking) and 3.7.2 (Consistency with City of Seattle Parking Policies). However, the City could consider the following measures to help minimize the parking loss impact:

- Modifying on-street parking policies and practices, such as varying rates by time of day, to make parking more consistently available for short-term users
- Providing enforcement of short-term parking limits to make the most efficient use of the supply of short-term parking for customers of study area businesses
- Continuing the use of e-Park, which is an electronic guidance system displaying real-time parking availability information, and providing wayfinding to nearby off-street parking spaces
- Working with transit agencies to increase awareness of transit routes and facilities in the area and to encourage visitors to use alternative modes of transportation

16.3 Land Use

16.3.1 Construction Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

The City would compensate the owners of properties acquired for right of way in accordance with Washington's relocation and property acquisition law and regulations (RCW 8.26) and the City's relocation assistance policy (SMC 20.84). The intent of these policies is to minimize the hardships of displacement on households and businesses that result from City projects and programs. The City would provide relocation assistance to displaced businesses in accordance with these laws.

In accordance with SMC 20.84 and RCW 8.26, the City would provide just compensation, as determined by a qualified appraiser, to the owners of properties for which the City acquires TCEs. The City would generally restore TCE areas to their pre-construction condition as a requirement for acquiring the TCEs.

The City would regularly communicate with residents, businesses, and other stakeholders to minimize the level of construction impacts, particularly those concerning utility disruptions, roadway detours, and changes to property and pedestrian access and parking availability. The City would maintain access to private property to the maximum extent feasible, and would notify property owners in advance of activities that might temporarily limit access. In addition, the City would coordinate with businesses affected by construction to provide wayfinding information for customers and support other outreach activities to minimize the potential adverse impacts of construction.

Mitigation measures for additional potential construction impacts on nearby land uses are presented in Sections 16.1 (Transportation), 16.2 (Parking), 16.4 (Aesthetics), 16.5 (Noise), and 16.7 (Public Services and Utilities).

16.3.2 Operational Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

The City expects this project to be consistent with the adopted land use plans. No adverse operational impacts are expected. Accordingly, no operational mitigation measures are necessary.

16.4 Aesthetics

16.4.1 Construction Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

Mitigation measures addressing construction-related disruption of the visual environment are typically limited in their effectiveness. Measures to mitigate such construction impacts could include:

- Minimizing the amount of construction-related light and glare, particularly during work near residences, through such means as directional lighting or light barriers
- Adding attractive design elements to the public side of construction screening, including graphics and explanatory signs
- Providing windows or other viewpoints into the active construction area, where feasible, because many people find construction interesting and want to follow a project's progress

16.4.2 Operational Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

The Preferred Alternative design has been developed with early input from waterfront stakeholders and the public at large. The intent of the design is to develop operational improvements of high aesthetic quality, appropriate to their setting. Design standards have been developed that address a number of visual, design, architectural, signage, and lighting parameters for the project. Adherence to these design

standards would provide a consistent visual palette for the project and help ensure that the visual composition of corridor improvements would be internally consistent and still respect the character of the existing built elements and the surrounding streetscape.

Because the design of the Preferred Alternative has been developed to enhance the aesthetic experience of traveling through Seattle along the waterfront, measures to avoid and minimize the potential adverse impacts of project-related changes were incorporated into the design as it evolved.

The final design might include additional measures to minimize impacts if it is determined that public views and sightlines would be affected by the presence, size, or location of AWPOW structures. Mitigation measures could include changing the location, height, profile, or bulk of the more prominent structures. The final design might also include additional measures to minimize any light and glare impacts by limiting the amount and reflective qualities of glare-producing materials and by reducing the intensity, location, or angle of illumination.

16.5 Noise

16.5.1 Construction Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

The City would minimize construction noise at nearby noise receptors by complying with the Seattle Noise Ordinance and any variances to the ordinance that are obtained for the project. Mitigation measures that could be recommended or required include the following:

- Using the least intrusive broadband type of backup warning devices or backup observers as permitted by law
- Minimizing the use of generators or using generators with extreme silencers (quiet mufflers) to power equipment
- Installing high-grade engine exhaust silencers and engine-casing sound insulation
- Using low-noise emission equipment, when available
- Monitoring and maintaining equipment to meet noise limits
- Using lined or covered storage bins, conveyors, and chutes with sound-deadening material
- Implementing noise-deadening measures for truck loading and operations, such as lining the truck beds with acoustical material and using proper loading techniques for concrete blocks
- Limiting or avoiding high noise activities, such as loading concrete blocks and conducting demolition, saw cutting, and soil compacting, during nighttime hours

Monitoring vibration levels could occur at structures susceptible to vibration damage that are in proximity to construction activities that may produce vibration levels close to the maximum level established by the U.S. Department of Transportation.

16.5.2 Operational Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

Because AWPOW would result in increased noise impacts at some locations compared to the No Action Alternative, the City evaluated three general forms of noise abatement: mitigation at the source, mitigation in the path of the noise between source and receiver, and mitigation at the receiver. The evaluation was done in accordance with applicable guidance for highway noise impact mitigation as well as other potentially applicable standards. The following measures were evaluated:

- Mitigation at the source—Measures evaluated include traffic management, such as modifying speed limits and restricting truck traffic, and roadway design measures, which have been incorporated into the project design as applicable. The use of special noise-reducing pavement was

considered, but was not included in the project design because of the limited life span and low cost-effectiveness of this method when used in Western Washington.

- Mitigation in the path of the noise between source and receiver—Noise barriers, such as noise walls and berms, were evaluated, but were determined to be infeasible in the study area because of the limited right of way, dense urban development, and the need for property access at frequent intervals. All of these constraints would make noise walls either impossible to build without additional property acquisition or ineffective in noise reduction.
- Mitigation at the receiver—The City could consider requiring sound-reducing elements for all new residential construction, and sound insulation upgrades for existing buildings. However, imposing such requirements on existing development, especially in areas where noise levels have historically been high, would be inconsistent with federal, state, and local noise regulations and policies. This type of mitigation for private properties is typically the responsibility of the homeowners.

For the Preferred Alternative, traffic noise levels could increase by up to 5 dBA in some locations, and conversely, could decrease by 5 to 6 dBA in other locations compared to the No Action Alternative. Noise source control measures, including traffic management, speed, and roadway design, have been incorporated into the design as applicable. Applying any additional minimization or mitigation measures would be difficult or infeasible due to the existing constraints in this corridor.

In a broader perspective, it is important to note that the overall noise levels under the Preferred Alternative would be up to 12 dBA lower than the current noise levels with the viaduct in operation. The noise level reductions resulting from removal of the Alaskan Way Viaduct are not attributable to AWPOW, but would form an important part of the future noise environment within which AWPOW would operate. The cumulative noise impacts for AWPOW and other projects in the noise study area are described in Section 15.7 of this Final EIS.

16.6 Hazardous Materials

16.6.1 Construction Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

Hazardous materials-related conditions exist throughout the project footprint. AWPOW construction activities are likely to encounter at least some of those conditions. Hazardous materials-related conditions that are encountered would be mitigated by implementing appropriate measures, such as those recommended in Table 16-1.

Table 16-1. Hazardous Materials Construction Impacts and Mitigation Measures

Impact or Issue	Location	Identified Construction Impacts	Recommended Mitigation Measures
Property acquisition	Specific locations (see Figure 7-2)	Acquisition liability in the event of acquiring a hazardous materials site or property impacted by a hazardous material site.	• Conduct appropriate due diligence investigations before acquiring potentially contaminated property.
Building or structure demolition	One identified location (Parcel 766620-2381)	Buildings can include hazardous materials such as asbestos-containing materials, lead-based paint, PCBs, or mercury.	• Conduct a hazardous building materials survey before demolition. • Implement a hazardous building materials abatement program, as necessary, prior to demolition.
Disruption of existing monitoring wells	Project-wide	Monitoring wells may have to be maintained. In the event of decommissioning, coordination with agency or well owner is required.	• Develop a plan or approach for decommissioning and protecting monitoring wells.
Potential for encountering USTs	Project-wide	This can include previously abandoned or decommissioned USTs within the project footprint.	• Before construction begins, decommission, remove, or develop plans for protecting USTs known to exist within the project footprint. • Develop a protocol in the event unknown USTs are encountered during project construction, including protocols for communications with the regulatory agency and others; protocols should be developed for decommissioning responsibilities and for sampling, storage, and disposal of contaminated soil and groundwater encountered during UST decommissioning or removal.
Encountering contaminated soil or groundwater during construction	Project-wide; highest in areas shown in Figure 7-2	Spreading or improperly handling soil or groundwater contaminated with known or suspected petroleum products, metals, PCBs, and PAHs.	• Develop and implement a site-specific contaminated media management plan for identifying, testing, storing, handling, and disposing of soil and groundwater known or suspected of being contaminated.
Spills of hazardous materials during construction or staging activities	Project-wide	Potential for accidental spill of hazardous materials during construction activities.	• Develop and implement a site-specific Spill Plan to address the use, storage, and disposal, as well as the prevention and response to potential releases, of hazardous materials used or encountered during project staging and construction. • Develop and implement a site-specific Construction Stormwater and Erosion Control Plan to prevent or minimize the potential for stormwater to carry contaminated soil and sediment into surface water.

16.6.2 Operational Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

Operation of the Preferred Alternative could lead to encountering hazardous materials during maintenance as well as spills of hazardous materials. These events could be mitigated by implementing the measures recommended in Table 16-2.

Table 16-2. Operational Impacts and Mitigation Measures

Impact	Location	Identified Operational Impacts	Recommended Mitigation Measures
Maintenance of roadways and stormwater and utility systems	Throughout project footprint	Contaminants could be encountered during maintenance of roadways and stormwater and utility systems.	• Inform maintenance personnel of known hazardous materials-related conditions they might encounter. • Train personnel in appropriate protection measures for hazardous materials-related conditions. • For work in areas known to be contaminated, use personnel who have received the appropriate level of hazardous waste operations training. • Develop protocols for appropriate coordination with and reporting to oversight agencies regarding encountered hazardous materials.
Spills of hazardous materials	Throughout project footprint	Vehicular accidents could result in spills on or near the roadway. Spills could occur as a result of maintenance work utilizing hazardous materials.	• For worker safety, train maintenance personnel that might use hazardous materials in the globally harmonized system for hazard communication. • Implement BMPs to prevent or minimize the effects of spills. • Train maintenance personnel in the use of spill kits for responding to spills of hazardous materials used for maintenance work. • Develop protocols for responding to hazardous materials spills too large to be managed by spill kits. • Develop protocols for appropriate coordination with and reporting to oversight agencies regarding spilled hazardous materials.

16.7 Public Services and Utilities

16.7.1 Construction Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

Public Services

The City would coordinate with public service providers as construction plans are developed. The City would work closely with emergency service providers, such as SPD and SFD, to put in place appropriate measures for emergency access to and travel through construction areas to minimize impacts on response times. As construction activities proceed, the City would provide timely communications to all

service providers with details about detours, utility disruptions, and other critical activities. The City would also:

- Coordinate with solid waste service providers to minimize impacts on solid waste collection and recycling activities
- Notify the Seattle School District of construction detours that may affect school bus routings to and through the study area
- Notify the United States Postal Service of construction detours and access changes that may affect postal deliveries; access would be maintained to all buildings along the construction route for postal deliveries

Utilities

The City would work closely with utility providers to ensure appropriate space planning and construction sequencing to minimize overall risks, costs, and impacts. The City would also:

- Work with utility providers to provide maintenance and emergency access to all utilities throughout construction
- Ensure that outages are minimized and that critical utilities, such as power, water, natural gas, and telecommunications for emergency response and public safety, are maintained
- Perform utility work during off-peak time periods, if possible
- Contact the utility provider immediately if any inadvertent damage to the utility occurs

16.7.2 Operational Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

No adverse operational impacts on public services or utilities have been identified. The Preferred Alternative will be designed to provide maintenance access to underground utilities that meets the standard access criteria and associated vehicle loading. Therefore, no additional avoidance, minimization, or mitigation measures are necessary.

16.8 Historic Resources

16.8.1 Construction Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

Before constructing the Preferred Alternative, the City would obtain the required Certificates of Approval for work within historic districts and any alterations, even temporary ones, to landmarked buildings. Such Certificates of Approval would be needed from the Pioneer Square Preservation Board, the Pike Place Market Historical Commission, and the Seattle Landmark Preservation Board.

During construction, the City would protect the historic and physical integrity and the economic viability of historic structures, properties, and districts through the avoidance, minimization, and mitigation measures proposed for other elements of the environment, particularly noise, water quality, transportation, parking, public services, and land use. Such potential mitigation measures could include:

- Using BMPs to control noise, vibration, dust, and mud
- Maintaining access to businesses and residences to the maximum extent feasible, and notifying property owners in advance of activities that might temporarily limit access
- Using measures identified in the Traffic Control Plan to minimize congestion in and around construction zones, and developing practices to manage parking during construction
- Communicating information about construction to residents, businesses, and the public regularly
- Coordinating with affected businesses to provide wayfinding information for customers and support other outreach activities to minimize the potential adverse impacts of construction

The City would repair any damage that occurs to historic buildings as a result of AWPOW construction in accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation (36 Code of Federal Regulations [CFR] 67).

16.8.2 Operational Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

The City would obtain Certificates of Approval and undergo Landmarks Adjacency Reviews, as appropriate, for all permanent impacts the Preferred Alternative would have on historic resources. Certificates of Approval would be needed from the Pioneer Square Preservation Board, the Pike Place Market Historical Commission, and the Seattle Landmarks Board. The Seattle Department of Neighborhoods would conduct Landmarks Adjacency Reviews for project elements located next to or across the street from designated City landmarks. These approvals and reviews would consider the compatibility of project elements, materials, and designs with the area's historic character. The City would also use urban design and place-making approaches such as landscaping, interpretation, and reuse of historical elements (seawall railing, ship's wheel ornamentation, etc.) to enhance the sense of historical connection among the waterfront structures, the roadway, and buildings on the east side of Alaskan Way.

16.9 Archaeological Resources

16.9.1 Construction Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

Based on the locations of known Ballast Island deposits and the uncertainty of the site's boundaries, it is likely that construction reaching depths below 2.5 feet may encounter deposits from the site. Accordingly, the City would conduct archaeological monitoring of ground-disturbing construction in this area to identify any potential Ballast Island deposits. The monitoring would be conducted under the direct supervision of an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology. If impacts cannot be avoided, the City would work with DAHP and affected tribes to develop appropriate mitigation.

To address the potential for project construction to affect currently undetected archaeological sites, the City would prepare an Inadvertent Discovery Plan before project construction begins. The plan would identify actions to be taken if archaeological resources are discovered during construction. The City might also, in consultation with DAHP and the affected tribes, develop archaeological monitoring plans for ground-disturbing construction in areas identified as having a high probability for archaeological resources.

16.9.2 Operational Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

Because AWPOW operation would not adversely affect archaeological resources, no mitigation measures are necessary.

16.10 Water Quality

16.10.1 Construction Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

The City would prepare and implement plans pursuant to the City of Seattle Stormwater Code, Stormwater Manual, and the NPDES Construction Stormwater General Permit that describe BMPs to prevent pollution, control stormwater flows, and protect Elliott Bay during construction and associated staging. BMPs could include the following:

- Minimizing the amount of cleared and cut pavement areas at any one time to the extent feasible

- Stabilizing construction entrances and internal haul roads using quarry spalls
- Washing truck tires at construction site exits, as necessary
- Cleaning construction site track-out from public roads, as necessary
- Constructing silt fences downslope from exposed soil
- Protecting catch basins from sediment
- Installing temporary ditches or asphalt berms to route runoff around or through construction sites, with periodic check dams to slow and settle runoff, as necessary
- Placing temporary plastic or mulch to cover soil stockpiles and exposed soil
- Using temporary erosion control blankets or mulch on exposed steep slopes to minimize erosion before vegetation or other permanent cover is established
- Constructing temporary sedimentation ponds or cells to remove solids from concentrated runoff and dewatering the ponds or cells before the runoff is discharged
- Providing secondary containment for all potential sources of leaks and spills
- Conducting vehicle fueling and maintenance activities no closer than 100 feet from a water body
- Washing concrete work equipment in designated contained areas

A Certified Erosion and Sediment Control Lead (CESCL) would be assigned to conduct compliance inspections. If discharge of treated construction or process water to a sanitary sewer is proposed, approval would be obtained from both the King County Industrial Waste Division and the City of Seattle, and applicable water quality requirements would be met.

16.10.2 Operational Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

The design of the Preferred Alternative incorporates BMPs that are considered to be avoidance and minimization measures. These BMPs prevent operational impacts on water quality and include treating stormwater runoff from most of the PGIS in the project footprint. Treatment would be provided via on-site facilities meeting basic treatment requirements of the City's Stormwater Code and through discharging this treated water to the separated storm drain system.

The remaining stormwater runoff from the project footprint's PGIS would drain to the combined sewer system and receive treatment at the King County West Point Treatment Plant. As a result of these design BMPs, no adverse operational impacts on water quality are expected from the Preferred Alternative; therefore, no additional mitigation measures are necessary.

16.11 Vegetation and Wildlife

16.11.1 Construction Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

Vegetation

A Tree, Vegetation, and Soil Protection Plan would be developed to ensure the selection of appropriate protective measures during construction. These measures would identify protective measures for trees and other vegetation to be retained as well as for soil surfaces to guard against compaction and erosion. In accordance with federal, state, and local requirements and guidance, the City of Seattle would implement appropriate measures to minimize the risk of introduction and spread of noxious and invasive species. The City would restore and landscape the project footprint as soon as practicable during construction.

Wildlife

Conservation measures and BMPs would be implemented before or during construction to minimize the potential impacts on wildlife. The contractor would be required to adhere to the requirements of the City of Seattle Noise Control Ordinance.

16.11.2 Operational Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

Landscaping and water treatment measures are incorporated in the design of the Preferred Alternative. These measures would be compatible with the City of Seattle Urban Forest Stewardship Plan and would expand the vegetated areas in the corridor. By restoring and planting native tree species and understory vegetation, these measures would increase wildlife habitat. Because these design measures would provide a positive impact on both vegetation and wildlife, no additional avoidance, minimization, or mitigation measures beyond those listed in Section 16.11.1 are necessary.

16.12 Energy Resources

16.12.1 Construction Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

Based on the magnitude of the estimated construction energy consumption, and on GHG emissions compared to applicable GHG emission targets, the Preferred Alternative would not have a significant effect on energy resources and would not require mitigation. However, the following measures, if implemented by the City, would contribute to improved energy efficiency during construction:

- Limiting idling of equipment
- Encouraging carpooling of construction workers
- Locating staging areas near work sites

16.12.2 Operational Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

No adverse effects on energy resources and GHG emissions within the study area are expected from the operation of AWPOW; therefore, no mitigation would be necessary.

16.13 Air Quality

16.13.1 Construction Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

For temporary impacts during construction, state law requires that construction site owners and operators take reasonable precautions to prevent fugitive dust from becoming airborne. Fugitive dust may become airborne during demolition, material transport, grading, vehicle and machinery operations on and off the work site, and wind events. Controlling fugitive dust emissions would involve implementing measures such as:

- Spraying exposed soil with water or other suppressant to reduce emissions and deposition of particulate matter
- Phasing construction activities to keep disturbed areas to a minimum
- Using wind fencing to reduce disturbance to soils
- Minimizing dust emissions during transport of fill material or soil by wetting down or by ensuring adequate freeboard (space from the top of the material to the top of the truck container) on trucks
- Cleaning up spills of transported material on public roads promptly

- Scheduling work tasks to minimize disruption of the existing vehicle traffic on streets
- Restricting traffic on site to reduce soil upheaval and the transport of material to roadways
- Locating construction equipment and truck staging areas away from sensitive receptors, to the extent practicable, and in consideration of potential impacts on other resources
- Providing wheel washers to remove particulate matter that would otherwise be carried off site by vehicles to decrease deposition of particulate matter on area roadways
- Covering dirt, gravel, and debris piles as needed to reduce dust and wind-blown debris
- Minimizing odors on site by covering loads of hot asphalt
- Requiring contractors to keep machinery in good mechanical condition, reduce idling time, and use equipment with emission controls, where feasible, to minimize exhaust emissions

16.13.2 Operational Avoidance, Minimization, and Mitigation Measures for the Preferred Alternative

Because no impacts are expected to result from operation of the Preferred Alternative, no mitigation is required.

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Water Quality		
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Vegetation and Wildlife		
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Colin Worsley Vegetation and Wildlife Reviewer Parametrix	B.S. Botany Professional Wetland Scientist, SWS	15

Distribution List

The City of Seattle has distributed the Supplemental Draft EIS either as a hard copy or electronic link to the following tribes, elected officials, state agencies, local, City departments and committees, libraries, and partner groups, organizations, and stakeholders. In addition, the electronic link was sent by email to over 6,000 members of the project's listserv and by postcard to over 5,600 addresses.

Tribes

Duwamish Tribe
Nisqually Tribal Council
Muckleshoot Tribal Council
Stillaguamish Board of Directors
Snoqualmie Tribal Council
Suquamish Tribal Council
Swinomish Indian Tribal Community
Tulalip Board of Directors
United Indians of All Tribes Foundation
Yakama Tribal Council

Elected Officials

City of Seattle Mayor Edward B. Murray
City Council Position 1 Lisa Herbold
City Council Position 2 Bruce Harrell
City Council Position 3 Kshama Sawant
City Council Position 4 Rob Johnson
City Council Position 5 Debora Juarez
City Council Position 6 Mike O'Brien
City Council Position 7 Sally Bagshaw
City Council Position 8 Tim Burgess
City Council Position 9 Lorena Gonzalez

State Agencies

Washington State Department of Archaeology and Historic Preservation
Washington State Department of Ecology
Washington State Department of Fish and Wildlife
Washington State Department of Natural Resources
Washington State Department of Transportation
Washington State Ferries

Local Agencies

King County
King County Metro
King County Water Taxi
King County Wastewater Treatment Division

City of Seattle Departments and Committees

City of Seattle, Budget Office
City of Seattle, Finance and Administrative Services
Department of Planning and Development
Office of Intergovernmental Relations
Seattle Center
Seattle City Attorney's Office
Seattle City Light
Seattle Fire Department
Seattle Parks and Recreation
Seattle Police Department
Seattle Public Utilities
Waterfront Steering Committee

Neighborhood Service Centers

Ballard Neighborhood Service Center
Central Neighborhood Service Center
Lake City Neighborhood Service Center
Southeast Neighborhood Service Center
Southwest Neighborhood Service Center
University Neighborhood Service Center

Libraries

UW Suzzalo Library

Seattle Public Libraries

Ballard Branch
Beacon Hill Branch
Broadview Branch
Capitol Hill Branch
Central Library
Columbia Branch
Delridge Branch
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Magnolia Branch
Montlake Branch
New Holly Branch
Northeast Branch
Northgate Branch
Queen Anne Branch
Rainier Beach Branch
South Park Branch
Southwest Branch
University Branch
Wallingford Branch
West Seattle Branch

Partner Groups, Organizations, and Stakeholders

Alliance for Pioneer Square
Belltown Community Council
Building Owners and Managers Association/ CA Stanford Consulting
Cascade Bicycle Club
Downtown Seattle Association
Feet First
Friends of Waterfront Seattle
Historic South Downtown
Historic Waterfront Association
Pike Place Market
Port of Seattle
Pioneer Square Preservation Board
Seattle Chinatown International District Preservation and Development Authority (SCIDpda)
Seattle Aquarium
Seattle Bicycle Advisory Board
Seattle Commission for People with Disabilities
Seattle Design Commission
Seattle Freight Advisory Board
Seattle Mariners
Seattle Metropolitan Chamber of Commerce
Seattle Pedestrian Advisory Board
Transportation Choices Coalition
Washington State Public Stadium Authority

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What's New With Seattle's Waterfront

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"A city [is] remaking itself," says the City of Seattle's Marshall Foster

No Weekend Plans?
We've got you covered with our editor-picked events, musicals and festivals across the Pacific Northwest.
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Picture Seattle. Are you thinking about waterfront landmarks such as Pike Place Market or the Great Wheel? Hold on to this image, because the waterfront is undergoing a major renovation.

Marshall Foster, director of the city of Seattle's Office of the Waterfront and Civic Projects, spoke with AAA Washington about what visitors and residents may expect this year as the waterfront transformation chugs along toward its 2024 completion date.

Marshall Foster, director of the city of Seattle's Office of the Waterfront and Civic Projects, poses in front of the Alaskan Way Viaduct before its removal to make way for

a massive waterfront redevelopment.

Is the project on track?

"The project is on track. What visitors are going to see in 2020 is a lot of construction. We will be building out the new surface street: Alaskan Way gets completely rebuilt from the stadiums on the south end all the way through downtown and all the way up the hill into Belltown. That will be underway throughout the year. During that time, the public will still be able to visit the waterfront. It will be open with several lanes in each direction, providing access to all the historic piers, all the businesses and the Great Wheel. The last thing that is exciting is we'll be reopening a first piece of the waterfront, which is our concert pier."

What impact has the construction had on visitor experience and businesses?

"In 2018, we saw initially about 6.7 million unique visitors to the waterfront, which is down about 3 percent from 2017. Most of that [decline] is attributable to the construction. The waterfront has been in a constant state of transformation for about six years now, and we're actually quite happy to see how many people continue to come to the waterfront despite the construction."

An illustration of Seattle's redeveloped waterfront (Rendering courtesy of

seattlewaterfront.com)

And some are coming to see the construction?

"Part of what is drawing people down there is the feeling that this is sort of a city remaking itself."

What's the vision behind the waterfront project?

"With the Alaskan Way Viaduct down and being replaced by the tunnel, it gives the city the opportunity to reclaim its front porch on Elliott Bay, to really have a great public park that will be a defining feature of visiting Seattle."

What inspired the design?

"We wanted to be one of the places that you have to see while you're in Seattle, whether you're visiting from Kent or you're visiting from across the world. We've designed it to be a destination park … like Millennium Park in Chicago, the High Line in

New York or Golden Gate Park in San Francisco."

An illustration of Seattle's redeveloped waterfront (Rendering courtesy of seattlewaterfront.com)

WANT TO VISIT THE WATERFRONT?

The Seattle Aquarium, Pike Place Market and fresh seafood are among the biggest crowd-pleasers along Seattle's evolving waterfront. But the area's greatest attractions are the views that have opened up

after the Alaskan Way Viaduct's removal. Read our Getaways guide to the Seattle Waterfront, check for AAA Washington member discounts and look into lodging if you'd like to stay the night.

— Written by Rania Efthemes

This story originally appeared in the January/February 2020 edition of the AAA Washington member magazine, Journey.

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Local Politics

Mayor Jenny Durkan moves ahead with $160 million tax to help remake Seattle's waterfront

Originally published January 3, 2019 at 12:39 pm | *Updated January 4, 2019 at 8:10 am*

1 of 2 | Mayor Jenny Durkan announces steps Thursday toward remaking the downtown Seattle waterfront at a media gathering at the Seattle... (Greg Gilbert / The Seattle Times) More

The tax would be levied against property owners within a district stretching from T-Mobile Park to Denny Way and from Elliott Bay to Interstate 5.

By Daniel Beekman
Seattle Times staff reporter

Mayor Jenny Durkan announced a step Thursday toward remaking Seattle's waterfront after the demolition of the Alaskan Way Viaduct with a new park, a promenade and a pedestrian connection to Pike Place Market.

The city has reached a deal on taxing downtown property owners to help pay for the project, the mayor said. It did so by reducing the size of the proposed tax and by giving some property owners input on the waterfront's design and operations.

After months of closed-door negotiations, the agreement between the Durkan administration and a group of property owners clears the way for the mayor to propose legislation creating a $160 million local improvement district (LID) for the $712 million waterfront project, which also includes the construction of a new Alaskan Way, a landing where the Seattle Aquarium intends to build a pavilion with a shark exhibit and walking improvements for nearby streets.

That's much smaller than the $200 million LID that for many years has been a part of the city's waterfront plan. Private donations and the city's existing commercial-parking tax will make up the $40 million difference, according to the administration.

Authorized by state law, LIDs allow cities to generate money for infrastructure projects by assessing nearby property owners who stand to benefit through property-value increases. The property owners included in a LID pay a percentage of their anticipated "special benefits." Those closer to a project pay more, based on their greater anticipated benefits.

Along with the LID, the administration's waterfront plan calls for the city to contribute $249 million, the state $193 million and private donors $110 million.

Durkan's legislation would commit the nonprofit Friends of the Waterfront Seattle to raising the $110 million in donations and would establish a partnership between the city and the organization to manage the new public spaces.

The deal on the LID stretching from T-Mobile Park to Denny Way and from Elliott Bay to Interstate 5 could change or come apart because the City Council must still take up the legislation.

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For the property owners affected, "the investment will be more than worth it," Durkan said at a news conference at the aquarium, expressing confidence the council will approve.

Under her proposal, the median commercial-property owner in the LID would pay $5,900 and the median condominium owner would pay $1,900. The median charge per

rental apartment would be $1,040, with landlords choosing how much to pass on to tenants, according to the administration. Property owners would have the option of paying right away or over 20 years, with interest.

The mayor described Thursday as an important milestone. The new waterfront will attract locals and tourists from around the world, rivaling New York City's High Line, Vancouver's Stanley Park and Seattle's own Space Needle, she said.

"It is incredibly rare that a city has a chance to take on a project in a built environment like ours that will totally transform that city," Durkan said.

The mayor's office didn't immediately make public the agreement with the property owners and the legislation that would create the LID.

For years, the city has planned to construct improvements along the new waterfront road after the opening of the Highway 99 tunnel under downtown and tearing down of the viaduct.

The Durkan administration had hoped to send the LID legislation to the council in November but was delayed by the talks with property owners, who have the power to veto the LID by drumming up a certain amount of opposition.

Protest letters from property owners representing at least 60 percent of the money would block Seattle's waterfront LID. Those representing more than 50 percent of the money protested last year and others issued threats, pressuring the city to negotiate.

There are many more condo owners than large commercial-property owners downtown, but the latter held more sway in the LID talks because their properties are more valuable. They sought assurances on issues such as homeless camping.

Land-use lawyer Jack McCullough, an influential player in Seattle politics, represented some big-time property owners in the talks, which were held in private. A group calling itself Waterfront Park Conservancy struck the deal with the city.

The Durkan administration's agreement is with property owners representing 51 percent of the money, said Marshall Foster, director of the Office of the Waterfront. The administration was still collecting signatures Thursday, Foster said.

In a statement, the Downtown Seattle Association hailed the news. "The legislation proposed today will ensure that the central waterfront park is welcoming, clean, safe

and attractive," the statement said.

Some condo owners who opposed the LID are unhappy. "This is disappointing but not unexpected," said Bob Stevens, who lives in the Waterfront Landings complex on Alaskan Way.

Besides limiting the LID tax to $160 million, the deal says the city will budget at least $4.8 million per year for waterfront public-space maintenance and operations, starting in 2023.

The agreement also says the city will allow a group of commercial-property owners to weigh in on the new park's design and create an oversight committee for the waterfront's management with seats for LID property owners, community members and nonprofits.

The committee members would be appointed by the mayor and council.

Daniel Beekman: *206-464-2164 or dbeekman@seattletimes.com; on Twitter: @dbeekman. Seattle Times staff reporter Daniel Beekman covers Seattle city government and local politics.*

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FROM http://www.seattlechannel.org/FullCouncil?videoid=x101756

GOOD AFTERNOON EVERY[BODY], THANK YOU FOR BEING HERE IN CITY HALL. JANUARY 28, [2019] CITY COUNCIL [MEETING OF THE FULL CITY COUNCIL] WILL NOW COME TO ORDER. IT'S 2:00 PM , PLEASE CALL ROLE.

[HERBOLD], JOHNSON, [JUA]REZ, O'BRIEN, S[AWANT], PRESIDENT HARRELL, SIX PRESENT. [GONZALEZ ABSENT]

[IF THERE IS] NO OBJECTION TO TODAY'S INTRODUCTION, THE REFERRAL CALENDAR WILL BE ADOPTED. HEARING NO OBJECTION CALENDAR IS ADOPTED. HEARING NO OBJECTION TODAY'S AGENDA WILL BE ADOPTED. TODAY'S AGENDA IS ADOPTED. THE MINUTES OF THE JANUARY 14 2019 CITY COUNCIL MEETINGS HAVE BEEN REVIEWED AND IF THERE IS NO OBJECTION [THE MINUTES] WILL BE SIGNED, HEARING NO OBJECTION BEING SIGNED.

PRESENTATIONS, WE HAVE A PRESENTATION FROM COUNCILMEMBER [BAGSHAW] JUST IN THE NICK OF TIME. SHE IS IN FACT HERE [. . .]

OKAY, WE ARE GOING TO MOVE ON TO PUBLIC COMMENT AND BEAR WITH ME, I HAVE TO READ A SCRIPT AND SAY A FEW WORDS BECAUSE WE HAVE A NOVEL SITUATION SO WE WILL TAKE [PUBLIC COMMENT ON] OUR INTRODUCTION AND REFERRAL CALENDAR IF THINGS GO WELL, WE WILL SEE HOW THAT PLAYS OUT WITHOUT A COMMENT. THERE HAS BEEN A FAIRNESS DOCTRINE CHALLENGE TO SEVEN OF THE NINE COUNCILMEMBERS WITH THE EXCEPTION OF HERB[OLD] AND MYSELF AND SO AT THIS TIME WE WILL REQUEST CENTRAL STAFF JOIN US AT THE TABLE TO PROVIDE RECOMMENDATIONS ON HOW TO PUBLICLY RESPOND TO THIS CHALLENGE AND SO

AGAIN, WE HAVE [SOME] CRITICAL [VOTES] THIS AFTERNOON AND BECAUSE OF THIS CHALLENGE WE WOULD LIKE SOME PUBLIC EXPLANATION OF HOW WE SHOULD PROCEED. [AND SO] IF THERE IS NO OBJECTION THE RULES WILL BE SUSPENDED TO ALLOW [KETIL FREEMAN AND ERIC MCCONAGHY] TO ADDRESS [OUR COUNCIL TO ADDRESS] THIS ISSUE. THE RULES ARE SUSPENDED AND WE WOULD LIKE TO HEAR FROM YOU ON THE ISSUE THAT HAS BEEN RAISED.

SURE. [KETIL FREEMAN, COUNCIL CENTRAL STAFF] AS YOU ALL KNOW THIS MORNING [THE COUNCIL] RECEIVED AN EMAIL FROM TED [TANASE] CHALLENGING SEVE[N] COUNCILMEMBERS FOR VIOLATING THE [APPEARANCE OF FAIRNESS] DOCTRINE BY RECEIVING BRIEFINGS [FROM] THE [OFFICE OF THE] WATERFRONT AND [FRIENDS OF THE WATERFRONT]. THIS RELATES TO THE [LID] LEGISLATION [THE COUNCIL WILL BE TAKING UP TODAY]. I WILL READ HIS EMAIL TO YOU AND WE WILL TALK ABOUT HOW [THE APPEARANCE OF FAIRNESS DOCTRINE] APPLIES HERE AND WHAT CURES ARE AVAILABLE [TO THE COUNCIL]. THIS IS FROM [MR. TANASE'S] EMAIL FROM THIS MORNING, LADIES AND GENTLEMEN I RECENTLY REVIEWED THE FOLLOWING DOCUMENT WHICH [SHOWS] VIOLATIONS TO THE [EX PARTE COMMUNICATION] LIMITATIONS [OF THE LID] AND HE HAS A LINK TO THE DISCLOSURE DOCUMENT THAT'S ON THE AGENDA. BASED ON THIS VIOLATION I REQUEST THE CITY COUNCIL MEMBERS [WHO HAD EX PARTE COMMUNICATIONS] IMMEDIATELY DISQUALIFY THEMSELVES FROM [LID] DISCUSSIONS AND VOTING. THE 2 MEMBERS NOT MENTIONED [IN THE ARTICLE] ARE [HERBOLD] AND [HARRELL], THEREFORE THEY ARE PERMITTED TO PARTICIPATE. [TWO POINTS: (1) IT IS ILLEGAL AND IRRESPONSIBLE FOR COUNCIL MEMBERS TO RECEIVE LOBBYING FROM THE CITY] OFFICE OF THE WATERFRONT, BUT NOT PROPERTY OWNERS [INCLUDED IN THE LID]. [(2) IF I HAD BEEN ALLOWED TO LOBBY THE COUNCIL MEMBERS, I WOULD HAVE MADE] THESE 2 POINTS. [A FROM THE PERSPECTIVE OF THE CITY] THIS DEAL IS THE WORST OF ALL WORLDS, [WHILE]

THEY GET 160 MILLION OF LID MONEY, THEY LEGALLY OBLIGATE THE CITY TO BUILD WHAT IS NOW ESTIMATED TO BE AN ALMOST $1 BILLION PARK . [THEY] HANDCUFF THEMSELVES [AND FUTURE CITY BUDGET PRIORITIES] AS THEY CANNOT SIGNIFICANTLY [DEVIATE FROM THE DESIGN UPON WHICH THE SPECIAL BENEFIT ASSESSMENT WAS BASED]. BY USING [AN LID] THEY CAN[NOT REPRIORITIZE] OR DOWNSIZE. THEY ARE ON THE HOOK TO FINISH IT [AS DESIGNED] REGARDLESS OF COST. THERE ARE ALREADY A LOT OF [IFFY] SOURCES [FOR THE MONEY] AND [ANY] BUDGET[OVERRUNS] HAVE NOT [YET] BEEN TAKEN INTO ACCOUNT . IT WILL CRUSH F[U]TURE BUDGETS. [B] THE [$]116 MILLION [IN LID] FUNDS CAN/SHOULD BE [RAISED] BY ALTERNATIVE MEANS. [FOR EXAMPLE] NAMING RIGHTS FOR THE WATERFRONT AND[/OR] PARK SIMILAR TO WHAT T-MOBILE HAS COMPLETED FOR THE BASEBALL PARK[,] LANDING FEES FOR [CRUISE] SHIPS, [ONE-]TIME FEES FOR NEW BUILDINGS CONSTRUCTED IN THE [LID] AREA, [ONE-]TIME FEES FOR NEW BUSINESSES STARTING IN THE [LID] AREA, SUNDAY PARKING FEES, SMALL 2-2 ½] PERCENT INCREASES IN PARKING FEES ETC. . RESPECTFULLY TED TENASE. THAT WAS THE CHALLENGE THAT CAME THIS MORNING JUST TO REMIND COUNCILMEMBERS THE BRIEFINGS FROM THE [OFFICE OF THE] WATERFRONT ARE DISCLOSED [IN] THE [DISCLOSURE DOCUMENT THAT] IS [LINKED] TO THE AGENDA, MAYBE I WILL TAKE A MINUTE TO TALK ABOUT THE [APPEARANCE OF FAIRNESS DOCTRINE] FOR THOSE FOLKS [WHO ARE NOT FAMILIAR WITH IT] AND TALK A LITTLE ABOUT THE [PRUDENTIAL] APPROACH THE COUNCIL HAS TAKEN TO APPLY THE [APPEARANCE OF] FAIRNESS DOCTRINE TO [LID] DECISION-MAKING AND WALK-THROUGH WHAT CURE IS AVAILABLE FOR COUNCILMEMBERS THAT HAVE BEEN CHALLENGED.

THIS IS A [CODIFIED] COMMON-LAW DOCTRINE THAT APPLIES [WHEN] THE LEGISLATIVE BODY IS ADJUDICATING AN INDIVIDUAL'S RIGHTS AND LAND AND IT PREVENTS UNDUE INFLUENCE. [IT IS ESSENTIALLY AN ANTI-LOBBYING STATUTE]

THE COUNCIL HAS CHOSEN TO TAKE[] A VERY [PRUDENTIAL] APPROACH TO DECISION-MAKING [ON THE LID] AND HAS CHOSEN TO APPLY THE [APPEARANCE OF] FAIRNESS DOCTRINE EARLIER IN THE PROCESS [THAN] THE COUNCIL MIGHT HAVE OTHERWISE DONE ACCORDING TO THE [COUNCIL'S QUASI-]JUDICIAL RULES AND THE PENDING POINT FOR APPLICATION OF THE FAIRNESS DOCTRINE WAS WITH PASSAGE OF THE RESOLUTION THAT THE[COUNCIL] PASSED THIS SUMMER. THE CURE TO THE CHALLENGE HERE IS FAIRLY SIMPLE, PURSU[ANT TO] THE [COUNCIL'S QUASI-JUDICIAL] RULES COUNCILMEMBERS MUST RESPOND TO THE CHALLENGE IN ONE OF TWO WAYS. A COUNCILMEMBER CAN AGREE WITH THE CHALLENGE AND DISQUALIFY HIM OR HERSELF FROM THE VOTE AND DELIBERATIONS, ALTERNATIVELY A COUNCILMEMBER CAN DISAGREE WITH A CHALLENGE AND STATE ON THE RECORD [WHY THAT COUNCIL MEMBER BELIEVES THERE HAS NOT BEEN AN APPEARANCE OF FAIRNESS VIOLATION AND STATE ON THE RECORD WHY HE OR SHE BELIEVES HE OR SHE IS NOT BIASED ABOUT THIS DECISION]. SO BEFORE WE GET INTO DISCLOSURES WE CAN DO THAT EITHER HERE OR IN ADVANCE OF [VOTES ON THE] LEGISLATION[], I WILL REMIND COUNCILMEMBERS ABOUT [WHAT CONSITUTES AN EX PARTE COMMUNICATION SO ESSENTIALLY WHAT MR. TANASE HAS ALLEGED HERE IS THAT THE COUNCILMEMBERS HAD EX PARTE] COMMUNICATIONS [WITH THE OFFICE] OF THE WATERFRONT. THE CURE [FOR EX PARTE COMMUNICATIONS] IS DISCLOSURE SO THE MEMO ATTACHED TO THE AGENDA IS THE CURE FOR ANY EX PARTE COMMUNICATIONS THAT MAY HAVE OCCURRED [[WITH THE OFFICE OF] THE WATERFRONT. [BUT TO REMIND COUNCILMEMBERS ABOUT WHAT CONSITUTES AN EX PARTE COMMUNICATION,] [IT IS A DIRECT OR] INDIRECT COMMUNICATION BETWEEN A COUNCIL MEMBER AND A PROPONENT, OPPONENT OR PARTY OF RECORD THAT IS MADE OUTSIDE A COUNCIL HEARING OR MEETING THAT CONCERNS THE MERITS OF A QUASI-JUDICIAL ACTION PENDING BEFORE THE COUNCIL. A COMMUNICATION ABOUT PROCEDURE IS NOT AN EX PARTE COMMUNICATION BUT A COMMUNICATION ABOUT MERITS IS AN EX PARTE

COMMUNICATION [AS I MENTIONED THE DISCLOSURE MEMO CURES ISSUES RELATED TO THE EX PARTE COMMUNICATIONS ITSELF] IF COUNCILMEMBERS WANT TO SUPPLEMENT THAT [WITH ADDITIONAL DISCLOSURES] THEY CAN DO IT PRIOR TO THE VOTE BUT IT DOES NOT CURE [A] CHALLENGE FOR BIAS, [IT] IS NOT ACTUALLY [] CLEAR FROM [MR. TANASE'S] EMAIL THAT HE IS [EXPLICITYLY ALLEGING] BIAS[, BUT TO CURE THE] POTENTIAL [FOR BIAS] [WE WILL FOLLOW THIS PROCESS] EACH [CHALLENGED] COUNCILMEMBER WILL BE ASKED TO RESPOND [TO THE CHALLENGE] BY EITHER AGREEING THAT HE OR SHE IS BIASED ABOUT [THIS DEICISION AND POTENTIALLY FUTURE] DECISIONS, [INCLUDING DECISIONS ABOUT INDIVIDUAL ASSESSMENTS] . [IF A COUNCIL MEMBER AGREES THAT THERE IS] BIAS [THE COUNCIL MEMBER MUST [RE]CCUSE HIMSELF OR HERSELF [FROM VOTES ON THE LID HERE] AND ALSO ON VOTES [ON] INDIVIDUAL ASSESSMENTS LATER. IF A COUNCILMEMBER DISAGREES THAT [A COUNCIL MEMBER IS BIASED IN THE DECISION MAKING [ABOUT THE LID TODAY] THEN [THE CURE IS STATING ON] THE RECORD WHY HE OR SHE BELIEVES [THAT HE OR SHE IS] NOT BIASED. [DO YOU HAVE] ANY QUESTIONS ABOUT THAT? [ITS KIND OF LENGTHY] >> []I DON'T HAVE ANY QUESTIONS] I'M NOT SURE IF YOU ARE FINISHED WITH YOUR EXPLANATION YET, ARE YOU FINISHED? [I'M DONE] OKAY. ERIC?

A SMALL CLARIFICATION THAT THIS [QUASI-JUDICIAL] MATTER BEGAN ITS PENDING STATUS AS OF JULY 13, THE FIRST DAY OF THE PUBLIC HEARING. JUST A SMALL CLARIFICATION. >> UNLESS ANY [COUNCIL MEMBERS] HAS ANY QUESTIONS [OF COUNCIL CENTRAL STAFF] AT THIS POINT, I WILL RECOMMEND [A PLAN] OF ACTION [KETIL] THAT I WANT TO MAKE SURE EVERYTHING IS CONSISTENT WITH WHAT YOU ADVISED. WHAT I WOULD RATHER DO IS TAKE [IT] UP WHEN THE LEGISLATION IS IN FRONT OF US AND EACH COUNCILMEMBER CAN STATE THEIR POSITION ON WHETHER THEY HAD A CONFLICT OR NOT . I THINK YOU ARE ASKING [THAT] WE COMPLY WITH

ONE OF TWO OPTIONS, WHETHER WE HAVE BEEN IN VIOLATION OR NOT. WHAT MIGHT BE HELPFUL FOR MY COLLEAGUES [I]S I DON'T KNOW WHO HAS THIS DOCUMENT, IT'S A JUNE 8 2015 DOCUMENT FROM MARTHA LESTER THAT CITES THE [APPEARANCE OF] FAIRNESS DOCTRINE I DON'T THINK ANYONE ELSE HAS IT. [SO] I THINK I WILL HAVE COPIES OF THESE MADE [SO EACH COUNCILMEMBER CAN SEE IT] BECAUSE IT SORT OF WALKS YOU THROUGH YOUR CHOICES.

I THINK WHAT YOU PROBABLY HAVE IN FRONT OF YOU IS A PAGE FROM THE QUASI-JUDICIAL RULES. >> [CORRECT] WOULD THAT BE THE RIGHT DOCUMENT? [FOR EXAMPLE,] EACH COUNCILMEMBER CAN STA[TE ON THE RECORD] WHY THEY BELIEVE THERE IS NO VIOLATION OF THE [APPEARANCE OF] FAIRNESS DOCTRINE OR WHY THE COUNCILMEMBER BELIEVES HE OR SHE IS NOT BIASED OR [PREJUDICED]. [THEY ACTUALLY HAVE A CHOICE]

I THINK THIS MAY HELP THEM WITH THEIR TESTIMONY ON THE RECORD WHEN WE GET TO THE LEGISLATION.

[JUST TO BE CLEAR HERE] THE CHALLENGE [IS] TO ALL THE COUNCILMEMBERS [EXCEPT COUNCILMEMBER HERBOLD AND HARRELL] ALSO COUNCILMEMBER [SA]WANT A DISCLOSURE IN THE [DISCLOSURE] MEMO INDICATES THE COUNCILMEMBERS [SAWANT'S STAFF] MET WITH THE [OFFICE OF THE] WATERFRONT IT M[AY] BE THE CASE THERE WAS NO COMMUNICATION BETWEEN STAFF AND COUNCILMEMBERS [SAWANT]. [AND IF THAT IS THE CASE YOU WON'T NEED TO CURE HERE]

[OUT OF AN ABUNDANCE OF CAUTION] WE WILL CLEAR UP THE RECORD AND [COUNCIL MEMBER JUAREZ] WE WILL TAKE THIS UP AFTER YOU INTRODUCE [THE] LEGISLATION AND BEFORE WE DECIDE OUR POSITION ON IT, OKAY? DOES THAT WORK FOR YOU

KETIL? OKAY, THANK YOU VERY MUCH FOR THAT EXPLANATION. SORRY TO BORE EVERYONE WITH THAT TECHNICALITY BUT WE [ARE GOING TO] MOVE INTO PUBLIC COMMENT NOW. AT THIS TIME I WILL READ YOUR NAMES OUT IN ORDER OF WHICH YOU HAVE SIGNED UP. WE WILL START OFF WITH I WILL READ THREE NAMES AND I WILL GET BOTH MIKE'S [IN] PLAY [HERE].

[. . .]

[38:00]

THANK YOU. THANK YOU VERY MUCH. THANK YOU. KAREN BEFORE YOU START, ALEX AND PATTY OKAY. KAREN ALEX AND PATTY.

I AM A RETIRED CONDO OWNER [LIVING ON WESTERN AVENUE] AT THE NEW RATE FOR THE NEW WATERFRONT PARK. I WILL PAY MORE THAN THE VAL[UE] OF A YEARS WORTH OF PROPERTY TAXES AS MY SHARE. THROUGHOUT SEATTLE HISTORY, PARKS HAVE BEEN FUNDED BY CITYWIDE TAXES . [IN FACT] THE CITYWIDE PARK DISTRICT LEVY IS CURRENTLY FUNDING ONGOING DEVELOPMENT OF NEW PARKS, RENOVATIONS, AND IMPROVEMENTS ACROSS THE ENTIRE CITY. [THE NEARBY] PROPERTY OWNERS ARE JUST AS LIKELY TO SEE THEIR [PROPERTY] VALUES RISE BUT THEY ARE NOT BEING FORCED TO PAY A LEVY [FOR THIS BENEFIT]. I ASK EACH OF YOU TO CONSIDER HOW THE VOTERS IN YOUR DISTRICT WOULD FEEL IF THE REST OF THE COUNCIL DECIDED TO TAX YOU AND ONLY YOU FOR A PROJECT MEANT TO BENEFIT THE ENTIRE CITY. YOU HEARD OVERWHELMINGLY NEGATIVE INPUT DURING YOUR COUNCIL MEETINGS ABOUT THE IMPACT OF THIS. THE HEARING EXAMINER WAS EQUALLY AS OVERWHELMINGLY NEGATIVE. ONLY WHEN COMMERCIAL PROPERTY OWNERS THREATENED TO PROTEST THE [LID DID THE] CITY SIT DOWN TO ADDRESS LONG-TERM OPERATION SECURITY AND CONDUCT ISSUES. THE ISSUES OF AFFORDABILITY AND UNFAIRNESS OF PENALIZING [DOWNTOWN] RESIDEN[TS] WERE NEVER ADDRESSED. WHEN THINKING ABOUT YOUR [EX PARTE] RESPONSE, YOU HAVE TO REMEMBER THE LEGISLATION YOU

ARE LOOKING AT APPROVING TODAY WAS A DEAL MADE WITH AS FEW AS 100 OF THE LARGE DOWNTOWN PROPERTY OWNERS [TO] WAIVE THE RIGHT TO PROTEST [THE LID]. THEY MAKE UP A MAJORITY OF THE VALUE OF THE [LID] PROPERTY BUT ARE LESS THAN TWO PERCENT OF THE ACTUAL PROPERTY OWNERS. BY MAKING THIS DEAL YOU HAVE BLOCKED ALL OTHER PROPERTY OWNERS INCLUDING 4600 CONDO OWNERS FROM HAVING A VOICE IN THE DECISION. RENTERS AND BUSINESS TENANTS WERE NEVER EVEN CONSIDERED IN THE PROCESS. THOSE OF YOU WHO PLAN TO RUN FOR REELECTION NEED TO EXAMINE YOUR MOTIVES. ASK YOURSELF IF YOU WANT AN AFFORDABLE LIVABLE CITY FOR ALL OF YOUR CONSTITUENTS OR AR[E] YOU ONLY INTERESTED IN WHAT A [VERY] FEW BUSINESS OWNERS AND DEVELOPERS WANT? THEIR SUCCESS IS IMPORTANT TO THE CITY BUT NOT IF THE COLLATERAL DAMAGE [D]RIVES EVERY DAY PEOPLE INCLUDING FAMILIES AND SENIORS FROM THEIR HOMES, THANK YOU.

[40:36]

[. . .]

THANK YOU.

[51:15]

ROBIN? >> ROBIN [ENG], THIS [SEATTLE WATERFRONT LID] IS AN UNWANTED LEVY OF INVOLUNTARY TAXES ON A MINORITY OF [DOWNTOWN] CONDO OWNERS SUCH AS MYSELF. DIRECTLY AFTER YOU APPROVE[D] THE START [OF THE LID], SALES HAVE GONE DOWNHILL [FOR MY] SMALL RETIREMENT[CONDO] THREE BLOCKS FROM THE FREEWAY, FAR FROM THE WATERFRONT THAT I BOUGHT MANY YEARS AGO TO AFFORD SEATTLE AFTER 37 YEARS [OF BEING A SEATTLEITE]. YOU[R LID] HAS FORCED ME TO SEARCH FOR A LOWER COST [AND] A MORE WELCOMING PLACE TO LIVE [IN] NEVADA, TEXAS, EVEN OUTSIDE THE USA OR EVEN CONSIDERING DOING THE MOBILE CAMPER TENT SITUATION. I WILL BE FORCED TO MOVE OUT AND EITHER CHARGE THE HIGH RENT NECESSARY OR OTHERWISE [SELL] MY SMALL [OLD] CONDO IN ORDER FOR

YOU GUYS TO UNFAIRLY LEVY TAXES AGAINST A VERY SMALL NUMBER OF CONDO OWNERS SUCH AS MYSELF. PLEASE FINALLY LISTEN AND DO NOT VOTE TO KICK US OUT OF SEATTLE. THAT IS WHAT YOU GUYS ARE BASICALLY DOING IF YOU VOTE FOR THE UNFAIR [LID] THAT IS LEVYING THIS UNWANTED TAX ACROSS A WIDE SWATH OF A SMALL NUMBER OF DOWNTOWN CONDO OWNERS SUCH AS MYSELF.

THANK YOU. >> [COUNCIL PRESIDENT HARRELL STATES,] WE HAVE EXCEEDED BY 10 MINUTES [OUR ALLOTTED] TIME FOR PUBLIC COMMENT, [WE DO HAVE MORE PEOPLE THAT HAVE SIGNED UP SO] UNLESS THERE ARE OBJECTIONS I'M GOING TO TAKE THE TIME DOWN TO ONE MINUTE [AND WE ARE GOING TO LISTEN TO] THE NEXT 10 SPEAKERS. WE DO HAVE 11 AGENDA [] ITEMS AND [I KNOW] A COUPLE MEMBERS HAVE CONFLICTS THAT START [SOON AROUND THE 4:00 HOUR] SO I NEED TO MOVE THROUGH THE AGENDA. LET'S TAKE 10 MORE SPEAKERS [AT ONE MINUTE], GOING TO READ THE NAMES.

[MR. FULLER:] I THINK THAT [IS A] BREACH OF CONTRACT [BRUCE HARRELL] AGAINST WE THE PEOPLE. WE PAY YOU .

I'M GOING TO WARN YOU THAT YOU ARE BEING DISRUPTIVE [RIGHT NOW SIR] IF YOU CONTINUE I WILL HAVE YOU REMOVED [IF YOU ARE DISRUPTIVE]. [I'M] GOING TO [ASK] YOU HAVE A SEAT OTHERWISE I'M GOING TO HOLD YOU [IN CONTEMPT] FOR BEING DISRUPTIVE I'M GOING TO ASK YOU TO HAVE A SEAT. [PLEASE I DON'T WANT TO DO THIS AGAIN] JUST CHILL FOR A MINUTE. I REALLY DON'T WANT TO HAVE YOU REMOVED, THANK YOU [MR. FULLER]. OUR NEXT THREE SPEAKERS, IMOGENE WILLIAMS, SIEGFRIED, AND ADMIRAL ADLER, THANK YOU. PLEASE DO NOT BLOCK THE MICROPHONE WE WANT THAT WHEN IN USE AS WELL, THANK YOU.

[. . .]

[1:00:48]

MY NAME IS DEBORAH COHEN, I AM A DOWNTOWN CONDOMINIUM OWNER AND I READ FREQUENTLY IN THE NEWSPAPER THAT THERE WILL BE A NEW PASSENGER P[IE]R DOWNTOWN. AND THAT THERE WILL BE MANY MORE CRUISES GOING FROM SEATTLE TO ALASKA AND OTHER PLACES. I AM ASKING YOU TO CONSIDER SERIOUSLY TAXING CRUISE LINES AND NOT UNFAIRLY SINGLING OUT ONE GROUP OF CONDO OWNERS TO OUR DETRIMENT, THANK YOU. >>

[. . .]

[1:06:10]

WE ARE GOING TO [CON]CLUDE PUBLIC COMMENT, WE EXTENDED [IT] ONCE [. . .] AGAIN SO WE HAD SOME SPEAKERS THAT DIDN'T MAKE IT AND WE DIDN'T MAKE IT BECAUSE WE RAN OUT OF TIME WE HAVE TO GET ON WITH OUR AGENDA. WE ARE PROCEEDING AND I'M SORRY WE COULDN'T HEAR YOUR TESTIMONY [TODAY SIR]. IT'S NOT A CONSPIRACY SIR, IT'S MY DISCRETIONARY CALL. WE ARE GOING TO PROCEED, [IF YOU ARE GOING TO BE DISRUPTIVE] I'M GOING TO HAVE YOU REMOVED. OKAY, THANK YOU SIR. OKAY, THANK YOU SIR. ALL RIGHT BROTHER. THE MORE WE WAIT THE MORE I HAVE TO LISTEN [TO THIS]. >> THANK YOU VERY MUCH.

[. . .]

I APOLOGIZE I WAS NOT CLEAR ON MY ORDER OF THE AGENDA.

[COUNCILMEMBER SAWANT YOU HAVE THE FLOOR] [AND JUST LET ME SAY] I DON'T BLAME YOU FOR NOT KNOWING [IT WAS] THE LEGISLATION BECAUSE THIS IS PARLIAMENTARY PROCEDURE [WHY WOULD YOU KNOW IT UNLESS YOU HAD TO, AND EVEN THEN IT CAN BE VERY CONFUSING.]

[. . .]

[1:33:40]

PLEASE READ ITEMS THREE, FOUR, AND FIVE. YOU CAN READ THE SHORT TITLE AND I WILL SAY A FEW WORDS [BEFORE COUNCIL MEMBER JUAREZ SPEAKS TO THE ITEMS] . >> [COUNCIL BILL 119447 RELATING TO THE CENTRAL WATERFRONT IMPROVEMENT PROGRAM AND LID] IMPROVEMENTS IDENTIFY ESTABLISHING THE LOCAL [IMPROVEMENT] DISTRICT [NO. 6751] IN [ORDERING AND] CARRYING OUT [OF] THE [PROPOSED LID] IMPROVEMENT[S AS A] COMPONENT OF THE [SEATTLE CENTRAL WATERFRONT IMPROVEMENT] PROGRAM IN ACCORDANCE WITH RESOLUTION 31812 [THE COMMITTEE RECOMMENDS THE BILL PASS;] COUN[CIL] BILL 119448 [RELATING] TO THE FUNDING [OF] OPERATIONS [AND] MANAGEMENT FOR CENTRAL WATERFRONT[IMPROVEMENT]S [HAS BEEN ASSIGNED PHILANTHROPIC FUNDING] FOR CONSTRUCTION AND OPERATION[S AND] MAINTAIN[ANCE AND] SAFETY AND SECURITY OF PUBLIC SPACES ON THE CENTRAL WATERFRONT [THE COMMITTEE RECOMMENDS THE BILL PASS;] COUNCIL BILL 119449 [RELATING TO THE PROTEST WAIVER AGREEMENT] BETWEEN AND AMONG THE [CITY,] WATERFRONT [PARK] CONSERVANCY AND CERTAIN PROPERTY OWNERS AFFECTED BY THE PROPOSED WATERFRONT [LOAL IMPROVEMENT] DISTRICT. THE COMM[ITTEE] RECOMMENDS [THE B]ILL PASS. [THANK YOU VERY MUCH]

[COUNCIL MEMBER JUAREZ] LET ME SAY A FEW WORDS BEFORE WE INTRODUCE THE BASE LEGISLATION. AS WE ALL KNOW NOW THERE HAS BEEN A[N APPEARANCE OF FAIRNESS] DOCTRINE CHALLENGE TO 7 OF THE 9 COUNCILMEMBERS AND YOU HAVE AT LEAST ONE DOCUMENT [IN FRONT OF YOU] GIVING YOU IDEAS OF HOW TO RESPOND AND WE HAVE BEEN BRIEFED ON HOW TO RESPOND IF NECESSARY I CAN BRING [CENTRAL] STAFF BACK TO THE BRIEFING TABLE [IF NECESSARY] AND WE CAN SUSPEND THE RULES FOR FURTHER CLARIFICATION. IF NOT WHAT I'M PLANNING ON DOING IS GOING [DOWN THE DIAS STARTING WITH COUNCIL MEMBER JOHNSON SINCE COUNCIL MEMBER HERBOLD WAS NOT ALLEGED TO HAVE VIOLATED THE DOCTRINE]. I

WILL HAVE EACH COUNCILMEMBER SAY [ON THE RECORD] THEIR POSITION REGARDING [THE APPEARANCE OF] FAIRNESS [CHALLENGE] AND AGAIN IF YOU HAVE ANY QUESTIONS I CAN SUSPEND THE RULES AND WE CAN HAVE THAT [IF] NOT COUNCILMEMBER JOHNSON HOW WOULD YOU LIKE TO RESPOND TO THE [APPEARANCE] OF FAIRNESS CHALLENGE?

[THANK YOU COUNCIL PRESIDENT] THERE ARE 2 ISSUES [IN THE MEMO] RELATED TO MYSELF, [THE FIRST OF WHICH IS A SERIES OF BRIEFINGS THAT] COUNCILMEMBERS []ENTERED INTO [AS PART OF] THE [LID FORMATION] ORDINANCE THIS IS A SET OF [BRIEFINGS] I RECEIVED [BY CITY STAFF] RELAT[ED] TO THE OFFICE OF THE WATERFRONT [AROUND THE REVISION OF THE TOTAL LOCAL IMPROVEMENT DISTRICT AMOUNT, THE COMMITMENTS FROM PRIVATE PHILANTHROPY, AS WELL AS] THE FRAMEWORK ON THE OPERATIONS AND [MAINTENANCE AND] OTHER ELEMENTS RELATING TO THE [PROPOSED] LEGISLATION THE OFFICE OF THE WATERFRONT [BY NATURE WAS GIVING] ME TECHNICAL INFORMATION THAT I FELT WAS NECESSARY IN ORDER TO MAKE AN INFORMED DECISION AND I WAS NOT STATING AN OPINION OF FACT ONE WAY OR ANOTHER [EITHER IS SUPPORT OR] IN OPPOSITION TO THE [FORMATION OF THE] LOCAL IMPROVEMENT [DISTRICT] BUT RATHER GIVING [ME A 'JUST THE FACTS MAM' APPROACH]. IT TO US EARLIER IN ADDITION I DISCLOSE THAT EARLIER ON THIS YEAR IN A PRIVATE COMMUNICATION FROM A PERSONAL FRIEND, THAT PERSONAL FRIEND SENT ME A NOTE IN THE MAIL HERE TO MY COUNCIL OFFICES AND THAT NOTE EXPRESSED CONDOLENCES [ABOUT SOME ISSUES THAT HAVE BEEN] HAPPENING [IN MY LIFE, AND IN THE MIDDLE OF THAT NOTE HAPPENS TO ALSO] MENTION THIS FRIENDS DESIRE TO SEE THE [LID] NOT MOVE FORWARD, THEY ARE A [RATE PAYOR] DOWNTOWN AND THEY DID NOT WANT TO SEE THE [LID] ASSESSMENT PA[SS]. I NEVER ENGAGED IN ANY FOLLOW-[ON] [COM]MUNICATION [WITH THAT INDIVIDUAL] BUT I PASSIVELY RECEIVED THAT INFORMATION BASED ON [ADVICE

FROM OUR COUNSEL THEY BELIEVED IT WAS IMPORTANT TO DISCLOSE THAT PASSIVE RECEIPT OF THAT] INFORMATION [] WHICH I HAVE DONE SO AS WELL. BASED ON THESE [TOW] ISSUES, I DON'T BELIEVE I SHOULD BE [CONFLICTED] OUT OF THESE DELIBERATIONS [AND THIS VOTE TODAY] BUT I WANTED TO CURE THESE MATTERS AS WAS ADVISED [BY BOTH LEGAL COUNSEL AND OUR CENTRAL] STAFF EARLIER TODAY.

AM I HEARING YOU STATE YOU BELIEVE THERE HAS BEEN NO VIOLATIONS OF THE [APPEARANCE OF FAIRNESS] DOCTRINE OR ANY ALTERNATIVE OR SHOULD I SAY YOU ARE NOT BIASED? IS THAT WHAT I'M HEARING?

YES SIR, I HAVE FALLEN INTO THE FORMER AS OPPOSED TO THE LATTER CATEGORY.

[COUNCIL MEMBER BAGSHAW] I WOULD LIKE TO BUILD ON WHAT COUNCIL [MERMBER] JOHNSON JUST SAID. I HAVE A UNIQUE EXPERIENCE BECAUSE I AM IN DISTRICT 7, I AM IN THE LOCAL IMPROVEMENT DISTRICT AND MY CONDOMINIUM IS AT GROUND ZERO. [AT FIRST AND SPRING]. THIS HAS BEEN KNOWN, I HAVE DONE MY BEST TO DISCLOSE IT IN EVERY MEETING WE HAVE HAD, I ALSO HAVE [BEEN] ADVISED BY OUR ETHICS BOARD [AND BY WAYNE BARNETT] PRIOR TO JUNE 1 OF THIS YEAR I WAS NOT ABLE TO PARTICIPATE IN THE MEETINGS, NOR COULD I VOTE BUT IT IS EFFECTIVE 1 JUNE COUNSEL BILL 119254 CHANGED OUR RULES ALLOWING THOSE OF US WHO ARE [ELECTED] BY DISTRICTS PARTICULARLY IF WE HAD A FINANCIAL INTEREST TO DISCLOSE THAT FINANCIAL INTEREST BUT TO MAKE SURE THAT IF I WERE TO BE TAXED IT WOULD BE IN THE SAME PROPORTION OR PERCENTAGE AS EVERYONE ELSE WITHIN THE DESIGNATED AREA AND THAT IS IN THE CASE OF MY HUSBAND AND MY PARTICIPATION IN THIS GOING FORWARD. [LIKE COUNCIL MEMBER JOHNSON] I HAVE BEEN BRIEFED BY OUR CITY STAFF AND AT NO TIME HAVE I TALKED TO PROPONENTS [OR OPPORNENTS AND ANY EMAILS THAT I RECEIVED HAVE

BEEN SUBJECT TO PUBLIC DISCLOSURE] AND I TURNED THAT OVER. FOR THOSE REASONS, I DO NOT BELIEVE I AM PREJUDICED ON THIS, I WILL BE TAXED LIKE OTHERS [SHOULD] THIS PAS[S] AND I DO NOT HAVE ANY BIAS OR PREJUDICE OR PRECONCEIVED NOTIONS COMING FORWARD ON THIS.

[1:39:40]

[COUNCIL MEMBER O'BRIEN]

THANK YOU [COUNCIL] PRESIDENT [HARRELL]. SIMILAR TO THE FIRST POINT THAT [COUNCIL MEMBER] JOHNSON MADE, I DID TAKE MEETINGS WITH CITY STAFF, [COUNCIL MEMBER JOHNSON ADEQUATELY] DESCRIBE[D] THE CONTENT OF THOSE MEETINGS AND I DISAGREED WITH THE CHALLENGE BECAUSE I BELIEVE THAT I AM NOT BIASED BECAUSE OF THOSE MEETINGS AND I WAS GATHERING INFORMATION AND ASKING QUESTIONS.

[COUNCIL MEMBER SAWANT]

I DID NOT PERSONALLY HAVE MEETINGS OF THIS NATURE, MY STAFF HAD BEEN BUT THAT INFORMATION WAS NOT COMMUNICATED TO ME. [TO THE EXTENT THAT IT WOULD VIOLATE THE APPEARANCE OF FAIRNESS DOCTRINE]

[COUNCIL MEMBER MOSQUEDA]

I DISAGREE THAT I DON'T HAVE A RIGHT TO VOTE IN THIS SO I VERY MUCH WANT TO EXPLAIN THE CONVERSATIONS I HAD OUT OF AN ABUNDANCE OF CAUTION. I RECOGNIZE THIS IS A [QUASI-]JUDICIAL MATTER AND AS SUCH I HAVE ONLY HAD CONVERSATIONS RELATING TO THE [OPERATIONS AND] MAINTENANCE LEGISLATION WHICH IS ONE PIECE OF THE LEGISLATION [THAT WE] WILL BE DISCUSSING TODAY. I HAVE HAD CONVERSATIONS RELATING TO ASPECTS OF MY SUPPORT FOR THE [O&M] LEGISLATION TO INCLUDE LANGUAGE AROUND INCLUSIVE REPRESENTATION ACROSS THE CITY ON THE BOARD, THE ROLE THAT LABOR SHOULD HAVE, THE ABILITY TO

HAVE CHILD CARE SUBSIDIES FOR THOSE WHO ARE SERVING ON THE BOARD, NONE OF THAT RELATES TO ANYTHING RELATING TO THE ASSESSMENTS OR [ANY OF THE QUASI-]JUDICIAL ASPECTS. THIS IS A CONVERSATION I HAVE HAD WITH MEMBERS OF THE COMMUNITY BECAUSE I AM A LABOR ADVOCATE, [I AM NOT BOUGHT BY CORPORATIONS] AND I WILL CONTINUE TO MAKE SURE THOSE VOICES HAVE A ROLE IN SITTING ON ALL OF OUR BOARDS [AND COMMISSIONS] AS A PRINCIPLE OF MYSELF AS A COUNCILMEMBER [AND I BELIEVE SHARED BY] MANY OTHER COUNCILS [UP HERE]. THERE HAS NOT BEEN A DIRECT CONVERSATION ABOUT THE [LID] ASSESSMENT LEGISLATION OR ANY OTHER ASP[ECT THAT HAS BEEN QUASI-JUDICIAL] BUT OUT OF AN ABUNDANCE [OF CAUTION] I WANT TO SHARE THAT WITH YOU TO BE TRANSPARENT. >> THANK YOU. >> I WAS JUST TAKING NOTES, MENTAL NOTES I SHOULD SAY. WE ARE SORT[] OF [AT THE] A AND B OPTIONS ON HOW WE ARE DEALING WITH THIS AND DID YOU SAY YOU BELIEVE YOU ARE NOT BIAS OR PREJUDICE IS OF THE CONTENT?

LETTER A I WANT TO STATE THAT I DO NOT BELIEVE THERE HAS BEEN A VIOLATION OF REQUIREMENTS THAT THE APPEARANCE OF FAIRNESS DOCTRINE. YOU NEED ME TO RESTATE THAT FOR THE RECORD?

THANK YOU.

[COUNCIL MEMBER JUAREZ]

I DISAGREE WITH THE CHALLENGE AND AS CHAIR OF THE WATERFRONT I CAN CONFIRM THAT THIS COUNCILMEMBER MYSELF I BELIEVE THERE HAS BEEN NO VIOLATION [OF THE APPEARANCE OF FAIRNESS DOCTRINE] BECAUSE I HAVE NOT HAD ANY [QUASI-]JUDICIAL [OR SUBSTANTIVE] CONVERSATIONS REGARDING THE ASSESSMENT WITH ANY OF THE PROPERTY OWNER COMM[UNITY] OR OFF[ICE] OF THE WATERFRONT AND[/OR THE] EXECUTIVE. [I] SPOKE WITH NO PROPONENTS OR

OPPONENTS, ALL DISCUSSIONS HAVE BEEN ON THE RECORD IN ACCORDANCE WITH THE OPEN [MEETINGS] ACT, I HAVE [HAD MEETINGS] WITH CITY STAFF REGARDING [AS COUNCIL MEMBER JOHNSON SAID] JUST THE FACTS AND AS YOU KNOW I HAVE BEEN SHEPHERDING THIS LEGISLATION IN MY COMMITTEE FOR 3 YEARS AND I CAN HONESTLY AND FAIRLY SAY ON THE RECORD THERE HAS BEEN NO VIOLATION [OF] THE [APPEARANCE OF] FAIRNESS DOCTRINE.

WHAT I HAVE HEARD FROM SIX OF THE SEVEN COUNCILMEMBERS [THAT WERE CHALLENGED] THEY DISAGREED WITH THE CHALLENGE AND THEY STATED THEIR REASONING AND THEIR BASIS FOR DISAGREEING WITH THE CHALLENGE AND FOR THAT BASIS I'M CONCLUDING WE CAN PROCEED WITH A VOTE BUT AS [COUNCIL MEMBER JUAREZ] DESCRIBED, THE BASE LEGISLATION I WOULD ENCOURAGE MEMBERS [OF THE CENTRAL STAFF] TO SIGNAL[] TO ME THAT I HAVE MESSED SOMETHING UP AND I CAN PIVOT IN A MINUTE. UNLESS WE ARE COMFORTABLE PROCEEDING, [COUNCIL MEMBER JUAREZ] PLEASE INTRODUCE THE LEGISLATION. IT HAS BEEN READ INTO THE RECORD. >> [COUNCIL MEMBER JUAREZ HAS THE FLOOR] IN REGARDS TO ITEM NUMBER THREE COUNCIL BILL 119447 FORMATION ORDINANCE NUMBER [6751] I WILL TALK ABOUT ALL THREE OF THEM AND I'M ASSUMING WE WILL COME BACK AND VOTE. THIS IS THE FIRST OF THREE BILLS THAT COMPLETE THE PROPOSED WATERFRONT PACKAGE. THIS [ORDINANCE] CREATES A WATERFRONT LID . THE CITY HAS PROPOSED AT LEAST 6751 LIDS [LOCAL IMPROVEMENT DISTRICTS] WHICH IS WHERE THAT NUMBER COMES FROM. THEY ARE COMMONLY USED FOR A FUNDING TOOL GOVERNED BY [] STATE LAW [BY WHICH PROPERTY OWNERS PAY TO HELP FUND PUBLIC IMPROVEMENTS] THAT DIRECTLY BENEFITS THEIR PROPERTY. THE WATERFRONT IS SEATTLE'S [GE]M. IF PASSED, THE CITY WILL NOT ONLY BE ABLE TO SEE THE WATERFRONT PARK, [BUT] ALSO FULLY ENJOY WHAT THE WATERS [OF THE SALISH SEA] HAVE TO OFFER TO OUR CITY. THIS ORDINANCE ALLOWS THE

WATERFRONT TO SERVE ALL OF SEATTLE AND WILL INCLUDE 20 [ACRES] OF PUBLIC SPACE AND AN ELEVATED PATHWAY THAT [RE]CONNECTS [PIKE PLACE MARKET AND] DOWNTOWN TO THE WATERFRONT. THIS ORDINANCE CREATES THE [ACCOUNT IN THE] CITY TREASURY [TO MANAGE THE WATERFRONT LID FUNDS] AND [THIS OPRDINANCE] ALLOWS [THE USE OF] BONDS FOR FINANCING. THE [COMMITTEE] MADE A UNANIMOUS RECOMMENDATION ON JANUARY [24TH] THAT CITY COUNCIL PASS [THIS COUNCIL BILL].

[CB 119448 OPERATIONS AND MAINTENANCE] THIS ORDINANCE LAID OUT STIPULATIONS [OF THE AGREEMENT] TOTALING $712 MILLION . [OFFICE OF THE WATERFRONT] PROVIDED A HELPFUL CHART [THAT EXPLAINS] WHICH STAKEHOLDER WAS RESPONSIBLE FOR WHICH AMOUNT OF THE [$712 MILLION PIE] . IT ALSO INCLUDES A 2 Y[EA]R PILOT AGREEMENT [IN PREPARATION OF A LONG-TERM AGREEMENT WITH FRIENDS OF THE WATERFRONT] TO OPERATE AND MANAGE THIS PUBLIC SPACE. THE COMM[ITTEE] RECOMMENDED [UNANIMOUSLY] CITY COUNCIL PASS[] THIS BILL.

COUN[CI]L BILL 119449 PROTEST WAIVER AGREEMENT. THIS [PUBLIC PRIVATE PARTNERSHIP] PROVIDES A PROTEST WAIVER AGREEMENT ALLOWING A 30 DAY PROTEST PERIOD [UPON POTENTIAL ADOPTION] AND THE MAYOR SIGNATURE OF THESE ITEMS ALSO FOLLOWED BY A 30 DAY [APPEALS] PERIOD . [THIS CREATES A] I CAN NEVER SAY THIS WORD, WATERFRONT CONSERVANCY IN WASHINGTON NOT FOR PROFIT CORPORATION FOR PROPERTY OWNERS RIGHTS TO ENFORCE OBLIGATIONS WHILE ALSO PROTECTING LEGAL REPRESENTATION FOR THIS GROUP SIMILAR TO THE FUNCTIONS OF [FRIENDS OF] THE WATERFRONT [FOR THE CITY]. THIS IS ANOTHER EXAMPLE OF [A PUBLIC-PRIVATE PARTNERSHIP SERVING A COMPLEX YET] THOROUGH AND BALANCED AGREEMENT FOR ALL PARTIES TO MOVE FORWARD [IN A WATERFRONT FOR ALL]. [I] WANT TO THANK CENTRAL STAFF [AND THE OFFICE OF] THE WATERFRONT FOR [THROUGHLY BRIEFING MEMBERS OF MY] COMMITTEE [TOGETHER AND SEPARATELY

OF] COUN[CI]L FOR A THOROUGH EXAMINATION [OF EACH ORDINANCE] AND HOW IT IMPACTS OUR CITY AND ITS PEOPLE. [I]'VE BEEN WORKING ON [THIS] LEGISLATION SINCE I GOT [ELECTED] THREE YEARS AGO, MY UNDERSTANDING IS [COUNCIL MEMBER BAGSHAW] HA[S] BEEN WORKING ON THIS FOR 15 YEARS. [THE COMMITTEE] MADE A UNANIMOUS RECOMMENDATION ON JANUARY 24 [TH]AT THE CITY COUNCIL [PASS THIS BILL AND THAT THE CITY COUNCIL PASS] ALL 3 BILLS, THANK YOU VERY MUCH. >>

[COUNCIL MEMBER BAGSHAW]
LET[] US START OFF BY SAYING THANK YOU TO YOU AND YOUR TEAM FOR [BOTH YOUR LEGAL AND] PROCEDURAL SENSE [I KNOW IT] HAS BEEN A LOT ON YOUR SHOULDERS AS [YOU] HAVE [ALSO] TAKEN MANY OTHER THINGS THAT HAVE TO DO WITH OUR CIVI[C] PROJECTS AND I WANT TO SAY THANK[S]. I ALSO WANT TO RECOGNIZE PEOPLE IN THE AUDIENCE. IN THE FRONT STARTING THE [COUNCIL] CENTRAL STAFF, THANK YOU FOR THAT [D]ORI AND ANGIE, I APPRECIATE IT. [MARSHALL AND JOSHUA MY GOODNESS WHAT YOU HAVE DONE] [THE NUMBER OF MEETINGS] YOU HAVE ATTENDED [] THIS YEAR, [I THINK] THERE'S PEOPLE HIDING BACK BEHIND IT. [THANK] YOU HEIDI [HUGHS] AND JESSICA MURPHY FOR [THE WORK YOU HAVE DONE] NOT JUST THE SEAWALL BUT ACTIVATING THE WATERFRONT. [I AM TRULY] GRATEFUL FOR WHAT WE HAVE DONE AND SEEN [I KNOW MAGGIE WALKER AND] I APPRECIATE WHAT SHE HAS DONE AROUND PHILANTHROPY [AT THE WATERFRONT COMMUNITY] AND BRINGING THEM TOGETHER. THE WAY BACK MACHINE AND THIS REALLY [D]OES [GO] BACK [15 YEARS] TO WHEN I [FIRST] STARTED WORKING [WITH ALLIED ARTS AND] THE SHARED WATERFRONT [FOR ALL], [DAVID YEAWORTH] TAUGHT ME PHRASES LIKE WE PREFER GREEN OVER GRAY AND THE IDEA THAT WE ARE MAKING THIS FOR ALL AGES AND ABILITIES AND WE ARE LOOKING FOR A REVENUE PACKAGE [THAT CAME TOGETHER]. [I KNOW THAT WE HAVE HEARD

COMMENTS THIS MORNING THIS AFTERNOON] A NUMBER OF MY NEIGHBORS [HAVE] LET[] IT BE KNOWN [AND THOSE] ARE SUBJECT TO PUBLIC DISCLOSURE AND HAVE BEEN TURNED OVER THAT THEY ARE UNHAPPY WITH HAVING TO PAY ADDITIONAL TAXES [THAT THEIR PROPERTY VALUES ARE GOING UP AND THEY THINK THIS ENOUGH] AND I UNDERSTAND [I KNOW] HOW PEOPLE FEEL [YE]T I WILL SAY THE []VISION FOR THESE 20 BLOCKS ARE BOTH IMPRESSIVE AND ACKNOWLEDGING NATURAL RESOURCES ONCE THIS COMES DOWN FIRST OF ALL WE KNOW HOW MUCH QUIETER IT IS THE LAST THREE WEEKS BUT BUILDING THIS WATERFRONT [FOR ALL] IS SOMETHING THAT FRANKLY I WILL LOOK BACK ON AND THINK MY TIME IN THIS COUN[CI]L WORKING WITH ALLIED ARTS IS ONE OF THE HIGHLIGHTS OF MY CAREER. I DO WANT TO ACKNOWLEDGE MANY OF THE ARCHITECTS THAT DID THIS FOR FREE IN 2004 WHEN WE FIRST DID OUR DESIGN AND ARE JUST TAKING OUT A FEW [. . .] AND STEPHANIE BAUER WITH HER AMAZING ILLUSTRATION P[E]N THESE [FOLKS WE]RE DEDICATING THEIR TIME AND ENERGY FOR FREE TO SHOW US WHAT THIS COULD LOOK LIKE AND ONCE I SAW THOSE ILLUSTRATIONS AND [I KNEW THIS WAS] SOMETHING PEOPLE WOULD WANT TO HAVE, THAT WORDS DON'T CONVEY WHAT THE ILLUSTRATIONS DID AND THAT [VI]SION. I WANT TO RECOGNIZE PEOPLE LIKE BOB [DONEGAN AND BOB DAVIDSON DOWN] ON THE WATERFRONT. THEY HAVE WORKED TIRELESSLY AND I KNOW IT'S BEEN HARD AS WE HAVE MOVED THE SEAWALL AND [WE MOVED] THE ROADWAY [WE BROUGHT ALSASKAN WAY] FROM ONE PLACE TO ANOTHER. [AND NOW THEY ARE GOING THROUGH ANOTHER YEAR OF HAVING THE VIADUCT COME DOWN] [ITS GOING TO BE ASTONISHING FOR BUSINESSES, FOR THE AQUARIUM AND] CONNECTING THE AQUARIUM TO PIKE PLACE MARKET ALL THE WAY UP TO MELROSE AND I CAN JUST ENVISION WHAT OUR CIT[Y IS] GOING TO LOOK LIKE WHEN PEOPLE CAN [WALK AND] BE SEPARATED AND HAVE THAT GREEN SPACE THAT WE WANT. I DO WANT TO ACKNOWLEDGE THAT WE TAXPAYERS [WHO LIVE DOWN THERE] ARE NOT THE ONLY ONES WHO ARE PAYING FOR THIS. THE STATE PUT BILLIONS OF DOLLARS IN

THE CITY HAS PUT IN [MILLIONS AND MILLIONS,] HUNDREDS OF MILLIONS [OF DOLLARS] . THE PORTS IS ALSO INVOLVED, THE COUNTY HAS STEPPED UP[, AND] THIS LOCAL IMPROVEMENT DISTRICT IS A [PIECE] AND I KNOW THAT [$160 MILLION] IS A SIGNIFICANT PIECE AND TO THOSE OF US WHO WILL BE LIVING DOWN THERE [AND] THE BUSINESSES WHO [A]RE THERE, WE[']RE GOING TO HAVE A FRONT ROW SEAT ON THIS REGIONAL ASSET SO I THINK CONNECTING THE WATERFRONT [TO] THE PI[KE-PINE] CORRIDOR TO [QUEEN ANNE, TO PIONEER SQUARE, TO] WEST EDGE IN CREATING TH[OSE GREEN] PUBLIC SPACES AND IMPROVING THE HABITAT [ALONG THE WATERFRONT] IS WELL WORTH PAYING FOR. WE ARE ALSO [SEPARATING IT AND] MAKING IT A SAFE PLACE FOR PEDESTRIANS. MANY OF YOU HAVE HEARD ME TALK A LOT ABOUT AGE FRIENDLY SEATTLE ABOUT MAKING THE CITY SOMEPLACE SAFE FOR ALL AGES [AND ABILITIES] THIS IS AN EXCITING OPPORTUNITY FOR US TO DO JUST EXACTLY THAT. I DO WANT TO [GIVE] ONE WORD OF WARNING, I CAN TELL YOU WE WILL PROBABLY HEAR FROM DEVELOPERS WHO WOULD BE VERY INTERESTED IN TAKING SOME OF THE REMAINING BLOCKS DOWN THERE AND GOING HIGHER THAN [THE] 170 FEET [THAT IT IS ZONED FOR] I'M GOING TO ARGUE STRENUOUSLY THAT IN ORDER FOR US TO KEEP [A] WATERFRONT FOR ALL, WE CANNOT ALLOW OURSELVES TO GET PSYCHED INTO BUILDING BUILDINGS THAT ARE HUNDREDS OF FEET HIGHER THAN WHAT IS [ZO]NED, EVEN FOR THE BEST OF ALL CAUSES. I HAVE BEEN FIGHTING [ASIDUOUSLY] TO KEEP THIS FROM LOOKING LIKE MIAMI BEACH. [WE TRULY NEED TO HAVE THE STEP DOWNS WHICH WE HAVE BEEN TALKING ABOUT FOR THE PAST 2 DECADES TO ACTUALLY HAPPEN] WITH THAT SAID , [I BELIEVE THIS IS FAIR AND REASONABLE] THOSE OF US PAYING THE TAX WILL BE GETTING MORE AND [I LOOK FORWARD TO PAYING MY SHARE AND] I WOULD LIKE TO TH[A]NK ALL OF YOU WHO HAVE BEEN PART OF THIS VISION TO MAKE THIS HAPPEN.

I FORGOT TO SAY SOMETHING BUT I THINK HE HAS HAD THIS BEFORE ME.

[COUNCIL MEMBER JOHNSON]

I JUST BRIEFLY WANT TO EXPAND IN THE LATE 1940S WHEN WE FIRST STARTED CONSTRUCTION [ON THE ALASKAN WAY VIADUCT] IT IS BAFFLING TO ME THAT WE WOULD HAVE CHOSEN [TO BUILD] THE HIGHWAY ON THE WATERFRONT [INSTEAD OF] CONNECTING PEOPLE TO THAT WATERFRONT. [IT IS A WONDERFUL THING TO THINK THAT 75 YEARS LATER] WE MIGHT ACTUALLY FINALLY HAVE [THE CHANCE TO HAVE] A WATERFRONT [BE A PLACE WHERE] PEOPLE TO CONGREGATE [WHERE PEOPLE CAN SHARE] WHERE PEOPLE CAN TALK TO ONE ANOTHER. [AS OPPOSED TO BEING A PLACE WHERE CARS] CAN DRIVE VERY QUICKLY THROUGH AND PAST AND I KNOW [MANY MOURN THE LOSS OF THE] VIEW ON THE TOP [OF THE VIADUCT WHILE YOU ARE TRAVELING] IN YOUR SINGLE OCCUPANCY VEHICLE [AT 55 MPH] AND TRYING TO MAKE SURE YOU ARE KEEPING AN EYE ON THE ROAD WHILE ALSO KEEPING AN EYE ON THE VIEW, I MYSELF WILL BE GLAD THAT SO MANY MORE PEOPLE WILL BE ABLE TO ENJOY THAT ASSET I THINK [COUNCIL MEMBER BAGSHAW] YOU WOULD AGREE WHEN I SAY THIS [WOULD] NOT JUST BE A REGIONAL ASSET BUT [IT WILL BE A] NATIONAL AND INTERNATIONAL AS A FINALLY TURN OVER OUR WATERFRONT BACK TO THE PEOPLE [AS OPPOSED TO A PLACE] THAT IS VERY LOUD [AND FOR CARS]. I'M EXCITED FOR THAT TO [REALLY] BEGIN [IN EARNEST] I WILL LOOK FORWARD TO [SEVERAL YEARS FROM NOW WHEN WE HAVE] FINALLY COMPLET[ED] THIS, WHAT A VISION WE WILL FINALLY BE ABLE TO ACCOMPLISH AND WHAT AN ASSET THIS WILL RALLY BE FOR ALL OF US.

[COUNCIL MEMBER JUAREZ] WOULD YOU LIKE TO CLARIFY SOMETHING?

[1:54:50]

I JUST WANT TO SAY I APOLOGIZE FOR NOT SHARING THIS IN MY NOTES, WE KNOW THIS IS A $712 MILLION PROJECT AND IT'S IMPORTANT TO KNOW THERE IS A

LOCAL IMPROVEMENT DISTRICT [FOR $160 MILLION] [BUT] THE STATE IS PUTTING IN 193 MILLION, THE CITY IS PUTTING IN 249 MILLION AND THE PHILANTHROPY GROUP [FRIENDS OF THE WATERFRONT] IS RAISING 110 MILLION. WE ARE DOING SOMETHING PHENOMENAL [IN THIS CITY] THAT WE HAVE NOT ALWAYS BEEN ABLE TO DO [THAT IS TO GROW] 20 ACRES OF [NEW AND] IMPROVED PUBLIC SPACE. GETTING BACK TO [LIKE WE DID WITH SEATTLE CENTER AND] THE SPACE NEEDLE THIS IS A G[E]M [THIS IS] AN ICON IT WILL RECONNECT US [WITH THE SALISH SEA] ORIGINALLY HOW IT WAS SUPPOSED TO BE AND I WILL [BE VOTING YES AND I HOPE] MY COLLEAGUES JOIN ME.

[COUNCIL MEMBER MOSQUEDA]

[1:55:30]

THANK YOU. I WANT TO THANK COUNCILMEMBER [JUAREZ] AND HER TEAM FOR BEING INCREDIBL[Y INCLUSIVE OF OUR LATE CONVERSATIONS AS OF LATE]. [I UNDERSTAND I AM THE NEWEST I WANT TO THANK YOU FOR ALL OF YOUR WORK AND ESPECIALLY [NEGAIN] FOR WORKING WITH US AS WE THOUGHT OF A FEW ADDITIONAL ADDITIONS TO LIFT UP THE VOICES OF WORKERS [ON THE BOARD] TO ENSURE OUR CITY WAS REPRESENTED IN FULL AT THE TABLE WE ARE CREATING. I ALSO WANT TO THANK THE FRIENDS OF THE WATERFRONT AND THE LABOR MEMBERS OF THE MARTIN LUTHER KING COUNTY LABOR COUNCIL WHO ARE WORKING [WITH THE WATERFRONT FOLKS] TO ENSURE UNION JOBS ARE CREATED AND WE ARE NOT JUST TALKING ABOUT [UNION] JOBS AS WE CREATE THE NEW FACILITY BUT AS WE CLEAN [THE FACILITY] AND MAINTAIN [IT] WE ALSO HAVE GOOD LIVING [] WAGE JOBS. [I AM REALLY EXCITED ABOUT THAT LANGUAGE THAT HAS BEEN INCLUDED] I ALSO WANT TO THINK MY STAFF, [MICHAEL MADDOX] THIS IS AN OPPORTUNITY FOR ME TO THANK HIM ON [LAND USE] HOUSING [ENERGY] ISSUES BUT THIS IS A GREAT EXAMPLE OF WHERE [H]E COULD QUICKLY WORK WITH THE COUNCIL TO MAKE SURE [THAT] THOSE VALUES [AROUND LABOR AND INCLUSIVITY] ARE PART OF THE SOLUTION. AS WE THINK

ABOUT THIS NEW ENTITY BEING PUBLIC PROPERTY, WE WANT TO MAKE SURE WE KEEP [] OUR EYES ON LONG-TERM COSTS, [AND HAVING THOSE JOBS IN-HOUSE] IT'S A GREAT EXAMPLE OF LIVING WAGE COSTS [AND KEEPING AN EYE ON COSTS], OFTEN WE THINK ABOUT OUTSOURCING AS A WAY TO SAVE MONEY BUT IN THE END WE END UP UNDERPAYING WORKERS AND COSTING OURSELVES IN THE LONG TERM. [SO HERE] IS A [REALLY] GREAT EXAMPLE OF WHERE [FROM THE BEGINNING] OUR PARTNERS WERE INTERESTED [IN THIS STRONG LABOR BUSINESS] COMMUNITY DYNAMIC AND WE CAN ENSURE THIS WAS REFLECTIVE OF THOSE VALUES. I ALSO WANT TO THANK PEOPLE FOR ALL OF YOUR PARTICIPATION [ON THE UPCOMING BOARD] WE KNOW IT IS NOT A VERY EXCITING THING WE ARE ASKING YOU TO SIT ON BUT THE 19 MEMBERS WHO WILL BE SITTING THERE IF YOU DO HAVE CHILDCARE NEEDS WE HAVE NOW INCLUDED LANGUAGE TO TRY AND FIGURE OUT PATHWAYS FORWARD SO THAT POTENTIALLY CHILDCARE COULD BE COMPENSATED. WE KNOW FROM OTHER BOARDS AND COMMISSIONS THAT OFTEN CHILDCARE COSTS ARE ONE OF THE MAIN REASONS WE DON'T SEE A LOT OF PARTICIPATION, ESPECIALLY FROM COMMUNITIES UNDERREPRESENTED [IN PUBLIC POLYMAKING] SO WE ARE EXCITED TO HAVE THAT VOICE THERE] AS WELL. I REALLY LOOK FORWARD TO SEEING [THIS VISIONS T]HAT YOU HAVE BEEN WORKING ON FOR 15 YEARS [COUNCIL MEMBER BAGSAHW] PLAY OUT, HAVING BEEN ABLE TO PLAY [ON THE VACATED VIADUCT] AND HAVING THIS AS MY COMMUTE [TO WORK] ALONG THE WATERFRONT [WHEN I BIKE] I JUST CAN ONLY IMAGINE HOW GREAT IT WILL BE [SO] WORKING TOGETHER. I'M SURE WE WILL CREATE A HUGE AMOUNT OF ACCOUNTABILITY TO FILL THAT []VISION YOU STARTED 15 YEARS AGO AND I'M EXCITED TO BE VOTING YES [WITH YOU ALL].

I THINK THAT CONCLUDES OUR REMARKS AND WITH THAT WE WILL TAKE EACH BILL SEPARATELY. PLEASE CALL THE ROLL ON THE PASSAGE OF BILL 119447.

THE BILL PASSED [8-0], PLEASE READ THE ROLE ON ONE 19448.

THE BILL PASSES [8-0], PLEASE CALL THE ROLE ON THE PASSAGE OF THE 119449.

THE BILL PASSES [8-0], VERY GOOD. LOTS OF BOD[Y] OF WORK.

[. . .]

Washington State Department of Transportation

King County

City of Seattle

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED ___
11
FILE# CWF-0336, et al.

September 4, 2008

Alaskan Way Viaduct and Seawall Replacement
Stakeholder Advisory Committee Members

Dear Interested Stakeholder Advisory Committee Members,

Thank you for your recent letter requesting that Gehl Architects of Copenhagen be brought under contract to evaluate several of the measures associated with Guiding Principle Number Four: "Enhance Seattle's waterfront and downtown as a place for people."

Gehl Architects is highly regarded for their work in improving the pedestrian environment in cities and evaluating the success of existing public spaces. As your letter states, Gehl has developed a method of 12 criteria for assessing if existing public spaces are successful.

The Washington State Department of Transportation, King County and the City of Seattle agree that the evaluation of pedestrian movement is critical to this process and, as a result of your suggestion, we will be including Gehl Architects as a part of our evaluation team for the measures associated with pedestrian movements. Their methodology will enable us to provide a thorough analysis of the current scenarios.

We are working quickly to determine the scope of their work and how best to use their expertise and will update the Alaskan Way Viaduct and Seawall Replacement Program's Stakeholder Advisory Committee as the contract progresses.

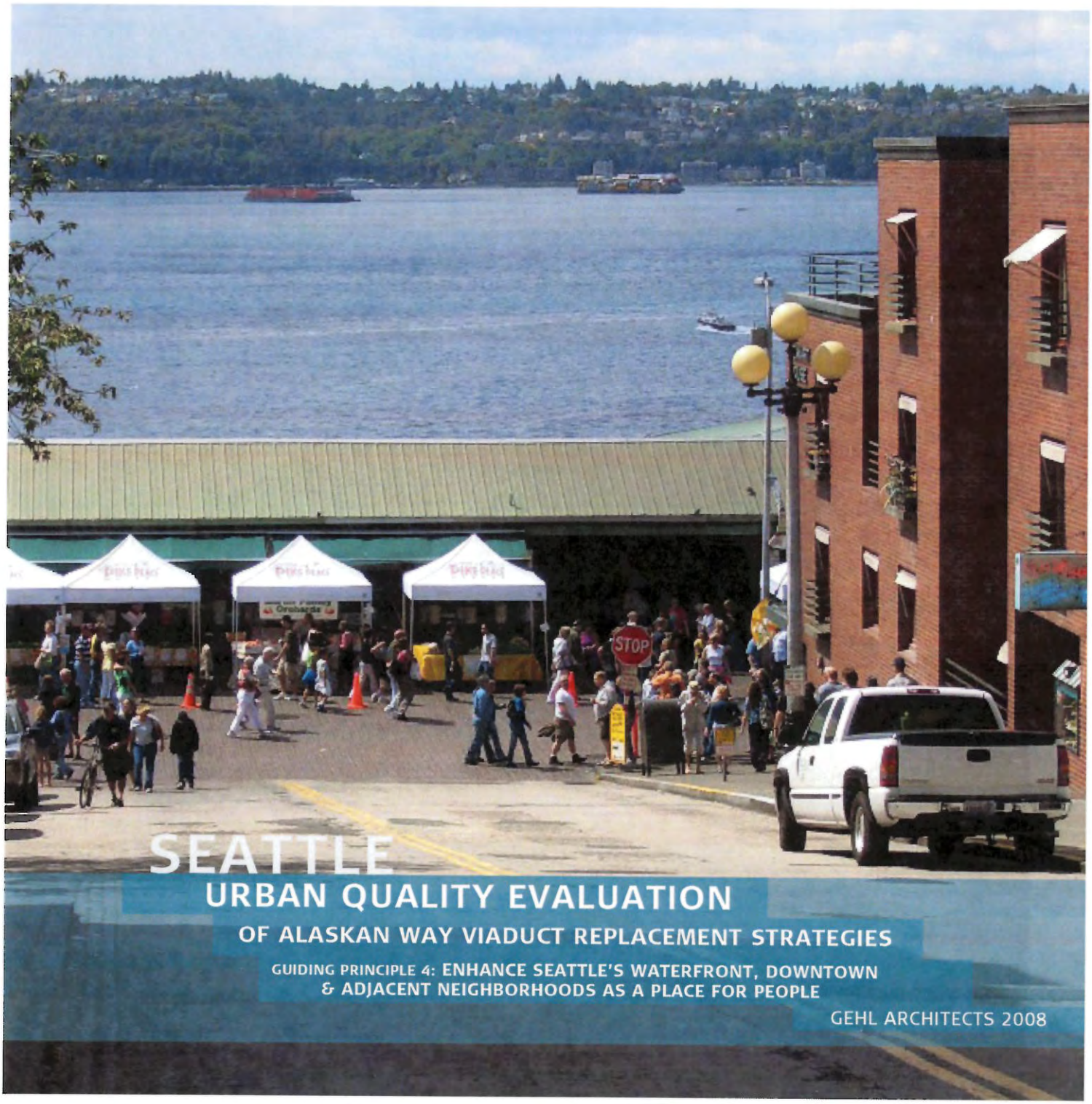
Thank you again for your suggestion. We would be more than happy to meet with you to discuss further how best to utilize the Gehl methodology. As always, we value your continued involvement in the process.

Regards,

Dave Dye
Deputy Secretary, Washington State Department of Transportation

Harold Taniguchi
Director, King County Department of Transportation

Grace Crunican
Director, Seattle Department of Transportation



SEATTLE
URBAN QUALITY EVALUATION
OF ALASKAN WAY VIADUCT REPLACEMENT STRATEGIES

GUIDING PRINCIPLE 4: ENHANCE SEATTLE'S WATERFRONT, DOWNTOWN & ADJACENT NEIGHBORHOODS AS A PLACE FOR PEOPLE

GEHL ARCHITECTS 2008

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS

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Professor at Center for Traffic and Transport, Technical University of Denmark
Former Chief Engineer & Head of the Planning Division in the Danish State Road Directorate
Former Technical Director of the City of Copenhagen

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INTRODUCTION & PHILOSOPHY

GroupHealth

FOR BETTER 'PEOPLE' QUALITY

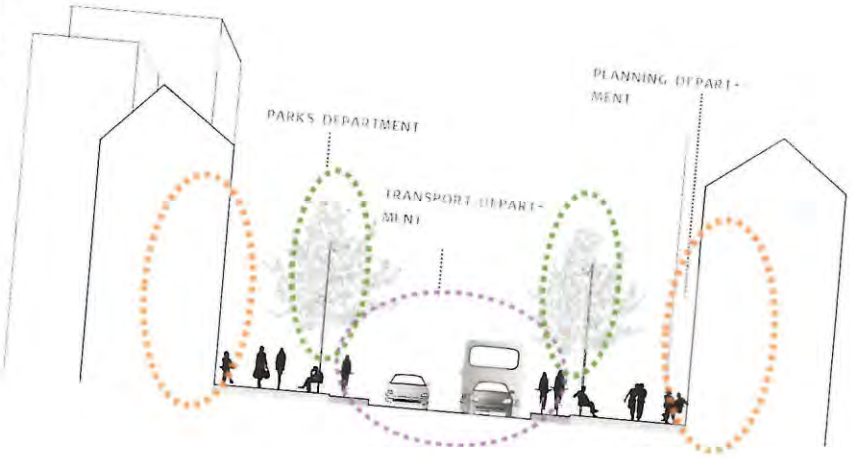
The design of cities is often undertaken by addressing the distinct systems at work: buildings by the Building Department, traffic by the Traffic Department, vegetation and landscape by the Parks Department, bicycles by the Bicycle Department. There is never a People or a Life Department!

GEHL Architects has developed working methods for dealing with planning and urban design in which "people activities" in the city are considered first. Quality of spaces is analyzed based on criteria developed from the perspective of people. Recommendations are made to increase high quality public realms, improving urban quality--- and LIFE.

We offer an evaluation of the proposed scenarios based on our understanding and research of cities that work for people. This approach recognizes people as the generator of spaces.

Good cities take time to develop. People need time to cultivate new habits. When this happens the city responds accordingly: new places develop, new habits develop and the city becomes a better and better place for people. Only when appropriate decisions are made and implemented carefully over time --always remaining true to the PEOPLE perspective-- will the city develop LIFE.

Seattle already has a fine template for an active, healthy downtown. The waterfront invites possibilities for recreation, commercial activities and spontaneous or unplanned events. It also provides a place of prospect, in this city of views and hills. The physical fabric has room for private vehicles, public transportation, bicyclists and pedestrians.



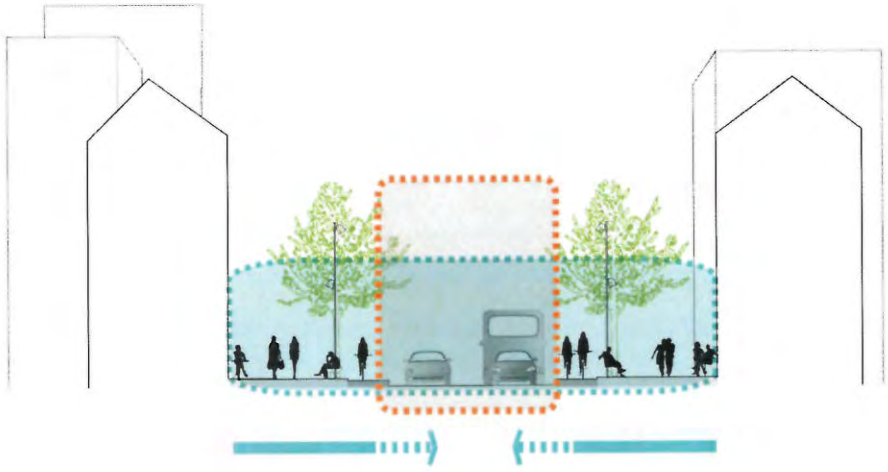
A HOLISTICALLY COMMISSIONED, IMPLEMENTED AND MAINTAINED PUBLIC STREET

WHAT IS THE TASK?

MAIN QUESTIONS THAT NEED TO BE CONSIDERED:

- HOW TO INVITE MORE PEOPLE TO WALK?
- HOW TO INCREASE THE AMOUNT AND RANGE OF CYCLISTS, BOTH THOSE WHO COMMUTE AND THOSE WHO ARE INTERESTED IN RECREATION?
- HOW TO CREATE AN INCLUSIVE CITY THAT INVITES MANY PEOPLE?
- HOW TO INCREASE THE AMOUNT OF TIME PEOPLE SPEND IN THE CITY?
- HOW TO INCREASE THE POSSIBILITIES FOR NEW ACTIVITIES, SUCH AS MARKETS, OUTDOOR CAFES, OUTDOOR EVENTS?

WHAT KIND OF PLACE WOULD WE LIKE SEATTLE TO BE?



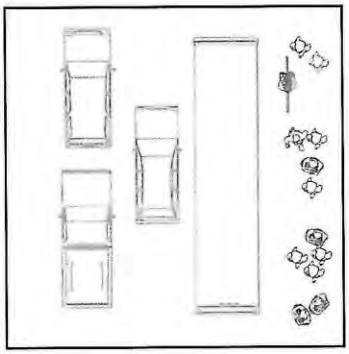
CAPACITY STUDY: COUNT TRAFFIC *AND* PEOPLE!

We need to think of traffic as people --not just as vehicles. An evaluation or design that considers traffic first and foremost is guaranteed to result in streets fit for vehicular traffic, but not necessarily for bicyclists or pedestrians.

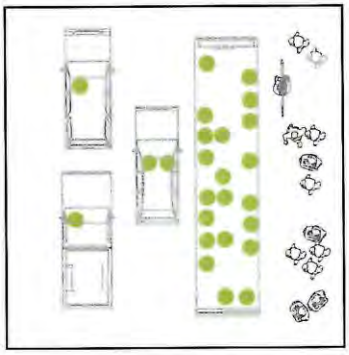
A more comprehensive evaluation or design begins at the building edges, with the scale and experience of a person moving at an average speed of 3 miles per hour. The bicycle comes next, still discernable as a person but at slightly higher speeds. Slower vehicular traffic follows, and higher speed traffic is furthest from the pedestrian space. Using this method, capacity is considered for independent vehicles, people using public transport, bicyclists and pedestrians concurrently.

The number of people must also be considered when looking at traffic. If only vehicles are counted, the opportunity for public transport is neglected. We must look inside of the vehicles and consider the actual numbers of people that are moving through the city.

Thus, the question is:
How many people can move through the public space and what would we like the mode split to be?



COUNTING VEHICLES



COUNTING PEOPLE IN VEHICLES

COUNTING AND CONSIDERING ALL THE PEOPLE IN THE STREET - ALSO PEDESTRIANS AND BICYCLISTS.

SEGREGATED AREAS... OR INTEGRATED NETWORK?

SEGREGATED AREAS

Seattle is well-positioned to develop a rich and vibrant network in the Center City and Waterfront areas.

Depending on how choices are made, the city may either become more segregated or more integrated; it may become a city defined by its barriers or by its networks.

INTEGRATED NETWORK

This is a once-in-a-lifetime opportunity to develop a vision for the city on a new level. To create a better life demands the big question: What do we want the city to be? If the answer is, "A fine city for people," then traffic capacity cannot be increased and thinking cannot center on vehicles.

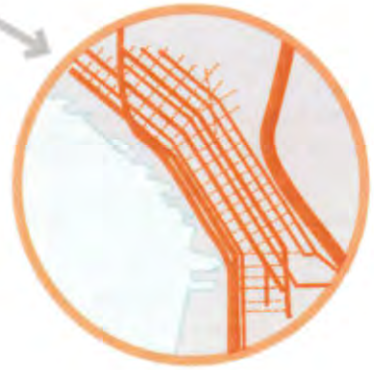
If the only issue is to accommodate today's traffic volumes, then all scenarios serve this end. But the bigger issue is *how* this should be done, and whether the quality of the city will be destroyed, diminished or strengthened by the solution.

TOWARDS A VISIONARY TRAFFIC SYSTEM FOR THE 21ST CENTURY

THE SITUATION TODAY

A TRAFFIC SYSTEM HAS DEVELOPED OVER A LONG PERIOD OF TIME. IS THIS SYSTEM CONNECTED TO A VISION FOR THE KIND OF CITY WE WANT TO CREATE, OR DID IT JUST BECOME THIS WAY OVER TIME?

PARTS OF THE SYSTEM NEED TO BE REARRANGED. HOW DO WE WANT TO MAKE THIS REARRANGEMENT, AND WHAT IMPACT WILL IT HAVE ON THE CITY IN THE FUTURE?



WHAT THE 8 SCENARIOS OFFER:

WE HAVE TO REPLACE THE SAME CAPACITY THAT WE HAVE TODAY, AND EVEN ADD MORE...

PURSUING TRAFFIC CAPACITY IS AN ENDLESS TASK. A RULE OF THUMB: THE MORE CARS WE INVITE, THE MORE CARS WILL COME; THEREFORE, THE SYSTEM WILL NEVER BE SUFFICIENT. TRYING TO 'SOLVE' THE TRAFFIC PROBLEMS ENCOUNTERED IN THE CITY TODAY WILL ONLY LEAD TO LARGER STREETS AND A MORE CONGESTED TRAFFIC NETWORK. ONLY THE LEFTOVER SPACES WILL REMAIN FOR PEOPLE. INVITING MORE AND MORE CARS MAKES IT WORSE AND WORSE FOR PEOPLE.

IS THIS REALLY WHAT SEATTLE WANTS?

VISIONARY THINKING:

FIRST WE NEED TO ASK OURSELVES:
WHAT KIND OF CITY AND CITY LIFE DO WE WANT? WOULD WE LIKE TO INVITE MORE PEOPLE TO SPEND TIME IN THE CITY? DO WE WANT PEOPLE TO TRAVEL TO OUR CITY BECAUSE IT IS SO GREAT TO BE IN?

SECONDLY, HOW CAN WE CREATE A TRAFFIC SYSTEM THAT SUPPORTS THESE GOALS?

A WHOLE NEW CITY OR TRAFFIC SYSTEM CAN NOT BE CREATED OVERNIGHT. IT IS A STEP-BY-STEP PROCESS, BUT IF EACH STEP IS DIRECTED TOWARD AN OVERALL VISION, A SLOW AND STEADY TRANSFORMATION WILL BE POSSIBLE. INCREMENTAL STEPS ALLOW TIME FOR HABITS TO ADJUST AND CULTURE TO DEVELOP.

SEATTLE HAS THAT OPPORTUNITY NOW, AS IT IS ABOUT TO MAKE A MAJOR **DECISION** THAT WILL DETERMINE WHAT KIND OF CITY IT WILL BE IN THE FUTURE.
SEATTLE HAS THE OPPORTUNITY TO LAY A FOUNDATION FOR A NEW TRAFFIC SYSTEM WORTHY OF THE 21ST CENTURY. THEREFORE, IT IS CRUCIAL TO ENVISION HOW WE WISH SEATTLE TO BE IN THE FUTURE - AND WORK TOWARD THAT GOAL.

SUMMARY OF PHILOSOPHY:

• IN ORDER TO EVALUATE URBAN QUALITY WE MUST FOCUS ON TRAFFIC *AND* PEOPLE.
THUS, WE START WITH THE QUESTION: HOW MANY PEDESTRIANS CAN THE PUBLIC REALM CARRY?

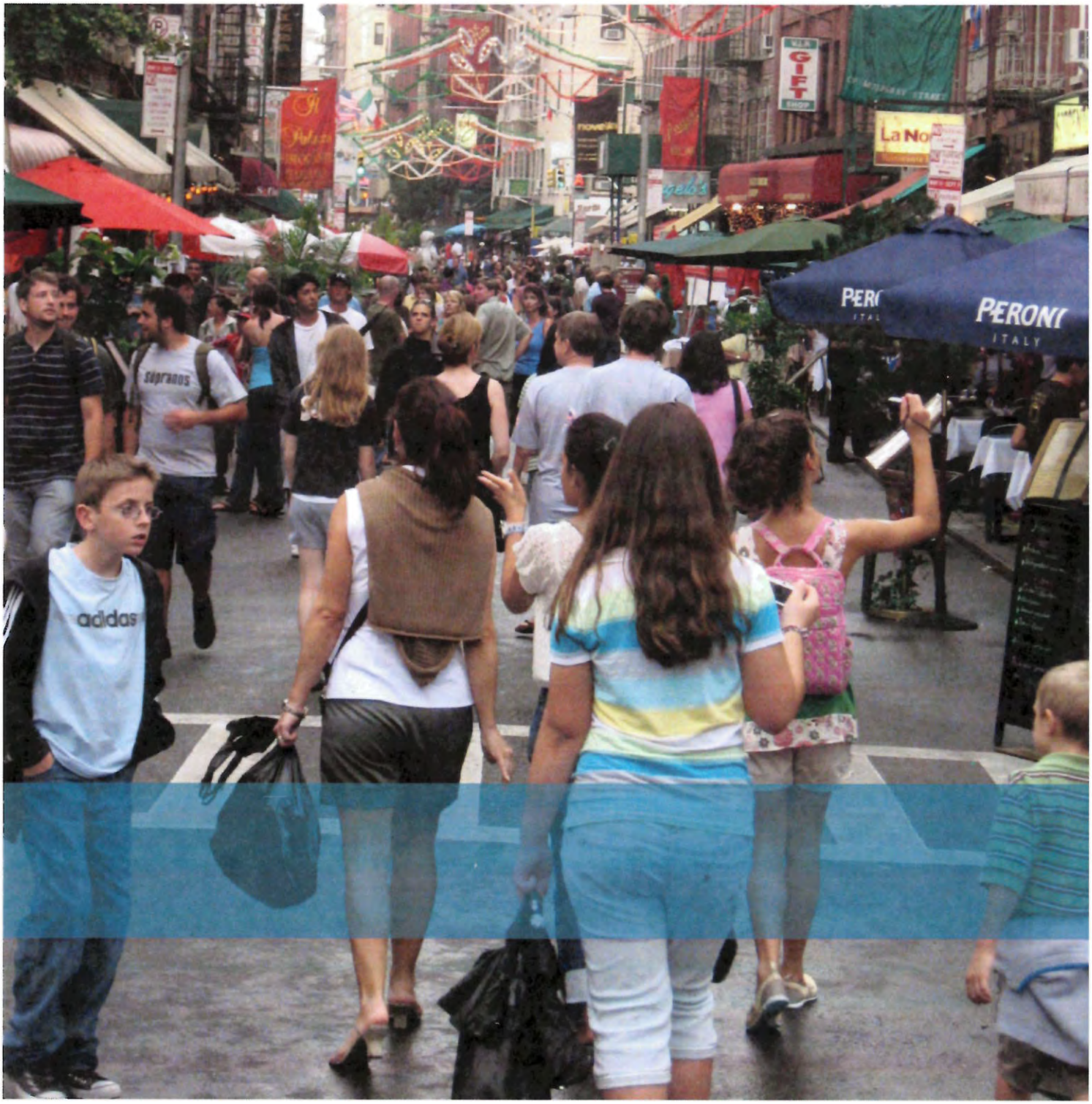
• NOT ONLY A TRAFFIC CAPACITY STUDY!
A 'HIGH QUALITY CITY LIFE' CAPACITY STUDY FOCUSES ON PEOPLE AND BUILDS A TRAFFIC SYSTEM BASED ALSO ON PEDESTRIAN AND BICYCLIST NEEDS.

• THINK 'BLUE SKY': WHAT VISIONS DO WE HAVE FOR THE CITY?
THIS IS SEATTLE'S CHANCE TO LEAD THE WAY IN HIGH QUALITY SUSTAINABLE CITY LIVING, TOWARD A WELL-INTEGRATED CITY.

• EACH STEP SHOULD MOVE TOWARD A LARGER GOAL, AND THE FIRST STEPS SHOULD BECOME SUCCESSES WITH WHICH TO BUILD SUPPORT AND A NEW PEOPLE-FOCUSED CULTURE

• CREATE A GOOD CITY WHERE *BOTH* WATERFRONT AND DOWNTOWN ARE WINNERS!!!

PRINCIPLES & BEST PRACTICES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SCALE AND SPEED INFLUENCE HOW WE PERCEIVE A SPACE

3 MPH SCALE

The human being is a slow-moving creature with an animal's senses. We move at approximately 3 mph., and to accommodate that speed a streetscape must provide repeated stimuli so as to be perceived as interesting to walk along. The human brain needs 1000 stimuli per hour (or 1 stimulus per 4 seconds) to stay engaged. A streetscape with a high level of variation, many details, a good human scale (where we feel comfortable) and interesting things to look at is perceived as a delightful street to walk along.

varied streetscape

sensory experiences

invitation and possibility for human interaction

40 MPH SCALE

When driving a car, for instance at a speed of 40 mph, we are not able to perceive as many details as when we are walking. Noise and pollution distract the senses of people walking beside fast-driving cars, making it an unpleasant experience. Streets that have been planned to accommodate a speed of 40 mph tend to be boring and unattractive to walk along.

'detailing' in favor of cars

no stimuli for pedestrians

facade communicating to cars, not pedestrians

PLAN FOR THE SLOW MOVING HUMAN BEING!

STREET DESIGN AND TRAFFIC VOLUMES ARE KEY ELEMENTS IN HOW THE CITY IS PERCEIVED BY HUMAN BEINGS. WE NEED TO DECIDE WHETHER TO MAKE THE STREETS ENJOYABLE TO WALK ALONG AT 3 MPH SPEED, OR ONLY CONVENIENT TO DRIVE ALONG AT 25-40 MPH.

PLANNING ONLY FOR DRIVING SPEEDS WILL RESULT IN UNATTRACTIVE STREETS THAT ARE BORING TO WALK ALONG. FOCUSING ON THE NEEDS OF SLOW-MOVING HUMAN BEINGS WILL RESULT IN STREETS THAT ARE INTERESTING FOR BOTH PEDESTRIANS AND DRIVERS. STREETS CAN EASILY BE DESIGNED SO THAT THEY ARE ENJOYABLE FOR BOTH - AS LONG AS TRAFFIC IS BALANCED AND SCALE AND DETAILING FAVOR PEDESTRIAN NEEDS.

SEATTLE HAS A GOOD FOUNDATION FOR HIGH QUALITY CITY LIFE...

EXISTING PHYSICAL FORM

GENEROUS SIDEWALKS

VARIED STREET GRID

NATURAL AMENITIES

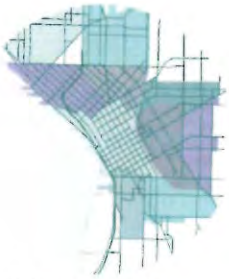
LOW TRAFFIC LEVELS

REASONABLE CLIMATE

POTENTAL

INVITE MORE PEOPLE TO WALK

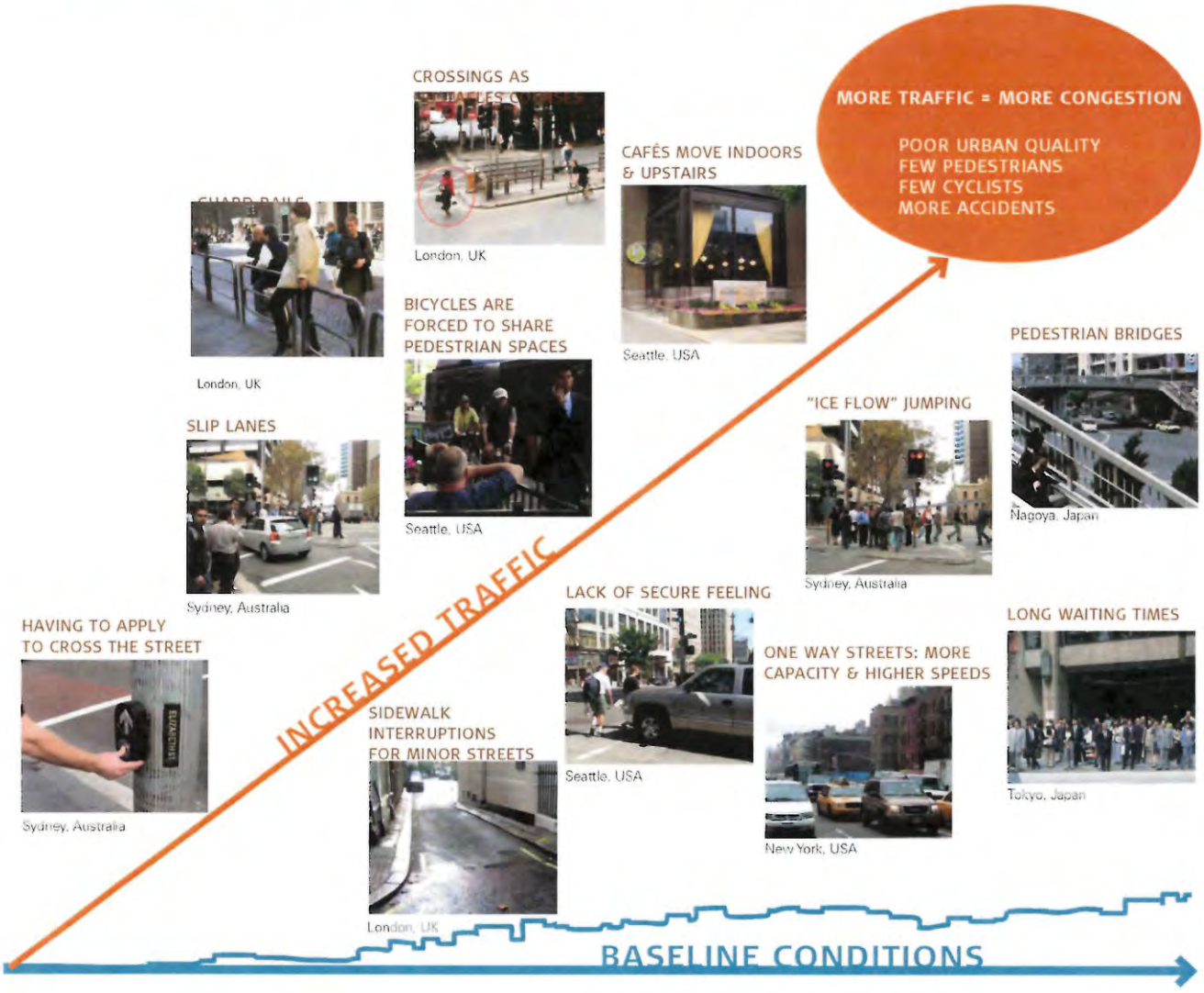
AMPLE ROOM FOR BICYCLE TRACKS



OPPORTUNITIES TO LINK THE DOWNTOWN NEIGHBORHOODS

OPPORTUNITIES TO CREATE A GOOD CITY LIFE

IF TRAFFIC CAPACITY IS PURSUED... IT WILL NEVER BE CAUGHT!



IF URBAN QUALITY IS PURSUED... THE RESULT IS A LIVELY CITY!

MORE PEOPLE =
MORE PEDESTRIANS & MORE CYCLISTS

GOOD URBAN QUALITY
SAFER STREETS FOR ALL
MORE ACTIVITY

INCREASED PEOPLE

BASELINE CONDITIONS

BEING RESPECTFULLY INFORMED

Copenhagen, Denmark

SIMPLE STREET CROSSINGS

London, UK

RESPECT FOR NATURAL DESIRE LINES

London, UK

PLAIN CROSSINGS

Copenhagen, Denmark

SEPARATED BIKE TRACKS

Copenhagen, Denmark

OUTDOOR CAFÉS & SIDEWALK ACTIVITY

Seattle, USA

CONTINUOUS SURFACES

Copenhagen, Denmark

SECURITY & OWNERSHIP OF THE STREET

Seattle, USA

SLOWER TWO-WAY TRAFFIC FOR MAXIMUM ACCESS

Copenhagen, Denmark

CONTINUOUS STREET CROSSINGS

Copenhagen, Denmark

CROSSINGS AT GRADE

Copenhagen, Denmark

A BALANCE BETWEEN WAITING & WALKING

Copenhagen, Denmark

WALKING IN THE CITY / BEST PRACTICES

CROSSINGS DESIGNED FOR PEOPLE

Lights should be timed for maximum pedestrian ease, to communicate expected waiting times & facilitate clear conditions for movement

SIDEWALKS ACROSS SIDE STREETS

Continuous, level sidewalks across side streets and driveways encourage pedestrian rights. Traffic must slow down and become aware of others who share the city.

DESIRE LINES IN THE CITY

Routes should be clear and free of obstacles. Sidewalks should be biased to accommodate pedestrian speed, ability, and desire.

LIGHTING IS MORE THAN SAFETY

Lighting can add interest and art to a place as well as ensuring safety.

INTERESTING GROUND FLOOR FACADES

A lively, varied procession of ground floor facades improves the pedestrian experience, offering interesting views and interaction with surroundings.

HIGH QUALITY PUBLIC REALM

Good materials and street furniture are the next step in creating a fine environment: once people move through the space, they are encouraged to stay.

VEGETATION & MICRO-CLIMATES

Plantings allow neighborhood character to develop and create positive micro-climates. Air moisture and cleanliness improve and the urban heat island effect is mitigated through street plantings.

SEATTLE SIDEWALKS AND STREETS ARE CURRENTLY GENEROUS ENOUGH TO ALLOW PEDESTRIAN MOVEMENT AND ACTIVITIES, SEATING AND PLANTINGS.

PRIORITY CAN BE GIVEN TO PEOPLE IN THE CITY BY SCALING MOVEMENT SYSTEMS TO HUMAN PROPORTIONS, HUMAN SPEED OF MOVEMENT, AND HUMAN ACTIVITY POSSIBILITIES.

THE COPENHAGEN CYCLE TRACK MODEL

Bicycles are placed nearest to sidewalks, inside parking, traffic and bus lanes

INTERSECTIONS

Bright blue lanes at intersections announce bicycle presence. Used sparingly, they remind both cars and pedestrians of the shared road.

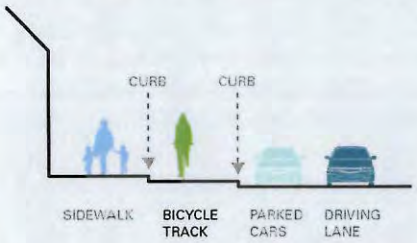
ROOM FOR ALL KINDS OF CYCLISTS

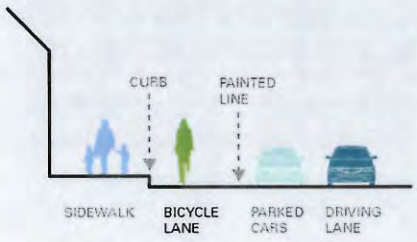
Widths are sufficient for all speeds to feel safe, with passing area and room to ride side by side. This encourages cyclists of all ages and types, and cyclists who ride for many reasons.

ENJOYABLE ROUTES

If more people are to use bicycling for transportation and recreational means, available cycling routes must be attractive and inviting.

BICYCLE TRACKS VS. BICYCLE LANES





CASE STUDY:

An 18-20 % increase in bicycle and moped traffic, and a 9-10% decrease in car traffic is documented with the introduction of ***cycle tracks***. These effects are significant, seen even as the tracks are being constructed and increasing over time after completion. More than 95% of bicycle and moped traffic is by bicycles on the streets in the survey.

With the introduction of ***cycle lanes***, a 5-7% increase in bicycle and moped traffic and no change in car traffic is seen. These effects are not statistically significant.

(Trafitec 2006,Copenhagen)

A **bicycle track** is a separated and/or raised lane reserved for cyclists, usually between a parking lane and the sidewalk. This both provides a buffer to pedestrians and removes cyclists from traffic lanes in the street, offering less intimidating bicycling conditions for all cyclists.

A **bicycle lane** is painted lines in the street (5 feet min width), usually placed between the right lane of traffic and parking lane.

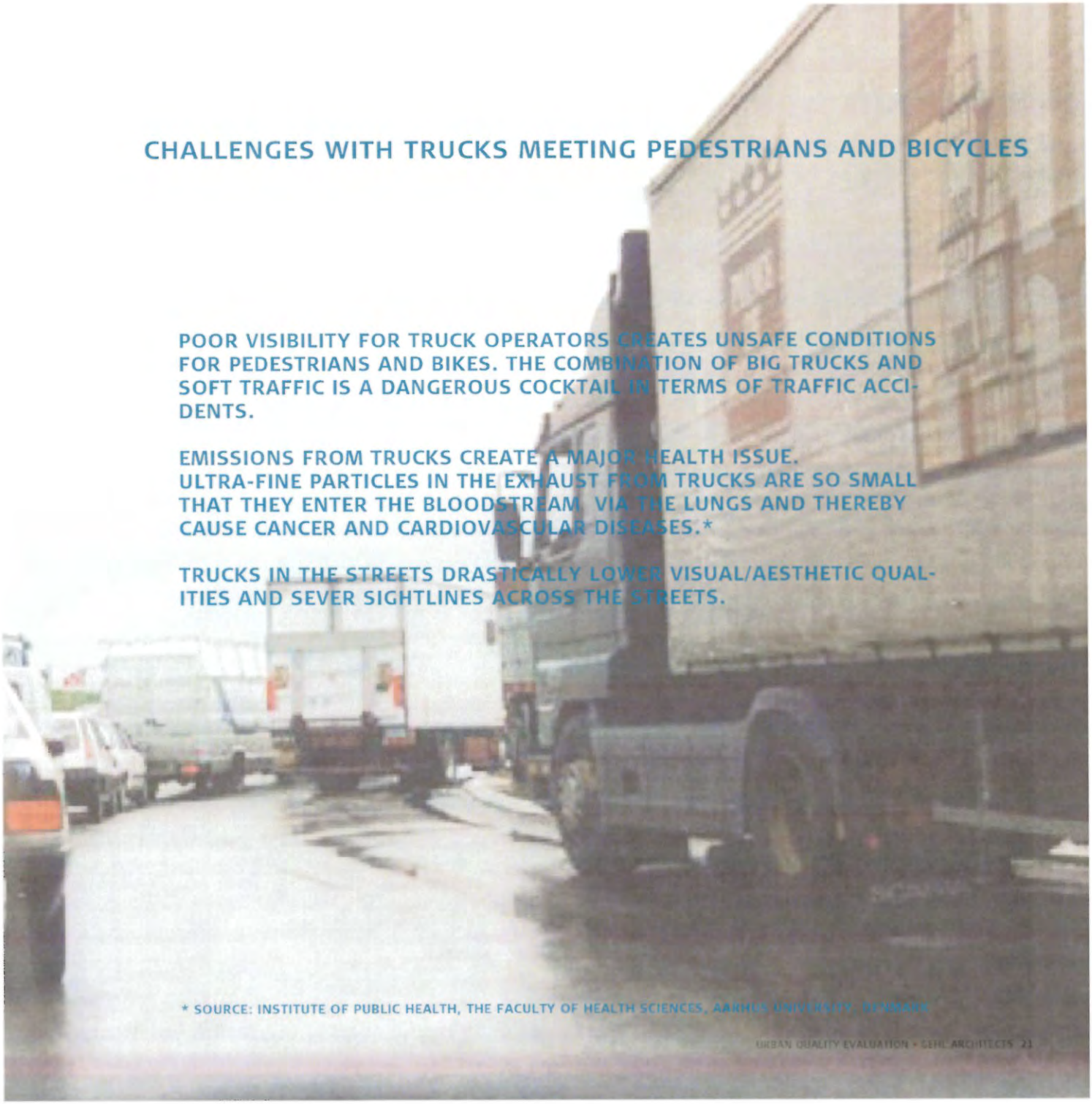
"Sharrows" (not shown) refer to painted arrows in normal traffic lanes indicating that vehicular traffic should be aware of bicyclists sharing the road.

ALL BICYCLE TRACKS IN COPENHAGEN ARE PLACED NEXT TO SIDEWALKS AND INSIDE OF ON-STREET PARKING. THIS POSITIONING MAKES BICYCLING MUCH SAFER AND ENCOURAGES CYCLISTS OF ALL AGES TO RIDE FOR COMMUTING AND RECREATION. PROMOTING BICYCLING IS ONE OF THE MOST OBVIOUS STEPS TOWARD A GREENER, HEALTHIER CITY.

MOVING BEYOND JUST SAFETY TO COMFORT AND LIVELINESS!

IN ORDER TO CREATE A LIVELY AND HIGH QUALITY CITY THAT PEOPLE ENJOY SPENDING TIME IN, ALL THREE OF THESE FOCUS AREAS MUST BE FULLY ADDRESSED: SAFETY, COMFORT AND LIVELINESS.

CHALLENGES WITH TRUCKS MEETING PEDESTRIANS AND BICYCLES

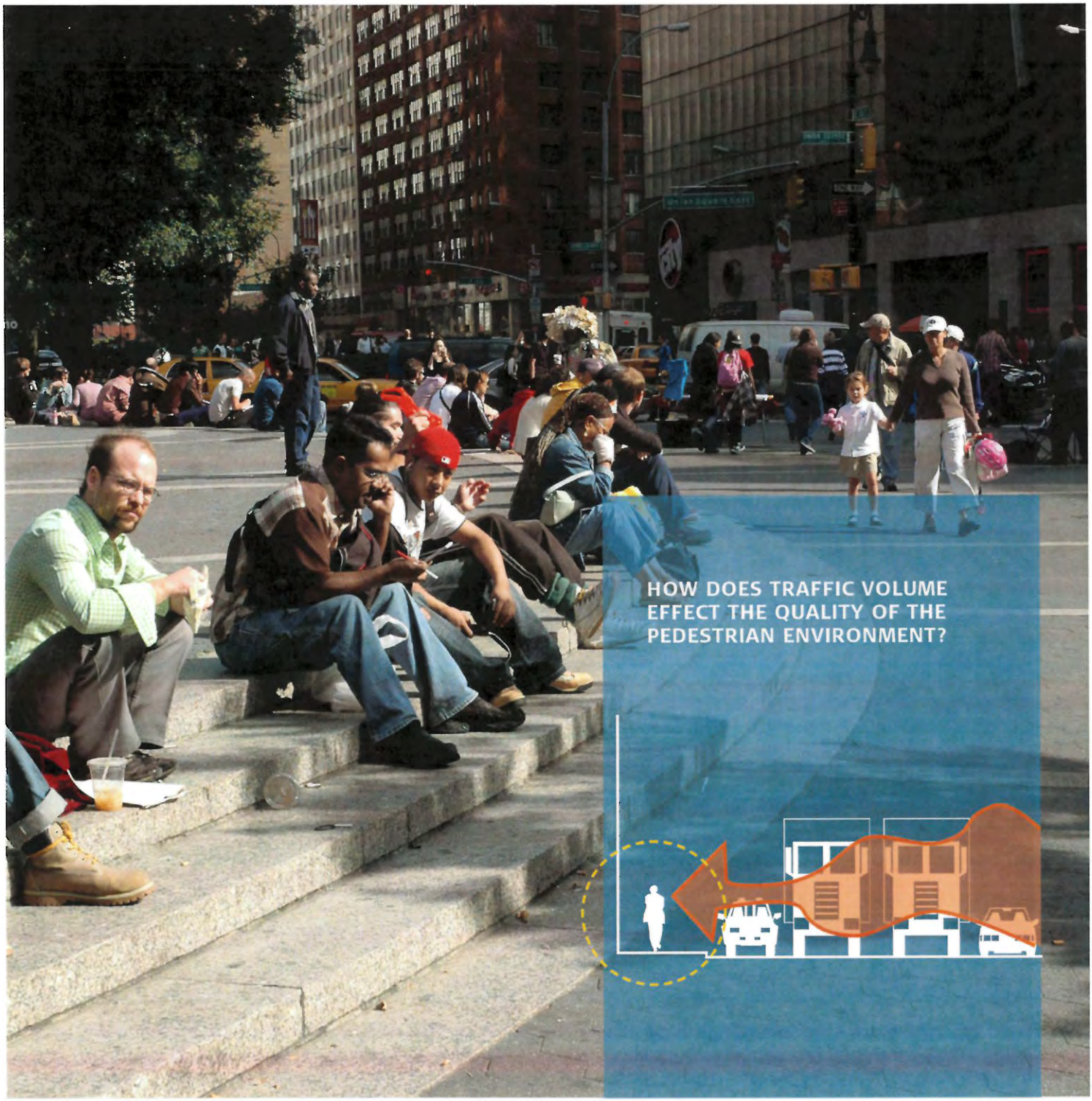


POOR VISIBILITY FOR TRUCK OPERATORS CREATES UNSAFE CONDITIONS FOR PEDESTRIANS AND BIKES. THE COMBINATION OF BIG TRUCKS AND SOFT TRAFFIC IS A DANGEROUS COCKTAIL IN TERMS OF TRAFFIC ACCIDENTS.

EMISSIONS FROM TRUCKS CREATE A MAJOR HEALTH ISSUE.
ULTRA-FINE PARTICLES IN THE EXHAUST FROM TRUCKS ARE SO SMALL THAT THEY ENTER THE BLOODSTREAM VIA THE LUNGS AND THEREBY CAUSE CANCER AND CARDIOVASCULAR DISEASES.*

TRUCKS IN THE STREETS DRASTICALLY LOWER VISUAL/AESTHETIC QUALITIES AND SEVER SIGHTLINES ACROSS THE STREETS.

* SOURCE: INSTITUTE OF PUBLIC HEALTH, THE FACULTY OF HEALTH SCIENCES, AARHUS UNIVERSITY, DENMARK

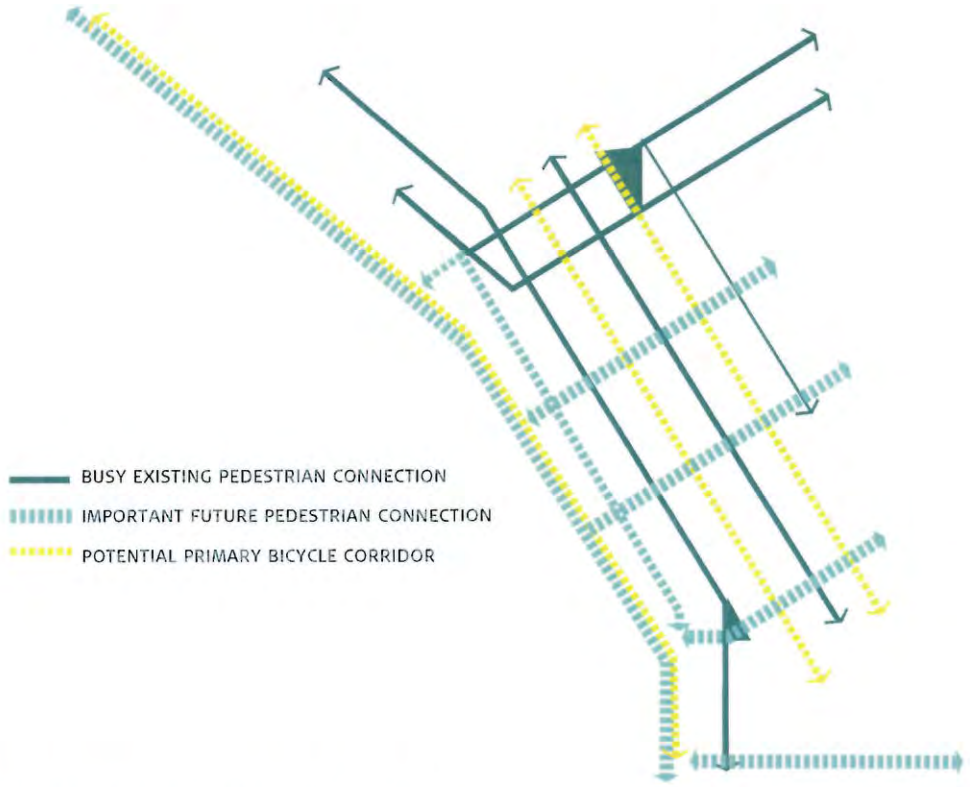

HOW DOES TRAFFIC VOLUME EFFECT THE QUALITY OF THE PEDESTRIAN ENVIRONMENT?

WHAT IS A GREAT STREET FOR PEDESTRIANS?

THIS TABLE COVERS A 'CLASSIC' STREET SECTION WITH 2-4 LANES FOR VEHICULAR TRAFFIC AND A WIDTH OF 10-30 METERS (30-90 FEET).
THE WIDTH OF ALASKAN WAY WILL ALLOW IT TO BE DESIGNED FOR HIGHER TRAFFIC VOLUMES THAN SHOWN HERE, AND CREATE GOOD QUALITIES FOR PEDESTRIANS.

	AVERAGE DAILY TOTAL	PEDESTRIAN ENVIRONMENT	ENVIRONMENTAL FACTORS NOISE / POLUTION	BICYCLE SAFETY & ENJOYMENT
GREAT STREET	1000 CARS	PEDESTRIANS AND BICYCLISTS ARE ABLE TO SHARE THE ROAD WITH CARS AND CROSS SAFELY AT ANY TIME. RECREATIONAL LIFE (E.G. OUTDOOR CAFES) HAS GOOD OPPORTUNITIES. OPEN AND ACTIVE FACADES CAN BE FOUND AT GROUND FLOOR LEVEL.	NO NOISE PROBLEMS. POLLUTION IS AT AN ACCEPTABLE LEVEL TO BREATHE AND SEE. BUILDINGS CAN HAVE WINDOWS OPEN TO THE STREET. STREET TREES AND GREENERY CAN THRIVE IF OTHER CONDITIONS ARE FAVORABLE.	BICYCLES ARE ABLE TO RIDE SAFELY IN THE TRAFFIC FLOW WITH CARS. IT WILL BE PLEASANT.
GOOD STREET	5,000 CARS	MORE SEPARATION BETWEEN CARS AND PEDESTRIANS/BICYCLISTS IS NECESSARY. A DEDICATED ZONE FOR PEDESTRIANS ALONG FACADES IS NECESSARY. IT IS STILL POSSIBLE TO CROSS MIDBLOCK. RECREATION CAN STILL BE ENJOYABLE; CAFES AND ACTIVE FACADES CAN STILL BE FOUND.	ONLY SLIGHT NOISE PROBLEMS. POLLUTION IS AT ACCEPTABLE LEVELS. STREET TREES AND GREENERY CAN THRIVE IF OTHER CONDITIONS ARE FAVORABLE.	BICYCLES ARE ABLE TO RIDE SAFELY IN THE TRAFFIC FLOW WITH CARS. IT WILL BE A GOOD EXPERIENCE.
OKAY STREET	10,000 CARS	PEOPLE ARE ABLE TO CROSS AT CROSSWALKS AND CAREFULLY AT MID-BLOCK. IT IS STILL POSSIBLE TO ENJOY SIDEWALK BENCHES, BUT PEOPLE WILL CHOOSE SEATING ELSEWHERE WITH LOWER TRAFFIC IMPACT GIVEN THE OPPORTUNITY.	THERE ARE NOISE AND POLLUTION ISSUES, ESPECIALLY DURING PEAK TRAFFIC HOURS. PEOPLE ARE ABLE TO TALK, BUT NEED TO STAND CLOSE. BUILDINGS ARE NOT ABLE TO HAVE WINDOWS OPEN TO THE STREET DUE TO NOISE AND POLLUTION.	BICYCLE LANES ARE NECESSARY AND BICYCLE TRACKS ARE ADVISED. IT WILL BE AN OKAY STREET TO BICYCLE ALONG.
POOR STREET	25,000 CARS	CROSSING AT CROSSINGS ONLY. IT WILL BE UNPLEASANT TO WALK ALONG THE STREET AND THERE WILL BE NO RECREATIONAL LIFE ON SIDEWALKS.	NOISE AND POLLUTION PROBLEMS ARE SIGNIFICANT. PEOPLE ARE UNABLE TO HOLD A CONVERSATION.	BICYCLE TRACKS (RAISED, SEPARATED SPACE FOR BICYCLES) ARE NECESSARY. THE QUALITY OF BICYCLING IS VERY LOW.
BAD STREET	50,000 CARS NOT FIT FOR PEDESTRIANS	CROSSING AT CROSSWALKS ONLY. WAITING TIMES ARE INCREASED SIGNIFICANTLY. GUARDRAILING ETC. MAY BE INTRODUCED TO PREVENT PEDESTRIANS WALKING INTO TRAFFIC LANES. NO PEDESTRIAN QUALITY.	SEVERE NOISE AND POLLUTION PROBLEMS. AIR POLLUTION IS SUCH THAT PEOPLE WILL AVOID THIS STREET IF THEY HOPE TO MAINTAIN GOOD HEALTH. SOME OF THE MORE TOLERANT STREET TREE SPECIES ARE ABLE TO SURVIVE.	BICYCLE TRACKS (RAISED, SEPARATED SPACE FOR BICYCLES) ARE DEFINITELY NECESSARY. BICYCLING WILL BE UNPLEASANT, AND POLLUTION LEVELS WILL MAKE RIDING ON THIS STREET UNWISE.

A FRAGILE PEDESTRIAN NETWORK



- SEATTLE'S CURRENT PEDESTRIAN NUMBERS ARE QUITE LOW IN COMPARISON TO OTHER CITIES'.
- TO PROMOTE WALKING AS A MODE OF TRANSPORTATION AND FOR RECREATIONAL PURPOSES, WE MUST INVITE PEDESTRIAN ACTIVITY. INVITATIONS ARE ABOUT QUALITIES OFFERED TO PEDESTRIANS.
- MANY CARS IN A STREET WILL LOWER THE QUALITY FOR PEDESTRIANS.

SUMMARY OF PRINCIPLES & BEST PRACTICES

- DESIGN FOR PEDESTRIANS:
  FOCUS ON QUALITY, INVITATIONS, HUMAN SCALE, MOVEMENT AND ENJOYMENT.

- DESIGN FOR BICYCLISTS:
  SAFETY IS CRUCIAL - IF IT FEELS SAFE, MORE PEOPLE WILL CHOOSE TO BICYCLE.

  DESIGN FOR ALL TYPES OF BICYCLISTS- CREATE CYCLE TRACKS, NOT JUST LANES OR SHARROWS.

- PRIORITIZE LEGIBILITY AND VIEWS

- REMEMBER THAT EVERYONE IS A PEDESTRIAN WHEN THEY GET OUT OF A CAR!

EVALUATION

SEATTLE'S POTENTIAL: IN A 'PEOPLE' PERSPECTIVE

Waterfront

Potential: Seattle could have a well integrated waterfront without barriers. There is potential for new, attractive public space along the water in a good human scale. Beautiful view corridors could open up from downtown to the water.

Pine & Pike streets

Potential: These are some of the busiest streets in terms of pedestrian use, and therefore have the potential to become Main Streets. Their popularity could be increased with even more attractive streetscapes from pedestrians point of view.

3rd avenue

Potential: This could become a high quality public transport connection that is attractive to walk along. A public transport system that invites a larger user group.

Western avenue

Potential: Western Avenue has potential to be an attractive pedestrian connection. Its importance as a pedestrian route will increase if the waterfront becomes more attractive.

2nd & 4th avenues

Potential: These avenues could become good and safe bicycle connections. The street layout should include a design of bicycle tracks in line with best practice examples shown on previous pages.

1st avenue

Potential: This could be a fantastic new Main Street in Seattle, and an attractive pedestrian connection with a fairly low number of cars (lower than today). 1st avenue also offers good conditions for bicyclists. A streetcar will support this potential.

5th avenue

Potential: More pedestrians should be invited here, since some parts of the avenue already are attractive.

WATERFRONT

IMPORTANT EVALUATION ISSUES:

- AN ATTRACTIVE HUMAN-SCALED WATERFRONT?
- ATTRACTIVE CONDITIONS FOR PEDESTRIANS & BICYCLISTS?
- POSSIBILITIES FOR RECREATIONAL ACTIVITIES?
- UNATTRACTIVE SIDE EFFECTS OF VEHICULAR TRAFFIC?
- VISUAL BARRIERS?
- PHYSICAL BARRIERS?

AVENUES & STREETS

IMPORTANT EVALUATION ISSUES:

- INVITING CONDITIONS FOR PEDESTRIANS TO WALK?
- GOOD AND SAFE CONDITIONS FOR BICYCLISTS?
- POSSIBILITIES FOR A RECREATIONAL CITY LIFE TO FLOURISH?
- POSSIBILITIES FOR INCREASING PUBLIC TRANSPORT USE?
- UNATTRACTIVE SIDE EFFECTS OF NOISE AND POLLUTION?

PARKS, SQUARES & PLAZAS

IMPORTANT ISSUES:

- EFFECTS ON THE PEDESTRIAN ENVIRONMENT ANALYZED HERE ARE ALSO APPLICABLE TO OPEN SPACES: THE EFFECT OF VEHICULAR TRAFFIC ON AVENUES AND STREETS WILL ALSO BE FELT IN OPEN SPACES ADJACENT TO THE TRAFFIC CORRIDORS
- OPEN SPACES MAY BE MORE NEGATIVELY IMPACTED. INVITATIONS FOR RECREATIONAL ACTIVITIES ARE MORE DEPENDENT ON THE QUALITY OF A SPACE THAN ARE INVITATIONS FOR SIMPLY WALK ING IN A SPACE
- THE QUALITY OF OPEN SPACES CAN NOT BE PRESERVED IF THE SURROUNDING PEDESTRIAN NETWORK IS WEAK

SCENARIO A:

DEMAND MANAGEMENT/ LOW CAPITAL

WATERFRONT

POTENTIAL: An attractive and well integrated waterfront

CONCLUSION:
The space along the water is out-of-scale too wide and lacking definition. The waterfront will be a vehicle-dominated place, with traffic volumes between 30,000-51,000 ADT, creating an ugly traffic barrier for pedestrians to move along and across. People will not be invited to engage in recreational activities along the water. Establishing bicycle lanes in both directions is positive, and this could become a safe cycle route by following the 'best practice'* guidelines. The high traffic numbers will not make bicycling a pleasant experience, however, and so many cars will create a visual barrier. In terms of views to the water from downtown, a surface solution creates less of a visual barrier than an elevated solution (D or E). Scenario A would still be a grim sight that does not communicate the idea of a 'fantastic waterfront'.
The waterfront will be well served with a streetcar and buses.

WESTERN AVENUE

POTENTIAL: An attractive pedestrian connection

CONCLUSION:
Traffic numbers remain fairly even with a maximum of 10,000 ADT, which allows for establishing an 'okay' street in pedestrian terms.

1ST AVENUE

POTENTIAL: A fantastic new pedestrian Main Street

CONCLUSION:
Traffic volumes nearly double in places, reaching 24,000 ADT at Madison Street. 1st Ave will not be pleasant for pedestrians: it will be difficult to have conversations, and air pollution and noise will make the street uncomfortable to walk along. Traffic numbers more than double in the historical Pioneer Square area, reaching 18,000 ADT at Main Street. 1st Ave will have low qualities for pedestrians and bicycling will not happen. There will be no recreational city life on either 1st Ave or adjacent public spaces.

PINE & PIKE STREETS

POTENTIAL: Some of the busiest streets in pedestrian terms, with potential for becoming Main Streets

CONCLUSION:
Traffic volumes increase on both Pine and Pike, but the negative effects of heavy traffic will be particularly problematic on intersecting avenues. This will create barriers for pedestrians when crossing avenues and lower the quality of walking along Pine and Pike as noise and pollution levels will rise and spill in from the avenues.

3RD AVENUE

POTENTIAL: A high quality public transport connection, that is attractive to walk along

CONCLUSION:
Public transportation will improve as 3rd Avenue is mainly reserved for transit use, aside from some sections where cars will be allowed. It will be possible to create a good public transport avenue, as long the number of buses etc. does not get high too high. A large amount of buses will produce noise and pollution problems and create visual barriers.

2ND & 4TH AVENUES

POTENTIAL: Good and safe bicycle connections

CONCLUSION:
These are unsafe biking routes. The potential for inviting more people to bicycle is neglected. Traffic volumes on both avenues are too high to create a good pedestrian environment.

5TH AVENUE

POTENTIAL: Invite more pedestrians to choose this route

CONCLUSION:
Traffic volumes do not increase significantly from today's numbers but are very high, around 20,000-25,000 ADT. 5th Ave will not invite more pedestrians to choose this route because the environment is too unattractive.

* 'Best Practice' guidelines as shown in this document by Gehl Architects

ADT = Average Daily Total of traffic

SCENARIO B:
SURFACE BOULEVARD

Waterfront

Potential: An attractive and well integrated waterfront

Conclusion:
The space along the water is out-of-scale too wide and lacking definition. The waterfront will be a vehicle-dominated place, with traffic volumes between 30,000-50,000 ADT, creating an ugly traffic barrier for pedestrians to move along and across. People will not be invited to engage in recreational activities along the water. Establishing bicycle lanes in both directions is positive, and this could become a safe cycle route by following the 'best practice'* guidelines. The high traffic numbers will create a visual barrier and an unpleasant bicycling experience however. In terms of views from downtown to the water, a surface solution creates less of a visual barrier than an elevated solution (D or E). Scenario B would still be a grim sight that does not communicate the idea of a 'fantastic waterfront'.
A bus along the water is positive, but a streetcar would probably be better.

Western Avenue

Potential: An attractive pedestrian connection

Conclusion:
Traffic numbers are kept at a fair level with a max. 10,400 AWDT, that allows for establishing an 'okay' street in pedestrian terms.

1st Avenue

Potential: A fantastic new pedestrian Main Street

Conclusion:
Traffic volumes reach very critical levels at 25,000 ADT near Madison Street. 1st Ave will not be pleasant for pedestrians: it will be hard to have conversations and air pollution and noise will make the street uncomfortable to walk along. Traffic numbers more than double in the historic Pioneer Square area, reaching 22,000 ADT at Main Street. 1st Ave will have low qualities for pedestrians, and bicycling will not happen. There will be no recreational city life on either 1st Ave or in adjacent public spaces. The new streetcar is a positive aspect.

Pine & Pike Streets

Potential: Some of the busiest streets in pedestrian terms, with potential for becoming Main Streets

Conclusion:
Traffic volumes increase on both Pine and Pike, but the negative effects of heavy traffic will be particularly problematic on intersecting avenues. This will create barriers for pedestrians when crossing avenues and lower the quality of walking along Pine and Pike as noise and pollution levels will rise and spill in from the avenues.

3rd Avenue

Potential: A high quality public transport connection that is attractive to walk along

Conclusion:
Public transportation will improve as 3rd Avenue is mainly reserved for transit use, aside from some sections where cars will be allowed. It will be possible to create a good public transport avenue, as long the number of buses etc. does not get high too high. A large amount of buses will produce noise and pollution problems and create visual barriers.

2nd & 4th Avenue

Potential: Good and safe bicycle connections. Attractive for pedestrians

Conclusion:
These are unsafe biking routes. The potential for inviting more people to bicycle is neglected. Traffic volumes are even higher than in scenario A, reaching approx. 23,000 ADT on 2nd Ave and up to 25,400 ADT on 4th Ave. This is very far from a good pedestrian or bicycling environment.

5th Avenue

Potential: Invite more pedestrians to choose this route

Conclusion:
The traffic volumes do not increase significantly from today's numbers, but are very high around 20,000-25,000 ADT. 5th Avenue will not invite more pedestrians to choose this route since the environment is too unattractive.

* 'Best Practice' guidelines as shown in this document by Gehl Architects
ADT = Average Daily Total of traffic

SCENARIO C:

ALASKAN WAY - WESTERN COUPLET

Waterfront

Potential: An attractive and well integrated waterfront

Conclusion:
This scenario has less traffic on Alaskan Way than A and B, since a lot is placed on Western Ave instead. Traffic numbers still rise above 26,000 ADT, so unfortunately the waterfront is still not very attractive. The suggested configuration creates an out-of-scale space, and the promenade between the waterfront and Alaskan Way is not very inviting for recreational activities. It is possible to establish a safe bicycle route here if the 'best practices' * are applied. A surface solution creates less of a visual barrier than the elevated constructions in the other scenarios.
Public transport in the form of a streetcar and buses is positive.

Western avenue

Potential: An attractive pedestrian connection

Conclusion:
Traffic numbers will increase more than 250% to above 26,000 ADT. The potential for creating an attractive pedestrian connection is lost. A double barrier is created when both Western Ave and Alaskan Way have heavy traffic.
The bicycle lane is positive if it follows the 'best practice' guidelines, but heavy traffic will not make it particularly pleasant to bicycle along Western Ave.

1st avenue

Potential: A fantastic new pedestrian Main Street

Conclusion:
Traffic numbers here are higher than in scenarios A and B. The amount of traffic is more than double current levels reaching critical levels of 26,000 ADT at Madison Street. There will be NO good qualities for pedestrians. Traffic volumes in the historic Pioneer Square area jump to 22,000 ADT. There will be no recreational city life on either 1st Ave or in adjacent public spaces.
The new streetcar is positive.

Pine & Pike streets

Potential: Some of the busiest streets in pedestrian terms, with potential for becoming Main Streets

Conclusion:
Traffic volumes increase on both Pine and Pike, but the negative effects of heavy traffic will be particularly problematic on intersecting avenues. This will create barriers for pedestrians when crossing avenues and lower the quality of walking along Pine and Pike as noise and pollution levels rise and spill in from the avenues.

3rd avenue

Potential: A high quality public transport connection, that is attractive to walk along

Conclusion:
Public transportation will improve as 3rd Avenue is mainly reserved for transit use, aside from some sections where cars will be allowed. It will be possible to create a good public transport avenue, as long the number of buses etc. does not get high too high. A large amount of buses will produce noise and pollution problems and create visual barriers.

2nd & 4th avenues

Potential: Good and safe bicycle connections

Conclusion:
These will be unsafe biking routes. The potential of inviting more people to choose the bike is neglected. The traffic volumes rise even higher than in scenario A and partially than in scenario B. Traffic levels increase to 24,000 ADT on 2nd Ave and up to 25,000 ADT on 4th Ave. We are very far from an inviting pedestrian environment.

5th avenue

Potential: Invite more pedestrians to choose this route

Conclusion:
Traffic volumes do not rise significantly from current numbers but are still very high, around 20,000-25,000 ADT. 5th Ave will not invite more pedestrians to choose this route since the environment is too unattractive.

* 'Best Practice' guidelines as shown in this document by Gehl Architects
ADT = Average Daily Total of traffic

SCENARIO D:

4-LANE ELEVATED

Pine & Pike streets

Potential: Some of the busiest streets in pedestrian terms, with potential for becoming Main Streets

Conclusion:
Traffic volumes increase on both Pine and Pike, but the negative effects of heavy traffic will be particularly problematic on intersecting avenues. This will create barriers for pedestrians when crossing avenues and lower the quality of walking along Pine and Pike, as noise and pollution levels rise and spill in from the avenues.

Waterfront

Potential: An attractive and well integrated waterfront

Conclusion:
An unattractive space is created under the two elevated highways, creating problems similar to today's situation. Traffic on Alaskan Way will more than double. The space along the water will not be very attractive and not invite recreational activities.
It is possible to establish a safe* (but not very attractive) bicycle route on Alaskan Way. The elevated highways will create a massive visual barrier between the downtown and the water, just as now, where it is nearly impossible to see the water from downtown. The scenario does not propose public transport along the water, which off course is a bad idea if we want more people to use public transport.

3rd avenue

Potential: A high quality public transport connection, that is attractive to walk along

Conclusion:
Public transportation will improve as 3rd Avenue is mainly reserved for transit use, aside from some sections where cars will be allowed. It will be possible to create a good public transport avenue, as long the number of buses etc. does not get high too high. A large amount of buses will produce noise and pollution problems and create visual barriers.

2nd & 4th avenues

Potential: Good and safe bicycle connections. Attractive for pedestrians

Conclusion:
It will be possible to create safe biking routes if 'best practice'* guidelines are followed. Traffic numbers will rise compared with today, increasing to approx. 17,600 ADT on 2nd Ave and up to 20,000 ADT on 4th Ave. An attractive pedestrian environment is still not created.

Western avenue

Potential: An attractive pedestrian connection

Conclusion:
Traffic numbers are kept at a fair level with a max. at 8,400 ADT, that allows for establishing a fairly good street in pedestrian terms.

5th avenue

Potential: Invite more pedestrians to choose this route

Conclusion:
Traffic volumes will rise above 24,000 ADT. The areas closest to Pine and Pike Streets are especially challenging, with high traffic numbers. The situation improves further south, with lower traffic numbers. It will be possible to establish a fairly good pedestrian environment in the southern part of 5th Ave, but will be difficult in the northern part.

1st avenue

Potential: A fantastic new pedestrian Main Street

Conclusion:
Traffic volumes increase to 21,000 ADT at Madison Street. The pedestrian environment will be very low quality, and 1st Ave will not be an attractive walking connection. There will be no recreational city life on either 1st Avenue or in adjacent public spaces. Traffic levels reach 17,000 ADT in the historic Pioneer Square area, which will create a problem for pedestrians there.

* 'Best Practice' guidelines as shown in this document by Gehl Architects
ADT = Average Daily Total of traffic

SCENARIO E:

4-LANE INTEGRATED ELEVATED

Waterfront

Potential: An attractive and well integrated waterfront

Conclusion:
Unattractive spaces are created on top of the elevated structure as well as along the sides. The space on top of the structure is unsafe and unattractive, and likely to remain unused by pedestrians or bicyclists. An unsafe space is created along the waterfront, with no 'eyes on the promenade'. No cars will pass by to add to the flow of people, so people walking here alone will feel very isolated. The traffic on the other side of the structure is not that heavy, but will create an extremely unpleasant place for both pedestrians and bicyclists, who will be squeezed between a highway structure and surface traffic. There is *very* poor access to the water through the structure, which will also create a massive visual barrier for the view from downtown to the water. Scenario E does not propose public transport along the water, which is a bad idea we want more people to use public transport. This creates a LOW QUALITY waterfront for pedestrians and bicyclists.

Western Avenue

Potential: An attractive pedestrian connection

Conclusion:
Traffic numbers rise to a maximum of 12,800 ADT, which allows for establishing an 'okay' street in pedestrian terms. It will also be an attractive bicycle route, and safe conditions for bikes may be created if the 'best practice'* guidelines are followed.

1st Avenue

Potential: A fantastic new pedestrian Main Street.

Conclusion:
Traffic increases in comparison to current levels, to above 23,000 ADT. The pedestrian environment will become very unattractive and there will be no recreational city life on 1st Avenue or in adjacent public spaces. As in other scenarios, the historic Pioneer Square area will experience very heavy traffic, around 18,000 ADT.

Pine & Pike streets

Potential: Some of the busiest streets in pedestrian terms, with potential for becoming Main Streets.

Conclusion:
Traffic volumes increase on both Pine and Pike, but the negative effects of heavy traffic will be particularly problematic on intersecting avenues. This will create barriers for pedestrians when crossing avenues and lower the quality of walking along Pine and Pike as noise and pollution levels will rise and spill in from the avenues.

3rd Avenue

Potential: A high quality public transport connection that is attractive to walk along.

Conclusion:
Public transportation will improve, as 3rd Avenue is mainly reserved for transit use, aside from a few sections where some cars will be allowed. It will be possible to create a good public transport avenue if the number of buses etc. does not get too high. Too many buses produce problems with noise and pollution, and create visual barriers.

2nd & 4th avenues

Potential: Good and safe bicycle connections. Attractive for pedestrians.

Conclusion:
It will be possible to create safe biking routes if 'best practice'* guidelines are followed. Traffic numbers will rise compared with today, reaching 19,000 ADT on 2nd Ave and rising above 19,000 ADT on 4th Ave. An attractive pedestrian environment will not created.

5th Avenue

Potential: Invite more pedestrians to choose this route.

Conclusion:
The traffic volumes do not rise significantly, although they exceed 24,000 ADT in some places. This will not become an attractive pedestrian connection.

* 'Best Practice' guidelines as shown in this document by Gehl Architects
ADT = Average Daily Total of traffic

SCENARIO F:

4-LANE BORED TUNNEL

Pine & Pike streets

Potential: Some of the busiest streets in pedestrian terms, with potential for becoming Main Streets

Conclusion:
Traffic volumes increase on both Pine and Pike, but the negative effects of heavy traffic will be particularly problematic on intersecting avenues. This will create barriers for pedestrians when crossing avenues and lower the quality of walking along Pine and Pike as noise and pollution levels will rise and spill in from the avenues.

Waterfront

Potential: An attractive and well integrated waterfront

Conclusion:
The tunnel under Western Ave and Post Alley leaves the waterfront open. But as in the surface solutions, the illustrated section at the waterfront can not become a fantastic place because it is too wide and out-of-scale for pedestrians.
Alaskan Way is still busy with approx 14,000-17,000 ADT. Traffic-wise, it is possible to create a fairly good pedestrian environment (much better than scenarios A, B, C or D).
It would be very wise to establish bicycle lanes in two directions at the waterfront, instead of just one as shown in scenario F. The streetcar is a positive feature for public transport.
This scenario creates good view corridors from downtown to the water.

3rd avenue

Potential: A high quality public transport connection, that is attractive to walk along

Conclusion:
Public transportation will improve as 3rd Avenue is mainly reserved for transit use, aside from some sections where cars will be allowed. It will be possible to create a good public transport avenue, as long the number of buses etc. does not get high too high. A large amount of buses will produce noise and pollution problems and create visual barriers.

Western avenue

Potential: An attractive pedestrian connection

Conclusion:
Traffic numbers are rising dramatically, reaching more than 21,000 ADT, which will create a poor pedestrian environment. The space dedicated to bikes is positive, and should follow 'best practice'* guidelines.

2nd & 4th avenues

Potential: Good and safe bicycle connections. Attractive for pedestrians

Conclusion:
It will be possible to create safe biking routes if 'best practice'* guidelines are followed. Traffic numbers will rise compared with today, reaching above 19,000 ADT on 2nd Ave and past 18,000 ADT on 4th Ave. An attractive pedestrian environment is still not created.

1st avenue

Potential: A fantastic new pedestrian Main Street

Conclusion:
Traffic levels increase compared with today's figures, reaching 23,000 ADT. The pedestrian environment will be of a very low quality and 1st Ave will not be an attractive connection for pedestrians at all. Traffic levels exceed 20,000 ADT in the historical Pioneer Square area. There will be no recreational city life on either 1st Avenue or adjacent public spaces.

5th avenue

Potential: Invite more pedestrians to choose this route

Conclusion:
Traffic volumes will rise above 24,000 ADT. The area closest to Pine and Pike Streets is especially challenging with high traffic numbers, while further south improves with lower traffic numbers. In the southern part it is possible to establish a fairly good pedestrian environment, but it will be difficult in the northern part.

* 'Best Practice' guidelines as shown in this document by Gehl Architects
ADT = Average Daily Total of traffic

SCENARIO G:

4-LANE CUT & COVER TUNNEL

Waterfront

Potential: An attractive and well integrated waterfront

Conclusion:
The cut and cover tunnel leaves the waterfront open. But as in the surface solutions, the shown section at the waterfront will not create a fantastic place. The space is also in this scenario an 'out-of-scale' space as it is too wide.
This scenario creates least traffic along the waterfront. In several places the traffic volume is approx. 10,000 ADT and it will be possible to create an okay pedestrian environment. In other places the traffic is between 14,000-16,800 ADT, and the pedestrian environment will not be as good (although much better than scenario A, B, C & D).
It is very positive that bicycle lanes in two directions are established, and they would become more safe if the 'best practice'* guidelines are followed. Both streetcar and buses will create good public connections to the waterfront.
The scenario creates good viewing corridors from downtown to the water.

Western avenue

Potential: An attractive pedestrian connection

Conclusion:
Traffic numbers are kept fairly low with a max. of 9,400 ADT, which allows for establishing an okay street in pedestrian terms.

1st avenue

Potential: A fantastic new pedestrian Main Street

Conclusion:
Traffic numbers are lower than in scenario F. In most places the traffic is under 20,000 ADT, but in some it increases to 23,000 ADT. These numbers are still very high, and the pedestrian environment will not be of high quality. If a new fantastic pedestrian connection is to be established the traffic numbers should be much lower. A streetcar along 1st Ave is a positive feature.

Pine & Pike streets

Potential: Some of the busiest streets in pedestrian terms, with potential for becoming Main Streets

Conclusion:
Traffic volumes increase on both Pine and Pike, but the negative effects of heavy traffic will be particularly problematic on intersecting avenues. This will create barriers for pedestrians when crossing avenues and lower the quality of walking along Pine and Pike as noise and pollution levels will rise and spill in from the avenues.

3rd avenue

Potential: A high quality public transport connection, that is attractive to walk along

Conclusion:
Public transportation will be better than today. 3rd Avenue is mainly reserved for transit use, aside from a few sections where some cars will be allowed. It will be possible to create a good public transport avenue if the number of buses etc. does not get too high. Too many buses produce problems with noise and pollution, and create visual barriers.

2nd & 4th avenues

Potential: Good and safe bicycle connections. Attractive for pedestrians

Conclusion:
It will be possible to create safe biking routes if 'best practice'* guidelines are followed. Traffic numbers will rise compared with today to a max. of 18,000 ADT on 2nd Ave and above 20,000 ADT on 4th Ave. An attractive pedestrian environment is still not created.

5th avenue

Potential: Invite more pedestrians to choose this route

Conclusion:
The areas closest to Pine and Pike Streets are challenging, with high traffic numbers at a max. of 26,000 ADT. This improves further south with lower traffic numbers reaching below 7,700 ADT in some places. It is possible to establish a fairly good pedestrian environment in the southern part, but it is difficult in the northern part.

* 'Best Practice' guidelines as shown in this document by Gehl Architects
ADT = Average Daily Total of traffic

SCENARIO H:
4-LANE LIDDED TRENCH

Waterfront

Potential: An attractive and well integrated waterfront

Conclusion:
The lidded trench does not create as open a waterfront as in scenarios F and G, since the ventilation shaft in the middle will be a disturbance - visually as well as in terms of noise and pollution. As illustrated in the section drawing, the shaft blocks views for a standing person. Scenario H creates more traffic along Alaskan Way than F and G. Traffic numbers will rise above 22,000 ADT. The waterfront will not be an attractive place for pedestrians, since there will be negative effects from noise and pollution, from the surface traffic as well as the more than 55,000 ADT in the lidded trench. As the trench is only for a short distance, there are adverse effects to the north and south where the road surfaces or is elevated.
It is positive that bicycle lanes in two directions are established, and they would become more safe if the 'best practice'* guidelines are followed. But driving behind the ventilation shaft will not be a very pleasant route for bicyclists.
The layout of the trench with the ventilation shaft will lower the quality of views from downtown to the water.
The streetcar is a positive aspect.

Western Avenue

Potential: An attractive pedestrian connection.

Conclusion:
Traffic numbers are kept fairly low with a max. of 9,500 ADT, which allows for establishing an okay street in pedestrian terms.

1st Avenue

Potential: A fantastic new pedestrian Main Street

Conclusion:
The traffic will increase to around 24,000 ADT near Madison Street. The pedestrian environment will become very unattractive and there will be no recreational city life on either 1st Ave or adjacent public spaces. As in other scenarios, the historic Pioneer Square area will have very heavy traffic, at 20,000 ADT.

Pine & Pike streets

Potential: Some of the busiest streets in pedestrian terms, with potential for becoming Main Streets.

Conclusion:
Traffic volumes increase on both Pine and Pike, but the negative effects of heavy traffic will be particularly problematic on intersecting avenues. This will create barriers for pedestrians when crossing avenues and lower the quality of walking along Pine and Pike as noise and pollution levels will rise and spill in from the avenues.

3rd Avenue

Potential: A high quality public transport connection, that is attractive to walk along.

Conclusion:
Public transportation will improve as 3rd Avenue is mainly reserved for transit use, aside from some sections where cars will be allowed. It will be possible to create a good public transport avenue, as long the number of buses etc. does not get high too high. A large amount of buses will produce noise and pollution problems and create visual barriers.

2nd & 4th avenues

Potential: Good and safe bicycle connections. Attractive for pedestrians.

Conclusion:
It will be possible to create safe biking routes if 'best practice'* guidelines are followed. Traffic numbers will rise compared with today, rising above 18,700 ADT on 2nd Ave and above 19,000 ADT on 4th Ave.
An attractive pedestrian environment is still not created.

5th Avenue

Potential: Invite more pedestrians to choose this route.

Conclusion:
The area closest to Pine and Pike Streets is challenging, with high traffic numbers at a max. of 24,000 ADT, but this improves further south with lower traffic numbers. It is possible to establish a fairly good pedestrian environment in the southern part, but difficult in the northern part.

* 'Best Practice' guidelines as shown in this document by Gehl Architects
ADT = Average Daily Total of traffic

SUMMARY OF SCENARIO EVALUATIONS

• NONE OF THE SCENARIOS OFFER A STRATEGY THAT TAKES FULL ADVANTAGE OF SEATTLE'S KEY STRENGTHS.

• NONE OF THE SCENARIOS PROPOSE AN OVERALL POSITIVE PEDESTRIAN ENVIRONMENT, TAKING BOTH WATERFRONT AND DOWNTOWN INTO ACCOUNT.

• NONE OF THE SCENARIOS CREATE A NICE WATERFRONT AT A GOOD HUMAN SCALE THAT IS POSSIBLE TO ACTIVATE WITH HUMAN LIFE.

• THE LESS VEHICULAR TRAFFIC ON THE SURFACE, THE BETTER. SCENARIO F TAKES MORE TRAFFIC INTO THE TUNNEL, BUT IT ALSO CREATES MORE SURFACE TRAFFIC THAN G AND H. THE QUALITIES OF SCENARIO G THAT CREATE THE LEAST SURFACE TRAFFIC WOULD BEST BENEFIT PEDESTRIAN LIFE - BUT G STILL CREATES HIGH TRAFFIC VOLUMES ON THE SURFACE, SO THE PEDESTRIAN QUALITY WILL STILL BE POOR ON MOST STREETS.

• A DOUBLE-EDGED STRATEGY IS CALLED FOR: GET TRAFFIC UNDER GROUND *AND* START LOWERING TRAFFIC VOLUMES ON THE SURFACE. DISCOURAGE MORE VEHICULAR TRAFFIC AND INVITE MORE PEOPLE TO WALK, BICYCLE AND TAKE PUBLIC TRANSPORTATION.

• THE TWO SCENARIOS THAT OFFER ELEVATED STRUCTURES ARE COUNTER-PRODUCTIVE IN TERMS OF ACTIVATING THE PUBLIC SPACE ALONG THE WATERFRONT, AND IN FACT MAY CREATE SERIOUS SAFETY CONCERNS.

• THE PROCESS OF DEMOLITION AND CONSTRUCTION MUST ALSO BE CONSIDERED IN RELATION TO THE QUALITY OF PEDESTRIAN SPACE. NEW CULTURES AND HABITS CAN DEVELOP WHILE WORK IS IN PROGRESS, BY PHASING IN TEMPORARY ACTIVITIES, LEASING STOREFRONTS AT LOW RENTS TO CULTURAL AND DIVERSE ORGANIZATIONS AND EVENTS, AND BUILDING SMALLER SCALE, BEAUTIFUL PLACES. PEOPLE WILL ADAPT THEIR HABITS OVER TIME, BUT ONLY IF THE NEW SPACES ARE OF HIGH QUALITY. SCENARIO F OFFERS THE BEST POTENTIAL FOR THE LEAST SURFACE DISRUPTION.

• HABITS TAKE TIME TO DEVELOP AND CITIES TAKE TIME TO BECOME LIVELY. ECONOMIC COSTS MUST BE WEIGHED AGAINST LONG TERM COSTS AND GAINS, FOR INNOVATIVE AND SUSTAINABLE DEVELOPMENT AND GROWTH.

OVERALL CONCLUSIONS:

- A SCENARIO THAT PROVIDES HIGH QUALITY URBAN SPACES IS ONE THAT REDUCES TRAFFIC CAPACITY IN THE CITY.

- THE PURSUIT OF TRAFFIC CAPACITY WILL *NOT* RESULT IN A CITY WITH OPTIMAL URBAN LIFE.

- CYCLE ROUTES MUST BE PROTECTED. NEW ROUTES AND A TRACK SYSTEM MUST BE FURTHER DEVELOPED.

- THE WATERFRONT MUST BE CONSIDERED AS PART OF THE CITY: THE QUALITY OF THE WATERFRONT IS DEPENDENT ON THE QUALITY OF THE CITY, AND VICE VERSA. IN THE FUTURE, BOTH WATERFRONT AND DOWNTOWN MUST BE WINNERS!

Draft Gehl speaking points

Gehl Architects are world renowned experts in the art of making city's vital places for people and for bringing public life back into the streets and public spaces in our cities.

That is why SDOT hired Gehl to conduct the Seattle Public Space/Public Life Study through which it hopes to identify ways of improving the pedestrian environment and public life in the streets of our City and set up methods to measure and track whether we are achieving a better pedestrian environment in future years.

Recently, at the request of the Alaskan Way Viaduct Central Waterfront Stakeholders Advisory Committee, Gehl was also hired to evaluate the option being considered for replacing the Alaskan Way Viaduct.

In their report Gehl lays out an evaluation of the eight Alaskan Way Viaduct scenarios from the perspective of how they affect the pedestrian environment. **Gehl concluded that none of the scenarios allow for a good pedestrian environment downtown. By that Gehl means that none of the scenarios will support the growth of public life in the downtown streets.** That means streets with traffic volumes and designs that support sidewalk cafes and other public spaces and where people gather and use the streets for pleasure and recreation rather than streets used out of necessity for getting from A to B. **According to Gehl's evaluation traffic volumes on Seattle's downtown streets would need to drop by half in order to be supportive of public life in streets**.

Seattle hopes to learn from Gehl about how to create streets that support active public life, and plans to begin to strategically find places in the Center City where these kinds of streets can be created in the near future. But we recognize that it will take a long time to achieve our goals. **It took Copenhagen 40 years to transform itself from a city dominated by cars to a city that is dominated by people on foot and on bikes, and where there is a culture of public life in the streets.**

Seattle must replace the Alaskan Way Viaduct by about 2015. Seattle is considering a range of scenarios that maintain mobility that include a variety of investments in SR99, I-5, transit, surface streets and Transportation Demand Management. In terms of the decision we face at this point in time **there are no scenarios that maintain current mobility that reduce vehicle volumes on downtown streets. This includes scenarios that build multi- billion dollar tunnels under downtown and scenarios that significantly increase transit service (by more than 50 percent) and measures to encourage people not to drive alone, such as tolling.** Downtown Seattle is the focus

of much of the region's transportation system and demand for movement to and through the Downtown area is very high.

So while the Gehl report helps define a long term blueprint for promoting public life in Seattle's Center City, it does not help us select an alternative for replacing the Alaskan Way Viaduct.

By using standards for traffic levels geared to encouraging public life in streets, Gehl has set a very high bar. Typically a more conventional measure of the health of the pedestrian environment is used: whether streets are safe, convenient and pleasant for pedestrians to use to get around the downtown, including access to transit. All evidence suggests that despite increased traffic volumes on downtown streets in the scenarios, the City would retain a strong pedestrian environment in the future. Higher volumes will generate slightly more noise but not to a degree that the noise increase is noticeable to the human ear. There will be some locations where pedestrians will no longer be buffered from moving traffic by parked vehicles during peak periods, but traffic will be slow moving at these times. The key components of the pedestrian system are unchanged – sidewalks and crosswalks are either unchanged or improved, and signal timing will continue to be set to give pedestrians reasonable wait times and crossing times to cross the busier streets.

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
FILE# CWF-0336, et al.
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City of Seattle

Mike McGinn, Mayor

Seattle Commission for People with Disabilities

August 29, 2013

Angela Brady, Project Manager
Seattle Department of Transportation
PO Box 94729
Seattle, WA 98124

Dear Ms. Brady:

On May 14, 2013 a meeting was held at Seattle City Hall to view a PowerPoint presentation by Michael Johnson from SDOT that described the current status of design for the Waterfront Project. The presentation was followed by discussion. Attendees included various stakeholders including individuals with disabilities, public interest groups representing communities of people with disabilities, and organizations representing the general public. The meeting was the result of a collaboration between the Seattle Lighthouse for the Blind and Enviro Issues.

Subsequent to the meeting on May 14, representatives of the Seattle Commission for People with disAbilities and the Washington Council of the Blind (WCB) Environmental Access Committee met with Michael Johnson from SDOT and Erin Tam from Enviro Issues. They helped us to identify a potential location for an additional pedestrian overpass crossing Alaskan Way. The additional overpass would eliminate the need to cross at street level by individuals who find crossing this busy street daunting.

We would appreciate the opportunity to meet with you regarding the plan for waterfront development. An additional overpass crossing Alaskan Way in the area between Pike Place and the Coleman Ferry Terminal will increase access for everyone – particularly people with functional limitations that make crossing a wide and busy street daunting and dangerous. Without an overhead crossing, many people will be discouraged and deterred from visiting the Seattle waterfront – even with the use of adaptations such as an audible pedestrian signal and a pedestrian "refuge zone."

Thank you for considering our request.

Sincerely,

Mark Adreon, Commissioner
Seattle Commission For People With Disabilities

Douglas Hildie, Chair
WCB Environmental Access Committee

810 Third Avenue, Suite 750, Seattle, WA 98104-1627
Tel: (206) 684-4500, Fax: (206) 684-0332, TYY (206) 684-4503, website www.seattle.gov/disability
Accommodations for people with disabilities provided upon request.

cc: KIRK ADAMS, President & CEO Lighthouse for the Blind
Paula Hoffman, Director Governmental Affairs Lighthouse for the Blind
Peggy Martinez: Accessibility Manager Lighthouse for the Blind
David Miller, Orientation & Mobility Lighthouse for the Blind
Gaby Bell, Para Transit Evaluations Harborview Medical Center, Livable Communities Committee, King County Mobility Coalition
Jodi Connolly, Para Transit Evaluations Harborview Medical Center, Livable Communities Committee, King County Mobility Coalition
Jon Winters, Mobility Manager Hope-Link, Livable Communities Committee, King County Mobility Coalition
Irene Stewart, City of Seattle Office of Disability & Aging, Northwest Universal Design Coalition
Felecia Yearwood-Murrell, City of Seattle Office of Civil Rights
Lou Oma Durrand, Executive Director Washington Dept. of Services for the Blind (DSB)
Mike Johnson, City of Seattle Dept. of Transportation
Mike McGinn, Mayor City of Seattle
Erin Tam, Enviro Issues
Frances Pennell, Executive Director Washington Access Fund
Danielle Miller, Executive Director Washington Talking Book & Braille Library
Councilmember Tom Rasmussen, Chair Transportation Committee
Councilmember Bruce Harrell, Vice-Chair Transportation Committee
Councilmember Jean Godden, Member Transportation Committee
Councilmember Tim Burgess, Alternate Transportation Committee
Councilmember Sally Clark
Councilmember Sally Bagshaw
Councilmember Richard Conlin
Councilmember Nick Licata
Councilmember Mike O'Brien

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
FILE# CWF-0336, et al.
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HR&A Analyze. Advise. Act.

MEMORANDUM

To:	Stephen Barham, Seattle Department of Transportation
From:	HR&A Advisors, Inc.
Date:	May 5, 2013; Revised 12/10/13
Re:	Waterfront Seattle Downtown Visitation Study

On behalf of the City of Seattle, HR&A Advisors, Inc. (HR&A), conducted a study of the expected impact of the Seattle Central Waterfront Park on visitation to Downtown Seattle. This memorandum describes:

- Our methodology;
- The estimated number and composition of current Waterfront visitors and expected park visitors;
- The expected incremental visitation to downtown by visitor type and by location; and
- The expected distribution of visitors throughout the park.

These estimates are based on high level quantitative assessment of comparable parks across the country.

HR&A found that the Waterfront (as hereinafter defined) currently attracts approximately 4 million visitors annually, and that the new Waterfront Park is likely to attract 5.5 million visitors annually, including both existing and new downtown visitors (see Figure 1). Based on the expected composition of visitors to the park, HR&A expects that the park will generate incremental visitation of 950,000 net new visitor days to Downtown Seattle annually. HR&A found that available data was insufficient to estimate existing visitation throughout downtown.

Figure 1: Current and Projected Downtown Visitor Groups

These net new visitors will generate significant economic output to Downtown and the City of Seattle, generating incremental spending and hotel nights. Other parks across the country have catalyzed significant local business benefits within a half mile radius of new park development or existing park revitalization. These benefits are typically concentrated along major pedestrian and commercial corridors, particularly those that connect to major entrances to the park.

In Seattle, HR&A believes the most significant economic impact of park development Downtown is likely to be real estate value creation, which we understand is being evaluated as part of a separate study. Other economic impacts not described herein include spending and multiplier impacts of park construction; increased City competitiveness thereby attracting additional residents and workers; and improved public health and quality of life. Rather, this document concerns itself solely with estimation of net new Downtown visitation; the estimate the economic benefits of this estimated visitation will be calculated separately.

As we understand it, the outputs of this study will be one of many factors considered in an evaluation of special benefits within Downtown Seattle; therefore, we have made every effort to be conservative in these calculations. In many cases, our assumptions reflect our best judgment, based on extensive work with new park development across the country, in the absence of measurable data. Our detailed methodology and assumptions are described below.

EXISTING WATERFRONT VISITATION

HR&A estimated that approximately 4 million people currently visit the Waterfront each year, which is roughly consistent with estimates prepared by Bob Donegan on behalf of the Waterfront business community. HR&A's analysis of existing visitation to the Waterfront drew on pedestrian count data prepared by the Seattle Department of Transportation (SDOT) and the Downtown Seattle Association (DSA), as well as visitation Convention Center, Pike Place Market, restaurants and shops, day cruises, and the Seattle Great Wheel. For purposes of this study:

- "Downtown" refers to the area bounded by the waterfront, S. Holgate St., I-5, and Denny Way.
- The "Waterfront Park" refers to all areas included in Phase I of the park development as outlined in the July 2012 Waterfront Plan.
- "The Waterfront" includes areas along Alaskan Way and adjacent to the Waterfront Park, including the Piers and adjacent destinations under separate ownership such as the Aquarium. Please refer to Attachment A for relevant maps.

HR&A developed conservative assumptions regarding current visitation to the Waterfront based on its national experience and consultation with local and national experts. Key assumptions included:

- 15% to 25% percent of visits to each of the attractions below were "unique" – meaning that visitors only visited that location in their trip to the Waterfront.

- HR&A excluded visitation to major destinations adjacent or close to the Waterfront from this estimate, including 10 million annual visitors to Pike Place Market, 420,000 annual Convention Center visitors, and 7 to 11 million annual visitors and commuters at Colman Dock. In other words, these visitors may in fact visit both the Waterfront and, for instance, commute to/from the Colman Dock but are not included in the 3.9 million Waterfront visitation base.

- With respect to pedestrian visitation, a variety of assumptions were made. Year-round, the average monthly visitation is an un-weighted average of visitation in each of the four seasons. Off-peak times of day have 30% of the hourly visitation as peak times of day; early afternoon (12-3 PM) is assumed to be the "peak" time of day. No significant visitation occurs before or after measured hours. (This last assumption is extremely conservative, as it is likely to exclude morning and evening exercisers and pedestrian/bike commuters). Approximately 55% of pedestrians who pass through the Alaskan & Seneca intersection also pass through the Alaskan & Columbia intersection.

- 70% of attendance to waterfront attractions is from people arriving by car or private bus based 2012 Downtown Seattle Association data and survey data collected by the several Waterfront pier destinations. Visitors arriving by all other modes, including transit, are assumed to overlap with the pedestrian visitor counts.

Using this methodology, HR&A found an estimated 2.2 million visitors to Waterfront attractions and 2.4 million Waterfront pedestrians, which, correcting for doubling counting those visitors who are both waterfront pedestrians and visitors to Waterfront attractions, yields a total of 3.9 million total visitors to the Waterfront. Data were insufficient to estimate the number of visitors to Downtown; because cross-visitation between Downtown destinations is unknown, total visitation remains unknown.

PROJECTED WATERFRONT PARK VISITATION

HR&A compared visitation at comparable parks across the country to estimate 5.5m annually visitors to the Seattle Waterfront Park. We then adjusted visitation to reflect the size of each city's park visitor market, which is comprised of both tourists and metropolitan residents. HR&A identified ten comparable parks (see Figure 2) based on a combination of the following criteria:

- Waterfront location and/or linear configuration and comparable park size
- Location in a comparably-sized and -dense city with a comparable climate
- Location in a neighborhood with comparable density to downtown Seattle
- Signature design and/or programming

Figure 2: Park Visitation Comparison Set

Park	Location	Waterfront/ Linear?	Park Size?	City Size/ Density?	Climate?	Neighborhood Density?	Signature Design/ Programing?
Pioneer Courthouse Square	Portland, OR	✗	✗	✓	✓	✓	✓
Golden Gate Park	San Francisco, CA	✓	✓	✓	✓	✓	✓
Balboa Park	San Diego, CA	✗	✗	✓	✗	✓	✓
National Mall	Washington, DC	✓	✗	✓	✓	✓	✓

Park	Location	Waterfront/ Linear?	Park Size?	City Size/ Density?	Climate?	Neighborhood Density?	Signature Design/ Programing?
Hudson River Park	New York, NY	✓	✗	✗	✓	✓	✓
Belle Isle Park	Detroit, MI	✓	✗	✓	✓	✗	✓
Charles River Esplanade	Boston, MA	✓	✓	✓	✓	✓	✓
Millennium Park	Chicago, IL	✗	✓	✗	✓	✓	✓
The High Line	New York, NY	✓	✗	✗	✓	✓	✓
Rose Kennedy Greenway	Boston, MA	✓	✓	✓	✓	✓	✓

For purposes of this analysis, HR&A estimates that the Seattle "market" for a waterfront park is 18.7 million people: 3.4 million metropolitan area residents and an estimated 15.3 regional tourists (both day and overnight visitors). Unlike its peer metropolitan areas, Seattle does not track the number of day visitors. Other metro areas in the comparison set have day visitation of approximately 50% of total visitation, but most are surrounded by areas of higher population density and have greater accessibility via regional rail and air travel than Seattle does. As such, HR&A conservatively estimates that 33% of total Seattle visitors are day visitors -- 5.1 million additional visitors over the 10.2 million measured overnight visitors to the County.

Comparable parks showed a wide variation in "capture rate" – the park's attendance as percentage of the tourist and resident markets. We believe this variation is explained by a variety of factors, including:

- The proximity to other destinations;
- Pedestrian, transit, and automobile accessibility; and
- Presence of "competitive" open space destinations within the City (for example, the presence of Central Park, the High Line, Brooklyn Bridge Park, Hudson River Park, Bryant Park, etc. in New York City).

HR&A believes that the combination of the Seattle Waterfront Park's prime location compared to other Seattle destinations counterweighed by the accessibility challenges related to the grade change, constrained parking at prime sites, and lack of light rail or streetcar access place the Seattle Waterfront Park somewhere in the top third of the capture rates exhibited by our sample set; however, we conservatively estimate that the Seattle Waterfront Park could achieve the average capture rate in our comparative set – 30% of the 18.7 million – to attract 5.5 million visitors annually.

Net New Downtown Visitation

In analyses of this type, the most important number is not the gross number of visitors but the net new visitation to downtown. While 5.5 million people are likely to visit the Seattle Waterfront Park, the majority of these

people are likely already visiting downtown for other reasons. Net new visitation is expressed as "net new visitor days," i.e. the sum of new visitors and existing visitors who stay longer and spend more money.

To calculate net new visitor days, HR&A estimated the likely distribution of waterfront park visitors based on measured visitation at comparable parks across the country.

- Regional residents, including downtown residents, City residents, and metropolitan area residents (based on Census geography).
- Out of region tourists, comprising all visitors from outside of the metropolitan area. Because it is of interest to the City, HR&A also estimated the share of Convention Center visitors.

Based on four comparable studies, including two detailed and highly-comparable studies, HR&A estimated the following composition of waterfront park visitors:

- 53% regional residents, including 5% downtown residents, 26% non-downtown City residents, and 22% non-City metropolitan residents.
- 47% out of region tourists, including 1.5% convention visitors (equal to convention visitors as a percent of estimated existing tourists).

HR&A conducted a national review of economic impact studies of parks as well as cultural and civic destinations to identify net new visitation of 950,000 visitor days.

- For overnight visitors, the majority of economic impact studies overstate the visitation benefits of the subject of study, claiming that 100% of the visitors attracted are net new to the City. HR&A identified four credible studies that used visitor surveys to identify the rate of net new visitation to their sites among out of region tourists, which ranged from 25% to 47%. HR&A consulted with a nationally renowned critic and author of economic impact studies to identify 25% as the most conservative and credible rate of net new visitation based on the high existing visitation to downtown Seattle. HR&A expects that the Waterfront Park will attract large numbers of day and overnight tourists; however, because the relative number of day and overnight visitors is not known, HR&A conservatively assumed that all net new visitors were day visitors to obtain 0.25 net new visitor days per out of region visitor.
- Based on length of stay data from a comparable waterfront park (Brooklyn Bridge Park), HR&A assumes metropolitan residents from outside of downtown will spend two hours each in the park and park vicinity – 0.11 net new visitor days per resident. HR&A also assumes that downtown resident park visitors will spend no net new time in downtown; this assumption is conservative, as it assumes that downtown residents themselves will not spend additional time and money in their own neighborhood.

Applying these multipliers to expected visitation by category, HR&A estimates that the park will attract 950,000 net new visitor days to Downtown Seattle.

Figure 3 Estimated Waterfront Park Visitation & Net New Downtown Visitor Days by Visitor Type

Park Visitor Type	Number of Waterfront Park Visitor	Net New Visitor Days
Regional Residents	2.9M	300,000
Downtown Residents	0.3M	-
Non-Downtown City Residents	1.4M	160,000

Non-City Metropolitan Residents	1.2M	140,000
Out-of-Region Visitors	2.6M	650,000
Convention Visitors	0.1M	20,000
Other Visitors	2.5M	630,000
TOTAL	**5.5M**	**950,000**

DISTRIBUTION OF VISITATION

HR&A was also asked to prepare estimates of the distribution of visitation within and throughout the Waterfront Park. HR&A defined "Zones" of visitation based on the City Center Scale, aggregations of the Waterfront Places defined in the July 2012 plan. These include:

- Bell Harbor
- Aquarium & Market
- Historic Piers
- Colman Dock
- Pioneer Square

In consultation with the design team and with a comparable waterfront park that collects detailed locational visitation data, HR&A estimated the following share of total visitation at each of the Waterfront Park Zones. Note that the majority of park visitors are expected to visit more than one destination within the park.

Figure 4: Expected Park Visitation by Zone

Park Zone	Expected Visitation Share	Expected Visitation
Bell Harbor	20%	1.1 M
Aquarium & Market	90%	5.0 M
Historic Piers	70%	3.9 M
Colman Dock	60%	3.3 M
Pioneer Square	20%	1.1 M

Again, we expect that visitation-related benefits to local businesses are likely to be concentrated within a half mile radius of the park along major pedestrian and commercial corridors, particularly those that connect to major entrances to the park. The distribution of this park-attributable visitation is likely to reflect the distribution of visitation within Park Zones.

EXHIBIT A: STUDY AREA MAP

FRAMEWORK STRATEGIES

IMPLEMENTATION

Waterfront Area
Core Projects =
Waterfront Park
Bell Harbor
Seattle Aquarium
Victor Steinbrueck Park
Pike St. Hillclimb
Pike Place Market
Olympic Sculpture Park
ALASKAN WAY
ELLIOTT AVE.
WESTERN AVE.
1ST AVE.
2ND AVE.
BROAD ST.
CLAY ST.
CEDAR ST.
VINE ST.
WALL ST.
BATTERY ST.
BELL ST.
BLANCHARD ST.
LENORA ST.
VIRGINIA ST.
STEWART ST.
PINE ST.
PINE ST.
UNION ST.

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED ___
14
FILE# CWF-0336, etal

VOLUME #1 OF #8: DRAWINGS
ALASKAN WAY | ELLIOTT WAY
S KING ST TO BELL ST

NOVEMBER 2018

Submitted to:

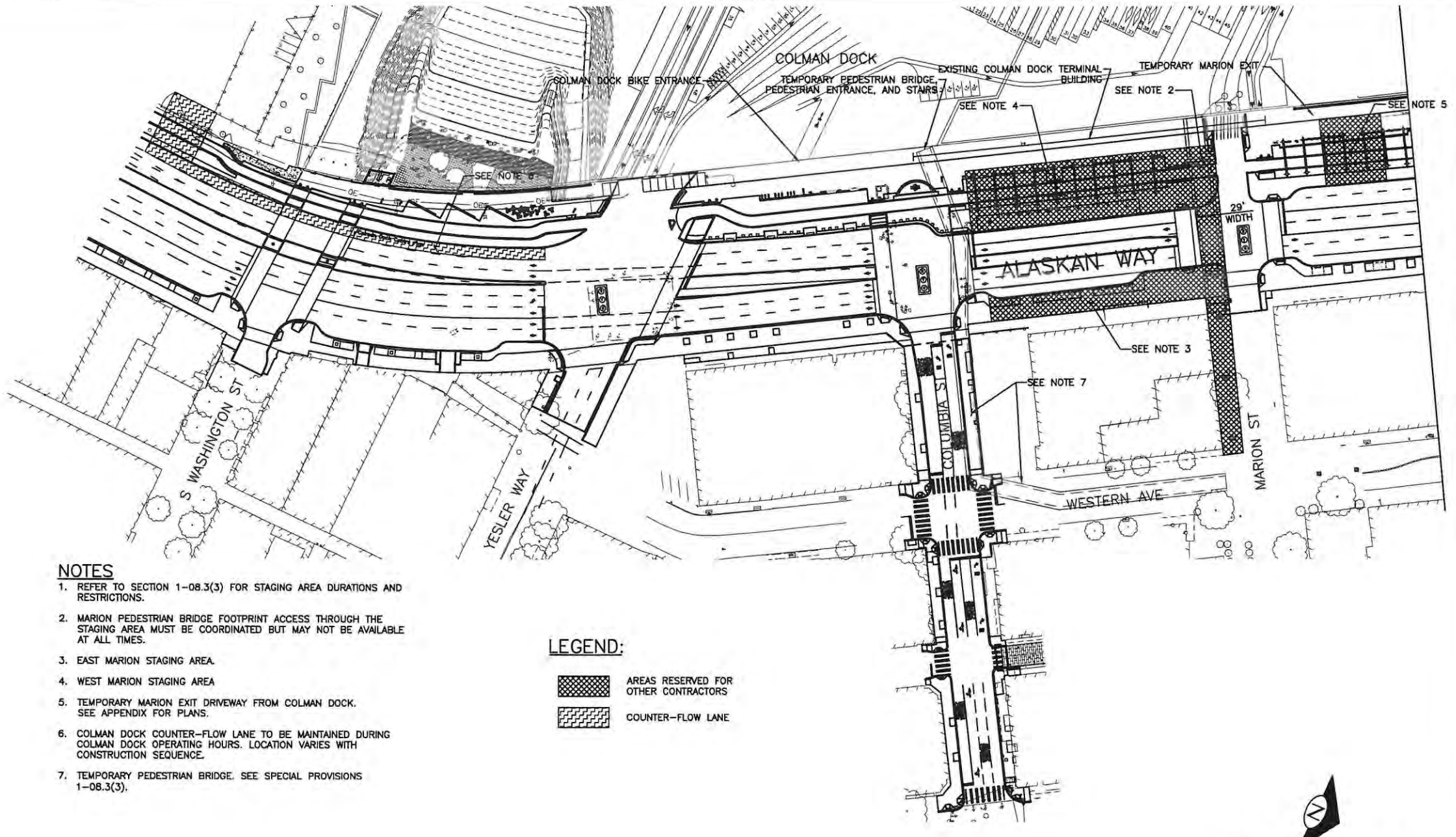
Office of the Waterfront
800 5th Avenue, Suite 3100
Seattle, WA 98104

VOLUME SUMMARY

VOLUME 1 - GENERAL / SITE PREPARATION / REMOVALS
VOLUME 2 - ROADWAY
VOLUME 3 - UTILITIES (ELECTRICAL / JOINT COMMUNICATION)
VOLUME 4 - UTILITIES (SEWER / DRAINAGE/WATER / SERVICES)
VOLUME 5 - LIGHTING/SIGNALS / ITS / CHANNELIZATION / SIGNING
VOLUME 6 - STRUCTURES
VOLUME 7 - FURNISHINGS
VOLUME 8 - PLANTING / IRRIGATION

Michael S Colyn

CONFORMED, (5/23/2019)



NOTES

1. REFER TO SECTION 1-08.3(3) FOR STAGING AREA DURATIONS AND RESTRICTIONS.
2. MARION PEDESTRIAN BRIDGE FOOTPRINT ACCESS THROUGH THE STAGING AREA MUST BE COORDINATED BUT MAY NOT BE AVAILABLE AT ALL TIMES.
3. EAST MARION STAGING AREA.
4. WEST MARION STAGING AREA
5. TEMPORARY MARION EXIT DRIVEWAY FROM COLMAN DOCK. SEE APPENDIX FOR PLANS.
6. COLMAN DOCK COUNTER-FLOW LANE TO BE MAINTAINED DURING COLMAN DOCK OPERATING HOURS. LOCATION VARIES WITH CONSTRUCTION SEQUENCE.
7. TEMPORARY PEDESTRIAN BRIDGE. SEE SPECIAL PROVISIONS 1-08.3(3).

LEGEND:

- AREAS RESERVED FOR OTHER CONTRACTORS
- COUNTER-FLOW LANE

AREAS RESERVED FOR OTHERS
SG01

MARK	DATE	REVISIONS	INITIALS

MOUNT SAINT HELENS 1980

APPROVED FOR ADVERTISING
LIZ ALZEER
DEPARTMENT OF FINANCE & ADMINISTRATIVE SERVICES
SEATTLE, WASHINGTON . . . . . 20 . .

BY: . . . . . CITY PURCHASING & CONTRACTING SERVICES DIRECTOR

INITIALS AND DATE		
DESIGNED	MC	11/2/18
CHECKED	MC	11/2/18
DRAWN	JA	11/2/18
CHECKED	MC	11/2/18

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS AND OTHER DOCUMENTS CALLED FOR IN SECTION 1-01.3 OF THE PROJECT MANUAL.

INITIALS AND DATE		
REVIEWED: DES.		CONST.
SDOT		PROJ. MGR.
RECEIVED		
REVISED AS BUILT		

STATE OF WASHINGTON · 40601 · REGISTERED PROFESSIONAL ENGINEER · 11/2/18

Seattle Department of Transportation
ORDINANCE NO. 125475 PW NO. 2018-085
SUBPROJECT ID: TC367330
SCALE: 1"=50'

WATERFRONT SEATTLE
ALASKAN WAY-ELLIOTT WAY
S KING ST TO BELL ST

JOB NO. PC TS5766A R/W CO
VAULT PLAN NO. 790-621
SHEET 10 OF 1618

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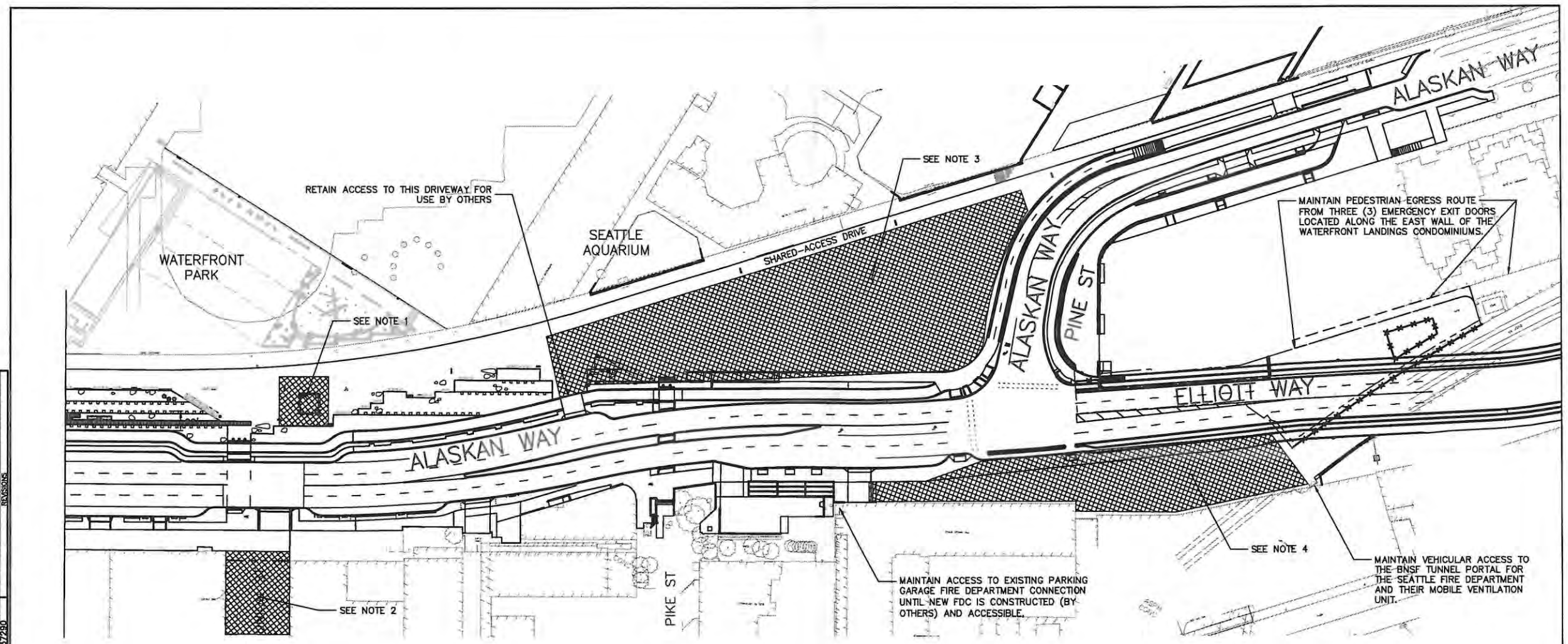
Nov 19, 2018 10:56am



NOTES

1. UNION KIOSK STAGING AREA.
2. UNION PEDESTRIAN BRIDGE STAGING AREA.
3. OVERLOOK WALK PROMENADE STAGING AREA.
4. OVERLOOK WALK ELLIOTT WAY STAGING AREA.

LEGEND:

AREAS RESERVED FOR OTHER CONTRACTORS

50 25 0 50 100
SCALE IN FEET

AREAS RESERVED FOR OTHERS
SG02

APPROVED FOR ADVERTISING
LIZ ALZEER
DEPARTMENT OF FINANCE & ADMINISTRATIVE SERVICES
SEATTLE, WASHINGTON . . . . . 20 . .
BY: . . . . . .
CITY PURCHASING & CONTRACTING SERVICES DIRECTOR

INITIALS AND DATE		
DESIGNED	MC	11/2/18
CHECKED	MC	11/2/18
DRAWN	JA	11/2/18
CHECKED	MC	11/2/18

INITIALS AND DATE	
REVIEWED:	
DES.	CONST.
SDOT	PROJ. MGR.
RECEIVED	
REVISED AS BUILT	

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS AND OTHER DOCUMENTS CALLED FOR IN SECTION 0-05.1 OF THE PROJECT MANUAL.

Seattle Department of Transportation
ORDINANCE NO. 125475 PW NO. 2018-085
SUBPROJECT ID: TC367330
SCALE: 1"=50'

WATERFRONT SEATTLE
ALASKAN WAY–ELLIOTT WAY
S KING ST TO BELL ST

JOB NO. PC TS5766A R/W CO
VAULT PLAN NO. 790–621
SHEET 11 OF 1618

VAULT SERIAL NO. 37280
DATE MARK NATURE REVISIONS WATERFRONT SEATTLE

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Nov-20-18 8:46am

VOLUME #8 OF #8: DRAWINGS
ALASKAN WAY | ELLIOTT WAY
S KING ST TO BELL ST

NOVEMBER 2018

Submitted to:

Office of the Waterfront
800 5th Avenue, Suite 3100
Seattle, WA 98104

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VOLUME 6 - STRUCTURES
VOLUME 7 - FURNISHINGS
VOLUME 8 - PLANTING / IRRIGATION

Michael S Colyn

CONFORMED, (5/23/2019)

PLANT SCHEDULE

SYM./ABB.	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
LARGE TREES					
AP	*Acer platanoides*	Norway Maple	4	4" CAL	LIMBED TO 6'
AS-G	*Acer saccarum 'Green Mountain'*	Green Mountain Sugar Maple	19	4" CAL	LIMBED TO 6'
CD	*Calocedrus decurrens*	California incense Cedar	20	8'-10' HT	
CJ	*Cercidiphyllum japonicum*	Katsura Tree	5	4" CAL	LIMBED TO 6'
FA-J	*Fraxinus americana 'Junginger'*	White Ash	21	4" CAL	LIMBED TO 6'
LT	*Liriodendron tulipifera*	Sycamore Tree	35	4" CAL	LIMBED TO 6'
PA-Y	*Platanus x acerifolia 'Yarwood'*	Plane Tree	46	4" CAL	LIMBED TO 6'
PC-C	*Pinus contorta var. contorta*	Shore Pine	31	8'-10' HT	LIMBED TO 4'
PC-L	*Pinus contorta var. latifolia*	Lodgepole Pine	18	8'-10' HT	LIMBED TO 4'
PT	*Pinus thunbergii*	Japanese Black Pine	13	8'-10' HT	LIMBED TO 4'
QC	*Quercus 'Crimsonschmidtii'*	Crimson Sore Oak	29	4" CAL	LIMBED TO 6'
QF	*Quercus frainetto*	Hungarian Oak	34	4" CAL	LIMBED TO 6'
QP	*Quercus phellos*	Willow Oak	71	4" CAL	LIMBED TO 6'
QW	*Quercus x warei 'Long Regal'*	Regal Prince Oak	27	4" CAL	LIMBED TO 6'
SS-AB	*Sequoia sempervirens 'Aptos Blue'*	Coast Redwood	21	8'-10' HT	
TC-G	*Tilia cordata 'Greenspire'*	Little Leaf Linden	18	4" CAL	LIMBED TO 6'
UP-E	*Ulmus parvifolia 'Emer II'*	Allee Elm	30	4" CAL	LIMBED TO 6'
UP-P	*Ulmus americana 'Princeton'*	Princeton American Elm	24	4" CAL	LIMBED TO 6'
ZS-GV	*Zelkova serrata 'Village Green'*	Common Zelkova	33	4" CAL	LIMBED TO 6'
SMALL TREES					
AC-M	*Acer circinatum*	Vine Maple	23	2" CAL	
AJ-A	*Acer japonicum 'Aconitifolium'*	Fernleaf Full Moon Maple	11	2" CAL	
AG	*Acer griseum*	Paperbark Maple	10	3" CAL	
CK×N-S	*Cornus kousa x nuttallii 'Starlight'*	Hybrid Dogwood	64	2.5" CAL	
CK×N-V	*Cornus kousa x nuttallii 'Venus'*	Hybrid Dogwood	19	2.5 CAL	
M-E	*Magnolia 'Elizabeth'*	Yellow Magnolia	9	3" CAL	
M-JZ	*Magnolia 'Judy Zuk'*	Hybrid Magnolia	5	3" CAL	
SJ-EP	*Styrax japonica 'Emerald Pagoda'*	Japanese Snowbell	11	2.5" CAL	
SJ-EL	*Styrax japonica 'Evening Light'*	Japanese Snowbell	11	2.5" CAL	

LENORA STREET PEDESTRIAN BRIDGE
PLANT SCHEDULE SEE SHEET [LP600]

PLANT SCHEDULE

Symbol	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
⊕	42	ACHILLEA MILLEFOLIUM	YARROW	1 GAL	1'-6" O.C.
+	1105	ALLIUM CERNUUM	WILD ONION	1 GAL	PER PLAN
•	84	ALLIUM HOLLANDICUM 'PURPLE SENSATION'	ORNAMENTAL ONION	1 GAL	PER PLAN
⊙	53	ARCTOSTAPHYLOS COLUMBIANA	HAIRY MANZANITA	5 GAL	2'-0" O.C.
⊙	58	ARMERIA MARITIMA	THRIFT	4" POT	PER PLAN
+	193	CAMASSIA QUAMASH	CAMAS	1 GAL	PER PLAN
⊕	240	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	1'-6" O.C.
•	137	FRAGARIA CHILOENSIS	STRAWBERRY	4" POT	PER PLAN
⊙	220	GAULTHERIA SHALLON	SALAL	1 GAL	2'-0" O.C.
⊙	79	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL	1'-6" O.C.
	8	PINUS CONTORTA SSP. CONTORTA	SHORE PINE	10'-12" HT	PER PLAN
⊗	54	RIBES SANGUINEUM	FLOWERING CURRANT	2 GAL	3' O.C.
⊕	79	SALVIA NEMOROSA 'MEISSNER'	MEADOW SAGE	1 GAL	1'-6" O.C.
○	125	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	1'-6" O.C.
▽	66	VIBURNUM DAVIDII	DAVID VIBURNUM	1 GAL	2' O.C.

SYM./ABB.	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
SHRUBS					
AA-DB	*Arctostaphylos auriculata 'Diablo's Blush'*	Manzanita	236	2 GAL	
AD-HM	*Arbutus unedo 'Compacta'*	Manzanita	19	2 GAL	
	Arctostaphylos x 'John Dourley'	Manzanita	73	3 GAL	
A-PM	*Arctostaphylos 'Pacific Mist'*	Manzanita	18	2 GAL	
A-WL	*Arctostaphylos 'White Lantern'*	Manzanita	35	2 GAL	
AJ	*Aucuba japonica*	Spotted laurel	47	3 GAL	
BT-GR	*Berberis thunbergii 'Golden Ring'*	Barberry	104	2 GAL	
CB-P	*Callicarpa bodinieri 'Profusion'*	Profusion beautyberry	8	1 GAL	
CS-AB	*Camellia sasanqua 'Apple Blossom'*	Camellia	6	3 GAL	
CS-K	*Camellia sasanqua 'Kanjiro'*	Camellia	4	1 GAL	
CxW-D	*Camellia x williamsii 'Donation'*	Camellia	12	1 GAL	
CG-AB	*Ceanothus gloriosus 'Anchor Bay'*	Point Reyes ceanothus	21	2 GAL	
	Ceanothus gloriosus 'Heart's Desire'	Point Reyes ceanothus	24	2 GAL	
	Ceanothus thyrsiflorus 'Repens'	Prostrate ceanothus	232	2 GAL	
CP-SS	*Chaenomeles 'Scarlet Storm'*	Double Take Scarlet quince	40	1 GAL	
CxD-WD	*Choisya x dewitteana 'White Dazzler'*	Mexican Orange	78	1 GAL	
CxD-AP	*Choisya x dewitteana 'Aztec Pearl'*	Mexican orange blossom	3	2 GAL	
CT-S	*Choisya ternata 'Sundance'*	Mexican orange blossom	6	2 GAL	
CA-B	*Cornus alba 'Bailhalo'*	Tatarian dogwood	9	1 GAL	
	Cornus sericea 'Arctic Fire'	Red twig dogwood	43	1 GAL	
CS-V	*Cornus sericea 'Variegata'*	Variegated red twig dogwood	0	1 GAL	
CS-by	*Cornus sericea 'Budd's Yellow'*	Yellow twig dogwood	74	1 GAL	
CS-C	*Cornus sericea 'Cardinal'*	Red Twig Dogwood	11	3 GAL	
CS-I	*Cornus sericea 'Isanti'*	Pucker Up red twig dogwood	319	1 GAL	
CS-MF	*Cornus sericea 'Midwinter Fire'*	Red Twig Dogwood	10	3 GAL	
CS-K	*Cornus sericea 'Kelseyi'*	Red Twig Dogwood	796	1 GAL	
CS-SG	*Cornus sericea 'Silver and Gold'*	Yellow twig dogwood	10	3 GAL	
CS	*Corylopsis spicata*	Winterhazel	18	3 GAL	
CC-AGS	*Cotinus coggygria 'Ancot'*	Golden Spirit smoketree	14	3 GAL	
DxT-SI	*Daphne x transatlantica 'Summer Ice'*	Hybrid Daphne	36	1 GAL	
DO-A	*Daphne odora 'Aureo-marginata'*	Gold Edged Daphne	39	1 GAL	
EC-RB	*Enkianthus campanulatus 'Red Bells'*	Enkianthus	17	2 GAL	
FxL-M	*Forsythia x intermedia 'Mindor'*	Show Off Forsythia	244	2 GAL	
FM-R	*Fuchsia magellanica 'Riccartonii'*	Hardy Fuchsia	23	1 GAL	
	Fuchsia magellanica 'Hawkshead'	Hardy Fuchsia	21	1 GAL	
GE	*Garrya elliptica*	Silk Tassle Bush	51	3 GAL	
	Gaultheria shallon	Salal	1583	1 GAL	
HT	*Hebe topiaria*	Hebe	46	1 GAL	
HP-LWF	*Hydrangea paniculata 'Little Quick Fire'*	Panicled Hydrangia	142	2 GAL	
HS-TS	*Hydrangea serrata 'Tuff Stuff'*	Mountain Hydrangia	50	1 GAL	
LD-E	*Lithocarpus densiflorus var. echinoides*	Shrub tanoak	49	10 GAL	
LP	*Lonicera pileata*	Privet Honeysuckle	277	3 GAL	
MA-C	*Mahonia aquifolium 'compacta'*	Compact Oregon grape	26	1 GAL	
MJ	*Mahonia japonica*	Oregon grape	136	3 GAL	
	Mahonia repens	Creeping Mahonia	2375	1 GAL	
MN	*Mahonia nervosa*	Cascade Oregon Grape	1318	1 GAL	
MC	*Myrica californica*	Pacific waxmyrtle	35	3 GAL	
ND-MB	*Nandina domestica 'Moon Bay'*	Heavenly bamboo	387	3 GAL	
OH-G	*Osmanthus heterophyllus 'Gulftide'*	Osmanthus	5	3 GAL	
PO-TW	*Physocarpus opulifolius 'Tiny Wine'*	Dwarf ninebark	179	1 GAL	
	Potentilla fruticosa	Shrubby cinquefoil	1643	3 GAL	
	Potentilla fruticosa 'Happy Face White'	Shrubby cinquefoil	45	3 GAL	
PF-G	*Potentilla fruticosa 'Goldfinger'*	Shrubby cinquefoil	91	2 GAL	
PF-T	*Potentilla fruticosa 'Tangerine'*	Shrubby cinquefoil	14	2 GAL	
	Pieris japonica 'Prelude'	Pieris	404	2 GAL	
	Prunus laurocerasus	Cherry Laurel	90	3 GAL	
	Prunus laurocerasus 'Mount Vernon'	Cherry Laurel	661	3 GAL	
RC	*Rhamnus californica*	Coffeeberry	14	3 GAL	
R-D	*Rhododendron 'Dreamland'*	Rhododendron	21	3 GAL	
R-KJ	*Rhododendron 'Ken Janeck'*	Rhododendron	29	3 GAL	
RKvC-YF	*Rhododendron keiskei var. cordifolia 'Yaku Fairy'*	Dwarf Rhododendron	49	1 GAL	
RA	*Ribes aureum*	Golden Currant	73	2 GAL	
RS	*Ribes sanguineum*	Red Flowering Currant	35	3 GAL	
RS-PP	*Ribes sanguineum 'Pokey's Pink'*	Flowering Currant	23	3 GAL	
RS-PS	*Ribes sanguineum 'Pulborough Scarlet'*	Red Flowering Currant	65	2 GAL	
RS-W	*Ribes sanguineum 'White Icicle'*	Red Flowering Currant	33	2 GAL	
RSp	*Ribes speciosum*	Fuchsia-flowering gooseberry	12	2 GAL	
R-BT	*Rosa 'Bengal Tiger'*	Rose	11	1 GAL	
RG	*Rosa glauca*	Redleaf rose	4	1 GAL	
	Sarcococca hookeriana var. digyna 'Purple Stem'	Sweetbox	497	1 GAL	
SN-GBB	*Sambucus nigra 'Gerda'*	Black Beauty Elderberry	11	2 GAL	
SN-EBL	*Sambucus nigra 'Eva' Black Lace*	Black Lace Elderberry	4	2 GAL	
SN-L	*Sambucus nigra 'Laciniata'*	American Elderberry	4	2 GAL	
	Symphoricarpos chenaultii	Hybrid snowberry	758	1 GAL	
VO	*Vaccinium ovatum*	Huckleberry	226	2 GAL	
VxSB	*Vaccinium x 'Sunshine Blue'*	Blueberry	122	2 GAL	

NO.	DATE	MARK	REVISIONS	BY
3	7/25/19	ADDENDUM #3	NATURE REVISIONS	AT
				TB
				AT

KAULT SIGNAL NO. 37280

C:\projectsnw\job\officer\postmc\dmc80464\LP001.dwg
Apr 24-19 7:15am

PLANTING SCHEDULE
LP001

APPROVED FOR ADVERTISING
LIZ ALZEER
DEPARTMENT OF FINANCE & ADMINISTRATIVE SERVICES
SEATTLE, WASHINGTON ____ 20 ____
BY: _____
CITY PURCHASING & CONTRACTING SERVICES DIRECTOR

INITIALS AND DATE		
DESIGNED	AT	11/2/18
CHECKED	TB	11/2/18
DRAWN	SM	11/2/18
CHECKED	TC	11/2/18

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS AND OTHER DOCUMENTS CALLED FOR IN SECTION 0-02.3 OF THE PROJECT MANUAL.

INITIALS AND DATE	
REVIEWED:	
DES.	CONST.
SDOT	PROJ. MGR.
RECEIVED	
REVISED AS BUILT	

Seattle Department of Transportation
ORDINANCE NO. 125475 PW NO. 2016-085
SUBPROJECT ID: TC367330
SCALE: NONE

WATERFRONT SEATTLE
ALASKAN WAY–ELLIOTT WAY
S KING ST TO BELL ST

JOB NO. PC TS5766A R/W CO
VAULT PLAN NO. 790–621
SHEET 1452 OF 1618

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
15
FILE# CWF-0 336, etal

SEATTLE CITY COUNC

Legislative Summary

CB 119447

Record No.: CB 119447 **Type:** Ordinance (Ord) **Status:** Passed

Version: 1 **Ord. no:** Ord 125760 **In Control:** City Clerk

File Created: 12/18/2018

Final Action: 01/29/2019

Title: AN ORDINANCE relating to the Central Waterfront Improvement Program and the LID Improvements identified herein; establishing Local Improvement District No. 6751 ("Waterfront LID") and ordering the carrying out of the proposed LID Improvements, as a component of the Seattle Central Waterfront Improvement Program in accordance with Resolution 31812; providing that payment for the LID Improvements be made in part by special assessments upon the property in the Waterfront LID, payable by the mode of "payment by bonds"; creating a local improvement fund; authorizing the issuance of local improvement bonds; and providing for interfund loans and for the issuance and sale of short-term financing instruments, and ratifying and confirming certain prior acts, all by a two-thirds vote of the City Council at a regular meeting.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Juarez

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Ex A – Waterfront LID Improvements, Ex B – Waterfront LID Boundaries, Ex C – Waterfront LID Improvements Cost Estimate Summary, Appearance of Fairness Memo

Drafter: adam.schaefer@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File **Legal Notice Published:** ☐ Yes ☐ No

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	01/03/2019	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	01/03/2019	sent for review	Council President's Office			

Action Text: The Council Bill (CB) was sent for review. to the Council President's Office

Notes:

1	Council President's Office	01/10/2019	sent for review	Civic Development, Public Assets, and Native Communities Committee	

Action Text: The Council Bill (CB) was sent for review. to the Civic Development, Public Assets, and Native Communities Committee

Notes:

1	City Council	01/22/2019	referred	Civic Development, Public Assets, and Native Communities Committee	

Action Text: The Council Bill (CB) was referred. to the Civic Development, Public Assets, and Native Communities Committee

Notes:

1	Civic Development, Public Assets, and Native Communities Committee	01/24/2019	pass		Pass

Action Text: The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 3 Chair Juarez, Vice Chair Bagshaw, Member González

Opposed: 0

1	City Council	01/28/2019	passed		Pass

Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:

Notes: ACTION 1:

Council President Harrell stated that before the Council considered the Central Waterfront Local Improvement District Package, to include Council Bills 119447, 119448, and 119449, Councilmembers Bagshaw, Johnson, Juarez, Mosqueda, O'Brien, and Sawant will respond to the challenge related to the Central Waterfront Local Improvement District Package which includes Council Bills 119447, 119448, and 119449.

Council President Harrell thereafter provided each Councilmember an opportunity to respond to the challenge.

ACTION 2:

Councilmember Bagshaw stated for the record that there had been no violation and that she intended to fully participate in the consideration of the matter.

ACTION 3:

Councilmember Johnson stated for the record that there had been no violation and that he intended to fully participate in the consideration of the matter.

ACTION 4:

Councilmember Juarez stated for the record that there had been no violation and that she intended to fully participate in the consideration of the matter.

ACTION 5:

Councilmember O'Brien stated for the record that there had been no violation and that he intended to fully participate in the consideration of the matter.

ACTION 6:

Councilmember Mosqueda stated for the record that there had been no violation and that she intended to fully participate in the consideration of the matter.

ACTION 7:

Councilmember Sawant stated for the record that there had been no violation and that she intended to fully participate in the consideration of the matter.

		In Favor: 8	Councilmember Bagshaw, Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember Mosqueda, Councilmember O'Brien, Councilmember Sawant	
		Opposed: 0		
1	City Clerk	01/28/2019	submitted for Mayor's signature	Mayor
	Action Text:	The Council Bill (CB) was submitted for Mayor's signature. to the Mayor		
	Notes:			
1	Mayor	01/28/2019	Signed	
1	Mayor	01/29/2019	returned	City Clerk
1	City Clerk	01/29/2019	attested by City Clerk	
	Action Text:	The Ordinance (Ord) was attested by City Clerk.		
	Notes:			

CITY OF SEATTLE

ORDINANCE 125760

COUNCIL BILL 119447

AN ORDINANCE relating to the Central Waterfront Improvement Program and the LID Improvements identified herein; establishing Local Improvement District No. 6751 ("Waterfront LID") and ordering the carrying out of the proposed LID Improvements, as a component of the Seattle Central Waterfront Improvement Program in accordance with Resolution 31812; providing that payment for the LID Improvements be made in part by special assessments upon the property in the Waterfront LID, payable by the mode of "payment by bonds"; creating a local improvement fund; authorizing the issuance of local improvement bonds; and providing for interfund loans and for the issuance and sale of short-term financing instruments, and ratifying and confirming certain prior acts, all by a two-thirds vote of the City Council at a regular meeting.

WHEREAS, in January 2011, the City Council ("Council") of The City of Seattle (the "City") adopted Resolution 31264, creating the Central Waterfront Committee (CWC) to oversee development of the waterfront conceptual design and framework plan ("Concept Design and Framework Plan"), to ensure robust and innovative public engagement, to identify public and private funding sources, and to establish the foundation for a lasting civic partnership for the implementation of improvements to the central waterfront area of Seattle upon the removal of the Alaskan Way Viaduct; and

WHEREAS, by Ordinance 123761, originally passed in November 2011 and as amended by Ordinance 125188, the Council authorized creation of the Central Waterfront Improvement Fund and authorized an interfund loan to that fund to allow the Seattle Department of Transportation (SDOT) to incur pre-construction costs of planning and design for improvements that could be financed in part by a future local improvement district to be formed and known as the "Waterfront LID"; and

WHEREAS, by Resolution 31399, adopted in August 2012, the Council expressed the City's support for the Concept Design and Framework Plan, which was developed based on

broad and inclusive public engagement over two years by the City and the CWC, and endorsed a Central Waterfront Strategic Plan ("Strategic Plan"), which established a funding plan and called for leveraging a mix of public, private, and philanthropic sources, including formation of the Waterfront LID, to achieve the vision described in the Concept Design and Framework Plan; and

WHEREAS, the Council subsequently established the "Central Waterfront Improvement Program" to incorporate elements of the Concept Design and Framework Plan into the City's annual Capital Improvement Plans, pursuant to which the City is planning to invest approximately $248 million from a range of local funding sources; and

WHEREAS, in addition to the local funding sources, the State of Washington has committed approximately $194 million toward the completion of various components of the Central Waterfront Improvement Program; and

WHEREAS, a portion of the Central Waterfront Improvement Program includes those improvements identified in Section 1 of this ordinance (the "LID Improvements"), which are intended to be financed through the formation of the Waterfront LID; and

WHEREAS, by Resolution 31768, adopted in September 2017, the Council reaffirmed the funding plan (including local improvement district formation) for the Central Waterfront Improvement Program and outlined a process for formation of the Waterfront LID; and

WHEREAS, by Resolution 31812 ("Intent-to-Form Resolution") adopted in May 2018, the Council declared its intent to order the construction of the LID Improvements and to create the Waterfront LID to assess a part of the cost and expense of carrying out those LID Improvements against the property specially benefited thereby; and

WHEREAS, it is the intention of this Council that, after confirmation of a final assessment roll and the expiration of the 30-day period for prepayment of such assessments without interest or penalty, the City will finance the unpaid portion of the assessment roll by the issuance of local improvement district bonds ("LID Bonds") which will provide for a deposit of bond proceeds into the City's Local Improvement Guaranty Fund in an amount to be set pursuant to the ordinance authorizing issuance of the LID Bonds (but not to exceed a maximum of 10 percent of the amount of the LID Bonds issued) and that those proceeds, when released from that fund in accordance with state law, will be earmarked to pay for major maintenance of the LID Improvements or other identified needs related to the Improvements. This Council further intends that persons who pay their assessments in full during the 30-day prepayment period will not be responsible for these financing costs (i.e., the costs of issuing the LID Bonds and making a Guaranty Fund deposit); and

WHEREAS, all of the preliminary proceedings for the establishment of the Waterfront LID have been taken as provided by law, all as further described in Section 2 of this ordinance; and

WHEREAS, the Council has determined it to be in the best interests of the City that the LID Improvements as hereinafter described be carried out and that the Waterfront LID be created in connection herewith; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. LID Improvements. The LID Improvements consist of those improvements within the Central Waterfront Improvement Program that are identified with particularity on Exhibit A to this ordinance, which is incorporated herein by reference.

Section 2. LID Formation Steps Taken. The City has taken the required preliminary steps to the formation of an LID, including:

(a) Formation Hearings. By adopting the Intent-to-Form Resolution in May 2018, the City Council declared its intention to order the LID Improvements and fixed the times and places for hearing all matters relating to the proposed LID Improvements and all comments thereon and objections thereto (the "Formation Hearings").

(b) LID Improvements Estimated Cost Certified. The Director of the Office of the Waterfront and Civic Projects (OWCP), on behalf of the Director of Transportation, Seattle Department of Transportation, caused an estimate to be made of the cost and expense of the proposed LID Improvements and certified that estimate to the City Council on June 1, 2018, together with all papers and information in the Director's possession touching the proposed LID Improvements; a description of the boundaries of the proposed LID; and a statement of what portion of the cost and expense of the LID Improvements should be borne by the property within the proposed Waterfront LID. The Director's estimate is accompanied by a diagram of the proposed Waterfront LID area showing the lots, tracts, parcels of land, and other property which will be specially benefited by the proposed LID Improvements and the estimated cost and expense thereof to be borne by each lot, tract and parcel of land or other property.

(c) Notice Provided and Public Hearings Conducted. The City caused due notice of the Formation Hearings to be given in the manner provided by law and as described in the recitals to this ordinance. The Formation Hearings were held on the dates and at the times described in the Intent-to-Form Resolution, and all objections to the proposed LID Improvements were duly considered by the Seattle Hearing Examiner or the Hearing Examiner's designee, and all persons appearing at such hearing and wishing to be heard were heard.

(d) Hearing Examiner Report Received by Council. The Seattle Hearing Examiner has submitted the Hearing Examiner's Report on the comments received during the Formation Hearings on the City's intention to form the LID (the "Hearing Examiner's Report"), Clerk File 320972.

Section 3. LID Improvements Ordered. Having completed the foregoing preliminary proceedings and in consideration of the Hearing Examiner's Report, the City Council determines it to be in the best interests of the City that the LID Improvements as herein described be carried out and that a local improvement district be created in connection herewith. Therefore, pursuant to RCW 35.43.040, the City Council orders the construction of the LID Improvements. The LID Improvements shall be in accordance with plans and specifications prepared by the Director of the OWCP, on behalf of the Director of Transportation of the Seattle Department of Transportation, and on file in the City Clerk's office, and may be modified by the City Council as long as such modifications do not affect the purpose of the LID Improvements or constitute materially different improvements; provided, however, that changes in detail of such plans that do not significantly alter the scope or costs of the LID Improvements will not require further approval.

Section 4. Local Improvement District Created. There is created and established a local improvement district, to be known as Local Improvement District No. 6751 of the City (interchangeably, "LID 6751" or the "Waterfront LID"). The boundaries of the Waterfront LID are described in Exhibit B attached hereto and by this reference incorporated herein. It is hereby found that the above-described boundaries embrace as nearly as practicable all the property specially benefited by the LID Improvements.

Section 5. Allocation of Costs. The total estimated cost and expense of design and construction of the Central Waterfront Improvement Program is estimated to be approximately $712 million. Notwithstanding the provisions of any other ordinance of the City, the total cost of (a) the LID Improvements, including the planning, design, and construction of the improvements, and (b) the estimated costs of creation and administration of the Waterfront LID (together, the "LID Expenses"), and the estimated financing costs (i.e., the costs of issuing the LID Bonds and estimated amounts necessary to fund a deposit to the LID Guaranty Fund), is declared to be approximately $346.57 million, all as described in Exhibit C to this ordinance.

The portion of the LID Expenses that shall be borne by and assessed against the property within the Waterfront LID specially benefited by the LID Improvements shall not exceed $160 million plus the amounts necessary to pay the costs of financing (including the costs of issuing the LID Bonds and making a deposit to the LID Guaranty Fund). Assessments shall be made against the property within the Waterfront LID in accordance with the special benefits accruing to such property. The balance of the cost and expense of the LID Improvements shall be paid from other amounts available to the City, including philanthropic donations from individuals and organizations, consistent with the City's overall funding plan for the Central Waterfront Improvement Program.

Section 6. Method of Assessment. In accordance with the provisions of RCW 35.44.047, the City may use any method or combination of methods to compute assessments that may be deemed to fairly reflect the special benefits to the properties being assessed.

Section 7. Final Assessment Roll. Upon approval of this ordinance, an assessment roll shall be prepared and, after notice and hearing in the manner provided by law, the assessment roll shall be confirmed. The final confirmed assessment roll will be limited to an

amount equal to $160 million plus the amounts necessary to pay the costs of financing and to make a deposit to the LID Guaranty Fund. All remaining costs and expenses of the LID Improvements and the Central Waterfront Improvement Program are to be paid from the sources identified in Section 5 of this ordinance or other amounts budgeted for this purpose in the future. It is the City's intent not to pursue any future supplemental assessments to cover additional costs accrued during construction.

Section 8. Mode of Payment. In accordance with the provisions of SMC 20.04.050, the mode of payment for the Waterfront LID is "payment by bonds." Assessments not paid within the 30-day prepayment period provided by law shall be payable in installments of principal and interest with terms to be fixed by future ordinance.

Section 9. Deferral of Assessments for Economically Disadvantaged Property Owners. The collection of an assessment upon property assessed by a local improvement district, or any installment thereof, may be deferred as provided in RCW 35.43.250 and 35.54.100, as now existing or hereafter amended, upon the application of a person responsible for the payment of an assessment, who is economically disadvantaged. The City shall establish, in the ordinance confirming the assessment roll, the terms and conditions for the deferral of collection of such assessments, the persons eligible therefor, the rate of interest, the duties of the respective City officials and the obligations of the City's previously created Local Improvement Guaranty Fund with respect thereto, all in accordance with chapter 20.12 SMC and RCW 35.43.250 and 35.54.100.

Section 10. Local Improvement Fund Created. The Local Improvement District No. 6751 Fund ("Waterfront LID Fund") is created and established in the City Treasury for the purpose of paying the cost of the LID Improvements provided for in this ordinance and into

which shall be paid all of the assessments collected in the Waterfront LID as and when directed by the ordinance confirming the assessment roll. The proceeds of interfund loans or other short-term obligations drawn against the fund which may be issued and sold by the City, and the collections of assessments, interest and penalties thereon, shall be deposited in the Waterfront LID Fund. Notwithstanding any other ordinance of the City (including provisions of the Seattle Municipal Code), the Director of the Finance Division of the Department of Finance and Administrative Services ("City Finance Director") is authorized and directed to create within the Waterfront LID Fund such accounting designations as may be necessary to segregate the amounts available to be used to pay the costs of the LID Improvements from the assessments collected for repayment of the LID Bonds.

Section 11. Construction of Improvements; Payment for LID Improvements. Notwithstanding the foregoing or the provisions of any other ordinance of the City, unless the authority to proceed is restrained by protest under RCW 35.43.180, the LID Improvements may be carried out in whole or in part under the provisions of RCW 35.51.020, Chapter 39.10 RCW, Article VII of the City Charter, Chapter 20.04 SMC or as otherwise authorized by law.

Section 12. Authorization of LID Bonds and Interim Financing.

(a) Bonds. The City is authorized to issue LID Bonds, in one or more series, for the Waterfront LID, which shall bear interest at a rate and be payable on or before a date or dates to be hereafter fixed by ordinance. The LID Bonds may be issued (i) to pay costs of the LID Improvements (including repayment of interfund loans or refunding of any and all short-term obligations issued to pay such costs), (ii) to pay the costs of creation and administration of the Waterfront LID, (iii) to pay the costs of financing, and (iv) to make a deposit to the LID Guaranty Fund. The LID Bonds shall be paid and redeemed by the collection of assessments to

be levied and assessed against the property within the Waterfront LID, payable in annual installments, with interest at a rate to be hereafter fixed by ordinance under the mode of "payment by bonds," as defined by law and the ordinances of the City. The form, amounts, dates, interest rates and denominations of such bonds hereafter shall be fixed pursuant to ordinance of the City Council.

(b) Interim Financing. In anticipation of the issuance of the LID Bonds, the City Finance Director or the Finance Director's designee has previously been authorized in Ordinance 125188 to loan funds from the City's Transportation Master Fund or its participating funds to the Central Waterfront Improvement Fund, for a period beginning December 30, 2011. Pending issuance of the LID Bonds, the City may provide for the extension of this or additional interfund loans to pay for costs of the LID Improvements or for the issuance of short-term obligations pursuant to chapter 39.50 RCW or local improvement district notes in accordance with applicable law and ordinances of the City.

(c) Expenditures and Reimbursement. The City on December 23, 2013, declared its official intent to reimburse itself for expenditures to be made for the LID Improvements (other than for any cost or expense expected to be borne by the City) prior to the date that any short-term obligations or local improvement district bonds are issued to finance the LID Improvements, from proceeds of interfund loans or other funds that are not, and are not reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside to pay the cost of the LID Improvements.

Section 13. Restraint by Protest. The jurisdiction of the Council to proceed with the LID Improvements shall be divested by a protest filed with the Council within 30 days from the date of passage of this ordinance, all in accordance with RCW 35.43.180.

Section 14. Filing of Preliminary Assessment Roll. The Director of OWCP, on behalf of the Director of Transportation, filed the preliminary assessment roll and other information required by SMC 20.04.060 with the City Clerk on June 1, 2018. Notwithstanding the provisions of any other ordinance of the City, not later than 15 days after the passage of this ordinance, the Director of Finance and Administrative Services (FAS) shall post the preliminary assessment roll for Local Improvement District No. 6751 upon the Director's index of local improvement assessments against the properties affected by the local improvement.

Section 15. Section Headings. The section headings in this ordinance are used for convenience only and shall not constitute a substantive portion of this ordinance.

Section 16. Ratification. Any act consistent with the authority of this ordinance taken prior to its effective date is ratified and confirmed.

Section 17. Effective Date. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by a majority consisting of more than two-thirds of all of the members of the City Council the 28th day of January, 2019, and signed by me in open session in authentication of its passage this 28th day of January, 2019.

President _____ of the City Council

Approved by me this 28th day of January, 2019.

Jenny A. Durkan, Mayor

Filed by me this ~~28th~~ 29th day of January, 2019.

for Monica Martinez Simmons, City Clerk

(Seal)

Attachments:
Exhibit A – Waterfront LID Improvements
Exhibit B – Waterfront LID Boundaries
Exhibit C – Waterfront LID Improvements Cost Estimate Summary

Element	Description
Promenade	A continuous public open space extending along the west side of Alaskan Way from King Street to Pine Street.
Overlook Walk	An elevated pedestrian bridge situated at the terminus of the Pike/Pine corridor, would include several buildings, an elevated lid over the surface street, open space with excellent view amenities, and an accessible pedestrian pathway with many connections between the Pike Place Market and the waterfront.
Pioneer Square Street Improvements	Streetscape and new roadway/ sidewalk improvements to portions of S Main Street, S Washington Street, Yesler Way and S King Street from Alaskan Way/First Avenue east to 2nd Avenue S. The improvements would create pedestrian-friendly links from Pioneer Square to the waterfront.
Union Street Pedestrian Connection	A universally accessible pedestrian link between the new waterfront and Western Avenue. An elevated pedestrian walkway and elevator extends from the southwest corner of Union Street and Western Avenue to the eastern side of Alaskan Way.
Pike/Pine Streetscape Improvements	Pedestrian improvements along Pike and Pine streets from First Avenue to Ninth Avenue, providing enhanced pedestrian access to and from the Pike Place Market and waterfront.
Waterfront Park	A rebuilt pier park located at the base of Union Street, would provide a unique atmosphere for social gathering/performance spaces with excellent view amenities.

LID Boundary Description

The area circumscribed by the boundary beginning at the northwest corner of the intersection of Alaskan Way and Wall Street, continuing northeast along Wall Street to the intersection of Wall Street and Denny Way. Continuing east along Denny Way to Interstate-5. Continuing south along Interstate-5 to its intersection with Seneca Street, continuing southwest along Seneca Street to the intersection of Seneca Street and Sixth Avenue, then continuing southeast along Sixth Avenue to the intersection of Sixth Avenue and Yesler Way. Then traveling west along Yesler Way to the intersection of Yesler Way and Fourth Avenue South, then south along Fourth Avenue South to a point approximately 700 feet south of the intersection of Seattle Boulevard South (Airport Way South) and Fourth Avenue South. From this point west along the southern boundary of King County Assessor Parcel 7666204856 to the west edge of the Burlington Northern Santa Fe railroad tracks. Following the west edge of the Burlington Northern Santa Fe railroad tracks south to their intersection with South Massachusetts Street. From this point west across the railroad tracks and along South Massachusetts Street to its intersection with Occidental Avenue South, continuing north to the intersection of Occidental Avenue South and Edgar Martinez Drive South. From the intersection of Occidental Avenue South and Edgar Martinez Drive South/South Atlantic Street, continue west along Edgar Martinez Drive South/South Atlantic Street to the intersection of Edgar Martinez Drive South/South Atlantic Street and East Frontage Road South. Then continuing north along East Frontage Road South to the intersection of East Frontage Road South and South Royal Brougham Way, then continue north along State Route 99/Alaskan Way Viaduct to South Jackson Street. Continue west along South Jackson Street to the east boundary of the Jackson Street Landing (King County Assessor Parcel 7666202631). Continue west on the southern boundary of the Jackson Street Landing to the west boundary of the Seattle Tidelands (King County Assessor Parcel 7666202632), then continuing northwest along the westernmost boundaries of the Seattle Tidelands to the northwest corner King County Assessor Parcel 7666202312 (Pier 68) and every property in-between, then continuing east along the north boundary of Parcel 7666202312 to Alaskan Way, then continuing southeast along Alaskan Way to the intersection of Alaskan Way and Wall Street.

Recommended Waterfront Seattle Project LID Boundary

Waterfront Seattle Program - Waterfront LID Improvements

Project Cost Estimate Summary

Projects/Cost Element *Dollars displayed in millions	Estimated Total Cost	Waterfront LID Principal Assessment
Promenade	$62.88	
Overlook Walk	$100.18	
Pioneer Square	$20.00	
Pike/Pine	$20.00	
Union Street	$13.94	
Waterfront Park	$65.24	
1% for Art	$4.91	
AWPOW Environmental Impact Statement	$3.74	
Main Corridor Program Contingency	$16.41	
Overlook Walk & E/W Connections Program Contingency	$15.00	
LID Admin	$8.27	
Total Project/Cost Elements funded by Waterfront LID	**$330.57**	**$160.00**
Estimated Financing Costs & Guaranty Fund Deposit *	$16.00	$16.00
Total Capitalized Cost Waterfront LID Improvements/Total Assessment	**$346.57**	**$176.00**

* For assessments paid over time in installments. Interest on outstanding principal to be fixed by future ordinance.

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED ___
16
FILE# CWF-0336, et al.

The Honorable John R. Ruhl

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF KING

255 SOUTH KING STREET LIMITED PARTNERSHIP, et al.,

Plaintiffs,

vs.

CITY OF SEATTLE, a Washington municipal corporation,

Defendant.

EUGENE A. BURRUS and LEAH S. BURRUS, et al.,

Plaintiffs,

vs.

CITY OF SEATTLE, a Washington municipal corporation,

Defendant.

NO. 19-2-05733-5 SEA

(Consolidate with NO. 19-2-08787-1 SEA)

DEFENDANT'S OBJECTIONS AND RESPONSES TO PLAINTIFFS' THIRD SET OF INTERROGATORIES AND REQUESTS FOR PRODUCTION

TO: City of Seattle, Defendant;

AND TO: Mark S. Filipini and Christina A. Elles, Counsel for Defendant;

AND TO: Engel Lee, City of Seattle, Assistant City Attorney.

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All named plaintiffs (collectively "Plaintiffs") hereby serve the City of Seattle with these written Interrogatories and Requests for Production pursuant to Washington Civil Rules 26, 33 and 34. Space has been provided for your answer immediately below each Interrogatory and Request for Production. If the space provided is insufficient, please attach additional pages as necessary.

GENERAL RULES

The original copy of these Interrogatories & Requests for Production has been served upon you. After you have completed your answers, the completed and verified original should be returned to the offices of Plaintiffs' attorneys, Schlemlein Fick & Scruggs, PLLC, at 66 S. Hanford St., Suite 300, Seattle, Washington, 98134. PLEASE ANSWER FULLY, VERIFY, AND RETURN THE COMPLETED INTERROGATORIES AND REQUESTS FOR PRODUCTION WITHIN THIRTY (30) DAYS OF THEIR SERVICE UPON YOU. ANY FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY SUBJECT YOU TO SANCTIONS, PURSUANT TO CIVIL RULE 37, INCLUDING EXCLUSION OF EVIDENCE FAVORABLE TO YOU, JUDGMENT BY DEFAULT AGAINST YOU, AND AN AWARD, REQUIRING YOU TO PAY DEFENDANT'S EXPENSES, INCLUDING ATTORNEY FEES.

You have a duty to supplement your answers to the Interrogatories and Requests for Production imposed by Rule CR 26(e) throughout the duration of this case. IF AND WHEN YOU OBTAIN ANY INFORMATION OR DOCUMENTS RESPONSIVE TO ANY QUESTION HEREIN, THE AFFECTED ANSWER(S) SHALL BE DEEMED NO LONGER TRUE, AND YOUR FAILURE PROMPTLY TO SUPPLEMENT OR AMEND SUCH ANSWER(S) SHALL BE DEEMED IN SUBSTANCE A KNOWING CONCEALMENT. THIS DUTY EXTENDS TO ANY ANSWER SUPPLIED PURSUANT TO CR 33(c), WHICH MUST BE SUPPLEMENTED OR AMENDED UPON ANY CHANGE IN THE RECORDS INVOLVED, INCLUDING THE CREATION OR RECEIPT OF ANY NEW RECORD WHICH WOULD HAVE BEEN SPECIFIED HAD IT EXISTED AT THE TIME YOU ANSWERED.

Any objection to these Interrogatories or Requests for Production must set forth the specific

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factual and legal basis of the objection, with particularity, in lieu of (or in conjunction with) your answer and must be signed by the Person making the objection. Objections not specifically asserted are waived. Each objection based upon privilege must specify the grounds thereof and Identify the specific document(s) or information by date, author, recipient, and general subject matter. The Civil Rules require that you provide all information and documents responsive to the Interrogatory or Request for Production that does not fall within your claim of privilege.

GENERAL OBJECTIONS

Defendant City of Seattle ("City") provides the following general objections to Plaintiffs' Third Set of Interrogatories and Requests for Production (the "Third Discovery Requests"), which are incorporated into each specific Answer or Response set forth below:

1. The City objects to the Third Discovery Requests to the extent they attempt to impose any greater obligation on Defendant than is required under the Washington Superior Court Civil Rules, King County Superior Court Rules, and applicable case law.

2. The City objects to the Third Discovery Requests to the extent they seek information protected from discovery by the attorney-client privilege, work product doctrine, or any other applicable privilege under statutory, constitutional, or common law. The City will not produce any privileged information in response to the Third Discovery Requests, and any inadvertent production of such information is not intended to be and shall not be deemed as a waiver of these privilege(s). The City and Plaintiffs have agreed to appropriate non-waiver language under Evidence Rule 502 in the context of an Agreed Order on Pretrial Conference, filed with the Court on January 8, 2020.

The City also objects to the Plaintiffs' requests for production of documents to the extent they purport to require the preparation of a privilege log that is inconsistent with the City's obligations under the Washington Superior Court Civil Rules. Specifically, the City objects to Plaintiffs' demand that, for each privileged document identified, the City include "a *precise description* of the place in which the document is kept, including the title or description of the

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file in which said document may be found and the *exact location* of such file," as well as four distinct date fields (the date it was prepared, the date it bears, the date it was sent, and the date it was received) (emphasis added). Not only is the italicized language vague and ambiguous, but such levels of specificity are neither required under the rules nor reasonable in light of the data volumes in this matter. CR 26(b)(1). Moreover, the City objects to the extent that Plaintiffs' Requests for Production purport to require the City's privilege log to identify files as they were maintained in the ordinary course of business, as well as by the specific Request or Requests to which the document is responsive. Such redundancy is not required nor appropriate. The City will meet and confer with the Plaintiffs regarding the appropriate formats for the parties' respective privilege logs that satisfies their obligations under the Civil Rules to provide sufficient information for the adverse party to evaluate each claim of privilege, while balancing reasonableness and proportionality considerations in light of the efficient administration of justice.

Finally, the City will only log documents in its privilege log until February 27, 2019, the date upon which Plaintiffs filed their original complaint in this matter.

3. The City objects to the Third Discovery Requests to the extent they seek information or documents that are available from other sources that are equally available to the Plaintiffs, more convenient, less burdensome, or less costly.

4. The City objects to the following definitions from the Third Discovery Requests:

a. The City objects to the definition of "Defendant or You" to the extent it purports to require the City to answer on behalf of "its agents, employees, representatives, subsidiaries, successors in interest, predecessors in interest, and/or any other entity or person over whom any Defendant has control," regardless of their nexus to this matter. Moreover, the City has no obligation to and will not respond on behalf of third parties, unless specified otherwise in response to a particular Interrogatory or Request for Production. The City further objects to this definition as unduly

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burdensome and duplicative, to the extent it seeks knowledge, information or documents requested by Plaintiffs from the City pursuant to Public Records Act requests or in the possession of third parties to whom Plaintiffs have already sought, or reasonably may seek, discovery in this matter.

b. The City objects to the definition of "Document" or "Documents" to the extent it purports to require the City to provide Documents in the "actual or constructive possession, custody, care, or control of ... any of its representatives" regardless of their nexus to this matter. Moreover, the City has no obligation to and will not respond on behalf of third parties, unless specified otherwise in response to a particular Interrogatory or Request for Production. The City further objects to this definition as unduly burdensome and duplicative, to the extent it seeks documents already requested by Plaintiffs from the City pursuant to Public Records Act requests or in the possession of third parties from whom Plaintiffs have already sought, or reasonably may seek, discovery in this matter.

c. The City objects to the definition of "identify" when used with reference to a document to the extent it purports to require the City to provide information not within its possession, custody, or control. The City further objects to this definition as unduly burdensome and improperly seeking duplicative information, to the extent that it (i) would require the City to separately provide information that is either apparent on the face of a produced document or contained therein, or (ii) seeks information about documents in the possession of either Plaintiffs pursuant to Public Records Act requests or third parties from whom Plaintiffs have already sought, or reasonably may seek, discovery in this matter. Finally, absent entry of an appropriate discovery order, the City also objects to providing contact information for individuals to the extent such information is confidential.

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d. The City objects to the definition of "identify" when used with reference to a "Person" to the extent it purports to require the City to provide information not within its possession, custody, or control. Absent entry of an appropriate discovery order, the City also objects to providing contact information for individuals to the extent such information is confidential.

e. The City objects to the definition of the term "Material" to the extent it purports to require the City to provide Material(s) provided to the City Council not within the City's possession, custody, or control. The City further objects to the definition of "Material" above as over broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent that an Interrogatory or Request for Production seeks information or documents related to any Material the City Council received regardless of its timing or source. For example, there is no credible way for the City to collect and report on every instance where a constituent briefly engaged with a City Council member regarding Ordinance 125760 at a public event. The City will therefore interpret this definition as limited in temporal scope to information presented to the City Council prior to the passage of Ordinance 125760, and in subject matter scope as excluding information arguably received from *de minimis* contacts with the public.

5. The City's answers, responses and objections herein are based upon present knowledge, information, and belief following its diligent search and reasonable inquiry. However, discovery and investigation are ongoing. The City reserves its rights to produce evidence of any subsequently discovered fact, to alter or amend its objections and responses set forth herein, and otherwise to assert factual and legal contentions as additional facts are ascertained, analyses are made, and legal research is completed. The City objects to the Third Discovery Requests insofar as they may be construed to limit or restrict the City's right to rely upon any information or document for any purposes whatsoever, including, but not limited to,

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the use of information or responsive documents as evidence at any subsequent hearing, trial or other proceeding.

6. The City objects to the Third Discovery Requests to the extent they use terms that are subject to varying interpretations, or are vague, ambiguous, or misleading. Terms that are vague, ambiguous, or misleading are identified in particular responses. The City's responses to the Third Discovery Requests are based on the common meaning of the words used in the Third Discovery Requests.

7. The City objects to any discovery request that assumes facts not in evidence.

8. The City does not concede nor waive any objections regarding the relevance, admissibility, or discoverability of any information or documents provided and reserves its right at any time to assert such objections irrespective of production of such information.

9. The City reserves the right to seek a protective order or agreement between the parties prior to producing any documents containing confidential or proprietary information regarding the City, any of its agents, any of its current or former employees, or any other non-parties.

10. To the extent the City agrees to search for and produce responsive documents, the City is not representing that any such documents do in fact exist.

11. If Plaintiffs do not accept the objections and limitations set forth herein (including both these General Objections, as well as the objections set forth in the specific responses to the individual discovery requests below), the City requests an opportunity to meet and confer. Failing agreement, the City will request a status conference with the Court or move for a protective order if required.

DEFINITIONS

As used herein, the following definitions apply to each request for production contained herein. The definitions and instructions set forth below are expressly incorporated by reference into and made a part of this Request for Production.

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1. "Answer" shall mean "Defendant City of Seattle's Answer and Affirmative Defenses to Third Amended Complaint for Declaratory Relief and Damages" filed in King County Superior Court Cause No. 19-2-05733-5 SEA (Consolidated with No. 19-2-08787-1 SEA).

2. The term "Complaint" means Plaintiffs' "Third Amended Complaint for Declaratory Relief and Damages" filed in King County Superior Court Cause No. 19-2-05733-5 SEA.

3. The term "City" means the City of Seattle, a Washington municipal corporation.

4. The term "City Councilmembers" as used herein, refers to the Councilmembers for the City of Seattle and their Staff (including Legislative Aids, and Council Central Staff).

5. The term "Defendant" or "You" as used herein means any or all of the following, and should be applied to give the Interrogatory or Request for Production the broadest scope: City of Seattle, as a Washington municipal corporation, its agents, employees, representatives, subsidiaries, successors in interest, predecessors in interest, and/or any other entity or Person over whom any Defendant has control.

6. "Document" or "Documents" as used herein, are synonymous in meaning and equal in scope and are defined to the broadest extent permissible under the Washington Civil Rules, and refer to all written, electronic, and graphic matter, however produced or reproduced, of every kind and description in the actual or constructive possession, custody, care, or control of the responding party, or any of its representatives, including, but not limited to:

(a) Papers, books, journals, ledgers, statements, purchase or sale confirmations, statement of accounts, memoranda, prospectuses, reports, invoices, work papers, notes, transcriptions of notes, letters, correspondence, checks, graphic representations, films, photographs, diaries, calendars, desk calendars, pocket calendars, lists, logs, publications, advertisements, messages, summaries, agreements, contracts, telegraphs, telexes, transcriptions of tapes or records, and any other writings or tangible things on which any handwriting, typing printing, photostatic or other forms of communications or information recorded or reproduced, as well as all notations on or pertaining to the foregoing;

(b) Originals and all other copies not absolutely identical to said originals;

(c) All drafts and notes (whether typed, handwritten or otherwise) made or prepared in connection with such documents, whether used or not; and

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(d) All digital data or electronic information or other information of any form, including electronic or digital data maintained on computer disks or databases and e-mails.

7. "Identify," when used with reference to a document, means to set forth with respect to the original and each copy thereof the following information:

(a) Its title, or if untitled, its nature (e.g.: letter, memoranda, telegram, note, drawing, etc.);

(b) Its date;

(c) The identity of the Person or Person who composed or originated it;

(d) The identity of each Person to whom the original or a copy was sent;

(e) A brief summary of its contents;

(f) The name and last known address of the Person who presently has custody of it; and

(g) Any other descriptive information necessary in order to adequately describe the document in a subpoena *duces tecum*, or in a motion or request for production thereof.

8. "Identify," when used with reference to a "Person" means to set forth with the following information:

(a) The Person's name;

(b) Last known home and/or address;

(c) Last known telephone number(s);

(d) Last known e-mail address;

9. The term "Material" as used herein shall mean the facts, statistics, studies, evidence, opinions, and other information presented to the City Council related to Ordinance 125760. *See Abbenhaus v. City of Yakima*, 89 Wn.2d 855, 859, 576 P.2d 888 (1978) ("the superior court should be considering the ***material*** presented to the city council and determining whether it adequately supports the action of the municipality") (*emphasis added*).

10. "Ordinance 125760, Section 1" means the portion of City of Seattle Ordinance 125760

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which reads as follows:

> Section 1. LID Improvements. The LID Improvements consist of those improvements within the Central Waterfront Improvement Program that are identified with particularity on Exhibit A to this ordinance, which is incorporated herein by reference.

11. "Ordinance 125760, Section 3" means the portion of City of Seattle Ordinance 125760 which reads as follows:

> Section 3. LID Improvements Ordered. Having completed the foregoing preliminary proceedings and in consideration of the Hearing Examiner's Report, the City Council determines it to be in the best interests of the City that the LID Improvements as herein described be carried out and that a local improvement district be created in connection herewith. Therefore, pursuant to RCW 35.43.040, the City Council orders the construction of the LID Improvements. The LID improvements shall be in accordance with plans and specifications prepared by the Director of the OWCP, on behalf of the Director of Transportation of the Seattle Department of Transportation, and on file in the City Clerk's office, and may be modified by the City Council as long as such modifications do not affect the purpose of the LID Improvements or constitute materially different improvements; provided, however, that changes in detail of such plans that do not significantly alter the scope or costs of the LID Improvements will not require further approval.

12. "Person" or "Persons" means all individuals and entities, including, without limiting the generality of the foregoing, all individuals (whether living or deceased) having knowledge pertaining to the facts herein.

13. "Resolution 31915" means the portion of Resolution 31915 which reads as follows: "A resolution fixing the date for hearing the final assessment roll for the Local Improvement District No. 6751 ("Waterfront LID") to design and construct the Central Waterfront Improvement Program and directing that notice of the hearing be given in the manner required by law." Resolution 31915 set the hearing date for "all matters relating to the assessment roll and all objections thereto" for February 4, 2020.

14. The phrases "relating to," "regarding," "arising from," or "pertaining to" as used herein shall mean any information, fact or Document which is relevant in any way to the subject matter including without limitation all Documents which contain, record, reflect, summarize, evaluate,

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comment upon, transmit or discuss the subject matter of any request as well as the text or notes of any oral or written presentation or conversation.

15. The term "Waterfront LID" as used herein means the Waterfront Local Improvement District You admit you created in Section I of Your Answer.

16. The term "Waterfront LID Improvements" means that list of improvements attached as Exhibit A to Ordinance 125760.

INTERROGATORIES

Your answers to these Interrogatories are to include all information contained in or on writings, records, photographs, computer files and data, e-mails, or any other tangible thing or material that is known or available to You, including all information in possession of Your agents, attorneys, accountants, auditors or other Persons or experts or any investigators or any Person acting on Your behalf or under Your or Your attorney's employment, direction and/or control.

If the answer to an Interrogatory may be ascertained from Your business records, You may supply the optional form of answer provided by CR 33(c). Moreover, any Interrogatory requesting that You "Identify," "describe" or "locate" any document may be answered by attaching a complete and correct copy of the document as part of Your answer to that Interrogatory or by presenting the document for inspection and copying at the offices of Plaintiffs' attorneys, Schlemlein Fick & Scruggs, PLLC, 66 S. Hanford St., Suite 300, Seattle, Washington, 98134.

Each Interrogatory is intended to, and does, request that each and every part and subpart thereof be answered with the same force and effect as if each part and particular were the subject of and were asked by a separate Interrogatory. If You do not know and cannot ascertain the answer to any Interrogatory (or portion thereof), please state that affirmatively in lieu of Your answer.

Please use the time period between January 1, 2016, and February 1, 2021, unless a different time period is indicated in the interrogatory.

OBJECTION: The City objects to these general instructions to the extent that they purport to require the City to provide information outside of its possession, custody or control

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as defined in the Civil Rules and authority interpreting same. The City further objects to these instructions to the extent they purport to include information protected by the attorney-client privilege, work product doctrine or other applicable protections cited by the City in objection or response to a particular Interrogatory. The City also objects to the time period of January 1, 2016 to February 1, 2021 to the extent it purports to require the City to answer and respond to the Third Discovery Requests into the future. The City will limit its Answers, Responses and document collection efforts to January 1, 2016 to January 17, 2020, the date Defendant's served their Objections, Answers, and Responses to Plaintiffs' Third Discovery Requests. Finally, the City incorporates herein the City's General Objections above.

INTERROGATORY NO. 36: Identify each Person who participated in the preparation of the plans and specifications that are referenced in the following quote from Ordinance 125760, Section 3: "[t]he LID Improvements shall be in accordance with plans and specifications prepared by the Director of the OWCP, on behalf of the Director of Transportation of the Seattle Department of Transportation, and on file in the City Clerk's office."

ANSWER: The City objects to this Interrogatory as vague and ambiguous because of the undefined term "plans and specifications." The City will interpret "plans and specifications" as referenced in Section 3 of Ordinance 125760 to mean the conformed set of plans and specifications of each Waterfront LID Improvement, as prepared by an outside engineering firm hired by the City, after the Waterfront LID Improvement has reached 100% design. The City also objects to this Interrogatory as duplicative to the extent it seeks information already requested by Plaintiffs' counsel via its multiple Public Records Act (PRA) requests, specifically PRA Request No. C043490-061419 submitted on June 14, 2019 and closed on November 18, 2019.

Subject to and without waiver of its stated objections, no "plans and specifications" as referenced in Section 3 of Ordinance 125760 are currently on file with the City Clerk's office. The Promenade is the only Waterfront LID Improvement that has reached 100% design that

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has complete plans and specifications. Those plans and specifications for the Promenade have not yet been filed with the City Clerk's office.

Recognizing that the City may supplement this Answer upon further investigation, the City identifies the following Persons who participated in the preparation of the plans and specifications for the Promenade, all of whom may be contacted through K&L Gates LLP:

- **Mike Colyn, PE, Project Manager and Lead Civil Engineer, WSP for Jacobs Engineering Group, Inc.;**
- **Andrew Barash, PE, Program Manager and Lead Civil Engineer, Jacobs Engineering Group, Inc.; and**
- **Angela Brady, PE, Deputy Director and Program Manager, Office of the Waterfront and Civic Projects, City of Seattle.**

INTERROGATORY NO. 37: For each Person identified in your response to Interrogatory No. 36, describe the work that Person performed related to the preparation of the plans and specifications referenced in the following quote from City of Seattle Ordinance 125760, Section 3: "[t]he LID Improvements shall be in accordance with plans and specifications prepared by the Director of the OWCP, on behalf of the Director of Transportation of the Seattle Department of Transportation, and on file in the City Clerk's office."

ANSWER: The City incorporates by reference its objections and answer to Interrogatory No. 36. Subject to and without waiver of its stated objections, and recognizing that the City may supplement this Answer upon further investigation, the City answers as follows:

- **For a description of the work performed by Mr. Colyn and Mr. Barash related to the preparation of the plans and specifications for the Promenade, the City refers Plaintiffs, pursuant to CR 33(c), to the City's Contract Amendments located at SEA_LID_0046126, SEA_LID_0046166, SEA_LID_0046206, and SEA_LID_0046390.**
- **The City's Office of the Waterfront and Civic Projects was the lead owner of the plans and specifications for the Main Corridor, and Ms. Brady oversaw the work of Mr. Colyn**

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and Mr. Barash.

INTERROGATORY NO. 38: Identify each modification to the plans and specifications referenced in the following quote from City of Seattle Ordinance 125760, Section 3: "[t]he LID Improvements shall be in accordance with plans and specifications prepared by the Director of the OWCP, on behalf of the Director of Transportation of the Seattle Department of Transportation, and on file in the City Clerk's office," which has occurred since January 28, 2019.

ANSWER: The City incorporates by reference its objections and answer to Interrogatory No. 36. The City further objects to this Interrogatory as vague and ambiguous because of the undefined term "modification." Finally, the City also objects to this Interrogatory as overly broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it purports to require the City to identify "each modification," regardless of the significance of the modification, to the plans and specifications for the Waterfront LID Improvements. The City will interpret "modification" to mean substantive modifications that change the conformed sets of plans and specifications for each Waterfront LID Improvement. Subject to and without waiver of its stated objections, the City answers: none.

INTERROGATORY NO. 39: Identify the date and effect of each modification to the plans and specifications identified in Your response to Interrogatory No. 38.

ANSWER: The City incorporates by reference its objections and answer to Interrogatory No. 36. Subject to and without waiver of its stated objections, the City answers: none.

INTERROGATORY NO. 40: Identify the plans and specifications for the Waterfront LID Improvements for the Central Waterfront Improvement Program upon which the "final assessment roll for the Local Improvement District No. 6751 ("Waterfront LID")" is based.

ANSWER: The City incorporates by reference its objections and answer to Interrogatory No. 36. The City further objects to this Interrogatory to the extent it relies upon a legal conclusion or assumes facts not in the evidence, to the extent it assumes the final assessment roll for the Waterfront LID requires prior filing of technical "plans and specifications" for the Waterfront

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LID Improvements. Subject to and without waiver of its stated objections, the City answers: none.

REQUESTS FOR PRODUCTION

Pursuant to Washington Civil Rules 26 and 34, Plaintiffs request that Defendant produce for inspection and copying by Plaintiffs, all documents within the scope of each Request for Production. The documents should be produced in the form and state as they are kept in the usual course of business of the Person, corporation or entity which currently has possession, custody or control of the documents. Production must be made to the office of Plaintiffs' counsel, Schlemlein Fick & Scruggs, located at 66 S. Hanford St., Suite 300, Seattle, Washington, 98134 within thirty (30) days after receipt hereof.

The phrase "possession, custody or control" extends to any documents in the possession, custody or control of Defendant, or any agent, representative, accountant, or attorney of the Defendant. A document or thing is deemed to be in the possession, custody or control of Defendant if it is in any of the Defendant's physical custody or Defendant: (a) owns such a document in whole or in part; (b) has a right by contract, law, or otherwise to use, inspect, examine or copy such document on any terms; (c) has an understanding, express or implied, that they may use, inspect, examine or copy such document on any terms; or (d) can, as a practical matter, examine or copy such documents.

If a claim of privilege is asserted to the production of any document requested below, state as to each document the following information:

(a) The specific privilege claimed;

(b) A precise statement of the facts upon which such claim of privilege is based;

(c) The following information as to each purportedly privileged document:

(1) Its nature: e.g., letter, memorandum, photograph, tape, etc.;

(2) The date it was prepared;

(3) The date it bears;

(4) The date it was sent;

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(5) The date it was received;

(6) The identity of the Person sending it;

(7) The identity of each Person to whom it was sent;

(8) The identity of the Person preparing it;

(9) A statement of the subject of the document(s); and

(10) A precise description of the place in which the document is kept, including the title or description of the file in which said document may be found and the exact location of such file.

If You contend only a portion of the document is privileged, please provide a redacted document with a listing of the above information as to the redacted portion.

Defendant is directed to produce all materials within the scope of each request, regardless of when such document was drafted or generated, and regardless of whether or not such document was drafted or generated by the Defendant.

In producing the documents requested herein, Defendant should indicate (to the extent reasonably practical) the specific Request or Requests in response to which each document or group of documents is being produced. To the extent possible, documents shall be produced in their original binders or files, which are hereby expressly included in each request. Production of all documents shall be made on the date and at the time and place set forth above, notwithstanding the assertion or pendency of any objection to the production of some or any of the other documents covered by the Requests made herein.

OBJECTION: The City objects to the Plaintiffs' Requests to the extent the requested format of production is inconsistent with the City's obligations under the Civil Rules. Specifically, Plaintiffs' request that "documents should be produced in the *form and state* as they are kept in the usual course of business of the person, corporation or entity which currently has possession, custom or control of the documents" is vague and ambiguous with respect to the italicized language. The City also objects to the Plaintiffs' request that it produce documents according to the specific Request or Requests to which the documents are

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responsive, in addition to producing documents as they are kept in the ordinary course of business. Such redundancy is neither appropriate nor required under the Civil Rules. The City intends to produce documents responsive to these Third Discovery Requests consistent with industry-standard production specifications or to otherwise meet and confer with Plaintiffs' counsel to identify a mutually agreeable set of production format specifications. The City further objects to these instructions to the extent they purport to require the City to provide information on behalf of third parties and/or not within its possession, custody, or control. Finally, the City incorporates herein the City's General Objections above, including but not limited to its temporal limitations and its objections regarding the Plaintiffs' request for a privilege log.

REQUEST FOR PRODUCTION NO. 16: Please produce the "plans and specifications" on file in the City Clerk's office, as of January 28, 2019, for each of the Waterfront LID Improvements that are referenced in the following quote from Ordinance 125760, Section 3: "[t]he LID Improvements shall be in accordance with plans and specifications prepared by the Director of the OWCP, on behalf of the Director of Transportation of the Seattle Department of Transportation, and on file in the City Clerk's office."

RESPONSE: Subject to and without waiver of its stated objections, the City responds: none.

REQUEST FOR PRODUCTION NO. 17: Please produce the plans and specifications resulting from each "modification" to the plans and specifications identified in response to Interrogatory No. 38.

RESPONSE: Subject to and without waiver of its stated objections, the City responds: none.

REQUEST FOR PRODUCTION NO. 18: Please produce the "plans and specifications" identified in Your response to Interrogatory No. 39.

RESPONSE: Subject to and without waiver of its stated objections, the City responds: none.

REQUEST FOR PRODUCTION NO. 19: Please produce the "plans and specifications" identified in Your response to Interrogatory No. 40.

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RESPONSE: Subject to and without waiver of its stated objections, the City responds: none.

REQUEST FOR PRODUCTION NO. 20: Please produce the most recent plans and specifications for each of the Waterfront LID Improvements in Your possession, custody or control as prepared by each Person identified in Interrogatory No. 36 above.

RESPONSE: The City objects to this Request for Production as duplicative to the extent it seeks information already requested by Plaintiffs' counsel via its multiple Public Records Act (PRA) requests, specifically PRA Request No. C043490-061419 submitted on June 14, 2019 and closed on November 18, 2019. The City provided Plaintiffs' counsel with the plans and specifications for the Main Corridor, which includes the Promenade, on September 18, 2019 as part of PRA Request No. C043490-061419. Upon the request of Plaintiffs' counsel, the City will provide a bates labeled version of the plans and specifications of the Main Corridor for litigation purposes.

REQUEST FOR PRODUCTION NO. 21: Please produce all documents (including all text messages, e-mails, calendar entries, correspondence, notes, redlined drafts, etc.) that reference or otherwise relate to the modification of the plans and specifications referenced in the following quote from Ordinance 125760, Section 3: "[t]he LID Improvements shall be in accordance with plans and specifications prepared by the Director of the OWCP, on behalf of the Director of Transportation of the Seattle Department of Transportation, and on file in the City Clerk's office."

RESPONSE: Subject to and without waiver of its stated objections, the City responds: none.

DATED this 17th day of January, 2020.

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K&L GATES LLP

By *s/Mark S. Filipini*
Mark S Filipini, WSBA #32501
mark.filipini@klgates.com
s/*Christina A. Elles*
Christina A Elles, WSBA #51594
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Attorneys for Defendant City of Seattle

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ATTORNEY CERTIFICATION

The undersigned attorneys for Defendant have read the foregoing Plaintiffs' Third Set of Interrogatories and Requests for Production of Documents to Defendant, and Answers and Responses thereto, and states that they are in compliance with CR 26(g).

DATED this 17th day of January, 2020.

K&L GATES, LLP

By: s/Mark S. Filipini
Mark S. Filipini, WSBA # 32501
Christina A. Elles, WSBA # 51594
Attorneys for Defendant City of Seattle

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VERIFICATION

_____, being duly sworn upon oath, deposes and says:

That he/she is the _____ of above-named Defendant City of Seattle; that he/she has read Plaintiffs' Third Set of Interrogatories and Requests for Production of Documents to Defendant; and said answers are true according to the best of his/her knowledge, information and belief.

_____

Printed Name: _____

Dated: _____

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DECLARATION OF SERVICE

I declare under penalty of perjury under the laws of the State of Washington, that on the date below, I served a true and correct copy of the foregoing document via e-mail per stipulated E-Service Agreement addressed to plaintiffs' counsel as follows:

Jesse O. Franklin IV
Garth A. Schlemlein
Schlemlein Fick & Scruggs, PLLC
66 S. Hanford Street, Suite 300
Seattle, WA 98134
jof@soslaw.com
lrw@soslaw.com

Eugene A. Burrus
1521 Second Avenue, #1702
Seattle, WA, 98101
geneburrus@live.com

Duana T. Kolouskova
Johns Monroe Mitsunaga Kolouskova PLLC
11201 SE 8th St., Suite 120
Bellevue, WA 98004
kolouskova@jmmlaw.com

SIGNED this 17th day of January, 2020, at Seattle, King County, Washington.

s/Anita Spencer
Anita Spencer, Practice Assistant

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City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED ___
17
FILE# CWF-0336, et al.

The Honorable John R. Ruhl

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF KING

255 SOUTH KING STREET LIMITED PARTNERSHIP, et al., Plaintiffs, vs. CITY OF SEATTLE, a Washington municipal corporation, Defendant.	NO. 19-2-05733-5 SEA (Consolidate with NO. 19-2-08787-1 SEA) DEFENDANT'S OBJECTIONS AND RESPONSES TO PLAINTIFFS' SECOND SET OF INTERROGATORIES AND REQUESTS FOR PRODUCTION
EUGENE A. BURRUS and LEAH S. BURRUS, et al., Plaintiffs, vs. CITY OF SEATTLE, a Washington municipal corporation, Defendant.	

TO: City of Seattle, Defendant;

AND TO: Mark S. Filipini and Christina A. Elles, Counsel for Defendant;

AND TO: Engel Lee, City of Seattle, Assistant City Attorney.

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All named plaintiffs (collectively "Plaintiffs") hereby serve the City of Seattle with these written Interrogatories and Requests for Production pursuant to Washington Civil Rules 26, 33 and 34. Space has been provided for your answer immediately below each Interrogatory and Request for Production. If the space provided is insufficient, please attach additional pages as necessary.

GENERAL RULES

The original copy of these Interrogatories & Requests for Production has been served upon you. After you have completed your answers, the completed and verified original should be returned to the offices of Plaintiffs' attorneys, Schlemlein Fick & Scruggs, PLLC, at 66 S. Hanford St., Suite 300, Seattle, Washington, 98134. PLEASE ANSWER FULLY, VERIFY, AND RETURN THE COMPLETED INTERROGATORIES AND REQUESTS FOR PRODUCTION WITHIN THIRTY (30) DAYS OF THEIR SERVICE UPON YOU. ANY FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY SUBJECT YOU TO SANCTIONS, PURSUANT TO CIVIL RULE 37, INCLUDING EXCLUSION OF EVIDENCE FAVORABLE TO YOU, JUDGMENT BY DEFAULT AGAINST YOU, AND AN AWARD, REQUIRING YOU TO PAY DEFENDANT'S EXPENSES, INCLUDING ATTORNEY FEES.

You have a duty to supplement your answers to the Interrogatories and Requests for Production imposed by Rule CR 26(e) throughout the duration of this case. IF AND WHEN YOU OBTAIN ANY INFORMATION OR DOCUMENTS RESPONSIVE TO ANY QUESTION HEREIN, THE AFFECTED ANSWER(S) SHALL BE DEEMED NO LONGER TRUE, AND YOUR FAILURE PROMPTLY TO SUPPLEMENT OR AMEND SUCH ANSWER(S) SHALL BE DEEMED IN SUBSTANCE A KNOWING CONCEALMENT. THIS DUTY EXTENDS TO ANY ANSWER SUPPLIED PURSUANT TO CR 33(c), WHICH MUST BE SUPPLEMENTED OR AMENDED UPON ANY CHANGE IN THE RECORDS INVOLVED, INCLUDING THE CREATION OR RECEIPT OF ANY NEW

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RECORD WHICH WOULD HAVE BEEN SPECIFIED HAD IT EXISTED AT THE TIME YOU ANSWERED.

Any objection to these Interrogatories or Requests for Production must set forth the specific factual and legal basis of the objection, with particularity, in lieu of (or in conjunction with) your answer and must be signed by the Person making the objection. Objections not specifically asserted are waived. Each objection based upon privilege must specify the grounds thereof and Identify the specific document(s) or information by date, author, recipient, and general subject matter. The Civil Rules require that you provide all information and documents responsive to the Interrogatory or Request for Production that does not fall within your claim of privilege.

GENERAL OBJECTIONS

Defendant City of Seattle ("City") provides the following general objections to Plaintiffs' Second Set of Interrogatories and Requests for Production (the "Second Discovery Requests"), which are incorporated into each specific Answer or Response set forth below:

1. The City objects to the Second Discovery Requests to the extent they attempt to impose any greater obligation on Defendant than is required under the Washington Superior Court Civil Rules, King County Superior Court Rules, and applicable case law.

2. The City objects to the Second Discovery Requests to the extent they seek information protected from discovery by the attorney-client privilege, work product doctrine, or any other applicable privilege under statutory, constitutional, or common law. The City will not produce any privileged information in response to the Second Discovery Requests, and any inadvertent production of such information is not intended to be and shall not be deemed as a waiver of these privilege(s). The City has proposed to Plaintiffs appropriate non-waiver language under Evidence Rule 502 in the context of a

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draft pretrial scheduling order, and will meet and confer with Plaintiffs' counsel regarding the entry of same.

The City also objects to the Plaintiffs' request for production of documents to the extent it purports to require the preparation of a privilege log that is inconsistent with the City's obligations under the Washington Superior Court Civil Rules. Specifically, the City objects to Plaintiffs' demand that, for each privileged document identified, the City include "a *precise description* of the place in which the document is kept, including the title or description of the file in which said document may be found and the *exact location* of such file," as well as four distinct date fields (the date it was prepared, the date it bears, the date it was sent, and the date it was received) (emphasis added). Not only is the italicized language vague and ambiguous, but such levels of specificity are neither required under the rules nor reasonable in light of the anticipated data volumes in this matter. CR 26(b)(1). Moreover, the City objects to the extent that Plaintiffs' Requests for Production purport to require the City's privilege log to identify files as they were maintained in the ordinary course of business, as well as by the specific Request or Requests to which the document is responsive. Such redundancy is not required nor appropriate. The City will meet and confer with the Plaintiffs regarding the appropriate formats for the parties' respective privilege logs that satisfies their obligations under the Civil Rules to provide sufficient information for the adverse party to evaluate each claim of privilege, while balancing reasonableness and proportionality considerations in light of the efficient administration of justice.

Finally, the City will only log documents in its privilege log until February 27, 2019, the date upon which Plaintiffs filed their original complaint in this matter.

3. The City objects to the Second Discovery Requests to the extent they seek information or documents that are available from other sources that are equally available to the Plaintiffs, more convenient, less burdensome, or less costly.

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4. The City objects to the following definitions from the Second Discovery Requests:

a. The City objects to the definition of "Defendant or You" to the extent it purports to require the City to answer on behalf of "its agents, employees, representatives, subsidiaries, successors in interest, predecessors in interest, and/or any other entity or person over whom any Defendant has control," regardless of their nexus to this matter. Moreover, the City has no obligation to and will not respond on behalf of third parties, unless specified otherwise in response to a particular Interrogatory or Request for Production. The City further objects to this definition as unduly burdensome and duplicative, to the extent it seeks knowledge, information or documents requested by Plaintiffs from the City pursuant to Public Records Act requests or in the possession of third parties to whom Plaintiffs have already sought, or reasonably may seek, discovery in this matter.

b. The City objects to the definition of "Document" or "Documents" to the extent it purports to require the City to provide Documents in the "actual or constructive possession, custody, care, or control of ... any of its representatives" regardless of their nexus to this matter. Moreover, the City has no obligation to and will not respond on behalf of third parties, unless specified otherwise in response to a particular Interrogatory or Request for Production. The City further objects to this definition as unduly burdensome and duplicative, to the extent it seeks documents already requested by Plaintiffs from the City pursuant to Public Records Act requests or in the possession of third parties from whom Plaintiffs have already sought, or reasonably may seek, discovery in this matter.

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c. The City objects to the definition of "identify" when used with reference to a document to the extent it purports to require the City to provide information not within its possession, custody, or control. The City further objects to this definition as unduly burdensome and improperly seeking duplicative information, to the extent that it (i) would require the City to separately provide information that is either apparent on the face of a produced document or contained therein, or (ii) seeks information about documents in the possession of either Plaintiffs pursuant to earlier Public Records Act requests or third parties from whom Plaintiffs have already sought, or reasonably may seek, discovery in this matter. Finally, absent entry of an appropriate discovery order, the City also objects to providing contact information for individuals to the extent such information is confidential.

d. The City objects to the definition of "identify" when used with reference to a "Person" to the extent it purports to require the City to provide information not within its possession, custody, or control. Absent entry of an appropriate discovery order, the City also objects to providing contact information for individuals to the extent such information is confidential.

e. The City objects to the definition of the term "Material" to the extent it purports to require the City to provide Material(s) provided to the City Council not within the City's possession, custody, or control. The City further objects to the definition of "Material" above as over broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent that an Interrogatory or Request for Production seeks information or documents related to <u>any</u> Material the City

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Council received regardless of its timing or source. For example, there is no credible way for the City to collect and report on every instance where a constituent briefly engaged with a City Council member regarding Ordinance 125760 at a public event. The City will therefore interpret this definition as limited in temporal scope to information presented to the City Council prior to the passage of Ordinance 125760, and in subject matter scope as excluding information arguably received from *de minimis* contacts with the public.

f. The City objects to the definition of "Alaskan Way Promenade Overlook Walk (AWPOW) Environmental Impact Statements (EIS)" to the extent the definition includes the Preliminary Draft and Draft Environmental Impact Statements, as any Preliminary Drafts or Draft Environmental Impact Statements would have been published before January 1, 2016 and fall outside of Plaintiffs' requested time period of January 1, 2016 to June 1, 2019. The City will therefore interpret this definition as limited in temporal scope to information between January 1, 2016 and June 1, 2019, as requested by Plaintiffs.

5. The City's answers, responses and objections herein are based upon present knowledge, information, and belief following its diligent search and reasonable inquiry. However, discovery and investigation are ongoing. The City reserves its rights to produce evidence of any subsequently discovered fact, to alter or amend its objections and responses set forth herein, and otherwise to assert factual and legal contentions as additional facts are ascertained, analyses are made, and legal research is completed. The City objects to the Second Discovery Requests insofar as they may be construed to limit or restrict the City's right to rely upon any information or document for any purposes

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whatsoever, including, but not limited to, the use of information or responsive documents as evidence at any subsequent hearing, trial or other proceeding.

6. The City is currently in the process of identifying custodians and repositories of documents potentially responsive to the Second Discovery Requests. Given that the Waterfront Local Improvement District (LID) is a multiyear project encompassing several City departments and elected officials as well as outside consultants, the City anticipates this document collection, review and production process will take several months. As that process continues, the City will meet and confer with Plaintiffs' counsel, as appropriate, regarding issues associated with the scope of collection, review or production.

7. The City objects to the Second Discovery Requests to the extent they use terms that are subject to varying interpretations, or are vague, ambiguous, or misleading. Terms that are vague, ambiguous, or misleading are identified in particular responses. The City's responses to the Second Discovery Requests are based on the common meaning of the words used in the Second Discovery Requests.

8. The City objects to any discovery request that assumes facts not in evidence.

9. The City does not concede nor waive any objections regarding the relevance, admissibility, or discoverability of any information or documents provided and reserves its right at any time to assert such objections irrespective of production of such information.

10. The City reserves the right to seek a protective order or agreement between the parties prior to producing any documents containing confidential or proprietary information regarding the City, any of its agents, any of its current or former employees, or any other non-parties.

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11. To the extent the City agrees to search for and produce responsive documents, the City is not representing that any such documents do in fact exist.

12. If Plaintiffs do not accept the objections and limitations set forth herein (including both these General Objections, as well as the objections set forth in the specific responses to the individual discovery requests below), the City requests an opportunity to meet and confer. Failing agreement, the City will request a status conference with the Court or move for a protective order if required.

DEFINITIONS

As used herein, the following definitions apply to each request for production contained herein. The definitions and instructions set forth below are expressly incorporated by reference into and made a part of this Request for Production.

1. "Answer" shall mean "Defendant's Answer and Affirmative Defenses to Second Amended Complaint for Declaratory Relief and Damages" filed in King County Superior Court Cause No. 19-2-05733-5 SEA.

2. The term "Complaint" means Plaintiffs' "Second Amended Complaint for Declaratory Relief and Damages" filed in King County Superior Court Cause No. 19-2-05733-5 SEA.

3. The term "City" means the City of Seattle, a Washington municipal corporation.

4. The term "City Councilmembers" as used herein, refers to the Councilmembers for the City of Seattle and their Staff (including Legislative Aids, and Council Central Staff).

5. The term "Defendant" or "You" as used herein means any or all of the following, and should be applied to give the Interrogatory or Request for Production the broadest scope: City of Seattle, as a Washington municipal corporation, its agents, employees, representatives, subsidiaries, successors in interest, predecessors in interest, and/or any other entity or Person over whom any Defendant has control.

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6. "Document" or "Documents" as used herein, are synonymous in meaning and equal in scope and are defined to the broadest extent permissible under the Washington Civil Rules, and refer to all written, electronic, and graphic matter, however produced or reproduced, of every kind and description in the actual or constructive possession, custody, care, or control of the responding party, or any of its representatives, including, but not limited to:

(a) Papers, books, journals, ledgers, statements, purchase or sale confirmations, statement of accounts, memoranda, prospectuses, reports, invoices, work papers, notes, transcriptions of notes, letters, correspondence, checks, graphic representations, films, photographs, diaries, calendars, desk calendars, pocket calendars, lists, logs, publications, advertisements, messages, summaries, agreements, contracts, telegraphs, telexes, transcriptions of tapes or records, and any other writings or tangible things on which any handwriting, typing printing, photostatic or other forms of communications or information recorded or reproduced, as well as all notations on or pertaining to the foregoing;

(b) Originals and all other copies not absolutely identical to said originals;

(c) All drafts and notes (whether typed, handwritten or otherwise) made or prepared in connection with such documents, whether used or not; and

(d) All digital data or electronic information or other information of any form, including electronic or digital data maintained on computer disks or databases and e-mails.

7. "Identify," when used with reference to a document, means to set forth with respect to the original and each copy thereof the following information:

(a) Its title, or if untitled, its nature (e.g.: letter, memoranda, telegram, note, drawing, etc.);

(b) Its date;

(c) The identity of the Person or Person who composed or originated it;

(d) The identity of each Person to whom the original or a copy was sent;

(e) A brief summary of its contents;

(f) The name and last known address of the Person who presently has custody of it; and

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(g) Any other descriptive information necessary in order to adequately describe the document in a subpoena *duces tecum*, or in a motion or request for production thereof.

8. "Identify," when used with reference to a "Person" means to set forth with the following information:

(a) The Person's name;

(b) Last known home and/or address;

(c) Last known telephone number(s);

(d) Last known e-mail address;

9. The term "Material" as used herein shall mean the facts, statistics, studies, evidence, opinions, and other information presented to the City Council related to Ordinance 125760. *See Abbenhaus v. City of Yakima*, 89 Wn.2d 855, 859, 576 P.2d 888 (1978) ("the superior court should be considering the ***material*** presented to the city council and determining whether it adequately supports the action of the municipality") (*emphasis added*).

10. "Person" or "Persons" means all entities, including, without limiting the generality of the foregoing, all individuals (whether living or deceased) having knowledge pertaining to the facts herein.

11. The phrases "relating to," "regarding," "arising from," or "pertaining to" as used herein shall mean any information, fact or Document which is relevant in any way to the subject matter including without limitation all Documents which contain, record, reflect, summarize, evaluate, comment upon, transmit or discuss the subject matter of any request as well as the text or notes of any oral or written presentation or conversation.

12. The term "Waterfront LID" as used herein means the Waterfront Local Improvement District You admit you created in Section I of Your Answer.

13. The term "Waterfront LID Improvements" means that list of improvements attached as Exhibit A to Ordinance 125760.

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14. The term "Alaskan Way Promenade Overlook Walk (AWPOW) Environmental Impact Statements (EIS)" includes the Preliminary Draft, Draft, Supplemental Draft, and Final EIS.

15. The term SEPA means the state of Washington "State Environmental Policy Act."

INTERROGATORIES

Your answers to these Interrogatories are to include all information contained in or on writings, records, photographs, computer files and data, e-mails, or any other tangible thing or material that is known or available to You, including all information in possession of Your agents, attorneys, accountants, auditors or other Persons or experts or any investigators or any Person acting on Your behalf or under Your or Your attorney's employment, direction and/or control.

If the answer to an Interrogatory may be ascertained from Your business records, You may supply the optional form of answer provided by CR 33(c). Moreover, any Interrogatory requesting that You "Identify," "describe" or "locate" any document may be answered by attaching a complete and correct copy of the document as part of Your answer to that Interrogatory or by presenting the document for inspection and copying at the offices of Plaintiffs' attorneys, Schlemlein Fick & Scruggs, PLLC, 66 S. Hanford St., Suite 300, Seattle, Washington, 98134.

Each Interrogatory is intended to, and does, request that each and every part and subpart thereof be answered with the same force and effect as if each part and particular were the subject of and were asked by a separate Interrogatory. If You do not know and cannot ascertain the answer to any Interrogatory (or portion thereof), please state that affirmatively in lieu of Your answer.

Please use the time period between January 1, 2016, and June 1, 2019, unless a different time period is indicated in the interrogatory.

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OBJECTION: The City objects to these general instructions to the extent that they purport to require the City to provide information outside of its possession, custody or control as defined in the Civil Rules and authority interpreting same. The City further objects to these instructions to the extent they purport to include information protected by the attorney-client privilege, work product doctrine or other applicable protections cited by the City in objection or response to a particular Interrogatory. Finally, the City incorporates herein the City's General Objections above.

INTERROGATORY NO. 20: Identify each Person involved in communicating to others the contents of the AWPOW Environmental Impact Statements, including the appeals, and appeal outcomes to other people.

ANSWER: The City objects to the undefined terms "others" and "other people" as vague and ambiguous. The City also objects to this Interrogatory to the extent it incorrectly assumes the City has knowledge regarding every Person that communicated to "others" the contents of the AWPOW Environmental Impact Statements. The City further objects to this Interrogatory as overbroad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it seeks each Person that communicated to "others" the contents of the AWPOW Environmental Impact Statements over a multi-year process, regardless of the significance of the Person's communication to "others" (or lack thereof).

Subject to and without waiver of its stated objections, pursuant to CR 33(c), the City will search for and produce non-privileged Documents from which Plaintiffs may ascertain responsive information. In addition, recognizing that the City may supplement this Answer upon further investigation, the City identifies the following Persons, all of whom may be contacted through K&L Gates LLP:

- **Marshall Foster, Director, City of Seattle, Office of the Waterfront and Civic Projects**

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- **Angela Brady, P.E., PMP, Deputy Director, City of Seattle, Office of the Waterfront and Civic Projects**
- **Joshua Curtis, Partnerships Manager, City of Seattle, Office of the Waterfront and Civic Projects**
- **Tiffani Melake, Executive Assistant City of Seattle, Office of the Waterfront and Civic Projects**
- **Mark Mazzola, Environmental Manager, City of Seattle, Seattle Department of Transportation**
- **Katherine Chesick, Senior Environmental Analyst, City of Seattle, Seattle Department of Transportation**
- **Jill Macik, Associate Environmental Analyst, City of Seattle, Seattle Department of Transportation**
- **Steve Pearce, Urban Design/Project Management, City of Seattle, Office of the Waterfront and Civic Projects**
- **Barbara Lee, P.E., PMP, Project Manager, City of Seattle, Office of the Waterfront and Civic Projects**
- **Kit Loo, Project Manager, City of Seattle, Seattle Department of Transportation**
- **Erin Ferguson, Assistant City Attorney, City of Seattle, City Attorney's Office**
- **Kate Joncas, Deputy Mayor, City of Seattle**
- **David Graves, Senior Planner, City of Seattle, Seattle Parks and Recreation**
- **Eric McConaghy, Legislative Analyst, City of Seattle, City Council Central Staff**

INTERROGATORY NO. 21: Identify by the Persons Identified in Your answer to Interrogatory 20, every instance and Person that received communications about the AWPOW Environmental Impact Statements.

ANSWER: The City incorporates by reference its objections to Interrogatory No. 20. The City also objects to this Interrogatory as overbroad, unduly burdensome and not

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reasonably calculated to lead to the discovery of admissible evidence, to the extent it seeks an exhaustive narrative response of "*every* instance and Person that received communications about the AWPOW Environmental Impact Statements," (emphasis added) regardless of the significance of the communication received or the identity of the Person receiving the communication. For example, to the extent this Interrogatory seeks the identification of individuals outside of the City's control, or communications received by those individuals, it may not be possible for the City to provide responsive information. In addition, to the extent that the City may be able to answer this Interrogatory by producing responsive Documents pursuant to CR 33(c), given that the AWPOW Environmental Impact Statements was a multiyear project encompassing several City, County, and State departments, as well as outside consultants, the City anticipates a rolling document collection, review and production process.

Subject to and without waiver of its stated objections, the City refers Plaintiffs to the individuals identified above in response to Interrogatory No. 20. Moreover, to the extent this Interrogatory seeks information regarding the process by which the City internally shared information "about the AWPOW Environmental Impact Statements," the City answers that some or all of the individuals identified in response to Interrogatory No. 20 participated in various meetings and answered questions upon request. In addition, pursuant to CR 33(c), the City will search for and produce additional non-privileged documents from which Plaintiffs may ascertain responsive information.

INTERROGATORY NO. 22: Describe the process by which each City Councilmember and their Staff was informed of each Environmental Impact Statement involving the Waterfront LID and Identify all Documents related to such communications.

ANSWER: The City objects to the undefined term "Environmental Impact Statement" as vague and ambiguous. The City assumes Plaintiffs here seek information regarding the AWPOW Environmental Impact Statements. The City further objects to

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the extent this Interrogatory relies upon a legal conclusion or assumes facts not in evidence, as the City generally has no obligation to inform "each City Councilmember and their Staff" about SEPA issues. The City also objects to this Interrogatory as overly broad and unduly burdensome, to the extent it seeks information about brief informal conversations between City Councilmembers and/or their Staff or constituents regarding the AWPOW Environmental Impact Statements.

Subject to and without waiver of its stated objections, the City's Office of the Waterfront and Civic Projects generally informed, and offered to further brief, City Councilmembers and their Staff about the AWPOW Supplemental Draft Environmental Impact Statement and the Final Environmental Impact Statement. In addition, pursuant to CR 33(c), the City will search for and produce additional non-privileged documents from which Plaintiffs may ascertain responsive information.

INTERROGATORY NO. 23: Identify by City Councilmember and their Staff each Person and method involved in informing that City Councilmember and Staff about the AWPOW Environmental Impact Statements.

ANSWER: The City objects to the extent this Interrogatory is duplicative of issues covered in Interrogatory No. 22. The City also incorporates by reference its objections and answer to Interrogatory No. 22. Subject to and without waiver of its stated objections, the City refers Plaintiffs to an e-mail from Mr. Foster to all City Councilmembers on April 14, 2016 announcing the publication of the AWPOW Supplemental Draft Environmental Impact Statement, produced at SEA_LID_0046075. City Councilmembers and their Staff were informed of the publication of the AWPOW Final Environmental Impact Statement via e-mail from the Waterfront Seattle listserv. The City refers Plaintiffs to SEA_LID_0046116 (notice to Councilmember Herbold), SEA_LID_0046113 (notice to Councilmember Harrell), SEA_LID_0046107 (notice to Councilmember Sawant), SEA_LID_0046104 (notice to Councilmember Bagshaw),

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SEA_LID_0046092 (notice to Councilmember O'Brien), and SEA_LID_0046110 (notice to Mercedes Elizalde, legislative assistant for Councilmember Juarez). In addition, pursuant to CR 33(c), the City will search for and produce additional non-privileged documents from which Plaintiffs may ascertain responsive information.

INTERROGATORY NO. 24: If one or more City Councilmembers and their Staff were not informed of the AWPOW Preliminary Draft, Draft, Supplement Draft, and Final Environmental Impact Statements, please describe by each Person Identified and applicable environmental impact statement, each reason for why they were not informed.

ANSWER: The City incorporates by reference its objections to Interrogatory No. 22. Subject to and without waiver of its stated objections, as explained in response to Interrogatory No. 23, all City Councilmembers were informed of the publication of the AWPOW Supplemental Draft Environmental Impact Statement via e-mail from Mr. Foster on April14, 2016, and of the AWPOW Final Environmental Impact Statement via e-mail from the Waterfront Seattle listserv on October 31, 2016. If a particular Councilmember or their Staff were not informed of the AWPOW Final Environmental Impact Statement in this manner, the office may not have been subscribed to the Waterfront Seattle listserv. In addition, pursuant to CR 33(c), the City will search for and produce additional non-privileged documents from which Plaintiffs may ascertain responsive information.

INTERROGATORY NO. 25: Describe the process by which each City Councilmember and their Staff between January 1, 2016, and February 1, 2019, was informed of each of the three appeals of the AWPOW Final Environmental Impact Statement.

ANSWER: The City objects to this Interrogatory to the extent this Interrogatory relies upon a legal conclusion or assumes facts not in evidence, as the City generally has no duty to inform City Councilmembers and their Staff of SEPA appeals. The City also objects to this Interrogatory as overly broad and unduly burdensome, to the extent it

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seeks information about brief informal conversations between City Councilmembers and/or their Staff or constituents regarding the appeals.

Subject to and without waiver of its stated objections, the City's Office of the Waterfront and Civic Projects generally informed, and offered to further brief, City Councilmembers and their Staff about the three appeals of the AWPOW Final Environmental Impact Statement. For example, the City directs Plaintiffs to an email from Mr. Foster to City Councilmembers Debora Juarez, Sally Bagshaw, Mike O'Brien, and Rob Johnson on November 16, 2016 informing them of the three appeals, produced at SEA_LID_0046081. The City further directs Plaintiffs to the minutes from the January 12, 2017 City Councilmembers legislative assistants meeting, produced at SEA_LID_0046084, which mentions the appeals to the AWPOW Final Environmental Impact Statement. Also pursuant to CR 33(c), the City will search for and produce additional non-privileged documents from which Plaintiffs may ascertain responsive information.

INTERROGATORY NO. 26: Identify by City Councilmember and their Staff each Person and method involved in informing that City Councilmember and Staff Person about each of the three appeals of the AWPOW Final Environmental Impact Statement.

ANSWER: The City objects to the extent this Interrogatory is duplicative of issues covered in Interrogatory No. 25. The City also incorporates by reference its objections and answer to Interrogatory No. 25.

Subject to and without waiver of its stated objections, Mr. Foster from the City's Office of the Waterfront and Civic Projects was the primary individual communicating the three appeals of the AWPOW Final Environmental Impact Statement to City Councilmembers and their Staff, primarily via e-mail. In addition, pursuant to CR 33(c), the City will search for and produce additional non-privileged documents from which Plaintiffs may ascertain responsive information.

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INTERROGATORY NO. 27: If one or more City Councilmembers and their Staff were not informed of each of the three appeals of the AWPOW Final Environmental Impact Statement, please describe each reason for why they were not informed of each of the three appeals of the AWPOW Final Environmental Impact Statement.

ANSWER: The City incorporates by reference its objections and answer to Interrogatory No. 25. Subject to and without waiver of its stated objections, if one or more City Councilmembers and their Staff were not informed "of each of the three appeals of the AWPOW Final Environmental Impact Statement," it was likely because the City Councilmember or their Staff had not expressed interest in the topic, or they were not members of the relevant committees with jurisdiction over the Waterfront. In addition, pursuant to CR 33(c), the City will search for and produce additional non-privileged documents from which Plaintiffs may ascertain responsive information.

INTERROGATORY NO. 28: Describe the process by which each City Councilmember and their Staff between January 1, 2016, and February 1, 2019, was informed of the outcome of each of the appeals of the AWPOW Final Environmental Impact Statement.

ANSWER: The City objects to this Interrogatory to the extent this Interrogatory relies upon a legal conclusion or assumes facts not in evidence, as the City generally has no duty to inform City Councilmembers and their Staff of the outcome of SEPA appeals. The City also objects to this Interrogatory as overly broad and unduly burdensome, to the extent it seeks information about brief informal conversations between City Councilmembers and/or their Staff or constituents regarding the outcome of the appeals.

Subject to and without waiver of its stated objections, the City generally informed, and offered to further brief, City Councilmembers and their Staff about the outcome of each of the appeals of the AWPOW Final Environmental Impact Statement. Recognizing that the City may supplement this Answer upon further investigation, the City identifies

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the following process by which City Councilmembers and their Staff were informed of the outcome of the AWPOW Final Environmental Impact Statement appeals:

- **Mr. Foster discussed the AWPOW Final Environmental Impact Statement appeals with members of the Parks, Seattle Center, Libraries, and Waterfront Committee (the "Committee") during at least two Committee presentations on May 19, 2017 and June 15, 2017.** ***See*** http://seattle.legistar.com/View.ashx?M=A&ID=549467&GUID=2398296B-6EB8-4F07-95BA-1B2E8759C6B5 and http://seattle.legistar.com/View.ashx?M=A&ID=552492&GUID=CDBA603E-8DAA-4DD3-9656-C49DF259EA7D. **The Committee was comprised of Councilmembers Juarez, Bagshaw, Harrell, and Sawant. Councilmembers Juarez and Bagshaw were present during Mr. Foster's May 19, 2017 presentation (**http://seattlechannel.org/mayor-and-council/city-council/2016/2017-parks-seattle-center-libraries-and-waterfront-committee?videoid=x76442&Mode2=Video**) and Councilmembers Juarez, Bagshaw, and Harrell were present for Mr. Foster's June 15, 2017 presentation (**http://seattlechannel.org/mayor-and-council/city-council/2016/2017-parks-seattle-center-libraries-and-waterfront-committee?videoid=x76839&Mode2=Video**).**
- **Ms. Ferguson discussed the outcome of the AWPOW Final Environmental Impact Statement appeals with City Councilmembers and their staff during an executive session on February 27, 2017.**

In addition, pursuant to CR 33(c), the City will search for and produce additional non-privileged documents from which Plaintiffs may ascertain responsive information.

INTERROGATORY NO. 29: Identify by City Councilmember, their Staff, and each appeal the Person(s) and methods involved in informing that City Councilmember and Staff Person about the outcome of each appeal of the AWPOW Final Environmental Impact Statement.

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ANSWER: The City objects to this Interrogatory as duplicative of Interrogatory No. 28. The City also incorporates by reference its objections and answer to Interrogatory No. 28. Subject to and without waiver of its stated objections, and pursuant to CR 33(c), the City will search for and produce additional non-privileged documents from which Plaintiffs may ascertain responsive information.

INTERROGATORY NO. 30: If one or more City Councilmembers and their Staff were not informed of the outcome of each of the appeals of the AWPOW Final Environmental Impact Statement, please describe each reason for why they were not informed of the outcome of each of the appeals of the AWPOW Final Environmental Impact Statement.

ANSWER: The City incorporates by reference its objections and answer to Interrogatory No. 28. Subject to and without waiver of its stated objections, if one or more City Councilmembers or their Staff were not informed of the outcome of each of the appeals of the AWPOW Final Environmental Impact Statement, it was likely because the City Councilmember or their Staff had not expressed interest in the topic, or they were not members of the relevant committees with jurisdiction over the Waterfront, or they were absent during the executive session briefing (on February 27, 2017) or a Committee presentation. In addition, pursuant to CR 33(c), the City will search for and produce additional non-privileged documents from which Plaintiffs may ascertain responsive information.

INTERROGATORY NO. 31: Describe the processes and timeline by which the City will complete its environmental review of the Waterfront Park, Lower Union, and Pike-Pine Corridor LID Improvements.

ANSWER: The City objects to this Interrogatory to the extent this Interrogatory relies upon a legal conclusion or assumes facts not in evidence, as environmental review may not be required for all Waterfront LID Improvements. The City also objects to the undefined term "environmental review" as vague and ambiguous. For the purposes of

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responding to this Interrogatory, the City assumes that Plaintiffs are seeking here information regarding SEPA review for Waterfront Park, Lower Union, the Pike-Pine Corridor, and any other Waterfront LID Improvement projects.

Subject to and without waiver of its stated objections, the City is following the processes and timelines for environmental review as required by Washington law (*see* Chap. 43.21C and Chap. 197-11 WAC) and Seattle Municipal Code Chap. 25.05. Moreover, the City generally does not evaluate a project's need for environmental review (i.e., whether a project will require SEPA review) until it reaches 30% design. For example, the Pike-Pine Corridor LID Improvements have not yet reached 30% design. Accordingly, the processes and timeline for environmental review will be determined at a later date. In addition, recognizing that the City may supplement this Answer upon further investigation, the City answers as follows:

- **Waterfront Park. Environmental review for the Waterfront Park is ongoing. The City expects to release a SEPA Checklist for the Waterfront Park LID Improvements in either Q4 2019 or Q1 2020.**
- **Lower Union. Environmental review for Lower Union LID Improvements is complete, as all environmental review for Lower Union is contained in the AWPOW Environmental Impact Statements.**
- **Pike-Pine Corridor. The Pike-Pine Corridor LID Improvements have not yet reached 30% design. The City anticipates the Pike-Pine Corridor LID Improvements will reach 30% design in early 2020.**

For additional details regarding SEPA review for each Waterfront LID Improvement, please see SEA_LID_0046123. In addition, pursuant to CR 33(c), the City will search for and produce additional non-privileged documents from which Plaintiffs may ascertain responsive information.

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INTERROGATORY NO. 32: Describe the processes and timeline by which the City will complete the permitting and approval processes for each Waterfront LID Improvement, organized by Waterfront LID Improvement. For each project, Identify the Persons representing the City, including by name, title, and organization. For each project, Identify the name of each application and approval, its address, and the permitting agencies.

ANSWER: The City objects to this Interrogatory as unduly burdensome, overly broad, and not reasonably calculated to lead to the discovery of admissible evidence, to the extent that it seeks an exhaustive narrative response of *all* permitting and approval processes and timelines for each Waterfront LID Improvement, regardless of their potential relevance to the claims or defenses in this matter. Moreover, the Waterfront LID is a complex project that will take several more years to complete, and the processes and timelines to complete the permitting and approval processes for each Waterfront LID Improvement are still in process and subject to change, although all budget and finance approvals for the Waterfront LID Improvements are complete. For these reasons, the City will respond to this Interrogatory only with respect to environmental permitting and approvals.

The City also objects to this Interrogatory as duplicative to the extent it seeks information already requested by Plaintiffs' counsel via its multiple Public Records Act (PRA) requests, specifically PRA Request No. C043490 submitted on June 14, 2019. The City assumes Plaintiffs seek here permits not yet obtained for each Waterfront LID Improvement, as Plaintiffs have already separately requested the permits and approvals already obtained for the Waterfront LID. Accordingly, the City intends to provide brief summaries of the permits and approvals yet to be obtained for each Waterfront LID Improvement sufficient to allow Plaintiffs to determine whether further inquiry is warranted, including via deposition of particular Persons.

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If Plaintiffs disagree with the City's approach in responding to this Interrogatory, the City requests an opportunity to meet and confer.

Subject to and without waiver of its stated objections, the City refers Plaintiffs to a brief summary of the permits and approvals that have not yet been obtained, produced at SEA_LID_0046123. In addition, pursuant to CR 33(c), the City will search for and produce additional non-privileged documents from which Plaintiffs may ascertain responsive information.

INTERROGATORY NO. 33: Describe the processes and timeline by which the City will complete all other permitting and approval (including budget and finance) processes not listed in Interrogatory 32. For each project, Identify the individuals representing the City by name, title, and organization. For each project, Identify the name of each application and approval, its address, and the regulatory agencies.

ANSWER: The City incorporates by reference its objections and answer to Interrogatory No. 32. Subject to and without waiver of its stated objections, there are no other permitting and approval processes beyond those identified above in response to Interrogatory no. 32.

INTERROGATORY NO. 34: Describe the processes and timeline by which each City Councilmember and their Staff will be informed of the environmental review processes for Waterfront Park, Lower Union, the Pike-Pine Corridor, and any other Waterfront LID Improvement projects.

ANSWER: The City objects to the undefined term "environmental review processes" as vague and ambiguous. For the purposes of responding to this Interrogatory, the City assumes that Plaintiffs are seeking here information regarding the SEPA processes for Waterfront Park, Lower Union, the Pike-Pine Corridor, and any other Waterfront LID Improvement projects. The City also objects to the extent this Interrogatory relies upon a legal conclusion or assumes facts not in evidence, as the City generally has no obligation

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to inform "each City Councilmember and their Staff" about SEPA issues. Subject to and without waiver of its stated objections, the City anticipates that City Councilmembers and their Staff will be informed of major SEPA processes (e.g., publication of draft, supplemental draft, and final environmental impact statements) for the Waterfront LID Improvement Projects in the same manner that they were informed of the AWPOW Environmental Impact Statements, as described in the City's answer to Interrogatory No. 23.

INTERROGATORY NO. 35: If you believe the Waterfront LID Ordinances are not subject to SEPA, please detail all the reasons why you believe that.

ANSWER: The City objects to this improper contention Interrogatory, as the City is not required to inform Plaintiffs of its legal conclusions or theories in response to Interrogatories.

Subject to and without waiver of its stated objections, the Waterfront LID Ordinances are subject to SEPA but the formation of a LID is categorically exempt from SEPA "threshold determination and [environmental impact statement] requirements." ***See*** **WAC 197-11-800(16).**

REQUESTS FOR PRODUCTION

Pursuant to Washington Civil Rules 26 and 34, Plaintiffs request that Defendant produce for inspection and copying by Plaintiffs, all documents within the scope of each Request for Production. The documents should be produced in the form and state as they are kept in the usual course of business of the Person, corporation or entity which currently has possession, custody or control of the documents. Production must be made to the office of Plaintiffs' counsel, Schlemlein Fick & Scruggs, located at 66 S. Hanford St., Suite 300, Seattle, Washington, 98134 within thirty (30) days after receipt hereof.

The phrase "possession, custody or control" extends to any documents in the possession, custody or control of Defendant, or any agent, representative, accountant, or

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attorney of the Defendant. A document or thing is deemed to be in the possession, custody or control of Defendant if it is in any of the Defendant's physical custody or Defendant: (a) owns such a document in whole or in part; (b) has a right by contract, law, or otherwise to use, inspect, examine or copy such document on any terms; (c) has an understanding, express or implied, that they may use, inspect, examine or copy such document on any terms; or (d) can, as a practical matter, examine or copy such documents.

If a claim of privilege is asserted to the production of any document requested below, state as to each document the following information:

(a) The specific privilege claimed;

(b) A precise statement of the facts upon which such claim of privilege is based;

(c) The following information as to each purportedly privileged document:

(1) Its nature: e.g., letter, memorandum, photograph, tape, etc.;

(2) The date it was prepared;

(3) The date it bears;

(4) The date it was sent;

(5) The date it was received;

(6) The identity of the Person sending it;

(7) The identity of each Person to whom it was sent;

(8) The identity of the Person preparing it;

(9) A statement of the subject of the document(s); and

(10) A precise description of the place in which the document is kept, including the title or description of the file in which said document may be found and the exact location of such file.

If You contend only a portion of the document is privileged, please provide a redacted document with a listing of the above information as to the redacted portion.

Defendant is directed to produce all materials within the scope of each request, regardless of when such document was drafted or generated, and regardless of whether or not such document was drafted or generated by the Defendant.

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In producing the documents requested herein, Defendant should indicate (to the extent reasonably practical) the specific Request or Requests in response to which each document or group of documents is being produced. To the extent possible, documents shall be produced in their original binders or files, which are hereby expressly included in each request. Production of all documents shall be made on the date and at the time and place set forth above, notwithstanding the assertion or pendency of any objection to the production of some or any of the other documents covered by the Requests made herein.

OBJECTION: The City objects to the Plaintiffs' Requests to the extent the requested format of production is inconsistent with the City's obligations under the Civil Rules. Specifically, Plaintiffs' request that "documents should be produced in the *form and state* as they are kept in the usual course of business of the person, corporation or entity which currently has possession, custom or control of the documents" is vague and ambiguous with respect to the italicized language. The City also objects to the Plaintiffs' request that it produce documents according to the specific Request or Requests to which the documents are responsive, in addition to producing documents as they are kept in the ordinary course of business. Such redundancy is neither appropriate nor required under the Civil Rules. The City intends to produce documents responsive to these Second Discovery Requests consistent with industry-standard production specifications or to otherwise meet and confer with Plaintiffs' counsel to identify a mutually agreeable set of production format specifications. The City further objects to these instructions to the extent they purport to require the City to provide information on behalf of third parties and/or not within its possession, custody, or control. Finally, the City incorporates herein the City's General Objections above, including but not limited to its temporal limitations and its objections regarding the Plaintiffs' request for a privilege log.

REQUEST FOR PRODUCTION NO. 10: Please produce any and all Documents and electronically stored information (limited to the years January 1, 2016 – June 1, 2019) in Your

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possession, custody or control related to the communications identified in Interrogatory No. 21 above.

RESPONSE: The City objects to this Request as overly broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it purports to encompass "any and all Documents" related to the communications identified in Interrogatory No. 21, regardless of the significance of the Document (or lack thereof) to the claims and defenses in this matter. Subject to and without waiver of its stated objections, the City will search for and produce responsive, non-privileged Documents.

REQUEST FOR PRODUCTION NO. 11: Please produce any and all Documents and electronically stored information (limited to the years January 1, 2016 – June 1, 2019) in Your possession, custody or control related to Interrogatory Nos. 23 and 24 above.

RESPONSE: The City objects to this Request as overly broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it purports to encompass "any and all Documents" related to Interrogatory Nos. 23 and 24, regardless of the significance of the Document (or lack thereof) to the claims and defenses in this matter. Subject to and without waiver of its stated objections, the City is producing the following Documents:

- **SEA_LID_0046075**
- **SEA_LID_0046095**
- **SEA_LID_0046119**
- **October 31, 2016: FEIS is released and sent to CMs and Staff via the WaterfrontSeattle.org email listserv**
    - **SEA_LID_0046120**
    - **SEA_LID_0046116**
    - **SEA_LID_0046113**
    - **SEA_LID_0046110**

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- SEA_LID_0046107
- SEA_LID_0046104
- SEA_LID_0046092

The City will also search for and produce other responsive, non-privileged Documents.

REQUEST FOR PRODUCTION NO. 12: Please produce any and all Documents and electronically stored information (limited to the years January 1, 2016 – June 1, 2019) in Your possession, custody or control related to Interrogatory No. 25 above.

RESPONSE: The City objects to this Request as overly broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it purports to encompass "any and all Documents" related to Interrogatory Nos. 23 and 24, regardless of the significance of the Document (or lack thereof) to the claims and defenses in this matter. Subject to and without waiver of its stated objections, the City is producing the following documents:

- **SEA_LID_0046084**
- **SEA_LID_0046082**

The City will also search for and produce other responsive, non-privileged Documents.

REQUEST FOR PRODUCTION NO. 13: Please produce any and all Documents and electronically stored information (limited to the years January 1, 2016 – June 1, 2019) in Your possession, custody or control related to Interrogatory Nos. 26 and 27 above.

RESPONSE: The City objects that this Request is duplicative of Request for Production No. 12. The City also objects to this Request as overly broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it purports to encompass "any and all Documents" related to Interrogatory Nos. 26 and 27, regardless of the significance of the Document (or lack thereof) to the claims and defenses in this matter. Subject to and without waiver of its stated objections, the City will search for and produce responsive, non-privileged Documents.

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REQUEST FOR PRODUCTION NO. 14: Please produce any and all Documents and electronically stored information (limited to the years January 1, 2016 – June 1, 2019) in Your possession, custody or control related to Interrogatory No. 28.

RESPONSE: The City objects that this Request is duplicative of Requests for Production Nos. 12 and 13. The City also objects to this Request as overly broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it purports to encompass "any and all Documents" related to Interrogatory No. 28, regardless of the significance of the Document (or lack thereof) to the claims and defenses in this matter. Subject to and without waiver of its stated objections, the City will search for and produce responsive, non-privileged Documents.

REQUEST FOR PRODUCTION NO. 15: Please produce any and all Documents and electronically stored information (limited to the years January 1, 2016 – June 1, 2019) in Your possession, custody or control related to Interrogatory Nos. 29 and 30 above.

RESPONSE: The City objects that this Request is duplicative of Requests for Production Nos. 12 through 14. The City also objects to this Request as overly broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it purports to encompass "any and all Documents" related to Interrogatory Nos. 29 and 30, regardless of the significance of the Document (or lack thereof) to the claims and defenses in this matter. Subject to and without waiver of its stated objections, the City will search for and produce responsive, non-privileged Documents.

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DATED this 16th day of September, 2019.

K&L GATES LLP

By *s/Mark S. Filipini*
Mark S Filipini, WSBA #32501
mark.filipini@klgates.com
s/Christina A. Elles
Christina A Elles, WSBA #51594
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ATTORNEY CERTIFICATION

The undersigned attorney for Defendant has read the foregoing Plaintiffs' Second Set of Interrogatories and Requests for Production, and Answers and Responses thereto, and states that they are in compliance with CR 26(g).

DATED this ____ day of September, 2019.

K&L GATES, LLP

By: _____
Mark S. Filipini, WSBA # 32501
Christina A. Elles, WSBA # 51594
Attorneys for Defendant City of Seattle

CITY OF SEATTLE

By: _____
Engel Lee, WSBA # 24448
Attorneys for Defendant City of Seattle

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VERIFICATION

_____, being duly sworn upon oath, deposes and says:

I have read the foregoing Answers and Responses to Plaintiffs' Second Set of Interrogatories and Requests for Production, know the contents thereof, and believe the same to be true and complete to the best of my knowledge.

By: _____

Printed Name: _____

Its: _____

SIGNED AND SWORN to before me this ____ day of _____, 2019.

_____

Printed Name: _____
Notary Public in and for the State of _____ residing at _____

_____

My commission expires: _____

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CERTIFICATE OF SERVICE

I hereby certify that on this 16th day of September, 2019, I caused a true and correct copy of the foregoing *Defendant's Objections and Responses to Plaintiffs' Second Set of Interrogatories and Requests for Production* to be served per Stipulated E-Service Agreement, as follows:

Jesse O. Franklin IV, Attorney
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Lisa R. Werner, Assistant
Schlemlein Fick & Scruggs, PLLC
66 S. Hanford Street, Suite 300
Seattle, WA 98134
lrw@soslaw.com

DATED this 16th Day of September

By: _____
Anita Spencer, Sr. Practice Assistant

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City of Seattle Hearing Examiner
EXHIBIT 18
ADMITTED ✓
DENIED
FILE# CWF-0336, et al.

Valbridge
PROPERTY ADVISORS

WATERFRONT SEATTLE PROJECT

Summary of Formation Special Benefit/Proportionate Assessment Study for Local Improvement District (LID) Project
Seattle, Washington

FOR

City of Seattle
Mr. Glen M. Lee, City Finance Director
Department of Finance and Administration Services
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May 9, 2018

Mr. Glen M. Lee, City Finance Director
City of Seattle
Department of Finance and Administrative Services
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PO Box 94669
Seattle, WA 98124-4996

RE: SUMMARY OF WATERFRONT SEATTLE PROJECT FORMATION SPECIAL BENEFIT/PROPORTIONATE ASSESSMENT STUDY FOR LOCAL IMPROVEMENT DISTRICT (LID), FAS 2016-048 (OUR FILE 17-0291).

Dear Mr. Lee:

In response to your request, we have completed a preliminary (formation) special benefit/proportionate assessment study for the Waterfront Seattle Local Improvement District (LID), which includes development of a promenade, overlook walk, waterfront park improvements and other pedestrian realm enhancements. The client for this assignment is the City of Seattle, Department of Finance and Administrative Services.

This report presents a summary of the findings and conclusions reached in the study. It is intended to assist the City in estimating special benefit (increase in market value) to affected property resulting from the LID-funded improvements within the Waterfront Seattle Project. Based on Washington State legal statutes, the fee simple interest in the market value of each individual parcel is estimated herein. The depth of discussion is specific to the needs of the client and for only the intended use stated above. The report is authorized for use by the client and its agents, representatives and legal counsel. Valbridge Property Advisors | Puget Sound completed an economic feasibility study for the Waterfront Seattle Project in August of 2017 and an executive summary of the formation special benefit study in March 2018. For other reporting requirements, the reader is referred to the Addenda of this report and the 2017 study.

The purpose of a preliminary (formation) special benefit/proportionate assessment study is to provide a fair and proportionate allocation of preliminary recommended assessments, based on highest and best use and market value of affected property, without as opposed to with the LID project completed. This study can then be utilized by the City and the affected property owners to establish the LID boundaries and decide whether to form the district. It should be emphasized that this study is preliminary in nature and based on the best information available to date. Currently, the design process for the Pioneer Square portion of the improvements is less than 10% complete. The Pike/Pine corridor elements of the project are at a 10% design level. Design for the Promenade is

90% complete and expected to be 100% complete by the end of April 2018. The Overlook Walk and other planned improvement designs are approximately 30% completed.

The attached is a summary of the formation special benefit study, which uses mass appraisal techniques and is reported in a summary format including narrative and tabular presentation. This report is intended to comply with Standard 6 of the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Foundation for a summary mass appraisal report. As such, it includes limited discussions of the data, reasoning and analyses utilized in the valuation process; supporting documentation is retained in the appraiser's files. It conforms with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include USPAP, as well as additional reporting requirements discussed herein. The appraiser is not responsible for unauthorized use of this report and use by a third party is not intended.

Briefly, the scope of the assignment is twofold; (1) recommend an LID boundary encompassing the area specially benefited by the project improvements and (2) complete a preliminary (formation) special benefit/proportionate assessment study centering around the Waterfront Seattle Project as it is currently designed and described in the Addenda of this report and the 2017 economic feasibility study. The recommended LID boundary is bordered to the west by Puget Sound and the Seattle waterfront, on the east by Interstate Highway 5, north by Denny Way and on the south by portions of South Massachusetts Avenue/Edgar Martinez Drive (Safeco Field), on the south by a portion of South Massachusetts Street, as visually illustrated by the maps and other exhibits on the following pages. Special benefit is defined as the difference in market value before (without the project) and after (with the project assumed complete) as of the same date.

To make estimates of probable increases in market value or special benefit resulting from the LID project, mass appraisal techniques are utilized and market sales of land and improved properties, together with lease information on properties within the recommended boundary, were researched and, depending on type and current use of a specific parcel, various analysis techniques (Sales Comparison Approach, Income Approach and Cost Approach) applied. Property types consist primarily of high rise office buildings, high rise condominium structures, retail uses (both within larger buildings and "stand alone" space), hotels, apartments, unique Pike Place Market properties, sports stadiums, historic/non-designated older buildings in the Pioneer Square and Pike Place Market vicinities, and special use properties. Studies and other information relating to new construction/proposed developments, supply and demand, absorption and population growth trends were also reviewed.

Special benefit to affected properties is derived from enhanced relative location provided by the LID improvements, improved waterfront amenities/market appeal and other factors. This is strongly supported by study of numerous projects with elements of similarity to the Seattle waterfront improvements that have been completed in other cities (New York, Boston, Chicago, Vancouver BC, Portland and San Francisco). These studies, along with others, were also utilized in the condominium valuation process.

Within the recommended LID boundary, there are approximately 6,130 individual tax parcels. Of this total, about 4,960 tax parcels are residential condo units in 54± projects. Considering the large number of parcels (individual ownerships), recommended preliminary assessments and other pertinent information on each has been compiled on a lengthy spreadsheet separate from the remaining 1,170± ownerships, for ease of reading and comprehension. The same type of information on the other 1,170± parcels is aggregated on a second spreadsheet, both of which are integral parts of this report.

The difference in estimated market value of individual parcels without the improvement project and again with the project assumed completed, as of the same date, is the special benefit estimate. Estimated value ranges without and with the LID project are refined into valuation conclusions based on factors affecting market value of individual parcels. Examples of such factors include changes in locational characteristics, differing highest and best use or potential development before/after completion of the LID improvements. The right is reserved to make revisions, if necessary, to the analysis of individual parcels; special benefit estimates made herein are subject to change if additional relevant information is provided.

The special benefit estimates and recommended preliminary assessments are based on research into the Seattle market, together with review of the other studies in various US cities where similar project elements have been installed. A primary assumption of this study is that in the before (without LID) scenario, the Alaskan Way viaduct has been removed and Alaskan Way is re-built, to SDOT standards, at street level. Therefore, any view amenity enhancement created by removal of the viaduct is not considered in the analysis as it would be the same both in the before (without) and after (with) LID valuation scenarios.

Estimates are made of the value of individual parcels without the improvement project and again with the project assumed completed, as of the same date. Estimated value ranges without and with the LID are refined into valuation conclusions by making the appropriate adjustments based on factors affecting market value of individual parcels. For each assessable parcel within the recommended LID boundary, this basis of valuation results in a special benefit estimate, which is the difference in value before (or without) the project as compared to the same parcel after (or with) the project. Electronic property information data from the King County Assessor's office is utilized in the preliminary assessment roll spreadsheets that are integral parts of this report.

The special benefit estimates and recommended preliminary assessments are based on research and analysis of the project area. Review of current Seattle market area data includes market sale transactions and rental data for the various property types in the project area. Additionally, other studies in various US cities where similar project elements have been installed were reviewed. The preliminary recommended assessments are reasonable and proportionate to each other; they are based on consideration of the physical characteristics and highest and best use of individual affected parcels with market value estimates derived from comparable sales data. In this research,

market analysis, and subject to the accompanying assumptions and limiting conditions, the entire area outlined on the exhibit entitled "Aerial/Recommended LID Boundary Map" has been considered.

The LID project would construct six main project elements; each is briefly described below:

1) **Promenade** would be a continuous public open space extending along the west side of Alaskan Way from King Street to Pine Street.

2) **Overlook Walk,** immediately west of the recently completed Pike Place MarketFront building, would feature a 28-foot-high elevated lid over the surface street, 47,000 SF of open space with excellent view amenities and an accessible pedestrian pathway with many connections between the Pike Place Market and the waterfront.

3) **Pioneer Square Street Improvements** would include streetscape on S. Main, S. Washington, Yesler Way, and S. King Streets. The improvements would include new sidewalk paving and landscaping to create more pedestrian-friendly links between the waterfront and Pioneer Square. Improvements could include curb extensions, new seating opportunities and coordinated development of sidewalk cafes with food and beverage uses fronting on these streets. Because this area lies within the Pioneer Square Preservation District, improvements would be made in accordance with the Preservation District guidelines.

4) **Union Street Pedestrian Connection** would be a universally accessible pedestrian link between the new waterfront and Western Avenue. An elevated pedestrian walkway, stairs and elevator would extend from the southwest corner of Union Street and Western Avenue to the eastern side of Alaskan Way.

5) **Pike/Pine Streetscape Improvements** would include pedestrian improvements along Pike and Pine Streets from First Avenue to Melrose Avenue, providing enhanced pedestrian access to and from the Pike Place Market and waterfront.

6) **Waterfront Park,** located between Pier 57 and Pier 59, would provide a unique atmosphere for social gathering/performance spaces with excellent view amenities.

In general, because the project elements focus on the waterfront, Pike/Pine corridor and Pike Place market vicinities, these areas experience the highest special benefit, as reflected in the following spreadsheets. Property abutting the waterfront improvements generally reflect the highest range in special benefit; from approx. 2.5% to less than 4% of estimated market value without the project, depending on location and use. These increases are based on total property value, comprised of both land and improvements. The Pike/Pine corridor reflects the second highest increase in market value due to the project, generally ranging from 1% or less at the eastern periphery of the corridor to over 3% of market value without the project at the western (Pike Place Market area) end. The Pioneer Square neighborhood generally experiences slightly less special benefit as it is not in close proximity to significant project amenities such as the Overlook Walk. Average property value increases are slightly less than for the Pike/Pine corridor to the north. Similarly, the Belltown, Denny Triangle and Stadium District neighborhoods reflect lesser (1±%) market value increases.

The table presented below pertains to the above valuation sections and is to be used for general discussion purposes. It summarizes the estimated special benefit ranges for each affected property type, based on the percentages of property value increase. It is noted that market value estimates without and with the LID project may fall outside of the summarized ranges for some individual parcels.

Estimated Special Benefit Ranges By Property Class

Property Class	Percentage of Property Value Increase	
	High	Low
Land value	<4.00%	<0.50%
Office/Retail	<3.50%	<0.50%
Hotel	<3.50%	<1.00%
Apartment/Subsidized housing	3.00%	0.00%
Residential condominium	3.00%	<0.50%
Waterfront	<4.00%	<0.50%
Special purpose	<0.50%	<0.50%

The total cost for the above LID improvements is approximately $320 million, with funding provided through a variety of sources. Further discussion of both the before (without) and after (with) conditions is in subsequent sections of this report and a more detailed description is contained in the Addenda. There are several neighborhoods within the recommended LID boundary; properties within these areas experience different degrees of special benefit due to variations in proximity to the above project elements and other factors that affect value.

As shown on the maps included in the 2017 feasibility study, the downtown/waterfront area was originally segregated into distinct study areas identified herein as "areas A, B, C, D and E". Properties within these areas experience different degrees of special benefit due to variations in proximity to the above project elements and other factors that affect value. Based on analysis of these factors, the recommended boundaries of the specially benefited area, as shown on the exhibits in this document, encompass a somewhat smaller area than that covered by the five regions originally studied. As noted in the map's legend, it does not depict the final LID boundaries and does not mean all properties within the recommended boundary will be assessed.

The main valuation methods used are the Sales Comparison Approach and the Income Approach. Due to the special purpose nature of some of the properties (i.e., the sports stadiums), the Cost Approach was used on a limited basis. The primary reason the market reflects increased value due to the project is enhanced location, pedestrian connectivity and appeal created by the waterfront improvement amenities. In the Income Approach, this is reflected in increased rents and lower vacancy levels/capitalization rates as well as lower perceived investment risk. In the Sales Comparison Approach, higher land values and resulting overall property values result from improved market perception. These factors are interrelated in the decision-making process of an investor/developer/market participant when buying income-generating property like many properties in the study area. Condominium values typically increase due to enhanced location/appeal and positive market perception of the elements of the waterfront project. This study also recognizes that with the LID project constructed, Alaskan Way will be widened to eight lanes at the south end of the project. Additionally, some parking loss along Alaskan Way in the waterfront area will occur due to the project and this is considered in the analysis.

The conclusions reached herein are presented subject to the specific assumptions and limiting conditions listed at the end of this report. The comments made on the currently strong downtown market trends are not meant to infer that the project would create further strong demand and intense development activity but rather that the new waterfront amenities and improved waterfront access would enhance positive trends already in evidence in the various downtown Seattle real estate markets. For example, as discussed in the "Seattle Market Data" section in the Addenda, there is a strong supply of new hotel, office, multi-family residential and retail space coming on-line in the subject area over the next several years. Although it is recognized that this new supply will be competing with existing space, the currently strong demand will be enhanced by the subject LID project and is expected to shorten the absorption period and aid in lowering vacancy rates,

increasing rental rates and lowering capitalization rates for properties within the recommended LID boundary.

A map showing the recommended LID boundary, together with the spreadsheets of recommended preliminary assessments, follow this letter. The findings resulting from this study, which is subject to the accompanying assumptions and limiting conditions, as of March 1, 2018, are as follows:

Residential & Associated Retail - Total Estimated Market Value Without LID	$ 4,295,511,100 (Rd)
All Other Properties - Total Estimated Market Value Without LID	$44,538,817,500 (Rd)
Total Estimated Market Value Without LID	$48,834,328,600 (Rd)
Residential & Associated Retail - Total Estimated Market Value With LID	$ 4,353,091,200 (Rd)
All Other Properties - Total Estimated Market Value With LID	$44,895,951,500 (Rd)
Total Estimated Market Value With LID	$49,249,042,700 (Rd)
Residential & Associated Retail - Special Benefit	$ 57,580,100 (Rd)
All Other Properties - Special Benefit	$ 357,134,000 (Rd)
Total Estimated Special Benefit	$ 414,714,100 (Rd)

As of the date of this document, the City of Seattle has not set the formation special benefit cost/benefit ratio. The formation special benefit cost/benefit ratio is anticipated to be determined in late May 2018. Multiplying the individual special benefit estimates for the affected parcels by this constant cost/benefit ratio results in recommended proportionate assessments to each parcel.

If you have questions not answered in this report, please do not hesitate to contact us.

Respectfully submitted,
VALBRIDGE PROPERTY ADVISORS | PUGET SOUND

Robert J. Macaulay, MAI

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Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
A-017	919587 0000		WATERFRONT LANDINGS	CONDOMINIUM	2000 ALASKAN WAY	DH2/55	118,592	251,024		MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
A-017-001	919587 0010		WATERFRONT LANDINGS	C/CROCHERON MARK H+DAWN R	2000 ALASKAN WAY	DH2/55		251,024	960	MULTI-FAMILY DWELLING	$576,000	MULTI-FAMILY DWELLING	$593,280	$17,280	3.00%	$0
A-017-002	919587 0020		WATERFRONT LANDINGS	C/HAFT CAROLYN SUE	2000 ALASKAN WAY	DH2/55		251,024	843	MULTI-FAMILY DWELLING	$505,800	MULTI-FAMILY DWELLING	$520,974	$15,174	3.00%	$0
A-017-003	919587 0030		WATERFRONT LANDINGS	C/MCGREW LANNY R	2000 ALASKAN WAY	DH2/55		251,024	1,160	MULTI-FAMILY DWELLING	$696,000	MULTI-FAMILY DWELLING	$716,880	$20,880	3.00%	$0
A-017-004	919587 0040		WATERFRONT LANDINGS	C/KRENKE ELIZABETH A+SHAWN N	2000 ALASKAN WAY	DH2/55		251,024	794	MULTI-FAMILY DWELLING	$476,400	MULTI-FAMILY DWELLING	$490,692	$14,292	3.00%	$0
A-017-005	919587 0050		WATERFRONT LANDINGS	C/KRAMER VAN E+SHEILA	2000 ALASKAN WAY	DH2/55		251,024	1,350	MULTI-FAMILY DWELLING	$843,750	MULTI-FAMILY DWELLING	$869,062	$25,312	3.00%	$0
A-017-006	919587 0060		WATERFRONT LANDINGS	C/HILL RICHARD B	2000 ALASKAN WAY	DH2/55		251,024	1,070	MULTI-FAMILY DWELLING	$642,000	MULTI-FAMILY DWELLING	$661,260	$19,260	3.00%	$0
A-017-007	919587 0070		WATERFRONT LANDINGS	C/DOHERTY JAMES P JR	2000 ALASKAN WAY	DH2/55		251,024	865	MULTI-FAMILY DWELLING	$519,000	MULTI-FAMILY DWELLING	$534,570	$15,570	3.00%	$0
A-017-008	919587 0080		WATERFRONT LANDINGS	C/PETERSON RALPH G+SHARON L E	2000 ALASKAN WAY	DH2/55		251,024	624	MULTI-FAMILY DWELLING	$374,400	MULTI-FAMILY DWELLING	$385,632	$11,232	3.00%	$0
A-017-009	919587 0090		WATERFRONT LANDINGS	C/MUSSO GUILIO	2000 ALASKAN WAY	DH2/55		251,024	922	MULTI-FAMILY DWELLING	$553,200	MULTI-FAMILY DWELLING	$569,796	$16,596	3.00%	$0
A-017-010	919587 0100		WATERFRONT LANDINGS	C/WOLF JAMES B+CAROL L	2000 ALASKAN WAY	DH2/55		251,024	1,127	MULTI-FAMILY DWELLING	$676,200	MULTI-FAMILY DWELLING	$696,486	$20,286	3.00%	$0
A-017-011	919587 0110		WATERFRONT LANDINGS	C/WALLIS KRISTI M	2000 ALASKAN WAY	DH2/55		251,024	1,050	MULTI-FAMILY DWELLING	$630,000	MULTI-FAMILY DWELLING	$648,900	$18,900	3.00%	$0
A-017-012	919587 0120		WATERFRONT LANDINGS	C/JACOX TIMOTHY R	2000 ALASKAN WAY	DH2/55		251,024	1,155	MULTI-FAMILY DWELLING	$693,000	MULTI-FAMILY DWELLING	$713,790	$20,790	3.00%	$0
A-017-013	919587 0130		WATERFRONT LANDINGS	C/BLAIR RANDY L+JANICE L	2000 ALASKAN WAY	DH2/55		251,024	1,365	MULTI-FAMILY DWELLING	$853,125	MULTI-FAMILY DWELLING	$878,719	$25,594	3.00%	$0
A-017-014	919587 0140		WATERFRONT LANDINGS	C/CALKINS LARRY D	2000 ALASKAN WAY	DH2/55		251,024	1,365	MULTI-FAMILY DWELLING	$853,125	MULTI-FAMILY DWELLING	$878,719	$25,594	3.00%	$0
A-017-015	919587 0150		WATERFRONT LANDINGS	C/PLASTER JAMES Z+JERI L	2000 ALASKAN WAY	DH2/55		251,024	850	MULTI-FAMILY DWELLING	$531,250	MULTI-FAMILY DWELLING	$547,187	$15,937	3.00%	$0
A-017-016	919587 0160		WATERFRONT LANDINGS	C/HEE VERNON G K	2000 ALASKAN WAY	DH2/55		251,024	960	MULTI-FAMILY DWELLING	$576,000	MULTI-FAMILY DWELLING	$593,280	$17,280	3.00%	$0
A-017-017	919587 0170		WATERFRONT LANDINGS	C/SWANBERG LINDA P	2000 ALASKAN WAY	DH2/55		251,024	843	MULTI-FAMILY DWELLING	$505,800	MULTI-FAMILY DWELLING	$520,974	$15,174	3.00%	$0
A-017-018	919587 0180		WATERFRONT LANDINGS	C/SHOJI DORI	2000 ALASKAN WAY	DH2/55		251,024	1,160	MULTI-FAMILY DWELLING	$696,000	MULTI-FAMILY DWELLING	$716,880	$20,880	3.00%	$0
A-017-019	919587 0190		WATERFRONT LANDINGS	C/COYNE STEPHEN W+KARLA R LIT	2000 ALASKAN WAY	DH2/55		251,024	794	MULTI-FAMILY DWELLING	$476,400	MULTI-FAMILY DWELLING	$490,692	$14,292	3.00%	$0
A-017-020	919587 0200		WATERFRONT LANDINGS	C/TEDRICK CHARLES A	2000 ALASKAN WAY	DH2/55		251,024	1,350	MULTI-FAMILY DWELLING	$843,750	MULTI-FAMILY DWELLING	$869,062	$25,312	3.00%	$0
A-017-021	919587 0210		WATERFRONT LANDINGS	C/ASPEN BENJAMIN K+BARBARA AC	2000 ALASKAN WAY	DH2/55		251,024	1,378	MULTI-FAMILY DWELLING	$861,250	MULTI-FAMILY DWELLING	$887,087	$25,837	3.00%	$0
A-017-022	919587 0220		WATERFRONT LANDINGS	C/SATTERFIELD GEORGE ALLEN+EL	2000 ALASKAN WAY	DH2/55		251,024	1,070	MULTI-FAMILY DWELLING	$642,000	MULTI-FAMILY DWELLING	$661,260	$19,260	3.00%	$0
A-017-023	919587 0230		WATERFRONT LANDINGS	C/WEGNER DEREK	2000 ALASKAN WAY	DH2/55		251,024	868	MULTI-FAMILY DWELLING	$520,800	MULTI-FAMILY DWELLING	$536,424	$15,624	3.00%	$0
A-017-024	919587 0240		WATERFRONT LANDINGS	C/COBB KAREN L	2000 ALASKAN WAY	DH2/55		251,024	690	MULTI-FAMILY DWELLING	$431,250	MULTI-FAMILY DWELLING	$444,187	$12,937	3.00%	$0
A-017-025	919587 0250		WATERFRONT LANDINGS	C/KRISHER EMILY RAYMOND+MARK	2000 ALASKAN WAY	DH2/55		251,024	922	MULTI-FAMILY DWELLING	$553,200	MULTI-FAMILY DWELLING	$569,796	$16,596	3.00%	$0
A-017-026	919587 0260		WATERFRONT LANDINGS	C/MURDOCK ROY	2000 ALASKAN WAY	DH2/55		251,024	1,127	MULTI-FAMILY DWELLING	$676,200	MULTI-FAMILY DWELLING	$696,486	$20,286	3.00%	$0
A-017-027	919587 0270		WATERFRONT LANDINGS	C/SREEBNY LEO M+OREN+DANIEL	2000 ALASKAN WAY	DH2/55		251,024	1,145	MULTI-FAMILY DWELLING	$687,000	MULTI-FAMILY DWELLING	$707,610	$20,610	3.00%	$0
A-017-028	919587 0280		WATERFRONT LANDINGS	C/UDBYE ANDREAS+KARI	2000 ALASKAN WAY	DH2/55		251,024	1,155	MULTI-FAMILY DWELLING	$693,000	MULTI-FAMILY DWELLING	$713,790	$20,790	3.00%	$0
A-017-029	919587 0290		WATERFRONT LANDINGS	C/CHU CHARLES R+HELEN H WANG	2000 ALASKAN WAY	DH2/55		251,024	1,365	MULTI-FAMILY DWELLING	$853,125	MULTI-FAMILY DWELLING	$878,719	$25,594	3.00%	$0
A-017-030	919587 0300		WATERFRONT LANDINGS	C/WICKS LARRY L	2000 ALASKAN WAY	DH2/55		251,024	1,392	MULTI-FAMILY DWELLING	$870,000	MULTI-FAMILY DWELLING	$896,100	$26,100	3.00%	$0
A-017-031	919587 0310		WATERFRONT LANDINGS	C/PEARCE LORI D (TRUSTEE)	2000 ALASKAN WAY	DH2/55		251,024	850	MULTI-FAMILY DWELLING	$531,250	MULTI-FAMILY DWELLING	$547,187	$15,937	3.00%	$0
A-017-032	919587 0320		WATERFRONT LANDINGS	C/CARINO MARK J+JINGLING LIU	2000 ALASKAN WAY	DH2/55		251,024	960	MULTI-FAMILY DWELLING	$576,000	MULTI-FAMILY DWELLING	$593,280	$17,280	3.00%	$0
A-017-033	919587 0330		WATERFRONT LANDINGS	C/PFURTSCHELLER HILDE -TTEE	2000 ALASKAN WAY	DH2/55		251,024	843	MULTI-FAMILY DWELLING	$505,800	MULTI-FAMILY DWELLING	$520,974	$15,174	3.00%	$0
A-017-034	919587 0340		WATERFRONT LANDINGS	C/LIDDELL JOHN AND GENE	2000 ALASKAN WAY	DH2/55		251,024	1,160	MULTI-FAMILY DWELLING	$696,000	MULTI-FAMILY DWELLING	$716,880	$20,880	3.00%	$0
A-017-035	919587 0350		WATERFRONT LANDINGS	C/NEVISSI REBECCA ET AL	2000 ALASKAN WAY	DH2/55		251,024	794	MULTI-FAMILY DWELLING	$476,400	MULTI-FAMILY DWELLING	$490,692	$14,292	3.00%	$0
A-017-036	919587 0360		WATERFRONT LANDINGS	C/THAKKER-EHLERS REV LVG TRUS	2000 ALASKAN WAY	DH2/55		251,024	1,444	MULTI-FAMILY DWELLING	$902,500	MULTI-FAMILY DWELLING	$929,575	$27,075	3.00%	$0
A-017-037	919587 0370		WATERFRONT LANDINGS	C/KONERU SUDHEER	2000 ALASKAN WAY	DH2/55		251,024	1,378	MULTI-FAMILY DWELLING	$861,250	MULTI-FAMILY DWELLING	$887,087	$25,837	3.00%	$0
A-017-038	919587 0380		WATERFRONT LANDINGS	C/CHAPPELL WILLARD+BENETIN JU	2000 ALASKAN WAY	DH2/55		251,024	1,070	MULTI-FAMILY DWELLING	$642,000	MULTI-FAMILY DWELLING	$661,260	$19,260	3.00%	$0
A-017-039	919587 0390		WATERFRONT LANDINGS	C/HENDRICKSON DALE R+BETTLE L	2000 ALASKAN WAY	DH2/55		251,024	868	MULTI-FAMILY DWELLING	$520,800	MULTI-FAMILY DWELLING	$536,424	$15,624	3.00%	$0
A-017-040	919587 0400		WATERFRONT LANDINGS	C/KIPPING LOUISE ANN	2000 ALASKAN WAY	DH2/55		251,024	690	MULTI-FAMILY DWELLING	$414,000	MULTI-FAMILY DWELLING	$426,420	$12,420	3.00%	$0
A-017-041	919587 0410		WATERFRONT LANDINGS	C/STEELE JAMES	2000 ALASKAN WAY	DH2/55		251,024	922	MULTI-FAMILY DWELLING	$553,200	MULTI-FAMILY DWELLING	$569,796	$16,596	3.00%	$0
A-017-042	919587 0420		WATERFRONT LANDINGS	C/BERKOWITZ RICHARD C+BOBBIE	2000 ALASKAN WAY	DH2/55		251,024	1,127	MULTI-FAMILY DWELLING	$676,200	MULTI-FAMILY DWELLING	$696,486	$20,286	3.00%	$0
A-017-043	919587 0430		WATERFRONT LANDINGS	C/TEDESCO CATHERINE C	2000 ALASKAN WAY	DH2/55		251,024	1,141	MULTI-FAMILY DWELLING	$684,600	MULTI-FAMILY DWELLING	$705,138	$20,538	3.00%	$0
A-017-044	919587 0440		WATERFRONT LANDINGS	C/IVANOV & GONZALEZ	2000 ALASKAN WAY	DH2/55		251,024	1,155	MULTI-FAMILY DWELLING	$693,000	MULTI-FAMILY DWELLING	$713,790	$20,790	3.00%	$0
A-017-045	919587 0450		WATERFRONT LANDINGS	C/COGEN KENNETH+CAROLINE	2000 ALASKAN WAY	DH2/55		251,024	1,453	MULTI-FAMILY DWELLING	$908,125	MULTI-FAMILY DWELLING	$935,369	$27,244	3.00%	$0
A-017-046	919587 0460		WATERFRONT LANDINGS	C/WFL 3-16 LLC	2000 ALASKAN WAY	DH2/55		251,024	1,392	MULTI-FAMILY DWELLING	$870,000	MULTI-FAMILY DWELLING	$896,100	$26,100	3.00%	$0
A-017-047	919587 0470		WATERFRONT LANDINGS	C/JOHNSON SUSAN	2000 ALASKAN WAY	DH2/55		251,024	850	MULTI-FAMILY DWELLING	$573,750	MULTI-FAMILY DWELLING	$590,962	$17,212	3.00%	$0
A-017-048	919587 0480		WATERFRONT LANDINGS	C/MILLER MARK M+JUDITH	2000 ALASKAN WAY	DH2/55		251,024	960	MULTI-FAMILY DWELLING	$624,000	MULTI-FAMILY DWELLING	$642,720	$18,720	3.00%	$0
A-017-049	919587 0490		WATERFRONT LANDINGS	C/WHYTE RONALD S+MARY ANNE M	2000 ALASKAN WAY	DH2/55		251,024	843	MULTI-FAMILY DWELLING	$547,950	MULTI-FAMILY DWELLING	$564,388	$16,438	3.00%	$0
A-017-050	919587 0500		WATERFRONT LANDINGS	C/THOMPSON ROBERT K+PATRICIA	2000 ALASKAN WAY	DH2/55		251,024	1,160	MULTI-FAMILY DWELLING	$754,000	MULTI-FAMILY DWELLING	$776,620	$22,620	3.00%	$0
A-017-051	919587 0510		WATERFRONT LANDINGS	C/HOWSHAR MICHAEL+ERIN	2000 ALASKAN WAY	DH2/55		251,024	794	MULTI-FAMILY DWELLING	$516,100	MULTI-FAMILY DWELLING	$531,583	$15,483	3.00%	$0
A-017-052	919587 0520		WATERFRONT LANDINGS	C/FREDRICKSON SANDRA	2000 ALASKAN WAY	DH2/55		251,024	1,466	MULTI-FAMILY DWELLING	$989,550	MULTI-FAMILY DWELLING	$1,019,236	$29,686	3.00%	$0
A-017-053	919587 0530		WATERFRONT LANDINGS	C/HOWSHAIR MICHAEL T	2000 ALASKAN WAY	DH2/55		251,024	1,378	MULTI-FAMILY DWELLING	$930,150	MULTI-FAMILY DWELLING	$958,054	$27,904	3.00%	$0
A-017-054	919587 0540		WATERFRONT LANDINGS	C/BARRETT MELANIE R+GROSS ISA	2000 ALASKAN WAY	DH2/55		251,024	1,070	MULTI-FAMILY DWELLING	$695,500	MULTI-FAMILY DWELLING	$716,365	$20,865	3.00%	$0
A-017-055	919587 0550		WATERFRONT LANDINGS	C/HEINS GRETCHEN	2000 ALASKAN WAY	DH2/55		251,024	868	MULTI-FAMILY DWELLING	$564,200	MULTI-FAMILY DWELLING	$581,126	$16,926	3.00%	$0
A-017-056	919587 0560		WATERFRONT LANDINGS	C/FERGUSON LISA J	2000 ALASKAN WAY	DH2/55		251,024	690	MULTI-FAMILY DWELLING	$448,500	MULTI-FAMILY DWELLING	$461,955	$13,455	3.00%	$0
A-017-057	919587 0570		WATERFRONT LANDINGS	C/MATULYAUSKAS MARTIN	2000 ALASKAN WAY	DH2/55		251,024	922	MULTI-FAMILY DWELLING	$599,300	MULTI-FAMILY DWELLING	$617,279	$17,979	3.00%	$0
A-017-058	919587 0580		WATERFRONT LANDINGS	C/SHAH KINJAL	2000 ALASKAN WAY	DH2/55		251,024	1,127	MULTI-FAMILY DWELLING	$732,550	MULTI-FAMILY DWELLING	$754,526	$21,976	3.00%	$0
A-017-059	919587 0590		WATERFRONT LANDINGS	C/BROTSKI WILLIAM T+SUE E	2000 ALASKAN WAY	DH2/55		251,024	1,141	MULTI-FAMILY DWELLING	$741,650	MULTI-FAMILY DWELLING	$763,899	$22,249	3.00%	$0
A-017-060	919587 0600		WATERFRONT LANDINGS	C/KITCHINGS KENNETH DAVIS	2000 ALASKAN WAY	DH2/55		251,024	1,155	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$773,272	$22,522	3.00%	$0
A-017-061	919587 0610		WATERFRONT LANDINGS	C/MANAWADU BINGUMAL R	2000 ALASKAN WAY	DH2/55		251,024	1,467	MULTI-FAMILY DWELLING	$990,225	MULTI-FAMILY DWELLING	$1,019,932	$29,707	3.00%	$0
A-017-062	919587 0620		WATERFRONT LANDINGS	C/BROWN PETER M+MCKINNON JANE	2000 ALASKAN WAY	DH2/55		251,024	1,407	MULTI-FAMILY DWELLING	$949,725	MULTI-FAMILY DWELLING	$978,217	$28,492	3.00%	$0
A-017-063	919587 0630		WATERFRONT LANDINGS	C/GROHS JENNIFER RUSTINE	2000 ALASKAN WAY	DH2/55		251,024	850	MULTI-FAMILY DWELLING	$573,750	MULTI-FAMILY DWELLING	$590,962	$17,212	3.00%	$0
A-017-064	919587 0640		WATERFRONT LANDINGS	C/BOIN BRUNO	2000 ALASKAN WAY	DH2/55		251,024	960	MULTI-FAMILY DWELLING	$624,000	MULTI-FAMILY DWELLING	$642,720	$18,720	3.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
A-017-065	919587 0650		WATERFRONT LANDINGS C	DE LOS SANTOS NORA C	2000 ALASKAN WAY	DH2/55		251,024	843	MULTI-FAMILY DWELLING	$547,950	MULTI-FAMILY DWELLING	$564,388	$16,438	3.00%	$0
A-017-066	919587 0660		WATERFRONT LANDINGS C	CHEETHAM JON D+JANET	2000 ALASKAN WAY	DH2/55		251,024	1,160	MULTI-FAMILY DWELLING	$754,000	MULTI-FAMILY DWELLING	$776,620	$22,620	3.00%	$0
A-017-067	919587 0670		WATERFRONT LANDINGS C	SHEN ZHUN+NINGJIAN WANG	2000 ALASKAN WAY	DH2/55		251,024	794	MULTI-FAMILY DWELLING	$516,100	MULTI-FAMILY DWELLING	$531,583	$15,483	3.00%	$0
A-017-068	919587 0680		WATERFRONT LANDINGS C	SIMON STEVEN D	2000 ALASKAN WAY	DH2/55		251,024	1,466	MULTI-FAMILY DWELLING	$1,026,200	MULTI-FAMILY DWELLING	$1,056,986	$30,786	3.00%	$0
A-017-069	919587 0690		WATERFRONT LANDINGS C	KERR STEWART M+KAREN A	2000 ALASKAN WAY	DH2/55		251,024	1,378	MULTI-FAMILY DWELLING	$964,600	MULTI-FAMILY DWELLING	$993,538	$28,938	3.00%	$0
A-017-070	919587 0700		WATERFRONT LANDINGS C	FINE BRUCE+ROBIN ATLAS	2000 ALASKAN WAY	DH2/55		251,024	1,070	MULTI-FAMILY DWELLING	$695,500	MULTI-FAMILY DWELLING	$716,365	$20,865	3.00%	$0
A-017-071	919587 0710		WATERFRONT LANDINGS C	ROBERTSON BRENT	2000 ALASKAN WAY	DH2/55		251,024	865	MULTI-FAMILY DWELLING	$562,250	MULTI-FAMILY DWELLING	$579,117	$16,867	3.00%	$0
A-017-072	919587 0720		WATERFRONT LANDINGS C	HOLTON FAMILY LTD PARTNERSH	2000 ALASKAN WAY	DH2/55		251,024	690	MULTI-FAMILY DWELLING	$448,500	MULTI-FAMILY DWELLING	$461,955	$13,455	3.00%	$0
A-017-073	919587 0730		WATERFRONT LANDINGS C	ABUAN ALBERT+THOMASIN	2000 ALASKAN WAY	DH2/55		251,024	922	MULTI-FAMILY DWELLING	$599,300	MULTI-FAMILY DWELLING	$617,279	$17,979	3.00%	$0
A-017-074	919587 0740		WATERFRONT LANDINGS C	EBEL ENTERPRISES LLC	2000 ALASKAN WAY	DH2/55		251,024	1,127	MULTI-FAMILY DWELLING	$732,550	MULTI-FAMILY DWELLING	$754,526	$21,976	3.00%	$0
A-017-075	919587 0750		WATERFRONT LANDINGS C	LOVELL STEPHEN EDH+JODY LYN	2000 ALASKAN WAY	DH2/55		251,024	1,141	MULTI-FAMILY DWELLING	$741,650	MULTI-FAMILY DWELLING	$763,899	$22,249	3.00%	$0
A-017-076	919587 0760		WATERFRONT LANDINGS C	ORTEGA A TODD	2000 ALASKAN WAY	DH2/55		251,024	1,155	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$773,272	$22,522	3.00%	$0
A-017-077	919587 0770		WATERFRONT LANDINGS C	ATTRIDGE WILLIAM F	2000 ALASKAN WAY	DH2/55		251,024	1,472	MULTI-FAMILY DWELLING	$1,030,400	MULTI-FAMILY DWELLING	$1,061,312	$30,912	3.00%	$0
A-017-078	919587 0780		WATERFRONT LANDINGS C	JOHANNES CARL A	2000 ALASKAN WAY	DH2/55		251,024	1,403	MULTI-FAMILY DWELLING	$982,100	MULTI-FAMILY DWELLING	$1,011,563	$29,463	3.00%	$0
A-017-079	919587 0790		WATERFRONT LANDINGS C	ITTI MELISSA	2000 ALASKAN WAY	DH2/55		251,024	725	MULTI-FAMILY DWELLING	$435,000	MULTI-FAMILY DWELLING	$448,050	$13,050	3.00%	$0
A-017-080	919587 0800		WATERFRONT LANDINGS C	COLLINGS TAYLOR & ANITA L	2000 ALASKAN WAY	DH2/55	-	251,024	885	MULTI-FAMILY DWELLING	$531,000	MULTI-FAMILY DWELLING	$546,930	$15,930	3.00%	$0
A-017-081	919587 0810		WATERFRONT LANDINGS C	ZHANG HONGHUA	2000 ALASKAN WAY	DH2/55		251,024	885	MULTI-FAMILY DWELLING	$531,000	MULTI-FAMILY DWELLING	$546,930	$15,930	3.00%	$0
A-017-082	919587 0820		WATERFRONT LANDINGS C	WEICK F STEVEN+MAUREEN J MI	2000 ALASKAN WAY	DH2/55		251,024	1,269	MULTI-FAMILY DWELLING	$761,400	MULTI-FAMILY DWELLING	$784,242	$22,842	3.00%	$0
A-017-083	919587 0830		WATERFRONT LANDINGS C	GJERTSON WM G & MARIANNE	2000 ALASKAN WAY	DH2/55		251,024	1,036	MULTI-FAMILY DWELLING	$621,600	MULTI-FAMILY DWELLING	$640,248	$18,648	3.00%	$0
A-017-084	919587 0840		WATERFRONT LANDINGS C	BOZIED SHARYN	2000 ALASKAN WAY	DH2/55		251,024	1,550	MULTI-FAMILY DWELLING	$930,000	MULTI-FAMILY DWELLING	$957,900	$27,900	3.00%	$0
A-017-085	919587 0850		WATERFRONT LANDINGS C	BLUMENTHAL DARLE	2000 ALASKAN WAY	DH2/55		251,024	1,407	MULTI-FAMILY DWELLING	$844,200	MULTI-FAMILY DWELLING	$869,526	$25,326	3.00%	$0
A-017-086	919587 0860		WATERFRONT LANDINGS C	HARTMANN FREDRICK D+FRANCES	2000 ALASKAN WAY	DH2/55		251,024	861	MULTI-FAMILY DWELLING	$516,600	MULTI-FAMILY DWELLING	$532,098	$15,498	3.00%	$0
A-017-087	919587 0870		WATERFRONT LANDINGS C	MANAWADU BRENDEN R	2000 ALASKAN WAY	DH2/55		251,024	625	MULTI-FAMILY DWELLING	$375,000	MULTI-FAMILY DWELLING	$386,250	$11,250	3.00%	$0
A-017-088	919587 0880		WATERFRONT LANDINGS C	CARGOL OWEN F+LEE DAI-LIH	2000 ALASKAN WAY	DH2/55		251,024	834	MULTI-FAMILY DWELLING	$500,400	MULTI-FAMILY DWELLING	$515,412	$15,012	3.00%	$0
A-017-089	919587 0890		WATERFRONT LANDINGS C	SCHNEIDER MARK A+CAROLYN H	2000 ALASKAN WAY	DH2/55		251,024	1,266	MULTI-FAMILY DWELLING	$759,600	MULTI-FAMILY DWELLING	$782,388	$22,788	3.00%	$0
A-017-090	919587 0900		WATERFRONT LANDINGS C	WARNER MARC+LEHNERT PAMELA	2000 ALASKAN WAY	DH2/55		251,024	1,121	MULTI-FAMILY DWELLING	$672,600	MULTI-FAMILY DWELLING	$692,778	$20,178	3.00%	$0
A-017-091	919587 0910		WATERFRONT LANDINGS C	HUI MARIA	2000 ALASKAN WAY	DH2/55		251,024	1,547	MULTI-FAMILY DWELLING	$928,200	MULTI-FAMILY DWELLING	$956,046	$27,846	3.00%	$0
A-017-092	919587 0920		WATERFRONT LANDINGS C	JOSLIN WILLIAM	2000 ALASKAN WAY	DH2/55		251,024	1,408	MULTI-FAMILY DWELLING	$844,800	MULTI-FAMILY DWELLING	$870,144	$25,344	3.00%	$0
A-017-093	919587 0930		WATERFRONT LANDINGS C	KERNAN KIMBERLY J	2000 ALASKAN WAY	DH2/55		251,024	842	MULTI-FAMILY DWELLING	$505,200	MULTI-FAMILY DWELLING	$520,356	$15,156	3.00%	$0
A-017-094	919587 0940		WATERFRONT LANDINGS C	FJELSTAD STEPHAN D	2000 ALASKAN WAY	DH2/55		251,024	885	MULTI-FAMILY DWELLING	$531,000	MULTI-FAMILY DWELLING	$546,930	$15,930	3.00%	$0
A-017-095	919587 0950		WATERFRONT LANDINGS C	DIRKS JASON C+COURTNEY R	2000 ALASKAN WAY	DH2/55		251,024	885	MULTI-FAMILY DWELLING	$531,000	MULTI-FAMILY DWELLING	$546,930	$15,930	3.00%	$0
A-017-096	919587 0960		WATERFRONT LANDINGS C	FRANKLIN ROBERT W & K L	2000 ALASKAN WAY	DH2/55		251,024	1,269	MULTI-FAMILY DWELLING	$761,400	MULTI-FAMILY DWELLING	$784,242	$22,842	3.00%	$0
A-017-097	919587 0970		WATERFRONT LANDINGS C	GIBSON SCOTT S	2000 ALASKAN WAY	DH2/55		251,024	1,122	MULTI-FAMILY DWELLING	$673,200	MULTI-FAMILY DWELLING	$693,396	$20,196	3.00%	$0
A-017-098	919587 0980		WATERFRONT LANDINGS C	HOAG SHIRLEY A (TRUSTEE)	2000 ALASKAN WAY	DH2/55		251,024	1,591	MULTI-FAMILY DWELLING	$954,600	MULTI-FAMILY DWELLING	$983,238	$28,638	3.00%	$0
A-017-099	919587 0990		WATERFRONT LANDINGS C	BRAUER KEVIN+RENEE	2000 ALASKAN WAY	DH2/55		251,024	1,451	MULTI-FAMILY DWELLING	$870,600	MULTI-FAMILY DWELLING	$896,718	$26,118	3.00%	$0
A-017-100	919587 1000		WATERFRONT LANDINGS C	LEE DAI LIH+OWEN CARGOL	2000 ALASKAN WAY	DH2/55		251,024	861	MULTI-FAMILY DWELLING	$516,600	MULTI-FAMILY DWELLING	$532,098	$15,498	3.00%	$0
A-017-101	919587 1010		WATERFRONT LANDINGS C	KNAPP DEBORAH	2000 ALASKAN WAY	DH2/55		251,024	1,012	MULTI-FAMILY DWELLING	$607,200	MULTI-FAMILY DWELLING	$625,416	$18,216	3.00%	$0
A-017-102	919587 1020		WATERFRONT LANDINGS C	NEW STREET HORIZON LLC	2000 ALASKAN WAY	DH2/55		251,024	859	MULTI-FAMILY DWELLING	$515,400	MULTI-FAMILY DWELLING	$530,862	$15,462	3.00%	$0
A-017-103	919587 1030		WATERFRONT LANDINGS C	REDDY NARAINSAMY+SAVATHREE	2000 ALASKAN WAY	DH2/55		251,024	784	MULTI-FAMILY DWELLING	$470,400	MULTI-FAMILY DWELLING	$484,512	$14,112	3.00%	$0
A-017-104	919587 1040		WATERFRONT LANDINGS C	TREADWELL CLINTON R	2000 ALASKAN WAY	DH2/55		251,024	834	MULTI-FAMILY DWELLING	$500,400	MULTI-FAMILY DWELLING	$515,412	$15,012	3.00%	$0
A-017-105	919587 1050		WATERFRONT LANDINGS C	DOW CHARLES	2000 ALASKAN WAY	DH2/55		251,024	885	MULTI-FAMILY DWELLING	$531,000	MULTI-FAMILY DWELLING	$546,930	$15,930	3.00%	$0
A-017-106	919587 1060		WATERFRONT LANDINGS C	GEORGIEV YAVOR	2000 ALASKAN WAY	DH2/55		251,024	1,266	MULTI-FAMILY DWELLING	$759,600	MULTI-FAMILY DWELLING	$782,388	$22,788	3.00%	$0
A-017-107	919587 1070		WATERFRONT LANDINGS C	PAI AJIT	2000 ALASKAN WAY	DH2/55		251,024	1,121	MULTI-FAMILY DWELLING	$672,600	MULTI-FAMILY DWELLING	$692,778	$20,178	3.00%	$0
A-017-108	919587 1080		WATERFRONT LANDINGS C	WALKER NORRIE A	2000 ALASKAN WAY	DH2/55		251,024	1,589	MULTI-FAMILY DWELLING	$953,400	MULTI-FAMILY DWELLING	$982,002	$28,602	3.00%	$0
A-017-109	919587 1090		WATERFRONT LANDINGS C	WFL237 LLC	2000 ALASKAN WAY	DH2/55		251,024	1,453	MULTI-FAMILY DWELLING	$871,800	MULTI-FAMILY DWELLING	$897,954	$26,154	3.00%	$0
A-017-110	919587 1100		WATERFRONT LANDINGS C	EVANS ROGER J	2000 ALASKAN WAY	DH2/55		251,024	842	MULTI-FAMILY DWELLING	$505,200	MULTI-FAMILY DWELLING	$520,356	$15,156	3.00%	$0
A-017-111	919587 1110		WATERFRONT LANDINGS C	RAMSEY STEPHEN D+JONES ANN	2000 ALASKAN WAY	DH2/55		251,024	885	MULTI-FAMILY DWELLING	$531,000	MULTI-FAMILY DWELLING	$546,930	$15,930	3.00%	$0
A-017-112	919587 1120		WATERFRONT LANDINGS C	SLOSS ANDREW	2000 ALASKAN WAY	DH2/55		251,024	885	MULTI-FAMILY DWELLING	$531,000	MULTI-FAMILY DWELLING	$546,930	$15,930	3.00%	$0
A-017-113	919587 1130		WATERFRONT LANDINGS C	RAMSEY STEPHEN D+JONES ANN	2000 ALASKAN WAY	DH2/55		251,024	1,269	MULTI-FAMILY DWELLING	$761,400	MULTI-FAMILY DWELLING	$784,242	$22,842	3.00%	$0
A-017-114	919587 1140		WATERFRONT LANDINGS C	VANKINSBERGEN JON R+DANA D	2000 ALASKAN WAY	DH2/55		251,024	1,122	MULTI-FAMILY DWELLING	$673,200	MULTI-FAMILY DWELLING	$693,396	$20,196	3.00%	$0
A-017-115	919587 1150		WATERFRONT LANDINGS C	STEVENS ROBERT S+LYNN R	2000 ALASKAN WAY	DH2/55		251,024	1,591	MULTI-FAMILY DWELLING	$994,375	MULTI-FAMILY DWELLING	$1,024,206	$29,831	3.00%	$0
A-017-116	919587 1160		WATERFRONT LANDINGS C	DUKE DARRYL+KATHLEEN	2000 ALASKAN WAY	DH2/55		251,024	1,451	MULTI-FAMILY DWELLING	$906,875	MULTI-FAMILY DWELLING	$934,081	$27,206	3.00%	$0
A-017-117	919587 1170		WATERFRONT LANDINGS C	LEE CHARLES B	2000 ALASKAN WAY	DH2/55		251,024	861	MULTI-FAMILY DWELLING	$516,600	MULTI-FAMILY DWELLING	$532,098	$15,498	3.00%	$0
A-017-118	919587 1180		WATERFRONT LANDINGS C	REEVES KAREL D	2000 ALASKAN WAY	DH2/55		251,024	1,012	MULTI-FAMILY DWELLING	$607,200	MULTI-FAMILY DWELLING	$625,416	$18,216	3.00%	$0
A-017-119	919587 1190		WATERFRONT LANDINGS C	BLOOM JENNIFER MICHELLE	2000 ALASKAN WAY	DH2/55		251,024	859	MULTI-FAMILY DWELLING	$515,400	MULTI-FAMILY DWELLING	$530,862	$15,462	3.00%	$0
A-017-120	919587 1200		WATERFRONT LANDINGS C	NYHUS TAMERA R	2000 ALASKAN WAY	DH2/55		251,024	784	MULTI-FAMILY DWELLING	$470,400	MULTI-FAMILY DWELLING	$484,512	$14,112	3.00%	$0
A-017-121	919587 1210		WATERFRONT LANDINGS C	PINELLI JUAN M	2000 ALASKAN WAY	DH2/55		251,024	834	MULTI-FAMILY DWELLING	$500,400	MULTI-FAMILY DWELLING	$515,412	$15,012	3.00%	$0
A-017-122	919587 1220		WATERFRONT LANDINGS C	HAINES WILLIAM L	2000 ALASKAN WAY	DH2/55		251,024	885	MULTI-FAMILY DWELLING	$531,000	MULTI-FAMILY DWELLING	$546,930	$15,930	3.00%	$0
A-017-123	919587 1230		WATERFRONT LANDINGS C	DWYER DAVID & NANCY	2000 ALASKAN WAY	DH2/55		251,024	1,266	MULTI-FAMILY DWELLING	$759,600	MULTI-FAMILY DWELLING	$782,388	$22,788	3.00%	$0
A-017-124	919587 1240		WATERFRONT LANDINGS C	JONES THOMAS M+PATRICIA A	2000 ALASKAN WAY	DH2/55		251,024	1,121	MULTI-FAMILY DWELLING	$672,600	MULTI-FAMILY DWELLING	$692,778	$20,178	3.00%	$0
A-017-125	919587 1250		WATERFRONT LANDINGS C	EYRE DAVID R+SUSAN C	2000 ALASKAN WAY	DH2/55		251,024	1,589	MULTI-FAMILY DWELLING	$993,125	MULTI-FAMILY DWELLING	$1,022,919	$29,794	3.00%	$0
A-017-126	919587 1260		WATERFRONT LANDINGS C	KITTILSON DONA D	2000 ALASKAN WAY	DH2/55		251,024	1,453	MULTI-FAMILY DWELLING	$908,125	MULTI-FAMILY DWELLING	$935,369	$27,244	3.00%	$0
A-017-127	919587 1270		WATERFRONT LANDINGS C	CHENG DAVID J	2000 ALASKAN WAY	DH2/55		251,024	842	MULTI-FAMILY DWELLING	$547,300	MULTI-FAMILY DWELLING	$563,719	$16,419	3.00%	$0
A-017-128	919587 1280		WATERFRONT LANDINGS C	WILSON HERMAN K III	2000 ALASKAN WAY	DH2/55		251,024	647	MULTI-FAMILY DWELLING	$420,550	MULTI-FAMILY DWELLING	$433,166	$12,616	3.00%	$0
A-017-129	919587 1290		WATERFRONT LANDINGS C	HULITAR MARY TRUST C/O NOWL	2000 ALASKAN WAY	DH2/55		251,024	1,110	MULTI-FAMILY DWELLING	$721,500	MULTI-FAMILY DWELLING	$743,145	$21,645	3.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
A-017-130	919587 1300		WATERFRONT LANDINGS C	MERLINO GARY+DONNA	2000 ALASKAN WAY	DH2/55		251,024	2,803	MULTI-FAMILY DWELLING	$1,751,875	MULTI-FAMILY DWELLING	$1,804,431	$52,556	3.00%	$0
A-017-131	919587 1310		WATERFRONT LANDINGS C	KACZMAREK WILLIAM J+VIRGINI	2000 ALASKAN WAY	DH2/55		251,024	1,358	MULTI-FAMILY DWELLING	$916,650	MULTI-FAMILY DWELLING	$944,149	$27,499	3.00%	$0
A-017-132	919587 1320		WATERFRONT LANDINGS C	MESSNER SANDRA	2000 ALASKAN WAY	DH2/55		251,024	861	MULTI-FAMILY DWELLING	$559,650	MULTI-FAMILY DWELLING	$576,439	$16,789	3.00%	$0
A-017-133	919587 1330		WATERFRONT LANDINGS C	LEVERTY VERNON E+GRETCHEN-T	2000 ALASKAN WAY	DH2/55		251,024	1,012	MULTI-FAMILY DWELLING	$657,800	MULTI-FAMILY DWELLING	$677,534	$19,734	3.00%	$0
A-017-134	919587 1340		WATERFRONT LANDINGS C	MARTIN PREBEN+NICOLE	2000 ALASKAN WAY	DH2/55		251,024	859	MULTI-FAMILY DWELLING	$558,350	MULTI-FAMILY DWELLING	$575,100	$16,750	3.00%	$0
A-017-135	919587 1350		WATERFRONT LANDINGS C	MORENO STEPHEN E+MARY J	2000 ALASKAN WAY	DH2/55		251,024	784	MULTI-FAMILY DWELLING	$509,600	MULTI-FAMILY DWELLING	$524,888	$15,288	3.00%	$0
A-017-136	919587 1360		WATERFRONT LANDINGS C	BROWN DORTHY BARSCH+BROWN R	2000 ALASKAN WAY	DH2/55		251,024	591	MULTI-FAMILY DWELLING	$384,150	MULTI-FAMILY DWELLING	$395,674	$11,524	3.00%	$0
A-017-137	919587 1370		WATERFRONT LANDINGS C	BERTRAND ANTHONY P	2000 ALASKAN WAY	DH2/55		251,024	1,114	MULTI-FAMILY DWELLING	$724,100	MULTI-FAMILY DWELLING	$745,823	$21,723	3.00%	$0
A-017-138	919587 1380		WATERFRONT LANDINGS C	HENDERSON JEFFREY D	2000 ALASKAN WAY	DH2/55		251,024	1,116	MULTI-FAMILY DWELLING	$725,400	MULTI-FAMILY DWELLING	$747,162	$21,762	3.00%	$0
A-017-139	919587 1390		WATERFRONT LANDINGS C	POLLOCK SANDRA J	2000 ALASKAN WAY	DH2/55		251,024	1,358	MULTI-FAMILY DWELLING	$916,650	MULTI-FAMILY DWELLING	$944,149	$27,499	3.00%	$0
A-017-140	919587 1400		WATERFRONT LANDINGS C	ON THE ROCK 98040 LLC	2000 ALASKAN WAY	DH2/55		251,024	1,653	MULTI-FAMILY DWELLING	$1,115,775	MULTI-FAMILY DWELLING	$1,149,248	$33,473	3.00%	$0
A-017-141	919587 1410		WATERFRONT LANDINGS C	STEDMAN DAVID W+SUZANNE H	2000 ALASKAN WAY	DH2/55		251,024	842	MULTI-FAMILY DWELLING	$568,350	MULTI-FAMILY DWELLING	$585,400	$17,050	3.00%	$0
A-017-142	919587 1420		WATERFRONT LANDINGS C	SPRINGATE STEPHEN C	2000 ALASKAN WAY	DH2/55		251,024	710	MULTI-FAMILY DWELLING	$479,250	MULTI-FAMILY DWELLING	$493,627	$14,377	3.00%	$0
A-017-143	919587 1430		WATERFRONT LANDINGS C	CAYCE ROGER	2000 ALASKAN WAY	DH2/55		251,024	2,146	MULTI-FAMILY DWELLING	$1,448,550	MULTI-FAMILY DWELLING	$1,492,006	$43,456	3.00%	$0
A-017-144	919587 1440		WATERFRONT LANDINGS C	G & J INVESTMENT PROERTIES	2000 ALASKAN WAY	DH2/55		251,024	1,724	MULTI-FAMILY DWELLING	$1,163,700	MULTI-FAMILY DWELLING	$1,198,611	$34,911	3.00%	$0
A-017-145	919587 1450		WATERFRONT LANDINGS C	LOOMANS DORINDA	2000 ALASKAN WAY	DH2/55		251,024	748	MULTI-FAMILY DWELLING	$486,200	MULTI-FAMILY DWELLING	$500,786	$14,586	3.00%	$0
A-017-146	919587 1460		WATERFRONT LANDINGS C	BOZIED SHARYN	2000 ALASKAN WAY	DH2/55		251,024	753	MULTI-FAMILY DWELLING	$489,450	MULTI-FAMILY DWELLING	$504,133	$14,683	3.00%	$0
A-017-147	919587 1470		WATERFRONT LANDINGS C	YUEN SUNNY	2000 ALASKAN WAY	DH2/55		251,024	784	MULTI-FAMILY DWELLING	$529,200	MULTI-FAMILY DWELLING	$545,076	$15,876	3.00%	$0
A-017-148	919587 1480		WATERFRONT LANDINGS C	CRAIG KEVIN C	2000 ALASKAN WAY	DH2/55		251,024	834	MULTI-FAMILY DWELLING	$542,100	MULTI-FAMILY DWELLING	$558,363	$16,263	3.00%	$0
A-017-149	919587 1490		WATERFRONT LANDINGS C	VAN KINSBERGEN AUDREY-TTEE	2000 ALASKAN WAY	DH2/55		251,024	2,156	MULTI-FAMILY DWELLING	$1,455,300	MULTI-FAMILY DWELLING	$1,498,959	$43,659	3.00%	$0
A-017-150	919587 1500		WATERFRONT LANDINGS C	OSTERMAN DAVID A	2000 ALASKAN WAY	DH2/55		251,024	1,567	MULTI-FAMILY DWELLING	$1,057,725	MULTI-FAMILY DWELLING	$1,089,457	$31,732	3.00%	$0
A-017-151	919587 1510		WATERFRONT LANDINGS C	CARLIN PAT	2000 ALASKAN WAY	DH2/55		251,024	1,086	MULTI-FAMILY DWELLING	$651,600	MULTI-FAMILY DWELLING	$671,148	$19,548	3.00%	$0
A-017-152	919587 1520		WATERFRONT LANDINGS C	PAPE REBEKAH+PIETKA DAVID	2000 ALASKAN WAY	DH2/55		251,024	865	MULTI-FAMILY DWELLING	$519,000	MULTI-FAMILY DWELLING	$534,570	$15,570	3.00%	$0
A-017-153	919587 1530		WATERFRONT LANDINGS C	DUBOSE RICHARD+CHERYL	2000 ALASKAN WAY	DH2/55		251,024	586	MULTI-FAMILY DWELLING	$351,600	MULTI-FAMILY DWELLING	$362,148	$10,548	3.00%	$0
A-017-154	919587 1540		WATERFRONT LANDINGS C	RAYRU RAJGOPAL	2000 ALASKAN WAY	DH2/55		251,024	931	MULTI-FAMILY DWELLING	$558,600	MULTI-FAMILY DWELLING	$575,358	$16,758	3.00%	$0
A-017-155	919587 1550		WATERFRONT LANDINGS C	DUBOSE RICHARD+CHERYL	2000 ALASKAN WAY	DH2/55		251,024	727	MULTI-FAMILY DWELLING	$436,200	MULTI-FAMILY DWELLING	$449,286	$13,086	3.00%	$0
A-017-156	919587 1560		WATERFRONT LANDINGS C	HERRMANN KARL H	2000 ALASKAN WAY	DH2/55		251,024	808	MULTI-FAMILY DWELLING	$484,800	MULTI-FAMILY DWELLING	$499,344	$14,544	3.00%	$0
A-017-157	919587 1570		WATERFRONT LANDINGS C	ASHBURN MARK E	2000 ALASKAN WAY	DH2/55		251,024	1,160	MULTI-FAMILY DWELLING	$696,000	MULTI-FAMILY DWELLING	$716,880	$20,880	3.00%	$0
A-017-158	919587 1580		WATERFRONT LANDINGS C	DARROW FLOYD C	2000 ALASKAN WAY	DH2/55		251,024	1,363	MULTI-FAMILY DWELLING	$817,800	MULTI-FAMILY DWELLING	$842,334	$24,534	3.00%	$0
A-017-159	919587 1590		WATERFRONT LANDINGS C	ROESIJADI GURITNO+PAMELA K	2000 ALASKAN WAY	DH2/55		251,024	533	MULTI-FAMILY DWELLING	$319,800	MULTI-FAMILY DWELLING	$329,394	$9,594	3.00%	$0
A-017-160	919587 1600		WATERFRONT LANDINGS C	VARGHIS NINA+VARGHIS JACOB+	2000 ALASKAN WAY	DH2/55		251,024	1,127	MULTI-FAMILY DWELLING	$676,200	MULTI-FAMILY DWELLING	$696,486	$20,286	3.00%	$0
A-017-161	919587 1610		WATERFRONT LANDINGS C	PRATT DAVID R	2000 ALASKAN WAY	DH2/55		251,024	924	MULTI-FAMILY DWELLING	$554,400	MULTI-FAMILY DWELLING	$571,032	$16,632	3.00%	$0
A-017-162	919587 1620		WATERFRONT LANDINGS C	FREDERICK BRIAN EUGENE+ELIZ	2000 ALASKAN WAY	DH2/55		251,024	1,155	MULTI-FAMILY DWELLING	$693,000	MULTI-FAMILY DWELLING	$713,790	$20,790	3.00%	$0
A-017-163	919587 1630		WATERFRONT LANDINGS C	DANISHEK STEPHEN+DICLE TEZE	2000 ALASKAN WAY	DH2/55		251,024	1,049	MULTI-FAMILY DWELLING	$629,400	MULTI-FAMILY DWELLING	$648,282	$18,882	3.00%	$0
A-017-164	919587 1640		WATERFRONT LANDINGS C	YU HELI C TRUST	2000 ALASKAN WAY	DH2/55		251,024	1,364	MULTI-FAMILY DWELLING	$818,400	MULTI-FAMILY DWELLING	$842,952	$24,552	3.00%	$0
A-017-165	919587 1650		WATERFRONT LANDINGS C	ANDREASEN STEVEN W	2000 ALASKAN WAY	DH2/55		251,024	1,351	MULTI-FAMILY DWELLING	$810,600	MULTI-FAMILY DWELLING	$834,918	$24,318	3.00%	$0
A-017-166	919587 1660		WATERFRONT LANDINGS C	BRESLIN GLORIA	2000 ALASKAN WAY	DH2/55		251,024	1,086	MULTI-FAMILY DWELLING	$651,600	MULTI-FAMILY DWELLING	$671,148	$19,548	3.00%	$0
A-017-167	919587 1670		WATERFRONT LANDINGS C	LA MARLE CORINNE	2000 ALASKAN WAY	DH2/55		251,024	865	MULTI-FAMILY DWELLING	$519,000	MULTI-FAMILY DWELLING	$534,570	$15,570	3.00%	$0
A-017-168	919587 1680		WATERFRONT LANDINGS C	DICKSON JEFFREY L	2000 ALASKAN WAY	DH2/55		251,024	674	MULTI-FAMILY DWELLING	$404,400	MULTI-FAMILY DWELLING	$416,532	$12,132	3.00%	$0
A-017-169	919587 1690		WATERFRONT LANDINGS C	DEI IDA+COONEY	2000 ALASKAN WAY	DH2/55		251,024	719	MULTI-FAMILY DWELLING	$431,400	MULTI-FAMILY DWELLING	$444,342	$12,942	3.00%	$0
A-017-170	919587 1700		WATERFRONT LANDINGS C	CAO XIAOWEI+TIANHONG ZHANG	2000 ALASKAN WAY	DH2/55		251,024	931	MULTI-FAMILY DWELLING	$558,600	MULTI-FAMILY DWELLING	$575,358	$16,758	3.00%	$0
A-017-171	919587 1710		WATERFRONT LANDINGS C	SEAFELDT ALBERT C+MIWA S	2000 ALASKAN WAY	DH2/55		251,024	727	MULTI-FAMILY DWELLING	$436,200	MULTI-FAMILY DWELLING	$449,286	$13,086	3.00%	$0
A-017-172	919587 1720		WATERFRONT LANDINGS C	HERRMANN HANS H+HEIDI U	2000 ALASKAN WAY	DH2/55		251,024	808	MULTI-FAMILY DWELLING	$484,800	MULTI-FAMILY DWELLING	$499,344	$14,544	3.00%	$0
A-017-173	919587 1730		WATERFRONT LANDINGS C	ALFALFA LAND HOLDINGS LLC	2000 ALASKAN WAY	DH2/55		251,024	1,160	MULTI-FAMILY DWELLING	$696,000	MULTI-FAMILY DWELLING	$716,880	$20,880	3.00%	$0
A-017-174	919587 1740		WATERFRONT LANDINGS C	URE CAROL L	2000 ALASKAN WAY	DH2/55		251,024	1,445	MULTI-FAMILY DWELLING	$867,000	MULTI-FAMILY DWELLING	$893,010	$26,010	3.00%	$0
A-017-175	919587 1750		WATERFRONT LANDINGS C	CORBETT GERALD	2000 ALASKAN WAY	DH2/55		251,024	1,361	MULTI-FAMILY DWELLING	$816,600	MULTI-FAMILY DWELLING	$841,098	$24,498	3.00%	$0
A-017-176	919587 1760		WATERFRONT LANDINGS C	MOORE DAVID G+LINDA C	2000 ALASKAN WAY	DH2/55		251,024	692	MULTI-FAMILY DWELLING	$415,200	MULTI-FAMILY DWELLING	$427,656	$12,456	3.00%	$0
A-017-177	919587 1770		WATERFRONT LANDINGS C	SANCHEZ BRENDA	2000 ALASKAN WAY	DH2/55		251,024	1,127	MULTI-FAMILY DWELLING	$676,200	MULTI-FAMILY DWELLING	$696,486	$20,286	3.00%	$0
A-017-178	919587 1780		WATERFRONT LANDINGS C	ISBISTER GERALD S	2000 ALASKAN WAY	DH2/55		251,024	924	MULTI-FAMILY DWELLING	$554,400	MULTI-FAMILY DWELLING	$571,032	$16,632	3.00%	$0
A-017-179	919587 1790		WATERFRONT LANDINGS C	KELLEY BRENDAN H+ROBERT W K	2000 ALASKAN WAY	DH2/55		251,024	1,155	MULTI-FAMILY DWELLING	$693,000	MULTI-FAMILY DWELLING	$713,790	$20,790	3.00%	$0
A-017-180	919587 1800		WATERFRONT LANDINGS C	ROUSH THOMAS D+VIDICH LILI	2000 ALASKAN WAY	DH2/55		251,024	1,141	MULTI-FAMILY DWELLING	$684,600	MULTI-FAMILY DWELLING	$705,138	$20,538	3.00%	$0
A-017-181	919587 1810		WATERFRONT LANDINGS C	STEWART LAURA LEE	2000 ALASKAN WAY	DH2/55		251,024	1,392	MULTI-FAMILY DWELLING	$835,200	MULTI-FAMILY DWELLING	$860,256	$25,056	3.00%	$0
A-017-182	919587 1820		WATERFRONT LANDINGS C	SINGH INDER P+TOKHI JASPAL	2000 ALASKAN WAY	DH2/55		251,024	1,353	MULTI-FAMILY DWELLING	$811,800	MULTI-FAMILY DWELLING	$836,154	$24,354	3.00%	$0
A-017-183	919587 1830		WATERFRONT LANDINGS C	CLAY CHARLOTTE	2000 ALASKAN WAY	DH2/55		251,024	1,086	MULTI-FAMILY DWELLING	$651,600	MULTI-FAMILY DWELLING	$671,148	$19,548	3.00%	$0
A-017-184	919587 1840		WATERFRONT LANDINGS C	DA RENTALS LLC	2000 ALASKAN WAY	DH2/55		251,024	865	MULTI-FAMILY DWELLING	$519,000	MULTI-FAMILY DWELLING	$534,570	$15,570	3.00%	$0
A-017-185	919587 1850		WATERFRONT LANDINGS C	GUISE ANN JEANNETTE	2000 ALASKAN WAY	DH2/55		251,024	674	MULTI-FAMILY DWELLING	$404,400	MULTI-FAMILY DWELLING	$416,532	$12,132	3.00%	$0
A-017-186	919587 1860		WATERFRONT LANDINGS C	BAIGAS RAYMOND H	2000 ALASKAN WAY	DH2/55		251,024	719	MULTI-FAMILY DWELLING	$431,400	MULTI-FAMILY DWELLING	$444,342	$12,942	3.00%	$0
A-017-187	919587 1870		WATERFRONT LANDINGS C	DUDE CORNELIA E	2000 ALASKAN WAY	DH2/55		251,024	931	MULTI-FAMILY DWELLING	$558,600	MULTI-FAMILY DWELLING	$575,358	$16,758	3.00%	$0
A-017-188	919587 1880		WATERFRONT LANDINGS C	JOHNSON ANDREW L+CARRI L WC	2000 ALASKAN WAY	DH2/55		251,024	727	MULTI-FAMILY DWELLING	$436,200	MULTI-FAMILY DWELLING	$449,286	$13,086	3.00%	$0
A-017-189	919587 1890		WATERFRONT LANDINGS C	LORI GILL+ASSOC. WINDERMERE	2000 ALASKAN WAY	DH2/55		251,024	808	MULTI-FAMILY DWELLING	$484,800	MULTI-FAMILY DWELLING	$499,344	$14,544	3.00%	$0
A-017-190	919587 1900		WATERFRONT LANDINGS C	MARQUIS WILLIAM+LUZ VEGA-MA	2000 ALASKAN WAY	DH2/55		251,024	1,160	MULTI-FAMILY DWELLING	$696,000	MULTI-FAMILY DWELLING	$716,880	$20,880	3.00%	$0
A-017-191	919587 1910		WATERFRONT LANDINGS C	SATO RAY	2000 ALASKAN WAY	DH2/55		251,024	1,445	MULTI-FAMILY DWELLING	$903,125	MULTI-FAMILY DWELLING	$930,219	$27,094	3.00%	$0
A-017-192	919587 1920		WATERFRONT LANDINGS C	ARANGO JOAQUIN & SUZANNE	2000 ALASKAN WAY	DH2/55		251,024	1,490	MULTI-FAMILY DWELLING	$931,250	MULTI-FAMILY DWELLING	$959,187	$27,937	3.00%	$0
A-017-193	919587 1930		WATERFRONT LANDINGS C	RODRIGUEZ STEPHANIE N	2000 ALASKAN WAY	DH2/55		251,024	692	MULTI-FAMILY DWELLING	$415,200	MULTI-FAMILY DWELLING	$427,656	$12,456	3.00%	$0
A-017-194	919587 1940		WATERFRONT LANDINGS C	DEGRACIA CESAR P+ROSARIO T	2000 ALASKAN WAY	DH2/55		251,024	1,127	MULTI-FAMILY DWELLING	$676,200	MULTI-FAMILY DWELLING	$696,486	$20,286	3.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
A-017-195	919587 1950		WATERFRONT LANDINGS C	KUPYN ROBERT K	2000 ALASKAN WAY	DH2/55		251,024	924	MULTI-FAMILY DWELLING	$554,400	MULTI-FAMILY DWELLING	$571,032	$16,632	3.00%	$0
A-017-196	919587 1960		WATERFRONT LANDINGS C	GRAF GARY	2000 ALASKAN WAY	DH2/55		251,024	1,155	MULTI-FAMILY DWELLING	$693,000	MULTI-FAMILY DWELLING	$713,790	$20,790	3.00%	$0
A-017-197	919587 1970		WATERFRONT LANDINGS C	COGEN KENNETH	2000 ALASKAN WAY	DH2/55		251,024	1,141	MULTI-FAMILY DWELLING	$684,600	MULTI-FAMILY DWELLING	$705,138	$20,538	3.00%	$0
A-017-198	919587 1980		WATERFRONT LANDINGS C	WILLIAMS JAMES C	2000 ALASKAN WAY	DH2/55		251,024	1,392	MULTI-FAMILY DWELLING	$870,000	MULTI-FAMILY DWELLING	$896,100	$26,100	3.00%	$0
A-017-199	919587 1990		WATERFRONT LANDINGS C	MAHONEY M	2000 ALASKAN WAY	DH2/55		251,024	1,477	MULTI-FAMILY DWELLING	$923,125	MULTI-FAMILY DWELLING	$950,819	$27,694	3.00%	$0
A-017-200	919587 2000		WATERFRONT LANDINGS C	PALMER EDWARD "NED" P	2000 ALASKAN WAY	DH2/55		251,024	1,086	MULTI-FAMILY DWELLING	$705,900	MULTI-FAMILY DWELLING	$727,077	$21,177	3.00%	$0
A-017-201	919587 2010		WATERFRONT LANDINGS C	FREDERICK FAMILY PROPERTIES	2000 ALASKAN WAY	DH2/55		251,024	865	MULTI-FAMILY DWELLING	$562,250	MULTI-FAMILY DWELLING	$579,117	$16,867	3.00%	$0
A-017-202	919587 2020		WATERFRONT LANDINGS C	LIU CRISTIAN C	2000 ALASKAN WAY	DH2/55		251,024	674	MULTI-FAMILY DWELLING	$438,100	MULTI-FAMILY DWELLING	$451,243	$13,143	3.00%	$0
A-017-203	919587 2030		WATERFRONT LANDINGS C	KRUEGER HENNER+KAREN	2000 ALASKAN WAY	DH2/55		251,024	719	MULTI-FAMILY DWELLING	$467,350	MULTI-FAMILY DWELLING	$481,370	$14,020	3.00%	$0
A-017-204	919587 2040		WATERFRONT LANDINGS C	KOH JOY	2000 ALASKAN WAY	DH2/55		251,024	931	MULTI-FAMILY DWELLING	$605,150	MULTI-FAMILY DWELLING	$623,304	$18,154	3.00%	$0
A-017-205	919587 2050		WATERFRONT LANDINGS C	BEHRENDS MARTIN A	2000 ALASKAN WAY	DH2/55		251,024	727	MULTI-FAMILY DWELLING	$472,550	MULTI-FAMILY DWELLING	$486,726	$14,176	3.00%	$0
A-017-206	919587 2060		WATERFRONT LANDINGS C	NICHOL WALTER PAUL+LINDA JO	2000 ALASKAN WAY	DH2/55		251,024	808	MULTI-FAMILY DWELLING	$525,200	MULTI-FAMILY DWELLING	$540,956	$15,756	3.00%	$0
A-017-207	919587 2070		WATERFRONT LANDINGS C	CHAN ELSIE H	2000 ALASKAN WAY	DH2/55		251,024	1,160	MULTI-FAMILY DWELLING	$754,000	MULTI-FAMILY DWELLING	$776,620	$22,620	3.00%	$0
A-017-208	919587 2080		WATERFRONT LANDINGS C	FREISATZ WAYNE+NANCY AUREN	2000 ALASKAN WAY	DH2/55		251,024	1,460	MULTI-FAMILY DWELLING	$985,500	MULTI-FAMILY DWELLING	$1,015,065	$29,565	3.00%	$0
A-017-209	919587 2090		WATERFRONT LANDINGS C	CFO INC	2000 ALASKAN WAY	DH2/55		251,024	1,505	MULTI-FAMILY DWELLING	$1,015,875	MULTI-FAMILY DWELLING	$1,046,351	$30,476	3.00%	$0
A-017-210	919587 2100		WATERFRONT LANDINGS C	ABILEAH SHAHAF+PNINA STRASB	2000 ALASKAN WAY	DH2/55		251,024	692	MULTI-FAMILY DWELLING	$449,800	MULTI-FAMILY DWELLING	$463,294	$13,494	3.00%	$0
A-017-211	919587 2110		WATERFRONT LANDINGS C	ODUJINRIN KOLAPO+MOROUNRANT	2000 ALASKAN WAY	DH2/55		251,024	1,127	MULTI-FAMILY DWELLING	$732,550	MULTI-FAMILY DWELLING	$754,526	$21,976	3.00%	$0
A-017-212	919587 2120		WATERFRONT LANDINGS C	GERMANY MARY K	2000 ALASKAN WAY	DH2/55		251,024	924	MULTI-FAMILY DWELLING	$600,600	MULTI-FAMILY DWELLING	$618,618	$18,018	3.00%	$0
A-017-213	919587 2130		WATERFRONT LANDINGS C	CHENG THERESA Y	2000 ALASKAN WAY	DH2/55		251,024	1,155	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$773,272	$22,522	3.00%	$0
A-017-214	919587 2140		WATERFRONT LANDINGS C	FUJIMOTO MARCIA K+KEENE DAV	2000 ALASKAN WAY	DH2/55		251,024	1,141	MULTI-FAMILY DWELLING	$741,650	MULTI-FAMILY DWELLING	$763,899	$22,249	3.00%	$0
A-017-215	919587 2150		WATERFRONT LANDINGS C	RUBENSTEIN ANDREW H+LINSEY	2000 ALASKAN WAY	DH2/55		251,024	1,407	MULTI-FAMILY DWELLING	$949,725	MULTI-FAMILY DWELLING	$978,217	$28,492	3.00%	$0
A-017-216	919587 2160		WATERFRONT LANDINGS C	ROGOWSKI GARY F+SHARYL A	2000 ALASKAN WAY	DH2/55		251,024	1,493	MULTI-FAMILY DWELLING	$1,007,775	MULTI-FAMILY DWELLING	$1,038,008	$30,233	3.00%	$0
A-017-217	919587 2170		WATERFRONT LANDINGS C	HEARNE RODNEY L & JILL T	2000 ALASKAN WAY	DH2/55		251,024	1,086	MULTI-FAMILY DWELLING	$705,900	MULTI-FAMILY DWELLING	$727,077	$21,177	3.00%	$0
A-017-218	919587 2180		WATERFRONT LANDINGS C	DIW REAL ESTATE LLC	2000 ALASKAN WAY	DH2/55		251,024	865	MULTI-FAMILY DWELLING	$562,250	MULTI-FAMILY DWELLING	$579,117	$16,867	3.00%	$0
A-017-219	919587 2190		WATERFRONT LANDINGS C	MAZZULLA SHAUNA M	2000 ALASKAN WAY	DH2/55		251,024	674	MULTI-FAMILY DWELLING	$438,100	MULTI-FAMILY DWELLING	$451,243	$13,143	3.00%	$0
A-017-220	919587 2200		WATERFRONT LANDINGS C	MAGNUM FINANCIAL LLC	2000 ALASKAN WAY	DH2/55		251,024	719	MULTI-FAMILY DWELLING	$467,350	MULTI-FAMILY DWELLING	$481,370	$14,020	3.00%	$0
A-017-221	919587 2210		WATERFRONT LANDINGS C	USTAS MARY T	2000 ALASKAN WAY	DH2/55		251,024	931	MULTI-FAMILY DWELLING	$605,150	MULTI-FAMILY DWELLING	$623,304	$18,154	3.00%	$0
A-017-222	919587 2220		WATERFRONT LANDINGS C	PAYAN AARON+CARRIE	2000 ALASKAN WAY	DH2/55		251,024	727	MULTI-FAMILY DWELLING	$472,550	MULTI-FAMILY DWELLING	$486,726	$14,176	3.00%	$0
A-017-223	919587 2230		WATERFRONT LANDINGS C	FUENTES LOURDES+MCNAMARA WI	2000 ALASKAN WAY	DH2/55		251,024	808	MULTI-FAMILY DWELLING	$525,200	MULTI-FAMILY DWELLING	$540,956	$15,756	3.00%	$0
A-017-224	919587 2240		WATERFRONT LANDINGS C	HORTON HEATH A	2000 ALASKAN WAY	DH2/55		251,024	1,160	MULTI-FAMILY DWELLING	$754,000	MULTI-FAMILY DWELLING	$776,620	$22,620	3.00%	$0
A-017-225	919587 2250		WATERFRONT LANDINGS C	SUTTON PAMELA L_BETCHER SUS	2000 ALASKAN WAY	DH2/55		251,024	3,143	MULTI-FAMILY DWELLING	$1,964,375	MULTI-FAMILY DWELLING	$2,023,306	$58,931	3.00%	$0
A-017-226	919587 2260		WATERFRONT LANDINGS C	HORTON HEATH	2000 ALASKAN WAY	DH2/55		251,024	692	MULTI-FAMILY DWELLING	$467,100	MULTI-FAMILY DWELLING	$481,113	$14,013	3.00%	$0
A-017-227	919587 2270		WATERFRONT LANDINGS C	COUDEN RONALD P	2000 ALASKAN WAY	DH2/55		251,024	1,127	MULTI-FAMILY DWELLING	$732,550	MULTI-FAMILY DWELLING	$754,526	$21,976	3.00%	$0
A-017-228	919587 2280		WATERFRONT LANDINGS C	CORBETT GERALD L	2000 ALASKAN WAY	DH2/55		251,024	924	MULTI-FAMILY DWELLING	$600,600	MULTI-FAMILY DWELLING	$618,618	$18,018	3.00%	$0
A-017-229	919587 2290		WATERFRONT LANDINGS C	KRIVONAK NEIL	2000 ALASKAN WAY	DH2/55		251,024	1,155	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$773,272	$22,522	3.00%	$0
A-017-230	919587 2300		WATERFRONT LANDINGS C	SIGURJONSSON SHIRLEY	2000 ALASKAN WAY	DH2/55		251,024	1,141	MULTI-FAMILY DWELLING	$741,650	MULTI-FAMILY DWELLING	$763,899	$22,249	3.00%	$0
A-017-231	919587 2310		WATERFRONT LANDINGS C	SPENCE GROUP INC	2000 ALASKAN WAY	DH2/55		251,024	1,407	MULTI-FAMILY DWELLING	$984,900	MULTI-FAMILY DWELLING	$1,014,447	$29,547	3.00%	$0
A-017-232	919587 2320		WATERFRONT LANDINGS C	BARNES NICHOLAS P+MATTHEW P	2000 ALASKAN WAY	DH2/55		251,024	1,493	MULTI-FAMILY DWELLING	$1,045,100	MULTI-FAMILY DWELLING	$1,076,453	$31,353	3.00%	$0
A-043	919590 0000		WATERFRONT PLACE BUILDING RESIDENTIAL CONDOMINIUM		1009 WESTERN AVE	DMC-170	35,978	329,398	178,269	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
A-043-001	919590 0010		WATERFRONT PLACE BUILD	WATERFRONT ASSET MANAGER	1009 WESTERN AVE	DMC-170	-	178,269	178,269	MULTI-FAMILY DWELLING	$87,015,000	MULTI-FAMILY DWELLING	$89,451,420	$2,436,420	2.80%	$0
A-043-002	919590 0020		WATERFRONT PLACE BUILD	WHITEHEAD ROY M+RHONDA N	1009 WESTERN AVE	DMC-170		38,520	1,656	MULTI-FAMILY DWELLING	$1,242,000	MULTI-FAMILY DWELLING	$1,276,155	$34,155	2.75%	$0
A-043-003	919590 0030		WATERFRONT PLACE BUILD	SORRIN LEONARD H+DEASY KATH	1009 WESTERN AVE	DMC-170		38,520	1,345	MULTI-FAMILY DWELLING	$1,042,375	MULTI-FAMILY DWELLING	$1,071,040	$28,665	2.75%	$0
A-043-004	919590 0040		WATERFRONT PLACE BUILD	BARBIERI RICHARD L	1009 WESTERN AVE	DMC-170		38,520	3,711	MULTI-FAMILY DWELLING	$3,061,575	MULTI-FAMILY DWELLING	$3,145,768	$84,193	2.75%	$0
A-043-005	919590 0050		WATERFRONT PLACE BUILD	WAGONFELD JAMES+JUDITH B	1009 WESTERN AVE	DMC-170		38,520	1,797	MULTI-FAMILY DWELLING	$1,482,525	MULTI-FAMILY DWELLING	$1,523,294	$40,769	2.75%	$0
A-043-006	919590 0060		WATERFRONT PLACE BUILD	FOSSIL INVESTMENTS LTD	1009 WESTERN AVE	DMC-170		38,520	1,775	MULTI-FAMILY DWELLING	$1,464,375	MULTI-FAMILY DWELLING	$1,504,645	$40,270	2.75%	$0
A-043-007	919590 0070		WATERFRONT PLACE BUILD	MCWILLIAMS MARY O	1009 WESTERN AVE	DMC-170		38,520	2,114	MULTI-FAMILY DWELLING	$1,744,050	MULTI-FAMILY DWELLING	$1,792,011	$47,961	2.75%	$0
A-043-008	919590 0080		WATERFRONT PLACE BUILD	EVARTS KATE	1009 WESTERN AVE	DMC-170		38,520	1,440	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,146,690	$30,690	2.75%	$0
A-043-009	919590 0090		WATERFRONT PLACE BUILD	BOSCO LLC	1009 WESTERN AVE	DMC-170		38,520	1,407	MULTI-FAMILY DWELLING	$1,055,250	MULTI-FAMILY DWELLING	$1,084,269	$29,019	2.75%	$0
A-043-010	919590 0100		WATERFRONT PLACE BUILD	BOSCO LLC	1009 WESTERN AVE	DMC-170		38,520	1,450	MULTI-FAMILY DWELLING	$1,087,500	MULTI-FAMILY DWELLING	$1,117,406	$29,906	2.75%	$0
A-043-011	919590 0110		WATERFRONT PLACE BUILD	MEYER PAUL+HUNTER SARAH	1009 WESTERN AVE	DMC-170		38,520	1,653	MULTI-FAMILY DWELLING	$1,239,750	MULTI-FAMILY DWELLING	$1,273,843	$34,093	2.75%	$0
A-043-012	919590 0120		WATERFRONT PLACE BUILD	BEZ NICHOLAS J	1009 WESTERN AVE	DMC-170		38,520	1,972	MULTI-FAMILY DWELLING	$1,479,000	MULTI-FAMILY DWELLING	$1,519,672	$40,672	2.75%	$0
A-043-013	919590 0130		WATERFRONT PLACE BUILD	HEYDT CYNTHIA L (TTEE)	1009 WESTERN AVE	DMC-170		38,520	1,684	MULTI-FAMILY DWELLING	$1,389,300	MULTI-FAMILY DWELLING	$1,427,506	$38,206	2.75%	$0
A-043-014	919590 0140		WATERFRONT PLACE BUILD	CARPENTER ISABEL FOSTER	1009 WESTERN AVE	DMC-170		38,520	1,574	MULTI-FAMILY DWELLING	$1,298,550	MULTI-FAMILY DWELLING	$1,334,260	$35,710	2.75%	$0
A-043-015	919590 0150		WATERFRONT PLACE BUILD	STANSBURY MICHAEL E	1009 WESTERN AVE	DMC-170		38,520	2,361	MULTI-FAMILY DWELLING	$1,947,825	MULTI-FAMILY DWELLING	$2,001,390	$53,565	2.75%	$0
A-043-016	919590 0160		WATERFRONT PLACE BUILD	DONOVAN MARK C	1009 WESTERN AVE	DMC-170		38,520	1,837	MULTI-FAMILY DWELLING	$1,515,525	MULTI-FAMILY DWELLING	$1,557,202	$41,677	2.75%	$0
A-043-017	919590 0170		WATERFRONT PLACE BUILD	SATHER FAMILY LLC	1009 WESTERN AVE	DMC-170		38,520	2,370	MULTI-FAMILY DWELLING	$1,955,250	MULTI-FAMILY DWELLING	$2,009,019	$53,769	2.75%	$0
A-043-018	919590 0180		WATERFRONT PLACE BUILD	FONG JUDITH A	1009 WESTERN AVE	DMC-170		38,520	2,595	MULTI-FAMILY DWELLING	$2,140,875	MULTI-FAMILY DWELLING	$2,199,749	$58,874	2.75%	$0
A-043-019	919590 0190		WATERFRONT PLACE BUILD	FOX LESLIE	1009 WESTERN AVE	DMC-170		38,520	1,819	MULTI-FAMILY DWELLING	$1,500,675	MULTI-FAMILY DWELLING	$1,541,944	$41,269	2.75%	$0
A-043-020	919590 0200		WATERFRONT PLACE BUILD	GIELEN ANTON P+KAREN N	1009 WESTERN AVE	DMC-170		38,520	2,024	MULTI-FAMILY DWELLING	$1,669,800	MULTI-FAMILY DWELLING	$1,715,719	$45,919	2.75%	$0
A-043-021	919590 0210		WATERFRONT PLACE BUILD	MAGNANO JAMES	1009 WESTERN AVE	DMC-170		38,520	169	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,687	$687	2.75%	$0
A-043-022	919590 0220		WATERFRONT PLACE BUILD	MAGNANO JAMES	1009 WESTERN AVE	DMC-170		38,520	149	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,687	$687	2.75%	$0
A-043-023	919590 0230		WATERFRONT PLACE BUILD	DONOVAN MARK C	1009 WESTERN AVE	DMC-170		38,520	201	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,687	$687	2.75%	$0
A-043-024	919590 0240		WATERFRONT PLACE BUILD	MAGNANO JAMES	1009 WESTERN AVE	DMC-170		38,520	178	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,687	$687	2.75%	$0
A-043-025	919590 0250		WATERFRONT PLACE BUILD	MCPHERSON ANNE SETAL	1009 WESTERN AVE	DMC-170		38,520	169	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,687	$687	2.75%	$0
A-043-026	919590 0260		WATERFRONT PLACE BUILD	MCWILLIAMS MARY	1009 WESTERN AVE	DMC-170		38,520	172	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,687	$687	2.75%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
A-043-027	919590 0270		WATERFRONT PLACE BUILD	FOSSIL INVESTMENTS LTD	1009 WESTERN AVE	DMC-170		38,520	168	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,687	$687	2.75%	$0
A-043-028	919590 0280		WATERFRONT PLACE BUILD	STANSBURY MICHAEL & MARY JO	1009 WESTERN AVE	DMC-170		38,520	172	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,687	$687	2.75%	$0
A-043-029	919590 0290		WATERFRONT PLACE BUILD	GIELEN ANOTN P+KAREN N	1009 WESTERN AVE	DMC-170		38,520	177	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,687	$687	2.75%	$0
B-099	780200 0000		SITE 17		2500 WESTERN AVE	DMR/C 95/75	28,800	113,262	-	RETAIL/WHOLESALE	$0	RETAIL/WHOLESALE	$0	$0	0.00%	$0
B-099-001	780200 0010		SITE 17	PARK SEUNG DONG+EUN-HO	2500 WESTERN AVE	DMR/C 95/75		113,262	1,328	RETAIL/WHOLESALE	$509,900	RETAIL/WHOLESALE	$509,900	$0	0.00%	$0
B-099-002	780200 0020		SITE 17	YI KI W+HETTY S	2500 WESTERN AVE	DMR/C 95/75		113,262	978	RETAIL/WHOLESALE	$390,500	RETAIL/WHOLESALE	$391,476	$976	0.25%	$0
B-099-003	780200 0030		SITE 17	FILIPI GENCI+OLLGA	2500 WESTERN AVE	DMR/C 95/75		113,262	516	RETAIL/WHOLESALE	$214,000	RETAIL/WHOLESALE	$214,535	$535	0.25%	$0
B-099-004	780200 0040		SITE 17	TAN VENUS	2500 WESTERN AVE	DMR/C 95/75		113,262	525	RETAIL/WHOLESALE	$262,500	RETAIL/WHOLESALE	$262,500	$0	0.00%	$0
B-099-005	780200 0050		SITE 17	SCHMITT STACEY R	2500 WESTERN AVE	DMR/C 95/75		113,262	578	RETAIL/WHOLESALE	$289,000	RETAIL/WHOLESALE	$289,000	$0	0.00%	$0
B-099-006	780200 0060		SITE 17	LEVI NOAM+ESTER RAIF-	2500 WESTERN AVE	DMR/C 95/75		113,262	606	RETAIL/WHOLESALE	$303,000	RETAIL/WHOLESALE	$303,000	$0	0.00%	$0
B-099-007	780200 0070		SITE 17	BOSTAIN BARRY B	2500 WESTERN AVE	DMR/C 95/75		113,262	620	RETAIL/WHOLESALE	$310,000	RETAIL/WHOLESALE	$310,000	$0	0.00%	$0
B-099-008	780200 0080		SITE 17	BOYLAN SUSAN A	2500 WESTERN AVE	DMR/C 95/75		113,262	634	RETAIL/WHOLESALE	$317,000	RETAIL/WHOLESALE	$317,000	$0	0.00%	$0
B-099-009	780200 0090		SITE 17	MALNICK JULLIANNE+EDITH	2500 WESTERN AVE	DMR/C 95/75		113,262	641	RETAIL/WHOLESALE	$320,500	RETAIL/WHOLESALE	$320,500	$0	0.00%	$0
B-099-010	780200 0100		SITE 17	KOU PAULINE+ADAM	2500 WESTERN AVE	DMR/C 95/75		113,262	553	RETAIL/WHOLESALE	$276,500	RETAIL/WHOLESALE	$276,500	$0	0.00%	$0
B-099-011	780200 0110		SITE 17	VOGT ANTHONY J	2500 WESTERN AVE	DMR/C 95/75		113,262	553	RETAIL/WHOLESALE	$276,500	RETAIL/WHOLESALE	$276,500	$0	0.00%	$0
B-099-012	780200 0120		SITE 17	LIAN XI	2500 WESTERN AVE	DMR/C 95/75		113,262	553	RETAIL/WHOLESALE	$276,500	RETAIL/WHOLESALE	$276,500	$0	0.00%	$0
B-099-013	780200 0130		SITE 17	GERBER ZANE+PEARL+DAVID A+A	2500 WESTERN AVE	DMR/C 95/75		113,262	553	RETAIL/WHOLESALE	$276,500	RETAIL/WHOLESALE	$276,500	$0	0.00%	$0
B-099-014	780200 0140		SITE 17	MEHLHAFF KEVIN	2500 WESTERN AVE	DMR/C 95/75		113,262	762	RETAIL/WHOLESALE	$381,000	RETAIL/WHOLESALE	$381,000	$0	0.00%	$0
B-099-015	780200 0150		SITE 17	LE THAO	2500 WESTERN AVE	DMR/C 95/75		113,262	496	RETAIL/WHOLESALE	$248,000	RETAIL/WHOLESALE	$248,000	$0	0.00%	$0
B-099-016	780200 0160		SITE 17	WO TATMAN STEPHEN+MYLENE E	2500 WESTERN AVE	DMR/C 95/75		113,262	511	RETAIL/WHOLESALE	$281,050	RETAIL/WHOLESALE	$281,050	$0	0.00%	$0
B-099-017	780200 0170		SITE 17	GUNDUC MESUT	2500 WESTERN AVE	DMR/C 95/75		113,262	764	RETAIL/WHOLESALE	$420,200	RETAIL/WHOLESALE	$420,200	$0	0.00%	$0
B-099-018	780200 0180		SITE 17	CHANG WEN-HSING	2500 WESTERN AVE	DMR/C 95/75		113,262	585	RETAIL/WHOLESALE	$292,500	RETAIL/WHOLESALE	$292,500	$0	0.00%	$0
B-099-019	780200 0190		SITE 17	GUPTA SADHANA	2500 WESTERN AVE	DMR/C 95/75		113,262	612	RETAIL/WHOLESALE	$306,000	RETAIL/WHOLESALE	$306,000	$0	0.00%	$0
B-099-020	780200 0200		SITE 17	KONISHI CHINATSU	2500 WESTERN AVE	DMR/C 95/75		113,262	554	RETAIL/WHOLESALE	$277,000	RETAIL/WHOLESALE	$277,000	$0	0.00%	$0
B-099-021	780200 0210		SITE 17	PINNOW WENDY A+WESTERBACK K	2500 WESTERN AVE	DMR/C 95/75		113,262	518	RETAIL/WHOLESALE	$310,800	RETAIL/WHOLESALE	$310,800	$0	0.00%	$0
B-099-022	780200 0220		SITE 17	JOHNSON KENT	2500 WESTERN AVE	DMR/C 95/75		113,262	772	RETAIL/WHOLESALE	$463,200	RETAIL/WHOLESALE	$463,200	$0	0.00%	$0
B-099-023	780200 0230		SITE 17	HANSEN DENNIS	2500 WESTERN AVE	DMR/C 95/75		113,262	588	RETAIL/WHOLESALE	$294,000	RETAIL/WHOLESALE	$294,000	$0	0.00%	$0
B-099-024	780200 0240		SITE 17	PENAICH SATNAM	2500 WESTERN AVE	DMR/C 95/75		113,262	612	RETAIL/WHOLESALE	$306,000	RETAIL/WHOLESALE	$306,000	$0	0.00%	$0
B-099-025	780200 0250		SITE 17	CHITWOOD MIKE+RENEE	2500 WESTERN AVE	DMR/C 95/75		113,262	630	RETAIL/WHOLESALE	$315,000	RETAIL/WHOLESALE	$315,000	$0	0.00%	$0
B-099-026	780200 0260		SITE 17	BUI TU-UYEN+PETRUSH JOHN R	2500 WESTERN AVE	DMR/C 95/75		113,262	519	RETAIL/WHOLESALE	$337,350	RETAIL/WHOLESALE	$337,350	$0	0.00%	$0
B-099-027	780200 0270		SITE 17	OSTDICK LUIS	2500 WESTERN AVE	DMR/C 95/75		113,262	775	RETAIL/WHOLESALE	$503,750	RETAIL/WHOLESALE	$503,750	$0	0.00%	$0
B-099-028	780200 0280		SITE 17	CARFIZZI PATRICK J	2500 WESTERN AVE	DMR/C 95/75		113,262	588	RETAIL/WHOLESALE	$308,700	RETAIL/WHOLESALE	$308,700	$0	0.00%	$0
B-099-029	780200 0290		SITE 17	SORENSON THOMAS	2500 WESTERN AVE	DMR/C 95/75		113,262	612	RETAIL/WHOLESALE	$321,300	RETAIL/WHOLESALE	$321,300	$0	0.00%	$0
B-099-030	780200 0300		SITE 17	SITES KATHERINE	2500 WESTERN AVE	DMR/C 95/75		113,262	630	RETAIL/WHOLESALE	$330,750	RETAIL/WHOLESALE	$330,750	$0	0.00%	$0
B-099-031	780200 0310		SITE 17	COLEGROVE SHELLIE A+STANLEY	2500 WESTERN AVE	DMR/C 95/75		113,262	502	RETAIL/WHOLESALE	$338,850	RETAIL/WHOLESALE	$338,850	$0	0.00%	$0
B-099-032	780200 0320		SITE 17	TARIQ MIR A	2500 WESTERN AVE	DMR/C 95/75		113,262	757	RETAIL/WHOLESALE	$510,975	RETAIL/WHOLESALE	$510,975	$0	0.00%	$0
B-099-033	780200 0330		SITE 17	RAHEJA VIKRAM	2500 WESTERN AVE	DMR/C 95/75		113,262	592	RETAIL/WHOLESALE	$310,800	RETAIL/WHOLESALE	$310,800	$0	0.00%	$0
B-099-034	780200 0340		SITE 17	MAINS JENNIFER	2500 WESTERN AVE	DMR/C 95/75		113,262	614	RETAIL/WHOLESALE	$322,350	RETAIL/WHOLESALE	$322,350	$0	0.00%	$0
B-099-035	780200 0350		SITE 17	LI JIAOJIAO	2500 WESTERN AVE	DMR/C 95/75		113,262	639	RETAIL/WHOLESALE	$335,475	RETAIL/WHOLESALE	$335,475	$0	0.00%	$0
B-099-036	780200 0360		SITE 17	SORGATZ MICHAEL	2500 WESTERN AVE	DMR/C 95/75		113,262	728	RETAIL/WHOLESALE	$364,000	RETAIL/WHOLESALE	$364,910	$910	0.25%	$0
B-099-037	780200 0370		SITE 17	HAN SIMON	2500 WESTERN AVE	DMR/C 95/75		113,262	723	RETAIL/WHOLESALE	$361,500	RETAIL/WHOLESALE	$362,404	$904	0.25%	$0
B-099-038	780200 0380		SITE 17	PHILION PAUL J	2500 WESTERN AVE	DMR/C 95/75		113,262	983	RETAIL/WHOLESALE	$491,500	RETAIL/WHOLESALE	$492,729	$1,229	0.25%	$0
B-099-039	780200 0390		SITE 17	ZIEGLER CHRISTOPHER R	2500 WESTERN AVE	DMR/C 95/75		113,262	893	RETAIL/WHOLESALE	$446,500	RETAIL/WHOLESALE	$447,616	$1,116	0.25%	$0
B-099-040	780200 0400		SITE 17	LADUCA ANDREW+KIMBERLY	2500 WESTERN AVE	DMR/C 95/75		113,262	896	RETAIL/WHOLESALE	$448,000	RETAIL/WHOLESALE	$449,120	$1,120	0.25%	$0
B-099-041	780200 0410		SITE 17	KINGSLEY PETER+ALEXANDRA E	2500 WESTERN AVE	DMR/C 95/75		113,262	896	RETAIL/WHOLESALE	$448,000	RETAIL/WHOLESALE	$449,120	$1,120	0.25%	$0
B-099-042	780200 0420		SITE 17	BAUMAN & WILLIAMS	2500 WESTERN AVE	DMR/C 95/75		113,262	887	RETAIL/WHOLESALE	$443,500	RETAIL/WHOLESALE	$444,609	$1,109	0.25%	$0
B-099-043	780200 0430		SITE 17	MCCLAIN MICHAEL E	2500 WESTERN AVE	DMR/C 95/75		113,262	873	RETAIL/WHOLESALE	$436,500	RETAIL/WHOLESALE	$437,591	$1,091	0.25%	$0
B-099-044	780200 0440		SITE 17	SORENSEN ANDREW O	2500 WESTERN AVE	DMR/C 95/75		113,262	873	RETAIL/WHOLESALE	$436,500	RETAIL/WHOLESALE	$437,591	$1,091	0.25%	$0
B-099-045	780200 0450		SITE 17	BECK MATTHEW A+DRIELL SARA	2500 WESTERN AVE	DMR/C 95/75		113,262	887	RETAIL/WHOLESALE	$443,500	RETAIL/WHOLESALE	$444,609	$1,109	0.25%	$0
B-099-046	780200 0460		SITE 17	BURGIN WALKER S+CHIN ALLISO	2500 WESTERN AVE	DMR/C 95/75		113,262	894	RETAIL/WHOLESALE	$447,000	RETAIL/WHOLESALE	$448,117	$1,117	0.25%	$0
B-099-047	780200 0470		SITE 17	MEYER JERRY+NINA ZINGALE	2500 WESTERN AVE	DMR/C 95/75		113,262	894	RETAIL/WHOLESALE	$447,000	RETAIL/WHOLESALE	$448,117	$1,117	0.25%	$0
B-099-048	780200 0480		SITE 17	SENG KEVIN Y	2500 WESTERN AVE	DMR/C 95/75		113,262	887	RETAIL/WHOLESALE	$443,500	RETAIL/WHOLESALE	$444,609	$1,109	0.25%	$0
B-099-049	780200 0490		SITE 17	HALL JUDSON A	2500 WESTERN AVE	DMR/C 95/75		113,262	819	RETAIL/WHOLESALE	$409,500	RETAIL/WHOLESALE	$410,524	$1,024	0.25%	$0
B-099-050	780200 0500		SITE 17	FUKUDA KAYKO E	2500 WESTERN AVE	DMR/C 95/75		113,262	723	RETAIL/WHOLESALE	$361,500	RETAIL/WHOLESALE	$362,404	$904	0.25%	$0
B-099-051	780200 0510		SITE 17	KUMAR RAJIVE+KAVITHA KANUGA	2500 WESTERN AVE	DMR/C 95/75		113,262	723	RETAIL/WHOLESALE	$361,500	RETAIL/WHOLESALE	$362,404	$904	0.25%	$0
B-099-052	780200 0520		SITE 17	AMSTEP LLC	2500 WESTERN AVE	DMR/C 95/75		113,262	589	RETAIL/WHOLESALE	$323,950	RETAIL/WHOLESALE	$324,760	$810	0.25%	$0
B-099-053	780200 0530		SITE 17	CLIBBORN ERICA	2500 WESTERN AVE	DMR/C 95/75		113,262	547	RETAIL/WHOLESALE	$300,850	RETAIL/WHOLESALE	$301,602	$752	0.25%	$0
B-099-054	780200 0540		SITE 17	FUENTES JOSEPH W	2500 WESTERN AVE	DMR/C 95/75		113,262	1,048	RETAIL/WHOLESALE	$576,400	RETAIL/WHOLESALE	$577,841	$1,441	0.25%	$0
B-099-055	780200 0550		SITE 17	DOLEAC KAREN	2500 WESTERN AVE	DMR/C 95/75		113,262	649	RETAIL/WHOLESALE	$324,500	RETAIL/WHOLESALE	$325,311	$811	0.25%	$0
B-099-056	780200 0560		SITE 17	WANG YADONG	2500 WESTERN AVE	DMR/C 95/75		113,262	653	RETAIL/WHOLESALE	$326,500	RETAIL/WHOLESALE	$327,316	$816	0.25%	$0
B-099-057	780200 0570		SITE 17	DYE PRESTON S+KRISTINE N	2500 WESTERN AVE	DMR/C 95/75		113,262	639	RETAIL/WHOLESALE	$319,500	RETAIL/WHOLESALE	$320,299	$799	0.25%	$0
B-099-058	780200 0580		SITE 17	JENKINS SCOTT A & MEGAN L	2500 WESTERN AVE	DMR/C 95/75		113,262	639	RETAIL/WHOLESALE	$319,500	RETAIL/WHOLESALE	$320,299	$799	0.25%	$0
B-099-059	780200 0590		SITE 17	LEE ANNE J	2500 WESTERN AVE	DMR/C 95/75		113,262	638	RETAIL/WHOLESALE	$319,000	RETAIL/WHOLESALE	$319,797	$797	0.25%	$0
B-099-060	780200 0600		SITE 17	MOK SIN U	2500 WESTERN AVE	DMR/C 95/75		113,262	638	RETAIL/WHOLESALE	$319,000	RETAIL/WHOLESALE	$319,797	$797	0.25%	$0
B-099-061	780200 0610		SITE 17	MURPHY PAUL J+DE CHANDRALEK	2500 WESTERN AVE	DMR/C 95/75		113,262	1,058	RETAIL/WHOLESALE	$555,450	RETAIL/WHOLESALE	$556,839	$1,389	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-099-062	780200 0620		SITE 17	LANGE BRAD W	2500 WESTERN AVE	DMR/C 95/75		113,262	548	RETAIL/WHOLESALE	$287,700	RETAIL/WHOLESALE	$288,419	$719	0.25%	$0
B-099-063	780200 0630		SITE 17	GUO JEREMY	2500 WESTERN AVE	DMR/C 95/75		113,262	548	RETAIL/WHOLESALE	$287,700	RETAIL/WHOLESALE	$288,419	$719	0.25%	$0
B-099-064	780200 0640		SITE 17	DICKERSON KEVIN	2500 WESTERN AVE	DMR/C 95/75		113,262	548	RETAIL/WHOLESALE	$287,700	RETAIL/WHOLESALE	$288,419	$719	0.25%	$0
B-099-065	780200 0650		SITE 17	SEEGER BERNARD	2500 WESTERN AVE	DMR/C 95/75		113,262	548	RETAIL/WHOLESALE	$287,700	RETAIL/WHOLESALE	$288,419	$719	0.25%	$0
B-099-066	780200 0660		SITE 17	NJOROGE MARGARET W	2500 WESTERN AVE	DMR/C 95/75		113,262	548	RETAIL/WHOLESALE	$287,700	RETAIL/WHOLESALE	$288,419	$719	0.25%	$0
B-099-067	780200 0670		SITE 17	RODRIGUES ALWYN	2500 WESTERN AVE	DMR/C 95/75		113,262	644	RETAIL/WHOLESALE	$338,100	RETAIL/WHOLESALE	$338,945	$845	0.25%	$0
B-099-068	780200 0680		SITE 17	GELOSE J JAMES P+NANCY	2500 WESTERN AVE	DMR/C 95/75		113,262	599	RETAIL/WHOLESALE	$299,500	RETAIL/WHOLESALE	$300,249	$749	0.25%	$0
B-099-069	780200 0690		SITE 17	WU ZHIQIN+WEN WANG	2500 WESTERN AVE	DMR/C 95/75		113,262	597	RETAIL/WHOLESALE	$298,500	RETAIL/WHOLESALE	$299,246	$746	0.25%	$0
B-099-070	780200 0700		SITE 17	CHIRO FARAY+SARA J	2500 WESTERN AVE	DMR/C 95/75		113,262	685	RETAIL/WHOLESALE	$342,500	RETAIL/WHOLESALE	$343,356	$856	0.25%	$0
B-099-071	780200 0710		SITE 17	KIRBY KRISTOPHER Q+KATHERIN	2500 WESTERN AVE	DMR/C 95/75		113,262	550	RETAIL/WHOLESALE	$316,250	RETAIL/WHOLESALE	$317,041	$791	0.25%	$0
B-099-072	780200 0720		SITE 17	GULBERG LARRY+DEBBI	2500 WESTERN AVE	DMR/C 95/75		113,262	514	RETAIL/WHOLESALE	$295,550	RETAIL/WHOLESALE	$296,289	$739	0.25%	$0
B-099-073	780200 0730		SITE 17	DWYER FRANK J+DEBORAH A	2500 WESTERN AVE	DMR/C 95/75		113,262	1,048	RETAIL/WHOLESALE	$602,600	RETAIL/WHOLESALE	$604,106	$1,506	0.25%	$0
B-099-074	780200 0740		SITE 17	ZAZZI CHRISTOPHER+ALLISON	2500 WESTERN AVE	DMR/C 95/75		113,262	651	RETAIL/WHOLESALE	$325,500	RETAIL/WHOLESALE	$326,314	$814	0.25%	$0
B-099-075	780200 0750		SITE 17	LIMONGI HOMERO MACIEL	2500 WESTERN AVE	DMR/C 95/75		113,262	655	RETAIL/WHOLESALE	$327,500	RETAIL/WHOLESALE	$328,319	$819	0.25%	$0
B-099-076	780200 0760		SITE 17	PORTER LYNN	2500 WESTERN AVE	DMR/C 95/75		113,262	642	RETAIL/WHOLESALE	$321,000	RETAIL/WHOLESALE	$321,802	$802	0.25%	$0
B-099-077	780200 0770		SITE 17	MA KIET VINH	2500 WESTERN AVE	DMR/C 95/75		113,262	642	RETAIL/WHOLESALE	$321,000	RETAIL/WHOLESALE	$321,802	$802	0.25%	$0
B-099-078	780200 0780		SITE 17	BLEYER MICHAEL	2500 WESTERN AVE	DMR/C 95/75		113,262	642	RETAIL/WHOLESALE	$321,000	RETAIL/WHOLESALE	$321,802	$802	0.25%	$0
B-099-079	780200 0790		SITE 17	DOAN SON H+HUE T	2500 WESTERN AVE	DMR/C 95/75		113,262	642	RETAIL/WHOLESALE	$321,000	RETAIL/WHOLESALE	$321,802	$802	0.25%	$0
B-099-080	780200 0800		SITE 17	SALE TIMOTHY R+CHOW KELLY	2500 WESTERN AVE	DMR/C 95/75		113,262	1,055	RETAIL/WHOLESALE	$606,625	RETAIL/WHOLESALE	$608,142	$1,517	0.25%	$0
B-099-081	780200 0810		SITE 17	HARTMAN MCKENNA S	2500 WESTERN AVE	DMR/C 95/75		113,262	513	RETAIL/WHOLESALE	$294,975	RETAIL/WHOLESALE	$295,712	$737	0.25%	$0
B-099-082	780200 0820		SITE 17	KOTTENSTETTE NANCY	2500 WESTERN AVE	DMR/C 95/75		113,262	513	RETAIL/WHOLESALE	$282,150	RETAIL/WHOLESALE	$282,855	$705	0.25%	$0
B-099-083	780200 0830		SITE 17	BRUGH GARY+LORRAINE+SCHAEFE	2500 WESTERN AVE	DMR/C 95/75		113,262	516	RETAIL/WHOLESALE	$283,800	RETAIL/WHOLESALE	$284,509	$709	0.25%	$0
B-099-084	780200 0840		SITE 17	HENNE LUKAS	2500 WESTERN AVE	DMR/C 95/75		113,262	513	RETAIL/WHOLESALE	$282,150	RETAIL/WHOLESALE	$282,855	$705	0.25%	$0
B-099-085	780200 0850		SITE 17	BURMEISTER JOY	2500 WESTERN AVE	DMR/C 95/75		113,262	513	RETAIL/WHOLESALE	$282,150	RETAIL/WHOLESALE	$282,855	$705	0.25%	$0
B-099-086	780200 0860		SITE 17	JUDKINS PETER A	2500 WESTERN AVE	DMR/C 95/75		113,262	713	RETAIL/WHOLESALE	$392,150	RETAIL/WHOLESALE	$393,130	$980	0.25%	$0
B-099-087	780200 0870		SITE 17	WU RICHARD X+HONGYIN+XU ZHI	2500 WESTERN AVE	DMR/C 95/75		113,262	623	RETAIL/WHOLESALE	$311,500	RETAIL/WHOLESALE	$312,279	$779	0.25%	$0
B-099-088	780200 0880		SITE 17	YU YUE	2500 WESTERN AVE	DMR/C 95/75		113,262	621	RETAIL/WHOLESALE	$310,500	RETAIL/WHOLESALE	$311,276	$776	0.25%	$0
B-099-089	780200 0890		SITE 17	ROED NEIL J -TTEE	2500 WESTERN AVE	DMR/C 95/75		113,262	713	RETAIL/WHOLESALE	$356,500	RETAIL/WHOLESALE	$357,391	$891	0.25%	$0
B-099-090	780200 0900		SITE 17	MORRIS KEVIN J+NICOLE V	2500 WESTERN AVE	DMR/C 95/75		113,262	550	RETAIL/WHOLESALE	$330,000	RETAIL/WHOLESALE	$330,825	$825	0.25%	$0
B-099-091	780200 0910		SITE 17	ASHWIN SANTHA	2500 WESTERN AVE	DMR/C 95/75		113,262	514	RETAIL/WHOLESALE	$308,400	RETAIL/WHOLESALE	$309,171	$771	0.25%	$0
B-099-092	780200 0920		SITE 17	FEE ALLAN & SUSAN	2500 WESTERN AVE	DMR/C 95/75		113,262	1,048	RETAIL/WHOLESALE	$628,800	RETAIL/WHOLESALE	$630,372	$1,572	0.25%	$0
B-099-093	780200 0930		SITE 17	RAHEJA VIKRAM	2500 WESTERN AVE	DMR/C 95/75		113,262	651	RETAIL/WHOLESALE	$325,500	RETAIL/WHOLESALE	$326,314	$814	0.25%	$0
B-099-094	780200 0940		SITE 17	RAGUNATHAN NIGASAN	2500 WESTERN AVE	DMR/C 95/75		113,262	655	RETAIL/WHOLESALE	$327,500	RETAIL/WHOLESALE	$328,319	$819	0.25%	$0
B-099-095	780200 0950		SITE 17	LEE GAIN F+DANA D.C.	2500 WESTERN AVE	DMR/C 95/75		113,262	642	RETAIL/WHOLESALE	$321,000	RETAIL/WHOLESALE	$321,802	$802	0.25%	$0
B-099-096	780200 0960		SITE 17	YEUNG ALFRED CHI HUNG	2500 WESTERN AVE	DMR/C 95/75		113,262	642	RETAIL/WHOLESALE	$321,000	RETAIL/WHOLESALE	$321,802	$802	0.25%	$0
B-099-097	780200 0970		SITE 17	WILD SILAS THAYER IV	2500 WESTERN AVE	DMR/C 95/75		113,262	642	RETAIL/WHOLESALE	$321,000	RETAIL/WHOLESALE	$321,802	$802	0.25%	$0
B-099-098	780200 0980		SITE 17	ANDRESHAK CHRISTINE	2500 WESTERN AVE	DMR/C 95/75		113,262	642	RETAIL/WHOLESALE	$321,000	RETAIL/WHOLESALE	$321,802	$802	0.25%	$0
B-099-099	780200 0990		SITE 17	RAO AMAR	2500 WESTERN AVE	DMR/C 95/75		113,262	1,055	RETAIL/WHOLESALE	$659,375	RETAIL/WHOLESALE	$661,023	$1,648	0.25%	$0
B-099-100	780200 1000		SITE 17	HART DEBORAH LYNN	2500 WESTERN AVE	DMR/C 95/75		113,262	513	RETAIL/WHOLESALE	$307,800	RETAIL/WHOLESALE	$308,569	$769	0.25%	$0
B-099-101	780200 1010		SITE 17	LAVIN MATTHEW JAMES	2500 WESTERN AVE	DMR/C 95/75		113,262	513	RETAIL/WHOLESALE	$294,975	RETAIL/WHOLESALE	$295,712	$737	0.25%	$0
B-099-102	780200 1020		SITE 17	LE DECKER HOLLY	2500 WESTERN AVE	DMR/C 95/75		113,262	516	RETAIL/WHOLESALE	$296,700	RETAIL/WHOLESALE	$297,442	$742	0.25%	$0
B-099-103	780200 1030		SITE 17	MANHEIM PAUL	2500 WESTERN AVE	DMR/C 95/75		113,262	513	RETAIL/WHOLESALE	$294,975	RETAIL/WHOLESALE	$295,712	$737	0.25%	$0
B-099-104	780200 1040		SITE 17	BOYDELL THOMAS E	2500 WESTERN AVE	DMR/C 95/75		113,262	513	RETAIL/WHOLESALE	$294,975	RETAIL/WHOLESALE	$295,712	$737	0.25%	$0
B-099-105	780200 1050		SITE 17	DATTAGUPTA SHAHANA	2500 WESTERN AVE	DMR/C 95/75		113,262	713	RETAIL/WHOLESALE	$409,975	RETAIL/WHOLESALE	$411,000	$1,025	0.25%	$0
B-099-106	780200 1060		SITE 17	SINA VOSOOGHI+MALAKOUTIAN M	2500 WESTERN AVE	DMR/C 95/75		113,262	623	RETAIL/WHOLESALE	$311,500	RETAIL/WHOLESALE	$312,279	$779	0.25%	$0
B-099-107	780200 1070		SITE 17	DIMENSION TOWNHOUSES LLC	2500 WESTERN AVE	DMR/C 95/75		113,262	621	RETAIL/WHOLESALE	$310,500	RETAIL/WHOLESALE	$311,276	$776	0.25%	$0
B-099-108	780200 1080		SITE 17	MAN MOSES	2500 WESTERN AVE	DMR/C 95/75		113,262	713	RETAIL/WHOLESALE	$356,500	RETAIL/WHOLESALE	$357,391	$891	0.25%	$0
B-099-109	780200 1090		SITE 17	ORTON KEVIN J+DONNA L	2500 WESTERN AVE	DMR/C 95/75		113,262	550	RETAIL/WHOLESALE	$330,000	RETAIL/WHOLESALE	$330,825	$825	0.25%	$0
B-099-110	780200 1100		SITE 17	YU CHUN+CUI YAN	2500 WESTERN AVE	DMR/C 95/75		113,262	514	RETAIL/WHOLESALE	$308,400	RETAIL/WHOLESALE	$309,171	$771	0.25%	$0
B-099-111	780200 1110		SITE 17	PENSCO TRUST COMPANY CUSTOD	2500 WESTERN AVE	DMR/C 95/75		113,262	1,048	RETAIL/WHOLESALE	$655,000	RETAIL/WHOLESALE	$656,637	$1,637	0.25%	$0
B-099-112	780200 1120		SITE 17	BAGGETT ADAM+AMELIA	2500 WESTERN AVE	DMR/C 95/75		113,262	633	RETAIL/WHOLESALE	$395,625	RETAIL/WHOLESALE	$396,614	$989	0.25%	$0
B-099-113	780200 1130		SITE 17	CHONG SUSNA	2500 WESTERN AVE	DMR/C 95/75		113,262	632	RETAIL/WHOLESALE	$395,000	RETAIL/WHOLESALE	$395,987	$987	0.25%	$0
B-099-114	780200 1140		SITE 17	BIRKETT HOLLY	2500 WESTERN AVE	DMR/C 95/75		113,262	622	RETAIL/WHOLESALE	$388,750	RETAIL/WHOLESALE	$389,722	$972	0.25%	$0
B-099-115	780200 1150		SITE 17	MAYER PHILIP S+JENNIE K	2500 WESTERN AVE	DMR/C 95/75		113,262	885	RETAIL/WHOLESALE	$553,125	RETAIL/WHOLESALE	$554,508	$1,383	0.25%	$0
B-099-116	780200 1160		SITE 17	CHERBA ERIC	2500 WESTERN AVE	DMR/C 95/75		113,262	1,048	RETAIL/WHOLESALE	$655,000	RETAIL/WHOLESALE	$656,637	$1,637	0.25%	$0
B-099-117	780200 1170		SITE 17	KONSTANTARAS ANDREW G	2500 WESTERN AVE	DMR/C 95/75		113,262	1,178	RETAIL/WHOLESALE	$736,250	RETAIL/WHOLESALE	$738,091	$1,841	0.25%	$0
B-099-118	780200 1180		SITE 17	TIABO DORIAN	2500 WESTERN AVE	DMR/C 95/75		113,262	664	RETAIL/WHOLESALE	$398,400	RETAIL/WHOLESALE	$399,396	$996	0.25%	$0
B-099-119	780200 1190		SITE 17	ROEMER RE & EK	2500 WESTERN AVE	DMR/C 95/75		113,262	985	RETAIL/WHOLESALE	$591,000	RETAIL/WHOLESALE	$592,477	$1,477	0.25%	$0
B-099-120	780200 1200		SITE 17	SYLVESTER WESTON J & GREEN	2500 WESTERN AVE	DMR/C 95/75		113,262	982	RETAIL/WHOLESALE	$589,200	RETAIL/WHOLESALE	$590,673	$1,473	0.25%	$0
B-099-121	780200 1210		SITE 17	TERAI DENNIS W+PATRICIA A	2500 WESTERN AVE	DMR/C 95/75		113,262	675	RETAIL/WHOLESALE	$405,000	RETAIL/WHOLESALE	$406,012	$1,012	0.25%	$0
B-099-122	780200 1220		SITE 17	PEKIC ZOLTAN	2500 WESTERN AVE	DMR/C 95/75		113,262	863	RETAIL/WHOLESALE	$517,800	RETAIL/WHOLESALE	$519,094	$1,294	0.25%	$0
B-099-123	780200 1230		SITE 17	YIM ELAINE	2500 WESTERN AVE	DMR/C 95/75		113,262	994	RETAIL/WHOLESALE	$596,400	RETAIL/WHOLESALE	$597,891	$1,491	0.25%	$0
B-099-124	780200 1240		SITE 17	ZEUSMAN LLC	2500 WESTERN AVE	DMR/C 95/75		113,262	1,109	RETAIL/WHOLESALE	$665,400	RETAIL/WHOLESALE	$667,063	$1,663	0.25%	$0
B-099-125	780200 1250		SITE 17	HSU LILY+JAMES A HORNSBY	2500 WESTERN AVE	DMR/C 95/75		113,262	715	RETAIL/WHOLESALE	$429,000	RETAIL/WHOLESALE	$430,072	$1,072	0.25%	$0
B-099-126	780200 1260		SITE 17	ROGERS CHRISTOPHER J+CANDIC	2500 WESTERN AVE	DMR/C 95/75		113,262	550	RETAIL/WHOLESALE	$330,000	RETAIL/WHOLESALE	$330,825	$825	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-099-127	780200 1270		SITE 17	JUSUF FRANCIS	2500 WESTERN AVE	DMR/C 95/75		113,262	514	RETAIL/WHOLESALE	$308,400	RETAIL/WHOLESALE	**$309,171**	$771	0.25%	$0
B-099-128	780200 1280		SITE 17	WOO BENJAMIN M+VICKIE H -TT	2500 WESTERN AVE	DMR/C 95/75		113,262	1,048	RETAIL/WHOLESALE	$681,200	RETAIL/WHOLESALE	$682,903	$1,703	0.25%	$0
B-099-129	780200 1290		SITE 17	HUNG FAMILY TRUST	2500 WESTERN AVE	DMR/C 95/75		113,262	633	RETAIL/WHOLESALE	$411,450	RETAIL/WHOLESALE	$412,479	$1,029	0.25%	$0
B-099-130	780200 1300		SITE 17	LEE BARBARA M	2500 WESTERN AVE	DMR/C 95/75		113,262	632	RETAIL/WHOLESALE	$410,800	RETAIL/WHOLESALE	$411,827	$1,027	0.25%	$0
B-099-131	780200 1310		SITE 17	SZE JENNIE M	2500 WESTERN AVE	DMR/C 95/75		113,262	622	RETAIL/WHOLESALE	$404,300	RETAIL/WHOLESALE	$405,311	$1,011	0.25%	$0
B-099-132	780200 1320		SITE 17	VARMA AVTAR	2500 WESTERN AVE	DMR/C 95/75		113,262	864	RETAIL/WHOLESALE	$561,600	RETAIL/WHOLESALE	$563,004	$1,404	0.25%	$0
B-104	069900 0000		BELLTOWN COURT CONDOMINIUM		2414 1ST AVE	DMR/C 95/65	52,560	14,222	14,222	COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.25%	$0
B-104-001	069900 0010		BELLTOWN COURT CONDO I	BELLTOWN COURT	2414 1ST AVE	DMR/C 95/65	-	173,055	3,908	COMMERCIAL SERVICE	$1,500,500	COMMERCIAL SERVICE	$1,504,251	$3,751	0.25%	$0
B-104-002	069900 0020		BELLTOWN COURT CONDO I	BELLTOWN COURT	2414 1ST AVE	DMR/C 95/65		173,055	3,436	COMMERCIAL SERVICE	$1,319,300	COMMERCIAL SERVICE	$1,322,598	$3,298	0.25%	$0
B-104-003	069900 0030		BELLTOWN COURT CONDO I	BELLTOWN COURT	2414 1ST AVE	DMR/C 95/65		173,055	3,491	COMMERCIAL SERVICE	$1,340,400	COMMERCIAL SERVICE	$1,343,751	$3,351	0.25%	$0
B-104-004	069900 0040		BELLTOWN COURT CONDO I	BELLTOWN COURT	2414 1ST AVE	DMR/C 95/65		173,055	3,387	COMMERCIAL SERVICE	$1,340,400	COMMERCIAL SERVICE	$1,343,751	$3,351	0.25%	$0
B-104-005	069900 0050		BELLTOWN COURT CONDO I	BELLTOWN COURT HOA	2414 1ST AVE	DMR/C 95/65		173,055	470	COMMERCIAL SERVICE	$305,500	COMMERCIAL SERVICE	$306,264	$764	0.25%	$0
B-104-006	069900 0060		BELLTOWN COURT CONDO I	MUI WARREN	2414 1ST AVE	DMR/C 95/65		173,055	575	COMMERCIAL SERVICE	$373,750	COMMERCIAL SERVICE	$374,684	$934	0.25%	$0
B-104-007	069900 0070		BELLTOWN COURT CONDO I	MCDANIEL CHAD RAY	2414 1ST AVE	DMR/C 95/65		173,055	879	COMMERCIAL SERVICE	$571,350	COMMERCIAL SERVICE	$572,778	$1,428	0.25%	$0
B-104-008	069900 0080		BELLTOWN COURT CONDO I	BRUNDAGE NEIL+JIN	2414 1ST AVE	DMR/C 95/65		173,055	778	COMMERCIAL SERVICE	$505,700	COMMERCIAL SERVICE	$506,964	$1,264	0.25%	$0
B-104-009	069900 0090		BELLTOWN COURT CONDO I	ZOLTIE PAUL	2414 1ST AVE	DMR/C 95/65		173,055	641	COMMERCIAL SERVICE	$416,650	COMMERCIAL SERVICE	$417,692	$1,042	0.25%	$0
B-104-010	069900 0100		BELLTOWN COURT CONDO I	RAGAN BRIAN	2414 1ST AVE	DMR/C 95/65		173,055	627	COMMERCIAL SERVICE	$407,550	COMMERCIAL SERVICE	$408,569	$1,019	0.25%	$0
B-104-011	069900 0110		BELLTOWN COURT CONDO I	KLEIST DALE M+ANN L	2414 1ST AVE	DMR/C 95/65		173,055	466	COMMERCIAL SERVICE	$302,900	COMMERCIAL SERVICE	$303,657	$757	0.25%	$0
B-104-012	069900 0120		BELLTOWN COURT CONDO I	SRINIVASAN SATEESH K+GURU S	2414 1ST AVE	DMR/C 95/65		173,055	916	COMMERCIAL SERVICE	$618,300	COMMERCIAL SERVICE	$619,846	$1,546	0.25%	$0
B-104-013	069900 0130		BELLTOWN COURT CONDO I	JOY ALLISON & STEPHEN	2414 1ST AVE	DMR/C 95/65		173,055	631	COMMERCIAL SERVICE	$425,925	COMMERCIAL SERVICE	$426,990	$1,065	0.25%	$0
B-104-014	069900 0140		BELLTOWN COURT CONDO I	KEATON KATHRYN A	2414 1ST AVE	DMR/C 95/65		173,055	637	COMMERCIAL SERVICE	$429,975	COMMERCIAL SERVICE	$431,050	$1,075	0.25%	$0
B-104-015	069900 0150		BELLTOWN COURT CONDO I	COHEN MATTHEW A+SUSAN E	2414 1ST AVE	DMR/C 95/65		173,055	551	COMMERCIAL SERVICE	$371,925	COMMERCIAL SERVICE	$372,855	$930	0.25%	$0
B-104-016	069900 0160		BELLTOWN COURT CONDO I	HAMILTON MARK W+GRACE L	2414 1ST AVE	DMR/C 95/65		173,055	536	COMMERCIAL SERVICE	$361,800	COMMERCIAL SERVICE	$362,704	$904	0.25%	$0
B-104-017	069900 0170		BELLTOWN COURT CONDO I	DANIEL TRICIA D	2414 1ST AVE	DMR/C 95/65		173,055	551	COMMERCIAL SERVICE	$371,925	COMMERCIAL SERVICE	$372,855	$930	0.25%	$0
B-104-018	069900 0180		BELLTOWN COURT CONDO I	IGAWA COLIN F	2414 1ST AVE	DMR/C 95/65		173,055	637	COMMERCIAL SERVICE	$429,975	COMMERCIAL SERVICE	$431,050	$1,075	0.25%	$0
B-104-019	069900 0190		BELLTOWN COURT CONDO I	KNAPP BETH L	2414 1ST AVE	DMR/C 95/65		173,055	631	COMMERCIAL SERVICE	$425,925	COMMERCIAL SERVICE	$426,990	$1,065	0.25%	$0
B-104-020	069900 0200		BELLTOWN COURT CONDO I	SEAMSTER ROBERT A+KATHLEEN	2414 1ST AVE	DMR/C 95/65		173,055	916	COMMERCIAL SERVICE	$618,300	COMMERCIAL SERVICE	$619,846	$1,546	0.25%	$0
B-104-021	069900 0210		BELLTOWN COURT CONDO I	SPOMER CAROL A	2414 1ST AVE	DMR/C 95/65		173,055	466	COMMERCIAL SERVICE	$302,900	COMMERCIAL SERVICE	$303,657	$757	0.25%	$0
B-104-022	069900 0220		BELLTOWN COURT CONDO I	LEE KAREN	2414 1ST AVE	DMR/C 95/65		173,055	627	COMMERCIAL SERVICE	$407,550	COMMERCIAL SERVICE	$408,569	$1,019	0.25%	$0
B-104-023	069900 0230		BELLTOWN COURT CONDO I	KHOZIKOV EVGENIA	2414 1ST AVE	DMR/C 95/65		173,055	641	COMMERCIAL SERVICE	$416,650	COMMERCIAL SERVICE	$417,692	$1,042	0.25%	$0
B-104-024	069900 0240		BELLTOWN COURT CONDO I	AUSTIN CRAIG	2414 1ST AVE	DMR/C 95/65		173,055	683	COMMERCIAL SERVICE	$443,950	COMMERCIAL SERVICE	$445,060	$1,110	0.25%	$0
B-104-025	069900 0250		BELLTOWN COURT CONDO I	CARRIGAN DAVID	2414 1ST AVE	DMR/C 95/65		173,055	824	COMMERCIAL SERVICE	$535,600	COMMERCIAL SERVICE	$536,939	$1,339	0.25%	$0
B-104-026	069900 0260		BELLTOWN COURT CONDO I	GRASSO KAREN	2414 1ST AVE	DMR/C 95/65		173,055	741	COMMERCIAL SERVICE	$481,650	COMMERCIAL SERVICE	$482,854	$1,204	0.25%	$0
B-104-027	069900 0270		BELLTOWN COURT CONDO I	WATSON KATHLEEN M	2414 1ST AVE	DMR/C 95/65		173,055	470	COMMERCIAL SERVICE	$305,500	COMMERCIAL SERVICE	$306,264	$764	0.25%	$0
B-104-028	069900 0280		BELLTOWN COURT CONDO I	SLABAUGH DARRELL	2414 1ST AVE	DMR/C 95/65		173,055	575	COMMERCIAL SERVICE	$373,750	COMMERCIAL SERVICE	$374,684	$934	0.25%	$0
B-104-029	069900 0290		BELLTOWN COURT CONDO I	CHANEY CHRIS JARROD	2414 1ST AVE	DMR/C 95/65		173,055	879	COMMERCIAL SERVICE	$571,350	COMMERCIAL SERVICE	$572,778	$1,428	0.25%	$0
B-104-030	069900 0300		BELLTOWN COURT CONDO I	SIGURJONSSON JOHANN+SHIRLEY	2414 1ST AVE	DMR/C 95/65		173,055	778	COMMERCIAL SERVICE	$505,700	COMMERCIAL SERVICE	$506,964	$1,264	0.25%	$0
B-104-031	069900 0310		BELLTOWN COURT CONDO I	JORDAN CANDACE	2414 1ST AVE	DMR/C 95/65		173,055	641	COMMERCIAL SERVICE	$416,650	COMMERCIAL SERVICE	$417,692	$1,042	0.25%	$0
B-104-032	069900 0320		BELLTOWN COURT CONDO I	TOY STAN	2414 1ST AVE	DMR/C 95/65		173,055	627	COMMERCIAL SERVICE	$407,550	COMMERCIAL SERVICE	$408,569	$1,019	0.25%	$0
B-104-033	069900 0330		BELLTOWN COURT CONDO I	LANG JORDAN M	2414 1ST AVE	DMR/C 95/65		173,055	466	COMMERCIAL SERVICE	$314,550	COMMERCIAL SERVICE	$315,336	$786	0.25%	$0
B-104-034	069900 0340		BELLTOWN COURT CONDO I	JAIN VARUN+ARULMOZHI ANUSHA	2414 1ST AVE	DMR/C 95/65		173,055	916	COMMERCIAL SERVICE	$618,300	COMMERCIAL SERVICE	$619,846	$1,546	0.25%	$0
B-104-035	069900 0350		BELLTOWN COURT CONDO I	SU ANUSHA	2414 1ST AVE	DMR/C 95/65		173,055	631	COMMERCIAL SERVICE	$425,925	COMMERCIAL SERVICE	$426,990	$1,065	0.25%	$0
B-104-036	069900 0360		BELLTOWN COURT CONDO I	SARGENT DANIEL B+ELLEN V -T	2414 1ST AVE	DMR/C 95/65		173,055	637	COMMERCIAL SERVICE	$429,975	COMMERCIAL SERVICE	$431,050	$1,075	0.25%	$0
B-104-037	069900 0370		BELLTOWN COURT CONDO I	HARRISON SHERIDAN	2414 1ST AVE	DMR/C 95/65		173,055	551	COMMERCIAL SERVICE	$371,925	COMMERCIAL SERVICE	$372,855	$930	0.25%	$0
B-104-038	069900 0380		BELLTOWN COURT CONDO I	SUGIYAMA TAKEMI+HIROKO	2414 1ST AVE	DMR/C 95/65		173,055	536	COMMERCIAL SERVICE	$361,800	COMMERCIAL SERVICE	$362,704	$904	0.25%	$0
B-104-039	069900 0390		BELLTOWN COURT CONDO I	CHEUN VANNAK	2414 1ST AVE	DMR/C 95/65		173,055	551	COMMERCIAL SERVICE	$371,925	COMMERCIAL SERVICE	$372,855	$930	0.25%	$0
B-104-040	069900 0400		BELLTOWN COURT CONDO I	ALEXANDER REGINA C	2414 1ST AVE	DMR/C 95/65		173,055	637	COMMERCIAL SERVICE	$429,975	COMMERCIAL SERVICE	$431,050	$1,075	0.25%	$0
B-104-041	069900 0410		BELLTOWN COURT CONDO I	STORER CHARLES C	2414 1ST AVE	DMR/C 95/65		173,055	631	COMMERCIAL SERVICE	$425,925	COMMERCIAL SERVICE	$426,990	$1,065	0.25%	$0
B-104-042	069900 0420		BELLTOWN COURT CONDO I	RICHEN LLC	2414 1ST AVE	DMR/C 95/65		173,055	916	COMMERCIAL SERVICE	$618,300	COMMERCIAL SERVICE	$619,846	$1,546	0.25%	$0
B-104-043	069900 0430		BELLTOWN COURT CONDO I	ZENG SHUPING	2414 1ST AVE	DMR/C 95/65		173,055	466	COMMERCIAL SERVICE	$302,900	COMMERCIAL SERVICE	$303,657	$757	0.25%	$0
B-104-044	069900 0440		BELLTOWN COURT CONDO I	GUZMAN RYAN C	2414 1ST AVE	DMR/C 95/65		173,055	627	COMMERCIAL SERVICE	$407,550	COMMERCIAL SERVICE	$408,569	$1,019	0.25%	$0
B-104-045	069900 0450		BELLTOWN COURT CONDO I	REYES JEFFRIN E	2414 1ST AVE	DMR/C 95/65		173,055	641	COMMERCIAL SERVICE	$416,650	COMMERCIAL SERVICE	$417,692	$1,042	0.25%	$0
B-104-046	069900 0460		BELLTOWN COURT CONDO I	GRAYBEAL DOUGLAS H	2414 1ST AVE	DMR/C 95/65		173,055	778	COMMERCIAL SERVICE	$505,700	COMMERCIAL SERVICE	$506,964	$1,264	0.25%	$0
B-104-047	069900 0470		BELLTOWN COURT CONDO I	CARMODY DOYLE V JR+WONG TAN	2414 1ST AVE	DMR/C 95/65		173,055	879	COMMERCIAL SERVICE	$571,350	COMMERCIAL SERVICE	$572,778	$1,428	0.25%	$0
B-104-048	069900 0480		BELLTOWN COURT CONDO I	BAUR RON+KRISTIN	2414 1ST AVE	DMR/C 95/65		173,055	575	COMMERCIAL SERVICE	$373,750	COMMERCIAL SERVICE	$374,684	$934	0.25%	$0
B-104-049	069900 0490		BELLTOWN COURT CONDO I	KUIKEN MICHAEL+MCKENZIE	2414 1ST AVE	DMR/C 95/65		173,055	470	COMMERCIAL SERVICE	$305,500	COMMERCIAL SERVICE	$306,264	$764	0.25%	$0
B-104-050	069900 0500		BELLTOWN COURT CONDO I	KING SANDRA	2414 1ST AVE	DMR/C 95/65		173,055	741	COMMERCIAL SERVICE	$481,650	COMMERCIAL SERVICE	$482,854	$1,204	0.25%	$0
B-104-051	069900 0510		BELLTOWN COURT CONDO I	MOREY DAVID M	2414 1ST AVE	DMR/C 95/65		173,055	942	COMMERCIAL SERVICE	$612,300	COMMERCIAL SERVICE	$613,831	$1,531	0.25%	$0
B-104-052	069900 0520		BELLTOWN COURT CONDO I	KELLY ERIN T+MERIDETH B	2414 1ST AVE	DMR/C 95/65		173,055	470	COMMERCIAL SERVICE	$305,500	COMMERCIAL SERVICE	$306,264	$764	0.25%	$0
B-104-053	069900 0530		BELLTOWN COURT CONDO I	GILLESPIE RYAN NEIL	2414 1ST AVE	DMR/C 95/65		173,055	575	COMMERCIAL SERVICE	$373,750	COMMERCIAL SERVICE	$374,684	$934	0.25%	$0
B-104-054	069900 0540		BELLTOWN COURT CONDO I	EIVY ADAM DAVID+EIVY LENA E	2414 1ST AVE	DMR/C 95/65		173,055	879	COMMERCIAL SERVICE	$571,350	COMMERCIAL SERVICE	$572,778	$1,428	0.25%	$0
B-104-055	069900 0550		BELLTOWN COURT CONDO I	SANMARTIN GIOVANNA R	2414 1ST AVE	DMR/C 95/65		173,055	778	COMMERCIAL SERVICE	$505,700	COMMERCIAL SERVICE	$506,964	$1,264	0.25%	$0
B-104-056	069900 0560		BELLTOWN COURT CONDO I	BARNES DOUGLAS J+LINDA K	2414 1ST AVE	DMR/C 95/65		173,055	641	COMMERCIAL SERVICE	$416,650	COMMERCIAL SERVICE	$417,692	$1,042	0.25%	$0
B-104-057	069900 0570		BELLTOWN COURT CONDO I	KELL KARSTEN LEE+STEVENS KA	2414 1ST AVE	DMR/C 95/65		173,055	627	COMMERCIAL SERVICE	$407,550	COMMERCIAL SERVICE	$408,569	$1,019	0.25%	$0
B-104-058	069900 0580		BELLTOWN COURT CONDO I	KWAN ALICE PHO	2414 1ST AVE	DMR/C 95/65		173,055	466	COMMERCIAL SERVICE	$302,900	COMMERCIAL SERVICE	$303,657	$757	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Charge	Total Preliminary Assessment
B-104-059	069900 0590		BELLTOWN COURT CONDO	BALDERSON SHAUNA M	2414 1ST AVE	DMR/C 95/65		173,055	916	COMMERCIAL SERVICE	$618,300	COMMERCIAL SERVICE	$619,846	$1,546	0.25%	$0
B-104-060	069900 0600		BELLTOWN COURT CONDO	BERLINGUETTE DAVID	2414 1ST AVE	DMR/C 95/65		173,055	631	COMMERCIAL SERVICE	$425,925	COMMERCIAL SERVICE	$426,990	$1,065	0.25%	$0
B-104-061	069900 0610		BELLTOWN COURT CONDO	OSLUND JANET K	2414 1ST AVE	DMR/C 95/65		173,055	637	COMMERCIAL SERVICE	$429,975	COMMERCIAL SERVICE	$431,050	$1,075	0.25%	$0
B-104-062	069900 0620		BELLTOWN COURT CONDO	EATON DARIK G	2414 1ST AVE	DMR/C 95/65		173,055	551	COMMERCIAL SERVICE	$371,925	COMMERCIAL SERVICE	$372,855	$930	0.25%	$0
B-104-063	069900 0630		BELLTOWN COURT CONDO	TERRY ALICIA L	2414 1ST AVE	DMR/C 95/65		173,055	536	COMMERCIAL SERVICE	$361,800	COMMERCIAL SERVICE	$362,704	$904	0.25%	$0
B-104-064	069900 0640		BELLTOWN COURT CONDO	MA YUNJING	2414 1ST AVE	DMR/C 95/65		173,055	551	COMMERCIAL SERVICE	$371,925	COMMERCIAL SERVICE	$372,855	$930	0.25%	$0
B-104-065	069900 0650		BELLTOWN COURT CONDO	PALMER NANCY	2414 1ST AVE	DMR/C 95/65		173,055	637	COMMERCIAL SERVICE	$429,975	COMMERCIAL SERVICE	$431,050	$1,075	0.25%	$0
B-104-066	069900 0660		BELLTOWN COURT CONDO	LIU JUNMING	2414 1ST AVE	DMR/C 95/65		173,055	631	COMMERCIAL SERVICE	$425,925	COMMERCIAL SERVICE	$426,990	$1,065	0.25%	$0
B-104-067	069900 0670		BELLTOWN COURT CONDO	HERFORD PETER M	2414 1ST AVE	DMR/C 95/65		173,055	916	COMMERCIAL SERVICE	$618,300	COMMERCIAL SERVICE	$619,846	$1,546	0.25%	$0
B-104-068	069900 0680		BELLTOWN COURT CONDO	LOFSTEDT DARREN E	2414 1ST AVE	DMR/C 95/65		173,055	466	COMMERCIAL SERVICE	$302,900	COMMERCIAL SERVICE	$303,657	$757	0.25%	$0
B-104-069	069900 0690		BELLTOWN COURT CONDO	PATEL RUPA RAJIV	2414 1ST AVE	DMR/C 95/65		173,055	627	COMMERCIAL SERVICE	$407,550	COMMERCIAL SERVICE	$408,569	$1,019	0.25%	$0
B-104-070	069900 0700		BELLTOWN COURT CONDO	MILLS LEILA	2414 1ST AVE	DMR/C 95/65		173,055	641	COMMERCIAL SERVICE	$416,650	COMMERCIAL SERVICE	$417,692	$1,042	0.25%	$0
B-104-071	069900 0710		BELLTOWN COURT CONDO	HARDWICK JERRY+TROY	2414 1ST AVE	DMR/C 95/65		173,055	778	COMMERCIAL SERVICE	$505,700	COMMERCIAL SERVICE	$506,964	$1,264	0.25%	$0
B-104-072	069900 0720		BELLTOWN COURT CONDO	WAHID RAHNUMA+HOSSAIN SHEHA	2414 1ST AVE	DMR/C 95/65		173,055	879	COMMERCIAL SERVICE	$571,350	COMMERCIAL SERVICE	$572,778	$1,428	0.25%	$0
B-104-073	069900 0730		BELLTOWN COURT CONDO	BATRA AMIT+SATANGI VIVEK	2414 1ST AVE	DMR/C 95/65		173,055	575	COMMERCIAL SERVICE	$373,750	COMMERCIAL SERVICE	$374,684	$934	0.25%	$0
B-104-074	069900 0740		BELLTOWN COURT CONDO	ROSE ANDREA B	2414 1ST AVE	DMR/C 95/65		173,055	470	COMMERCIAL SERVICE	$305,500	COMMERCIAL SERVICE	$306,264	$764	0.25%	$0
B-104-075	069900 0750		BELLTOWN COURT CONDO	CHAN CHI KIT	2414 1ST AVE	DMR/C 95/65		173,055	942	COMMERCIAL SERVICE	$612,300	COMMERCIAL SERVICE	$613,831	$1,531	0.25%	$0
B-104-076	069900 0760		BELLTOWN COURT CONDO	HOSKIN BEVERLY	2414 1ST AVE	DMR/C 95/65		173,055	942	COMMERCIAL SERVICE	$612,300	COMMERCIAL SERVICE	$613,831	$1,531	0.25%	$0
B-104-077	069900 0770		BELLTOWN COURT CONDO	LO KARIN	2414 1ST AVE	DMR/C 95/65		173,055	470	COMMERCIAL SERVICE	$305,500	COMMERCIAL SERVICE	$306,264	$764	0.25%	$0
B-104-078	069900 0780		BELLTOWN COURT CONDO	LO KARIN	2414 1ST AVE	DMR/C 95/65		173,055	575	COMMERCIAL SERVICE	$373,750	COMMERCIAL SERVICE	$374,684	$934	0.25%	$0
B-104-079	069900 0790		BELLTOWN COURT CONDO	NICHOLS CHRISTY P-TTEE	2414 1ST AVE	DMR/C 95/65		173,055	879	COMMERCIAL SERVICE	$571,350	COMMERCIAL SERVICE	$572,778	$1,428	0.25%	$0
B-104-080	069900 0800		BELLTOWN COURT CONDO	BIALKO JANIS	2414 1ST AVE	DMR/C 95/65		173,055	786	COMMERCIAL SERVICE	$510,900	COMMERCIAL SERVICE	$512,177	$1,277	0.25%	$0
B-104-081	069900 0810		BELLTOWN COURT CONDO	WENG JAMES C	2414 1ST AVE	DMR/C 95/65		173,055	624	COMMERCIAL SERVICE	$405,600	COMMERCIAL SERVICE	$406,614	$1,014	0.25%	$0
B-104-082	069900 0820		BELLTOWN COURT CONDO	BIALKO JANIS	2414 1ST AVE	DMR/C 95/65		173,055	636	COMMERCIAL SERVICE	$413,400	COMMERCIAL SERVICE	$414,433	$1,033	0.25%	$0
B-104-083	069900 0830		BELLTOWN COURT CONDO	O'HANLEY PATRICIA J	2414 1ST AVE	DMR/C 95/65		173,055	466	COMMERCIAL SERVICE	$302,900	COMMERCIAL SERVICE	$303,657	$757	0.25%	$0
B-104-084	069900 0840		BELLTOWN COURT CONDO	TRAN MY-TIEN N	2414 1ST AVE	DMR/C 95/65		173,055	890	COMMERCIAL SERVICE	$600,750	COMMERCIAL SERVICE	$602,252	$1,502	0.25%	$0
B-104-085	069900 0850		BELLTOWN COURT CONDO	KANG HYEON	2414 1ST AVE	DMR/C 95/65		173,055	631	COMMERCIAL SERVICE	$425,925	COMMERCIAL SERVICE	$426,990	$1,065	0.25%	$0
B-104-086	069900 0860		BELLTOWN COURT CONDO	VOIGT KAREN+VINES GWEN	2414 1ST AVE	DMR/C 95/65		173,055	620	COMMERCIAL SERVICE	$418,500	COMMERCIAL SERVICE	$419,546	$1,046	0.25%	$0
B-104-087	069900 0870		BELLTOWN COURT CONDO	ROSSI NICKOLAS+SHINEY JOSEP	2414 1ST AVE	DMR/C 95/65		173,055	533	COMMERCIAL SERVICE	$359,775	COMMERCIAL SERVICE	$360,674	$899	0.25%	$0
B-104-088	069900 0880		BELLTOWN COURT CONDO	BROWN ROSANA B+STANLEY L	2414 1ST AVE	DMR/C 95/65		173,055	536	COMMERCIAL SERVICE	$361,800	COMMERCIAL SERVICE	$362,704	$904	0.25%	$0
B-104-089	069900 0890		BELLTOWN COURT CONDO	SMITH CHARLES A	2414 1ST AVE	DMR/C 95/65		173,055	533	COMMERCIAL SERVICE	$359,775	COMMERCIAL SERVICE	$360,674	$899	0.25%	$0
B-104-090	069900 0900		BELLTOWN COURT CONDO	TAYLOR DAVID M+LADEANA J	2414 1ST AVE	DMR/C 95/65		173,055	620	COMMERCIAL SERVICE	$418,500	COMMERCIAL SERVICE	$419,546	$1,046	0.25%	$0
B-104-091	069900 0910		BELLTOWN COURT CONDO	QUISENBERRY NEIL D	2414 1ST AVE	DMR/C 95/65		173,055	631	COMMERCIAL SERVICE	$425,925	COMMERCIAL SERVICE	$426,990	$1,065	0.25%	$0
B-104-092	069900 0920		BELLTOWN COURT CONDO	WOHLAUER BENJAMIN V	2414 1ST AVE	DMR/C 95/65		173,055	890	COMMERCIAL SERVICE	$600,750	COMMERCIAL SERVICE	$602,252	$1,502	0.25%	$0
B-104-093	069900 0930		BELLTOWN COURT CONDO	NELLA CUTLERY USA INC	2414 1ST AVE	DMR/C 95/65		173,055	466	COMMERCIAL SERVICE	$302,900	COMMERCIAL SERVICE	$303,657	$757	0.25%	$0
B-104-094	069900 0940		BELLTOWN COURT CONDO	MATHISEN MARIO	2414 1ST AVE	DMR/C 95/65		173,055	636	COMMERCIAL SERVICE	$413,400	COMMERCIAL SERVICE	$414,433	$1,033	0.25%	$0
B-104-095	069900 0950		BELLTOWN COURT CONDO	DENO NATHAN+SARA	2414 1ST AVE	DMR/C 95/65		173,055	624	COMMERCIAL SERVICE	$405,600	COMMERCIAL SERVICE	$406,614	$1,014	0.25%	$0
B-104-096	069900 0960		BELLTOWN COURT CONDO	YANG WINNIE GEE	2414 1ST AVE	DMR/C 95/65		173,055	786	COMMERCIAL SERVICE	$510,900	COMMERCIAL SERVICE	$512,177	$1,277	0.25%	$0
B-104-097	069900 0970		BELLTOWN COURT CONDO	MIRANDA OSCAR G	2414 1ST AVE	DMR/C 95/65		173,055	879	COMMERCIAL SERVICE	$571,350	COMMERCIAL SERVICE	$572,778	$1,428	0.25%	$0
B-104-098	069900 0980		BELLTOWN COURT CONDO	HANNAWALT JASON R	2414 1ST AVE	DMR/C 95/65		173,055	575	COMMERCIAL SERVICE	$373,750	COMMERCIAL SERVICE	$374,684	$934	0.25%	$0
B-104-099	069900 0990		BELLTOWN COURT CONDO	BURKE NICHOLAS	2414 1ST AVE	DMR/C 95/65		173,055	470	COMMERCIAL SERVICE	$305,500	COMMERCIAL SERVICE	$306,264	$764	0.25%	$0
B-104-100	069900 1000		BELLTOWN COURT CONDO	SARGENT ELLEN+DAN	2414 1ST AVE	DMR/C 95/65		173,055	942	COMMERCIAL SERVICE	$612,300	COMMERCIAL SERVICE	$613,831	$1,531	0.25%	$0
B-104-101	069900 1010		BELLTOWN COURT CONDO	FREEMAN ANTOINETTE ROSEFELD	2414 1ST AVE	DMR/C 95/65		173,055	942	COMMERCIAL SERVICE	$612,300	COMMERCIAL SERVICE	$613,831	$1,531	0.25%	$0
B-104-102	069900 1020		BELLTOWN COURT CONDO	KARPILOW TAVI	2414 1ST AVE	DMR/C 95/65		173,055	470	COMMERCIAL SERVICE	$305,500	COMMERCIAL SERVICE	$306,264	$764	0.25%	$0
B-104-103	069900 1030		BELLTOWN COURT CONDO	SNDYER MY DO+SNYDER SEAN SC	2414 1ST AVE	DMR/C 95/65		173,055	575	COMMERCIAL SERVICE	$373,750	COMMERCIAL SERVICE	$374,684	$934	0.25%	$0
B-104-104	069900 1040		BELLTOWN COURT CONDO	TAYLOR MISTELLE M	2414 1ST AVE	DMR/C 95/65		173,055	879	COMMERCIAL SERVICE	$571,350	COMMERCIAL SERVICE	$572,778	$1,428	0.25%	$0
B-104-105	069900 1050		BELLTOWN COURT CONDO	HUANG DAVID TZU-HSIU+LEUNG	2414 1ST AVE	DMR/C 95/65		173,055	1,065	COMMERCIAL SERVICE	$692,250	COMMERCIAL SERVICE	$693,981	$1,731	0.25%	$0
B-104-106	069900 1060		BELLTOWN COURT CONDO	FRITZ ADAM T	2414 1ST AVE	DMR/C 95/65		173,055	1,078	COMMERCIAL SERVICE	$700,700	COMMERCIAL SERVICE	$702,452	$1,752	0.25%	$0
B-104-107	069900 1070		BELLTOWN COURT CONDO	BELLTOWN PROPERTY MGMT	2414 1ST AVE	DMR/C 95/65		173,055	1,025	COMMERCIAL SERVICE	$666,250	COMMERCIAL SERVICE	$667,916	$1,666	0.25%	$0
B-104-108	069900 1080		BELLTOWN COURT CONDO	BIERER ARTHUR L	2414 1ST AVE	DMR/C 95/65		173,055	776	COMMERCIAL SERVICE	$523,800	COMMERCIAL SERVICE	$525,109	$1,309	0.25%	$0
B-104-109	069900 1090		BELLTOWN COURT CONDO	STARNIUM HOLDINGS LLC	2414 1ST AVE	DMR/C 95/65		173,055	1,249	COMMERCIAL SERVICE	$843,075	COMMERCIAL SERVICE	$845,183	$2,108	0.25%	$0
B-104-110	069900 1100		BELLTOWN COURT CONDO	MINTZ CARL A JR	2414 1ST AVE	DMR/C 95/65		173,055	1,015	COMMERCIAL SERVICE	$685,125	COMMERCIAL SERVICE	$686,838	$1,713	0.25%	$0
B-104-111	069900 1110		BELLTOWN COURT CONDO	SMITH MARY HELEN	2414 1ST AVE	DMR/C 95/65		173,055	973	COMMERCIAL SERVICE	$656,775	COMMERCIAL SERVICE	$658,417	$1,642	0.25%	$0
B-104-112	069900 1120		BELLTOWN COURT CONDO	COOK STEPHAN PATRICK+KATHLE	2414 1ST AVE	DMR/C 95/65		173,055	859	COMMERCIAL SERVICE	$579,825	COMMERCIAL SERVICE	$581,275	$1,450	0.25%	$0
B-104-113	069900 1130		BELLTOWN COURT CONDO	HALL JERI L	2414 1ST AVE	DMR/C 95/65		173,055	859	COMMERCIAL SERVICE	$579,825	COMMERCIAL SERVICE	$581,275	$1,450	0.25%	$0
B-104-114	069900 1140		BELLTOWN COURT CONDO	FONSECA KAMINI R	2414 1ST AVE	DMR/C 95/65		173,055	973	COMMERCIAL SERVICE	$656,775	COMMERCIAL SERVICE	$658,417	$1,642	0.25%	$0
B-104-115	069900 1150		BELLTOWN COURT CONDO	MORSELLO BRYCE	2414 1ST AVE	DMR/C 95/65		173,055	1,015	COMMERCIAL SERVICE	$685,125	COMMERCIAL SERVICE	$686,838	$1,713	0.25%	$0
B-104-116	069900 1160		BELLTOWN COURT CONDO	SLATINA DINO	2414 1ST AVE	DMR/C 95/65		173,055	1,249	COMMERCIAL SERVICE	$843,075	COMMERCIAL SERVICE	$845,183	$2,108	0.25%	$0
B-104-117	069900 1170		BELLTOWN COURT CONDO	KELLEY LAURENCE A	2414 1ST AVE	DMR/C 95/65		173,055	776	COMMERCIAL SERVICE	$504,400	COMMERCIAL SERVICE	$505,661	$1,261	0.25%	$0
B-104-118	069900 1180		BELLTOWN COURT CONDO	BAILS MICHAEL E	2414 1ST AVE	DMR/C 95/65		173,055	1,025	COMMERCIAL SERVICE	$666,250	COMMERCIAL SERVICE	$667,916	$1,666	0.25%	$0
B-104-119	069900 1190		BELLTOWN COURT CONDO	POONAWALA QAYS	2414 1ST AVE	DMR/C 95/65		173,055	1,078	COMMERCIAL SERVICE	$700,700	COMMERCIAL SERVICE	$702,452	$1,752	0.25%	$0
B-104-120	069900 1200		BELLTOWN COURT CONDO	YERRAGONDU ANIL KUMAR	2414 1ST AVE	DMR/C 95/65		173,055	1,065	COMMERCIAL SERVICE	$692,250	COMMERCIAL SERVICE	$693,981	$1,731	0.25%	$0
B-104-121	069900 1210		BELLTOWN COURT CONDO	SAXENA NIMISH+PALLAVI JAIN	2414 1ST AVE	DMR/C 95/65		173,055	879	COMMERCIAL SERVICE	$571,350	COMMERCIAL SERVICE	$572,778	$1,428	0.25%	$0
B-104-122	069900 1220		BELLTOWN COURT CONDO	COLLIER TONYA M	2414 1ST AVE	DMR/C 95/65		173,055	575	COMMERCIAL SERVICE	$373,750	COMMERCIAL SERVICE	$374,684	$934	0.25%	$0
B-104-123	069900 1230		BELLTOWN COURT CONDO	HARRISON CHARLES D+MARY J F	2414 1ST AVE	DMR/C 95/65		173,055	470	COMMERCIAL SERVICE	$305,500	COMMERCIAL SERVICE	$306,264	$764	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-104-124	069900 1240		BELLTOWN COURT CONDO	YU TOMI	2414 1ST AVE	DMR/C 95/65		173,055	942	COMMERCIAL SERVICE	$612,800	COMMERCIAL SERVICE	$613,831	$1,531	0.25%	$0
B-104-125	069900 1250		BELLTOWN COURT CONDO	MILBY PROPERTIES LLC	2414 1ST AVE	DMR/C 95/65		173,055	462	COMMERCIAL SERVICE	$300,300	COMMERCIAL SERVICE	$301,051	$751	0.25%	$0
B-104-126	069900 1260		BELLTOWN COURT CONDO	FITZPATRICK JAMES B	2414 1ST AVE	DMR/C 95/65		173,055	531	COMMERCIAL SERVICE	$345,150	COMMERCIAL SERVICE	$346,013	$863	0.25%	$0
B-104-127	069900 1270		BELLTOWN COURT CONDO	BAHAT OMRI	2414 1ST AVE	DMR/C 95/65		173,055	579	COMMERCIAL SERVICE	$376,350	COMMERCIAL SERVICE	$377,291	$941	0.25%	$0
B-104-128	069900 1280		BELLTOWN COURT CONDO	HOEPPNER CORRINE	2414 1ST AVE	DMR/C 95/65		173,055	783	COMMERCIAL SERVICE	$508,950	COMMERCIAL SERVICE	$510,222	$1,272	0.25%	$0
B-104-129	069900 1290		BELLTOWN COURT CONDO	MARSHALL MARGARET M	2414 1ST AVE	DMR/C 95/65		173,055	701	COMMERCIAL SERVICE	$455,650	COMMERCIAL SERVICE	$456,789	$1,139	0.25%	$0
B-104-130	069900 1300		BELLTOWN COURT CONDO	FROMDAHL MICHAEL+JULIE+LYND	2414 1ST AVE	DMR/C 95/65		173,055	638	COMMERCIAL SERVICE	$414,700	COMMERCIAL SERVICE	$415,737	$1,037	0.25%	$0
B-104-131	069900 1310		BELLTOWN COURT CONDO	PENNER ANDREA	2414 1ST AVE	DMR/C 95/65		173,055	627	COMMERCIAL SERVICE	$407,550	COMMERCIAL SERVICE	$408,569	$1,019	0.25%	$0
B-104-132	069900 1320		BELLTOWN COURT CONDO	DEGAARD SARAH	2414 1ST AVE	DMR/C 95/65		173,055	466	COMMERCIAL SERVICE	$302,900	COMMERCIAL SERVICE	$303,657	$757	0.25%	$0
B-104-133	069900 1330		BELLTOWN COURT CONDO	TUAN TE-LIN+YEN STACY H	2414 1ST AVE	DMR/C 95/65		173,055	924	COMMERCIAL SERVICE	$600,600	COMMERCIAL SERVICE	$602,101	$1,501	0.25%	$0
B-104-134	069900 1340		BELLTOWN COURT CONDO	CRESSWELL RYAN	2414 1ST AVE	DMR/C 95/65		173,055	532	COMMERCIAL SERVICE	$345,800	COMMERCIAL SERVICE	$346,664	$864	0.25%	$0
B-104-135	069900 1350		BELLTOWN COURT CONDO	BECKMAN MICHAEL E+MEGAN BUR	2414 1ST AVE	DMR/C 95/65		173,055	551	COMMERCIAL SERVICE	$358,150	COMMERCIAL SERVICE	$359,045	$895	0.25%	$0
B-104-136	069900 1360		BELLTOWN COURT CONDO	EVANS JOHN	2414 1ST AVE	DMR/C 95/65		173,055	543	COMMERCIAL SERVICE	$352,950	COMMERCIAL SERVICE	$353,832	$882	0.25%	$0
B-104-137	069900 1370		BELLTOWN COURT CONDO	CAMERON SEAN A	2414 1ST AVE	DMR/C 95/65		173,055	531	COMMERCIAL SERVICE	$345,150	COMMERCIAL SERVICE	$346,013	$863	0.25%	$0
B-104-138	069900 1380		BELLTOWN COURT CONDO	DHAR ARKYA	2414 1ST AVE	DMR/C 95/65		173,055	543	COMMERCIAL SERVICE	$352,950	COMMERCIAL SERVICE	$353,832	$882	0.25%	$0
B-104-139	069900 1390		BELLTOWN COURT CONDO	ALIMENT STEVE+DENISE	2414 1ST AVE	DMR/C 95/65		173,055	551	COMMERCIAL SERVICE	$358,150	COMMERCIAL SERVICE	$359,045	$895	0.25%	$0
B-104-140	069900 1400		BELLTOWN COURT CONDO	LEE TING-YI REBECCA	2414 1ST AVE	DMR/C 95/65		173,055	532	COMMERCIAL SERVICE	$345,800	COMMERCIAL SERVICE	$346,664	$864	0.25%	$0
B-104-141	069900 1410		BELLTOWN COURT CONDO	LARSSON HEIDI MALIA	2414 1ST AVE	DMR/C 95/65		173,055	924	COMMERCIAL SERVICE	$600,600	COMMERCIAL SERVICE	$602,101	$1,501	0.25%	$0
B-104-142	069900 1420		BELLTOWN COURT CONDO	BOCTOR VICTOR+MAUREEN	2414 1ST AVE	DMR/C 95/65		173,055	466	COMMERCIAL SERVICE	$302,900	COMMERCIAL SERVICE	$303,657	$757	0.25%	$0
B-104-143	069900 1430		BELLTOWN COURT CONDO	BELLTOWN CT HOA	2414 1ST AVE	DMR/C 95/65		173,055	627	COMMERCIAL SERVICE	$407,550	COMMERCIAL SERVICE	$408,569	$1,019	0.25%	$0
B-104-144	069900 1440		BELLTOWN COURT CONDO	LI TIANRAN	2414 1ST AVE	DMR/C 95/65		173,055	638	COMMERCIAL SERVICE	$414,700	COMMERCIAL SERVICE	$415,737	$1,037	0.25%	$0
B-104-145	069900 1450		BELLTOWN COURT CONDO	CHEN PING HONG+SHIH HUI HSI	2414 1ST AVE	DMR/C 95/65		173,055	701	COMMERCIAL SERVICE	$455,650	COMMERCIAL SERVICE	$456,789	$1,139	0.25%	$0
B-104-146	069900 1460		BELLTOWN COURT CONDO	MASTERMAN LYLAN L	2414 1ST AVE	DMR/C 95/65		173,055	783	COMMERCIAL SERVICE	$508,950	COMMERCIAL SERVICE	$510,222	$1,272	0.25%	$0
B-104-147	069900 1470		BELLTOWN COURT CONDO	TRZASKA LORI	2414 1ST AVE	DMR/C 95/65		173,055	579	COMMERCIAL SERVICE	$376,350	COMMERCIAL SERVICE	$377,291	$941	0.25%	$0
B-104-148	069900 1480		BELLTOWN COURT CONDO	GRIMM JASON W	2414 1ST AVE	DMR/C 95/65		173,055	531	COMMERCIAL SERVICE	$345,150	COMMERCIAL SERVICE	$346,013	$863	0.25%	$0
B-104-149	069900 1490		BELLTOWN COURT CONDO	BACK UP PLAN LLC	2414 1ST AVE	DMR/C 95/65		173,055	462	COMMERCIAL SERVICE	$300,300	COMMERCIAL SERVICE	$301,051	$751	0.25%	$0
B-104-150	069900 1500		BELLTOWN COURT CONDO	DENT ANDREW+MELISSA WIDNER	2414 1ST AVE	DMR/C 95/65		173,055	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$598,192	$1,492	0.25%	$0
B-104-151	069900 1510		BELLTOWN COURT CONDO	FU ELAINE+SAIL CHEN	2414 1ST AVE	DMR/C 95/65		173,055	531	COMMERCIAL SERVICE	$345,150	COMMERCIAL SERVICE	$346,013	$863	0.25%	$0
B-104-152	069900 1520		BELLTOWN COURT CONDO	DU ALEXANDRA LYSA	2414 1ST AVE	DMR/C 95/65		173,055	579	COMMERCIAL SERVICE	$376,350	COMMERCIAL SERVICE	$377,291	$941	0.25%	$0
B-104-153	069900 1530		BELLTOWN COURT CONDO	MANGIO ROSWELL	2414 1ST AVE	DMR/C 95/65		173,055	783	COMMERCIAL SERVICE	$508,950	COMMERCIAL SERVICE	$510,222	$1,272	0.25%	$0
B-104-154	069900 1540		BELLTOWN COURT CONDO	NATARAJAN JYOTSNA	2414 1ST AVE	DMR/C 95/65		173,055	700	COMMERCIAL SERVICE	$455,000	COMMERCIAL SERVICE	$456,137	$1,137	0.25%	$0
B-104-155	069900 1550		BELLTOWN COURT CONDO	TRUZZI CRAIG	2414 1ST AVE	DMR/C 95/65		173,055	636	COMMERCIAL SERVICE	$413,400	COMMERCIAL SERVICE	$414,433	$1,033	0.25%	$0
B-104-156	069900 1560		BELLTOWN COURT CONDO	WATANABE KEIKO	2414 1ST AVE	DMR/C 95/65		173,055	627	COMMERCIAL SERVICE	$407,550	COMMERCIAL SERVICE	$408,569	$1,019	0.25%	$0
B-104-157	069900 1570		BELLTOWN COURT CONDO	YEAGER TAD F	2414 1ST AVE	DMR/C 95/65		173,055	466	COMMERCIAL SERVICE	$302,900	COMMERCIAL SERVICE	$303,657	$757	0.25%	$0
B-104-158	069900 1580		BELLTOWN COURT CONDO	POUZIN DOMINIC+MEHRA SWATI	2414 1ST AVE	DMR/C 95/65		173,055	924	COMMERCIAL SERVICE	$623,700	COMMERCIAL SERVICE	$625,259	$1,559	0.25%	$0
B-104-159	069900 1590		BELLTOWN COURT CONDO	KIM AARON+POLY S	2414 1ST AVE	DMR/C 95/65		173,055	532	COMMERCIAL SERVICE	$359,100	COMMERCIAL SERVICE	$359,998	$898	0.25%	$0
B-104-160	069900 1600		BELLTOWN COURT CONDO	BOURGOUIN LIONNEL+SIM YON -	2414 1ST AVE	DMR/C 95/65		173,055	549	COMMERCIAL SERVICE	$370,575	COMMERCIAL SERVICE	$371,501	$926	0.25%	$0
B-104-161	069900 1610		BELLTOWN COURT CONDO	KEW ELAINE	2414 1ST AVE	DMR/C 95/65		173,055	541	COMMERCIAL SERVICE	$365,175	COMMERCIAL SERVICE	$366,088	$913	0.25%	$0
B-104-162	069900 1620		BELLTOWN COURT CONDO	FORSLUND MARVIN A+BETTY A -	2414 1ST AVE	DMR/C 95/65		173,055	531	COMMERCIAL SERVICE	$358,425	COMMERCIAL SERVICE	$359,321	$896	0.25%	$0
B-104-163	069900 1630		BELLTOWN COURT CONDO	BRAUN GLEN & OCK-KYUNG	2414 1ST AVE	DMR/C 95/65		173,055	541	COMMERCIAL SERVICE	$365,175	COMMERCIAL SERVICE	$366,088	$913	0.25%	$0
B-104-164	069900 1640		BELLTOWN COURT CONDO	JHUNJHUNWALA SACHIN	2414 1ST AVE	DMR/C 95/65		173,055	549	COMMERCIAL SERVICE	$370,575	COMMERCIAL SERVICE	$371,501	$926	0.25%	$0
B-104-165	069900 1650		BELLTOWN COURT CONDO	CRAY GARTH D+JANET L	2414 1ST AVE	DMR/C 95/65		173,055	532	COMMERCIAL SERVICE	$359,100	COMMERCIAL SERVICE	$359,998	$898	0.25%	$0
B-104-166	069900 1660		BELLTOWN COURT CONDO	HARRISON KAREN	2414 1ST AVE	DMR/C 95/65		173,055	924	COMMERCIAL SERVICE	$623,700	COMMERCIAL SERVICE	$625,259	$1,559	0.25%	$0
B-104-167	069900 1670		BELLTOWN COURT CONDO	JAMES CURT BOHLING	2414 1ST AVE	DMR/C 95/65		173,055	466	COMMERCIAL SERVICE	$314,550	COMMERCIAL SERVICE	$315,336	$786	0.25%	$0
B-104-168	069900 1680		BELLTOWN COURT CONDO	ISIP DARRYL J	2414 1ST AVE	DMR/C 95/65		173,055	627	COMMERCIAL SERVICE	$407,550	COMMERCIAL SERVICE	$408,569	$1,019	0.25%	$0
B-104-169	069900 1690		BELLTOWN COURT CONDO	KAO RITA HSIU-HUI -TTEE	2414 1ST AVE	DMR/C 95/65		173,055	636	COMMERCIAL SERVICE	$413,400	COMMERCIAL SERVICE	$414,433	$1,033	0.25%	$0
B-104-170	069900 1700		BELLTOWN COURT CONDO	KEMP BRIAN P	2414 1ST AVE	DMR/C 95/65		173,055	700	COMMERCIAL SERVICE	$455,000	COMMERCIAL SERVICE	$456,137	$1,137	0.25%	$0
B-104-171	069900 1710		BELLTOWN COURT CONDO	SWAN DEBORAH L	2414 1ST AVE	DMR/C 95/65		173,055	783	COMMERCIAL SERVICE	$508,950	COMMERCIAL SERVICE	$510,222	$1,272	0.25%	$0
B-104-172	069900 1720		BELLTOWN COURT CONDO	ZOLTIE PAUL	2414 1ST AVE	DMR/C 95/65		173,055	579	COMMERCIAL SERVICE	$376,350	COMMERCIAL SERVICE	$377,291	$941	0.25%	$0
B-104-173	069900 1730		BELLTOWN COURT CONDO	COLLIER ELIZABETH	2414 1ST AVE	DMR/C 95/65		173,055	531	COMMERCIAL SERVICE	$345,150	COMMERCIAL SERVICE	$346,013	$863	0.25%	$0
B-104-174	069900 1740		BELLTOWN COURT CONDO	LARA TERESA	2414 1ST AVE	DMR/C 95/65		173,055	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$598,192	$1,492	0.25%	$0
B-104-175	069900 1750		BELLTOWN COURT CONDO	KNUDSON REAL ESTATE LLC	2414 1ST AVE	DMR/C 95/65		173,055	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$598,192	$1,492	0.25%	$0
B-104-176	069900 1760		BELLTOWN COURT CONDO	WOODS VAN J	2414 1ST AVE	DMR/C 95/65		173,055	531	COMMERCIAL SERVICE	$345,150	COMMERCIAL SERVICE	$346,013	$863	0.25%	$0
B-104-177	069900 1770		BELLTOWN COURT CONDO	SHERRY AARON E	2414 1ST AVE	DMR/C 95/65		173,055	579	COMMERCIAL SERVICE	$376,350	COMMERCIAL SERVICE	$377,291	$941	0.25%	$0
B-104-178	069900 1780		BELLTOWN COURT CONDO	BELL-CONDO LLC	2414 1ST AVE	DMR/C 95/65		173,055	783	COMMERCIAL SERVICE	$508,950	COMMERCIAL SERVICE	$510,222	$1,272	0.25%	$0
B-104-179	069900 1790		BELLTOWN COURT CONDO	SARGENT DANIEL B+ELLEN V	2414 1ST AVE	DMR/C 95/65		173,055	700	COMMERCIAL SERVICE	$455,000	COMMERCIAL SERVICE	$456,137	$1,137	0.25%	$0
B-104-180	069900 1800		BELLTOWN COURT CONDO	SMALL T W JR+MARY M	2414 1ST AVE	DMR/C 95/65		173,055	636	COMMERCIAL SERVICE	$413,400	COMMERCIAL SERVICE	$414,433	$1,033	0.25%	$0
B-104-181	069900 1810		BELLTOWN COURT CONDO	CARLTON SCOTT	2414 1ST AVE	DMR/C 95/65		173,055	627	COMMERCIAL SERVICE	$407,550	COMMERCIAL SERVICE	$408,569	$1,019	0.25%	$0
B-104-182	069900 1820		BELLTOWN COURT CONDO	WANG REBECCA	2414 1ST AVE	DMR/C 95/65		173,055	466	COMMERCIAL SERVICE	$302,900	COMMERCIAL SERVICE	$303,657	$757	0.25%	$0
B-104-183	069900 1830		BELLTOWN COURT CONDO	MIDTTUN LORI	2414 1ST AVE	DMR/C 95/65		173,055	924	COMMERCIAL SERVICE	$623,700	COMMERCIAL SERVICE	$625,259	$1,559	0.25%	$0
B-104-184	069900 1840		BELLTOWN COURT CONDO	WOODS EMMA E	2414 1ST AVE	DMR/C 95/65		173,055	532	COMMERCIAL SERVICE	$359,100	COMMERCIAL SERVICE	$359,998	$898	0.25%	$0
B-104-185	069900 1850		BELLTOWN COURT CONDO	HERRICK DONALD B	2414 1ST AVE	DMR/C 95/65		173,055	549	COMMERCIAL SERVICE	$370,575	COMMERCIAL SERVICE	$371,501	$926	0.25%	$0
B-104-186	069900 1860		BELLTOWN COURT CONDO	GUTIERREZ MARCO+YOLANDA	2414 1ST AVE	DMR/C 95/65		173,055	541	COMMERCIAL SERVICE	$365,175	COMMERCIAL SERVICE	$366,088	$913	0.25%	$0
B-104-187	069900 1870		BELLTOWN COURT CONDO	MIAN NADEEM AZIZ	2414 1ST AVE	DMR/C 95/65		173,055	531	COMMERCIAL SERVICE	$358,425	COMMERCIAL SERVICE	$359,321	$896	0.25%	$0
B-104-188	069900 1880		BELLTOWN COURT CONDO	JHUN KAY Y	2414 1ST AVE	DMR/C 95/65		173,055	541	COMMERCIAL SERVICE	$365,175	COMMERCIAL SERVICE	$366,088	$913	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-104-189	069900 1890		BELLTOWN COURT CONDO	BAUMAN LAWRENCE II	2414 1ST AVE	DMR/C 95/65		173,055	549	COMMERCIAL SERVICE	$370,575	COMMERCIAL SERVICE	$371,501	$926	0.25%	$0
B-104-190	069900 1900		BELLTOWN COURT CONDO	CALHOON MARK	2414 1ST AVE	DMR/C 95/65		173,055	532	COMMERCIAL SERVICE	$359,100	COMMERCIAL SERVICE	$359,998	$898	0.25%	$0
B-104-191	069900 1910		BELLTOWN COURT CONDO	HERSTEIN LLC	2414 1ST AVE	DMR/C 95/65		173,055	924	COMMERCIAL SERVICE	$623,700	COMMERCIAL SERVICE	$625,259	$1,559	0.25%	$0
B-104-192	069900 1920		BELLTOWN COURT CONDO	BETZ JOHN	2414 1ST AVE	DMR/C 95/65		173,055	466	COMMERCIAL SERVICE	$314,550	COMMERCIAL SERVICE	$315,336	$786	0.25%	$0
B-104-193	069900 1930		BELLTOWN COURT CONDO	TINAWAT SAKULSIRIWATANA	2414 1ST AVE	DMR/C 95/65		173,055	627	COMMERCIAL SERVICE	$407,550	COMMERCIAL SERVICE	$408,569	$1,019	0.25%	$0
B-104-194	069900 1940		BELLTOWN COURT CONDO	VEIT RICHARD J+CHRISTINE M	2414 1ST AVE	DMR/C 95/65		173,055	636	COMMERCIAL SERVICE	$413,400	COMMERCIAL SERVICE	$414,433	$1,033	0.25%	$0
B-104-195	069900 1950		BELLTOWN COURT CONDO	EBRAHIMZADEH SEPEHR	2414 1ST AVE	DMR/C 95/65		173,055	700	COMMERCIAL SERVICE	$455,000	COMMERCIAL SERVICE	$456,137	$1,137	0.25%	$0
B-104-196	069900 1960		BELLTOWN COURT CONDO	MAKINEN WENDY	2414 1ST AVE	DMR/C 95/65		173,055	783	COMMERCIAL SERVICE	$508,950	COMMERCIAL SERVICE	$510,222	$1,272	0.25%	$0
B-104-197	069900 1970		BELLTOWN COURT CONDO	VENIEGAS ADELINE M	2414 1ST AVE	DMR/C 95/65		173,055	579	COMMERCIAL SERVICE	$376,350	COMMERCIAL SERVICE	$377,291	$941	0.25%	$0
B-104-198	069900 1980		BELLTOWN COURT CONDO	MILLION NOELLE	2414 1ST AVE	DMR/C 95/65		173,055	531	COMMERCIAL SERVICE	$345,150	COMMERCIAL SERVICE	$346,013	$863	0.25%	$0
B-104-199	069900 1990		BELLTOWN COURT CONDO	WIDNER MELISSA+DENT ANDREW	2414 1ST AVE	DMR/C 95/65		173,055	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$598,192	$1,492	0.25%	$0
B-104-200	069900 2000		BELLTOWN COURT CONDO	EBEL ENTERPRISES LLC	2414 1ST AVE	DMR/C 95/65		173,055	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$598,192	$1,492	0.25%	$0
B-104-201	069900 2010		BELLTOWN COURT CONDO	WIDNER MELISSA	2414 1ST AVE	DMR/C 95/65		173,055	531	COMMERCIAL SERVICE	$345,150	COMMERCIAL SERVICE	$346,013	$863	0.25%	$0
B-104-202	069900 2020		BELLTOWN COURT CONDO	ANCKER KEITH	2414 1ST AVE	DMR/C 95/65		173,055	579	COMMERCIAL SERVICE	$376,350	COMMERCIAL SERVICE	$377,291	$941	0.25%	$0
B-104-203	069900 2030		BELLTOWN COURT CONDO	CHADWELL MARIBETH C	2414 1ST AVE	DMR/C 95/65		173,055	783	COMMERCIAL SERVICE	$508,950	COMMERCIAL SERVICE	$510,222	$1,272	0.25%	$0
B-104-204	069900 2040		BELLTOWN COURT CONDO	WHITE BRIAN P+MEGAN K	2414 1ST AVE	DMR/C 95/65		173,055	710	COMMERCIAL SERVICE	$461,500	COMMERCIAL SERVICE	$462,654	$1,154	0.25%	$0
B-104-205	069900 2050		BELLTOWN COURT CONDO	DAI ANN ANYU	2414 1ST AVE	DMR/C 95/65		173,055	624	COMMERCIAL SERVICE	$405,600	COMMERCIAL SERVICE	$406,614	$1,014	0.25%	$0
B-104-206	069900 2060		BELLTOWN COURT CONDO	YAN ALEX CHEE+SALLY HONG	2414 1ST AVE	DMR/C 95/65		173,055	633	COMMERCIAL SERVICE	$411,450	COMMERCIAL SERVICE	$412,479	$1,029	0.25%	$0
B-104-207	069900 2070		BELLTOWN COURT CONDO	HOWEILER BRADLEY S	2414 1ST AVE	DMR/C 95/65		173,055	466	COMMERCIAL SERVICE	$314,550	COMMERCIAL SERVICE	$315,336	$786	0.25%	$0
B-104-208	069900 2080		BELLTOWN COURT CONDO	WANG SUEY W	2414 1ST AVE	DMR/C 95/65		173,055	898	COMMERCIAL SERVICE	$606,150	COMMERCIAL SERVICE	$607,665	$1,515	0.25%	$0
B-104-209	069900 2090		BELLTOWN COURT CONDO	GENNA JOHN A+HEATHERLYN HAR	2414 1ST AVE	DMR/C 95/65		173,055	546	COMMERCIAL SERVICE	$368,550	COMMERCIAL SERVICE	$369,471	$921	0.25%	$0
B-104-210	069900 2100		BELLTOWN COURT CONDO	MORRIS KRISTEN L	2414 1ST AVE	DMR/C 95/65		173,055	536	COMMERCIAL SERVICE	$361,800	COMMERCIAL SERVICE	$362,704	$904	0.25%	$0
B-104-211	069900 2110		BELLTOWN COURT CONDO	DELACY MARCEIL	2414 1ST AVE	DMR/C 95/65		173,055	522	COMMERCIAL SERVICE	$352,350	COMMERCIAL SERVICE	$353,231	$881	0.25%	$0
B-104-212	069900 2120		BELLTOWN COURT CONDO	CHU LAI WA JOANNA	2414 1ST AVE	DMR/C 95/65		173,055	531	COMMERCIAL SERVICE	$358,425	COMMERCIAL SERVICE	$359,321	$896	0.25%	$0
B-104-213	069900 2130		BELLTOWN COURT CONDO	GILL BALDEEP S	2414 1ST AVE	DMR/C 95/65		173,055	522	COMMERCIAL SERVICE	$352,350	COMMERCIAL SERVICE	$353,231	$881	0.25%	$0
B-104-214	069900 2140		BELLTOWN COURT CONDO	DUNTON INGRID	2414 1ST AVE	DMR/C 95/65		173,055	536	COMMERCIAL SERVICE	$361,800	COMMERCIAL SERVICE	$362,704	$904	0.25%	$0
B-104-215	069900 2150		BELLTOWN COURT CONDO	CHIU STANFORD HO-KWAN	2414 1ST AVE	DMR/C 95/65		173,055	546	COMMERCIAL SERVICE	$368,550	COMMERCIAL SERVICE	$369,471	$921	0.25%	$0
B-104-216	069900 2160		BELLTOWN COURT CONDO	TOBIASON THOMAS L+KATHY E	2414 1ST AVE	DMR/C 95/65		173,055	898	COMMERCIAL SERVICE	$606,150	COMMERCIAL SERVICE	$607,665	$1,515	0.25%	$0
B-104-217	069900 2170		BELLTOWN COURT CONDO	BRANDT RACHAEL	2414 1ST AVE	DMR/C 95/65		173,055	466	COMMERCIAL SERVICE	$314,550	COMMERCIAL SERVICE	$315,336	$786	0.25%	$0
B-104-218	069900 2180		BELLTOWN COURT CONDO	DI GIACOMO JESUS A SALINAS	2414 1ST AVE	DMR/C 95/65		173,055	633	COMMERCIAL SERVICE	$411,450	COMMERCIAL SERVICE	$412,479	$1,029	0.25%	$0
B-104-219	069900 2190		BELLTOWN COURT CONDO	BECKER CYNTHIA A	2414 1ST AVE	DMR/C 95/65		173,055	624	COMMERCIAL SERVICE	$405,600	COMMERCIAL SERVICE	$406,614	$1,014	0.25%	$0
B-104-220	069900 2200		BELLTOWN COURT CONDO	EATON SHERYL L	2414 1ST AVE	DMR/C 95/65		173,055	710	COMMERCIAL SERVICE	$461,500	COMMERCIAL SERVICE	$462,654	$1,154	0.25%	$0
B-104-221	069900 2210		BELLTOWN COURT CONDO	TONG NORMAN CHEUK KWAN+WENI	2414 1ST AVE	DMR/C 95/65		173,055	783	COMMERCIAL SERVICE	$508,950	COMMERCIAL SERVICE	$510,222	$1,272	0.25%	$0
B-104-222	069900 2220		BELLTOWN COURT CONDO	HACKETT REGINA	2414 1ST AVE	DMR/C 95/65		173,055	579	COMMERCIAL SERVICE	$376,350	COMMERCIAL SERVICE	$377,291	$941	0.25%	$0
B-104-223	069900 2230		BELLTOWN COURT CONDO	DONALDSON DAVID V+CLAUDIA S	2414 1ST AVE	DMR/C 95/65		173,055	531	COMMERCIAL SERVICE	$345,150	COMMERCIAL SERVICE	$346,013	$863	0.25%	$0
B-104-224	069900 2240		BELLTOWN COURT CONDO	DEGAARD SARAH MICHELLE	2414 1ST AVE	DMR/C 95/65		173,055	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$598,192	$1,492	0.25%	$0
B-104-225	069900 2250		BELLTOWN COURT CONDO	KALBACKEN AMY B	2414 1ST AVE	DMR/C 95/65		173,055	1,094	COMMERCIAL SERVICE	$711,100	COMMERCIAL SERVICE	$712,878	$1,778	0.25%	$0
B-104-226	069900 2260		BELLTOWN COURT CONDO	CHOI STEFANIE	2414 1ST AVE	DMR/C 95/65		173,055	531	COMMERCIAL SERVICE	$345,150	COMMERCIAL SERVICE	$346,013	$863	0.25%	$0
B-104-227	069900 2270		BELLTOWN COURT CONDO	WIDNER MELISSA	2414 1ST AVE	DMR/C 95/65		173,055	579	COMMERCIAL SERVICE	$376,350	COMMERCIAL SERVICE	$377,291	$941	0.25%	$0
B-104-228	069900 2280		BELLTOWN COURT CONDO	STARBIRD CATHARINE EVELYN+M	2414 1ST AVE	DMR/C 95/65		173,055	783	COMMERCIAL SERVICE	$508,950	COMMERCIAL SERVICE	$510,222	$1,272	0.25%	$0
B-104-229	069900 2290		BELLTOWN COURT CONDO	HAYNES MICHAEL	2414 1ST AVE	DMR/C 95/65		173,055	964	COMMERCIAL SERVICE	$626,600	COMMERCIAL SERVICE	$628,166	$1,566	0.25%	$0
B-104-230	069900 2300		BELLTOWN COURT CONDO	BERTINO LANI R	2414 1ST AVE	DMR/C 95/65		173,055	1,078	COMMERCIAL SERVICE	$700,700	COMMERCIAL SERVICE	$702,452	$1,752	0.25%	$0
B-104-231	069900 2310		BELLTOWN COURT CONDO	ROSENBAUM BRANDON	2414 1ST AVE	DMR/C 95/65		173,055	1,033	COMMERCIAL SERVICE	$671,450	COMMERCIAL SERVICE	$673,129	$1,679	0.25%	$0
B-104-232	069900 2320		BELLTOWN COURT CONDO	D'SOUZA CHRISTIAN J+RAISSA	2414 1ST AVE	DMR/C 95/65		173,055	772	COMMERCIAL SERVICE	$501,800	COMMERCIAL SERVICE	$503,054	$1,254	0.25%	$0
B-104-233	069900 2330		BELLTOWN COURT CONDO	BLANKERS AARON M	2414 1ST AVE	DMR/C 95/65		173,055	1,129	COMMERCIAL SERVICE	$762,075	COMMERCIAL SERVICE	$763,980	$1,905	0.25%	$0
B-104-234	069900 2340		BELLTOWN COURT CONDO	BARIC HELEN B	2414 1ST AVE	DMR/C 95/65		173,055	803	COMMERCIAL SERVICE	$542,025	COMMERCIAL SERVICE	$543,380	$1,355	0.25%	$0
B-104-235	069900 2350		BELLTOWN COURT CONDO	MUZAFFAR NAFISA	2414 1ST AVE	DMR/C 95/65		173,055	787	COMMERCIAL SERVICE	$531,225	COMMERCIAL SERVICE	$532,553	$1,328	0.25%	$0
B-104-236	069900 2360		BELLTOWN COURT CONDO	LIN YI-CHEN	2414 1ST AVE	DMR/C 95/65		173,055	854	COMMERCIAL SERVICE	$576,450	COMMERCIAL SERVICE	$577,891	$1,441	0.25%	$0
B-104-237	069900 2370		BELLTOWN COURT CONDO	BARKER KESHAV K	2414 1ST AVE	DMR/C 95/65		173,055	840	COMMERCIAL SERVICE	$567,000	COMMERCIAL SERVICE	$568,417	$1,417	0.25%	$0
B-104-238	069900 2380		BELLTOWN COURT CONDO	TOMIZAWA ROY M+NORIKO	2414 1ST AVE	DMR/C 95/65		173,055	854	COMMERCIAL SERVICE	$576,450	COMMERCIAL SERVICE	$577,891	$1,441	0.25%	$0
B-104-239	069900 2390		BELLTOWN COURT CONDO	MOQUIN MARCUS R	2414 1ST AVE	DMR/C 95/65		173,055	787	COMMERCIAL SERVICE	$531,225	COMMERCIAL SERVICE	$532,553	$1,328	0.25%	$0
B-104-240	069900 2400		BELLTOWN COURT CONDO	BATRA AMIT	2414 1ST AVE	DMR/C 95/65		173,055	803	COMMERCIAL SERVICE	$542,025	COMMERCIAL SERVICE	$543,380	$1,355	0.25%	$0
B-104-241	069900 2410		BELLTOWN COURT CONDO	HOYT LAWRENCE E	2414 1ST AVE	DMR/C 95/65		173,055	1,129	COMMERCIAL SERVICE	$762,075	COMMERCIAL SERVICE	$763,980	$1,905	0.25%	$0
B-104-242	069900 2420		BELLTOWN COURT CONDO	CHENG MIMI	2414 1ST AVE	DMR/C 95/65		173,055	772	COMMERCIAL SERVICE	$521,100	COMMERCIAL SERVICE	$522,403	$1,303	0.25%	$0
B-104-243	069900 2430		BELLTOWN COURT CONDO	GOOLD JASON M	2414 1ST AVE	DMR/C 95/65		173,055	1,033	COMMERCIAL SERVICE	$671,450	COMMERCIAL SERVICE	$673,129	$1,679	0.25%	$0
B-104-244	069900 2440		BELLTOWN COURT CONDO	GOOLD JASON	2414 1ST AVE	DMR/C 95/65		173,055	1,078	COMMERCIAL SERVICE	$700,700	COMMERCIAL SERVICE	$702,452	$1,752	0.25%	$0
B-104-245	069900 2450		BELLTOWN COURT CONDO	SHELDON GRAHAM A	2414 1ST AVE	DMR/C 95/65		173,055	964	COMMERCIAL SERVICE	$626,600	COMMERCIAL SERVICE	$628,166	$1,566	0.25%	$0
B-104-246	069900 2460		BELLTOWN COURT CONDO	FLORENTINO GABRIEL DELVILLA	2414 1ST AVE	DMR/C 95/65		173,055	783	COMMERCIAL SERVICE	$508,950	COMMERCIAL SERVICE	$510,222	$1,272	0.25%	$0
B-104-247	069900 2470		BELLTOWN COURT CONDO	HAVEN ROBERT+JANICE+MATTHEW	2414 1ST AVE	DMR/C 95/65		173,055	579	COMMERCIAL SERVICE	$376,350	COMMERCIAL SERVICE	$377,291	$941	0.25%	$0
B-104-248	069900 2480		BELLTOWN COURT CONDO	TOBIASON THOMAS L+KATHY E	2414 1ST AVE	DMR/C 95/65		173,055	531	COMMERCIAL SERVICE	$345,150	COMMERCIAL SERVICE	$346,013	$863	0.25%	$0
B-104-249	069900 2490		BELLTOWN COURT CONDO	EWERT KENNETH	2414 1ST AVE	DMR/C 95/65		173,055	1,094	COMMERCIAL SERVICE	$711,100	COMMERCIAL SERVICE	$712,878	$1,778	0.25%	$0
B-113	069980 0000		BELLTOWN LOFTS CONDOMINIUM		66 BELL ST	DMR/C 95/75	14,414	5,691	5,691	COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
B-113-001	069980 0010		BELLTOWN LOFTS CONDOM	BOWMAN ROGER M & MADALINS M	66 BELL ST	DMR/C 95/75		47,430	1,151	COMMERCIAL SERVICE	$353,500	COMMERCIAL SERVICE	$355,267	$1,767	0.50%	$0
B-113-002	069980 0020		BELLTOWN LOFTS CONDOM	BOWMAN ROGER MICHAEL	66 BELL ST	DMR/C 95/75		47,430	1,290	COMMERCIAL SERVICE	$396,200	COMMERCIAL SERVICE	$398,181	$1,981	0.50%	$0
B-113-003	069980 0030		BELLTOWN LOFTS CONDOM	HOPKINS JONATHAN JAMES	66 BELL ST	DMR/C 95/75		47,430	661	COMMERCIAL SERVICE	$347,025	COMMERCIAL SERVICE	$348,760	$1,735	0.50%	$0

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B-113-004	069980 0040		BELLTOWN LOFTS CONDON	SANDERSON DEREK EARL	66 BELL ST	DMR/C 95/75		47,430	560	COMMERCIAL SERVICE	$294,000	COMMERCIAL SERVICE	$295,470	$1,470	0.50%	$0
B-113-005	069980 0050		BELLTOWN LOFTS CONDON	HAUTH GREGORY W+ROXANNE E	66 BELL ST	DMR/C 95/75		47,430	1,685	COMMERCIAL SERVICE	$800,375	COMMERCIAL SERVICE	$804,377	$4,002	0.50%	$0
B-113-006	069980 0060		BELLTOWN LOFTS CONDON	DAVIDSON GEOFFREY	66 BELL ST	DMR/C 95/75		47,430	787	COMMERCIAL SERVICE	$413,175	COMMERCIAL SERVICE	$415,241	$2,066	0.50%	$0
B-113-007	069980 0070		BELLTOWN LOFTS CONDON	SHERMAN KIMBERLEE	66 BELL ST	DMR/C 95/75		47,430	787	COMMERCIAL SERVICE	$413,175	COMMERCIAL SERVICE	$415,241	$2,066	0.50%	$0
B-113-008	069980 0080		BELLTOWN LOFTS CONDON	PICKETT CLARK J+COREY JAMES	66 BELL ST	DMR/C 95/75		47,430	787	COMMERCIAL SERVICE	$413,175	COMMERCIAL SERVICE	$415,241	$2,066	0.50%	$0
B-113-009	069980 0090		BELLTOWN LOFTS CONDON	WEAVER JOHN L	66 BELL ST	DMR/C 95/75		47,430	555	COMMERCIAL SERVICE	$291,375	COMMERCIAL SERVICE	$292,832	$1,457	0.50%	$0
B-113-010	069980 0100		BELLTOWN LOFTS CONDON	MILLSTEIN SETH E	66 BELL ST	DMR/C 95/75		47,430	550	COMMERCIAL SERVICE	$288,750	COMMERCIAL SERVICE	$290,194	$1,444	0.50%	$0
B-113-011	069980 0110		BELLTOWN LOFTS CONDON	PIERSON KARL DOUGLAS	66 BELL ST	DMR/C 95/75		47,430	860	COMMERCIAL SERVICE	$473,000	COMMERCIAL SERVICE	$475,365	$2,365	0.50%	$0
B-113-012	069980 0120		BELLTOWN LOFTS CONDON	STEURY KEITH	66 BELL ST	DMR/C 95/75		47,430	783	COMMERCIAL SERVICE	$430,650	COMMERCIAL SERVICE	$432,803	$2,153	0.50%	$0
B-113-013	069980 0130		BELLTOWN LOFTS CONDON	TAYLOR MARK D	66 BELL ST	DMR/C 95/75		47,430	783	COMMERCIAL SERVICE	$430,650	COMMERCIAL SERVICE	$432,803	$2,153	0.50%	$0
B-113-014	069980 0140		BELLTOWN LOFTS CONDON	ERICKSON PETER V	66 BELL ST	DMR/C 95/75		47,430	783	COMMERCIAL SERVICE	$430,650	COMMERCIAL SERVICE	$432,803	$2,153	0.50%	$0
B-113-015	069980 0150		BELLTOWN LOFTS CONDON	ALEJANO EUGENIO V + PAZ R	66 BELL ST	DMR/C 95/75		47,430	783	COMMERCIAL SERVICE	$430,650	COMMERCIAL SERVICE	$432,803	$2,153	0.50%	$0
B-113-016	069980 0160		BELLTOWN LOFTS CONDON	WRIGHT JEFFREY T+YUGALA PRI	66 BELL ST	DMR/C 95/75		47,430	783	COMMERCIAL SERVICE	$430,650	COMMERCIAL SERVICE	$432,803	$2,153	0.50%	$0
B-113-017	069980 0170		BELLTOWN LOFTS CONDON	PINTO PAULO SERGIO	66 BELL ST	DMR/C 95/75		47,430	783	COMMERCIAL SERVICE	$430,650	COMMERCIAL SERVICE	$432,803	$2,153	0.50%	$0
B-113-018	069980 0180		BELLTOWN LOFTS CONDON	SMITH RYAN M	66 BELL ST	DMR/C 95/75		47,430	872	COMMERCIAL SERVICE	$457,800	COMMERCIAL SERVICE	$460,089	$2,289	0.50%	$0
B-113-019	069980 0190		BELLTOWN LOFTS CONDON	ANDERSON NELLIE FUJII+CAPPY	66 BELL ST	DMR/C 95/75		47,430	742	COMMERCIAL SERVICE	$389,550	COMMERCIAL SERVICE	$391,498	$1,948	0.50%	$0
B-113-020	069980 0200		BELLTOWN LOFTS CONDON	HALLORAN TIMOTHY PATRICK+SC	66 BELL ST	DMR/C 95/75		47,430	773	COMMERCIAL SERVICE	$463,800	COMMERCIAL SERVICE	$466,119	$2,319	0.50%	$0
B-113-021	069980 0210		BELLTOWN LOFTS CONDON	ZITEK PATRICK WAYNE+KELLY M	66 BELL ST	DMR/C 95/75		47,430	1,781	COMMERCIAL SERVICE	$1,068,600	COMMERCIAL SERVICE	$1,073,943	$5,343	0.50%	$0
B-113-022	069980 0220		BELLTOWN LOFTS CONDON	BETTER NEIGHBORHOODS	66 BELL ST	DMR/C 95/75		47,430	1,580	COMMERCIAL SERVICE	$869,000	COMMERCIAL SERVICE	$873,345	$4,345	0.50%	$0
B-113-023	069980 0230		BELLTOWN LOFTS CONDON	FEW JEFFREY D+MAGGI E MCCON	66 BELL ST	DMR/C 95/75		47,430	889	COMMERCIAL SERVICE	$488,950	COMMERCIAL SERVICE	$491,395	$2,445	0.50%	$0
B-113-024	069980 0240		BELLTOWN LOFTS CONDON	ERICKSON PETER V	66 BELL ST	DMR/C 95/75		47,430	889	COMMERCIAL SERVICE	$488,950	COMMERCIAL SERVICE	$491,395	$2,445	0.50%	$0
B-113-025	069980 0250		BELLTOWN LOFTS CONDON	PAXTON MELODY+BARNES BEN	66 BELL ST	DMR/C 95/75		47,430	889	COMMERCIAL SERVICE	$488,950	COMMERCIAL SERVICE	$491,395	$2,445	0.50%	$0
B-113-026	069980 0260		BELLTOWN LOFTS CONDON	J JERILL PLUNKETT +CAROLYN	66 BELL ST	DMR/C 95/75		47,430	933	COMMERCIAL SERVICE	$513,150	COMMERCIAL SERVICE	$515,716	$2,566	0.50%	$0
B-113-027	069980 0270		BELLTOWN LOFTS CONDON	TRIBOLINI ANDREW	66 BELL ST	DMR/C 95/75		47,430	800	COMMERCIAL SERVICE	$420,000	COMMERCIAL SERVICE	$422,100	$2,100	0.50%	$0
B-113-028	069980 0280		BELLTOWN LOFTS CONDON	HUBER KENNETH K+AMY R	66 BELL ST	DMR/C 95/75		47,430	835	COMMERCIAL SERVICE	$256,500	COMMERCIAL SERVICE	$257,782	$1,282	0.50%	$0
B-113-029	069980 0290		BELLTOWN LOFTS CONDON	SHARMA PRAGEETA+SHERRARD DA	66 BELL ST	DMR/C 95/75		47,430	790	COMMERCIAL SERVICE	$242,700	COMMERCIAL SERVICE	$243,913	$1,213	0.50%	$0
B-113-030	069980 0300		BELLTOWN LOFTS CONDON	DEOCAMPO JESSE	66 BELL ST	DMR/C 95/75		47,430	697	COMMERCIAL SERVICE	$348,500	COMMERCIAL SERVICE	$350,242	$1,742	0.50%	$0
B-113-031	069980 0310		BELLTOWN LOFTS CONDON	ROTTELL FRANK J+BREUKELMAN	66 BELL ST	DMR/C 95/75		47,430	569	COMMERCIAL SERVICE	$284,500	COMMERCIAL SERVICE	$285,922	$1,422	0.50%	$0
B-113-032	069980 0320		BELLTOWN LOFTS CONDON	CORCORO MARK	66 BELL ST	DMR/C 95/75		47,430	579	COMMERCIAL SERVICE	$289,500	COMMERCIAL SERVICE	$290,947	$1,447	0.50%	$0
B-113-033	069980 0330		BELLTOWN LOFTS CONDON	MAI DAIVD+LINDA WANG (TRUST	66 BELL ST	DMR/C 95/75		47,430	624	COMMERCIAL SERVICE	$312,000	COMMERCIAL SERVICE	$313,560	$1,560	0.50%	$0
B-113-034	069980 0340		BELLTOWN LOFTS CONDON	REYES JEFFRIN	66 BELL ST	DMR/C 95/75		47,430	624	COMMERCIAL SERVICE	$312,000	COMMERCIAL SERVICE	$313,560	$1,560	0.50%	$0
B-113-035	069980 0350		BELLTOWN LOFTS CONDON	WASHINGTON VAUGHN	66 BELL ST	DMR/C 95/75		47,430	825	COMMERCIAL SERVICE	$412,500	COMMERCIAL SERVICE	$414,562	$2,062	0.50%	$0
B-113-036	069980 0360		BELLTOWN LOFTS CONDON	LIN ALLAN	66 BELL ST	DMR/C 95/75		47,430	726	COMMERCIAL SERVICE	$363,000	COMMERCIAL SERVICE	$364,815	$1,815	0.50%	$0
B-113-037	069980 0370		BELLTOWN LOFTS CONDON	BIRK DANIEL M+FRANCINE E	66 BELL ST	DMR/C 95/75		47,430	594	COMMERCIAL SERVICE	$297,000	COMMERCIAL SERVICE	$298,485	$1,485	0.50%	$0
B-113-038	069980 0380		BELLTOWN LOFTS CONDON	RODRIGUEZ AURELIO	66 BELL ST	DMR/C 95/75		47,430	669	COMMERCIAL SERVICE	$334,500	COMMERCIAL SERVICE	$336,172	$1,672	0.50%	$0
B-113-039	069980 0390		BELLTOWN LOFTS CONDON	VAN OORDT PATRICK+KIMBERLY	66 BELL ST	DMR/C 95/75		47,430	634	COMMERCIAL SERVICE	$317,000	COMMERCIAL SERVICE	$318,585	$1,585	0.50%	$0
B-113-040	069980 0400		BELLTOWN LOFTS CONDON	JC FAMILY INVESTMENT	66 BELL ST	DMR/C 95/75		47,430	635	COMMERCIAL SERVICE	$317,500	COMMERCIAL SERVICE	$319,087	$1,587	0.50%	$0
B-113-041	069980 0410		BELLTOWN LOFTS CONDON	ARMENA ROCHELLE	66 BELL ST	DMR/C 95/75		47,430	832	COMMERCIAL SERVICE	$416,000	COMMERCIAL SERVICE	$418,080	$2,080	0.50%	$0
B-113-042	069980 0420		BELLTOWN LOFTS CONDON	KAHN JASON	66 BELL ST	DMR/C 95/75		47,430	726	COMMERCIAL SERVICE	$363,000	COMMERCIAL SERVICE	$364,815	$1,815	0.50%	$0
B-113-043	069980 0430		BELLTOWN LOFTS CONDON	STACISHIN LIZA	66 BELL ST	DMR/C 95/75		47,430	594	COMMERCIAL SERVICE	$297,000	COMMERCIAL SERVICE	$298,485	$1,485	0.50%	$0
B-113-044	069980 0440		BELLTOWN LOFTS CONDON	JC FAMILY INVESTMENT LLC	66 BELL ST	DMR/C 95/75		47,430	669	COMMERCIAL SERVICE	$334,500	COMMERCIAL SERVICE	$336,172	$1,672	0.50%	$0
B-113-045	069980 0450		BELLTOWN LOFTS CONDON	CATLETT CHRISTOPHER S	66 BELL ST	DMR/C 95/75		47,430	638	COMMERCIAL SERVICE	$319,000	COMMERCIAL SERVICE	$320,595	$1,595	0.50%	$0
B-113-046	069980 0460		BELLTOWN LOFTS CONDON	BALK EUGENE E	66 BELL ST	DMR/C 95/75		47,430	635	COMMERCIAL SERVICE	$317,500	COMMERCIAL SERVICE	$319,087	$1,587	0.50%	$0
B-113-047	069980 0470		BELLTOWN LOFTS CONDON	EKLOFF JOSEPH+EKLOFF KATHRY	66 BELL ST	DMR/C 95/75		47,430	831	COMMERCIAL SERVICE	$415,500	COMMERCIAL SERVICE	$417,577	$2,077	0.50%	$0
B-113-048	069980 0480		BELLTOWN LOFTS CONDON	KIM JEAN	66 BELL ST	DMR/C 95/75		47,430	726	COMMERCIAL SERVICE	$363,000	COMMERCIAL SERVICE	$364,815	$1,815	0.50%	$0
B-113-049	069980 0490		BELLTOWN LOFTS CONDON	BAXTER ANGELA+BARRY	66 BELL ST	DMR/C 95/75		47,430	594	COMMERCIAL SERVICE	$297,000	COMMERCIAL SERVICE	$298,485	$1,485	0.50%	$0
B-113-050	069980 0500		BELLTOWN LOFTS CONDON	KONOWAL MICHAEL JOSEPH	66 BELL ST	DMR/C 95/75		47,430	669	COMMERCIAL SERVICE	$334,500	COMMERCIAL SERVICE	$336,172	$1,672	0.50%	$0
B-113-051	069980 0510		BELLTOWN LOFTS CONDON	WALLACE ADAM+VANESSA	66 BELL ST	DMR/C 95/75		47,430	638	COMMERCIAL SERVICE	$319,000	COMMERCIAL SERVICE	$320,595	$1,595	0.50%	$0
B-113-052	069980 0520		BELLTOWN LOFTS CONDON	DELEON DAVID A	66 BELL ST	DMR/C 95/75		47,430	635	COMMERCIAL SERVICE	$317,500	COMMERCIAL SERVICE	$319,087	$1,587	0.50%	$0
B-113-053	069980 0530		BELLTOWN LOFTS CONDON	FREEMAN RICHARD J	66 BELL ST	DMR/C 95/75		47,430	831	COMMERCIAL SERVICE	$415,500	COMMERCIAL SERVICE	$417,577	$2,077	0.50%	$0
B-113-054	069980 0540		BELLTOWN LOFTS CONDON	ERICKSON PETER V	66 BELL ST	DMR/C 95/75		47,430	726	COMMERCIAL SERVICE	$399,300	COMMERCIAL SERVICE	$401,296	$1,996	0.50%	$0
B-113-055	069980 0550		BELLTOWN LOFTS CONDON	MOORE WHITNEY A	66 BELL ST	DMR/C 95/75		47,430	594	COMMERCIAL SERVICE	$326,700	COMMERCIAL SERVICE	$328,333	$1,633	0.50%	$0
B-113-056	069980 0560		BELLTOWN LOFTS CONDON	ERICKSON PETER V	66 BELL ST	DMR/C 95/75		47,430	669	COMMERCIAL SERVICE	$367,950	COMMERCIAL SERVICE	$369,790	$1,840	0.50%	$0
B-113-057	069980 0570		BELLTOWN LOFTS CONDON	MAGNUSON TERRA	66 BELL ST	DMR/C 95/75		47,430	638	COMMERCIAL SERVICE	$319,000	COMMERCIAL SERVICE	$320,595	$1,595	0.50%	$0
B-113-058	069980 0580		BELLTOWN LOFTS CONDON	GARMANY HOLLEY	66 BELL ST	DMR/C 95/75		47,430	635	COMMERCIAL SERVICE	$317,500	COMMERCIAL SERVICE	$319,087	$1,587	0.50%	$0
B-113-059	069980 0590		BELLTOWN LOFTS CONDON	KUCUR KRISTIE A NOONAN	66 BELL ST	DMR/C 95/75		47,430	831	COMMERCIAL SERVICE	$415,500	COMMERCIAL SERVICE	$417,577	$2,077	0.50%	$0
B-113-060	069980 0600		BELLTOWN LOFTS CONDON	MILLER ROBERT	66 BELL ST	DMR/C 95/75		47,430	726	COMMERCIAL SERVICE	$399,300	COMMERCIAL SERVICE	$401,296	$1,996	0.50%	$0
B-113-061	069980 0610		BELLTOWN LOFTS CONDON	RIVELO MANUEL	66 BELL ST	DMR/C 95/75		47,430	594	COMMERCIAL SERVICE	$326,700	COMMERCIAL SERVICE	$328,333	$1,633	0.50%	$0
B-113-062	069980 0620		BELLTOWN LOFTS CONDON	VIGIL HENRY P	66 BELL ST	DMR/C 95/75		47,430	669	COMMERCIAL SERVICE	$367,950	COMMERCIAL SERVICE	$369,790	$1,840	0.50%	$0
B-115	683990 0000		POMEROY CONDOMINIUV		2319 1ST AVE	DMR/C 95/65	12,041	8,471	8,471	COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
B-115-001	683990 0010		POMEROY CONDOMINIUM	TURBAK ERIC	2319 1ST AVE	DMR/C 95/65		64,800	758	COMMERCIAL SERVICE	$454,800	COMMERCIAL SERVICE	$457,074	$2,274	0.50%	$0
B-115-002	683990 0020		POMEROY CONDOMINIUM	CARDENAS MICHELLE A	2319 1ST AVE	DMR/C 95/65		64,800	906	COMMERCIAL SERVICE	$543,600	COMMERCIAL SERVICE	$546,318	$2,718	0.50%	$0
B-115-003	683990 0030		POMEROY CONDOMINIUM	BANGA RUPINDER SINGH+MICHEL	2319 1ST AVE	DMR/C 95/65		64,800	652	COMMERCIAL SERVICE	$391,200	COMMERCIAL SERVICE	$393,156	$1,956	0.50%	$0
B-115-004	683990 0040		POMEROY CONDOMINIUM	BAI STEPHANIE AILIN	2319 1ST AVE	DMR/C 95/65		64,800	857	COMMERCIAL SERVICE	$514,200	COMMERCIAL SERVICE	$516,771	$2,571	0.50%	$0
B-115-005	683990 0050		POMEROY CONDOMINIUM	MACDONALD DEBORAH+BELL HARV	2319 1ST AVE	DMR/C 95/65		64,800	1,577	COMMERCIAL SERVICE	$985,625	COMMERCIAL SERVICE	$990,553	$4,928	0.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-115-006	683990 0060		POMEROY CONDOMINIUM	ALLEN VIRGINIA	2319 1ST AVE	DMR/C 95/65		64,800	1,146	COMMERCIAL SERVICE	$716,250	COMMERCIAL SERVICE	$719,831	$3,581	0.50%	$0
B-115-007	683990 0070		POMEROY CONDOMINIUM	MARTENSEN KARIN H REVOCABLE	2319 1ST AVE	DMR/C 95/65		64,800	1,324	COMMERCIAL SERVICE	$827,500	COMMERCIAL SERVICE	$831,637	$4,137	0.50%	$0
B-115-008	683990 0080		POMEROY CONDOMINIUM	STEFFENSON DAVID J+SHANNON	2319 1ST AVE	DMR/C 95/65		64,800	1,741	COMMERCIAL SERVICE	$1,088,125	COMMERCIAL SERVICE	$1,093,566	$5,441	0.50%	$0
B-115-009	683990 0090		POMEROY CONDOMINIUM	WASKIEWICZ RICHARD E+CATHY	2319 1ST AVE	DMR/C 95/65		64,800	758	COMMERCIAL SERVICE	$454,800	COMMERCIAL SERVICE	$457,074	$2,274	0.50%	$0
B-115-010	683990 0100		POMEROY CONDOMINIUM	POMEROY 302 LLC	2319 1ST AVE	DMR/C 95/65		64,800	906	COMMERCIAL SERVICE	$543,600	COMMERCIAL SERVICE	$546,318	$2,718	0.50%	$0
B-115-011	683990 0110		POMEROY CONDOMINIUM	CAMPAILLA AXEL	2319 1ST AVE	DMR/C 95/65		64,800	652	COMMERCIAL SERVICE	$391,200	COMMERCIAL SERVICE	$393,156	$1,956	0.50%	$0
B-115-012	683990 0120		POMEROY CONDOMINIUM	YAMAMOTO HATSUE	2319 1ST AVE	DMR/C 95/65		64,800	857	COMMERCIAL SERVICE	$514,200	COMMERCIAL SERVICE	$516,771	$2,571	0.50%	$0
B-115-013	683990 0130		POMEROY CONDOMINIUM	WASHINGTON STATE UNIVERSITY	2319 1ST AVE	DMR/C 95/65		64,800	1,577	COMMERCIAL SERVICE	$985,625	COMMERCIAL SERVICE	$990,553	$4,928	0.50%	$0
B-115-014	683990 0140		POMEROY CONDOMINIUM	DEOCAMPO JESSE C	2319 1ST AVE	DMR/C 95/65		64,800	1,146	COMMERCIAL SERVICE	$716,250	COMMERCIAL SERVICE	$719,831	$3,581	0.50%	$0
B-115-015	683990 0150		POMEROY CONDOMINIUM	NISHBALL DAVID JEFFREY+MARI	2319 1ST AVE	DMR/C 95/65		64,800	1,324	COMMERCIAL SERVICE	$827,500	COMMERCIAL SERVICE	$831,637	$4,137	0.50%	$0
B-115-016	683990 0160		POMEROY CONDOMINIUM	PEHRSON DAVID W	2319 1ST AVE	DMR/C 95/65		64,800	1,741	COMMERCIAL SERVICE	$1,088,125	COMMERCIAL SERVICE	$1,093,566	$5,441	0.50%	$0
B-115-017	683990 0170		POMEROY CONDOMINIUM	PROSISE RANDALL S	2319 1ST AVE	DMR/C 95/65		64,800	758	COMMERCIAL SERVICE	$473,750	COMMERCIAL SERVICE	$476,119	$2,369	0.50%	$0
B-115-018	683990 0180		POMEROY CONDOMINIUM	BANGA RUPINDER S+MICHELLE H	2319 1ST AVE	DMR/C 95/65		64,800	906	COMMERCIAL SERVICE	$566,250	COMMERCIAL SERVICE	$569,081	$2,831	0.50%	$0
B-115-019	683990 0190		POMEROY CONDOMINIUM	WEBB DOUGLAS	2319 1ST AVE	DMR/C 95/65		64,800	652	COMMERCIAL SERVICE	$407,500	COMMERCIAL SERVICE	$409,537	$2,037	0.50%	$0
B-115-020	683990 0200		POMEROY CONDOMINIUM	DEOCAMPO JEFFREY C+ELITA B	2319 1ST AVE	DMR/C 95/65		64,800	857	COMMERCIAL SERVICE	$535,625	COMMERCIAL SERVICE	$538,303	$2,678	0.50%	$0
B-115-021	683990 0210		POMEROY CONDOMINIUM	PASANEN EDWARD G	2319 1ST AVE	DMR/C 95/65		64,800	1,577	COMMERCIAL SERVICE	$1,064,475	COMMERCIAL SERVICE	$1,069,797	$5,322	0.50%	$0
B-115-022	683990 0220		POMEROY CONDOMINIUM	MIYAHIRA KEITH Y+SUZANNE B	2319 1ST AVE	DMR/C 95/65		64,800	1,146	COMMERCIAL SERVICE	$773,550	COMMERCIAL SERVICE	$777,418	$3,868	0.50%	$0
B-115-023	683990 0230		POMEROY CONDOMINIUM	REZNIK YURIY	2319 1ST AVE	DMR/C 95/65		64,800	1,324	COMMERCIAL SERVICE	$893,700	COMMERCIAL SERVICE	$898,168	$4,468	0.50%	$0
B-115-024	683990 0240		POMEROY CONDOMINIUM	MASSENA SHAULA	2319 1ST AVE	DMR/C 95/65		64,800	1,741	COMMERCIAL SERVICE	$1,175,175	COMMERCIAL SERVICE	$1,181,051	$5,876	0.50%	$0
B-115-025	683990 0250		POMEROY CONDOMINIUM	MODWAL SANKALP	2319 1ST AVE	DMR/C 95/65		64,800	758	COMMERCIAL SERVICE	$473,750	COMMERCIAL SERVICE	$476,119	$2,369	0.50%	$0
B-115-026	683990 0260		POMEROY CONDOMINIUM	HOOSHANGI DAMOON	2319 1ST AVE	DMR/C 95/65		64,800	906	COMMERCIAL SERVICE	$566,250	COMMERCIAL SERVICE	$569,081	$2,831	0.50%	$0
B-115-027	683990 0270		POMEROY CONDOMINIUM	BRUESKE JON W+LOUISE I	2319 1ST AVE	DMR/C 95/65		64,800	652	COMMERCIAL SERVICE	$407,500	COMMERCIAL SERVICE	$409,537	$2,037	0.50%	$0
B-115-028	683990 0280		POMEROY CONDOMINIUM	SHIZUKUISHI JULIE	2319 1ST AVE	DMR/C 95/65		64,800	857	COMMERCIAL SERVICE	$535,625	COMMERCIAL SERVICE	$538,303	$2,678	0.50%	$0
B-115-029	683990 0290		POMEROY CONDOMINIUM	KIZER GEOFFREY	2319 1ST AVE	DMR/C 95/65		64,800	1,577	COMMERCIAL SERVICE	$1,064,475	COMMERCIAL SERVICE	$1,069,797	$5,322	0.50%	$0
B-115-030	683990 0300		POMEROY CONDOMINIUM	KIZER GEOFFREY	2319 1ST AVE	DMR/C 95/65		64,800	1,146	COMMERCIAL SERVICE	$773,550	COMMERCIAL SERVICE	$777,418	$3,868	0.50%	$0
B-115-031	683990 0310		POMEROY CONDOMINIUM	WINBERRY MATTHEW J	2319 1ST AVE	DMR/C 95/65		64,800	1,324	COMMERCIAL SERVICE	$893,700	COMMERCIAL SERVICE	$898,168	$4,468	0.50%	$0
B-115-032	683990 0320		POMEROY CONDOMINIUM	CHRISTENAT JEFFREY M	2319 1ST AVE	DMR/C 95/65		64,800	1,741	COMMERCIAL SERVICE	$1,088,125	COMMERCIAL SERVICE	$1,093,566	$5,441	0.50%	$0
B-115-033	683990 0330		POMEROY CONDOMINIUM	CHEREVACH ANATOLIY M	2319 1ST AVE	DMR/C 95/65		64,800	758	COMMERCIAL SERVICE	$473,750	COMMERCIAL SERVICE	$476,119	$2,369	0.50%	$0
B-115-034	683990 0340		POMEROY CONDOMINIUM	PUCIK CAROLE ANN	2319 1ST AVE	DMR/C 95/65		64,800	906	COMMERCIAL SERVICE	$566,250	COMMERCIAL SERVICE	$569,081	$2,831	0.50%	$0
B-115-035	683990 0350		POMEROY CONDOMINIUM	KIM JEANY M	2319 1ST AVE	DMR/C 95/65		64,800	652	COMMERCIAL SERVICE	$407,500	COMMERCIAL SERVICE	$409,537	$2,037	0.50%	$0
B-115-036	683990 0360		POMEROY CONDOMINIUM	ANDREWS DAVID	2319 1ST AVE	DMR/C 95/65		64,800	857	COMMERCIAL SERVICE	$535,625	COMMERCIAL SERVICE	$538,303	$2,678	0.50%	$0
B-115-037	683990 0370		POMEROY CONDOMINIUM	ANDERSON JOHN W	2319 1ST AVE	DMR/C 95/65		64,800	1,577	COMMERCIAL SERVICE	$1,064,475	COMMERCIAL SERVICE	$1,069,797	$5,322	0.50%	$0
B-115-038	683990 0380		POMEROY CONDOMINIUM	BASCOM MICHAEL & JENNIFER	2319 1ST AVE	DMR/C 95/65		64,800	1,146	COMMERCIAL SERVICE	$773,550	COMMERCIAL SERVICE	$777,418	$3,868	0.50%	$0
B-115-039	683990 0390		POMEROY CONDOMINIUM	NICKERSON SHEILA B	2319 1ST AVE	DMR/C 95/65		64,800	1,324	COMMERCIAL SERVICE	$893,700	COMMERCIAL SERVICE	$898,168	$4,468	0.50%	$0
B-115-040	683990 0400		POMEROY CONDOMINIUM	FLORIN ROBERT+ELLEN TTEE	2319 1ST AVE	DMR/C 95/65		64,800	1,741	COMMERCIAL SERVICE	$1,175,175	COMMERCIAL SERVICE	$1,181,051	$5,876	0.50%	$0
B-115-041	683990 0410		POMEROY CONDOMINIUM	PANDHER AMANDEEP S	2319 1ST AVE	DMR/C 95/65		64,800	758	COMMERCIAL SERVICE	$492,700	COMMERCIAL SERVICE	$495,163	$2,463	0.50%	$0
B-115-042	683990 0420		POMEROY CONDOMINIUM	OPEL ERIC J	2319 1ST AVE	DMR/C 95/65		64,800	906	COMMERCIAL SERVICE	$588,900	COMMERCIAL SERVICE	$591,844	$2,944	0.50%	$0
B-115-043	683990 0430		POMEROY CONDOMINIUM	BOW THURSTON	2319 1ST AVE	DMR/C 95/65		64,800	652	COMMERCIAL SERVICE	$423,800	COMMERCIAL SERVICE	$425,919	$2,119	0.50%	$0
B-115-044	683990 0440		POMEROY CONDOMINIUM	SANDERS JUDITH K	2319 1ST AVE	DMR/C 95/65		64,800	857	COMMERCIAL SERVICE	$557,050	COMMERCIAL SERVICE	$559,835	$2,785	0.50%	$0
B-115-045	683990 0450		POMEROY CONDOMINIUM	SWARTS JACQUELINE M+BAHM DA	2319 1ST AVE	DMR/C 95/65		64,800	1,577	COMMERCIAL SERVICE	$1,103,900	COMMERCIAL SERVICE	$1,109,419	$5,519	0.50%	$0
B-115-046	683990 0460		POMEROY CONDOMINIUM	SEARLS DON+TERESA	2319 1ST AVE	DMR/C 95/65		64,800	1,146	COMMERCIAL SERVICE	$802,200	COMMERCIAL SERVICE	$806,211	$4,011	0.50%	$0
B-115-047	683990 0470		POMEROY CONDOMINIUM	ROBERTS PAUL W	2319 1ST AVE	DMR/C 95/65		64,800	1,324	COMMERCIAL SERVICE	$926,800	COMMERCIAL SERVICE	$931,434	$4,634	0.50%	$0
B-115-048	683990 0480		POMEROY CONDOMINIUM	BLUM WILLIAM L+KAY SMITH-	2319 1ST AVE	DMR/C 95/65		64,800	1,741	COMMERCIAL SERVICE	$1,218,700	COMMERCIAL SERVICE	$1,224,793	$6,093	0.50%	$0
B-115-049	683990 0490		POMEROY CONDOMINIUM	GIVENS KATHLEEN	2319 1ST AVE	DMR/C 95/65		64,800	2,165	COMMERCIAL SERVICE	$1,515,500	COMMERCIAL SERVICE	$1,523,077	$7,577	0.50%	$0
B-115-050	683990 0500		POMEROY CONDOMINIUM	KUNIS GARY P	2319 1ST AVE	DMR/C 95/65		64,800	2,211	COMMERCIAL SERVICE	$1,547,700	COMMERCIAL SERVICE	$1,555,438	$7,738	0.50%	$0
B-115-051	683990 0510		POMEROY CONDOMINIUM	FERRIN ALLAN H+BARBARA L	2319 1ST AVE	DMR/C 95/65		64,800	1,898	COMMERCIAL SERVICE	$1,328,600	COMMERCIAL SERVICE	$1,335,243	$6,643	0.50%	$0
B-115-052	683990 0520		POMEROY CONDOMINIUM	BLASI KARYN L+HELLAR CHARLE	2319 1ST AVE	DMR/C 95/65		64,800	2,666	COMMERCIAL SERVICE	$1,866,200	COMMERCIAL SERVICE	$1,875,531	$9,331	0.50%	$0
B-115-053	683990 0530		POMEROY CONDOMINIUM	GD DREAMS LLC	2319 1ST AVE	DMR/C 95/65		64,800	5,441	COMMERCIAL SERVICE	$2,089,100	COMMERCIAL SERVICE	$2,099,545	$10,445	0.50%	$0
B-115-054	683990 0540		POMEROY CONDOMINIUM	DOUBLE M HOLDINGS LLC	2319 1ST AVE	DMR/C 95/65		64,800	3,030	COMMERCIAL SERVICE	$1,163,400	COMMERCIAL SERVICE	$1,169,217	$5,817	0.50%	$0
B-118	065700 0000		AUSTIN A BELL CONDOMINIUM		2324 1ST AVE	DMR/C 95/65	10,375	-	-	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-118-001	065700 0010		AUSTIN A BELL CONDOMINIA	BELL RETAIL LLC	2324 1ST AVE	DMR/C 95/65		2,395	2,395	MULTI-FAMILY DWELLING	$1,003,200	MULTI-FAMILY DWELLING	$1,008,216	$5,016	0.50%	$0
B-118-002	065700 0020		AUSTIN A BELL CONDOMINIT	M LANDMARK INVESTMENTS LLC	2324 1ST AVE	DMR/C 95/65		4,918	4,918	MULTI-FAMILY DWELLING	$2,224,800	MULTI-FAMILY DWELLING	$2,235,924	$11,124	0.50%	$0
B-118-003	065700 0030		AUSTIN A BELL CONDOMINIA	BELL RETAIL LLC	2324 1ST AVE	DMR/C 95/65		404	404	MULTI-FAMILY DWELLING	$148,900	MULTI-FAMILY DWELLING	$149,644	$744	0.50%	$0
B-118-004	065700 0040		AUSTIN A BELL CONDOMINIT	M LANDMARK INVESTMENTS LLC	2324 1ST AVE	DMR/C 95/65		543	543	MULTI-FAMILY DWELLING	$200,100	MULTI-FAMILY DWELLING	$201,100	$1,000	0.50%	$0
B-118-005	065700 0050		AUSTIN A BELL CONDOMINIS	NELL MOTTER FORMAN -TRUSTE	2324 1ST AVE	DMR/C 95/65		696	696	MULTI-FAMILY DWELLING	$256,500	MULTI-FAMILY DWELLING	$257,782	$1,282	0.50%	$0
B-118-006	065700 0060		AUSTIN A BELL CONDOMINI	CHEN LI	2324 1ST AVE	DMR/C 95/65		32,242	501	MULTI-FAMILY DWELLING	$300,600	MULTI-FAMILY DWELLING	$302,103	$1,503	0.50%	$0
B-118-007	065700 0070		AUSTIN A BELL CONDOMINI	FORMAN MOTTER -TRUSTEE	2324 1ST AVE	DMR/C 95/65		32,242	333	MULTI-FAMILY DWELLING	$199,800	MULTI-FAMILY DWELLING	$200,799	$999	0.50%	$0
B-118-008	065700 0080		AUSTIN A BELL CONDOMINI	ROCHEX JOHN M	2324 1ST AVE	DMR/C 95/65		32,242	1,352	MULTI-FAMILY DWELLING	$845,000	MULTI-FAMILY DWELLING	$849,225	$4,225	0.50%	$0
B-118-009	065700 0090		AUSTIN A BELL CONDOMINI	MACH KIM	2324 1ST AVE	DMR/C 95/65		32,242	1,272	MULTI-FAMILY DWELLING	$795,000	MULTI-FAMILY DWELLING	$798,975	$3,975	0.50%	$0
B-118-010	065700 0100		AUSTIN A BELL CONDOMINI	FUNDERBURK JOHN R III	2324 1ST AVE	DMR/C 95/65		32,242	1,264	MULTI-FAMILY DWELLING	$790,000	MULTI-FAMILY DWELLING	$793,950	$3,950	0.50%	$0
B-118-011	065700 0110		AUSTIN A BELL CONDOMINI	LIU HAICHEN	2324 1ST AVE	DMR/C 95/65		32,242	1,185	MULTI-FAMILY DWELLING	$740,625	MULTI-FAMILY DWELLING	$744,328	$3,703	0.50%	$0
B-118-012	065700 0120		AUSTIN A BELL CONDOMINI	HIGGINS JON KIETH	2324 1ST AVE	DMR/C 95/65		32,242	660	MULTI-FAMILY DWELLING	$429,000	MULTI-FAMILY DWELLING	$431,145	$2,145	0.50%	$0
B-118-013	065700 0130		AUSTIN A BELL CONDOMINI	MATEO ROSE CATHERINE A	2324 1ST AVE	DMR/C 95/65		32,242	689	MULTI-FAMILY DWELLING	$447,850	MULTI-FAMILY DWELLING	$450,089	$2,239	0.50%	$0
B-118-014	065700 0140		AUSTIN A BELL CONDOMINI	STEINKE BRYAN J	2324 1ST AVE	DMR/C 95/65		32,242	712	MULTI-FAMILY DWELLING	$462,800	MULTI-FAMILY DWELLING	$465,114	$2,314	0.50%	$0
B-118-015	065700 0150		AUSTIN A BELL CONDOMINI	MAUL ANDERS B+JACQUELINE D	2324 1ST AVE	DMR/C 95/65		32,242	695	MULTI-FAMILY DWELLING	$451,750	MULTI-FAMILY DWELLING	$454,009	$2,259	0.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-118-016	065700 0160		AUSTIN A BELL CONDOMINI	KRIPPAEHNE DEAN M+KARIN JOY	2324 1ST AVE	DMR/C 95/65		32,242	641	MULTI-FAMILY DWELLING	$416,650	MULTI-FAMILY DWELLING	$418,733	$2,083	0.50%	$0
B-118-017	065700 0170		AUSTIN A BELL CONDOMINI	ZHANG TONY S	2324 1ST AVE	DMR/C 95/65		32,242	630	MULTI-FAMILY DWELLING	$409,500	MULTI-FAMILY DWELLING	$411,547	$2,047	0.50%	$0
B-118-018	065700 0180		AUSTIN A BELL CONDOMINI	HENDRYX RYAN+AUBREY	2324 1ST AVE	DMR/C 95/65		32,242	641	MULTI-FAMILY DWELLING	$416,650	MULTI-FAMILY DWELLING	$418,733	$2,083	0.50%	$0
B-118-019	065700 0190		AUSTIN A BELL CONDOMINI	HERON PAULA R L+WATTS GORDO	2324 1ST AVE	DMR/C 95/65		32,242	873	MULTI-FAMILY DWELLING	$567,450	MULTI-FAMILY DWELLING	$570,287	$2,837	0.50%	$0
B-118-020	065700 0200		AUSTIN A BELL CONDOMINI	LIAO HSIU I KATIE	2324 1ST AVE	DMR/C 95/65		32,242	822	MULTI-FAMILY DWELLING	$534,300	MULTI-FAMILY DWELLING	$536,971	$2,671	0.50%	$0
B-118-021	065700 0210		AUSTIN A BELL CONDOMINI	MERRILL JOSHUA ALBERT+HURKM	2324 1ST AVE	DMR/C 95/65		32,242	813	MULTI-FAMILY DWELLING	$528,450	MULTI-FAMILY DWELLING	$531,092	$2,642	0.50%	$0
B-118-022	065700 0220		AUSTIN A BELL CONDOMINI	JIWANI ASHIF	2324 1ST AVE	DMR/C 95/65		32,242	761	MULTI-FAMILY DWELLING	$494,650	MULTI-FAMILY DWELLING	$497,123	$2,473	0.50%	$0
B-118-023	065700 0230		AUSTIN A BELL CONDOMINI	JONES CHRISTOPHER A	2324 1ST AVE	DMR/C 95/65		32,242	423	MULTI-FAMILY DWELLING	$285,525	MULTI-FAMILY DWELLING	$286,953	$1,428	0.50%	$0
B-118-024	065700 0240		AUSTIN A BELL CONDOMINI	JENSEN SHARON KAY -TTEE	2324 1ST AVE	DMR/C 95/65		32,242	421	MULTI-FAMILY DWELLING	$284,175	MULTI-FAMILY DWELLING	$285,596	$1,421	0.50%	$0
B-118-025	065700 0250		AUSTIN A BELL CONDOMINI	JAGANATHAN KARTHIK	2324 1ST AVE	DMR/C 95/65		32,242	419	MULTI-FAMILY DWELLING	$282,825	MULTI-FAMILY DWELLING	$284,239	$1,414	0.50%	$0
B-118-026	065700 0260		AUSTIN A BELL CONDOMINI	HOLT DARREN+CYNTHIA	2324 1ST AVE	DMR/C 95/65		32,242	462	MULTI-FAMILY DWELLING	$311,850	MULTI-FAMILY DWELLING	$313,409	$1,559	0.50%	$0
B-118-027	065700 0270		AUSTIN A BELL CONDOMINI	VAN HORNE GARRET	2324 1ST AVE	DMR/C 95/65		32,242	419	MULTI-FAMILY DWELLING	$282,825	MULTI-FAMILY DWELLING	$284,239	$1,414	0.50%	$0
B-118-028	065700 0280		AUSTIN A BELL CONDOMINI	BUI PHUONG	2324 1ST AVE	DMR/C 95/65		32,242	419	MULTI-FAMILY DWELLING	$282,825	MULTI-FAMILY DWELLING	$284,239	$1,414	0.50%	$0
B-118-029	065700 0290		AUSTIN A BELL CONDOMINI	THOMPSON TAMARA G	2324 1ST AVE	DMR/C 95/65		32,242	419	MULTI-FAMILY DWELLING	$282,825	MULTI-FAMILY DWELLING	$284,239	$1,414	0.50%	$0
B-118-030	065700 0300		AUSTIN A BELL CONDOMINI	NAKAYAMA DAVID H	2324 1ST AVE	DMR/C 95/65		32,242	2,000	MULTI-FAMILY DWELLING	$1,250,000	MULTI-FAMILY DWELLING	$1,256,250	$6,250	0.50%	$0
B-118-031	065700 0310		AUSTIN A BELL CONDOMINI	NAKAYAMA DAVID	2324 1ST AVE	DMR/C 95/65		32,242	1,395	MULTI-FAMILY DWELLING	$871,875	MULTI-FAMILY DWELLING	$876,234	$4,359	0.50%	$0
B-118-032	065700 0320		AUSTIN A BELL CONDOMINI	WONG WING CHUNG+PING JUANG	2324 1ST AVE	DMR/C 95/65		32,242	829	MULTI-FAMILY DWELLING	$559,575	MULTI-FAMILY DWELLING	$562,373	$2,798	0.50%	$0
B-118-033	065700 0330		AUSTIN A BELL CONDOMINI	HALL STEPHEN	2324 1ST AVE	DMR/C 95/65		32,242	761	MULTI-FAMILY DWELLING	$513,675	MULTI-FAMILY DWELLING	$516,243	$2,568	0.50%	$0
B-118-034	065700 0340		AUSTIN A BELL CONDOMINI	BUTLER JEFFREY M+CYNTHIA J	2324 1ST AVE	DMR/C 95/65		32,242	423	MULTI-FAMILY DWELLING	$285,525	MULTI-FAMILY DWELLING	$286,953	$1,428	0.50%	$0
B-118-035	065700 0350		AUSTIN A BELL CONDOMINI	HODSCHAYAN ALEX+DAWN	2324 1ST AVE	DMR/C 95/65		32,242	421	MULTI-FAMILY DWELLING	$284,175	MULTI-FAMILY DWELLING	$285,596	$1,421	0.50%	$0
B-118-036	065700 0360		AUSTIN A BELL CONDOMINI	LU XIZHI	2324 1ST AVE	DMR/C 95/65		32,242	419	MULTI-FAMILY DWELLING	$282,825	MULTI-FAMILY DWELLING	$284,239	$1,414	0.50%	$0
B-118-037	065700 0370		AUSTIN A BELL CONDOMINI	PHAN CAROLINE	2324 1ST AVE	DMR/C 95/65		32,242	462	MULTI-FAMILY DWELLING	$311,850	MULTI-FAMILY DWELLING	$313,409	$1,559	0.50%	$0
B-118-038	065700 0380		AUSTIN A BELL CONDOMINI	LEE LEO JU+HEATHER RENEE	2324 1ST AVE	DMR/C 95/65		32,242	419	MULTI-FAMILY DWELLING	$282,825	MULTI-FAMILY DWELLING	$284,239	$1,414	0.50%	$0
B-118-039	065700 0390		AUSTIN A BELL CONDOMINI	LACKEY JAMES B	2324 1ST AVE	DMR/C 95/65		32,242	419	MULTI-FAMILY DWELLING	$282,825	MULTI-FAMILY DWELLING	$284,239	$1,414	0.50%	$0
B-118-040	065700 0400		AUSTIN A BELL CONDOMINI	HOSKINS CHARLES+CARMAN LISA	2324 1ST AVE	DMR/C 95/65		32,242	419	MULTI-FAMILY DWELLING	$282,825	MULTI-FAMILY DWELLING	$284,239	$1,414	0.50%	$0
B-118-041	065700 0410		AUSTIN A BELL CONDOMINI	SUAREZ ANDREA	2324 1ST AVE	DMR/C 95/65		32,242	906	MULTI-FAMILY DWELLING	$634,200	MULTI-FAMILY DWELLING	$637,371	$3,171	0.50%	$0
B-118-042	065700 0420		AUSTIN A BELL CONDOMINI	FORMAN MOTTER -TRUSTEE	2324 1ST AVE	DMR/C 95/65		32,242	856	MULTI-FAMILY DWELLING	$599,200	MULTI-FAMILY DWELLING	$602,196	$2,996	0.50%	$0
B-118-043	065700 0430		AUSTIN A BELL CONDOMINI	OHASHI TODD	2324 1ST AVE	DMR/C 95/65		32,242	423	MULTI-FAMILY DWELLING	$285,525	MULTI-FAMILY DWELLING	$286,953	$1,428	0.50%	$0
B-118-044	065700 0440		AUSTIN A BELL CONDOMINI	NOONAN RICHARD FRANCES+LORR	2324 1ST AVE	DMR/C 95/65		32,242	421	MULTI-FAMILY DWELLING	$284,175	MULTI-FAMILY DWELLING	$285,596	$1,421	0.50%	$0
B-118-045	065700 0450		AUSTIN A BELL CONDOMINI	ZADEH PARVIN	2324 1ST AVE	DMR/C 95/65		32,242	419	MULTI-FAMILY DWELLING	$282,825	MULTI-FAMILY DWELLING	$284,239	$1,414	0.50%	$0
B-118-046	065700 0460		AUSTIN A BELL CONDOMINI	HERR DORCAS A	2324 1ST AVE	DMR/C 95/65		32,242	462	MULTI-FAMILY DWELLING	$311,850	MULTI-FAMILY DWELLING	$313,409	$1,559	0.50%	$0
B-118-047	065700 0470		AUSTIN A BELL CONDOMINI	COWDERY SHARON	2324 1ST AVE	DMR/C 95/65		32,242	419	MULTI-FAMILY DWELLING	$282,825	MULTI-FAMILY DWELLING	$284,239	$1,414	0.50%	$0
B-118-048	065700 0480		AUSTIN A BELL CONDOMINI	HEARD NATALIE	2324 1ST AVE	DMR/C 95/65		32,242	419	MULTI-FAMILY DWELLING	$282,825	MULTI-FAMILY DWELLING	$284,239	$1,414	0.50%	$0
B-118-049	065700 0490		AUSTIN A BELL CONDOMINI	KAYSER MARTIN	2324 1ST AVE	DMR/C 95/65		32,242	419	MULTI-FAMILY DWELLING	$282,825	MULTI-FAMILY DWELLING	$284,239	$1,414	0.50%	$0
B-118-050	065700 0500		AUSTIN A BELL CONDOMINI	BARNES BROOKE A	2324 1ST AVE	DMR/C 95/65		32,242	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
B-133	929260 0000		WESTERN TRIANGLE BUILDING CONDOMINIUM		2131 WESTERN AVE	DMR/C 95/75	7,843	26,661	26,661	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-133-001	929260 0010		WESTERN TRIANGLE BUILDI	WESTERN TRIANGLE L L C	2131 WESTERN AVE	DMR/C 95/75		12,852	2,301	MULTI-FAMILY DWELLING	$963,800	MULTI-FAMILY DWELLING	$975,848	$12,048	1.25%	$0
B-133-002	929260 0020		WESTERN TRIANGLE BUILDI	WESTERN TRIANGLE L L C	2131 WESTERN AVE	DMR/C 95/75		12,852	6,090	MULTI-FAMILY DWELLING	$2,550,900	MULTI-FAMILY DWELLING	$2,582,786	$31,886	1.25%	$0
B-133-003	929260 0030		WESTERN TRIANGLE BUILDI	WESTERN TRIANGLE L L C	2131 WESTERN AVE	DMR/C 95/75		12,852	6,090	MULTI-FAMILY DWELLING	$2,550,900	MULTI-FAMILY DWELLING	$2,582,786	$31,886	1.25%	$0
B-133-004	929260 0040		WESTERN TRIANGLE BUILDI	WESTERN TRIANGLE L L C	2131 WESTERN AVE	DMR/C 95/75		12,852	6,090	MULTI-FAMILY DWELLING	$2,550,900	MULTI-FAMILY DWELLING	$2,582,786	$31,886	1.25%	$0
B-133-005	929260 0050		WESTERN TRIANGLE BUILDI	WESTERN TRIANGLE L L C	2131 WESTERN AVE	DMR/C 95/75		12,852	6,090	MULTI-FAMILY DWELLING	$2,550,900	MULTI-FAMILY DWELLING	$2,582,786	$31,886	1.25%	$0
B-133-006	929260 0060		WESTERN TRIANGLE BUILDI	BURMAN DAVID JOHN+DEE ANN S	2131 WESTERN AVE	DMR/C 95/75		12,852	3,144	MULTI-FAMILY DWELLING	$2,122,200	MULTI-FAMILY DWELLING	$2,132,811	$10,611	0.50%	$0
B-133-008	929260 0080		WESTERN TRIANGLE BUILDI	LAI EDWIN JUEY-SHIU	2131 WESTERN AVE	DMR/C 95/75		12,852	1,058	MULTI-FAMILY DWELLING	$767,050	MULTI-FAMILY DWELLING	$770,885	$3,835	0.50%	$0
B-133-009	929260 0090		WESTERN TRIANGLE BUILDI	MURDOCK JEFFREY SCOTT	2131 WESTERN AVE	DMR/C 95/75		12,852	1,511	MULTI-FAMILY DWELLING	$1,095,475	MULTI-FAMILY DWELLING	$1,100,952	$5,477	0.50%	$0
B-152	174550 0000		CONTINENTAL PLACE CONDO	MINIUM	2125 1ST AVE	DMR/C 95/65	13,328	9,338	9,338	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-152-001	174550 0010		CONTINENTAL PLACE COND	BUENAVENTURA ASSOCIATES	2125 1ST AVE	DMR/C 95/65		149,504	3,144	MULTI-FAMILY DWELLING	$1,207,200	MULTI-FAMILY DWELLING	$1,219,272	$12,072	1.00%	$0
B-152-002	174550 0020		CONTINENTAL PLACE COND	BUENAVENTURA ASSOCIATES	2125 1ST AVE	DMR/C 95/65		149,504	3,082	MULTI-FAMILY DWELLING	$1,183,400	MULTI-FAMILY DWELLING	$1,200,559	$17,159	1.45%	$0
B-152-003	174550 0030		CONTINENTAL PLACE COND	BUENAVENTURA ASSOCIATES	2125 1ST AVE	DMR/C 95/65		149,504	3,112	MULTI-FAMILY DWELLING	$1,194,900	MULTI-FAMILY DWELLING	$1,212,226	$17,326	1.45%	$0
B-152-004	174550 0060		CONTINENTAL PLACE COND	FUQUA STEPHEN P	2125 1ST AVE	DMR/C 95/65		149,504	820	MULTI-FAMILY DWELLING	$635,500	MULTI-FAMILY DWELLING	$644,715	$9,215	1.45%	$0
B-152-005	174550 0070		CONTINENTAL PLACE COND	PARTRIDGE ERLINDA L	2125 1ST AVE	DMR/C 95/65		149,504	1,182	MULTI-FAMILY DWELLING	$886,500	MULTI-FAMILY DWELLING	$898,911	$12,411	1.40%	$0
B-152-006	174550 0080		CONTINENTAL PLACE COND	SHEMA PAUL ARTHUR	2125 1ST AVE	DMR/C 95/65		149,504	700	MULTI-FAMILY DWELLING	$560,000	MULTI-FAMILY DWELLING	$567,840	$7,840	1.40%	$0
B-152-007	174550 0090		CONTINENTAL PLACE COND	LEJA THEODORE A+ANGELA S	2125 1ST AVE	DMR/C 95/65		149,504	2,587	MULTI-FAMILY DWELLING	$1,940,250	MULTI-FAMILY DWELLING	$1,967,414	$27,164	1.40%	$0
B-152-008	174550 0100		CONTINENTAL PLACE COND	GENSON FRANCK	2125 1ST AVE	DMR/C 95/65		149,504	842	MULTI-FAMILY DWELLING	$652,550	MULTI-FAMILY DWELLING	$661,686	$9,136	1.40%	$0
B-152-009	174550 0110		CONTINENTAL PLACE COND	HENDRIE PAUL+JENNIE	2125 1ST AVE	DMR/C 95/65		149,504	512	MULTI-FAMILY DWELLING	$409,600	MULTI-FAMILY DWELLING	$415,334	$5,734	1.40%	$0
B-152-010	174550 0120		CONTINENTAL PLACE COND	OLHOEFT JEFFREY M	2125 1ST AVE	DMR/C 95/65		149,504	820	MULTI-FAMILY DWELLING	$635,500	MULTI-FAMILY DWELLING	$644,397	$8,897	1.40%	$0
B-152-011	174550 0130		CONTINENTAL PLACE COND	DITTLER HANNE	2125 1ST AVE	DMR/C 95/65		149,504	1,182	MULTI-FAMILY DWELLING	$886,500	MULTI-FAMILY DWELLING	$898,911	$12,411	1.40%	$0
B-152-012	174550 0140		CONTINENTAL PLACE COND	HARKINS MERRIAH J	2125 1ST AVE	DMR/C 95/65		149,504	700	MULTI-FAMILY DWELLING	$525,000	MULTI-FAMILY DWELLING	$532,350	$7,350	1.40%	$0
B-152-013	174550 0150		CONTINENTAL PLACE COND	GENSON FRANCK	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$955,575	MULTI-FAMILY DWELLING	$968,953	$13,378	1.40%	$0
B-152-014	174550 0160		CONTINENTAL PLACE COND	KOMBOL WILLIAM J	2125 1ST AVE	DMR/C 95/65		149,504	842	MULTI-FAMILY DWELLING	$673,600	MULTI-FAMILY DWELLING	$683,030	$9,430	1.40%	$0
B-152-015	174550 0170		CONTINENTAL PLACE COND	CHUTUK GERALDINE	2125 1ST AVE	DMR/C 95/65		149,504	512	MULTI-FAMILY DWELLING	$409,600	MULTI-FAMILY DWELLING	$415,334	$5,734	1.40%	$0
B-152-016	174550 0180		CONTINENTAL PLACE COND	BAIRD JOHN M+MELISSA C	2125 1ST AVE	DMR/C 95/65		149,504	820	MULTI-FAMILY DWELLING	$635,500	MULTI-FAMILY DWELLING	$644,397	$8,897	1.40%	$0
B-152-017	174550 0190		CONTINENTAL PLACE COND	LARIMER BARBARA TAYLOR+ROYE	2125 1ST AVE	DMR/C 95/65		149,504	1,182	MULTI-FAMILY DWELLING	$886,500	MULTI-FAMILY DWELLING	$898,911	$12,411	1.40%	$0
B-152-018	174550 0200		CONTINENTAL PLACE COND	HALLIN PHILIP J	2125 1ST AVE	DMR/C 95/65		149,504	700	MULTI-FAMILY DWELLING	$525,000	MULTI-FAMILY DWELLING	$532,350	$7,350	1.40%	$0
B-152-019	174550 0210		CONTINENTAL PLACE COND	RAINE GERALD A (TRUSTEE)	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$986,400	MULTI-FAMILY DWELLING	$1,000,210	$13,810	1.40%	$0
B-152-020	174550 0220		CONTINENTAL PLACE COND	CLIFTON JAMES F+RACHEL	2125 1ST AVE	DMR/C 95/65		149,504	842	MULTI-FAMILY DWELLING	$673,600	MULTI-FAMILY DWELLING	$683,030	$9,430	1.40%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-152-021	174550 0230		CONTINENTAL PLACE CONDO	JEFFERY FREDERICK E	2125 1ST AVE	DMR/C 95/65		149,504	512	MULTI-FAMILY DWELLING	$409,600	MULTI-FAMILY DWELLING	$415,334	$5,734	1.40%	$0
B-152-022	174550 0240		CONTINENTAL PLACE CONDO	WONG TIN CHEE	2125 1ST AVE	DMR/C 95/65		149,504	820	MULTI-FAMILY DWELLING	$635,500	MULTI-FAMILY DWELLING	$644,397	$8,897	1.40%	$0
B-152-023	174550 0250		CONTINENTAL PLACE CONDO	GAYTON GARY D	2125 1ST AVE	DMR/C 95/65		149,504	1,182	MULTI-FAMILY DWELLING	$886,500	MULTI-FAMILY DWELLING	$898,911	$12,411	1.40%	$0
B-152-024	174550 0260		CONTINENTAL PLACE CONDO	BERKMAN RUTH+GREGORY	2125 1ST AVE	DMR/C 95/65		149,504	700	MULTI-FAMILY DWELLING	$542,500	MULTI-FAMILY DWELLING	$550,095	$7,595	1.40%	$0
B-152-025	174550 0270		CONTINENTAL PLACE CONDO	BERKMAN RUTH+GREGORY	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$986,400	MULTI-FAMILY DWELLING	$1,000,210	$13,810	1.40%	$0
B-152-026	174550 0280		CONTINENTAL PLACE CONDO	WOHNS RICHARD N+MARIE LAURI	2125 1ST AVE	DMR/C 95/65		149,504	842	MULTI-FAMILY DWELLING	$673,600	MULTI-FAMILY DWELLING	$683,030	$9,430	1.40%	$0
B-152-027	174550 0290		CONTINENTAL PLACE CONDO	OSHEA VALERIE	2125 1ST AVE	DMR/C 95/65		149,504	512	MULTI-FAMILY DWELLING	$409,600	MULTI-FAMILY DWELLING	$415,334	$5,734	1.40%	$0
B-152-028	174550 0300		CONTINENTAL PLACE CONDO	ESCOS PEDRO URBINA+KATYHARI	2125 1ST AVE	DMR/C 95/65		149,504	820	MULTI-FAMILY DWELLING	$635,500	MULTI-FAMILY DWELLING	$644,397	$8,897	1.40%	$0
B-152-029	174550 0310		CONTINENTAL PLACE CONDO	MAKOWSKY MARYA	2125 1ST AVE	DMR/C 95/65		149,504	1,182	MULTI-FAMILY DWELLING	$886,500	MULTI-FAMILY DWELLING	$898,911	$12,411	1.40%	$0
B-152-030	174550 0320		CONTINENTAL PLACE CONDO	LABOURR JENNA+LAMBERSON LUK	2125 1ST AVE	DMR/C 95/65		149,504	700	MULTI-FAMILY DWELLING	$542,500	MULTI-FAMILY DWELLING	$550,095	$7,595	1.40%	$0
B-152-031	174550 0330		CONTINENTAL PLACE CONDO	HARDING RONALD E+JOYCE V BU	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$986,400	MULTI-FAMILY DWELLING	$1,000,210	$13,810	1.40%	$0
B-152-032	174550 0340		CONTINENTAL PLACE CONDO	HIGBEE SHANE+BROOKS ANNE	2125 1ST AVE	DMR/C 95/65		149,504	842	MULTI-FAMILY DWELLING	$673,600	MULTI-FAMILY DWELLING	$683,030	$9,430	1.40%	$0
B-152-033	174550 0350		CONTINENTAL PLACE CONDO	LINFORD SUZANNE	2125 1ST AVE	DMR/C 95/65		149,504	512	MULTI-FAMILY DWELLING	$409,600	MULTI-FAMILY DWELLING	$415,334	$5,734	1.40%	$0
B-152-034	174550 0360		CONTINENTAL PLACE CONDO	LI CHI-DOOH+CYNTHIA MARY	2125 1ST AVE	DMR/C 95/65		149,504	820	MULTI-FAMILY DWELLING	$635,500	MULTI-FAMILY DWELLING	$644,397	$8,897	1.40%	$0
B-152-035	174550 0370		CONTINENTAL PLACE CONDO	FRASIER LYNN	2125 1ST AVE	DMR/C 95/65		149,504	1,182	MULTI-FAMILY DWELLING	$886,500	MULTI-FAMILY DWELLING	$898,911	$12,411	1.40%	$0
B-152-036	174550 0380		CONTINENTAL PLACE CONDO	JERL LLC	2125 1ST AVE	DMR/C 95/65		149,504	700	MULTI-FAMILY DWELLING	$542,500	MULTI-FAMILY DWELLING	$550,095	$7,595	1.40%	$0
B-152-037	174550 0390		CONTINENTAL PLACE CONDO	NORLING DAVID K	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$986,400	MULTI-FAMILY DWELLING	$1,000,210	$13,810	1.40%	$0
B-152-038	174550 0400		CONTINENTAL PLACE CONDO	CAMPBELL STUART C	2125 1ST AVE	DMR/C 95/65		149,504	1,684	MULTI-FAMILY DWELLING	$1,389,300	MULTI-FAMILY DWELLING	$1,408,750	$19,450	1.40%	$0
B-152-039	174550 0410		CONTINENTAL PLACE CONDO	HASANOGLU KAYA Y	2125 1ST AVE	DMR/C 95/65		149,504	512	MULTI-FAMILY DWELLING	$422,400	MULTI-FAMILY DWELLING	$428,314	$5,914	1.40%	$0
B-152-040	174550 0420		CONTINENTAL PLACE CONDO	PEIRATS PHILIPPE+ANITA C MC	2125 1ST AVE	DMR/C 95/65		149,504	820	MULTI-FAMILY DWELLING	$656,000	MULTI-FAMILY DWELLING	$665,184	$9,184	1.40%	$0
B-152-041	174550 0430		CONTINENTAL PLACE CONDO	STOCK GREGORY M+LYNETTE M	2125 1ST AVE	DMR/C 95/65		149,504	1,182	MULTI-FAMILY DWELLING	$886,500	MULTI-FAMILY DWELLING	$898,911	$12,411	1.40%	$0
B-152-042	174550 0440		CONTINENTAL PLACE CONDO	CHANG ASHLEY	2125 1ST AVE	DMR/C 95/65		149,504	700	MULTI-FAMILY DWELLING	$560,000	MULTI-FAMILY DWELLING	$567,840	$7,840	1.40%	$0
B-152-043	174550 0450		CONTINENTAL PLACE CONDO	DI FURIA DIANE+JULIE -TRUST	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$1,017,225	MULTI-FAMILY DWELLING	$1,031,466	$14,241	1.40%	$0
B-152-044	174550 0460		CONTINENTAL PLACE CONDO	KULDANEK ROBERT+TRACEY ALLE	2125 1ST AVE	DMR/C 95/65		149,504	512	MULTI-FAMILY DWELLING	$422,400	MULTI-FAMILY DWELLING	$428,314	$5,914	1.40%	$0
B-152-045	174550 0470		CONTINENTAL PLACE CONDO	MAROK KANWALJIT	2125 1ST AVE	DMR/C 95/65		149,504	820	MULTI-FAMILY DWELLING	$656,000	MULTI-FAMILY DWELLING	$665,184	$9,184	1.40%	$0
B-152-046	174550 0480		CONTINENTAL PLACE CONDO	DOBRIN MICHAEL J+CATHERINE	2125 1ST AVE	DMR/C 95/65		149,504	1,182	MULTI-FAMILY DWELLING	$886,500	MULTI-FAMILY DWELLING	$898,911	$12,411	1.40%	$0
B-152-047	174550 0490		CONTINENTAL PLACE CONDO	WILLIAMS MARK D+ANN K	2125 1ST AVE	DMR/C 95/65		149,504	700	MULTI-FAMILY DWELLING	$560,000	MULTI-FAMILY DWELLING	$567,840	$7,840	1.40%	$0
B-152-048	174550 0500		CONTINENTAL PLACE CONDO	NYLANDER NICOLA R	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$1,017,225	MULTI-FAMILY DWELLING	$1,031,466	$14,241	1.40%	$0
B-152-049	174550 0510		CONTINENTAL PLACE CONDO	ABRAMS PAUL G	2125 1ST AVE	DMR/C 95/65		149,504	1,684	MULTI-FAMILY DWELLING	$1,389,300	MULTI-FAMILY DWELLING	$1,408,750	$19,450	1.40%	$0
B-152-050	174550 0520		CONTINENTAL PLACE CONDO	SCHONS ROY	2125 1ST AVE	DMR/C 95/65		149,504	512	MULTI-FAMILY DWELLING	$422,400	MULTI-FAMILY DWELLING	$428,314	$5,914	1.40%	$0
B-152-051	174550 0530		CONTINENTAL PLACE CONDO	NYOMBAYIRE STEPHANE	2125 1ST AVE	DMR/C 95/65		149,504	820	MULTI-FAMILY DWELLING	$656,000	MULTI-FAMILY DWELLING	$665,184	$9,184	1.40%	$0
B-152-052	174550 0540		CONTINENTAL PLACE CONDO	MILES CHARLES S	2125 1ST AVE	DMR/C 95/65		149,504	1,182	MULTI-FAMILY DWELLING	$886,500	MULTI-FAMILY DWELLING	$898,911	$12,411	1.40%	$0
B-152-053	174550 0550		CONTINENTAL PLACE CONDO	POZARYCKI THOMAS V -TTEE	2125 1ST AVE	DMR/C 95/65		149,504	700	MULTI-FAMILY DWELLING	$560,000	MULTI-FAMILY DWELLING	$567,840	$7,840	1.40%	$0
B-152-054	174550 0560		CONTINENTAL PLACE CONDO	CARLSON DONALD E	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$1,017,225	MULTI-FAMILY DWELLING	$1,031,466	$14,241	1.40%	$0
B-152-055	174550 0570		CONTINENTAL PLACE CONDO	ABRAMS PAUL G	2125 1ST AVE	DMR/C 95/65		149,504	512	MULTI-FAMILY DWELLING	$422,400	MULTI-FAMILY DWELLING	$428,314	$5,914	1.40%	$0
B-152-056	174550 0580		CONTINENTAL PLACE CONDO	DOBBS BRUCE C+LEE AMY	2125 1ST AVE	DMR/C 95/65		149,504	820	MULTI-FAMILY DWELLING	$656,000	MULTI-FAMILY DWELLING	$665,184	$9,184	1.40%	$0
B-152-057	174550 0590		CONTINENTAL PLACE CONDO	MERRIWEATHER A & L	2125 1ST AVE	DMR/C 95/65		149,504	1,182	MULTI-FAMILY DWELLING	$886,500	MULTI-FAMILY DWELLING	$898,911	$12,411	1.40%	$0
B-152-058	174550 0600		CONTINENTAL PLACE CONDO	SADER RICHARD A+VICKY E J	2125 1ST AVE	DMR/C 95/65		149,504	700	MULTI-FAMILY DWELLING	$560,000	MULTI-FAMILY DWELLING	$567,840	$7,840	1.40%	$0
B-152-059	174550 0610		CONTINENTAL PLACE CONDO	MANARAS DAVID S	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$1,017,225	MULTI-FAMILY DWELLING	$1,031,466	$14,241	1.40%	$0
B-152-060	174550 0620		CONTINENTAL PLACE CONDO	MARTINELLI LAURIE CAMPBELL	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$1,017,225	MULTI-FAMILY DWELLING	$1,031,466	$14,241	1.40%	$0
B-152-061	174550 0630		CONTINENTAL PLACE CONDO	TIBBLES BROOKE L+LAWRENCE M	2125 1ST AVE	DMR/C 95/65		149,504	1,035	MULTI-FAMILY DWELLING	$853,875	MULTI-FAMILY DWELLING	$865,829	$11,954	1.40%	$0
B-152-062	174550 0640		CONTINENTAL PLACE CONDO	DEMEERLEER JEFFREY A+SUSAN	2125 1ST AVE	DMR/C 95/65		149,504	1,208	MULTI-FAMILY DWELLING	$966,400	MULTI-FAMILY DWELLING	$979,930	$13,530	1.40%	$0
B-152-063	174550 0650		CONTINENTAL PLACE CONDO	JUDGE MARY KAY	2125 1ST AVE	DMR/C 95/65		149,504	832	MULTI-FAMILY DWELLING	$665,600	MULTI-FAMILY DWELLING	$674,918	$9,318	1.40%	$0
B-152-064	174550 0660		CONTINENTAL PLACE CONDO	GOLDEN LOUIS M III	2125 1ST AVE	DMR/C 95/65		149,504	1,459	MULTI-FAMILY DWELLING	$1,203,675	MULTI-FAMILY DWELLING	$1,220,526	$16,851	1.40%	$0
B-152-065	174550 0670		CONTINENTAL PLACE CONDO	WAKIM PETER	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$1,017,225	MULTI-FAMILY DWELLING	$1,031,466	$14,241	1.40%	$0
B-152-066	174550 0680		CONTINENTAL PLACE CONDO	JUDGE JOHN O+MARY KAY	2125 1ST AVE	DMR/C 95/65		149,504	1,208	MULTI-FAMILY DWELLING	$966,400	MULTI-FAMILY DWELLING	$979,930	$13,530	1.40%	$0
B-152-067	174550 0690		CONTINENTAL PLACE CONDO	ATTAVIPACH AURAKANDA+PARATI	2125 1ST AVE	DMR/C 95/65		149,504	832	MULTI-FAMILY DWELLING	$665,600	MULTI-FAMILY DWELLING	$674,918	$9,318	1.40%	$0
B-152-068	174550 0700		CONTINENTAL PLACE CONDO	MCCLAIN CHRISTOPHER+KIMBERL	2125 1ST AVE	DMR/C 95/65		149,504	1,459	MULTI-FAMILY DWELLING	$1,203,675	MULTI-FAMILY DWELLING	$1,220,526	$16,851	1.40%	$0
B-152-069	174550 0710		CONTINENTAL PLACE CONDO	LI CHI-DOOH	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$1,017,225	MULTI-FAMILY DWELLING	$1,031,466	$14,241	1.40%	$0
B-152-070	174550 0720		CONTINENTAL PLACE CONDO	STUETZLE WERNER	2125 1ST AVE	DMR/C 95/65		149,504	1,035	MULTI-FAMILY DWELLING	$853,875	MULTI-FAMILY DWELLING	$865,829	$11,954	1.40%	$0
B-152-071	174550 0730		CONTINENTAL PLACE CONDO	REIBMAN JAMES	2125 1ST AVE	DMR/C 95/65		149,504	1,208	MULTI-FAMILY DWELLING	$966,400	MULTI-FAMILY DWELLING	$979,930	$13,530	1.40%	$0
B-152-072	174550 0740		CONTINENTAL PLACE CONDO	LAGERBERG STEVEN	2125 1ST AVE	DMR/C 95/65		149,504	832	MULTI-FAMILY DWELLING	$665,600	MULTI-FAMILY DWELLING	$674,918	$9,318	1.40%	$0
B-152-073	174550 0750		CONTINENTAL PLACE CONDO	BRIDGE HERBERT M	2125 1ST AVE	DMR/C 95/65		149,504	1,459	MULTI-FAMILY DWELLING	$1,203,675	MULTI-FAMILY DWELLING	$1,220,526	$16,851	1.40%	$0
B-152-074	174550 0760		CONTINENTAL PLACE CONDO	CRYAN MATTHEW J+CYNTHIA A	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$1,017,225	MULTI-FAMILY DWELLING	$1,031,466	$14,241	1.40%	$0
B-152-075	174550 0770		CONTINENTAL PLACE CONDO	LIAN CONG MING	2125 1ST AVE	DMR/C 95/65		149,504	1,208	MULTI-FAMILY DWELLING	$966,400	MULTI-FAMILY DWELLING	$979,930	$13,530	1.40%	$0
B-152-076	174550 0780		CONTINENTAL PLACE CONDO	VALISSARAKOS KONSTANTINE	2125 1ST AVE	DMR/C 95/65		149,504	832	MULTI-FAMILY DWELLING	$665,600	MULTI-FAMILY DWELLING	$674,918	$9,318	1.40%	$0
B-152-077	174550 0790		CONTINENTAL PLACE CONDO	LEVY JONATHAN IV	2125 1ST AVE	DMR/C 95/65		149,504	1,459	MULTI-FAMILY DWELLING	$1,203,675	MULTI-FAMILY DWELLING	$1,220,526	$16,851	1.40%	$0
B-152-078	174550 0800		CONTINENTAL PLACE CONDO	LANDWEER JAMES R+SHIRLEY E	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$1,017,225	MULTI-FAMILY DWELLING	$1,031,466	$14,241	1.40%	$0
B-152-079	174550 0810		CONTINENTAL PLACE CONDO	HSI RICHARD A	2125 1ST AVE	DMR/C 95/65		149,504	1,015	MULTI-FAMILY DWELLING	$812,000	MULTI-FAMILY DWELLING	$823,368	$11,368	1.40%	$0
B-152-080	174550 0820		CONTINENTAL PLACE CONDO	HSI RICHARD ALEX+WENDY CHIN	2125 1ST AVE	DMR/C 95/65		149,504	1,208	MULTI-FAMILY DWELLING	$966,400	MULTI-FAMILY DWELLING	$979,930	$13,530	1.40%	$0
B-152-081	174550 0830		CONTINENTAL PLACE CONDO	CAPPS BOBBY D	2125 1ST AVE	DMR/C 95/65		149,504	832	MULTI-FAMILY DWELLING	$686,400	MULTI-FAMILY DWELLING	$696,010	$9,610	1.40%	$0
B-152-082	174550 0840		CONTINENTAL PLACE CONDO	HASANOGLU KAYA Y	2125 1ST AVE	DMR/C 95/65		149,504	1,459	MULTI-FAMILY DWELLING	$1,167,200	MULTI-FAMILY DWELLING	$1,183,541	$16,341	1.40%	$0
B-152-083	174550 0850		CONTINENTAL PLACE CONDO	SPIEGEL RICHARD K+ANN L	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$986,400	MULTI-FAMILY DWELLING	$1,000,210	$13,810	1.40%	$0
B-152-084	174550 0860		CONTINENTAL PLACE CONDO	ERSHIG A HERBERT	2125 1ST AVE	DMR/C 95/65		149,504	1,208	MULTI-FAMILY DWELLING	$966,400	MULTI-FAMILY DWELLING	$979,930	$13,530	1.40%	$0
B-152-085	174550 0870		CONTINENTAL PLACE CONDO	SPENCER PHILLIP W III+KELLI	2125 1ST AVE	DMR/C 95/65		149,504	832	MULTI-FAMILY DWELLING	$686,400	MULTI-FAMILY DWELLING	$696,010	$9,610	1.40%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-152-086	174550 0880		CONTINENTAL PLACE CONDO	SPENCER PHILLIP W III+KELLI	2125 1ST AVE	DMR/C 95/65		149,504	1,459	MULTI-FAMILY DWELLING	$1,167,200	MULTI-FAMILY DWELLING	$1,183,541	$16,341	1.40%	$0
B-152-087	174550 0890		CONTINENTAL PLACE CONDO	SPILLER HANS	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$986,400	MULTI-FAMILY DWELLING	$1,000,210	$13,810	1.40%	$0
B-152-088	174550 0900		CONTINENTAL PLACE CONDO	JOHNSON BRUCE E H+SANDRA E	2125 1ST AVE	DMR/C 95/65		149,504	1,035	MULTI-FAMILY DWELLING	$828,000	MULTI-FAMILY DWELLING	$839,592	$11,592	1.40%	$0
B-152-089	174550 0910		CONTINENTAL PLACE CONDO	MCKENZIE VIRGINIA L+CHRISTO	2125 1ST AVE	DMR/C 95/65		149,504	1,208	MULTI-FAMILY DWELLING	$966,400	MULTI-FAMILY DWELLING	$979,930	$13,530	1.40%	$0
B-152-090	174550 0920		CONTINENTAL PLACE CONDO	OSBON JOYMARIE	2125 1ST AVE	DMR/C 95/65		149,504	832	MULTI-FAMILY DWELLING	$665,600	MULTI-FAMILY DWELLING	$674,918	$9,318	1.40%	$0
B-152-091	174550 0930		CONTINENTAL PLACE CONDO	WITHERSPOON ROBERT P	2125 1ST AVE	DMR/C 95/65		149,504	1,459	MULTI-FAMILY DWELLING	$1,203,675	MULTI-FAMILY DWELLING	$1,220,526	$16,851	1.40%	$0
B-152-092	174550 0940		CONTINENTAL PLACE CONDO	MONSON DAVID L	2125 1ST AVE	DMR/C 95/65		149,504	1,233	MULTI-FAMILY DWELLING	$986,400	MULTI-FAMILY DWELLING	$1,000,210	$13,810	1.40%	$0
B-152-093	174550 0950		CONTINENTAL PLACE CONDO	BASS ROGER J	2125 1ST AVE	DMR/C 95/65		149,504	1,208	MULTI-FAMILY DWELLING	$966,400	MULTI-FAMILY DWELLING	$979,930	$13,530	1.40%	$0
B-152-094	174550 0960		CONTINENTAL PLACE CONDO	BASS ROGER J	2125 1ST AVE	DMR/C 95/65		149,504	812	MULTI-FAMILY DWELLING	$649,600	MULTI-FAMILY DWELLING	$658,694	$9,094	1.40%	$0
B-152-095	174550 0970		CONTINENTAL PLACE CONDO	MAYER DIANE SURVIVOR'S TRUS	2125 1ST AVE	DMR/C 95/65		149,504	1,459	MULTI-FAMILY DWELLING	$1,203,675	MULTI-FAMILY DWELLING	$1,220,526	$16,851	1.40%	$0
B-152-096	174550 0980		CONTINENTAL PLACE CONDO	LAIRD NORTON TYEE TRUST CO	2125 1ST AVE	DMR/C 95/65		149,504	1,684	MULTI-FAMILY DWELLING	$1,347,200	MULTI-FAMILY DWELLING	$1,366,061	$18,861	1.40%	$0
B-152-097	174550 0990		CONTINENTAL PLACE CONDO	ABRAMS MARIANNA	2125 1ST AVE	DMR/C 95/65		149,504	1,760	MULTI-FAMILY DWELLING	$1,408,000	MULTI-FAMILY DWELLING	$1,427,712	$19,712	1.40%	$0
B-152-098	174550 1000		CONTINENTAL PLACE CONDO	BREVOORT WILLIAM H+MARGARET	2125 1ST AVE	DMR/C 95/65		149,504	832	MULTI-FAMILY DWELLING	$686,400	MULTI-FAMILY DWELLING	$696,010	$9,610	1.40%	$0
B-152-099	174550 1010		CONTINENTAL PLACE CONDO	OLEJAR MICHAEL	2125 1ST AVE	DMR/C 95/65		149,504	1,924	MULTI-FAMILY DWELLING	$1,587,300	MULTI-FAMILY DWELLING	$1,609,522	$22,222	1.40%	$0
B-152-100	174550 1020		CONTINENTAL PLACE CONDO	WARNE DOUGLAS N	2125 1ST AVE	DMR/C 95/65		149,504	1,760	MULTI-FAMILY DWELLING	$1,408,000	MULTI-FAMILY DWELLING	$1,427,712	$19,712	1.40%	$0
B-152-101	174550 1030		CONTINENTAL PLACE CONDO	PARKS ROBERT M+ANNETTE T	2125 1ST AVE	DMR/C 95/65		149,504	832	MULTI-FAMILY DWELLING	$665,600	MULTI-FAMILY DWELLING	$674,918	$9,318	1.40%	$0
B-152-102	174550 1040		CONTINENTAL PLACE CONDO	PARKS ROBERT M+ANNETTE	2125 1ST AVE	DMR/C 95/65		149,504	1,924	MULTI-FAMILY DWELLING	$1,539,200	MULTI-FAMILY DWELLING	$1,560,749	$21,549	1.40%	$0
B-152-103	174550 1050		CONTINENTAL PLACE CONDO	MICHAELIDIS MICHAEL	2125 1ST AVE	DMR/C 95/65		149,504	1,684	MULTI-FAMILY DWELLING	$1,347,200	MULTI-FAMILY DWELLING	$1,366,061	$18,861	1.40%	$0
B-152-104	174550 1060		CONTINENTAL PLACE CONDO	MORRIS P KEVIN	2125 1ST AVE	DMR/C 95/65		149,504	1,760	MULTI-FAMILY DWELLING	$1,408,000	MULTI-FAMILY DWELLING	$1,427,712	$19,712	1.40%	$0
B-152-105	174550 1070		CONTINENTAL PLACE CONDO	ASPIRI RAY & EDITH L	2125 1ST AVE	DMR/C 95/65		149,504	832	MULTI-FAMILY DWELLING	$686,400	MULTI-FAMILY DWELLING	$696,010	$9,610	1.40%	$0
B-152-106	174550 1080		CONTINENTAL PLACE CONDO	ASPIRI JOHN RAY+EDITH	2125 1ST AVE	DMR/C 95/65		149,504	1,924	MULTI-FAMILY DWELLING	$1,539,200	MULTI-FAMILY DWELLING	$1,560,749	$21,549	1.40%	$0
B-152-107	174550 1090		CONTINENTAL PLACE CONDO	ALTMAYER ANDREA	2125 1ST AVE	DMR/C 95/65		149,504	1,720	MULTI-FAMILY DWELLING	$1,376,000	MULTI-FAMILY DWELLING	$1,395,264	$19,264	1.40%	$0
B-152-108	174550 1100		CONTINENTAL PLACE CONDO	LAIRD NORTON TYEE TRUST	2125 1ST AVE	DMR/C 95/65		149,504	932	MULTI-FAMILY DWELLING	$745,600	MULTI-FAMILY DWELLING	$756,038	$10,438	1.40%	$0
B-152-109	174550 1110		CONTINENTAL PLACE CONDO	LAIRD NORTON TYEE TRUST COM	2125 1ST AVE	DMR/C 95/65		149,504	1,924	MULTI-FAMILY DWELLING	$1,539,200	MULTI-FAMILY DWELLING	$1,560,749	$21,549	1.40%	$0
B-152-110	174550 1120		CONTINENTAL PLACE CONDO	DWYER VASILIKI	2125 1ST AVE	DMR/C 95/65		149,504	1,811	MULTI-FAMILY DWELLING	$1,494,075	MULTI-FAMILY DWELLING	$1,514,992	$20,917	1.40%	$0
B-152-111	174550 1130		CONTINENTAL PLACE CONDO	FERGUSON KENNETH M+MICHELE	2125 1ST AVE	DMR/C 95/65		149,504	1,208	MULTI-FAMILY DWELLING	$966,400	MULTI-FAMILY DWELLING	$979,930	$13,530	1.40%	$0
B-152-112	174550 1140		CONTINENTAL PLACE CONDO	SCOTT MICHAEL J	2125 1ST AVE	DMR/C 95/65		149,504	832	MULTI-FAMILY DWELLING	$665,600	MULTI-FAMILY DWELLING	$674,918	$9,318	1.40%	$0
B-152-113	174550 1150		CONTINENTAL PLACE CONDO	CONRU ANDREW	2125 1ST AVE	DMR/C 95/65		149,504	1,463	MULTI-FAMILY DWELLING	$1,206,975	MULTI-FAMILY DWELLING	$1,223,873	$16,898	1.40%	$0
B-152-114	174550 1160		CONTINENTAL PLACE CONDO	COPELAND LEE G-TTEE	2125 1ST AVE	DMR/C 95/65		149,504	1,811	MULTI-FAMILY DWELLING	$1,494,075	MULTI-FAMILY DWELLING	$1,514,992	$20,917	1.40%	$0
B-152-115	174550 1170		CONTINENTAL PLACE CONDO	STONE CHARLES G III+VON BRAN	2125 1ST AVE	DMR/C 95/65		149,504	1,208	MULTI-FAMILY DWELLING	$966,400	MULTI-FAMILY DWELLING	$979,930	$13,530	1.40%	$0
B-152-116	174550 1180		CONTINENTAL PLACE CONDO	GARDANAR STEPHEN W+TANYA M	2125 1ST AVE	DMR/C 95/65		149,504	832	MULTI-FAMILY DWELLING	$665,600	MULTI-FAMILY DWELLING	$674,918	$9,318	1.40%	$0
B-152-117	174550 1190		CONTINENTAL PLACE CONDO	STARR DAVID	2125 1ST AVE	DMR/C 95/65		149,504	1,463	MULTI-FAMILY DWELLING	$1,206,975	MULTI-FAMILY DWELLING	$1,223,873	$16,898	1.40%	$0
B-152-118	174550 1200		CONTINENTAL PLACE CONDO	CUNNINGHAM JOSEPH ANGUS+CYN	2125 1ST AVE	DMR/C 95/65		149,504	1,811	MULTI-FAMILY DWELLING	$1,494,075	MULTI-FAMILY DWELLING	$1,514,992	$20,917	1.40%	$0
B-152-119	174550 1210		CONTINENTAL PLACE CONDO	PASTULA MICHAEL J+DANA	2125 1ST AVE	DMR/C 95/65		149,504	1,208	MULTI-FAMILY DWELLING	$966,400	MULTI-FAMILY DWELLING	$979,930	$13,530	1.40%	$0
B-152-120	174550 1220		CONTINENTAL PLACE CONDO	BROWNING PAUL C -TTEE	2125 1ST AVE	DMR/C 95/65		149,504	832	MULTI-FAMILY DWELLING	$665,600	MULTI-FAMILY DWELLING	$674,918	$9,318	1.40%	$0
B-152-121	174550 1230		CONTINENTAL PLACE CONDO	MULLIKIN JUDITH A	2125 1ST AVE	DMR/C 95/65		149,504	1,463	MULTI-FAMILY DWELLING	$1,206,975	MULTI-FAMILY DWELLING	$1,223,873	$16,898	1.40%	$0
B-152-122	174550 1240		CONTINENTAL PLACE CONDO	KRENTZ FRANK A+JAYNE ANN	2125 1ST AVE	DMR/C 95/65		149,504	2,638	MULTI-FAMILY DWELLING	$3,033,700	MULTI-FAMILY DWELLING	$3,076,172	$42,472	1.40%	$0
B-152-123	174550 1250		CONTINENTAL PLACE CONDO	SR BRUNO LLC	2125 1ST AVE	DMR/C 95/65		149,504	2,890	MULTI-FAMILY DWELLING	$3,323,500	MULTI-FAMILY DWELLING	$3,370,029	$46,529	1.40%	$0
B-152-124	174550 1260		CONTINENTAL PLACE CONDO	WYCKOFF DAVID	2125 1ST AVE	DMR/C 95/65		149,504	2,638	MULTI-FAMILY DWELLING	$3,165,600	MULTI-FAMILY DWELLING	$3,209,918	$44,318	1.40%	$0
B-152-125	174550 1270		CONTINENTAL PLACE CONDO	GARDNER JEAN F	2125 1ST AVE	DMR/C 95/65		149,504	2,890	MULTI-FAMILY DWELLING	$3,468,000	MULTI-FAMILY DWELLING	$3,516,552	$48,552	1.40%	$0
B-189	197720 0451		AIR RIGHTS ONLY FOR MAR PRISA MARKET PLACE TOWER WA		87 LENORA ST	PMM-85	28,283			MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-190	516045 0000		MARKET COURT CONDOMINIUM		87 LENORA ST	PMM-85	20,176	11,489	11,489	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-190-001	516045 0010		MARKET COURT CONDOMII	GILREATH SCOTT	87 LENORA ST	PMM-85	-	61,548	9,710	MULTI-FAMILY DWELLING	$4,067,200	MULTI-FAMILY DWELLING	$4,160,746	$93,546	2.30%	$0
B-190-002	516045 0020		MARKET COURT CONDOMII	MARKET COURT PARTNERS	87 LENORA ST	PMM-85		61,548	1,779	MULTI-FAMILY DWELLING	$655,700	MULTI-FAMILY DWELLING	$670,781	$15,081	2.30%	$0
B-190-003	516045 0030		MARKET COURT CONDOMII	HAFLINGER KARL+MARY NERINI	87 LENORA ST	PMM-85		61,548	747	MULTI-FAMILY DWELLING	$466,875	MULTI-FAMILY DWELLING	$477,380	$10,505	2.25%	$0
B-190-004	516045 0040		MARKET COURT CONDOMII	PERRY ANITA JO	87 LENORA ST	PMM-85		61,548	761	MULTI-FAMILY DWELLING	$475,625	MULTI-FAMILY DWELLING	$486,327	$10,702	2.25%	$0
B-190-005	516045 0050		MARKET COURT CONDOMII	WUSCHER MARK R	87 LENORA ST	PMM-85		61,548	1,299	MULTI-FAMILY DWELLING	$811,875	MULTI-FAMILY DWELLING	$830,142	$18,267	2.25%	$0
B-190-006	516045 0060		MARKET COURT CONDOMII	LOSH JOHN B+BETSY Q TERRY	87 LENORA ST	PMM-85		61,548	710	MULTI-FAMILY DWELLING	$443,750	MULTI-FAMILY DWELLING	$453,734	$9,984	2.25%	$0
B-190-007	516045 0070		MARKET COURT CONDOMII	STAUFFER RICHARD A	87 LENORA ST	PMM-85		61,548	688	MULTI-FAMILY DWELLING	$430,000	MULTI-FAMILY DWELLING	$439,675	$9,675	2.25%	$0
B-190-008	516045 0080		MARKET COURT CONDOMII	WHETZELL JOHN S+GERLINDE	87 LENORA ST	PMM-85		61,548	688	MULTI-FAMILY DWELLING	$447,200	MULTI-FAMILY DWELLING	$457,262	$10,062	2.25%	$0
B-190-009	516045 0100		MARKET COURT CONDOMII	WHETZELL JOHN S+GERLINDE	87 LENORA ST	PMM-85		61,548	1,853	MULTI-FAMILY DWELLING	$1,158,125	MULTI-FAMILY DWELLING	$1,184,183	$26,058	2.25%	$0
B-190-010	516045 0110		MARKET COURT CONDOMII	MARSHALL TERY STEPHEN+SANDR	87 LENORA ST	PMM-85		61,548	873	MULTI-FAMILY DWELLING	$545,625	MULTI-FAMILY DWELLING	$557,902	$12,277	2.25%	$0
B-190-011	516045 0120		MARKET COURT CONDOMII	BRODERICK WILFRID N	87 LENORA ST	PMM-85		61,548	1,168	MULTI-FAMILY DWELLING	$730,000	MULTI-FAMILY DWELLING	$746,425	$16,425	2.25%	$0
B-190-012	516045 0130		MARKET COURT CONDOMII	SCHROEDER RICHARD	87 LENORA ST	PMM-85		61,548	631	MULTI-FAMILY DWELLING	$394,375	MULTI-FAMILY DWELLING	$403,248	$8,873	2.25%	$0
B-190-013	516045 0140		MARKET COURT CONDOMII	WEBER ANDREW+ANNA DOLECKI	87 LENORA ST	PMM-85		61,548	780	MULTI-FAMILY DWELLING	$487,500	MULTI-FAMILY DWELLING	$498,469	$10,969	2.25%	$0
B-190-014	516045 0160		MARKET COURT CONDOMII	SJOBLOM CHERYL M	87 LENORA ST	PMM-85		61,548	1,299	MULTI-FAMILY DWELLING	$811,875	MULTI-FAMILY DWELLING	$830,142	$18,267	2.25%	$0
B-190-015	516045 0170		MARKET COURT CONDOMII	GERBERDING RUTH ALICE -TTEE	87 LENORA ST	PMM-85		61,548	710	MULTI-FAMILY DWELLING	$443,750	MULTI-FAMILY DWELLING	$453,734	$9,984	2.25%	$0
B-190-016	516045 0180		MARKET COURT CONDOMII	MURRAY WILLIAM+JODI	87 LENORA ST	PMM-85		61,548	688	MULTI-FAMILY DWELLING	$430,000	MULTI-FAMILY DWELLING	$439,675	$9,675	2.25%	$0
B-190-017	516045 0190		MARKET COURT CONDOMII	BALTAS CONSTANTINE	87 LENORA ST	PMM-85		61,548	688	MULTI-FAMILY DWELLING	$447,200	MULTI-FAMILY DWELLING	$457,262	$10,062	2.25%	$0
B-190-018	516045 0200		MARKET COURT CONDOMII	GREENE LYNNE V	87 LENORA ST	PMM-85		61,548	682	MULTI-FAMILY DWELLING	$443,300	MULTI-FAMILY DWELLING	$453,274	$9,974	2.25%	$0
B-190-019	516045 0210		MARKET COURT CONDOMII	REICH JAY A+JANE M	87 LENORA ST	PMM-85		61,548	1,321	MULTI-FAMILY DWELLING	$825,625	MULTI-FAMILY DWELLING	$844,202	$18,577	2.25%	$0
B-190-020	516045 0220		MARKET COURT CONDOMII	VANDERSNICK JOVITA S	87 LENORA ST	PMM-85		61,548	1,459	MULTI-FAMILY DWELLING	$875,400	MULTI-FAMILY DWELLING	$895,097	$19,697	2.25%	$0
B-190-021	516045 0230		MARKET COURT CONDOMII	SELLERS MARILYN R S	87 LENORA ST	PMM-85		61,548	1,133	MULTI-FAMILY DWELLING	$708,125	MULTI-FAMILY DWELLING	$724,058	$15,933	2.25%	$0
B-190-022	516045 0240		MARKET COURT CONDOMII	OSBORNE NANCY KATHRYN	87 LENORA ST	PMM-85		61,548	1,164	MULTI-FAMILY DWELLING	$727,500	MULTI-FAMILY DWELLING	$743,869	$16,369	2.25%	$0
B-190-023	516045 0250		MARKET COURT CONDOMII	BOHRER RICHARD A	87 LENORA ST	PMM-85		61,548	1,164	MULTI-FAMILY DWELLING	$727,500	MULTI-FAMILY DWELLING	$743,869	$16,369	2.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-190-024	516045 0260		MARKET COURT CONDOMII	JONES ANDREA E	87 LENORA ST	PMM-85		61,548	1,170	MULTI-FAMILY DWELLING	$731,250	MULTI-FAMILY DWELLING	$747,703	$16,453	2.25%	$0
B-190-025	516045 0270		MARKET COURT CONDOMII	CLEMONS STEVEN G	87 LENORA ST	PMM-85		61,548	1,226	MULTI-FAMILY DWELLING	$796,900	MULTI-FAMILY DWELLING	$814,830	$17,930	2.25%	$0
B-190-026	516045 0280		MARKET COURT CONDOMII	NOFFRE LIMITED PARTNERSHIP	87 LENORA ST	PMM-85		61,548	657	MULTI-FAMILY DWELLING	$410,625	MULTI-FAMILY DWELLING	$419,864	$9,239	2.25%	$0
B-190-027	516045 0290		MARKET COURT CONDOMII	CARTER BRIAN F+KATHRYN ALEC	87 LENORA ST	PMM-85		61,548	631	MULTI-FAMILY DWELLING	$394,375	MULTI-FAMILY DWELLING	$403,248	$8,873	2.25%	$0
B-190-028	516045 0300		MARKET COURT CONDOMII	TELLIER GABRIELLE R	87 LENORA ST	PMM-85		61,548	631	MULTI-FAMILY DWELLING	$394,375	MULTI-FAMILY DWELLING	$403,248	$8,873	2.25%	$0
B-190-029	516045 0310		MARKET COURT CONDOMII	DENORMANDIE ROBERT L+BARBAR	87 LENORA ST	PMM-85		61,548	780	MULTI-FAMILY DWELLING	$487,500	MULTI-FAMILY DWELLING	$498,469	$10,969	2.25%	$0
B-190-030	516045 0320		MARKET COURT CONDOMII	SCHULTZ ELIZABETH L	87 LENORA ST	PMM-85		61,548	761	MULTI-FAMILY DWELLING	$475,625	MULTI-FAMILY DWELLING	$486,327	$10,702	2.25%	$0
B-190-031	516045 0330		MARKET COURT CONDOMII	PICKERILL ALAN+DIANNE	87 LENORA ST	PMM-85		61,548	1,299	MULTI-FAMILY DWELLING	$844,350	MULTI-FAMILY DWELLING	$863,348	$18,998	2.25%	$0
B-190-032	516045 0340		MARKET COURT CONDOMII	CANLIS BRIAN B	87 LENORA ST	PMM-85		61,548	710	MULTI-FAMILY DWELLING	$443,750	MULTI-FAMILY DWELLING	$453,734	$9,984	2.25%	$0
B-190-033	516045 0350		MARKET COURT CONDOMII	CANLIS MARK C+ANNE MARIE	87 LENORA ST	PMM-85		61,548	688	MULTI-FAMILY DWELLING	$430,000	MULTI-FAMILY DWELLING	$439,675	$9,675	2.25%	$0
B-190-034	516045 0360		MARKET COURT CONDOMII	DMC PROPERTIES LLLP	87 LENORA ST	PMM-85		61,548	688	MULTI-FAMILY DWELLING	$447,200	MULTI-FAMILY DWELLING	$457,262	$10,062	2.25%	$0
B-190-035	516045 0370		MARKET COURT CONDOMII	CANLIS MATT & JULIE	87 LENORA ST	PMM-85		61,548	682	MULTI-FAMILY DWELLING	$443,300	MULTI-FAMILY DWELLING	$453,274	$9,974	2.25%	$0
B-190-036	516045 0380		MARKET COURT CONDOMII	CANLIS CHRIS	87 LENORA ST	PMM-85		61,548	1,207	MULTI-FAMILY DWELLING	$784,550	MULTI-FAMILY DWELLING	$802,202	$17,652	2.25%	$0
B-190-037	516045 0390		MARKET COURT CONDOMII	ANDERSON MAXINE	87 LENORA ST	PMM-85		61,548	1,377	MULTI-FAMILY DWELLING	$826,200	MULTI-FAMILY DWELLING	$844,790	$18,590	2.25%	$0
B-190-038	516045 0400		MARKET COURT CONDOMII	OLCZAK PAUL J	87 LENORA ST	PMM-85		61,548	924	MULTI-FAMILY DWELLING	$577,500	MULTI-FAMILY DWELLING	$590,494	$12,994	2.25%	$0
B-190-039	516045 0410		MARKET COURT CONDOMII	BATALI DANA+ANNABELLA SERRA	87 LENORA ST	PMM-85		61,548	1,015	MULTI-FAMILY DWELLING	$634,375	MULTI-FAMILY DWELLING	$648,648	$14,273	2.25%	$0
B-190-040	516045 0420		MARKET COURT CONDOMII	MCWAIN ALAN R JR	87 LENORA ST	PMM-85		61,548	657	MULTI-FAMILY DWELLING	$410,625	MULTI-FAMILY DWELLING	$419,864	$9,239	2.25%	$0
B-190-041	516045 0430		MARKET COURT CONDOMII	MCGUFFIN THOMAS+BARBARA	87 LENORA ST	PMM-85		61,548	631	MULTI-FAMILY DWELLING	$394,375	MULTI-FAMILY DWELLING	$403,248	$8,873	2.25%	$0
B-190-042	516045 0440		MARKET COURT CONDOMII	SVOBODA JOYCE	87 LENORA ST	PMM-85		61,548	631	MULTI-FAMILY DWELLING	$394,375	MULTI-FAMILY DWELLING	$403,248	$8,873	2.25%	$0
B-190-043	516045 0450		MARKET COURT CONDOMII	POWELL HEATHER	87 LENORA ST	PMM-85		61,548	780	MULTI-FAMILY DWELLING	$487,500	MULTI-FAMILY DWELLING	$498,469	$10,969	2.25%	$0
B-190-044	516045 0460		MARKET COURT CONDOMII	RICHARDS CURTIS R	87 LENORA ST	PMM-85		61,548	761	MULTI-FAMILY DWELLING	$475,625	MULTI-FAMILY DWELLING	$486,327	$10,702	2.25%	$0
B-190-045	516045 0470		MARKET COURT CONDOMII	RODRIGUEZ NORBERTO	87 LENORA ST	PMM-85		61,548	1,299	MULTI-FAMILY DWELLING	$844,350	MULTI-FAMILY DWELLING	$863,348	$18,998	2.25%	$0
B-190-046	516045 0480		MARKET COURT CONDOMII	OWEN GARY+CARA BAILEY	87 LENORA ST	PMM-85		61,548	710	MULTI-FAMILY DWELLING	$443,750	MULTI-FAMILY DWELLING	$453,734	$9,984	2.25%	$0
B-190-047	516045 0490		MARKET COURT CONDOMII	JOHNSON MARY LOU	87 LENORA ST	PMM-85		61,548	688	MULTI-FAMILY DWELLING	$430,000	MULTI-FAMILY DWELLING	$439,675	$9,675	2.25%	$0
B-190-048	516045 0500		MARKET COURT CONDOMII	LAWRENCE C STAPLETON	87 LENORA ST	PMM-85		61,548	1,370	MULTI-FAMILY DWELLING	$890,500	MULTI-FAMILY DWELLING	$910,536	$20,036	2.25%	$0
B-190-049	516045 0520		MARKET COURT CONDOMII	ENK GORDON A	87 LENORA ST	PMM-85		61,548	1,370	MULTI-FAMILY DWELLING	$890,500	MULTI-FAMILY DWELLING	$910,536	$20,036	2.25%	$0
B-190-050	516045 0530		MARKET COURT CONDOMII	MOGELGAARD MICHAEL D	87 LENORA ST	PMM-85		61,548	1,377	MULTI-FAMILY DWELLING	$826,200	MULTI-FAMILY DWELLING	$844,790	$18,590	2.25%	$0
B-190-051	516045 0540		MARKET COURT CONDOMII	SURKATTY OSMAN+JENNIFER L	87 LENORA ST	PMM-85		61,548	924	MULTI-FAMILY DWELLING	$577,500	MULTI-FAMILY DWELLING	$590,494	$12,994	2.25%	$0
B-190-052	516045 0550		MARKET COURT CONDOMII	BATALI DANA+ANNABELLA SERRA	87 LENORA ST	PMM-85		61,548	1,015	MULTI-FAMILY DWELLING	$634,375	MULTI-FAMILY DWELLING	$648,648	$14,273	2.25%	$0
B-190-053	516045 0560		MARKET COURT CONDOMII	SVOBODA JOYCE	87 LENORA ST	PMM-85		61,548	657	MULTI-FAMILY DWELLING	$410,625	MULTI-FAMILY DWELLING	$419,864	$9,239	2.25%	$0
B-190-054	516045 0570		MARKET COURT CONDOMII	KENAGY WILLIAM DAVID	87 LENORA ST	PMM-85		61,548	631	MULTI-FAMILY DWELLING	$394,375	MULTI-FAMILY DWELLING	$403,248	$8,873	2.25%	$0
B-190-055	516045 0580		MARKET COURT CONDOMII	HANCOCK MARK B	87 LENORA ST	PMM-85		61,548	631	MULTI-FAMILY DWELLING	$394,375	MULTI-FAMILY DWELLING	$403,248	$8,873	2.25%	$0
B-190-056	516045 0590		MARKET COURT CONDOMII	WILCYNSKI PAUL J	87 LENORA ST	PMM-85		61,548	780	MULTI-FAMILY DWELLING	$487,500	MULTI-FAMILY DWELLING	$498,469	$10,969	2.25%	$0
B-190-057	516045 0600		MARKET COURT CONDOMII	LEKKY SYLVIA J	87 LENORA ST	PMM-85		61,548	761	MULTI-FAMILY DWELLING	$475,625	MULTI-FAMILY DWELLING	$486,327	$10,702	2.25%	$0
B-190-058	516045 0610		MARKET COURT CONDOMII	GRIFFIN SEAN+BERNADINE	87 LENORA ST	PMM-85		61,548	1,299	MULTI-FAMILY DWELLING	$844,350	MULTI-FAMILY DWELLING	$863,348	$18,998	2.25%	$0
B-190-059	516045 0620		MARKET COURT CONDOMII	CARLETON ELIZABETH C	87 LENORA ST	PMM-85		61,548	710	MULTI-FAMILY DWELLING	$443,750	MULTI-FAMILY DWELLING	$453,734	$9,984	2.25%	$0
B-190-060	516045 0630		MARKET COURT CONDOMII	BUGGE ANNE M	87 LENORA ST	PMM-85		61,548	688	MULTI-FAMILY DWELLING	$430,000	MULTI-FAMILY DWELLING	$439,675	$9,675	2.25%	$0
B-190-061	516045 0640		MARKET COURT CONDOMII	GUIZZETTI JOSEPH D	87 LENORA ST	PMM-85		61,548	688	MULTI-FAMILY DWELLING	$447,200	MULTI-FAMILY DWELLING	$457,262	$10,062	2.25%	$0
B-190-062	516045 0660		MARKET COURT CONDOMII	LAMPSON MARY	87 LENORA ST	PMM-85		61,548	1,889	MULTI-FAMILY DWELLING	$1,227,850	MULTI-FAMILY DWELLING	$1,255,477	$27,627	2.25%	$0
B-190-063	516045 0670		MARKET COURT CONDOMII	KRAUSE BRUCE S+BOND GAIL E	87 LENORA ST	PMM-85		61,548	1,377	MULTI-FAMILY DWELLING	$826,200	MULTI-FAMILY DWELLING	$844,790	$18,590	2.25%	$0
B-190-064	516045 0680		MARKET COURT CONDOMII	REGENSBURG NANCY	87 LENORA ST	PMM-85		61,548	924	MULTI-FAMILY DWELLING	$577,500	MULTI-FAMILY DWELLING	$590,494	$12,994	2.25%	$0
B-190-065	516045 0690		MARKET COURT CONDOMII	CAMPBELL MICHAEL I+ROBIN	87 LENORA ST	PMM-85		61,548	1,015	MULTI-FAMILY DWELLING	$634,375	MULTI-FAMILY DWELLING	$648,648	$14,273	2.25%	$0
B-190-066	516045 0700		MARKET COURT CONDOMII	SJOBLOM CHERYL M	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-067	516045 0710		MARKET COURT CONDOMII	BATALI DANA/SERRA ANNABELLA	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-068	516045 0720		MARKET COURT CONDOMII	SVOBODA JOYCE	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-069	516045 0730		MARKET COURT CONDOMII	CANLIS CHRIS	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-070	516045 0740		MARKET COURT CONDOMII	CANLIS CHRIS	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-071	516045 0750		MARKET COURT CONDOMII	ANDERSON MAXINE K	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-072	516045 0760		MARKET COURT CONDOMII	ANDERSON MAXINE K	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-073	516045 0770		MARKET COURT CONDOMII	CARLETON ELIZABETH C	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-074	516045 0780		MARKET COURT CONDOMII	MOGELGAARD MICHAEL D	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-075	516045 0790		MARKET COURT CONDOMII	WHETZELL JOHN S JR	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-076	516045 0800		MARKET COURT CONDOMII	WHETZELL JOHN S JR	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-077	516045 0810		MARKET COURT CONDOMII	BRODERICK WILFRID N	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-078	516045 0820		MARKET COURT CONDOMII	OLCZAK PAUL J	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-079	516045 0830		MARKET COURT CONDOMII	WILCYNSKI PAUL J	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-080	516045 0840		MARKET COURT CONDOMII	RODRIGUEZ NORBERTO D+ANNE M	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-081	516045 0850		MARKET COURT CONDOMII	NOFFRE LIMITED PARTNERSHIP	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-082	516045 0860		MARKET COURT CONDOMII	LEKKY SYLVIA J	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-083	516045 0870		MARKET COURT CONDOMII	CAMPBELL MIHCAEL J & ROBIN	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-084	516045 0880		MARKET COURT CONDOMII	SELLERS MARILYN R S	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-085	516045 0890		MARKET COURT CONDOMII	KRAUSE BRUCE+BOND GAIL	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-086	516045 0900		MARKET COURT CONDOMII	GRIFFIN SEAN+BERNADINE	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-087	516045 0910		MARKET COURT CONDOMII	VANDERSNICK JOVITA S	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-088	516045 0920		MARKET COURT CONDOMII	MARSHALL TERY STEPHEN+SANDR	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-190-089	516045 0930		MARKET COURT CONDOMII	GERBERDING RUTH ALICE -TTEE	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-090	516045 0940		MARKET COURT CONDOMII	BATALI DANA+ANNABELLA SERRA	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-091	516045 0950		MARKET COURT CONDOMII	REICH JAY A+JANE M	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-092	516045 0960		MARKET COURT CONDOMII	BAILEY CARA LEE	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-093	516045 0970		MARKET COURT CONDOMII	REGENSBURG NANCY	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-094	516045 0980		MARKET COURT CONDOMII	DENORMANDIE ROBERT L+BARBAR	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-095	516045 0990		MARKET COURT CONDOMII	DMC PROPERTIES LLLP	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-096	516045 1000		MARKET COURT CONDOMII	PICKERILL ALAN+DIANNE	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-097	516045 1010		MARKET COURT CONDOMII	HANCOCK MARK	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-098	516045 1020		MARKET COURT CONDOMII	CANUS MARK+ANNE MARIE	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-099	516045 1030		MARKET COURT CONDOMII	LAUGHLIN JOHN B	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-100	516045 1040		MARKET COURT CONDOMII	GREENE LYNNE V ET AL	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-101A	516045 0150		MARKET COURT CONDOMII	RODRIGUEZ INIGO	87 LENORA ST	PMM-85		61,548	761	MULTI-FAMILY DWELLING	$475,625	MULTI-FAMILY DWELLING	$486,327	$10,702	2.25%	$0
B-190-101B	516045 1050		MARKET COURT CONDOMII	RODRIGUEZ INIGO	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-102	516045 1060		MARKET COURT CONDOMII	HAFLINGER KARL+MARY NERINI	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-103	516045 1070		MARKET COURT CONDOMII	OSBORNE NANCY KATHRYN	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-104	516045 1080		MARKET COURT CONDOMII	WUSCHER MARK	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-105	516045 1090		MARKET COURT CONDOMII	CARTER BRIAN F+KATHRYN ALEC	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-106	516045 1100		MARKET COURT CONDOMII	BUGGE ANNE M	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-107	516045 1110		MARKET COURT CONDOMII	MCWAIN ALAN R JR	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-108	516045 1120		MARKET COURT CONDOMII	JOHNSON MARY LOU	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-109	516045 1130		MARKET COURT CONDOMII	MURRAY WILLIAM+JODI	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-110	516045 1140		MARKET COURT CONDOMII	MCGUFFIN THOMAS+BARBARA	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-111	516045 1150		MARKET COURT CONDOMII	ENK GORDON A	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-112	516045 1160		MARKET COURT CONDOMII	LAMPSON MARY	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-113	516045 1170		MARKET COURT CONDOMII	LAMPSON MARY	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-114	516045 1180		MARKET COURT CONDOMII	LAMPSON MARY	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-115	516045 1190		MARKET COURT CONDOMII	GUIZZETTI JOSEPH D	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-116	516045 1200		MARKET COURT CONDOMII	THERRIAULT INVESTMENT CO	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-117	516045 1210		MARKET COURT CONDOMII	CANUS MATT+JULIE	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-118	516045 1220		MARKET COURT CONDOMII	POWELL HEATHER	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-119	516045 1230		MARKET COURT CONDOMII	SCHROEDER RICHARD	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-120	516045 1240		MARKET COURT CONDOMII	CANLIS BRIAN E	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-121	516045 1250		MARKET COURT CONDOMII	ZACRI INC	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-122	516045 1260		MARKET COURT CONDOMII	BOHRER RICHARD A	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-123	516045 1270		MARKET COURT CONDOMII	TELLIER GABRIELLE R	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-124	516045 1280		MARKET COURT CONDOMII	LAUGHLIN JOHN B	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-125	516045 1290		MARKET COURT CONDOMII	RICHARDS CURTIS R	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-126	516045 1300		MARKET COURT CONDOMII	WHETZELL JOHN+GERLINDE	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-127	516045 1310		MARKET COURT CONDOMII	SURKATTY OSMAN+JENNIFER L	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-128	516045 1320		MARKET COURT CONDOMII	BALTAS CONSTANTINE	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-129	516045 1330		MARKET COURT CONDOMII	PERRY ANITA JO	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-130	516045 1340		MARKET COURT CONDOMII	KENAGY WILLIAM DAVID	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-131	516045 1350		MARKET COURT CONDOMII	CLEMONS STEVEN	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-132	516045 1360		MARKET COURT CONDOMII	TANG CALVIN T	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-133	516045 1370		MARKET COURT CONDOMII	PASTON JOEL	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-134	516045 1380		MARKET COURT CONDOMII	BROWN CAROL ANN	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-135	516045 1390		MARKET COURT CONDOMII	GUIZZETTI JOESEPH D	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-136	516045 1400		MARKET COURT CONDOMII	ZACRI INC	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-137	516045 1410		MARKET COURT CONDOMII	DABESTANI NADER	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-138	516045 1420		MARKET COURT CONDOMII	MILKOWSKI STANLIS D+DARLENE	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-139	516045 1430		MARKET COURT CONDOMII	SCHULTZ ELIZABETH L	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-140	516045 1440		MARKET COURT CONDOMII	JONES ANDREA E	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-141	516045 1450		MARKET COURT CONDOMII	LOSH JOHN B+BETSY Q TERRY	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-142	516045 1460		MARKET COURT CONDOMII	STAUFFER RICHARD A	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-143	516045 1470		MARKET COURT CONDOMII	WHETZELL JOHN S+GERLINDE	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-144	516045 1480		MARKET COURT CONDOMII	DOLECKI ANKA	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-145	516045 1490		MARKET COURT CONDOMII	CLEMONS STEVEN	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-190-146	516045 1500		MARKET COURT CONDOMII	SVOBODA JOYCE	87 LENORA ST	PMM-85		61,548	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,563	$563	2.25%	$0
B-192	516066 0000		MARKET PLACE TOWER CON	DOMINIUM (Condo Air Rights allocation = 1	2019 1ST AVE	PMM-85	3,462	32,235		MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-192-001	516066 0010		MARKET PLACE TOWER CO	DONCKERS LARRY	2019 1ST AVE	PMM-85		32,235	5,014	MULTI-FAMILY DWELLING	$11,281,500	MULTI-FAMILY DWELLING	$11,507,130	$225,630	2.00%	$0
B-192-002	516066 0020		MARKET PLACE TOWER CO	BAIN JR WILLIAM J+NANCY HIL	2019 1ST AVE	PMM-85		32,235	4,368	MULTI-FAMILY DWELLING	$7,207,200	MULTI-FAMILY DWELLING	$7,351,344	$144,144	2.00%	$0
B-192-003	516066 0030		MARKET PLACE TOWER CO	FIRST INTERSTATE BANK OF WA	2019 1ST AVE	PMM-85		32,235	4,542	MULTI-FAMILY DWELLING	$7,494,300	MULTI-FAMILY DWELLING	$7,644,186	$149,886	2.00%	$0
B-192-004	516066 0040		MARKET PLACE TOWER CO	WELLS FARGO BANK	2019 1ST AVE	PMM-85		32,235	4,450	MULTI-FAMILY DWELLING	$7,120,000	MULTI-FAMILY DWELLING	$7,262,400	$142,400	2.00%	$0
B-192-005	516066 0050		MARKET PLACE TOWER CO	FIRST INTERSTATE BANK OF WA	2019 1ST AVE	PMM-85		32,235	5,067	MULTI-FAMILY DWELLING	$8,107,200	MULTI-FAMILY DWELLING	$8,269,344	$162,144	2.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-192-006	516066 0060		MARKET PLACE TOWER CO	SHERMAN ERNEST D+ROBERTA M	2019 1ST AVE	PMM-85		32,235	4,654	MULTI-FAMILY DWELLING	$7,213,700	MULTI-FAMILY DWELLING	$7,357,974	$144,274	2.00%	$0
B-192-007	516066 0070		MARKET PLACE TOWER CO	RILEY CHARLES W JR TTEE C/O	2019 1ST AVE	PMM-85		32,235	4,983	MULTI-FAMILY DWELLING	$7,723,650	MULTI-FAMILY DWELLING	$7,878,123	$154,473	2.00%	$0
B-193	516065 0000		MARKET PLACE NORTH PHASE I	CONDOMINIUM	2021 1ST AVE	PMM-85	47,826	48,897	48,897	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-193-001	516065 0010		MARKET PLACE NORTH PHA	PALADINO THOMAS A	2021 1ST AVE	PMM-85		132,860	1,288	MULTI-FAMILY DWELLING	$869,400	MULTI-FAMILY DWELLING	$893,309	$23,909	2.75%	$0
B-193-002	516065 0020		MARKET PLACE NORTH PHA	SHURTLEFF ROBERT D & CYNTHI	2021 1ST AVE	PMM-85		132,860	1,745	MULTI-FAMILY DWELLING	$1,221,500	MULTI-FAMILY DWELLING	$1,255,091	$33,591	2.75%	$0
B-193-003	516065 0030		MARKET PLACE NORTH PHA	BLACKMON CRAIG+TIFFANY MCDE	2021 1ST AVE	PMM-85		132,860	1,202	MULTI-FAMILY DWELLING	$841,400	MULTI-FAMILY DWELLING	$864,539	$23,139	2.75%	$0
B-193-004	516065 0040		MARKET PLACE NORTH PHA	MCGRATH DENNIS F+MIRIAM L	2021 1ST AVE	PMM-85		132,860	1,746	MULTI-FAMILY DWELLING	$1,222,200	MULTI-FAMILY DWELLING	$1,255,811	$33,611	2.75%	$0
B-193-005	516065 0050		MARKET PLACE NORTH PHA	GREGORY BRIAN N+CAROL L	2021 1ST AVE	PMM-85		132,860	1,655	MULTI-FAMILY DWELLING	$1,199,875	MULTI-FAMILY DWELLING	$1,232,872	$32,997	2.75%	$0
B-193-006	516065 0060		MARKET PLACE NORTH PHA	CAYCE ROGER W+JENNIFER F	2021 1ST AVE	PMM-85		132,860	1,310	MULTI-FAMILY DWELLING	$949,750	MULTI-FAMILY DWELLING	$975,868	$26,118	2.75%	$0
B-193-007	516065 0070		MARKET PLACE NORTH PHA	BRYANT DAVID F	2021 1ST AVE	PMM-85		132,860	848	MULTI-FAMILY DWELLING	$551,200	MULTI-FAMILY DWELLING	$566,358	$15,158	2.75%	$0
B-193-008	516065 0080		MARKET PLACE NORTH PHA	CANATSEY MICHAEL+JUDITH A	2021 1ST AVE	PMM-85		132,860	1,332	MULTI-FAMILY DWELLING	$965,700	MULTI-FAMILY DWELLING	$992,257	$26,557	2.75%	$0
B-193-009	516065 0090		MARKET PLACE NORTH PHA	CAIN VIRGINIA	2021 1ST AVE	PMM-85		132,860	1,212	MULTI-FAMILY DWELLING	$878,700	MULTI-FAMILY DWELLING	$902,864	$24,164	2.75%	$0
B-193-010	516065 0100		MARKET PLACE NORTH PHA	TIPTON WILLIAM RODNEY+AMY K	2021 1ST AVE	PMM-85		132,860	1,317	MULTI-FAMILY DWELLING	$954,825	MULTI-FAMILY DWELLING	$981,083	$26,258	2.75%	$0
B-193-011	516065 0110		MARKET PLACE NORTH PHA	JACOBS DAVID V	2021 1ST AVE	PMM-85		132,860	1,290	MULTI-FAMILY DWELLING	$935,250	MULTI-FAMILY DWELLING	$960,969	$25,719	2.75%	$0
B-193-012	516065 0120		MARKET PLACE NORTH PHA	CHANEY MARY C+FREDERICK,	2021 1ST AVE	PMM-85		132,860	1,163	MULTI-FAMILY DWELLING	$843,175	MULTI-FAMILY DWELLING	$866,362	$23,187	2.75%	$0
B-193-013	516065 0130		MARKET PLACE NORTH PHA	CHANEY HYANNE	2021 1ST AVE	PMM-85		132,860	866	MULTI-FAMILY DWELLING	$562,900	MULTI-FAMILY DWELLING	$578,380	$15,480	2.75%	$0
B-193-014	516065 0140		MARKET PLACE NORTH PHA	KAY FREDERICK G & SUSAN L	2021 1ST AVE	PMM-85		132,860	1,312	MULTI-FAMILY DWELLING	$951,200	MULTI-FAMILY DWELLING	$977,358	$26,158	2.75%	$0
B-193-015	516065 0150		MARKET PLACE NORTH PHA	BEEBE KEITH	2021 1ST AVE	PMM-85		132,860	1,294	MULTI-FAMILY DWELLING	$938,150	MULTI-FAMILY DWELLING	$963,949	$25,799	2.75%	$0
B-193-016	516065 0160		MARKET PLACE NORTH PHA	THERRIAULT INVESTMENT CO	2021 1ST AVE	PMM-85		132,860	1,163	MULTI-FAMILY DWELLING	$785,025	MULTI-FAMILY DWELLING	$806,613	$21,588	2.75%	$0
B-193-017	516065 0170		MARKET PLACE NORTH PHA	PURPEL RACHEL	2021 1ST AVE	PMM-85		132,860	1,315	MULTI-FAMILY DWELLING	$887,625	MULTI-FAMILY DWELLING	$912,035	$24,410	2.75%	$0
B-193-018	516065 0180		MARKET PLACE NORTH PHA	BROWN CAROL ANN	2021 1ST AVE	PMM-85		132,860	1,293	MULTI-FAMILY DWELLING	$872,775	MULTI-FAMILY DWELLING	$896,776	$24,001	2.75%	$0
B-193-019	516065 0190		MARKET PLACE NORTH PHA	MCKEE BRUCE D+WENDY K	2021 1ST AVE	PMM-85		132,860	1,237	MULTI-FAMILY DWELLING	$834,975	MULTI-FAMILY DWELLING	$857,937	$22,962	2.75%	$0
B-193-020	516065 0200		MARKET PLACE NORTH PHA	STIFELMAN MARC LEE+LORETTA	2021 1ST AVE	PMM-85		132,860	1,328	MULTI-FAMILY DWELLING	$896,400	MULTI-FAMILY DWELLING	$921,051	$24,651	2.75%	$0
B-193-021	516065 0210		MARKET PLACE NORTH PHA	MURPHY SUSAN J+DEAN G VON K	2021 1ST AVE	PMM-85		132,860	1,384	MULTI-FAMILY DWELLING	$934,200	MULTI-FAMILY DWELLING	$959,891	$25,691	2.75%	$0
B-193-022	516065 0220		MARKET PLACE NORTH PHA	WOOD JUDITH	2021 1ST AVE	PMM-85		132,860	1,175	MULTI-FAMILY DWELLING	$763,750	MULTI-FAMILY DWELLING	$784,753	$21,003	2.75%	$0
B-193-023	516065 0230		MARKET PLACE NORTH PHA	MCCULLEM DANIEL NEIL	2021 1ST AVE	PMM-85		132,860	1,326	MULTI-FAMILY DWELLING	$895,050	MULTI-FAMILY DWELLING	$919,664	$24,614	2.75%	$0
B-193-024	516065 0240		MARKET PLACE NORTH PHA	MCDONALD DIXON K	2021 1ST AVE	PMM-85		132,860	1,323	MULTI-FAMILY DWELLING	$893,025	MULTI-FAMILY DWELLING	$917,583	$24,558	2.75%	$0
B-193-025	516065 0250		MARKET PLACE NORTH PHA	NORDWALL BRIAN L	2021 1ST AVE	PMM-85		132,860	1,709	MULTI-FAMILY DWELLING	$1,196,300	MULTI-FAMILY DWELLING	$1,229,198	$32,898	2.75%	$0
B-193-026	516065 0260		MARKET PLACE NORTH PHA	PITLICK WM H+MARY SUSAN	2021 1ST AVE	PMM-85		132,860	1,663	MULTI-FAMILY DWELLING	$1,122,525	MULTI-FAMILY DWELLING	$1,153,394	$30,869	2.75%	$0
B-193-027	516065 0270		MARKET PLACE NORTH PHA	HENDERSON PAUL W	2021 1ST AVE	PMM-85		132,860	1,207	MULTI-FAMILY DWELLING	$814,725	MULTI-FAMILY DWELLING	$837,130	$22,405	2.75%	$0
B-193-028	516065 0280		MARKET PLACE NORTH PHA	CARDWELL RICHARD L+GAYLE G	2021 1ST AVE	PMM-85		132,860	1,217	MULTI-FAMILY DWELLING	$821,475	MULTI-FAMILY DWELLING	$844,066	$22,591	2.75%	$0
B-193-029	516065 0290		MARKET PLACE NORTH PHA	MCMAHON LOIS M	2021 1ST AVE	PMM-85		132,860	1,425	MULTI-FAMILY DWELLING	$961,875	MULTI-FAMILY DWELLING	$988,327	$26,452	2.75%	$0
B-193-030	516065 0300		MARKET PLACE NORTH PHA	PAPESH DANA K	2021 1ST AVE	PMM-85		132,860	1,214	MULTI-FAMILY DWELLING	$819,450	MULTI-FAMILY DWELLING	$841,985	$22,535	2.75%	$0
B-193-031	516065 0310		MARKET PLACE NORTH PHA	HOISECK MAUREEN J	2021 1ST AVE	PMM-85		132,860	1,263	MULTI-FAMILY DWELLING	$852,525	MULTI-FAMILY DWELLING	$875,969	$23,444	2.75%	$0
B-193-032	516065 0320		MARKET PLACE NORTH PHA	BEZDICHEK AMY	2021 1ST AVE	PMM-85		132,860	1,306	MULTI-FAMILY DWELLING	$848,900	MULTI-FAMILY DWELLING	$872,245	$23,345	2.75%	$0
B-193-033	516065 0330		MARKET PLACE NORTH PHA	TANG CALVIN T	2021 1ST AVE	PMM-85		132,860	1,341	MULTI-FAMILY DWELLING	$972,225	MULTI-FAMILY DWELLING	$998,961	$26,736	2.75%	$0
B-193-034	516065 0340		MARKET PLACE NORTH PHA	ALSEIDI ADNAN A	2021 1ST AVE	PMM-85		132,860	1,088	MULTI-FAMILY DWELLING	$816,000	MULTI-FAMILY DWELLING	$838,440	$22,440	2.75%	$0
B-193-035	516065 0350		MARKET PLACE NORTH PHA	BAILEY ANDREW P+KELLY L M -	2021 1ST AVE	PMM-85		132,860	1,341	MULTI-FAMILY DWELLING	$1,106,325	MULTI-FAMILY DWELLING	$1,136,749	$30,424	2.75%	$0
B-193-036	516065 0360		MARKET PLACE NORTH PHA	HILYER BRUCE -TTEE	2021 1ST AVE	PMM-85		132,860	1,490	MULTI-FAMILY DWELLING	$1,229,250	MULTI-FAMILY DWELLING	$1,263,054	$33,804	2.75%	$0
B-193-037	516065 0370		MARKET PLACE NORTH PHA	HEMPELMANN JOHN+MCGILL MARY	2021 1ST AVE	PMM-85		132,860	1,638	MULTI-FAMILY DWELLING	$1,105,650	MULTI-FAMILY DWELLING	$1,136,055	$30,405	2.75%	$0
B-193-038	516065 0380		MARKET PLACE NORTH PHA	SMITH BRIAN	2021 1ST AVE	PMM-85		132,860	1,423	MULTI-FAMILY DWELLING	$960,525	MULTI-FAMILY DWELLING	$986,939	$26,414	2.75%	$0
B-193-039	516065 0390		MARKET PLACE NORTH PHA	PARK ROSOON & KRISTINE K	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,185,750	MULTI-FAMILY DWELLING	$1,218,358	$32,608	2.75%	$0
B-193-040	516065 0400		MARKET PLACE NORTH PHA	MCCARTHY HARRY J+CAROLE A	2021 1ST AVE	PMM-85		132,860	1,423	MULTI-FAMILY DWELLING	$1,209,550	MULTI-FAMILY DWELLING	$1,242,813	$33,263	2.75%	$0
B-193-041	516065 0410		MARKET PLACE NORTH PHA	DABESTANI NADER	2021 1ST AVE	PMM-85		132,860	1,541	MULTI-FAMILY DWELLING	$1,309,850	MULTI-FAMILY DWELLING	$1,345,871	$36,021	2.75%	$0
B-193-042	516065 0420		MARKET PLACE NORTH PHA	MESTRES RICARDO A JR	2021 1ST AVE	PMM-85		132,860	1,673	MULTI-FAMILY DWELLING	$1,923,950	MULTI-FAMILY DWELLING	$1,976,859	$52,909	2.75%	$0
B-193-043	516065 0430		MARKET PLACE NORTH PHA	SAHLIN CARL ROGER JR	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,067,175	MULTI-FAMILY DWELLING	$1,096,522	$29,347	2.75%	$0
B-193-044	516065 0440		MARKET PLACE NORTH PHA	WILCOX JOHN L+KATHLEEN P MA	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,146,225	MULTI-FAMILY DWELLING	$1,177,746	$31,521	2.75%	$0
B-193-045	516065 0450		MARKET PLACE NORTH PHA	RYSER CRISTINA R Z	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,146,225	MULTI-FAMILY DWELLING	$1,177,746	$31,521	2.75%	$0
B-193-046	516065 0460		MARKET PLACE NORTH PHA	RENNER JULIE	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,343,850	MULTI-FAMILY DWELLING	$1,380,806	$36,956	2.75%	$0
B-193-047	516065 0470		MARKET PLACE NORTH PHA	CORCORRAN SCOTT E+LYNDA L	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,343,850	MULTI-FAMILY DWELLING	$1,380,806	$36,956	2.75%	$0
B-193-048	516065 0480		MARKET PLACE NORTH PHA	CURRAN PHILIP JAMES III+JOA	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,343,850	MULTI-FAMILY DWELLING	$1,380,806	$36,956	2.75%	$0
B-193-049	516065 0490		MARKET PLACE NORTH PHA	DANELO PETER A	2021 1ST AVE	PMM-85		132,860	3,300	MULTI-FAMILY DWELLING	$2,640,000	MULTI-FAMILY DWELLING	$2,712,600	$72,600	2.75%	$0
B-193-050	516065 0500		MARKET PLACE NORTH PHA	OU JESSE	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,067,175	MULTI-FAMILY DWELLING	$1,096,522	$29,347	2.75%	$0
B-193-051	516065 0510		MARKET PLACE NORTH PHA	BATALI-A/M	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,067,175	MULTI-FAMILY DWELLING	$1,096,522	$29,347	2.75%	$0
B-193-052	516065 0520		MARKET PLACE NORTH PHA	WOO TONY C+XIAOMING CHEN	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,185,750	MULTI-FAMILY DWELLING	$1,218,358	$32,608	2.75%	$0
B-193-053	516065 0530		MARKET PLACE NORTH PHA	BAILEY CARA L+OWEN GARY N	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,343,850	MULTI-FAMILY DWELLING	$1,380,806	$36,956	2.75%	$0
B-193-054	516065 0540		MARKET PLACE NORTH PHA	VAN GALEN DAVID M+JANE A	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,343,850	MULTI-FAMILY DWELLING	$1,380,806	$36,956	2.75%	$0
B-193-055	516065 0550		MARKET PLACE NORTH PHA	BUCKLEY DIANE C	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,343,850	MULTI-FAMILY DWELLING	$1,380,806	$36,956	2.75%	$0
B-193-056	516065 0560		MARKET PLACE NORTH PHA	BOHRER RICHARD A	2021 1ST AVE	PMM-85		132,860	1,688	MULTI-FAMILY DWELLING	$1,941,200	MULTI-FAMILY DWELLING	$1,994,583	$53,383	2.75%	$0
B-193-057	516065 0570		MARKET PLACE NORTH PHA	DOWNEY ROBERT J+AMY DE A	2021 1ST AVE	PMM-85		132,860	1,186	MULTI-FAMILY DWELLING	$622,650	MULTI-FAMILY DWELLING	$639,773	$17,123	2.75%	$0
B-193-058	516065 0580		MARKET PLACE NORTH PHA	MERCER JONATHAN L+KIER ELIZ	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,067,175	MULTI-FAMILY DWELLING	$1,096,522	$29,347	2.75%	$0
B-193-059	516065 0590		MARKET PLACE NORTH PHA	PUGGELLI JOSEPH M+PATRICIA	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,146,225	MULTI-FAMILY DWELLING	$1,177,746	$31,521	2.75%	$0
B-193-060	516065 0600		MARKET PLACE NORTH PHA	CURLEY JANN A	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,146,225	MULTI-FAMILY DWELLING	$1,177,746	$31,521	2.75%	$0
B-193-061	516065 0610		MARKET PLACE NORTH PHA	LIPPES DAVID S	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,343,850	MULTI-FAMILY DWELLING	$1,380,806	$36,956	2.75%	$0
B-193-062	516065 0620		MARKET PLACE NORTH PHA	PASTON JOEL	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,343,850	MULTI-FAMILY DWELLING	$1,380,806	$36,956	2.75%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-193-063	516065 0630		MARKET PLACE NORTH PHA	SCHOLTES JOHN L+REBECCA J	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,343,850	MULTI-FAMILY DWELLING	$1,380,806	$36,956	2.75%	$0
B-193-064	516065 0640		MARKET PLACE NORTH PHA	LORENTZ DOUGLAS W+SUKUNYA	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,343,850	MULTI-FAMILY DWELLING	$1,380,806	$36,956	2.75%	$0
B-193-065	516065 0650		MARKET PLACE NORTH PHA	MCLUCKIE E RUTH	2021 1ST AVE	PMM-85		132,860	1,581	MULTI-FAMILY DWELLING	$1,343,850	MULTI-FAMILY DWELLING	$1,380,806	$36,956	2.75%	$0
B-193-066	516065 0660		MARKET PLACE NORTH PHA	FOODY MICHAEL J	2021 1ST AVE	PMM-85		132,860	1,919	MULTI-FAMILY DWELLING	$2,206,850	MULTI-FAMILY DWELLING	$2,267,538	$60,688	2.75%	$0
B-193-067	516065 0670		MARKET PLACE NORTH PHA	FURUKAWA CHARLES K	2021 1ST AVE	PMM-85		132,860	1,174	MULTI-FAMILY DWELLING	$616,350	MULTI-FAMILY DWELLING	$633,300	$16,950	2.75%	$0
B-193-068	516065 0680		MARKET PLACE NORTH PHA	SLEIDI ADNAN	2021 1ST AVE	PMM-85		132,860	1,074	MULTI-FAMILY DWELLING	$698,100	MULTI-FAMILY DWELLING	$717,298	$19,198	2.75%	$0
B-193-069	516065 0690		MARKET PLACE NORTH PHA	JOLLINEAU JANE	2021 1ST AVE	PMM-85		132,860	1,073	MULTI-FAMILY DWELLING	$777,925	MULTI-FAMILY DWELLING	$799,318	$21,393	2.75%	$0
B-193-070	516065 0700		MARKET PLACE NORTH PHA	WOO TONY C+XIAOMING CHEN	2021 1ST AVE	PMM-85		132,860	1,074	MULTI-FAMILY DWELLING	$778,650	MULTI-FAMILY DWELLING	$800,063	$21,413	2.75%	$0
B-193-071	516065 0710		MARKET PLACE NORTH PHA	SWEET SPOT ENTERPRISES LLC	2021 1ST AVE	PMM-85		132,860	1,073	MULTI-FAMILY DWELLING	$885,225	MULTI-FAMILY DWELLING	$909,569	$24,344	2.75%	$0
B-193-072	516065 0720		MARKET PLACE NORTH PHA	B OF A /SOLLITT 6975744	2021 1ST AVE	PMM-85		132,860	2,093	MULTI-FAMILY DWELLING	$1,779,050	MULTI-FAMILY DWELLING	$1,827,974	$48,924	2.75%	$0
B-193-073	516065 0730		MARKET PLACE NORTH PHA	MILKOWSKI STANLIS D+DARLENE	2021 1ST AVE	PMM-85		132,860	2,093	MULTI-FAMILY DWELLING	$1,779,050	MULTI-FAMILY DWELLING	$1,827,974	$48,924	2.75%	$0
B-193-074	516065 0740		MARKET PLACE NORTH PHA	LU LLC	2021 1ST AVE	PMM-85		132,860	1,894	MULTI-FAMILY DWELLING	$2,178,100	MULTI-FAMILY DWELLING	$2,237,998	$59,898	2.75%	$0
B-193-075	516065 0750		MARKET PLACE NORTH PHA	MCINTOSH MARLENE	2021 1ST AVE	PMM-85		132,860	1,154	MULTI-FAMILY DWELLING	$605,850	MULTI-FAMILY DWELLING	$622,511	$16,661	2.75%	$0
B-193-076	516065 0760		MARKET PLACE NORTH PHA	KANTOR J HARTLEY (TRUSTEE)	2021 1ST AVE	PMM-85		132,860	1,195	MULTI-FAMILY DWELLING	$627,375	MULTI-FAMILY DWELLING	$644,628	$17,253	2.75%	$0
B-193-077	516065 0770		MARKET PLACE NORTH PHA	WOPAT THOMAS+KIRSTEN LARVIC	2021 1ST AVE	PMM-85		132,860	1,682	MULTI-FAMILY DWELLING	$1,177,400	MULTI-FAMILY DWELLING	$1,209,779	$32,379	2.75%	$0
B-193-078	516065 0780		MARKET PLACE NORTH PHA	MOHR FREDERICK L	2021 1ST AVE	PMM-85		132,860	1,265	MULTI-FAMILY DWELLING	$917,125	MULTI-FAMILY DWELLING	$942,346	$25,221	2.75%	$0
B-193-079	516065 0790		MARKET PLACE NORTH PHA	O'CONNOR BRUCE E+JANET L	2021 1ST AVE	PMM-85		132,860	1,682	MULTI-FAMILY DWELLING	$1,177,400	MULTI-FAMILY DWELLING	$1,209,779	$32,379	2.75%	$0
B-193-080	516065 0800		MARKET PLACE NORTH PHA	KOONINGS KARIN L	2021 1ST AVE	PMM-85		132,860	1,265	MULTI-FAMILY DWELLING	$1,075,250	MULTI-FAMILY DWELLING	$1,104,819	$29,569	2.75%	$0
B-193-081	516065 0810		MARKET PLACE NORTH PHA	BORNER WILLY	2021 1ST AVE	PMM-85		132,860	1,682	MULTI-FAMILY DWELLING	$1,345,600	MULTI-FAMILY DWELLING	$1,382,604	$37,004	2.75%	$0
B-193-082	516065 0820		MARKET PLACE NORTH PHA	STEPICH MARK I	2021 1ST AVE	PMM-85		132,860	1,265	MULTI-FAMILY DWELLING	$1,075,250	MULTI-FAMILY DWELLING	$1,104,819	$29,569	2.75%	$0
B-193-083	516065 0830		MARKET PLACE NORTH PHA	CROWE BARBARA L	2021 1ST AVE	PMM-85		132,860	1,682	MULTI-FAMILY DWELLING	$1,345,600	MULTI-FAMILY DWELLING	$1,382,604	$37,004	2.75%	$0
B-193-084	516065 0840		MARKET PLACE NORTH PHA	JENSEN SUSIE B+DONALD H	2021 1ST AVE	PMM-85		132,860	1,265	MULTI-FAMILY DWELLING	$1,075,250	MULTI-FAMILY DWELLING	$1,104,819	$29,569	2.75%	$0
B-193-085	516065 0850		MARKET PLACE NORTH PHA	IHRIG WELDON E+SUSAN U KNOX	2021 1ST AVE	PMM-85		132,860	1,682	MULTI-FAMILY DWELLING	$1,387,650	MULTI-FAMILY DWELLING	$1,425,810	$38,160	2.75%	$0
B-193-086	516065 0860		MARKET PLACE NORTH PHA	GERBERDING RUTH ALICE -TTEE	2021 1ST AVE	PMM-85		132,860	1,800	MULTI-FAMILY DWELLING	$1,485,000	MULTI-FAMILY DWELLING	$1,525,838	$40,838	2.75%	$0
B-193-087	516065 0870		MARKET PLACE NORTH PHA	GILREATH SCOTT	2021 1ST AVE	PMM-85		132,860	9,999	MULTI-FAMILY DWELLING	$3,071,400	MULTI-FAMILY DWELLING	$3,155,864	$84,464	2.75%	$0
B-193-088	516065 0880		MARKET PLACE NORTH PHA	GORDIAN DEVELOPMENT	2021 1ST AVE	PMM-85		132,860	2,739	MULTI-FAMILY DWELLING	$841,300	MULTI-FAMILY DWELLING	$864,436	$23,136	2.75%	$0
B-193-089	516065 0890		MARKET PLACE NORTH PHA	GILREATH SCOTT	2021 1ST AVE	PMM-85		132,860	3,990	MULTI-FAMILY DWELLING	$1,225,600	MULTI-FAMILY DWELLING	$1,259,304	$33,704	2.75%	$0
B-193-090	516065 0900		MARKET PLACE NORTH PHA	MARKET PLACE NORTH LLC	2021 1ST AVE	PMM-85		132,860	5,000	MULTI-FAMILY DWELLING	$1,535,800	MULTI-FAMILY DWELLING	$1,578,035	$42,235	2.75%	$0
B-193-092	516065 0920		MARKET PLACE NORTH PHA	CARDWELL RICHARD L+GAYLE G	2021 1ST AVE	PMM-85		132,860	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,688	$688	2.75%	$0
B-193-093	516065 0930		MARKET PLACE NORTH PHA	FOODY MICHAEL J	2021 1ST AVE	PMM-85		132,860	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,688	$688	2.75%	$0
B-193-094	516065 0940		MARKET PLACE NORTH PHA	DENNY MARIA	2021 1ST AVE	PMM-85		132,860	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,688	$688	2.75%	$0
B-193-095	516065 0950		MARKET PLACE NORTH PHA	CORCORRAN SCOTT E+LYNDA L	2021 1ST AVE	PMM-85		132,860	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,688	$688	2.75%	$0
B-193-096	516065 0960		MARKET PLACE NORTH PHA	CURLEY JANN A	2021 1ST AVE	PMM-85		132,860	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,688	$688	2.75%	$0
B-193-097	516065 0970		MARKET PLACE NORTH PHA	GERBERDING RUTH ALICE -TTEE	2021 1ST AVE	PMM-85		132,860	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,688	$688	2.75%	$0
B-194	678570 0000		PIKE & VIRGINIA BLDG	CONDOMINIUM	87 VIRGINIA ST	PMM-85	7,204	4,455	4,455	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-194-001	678570 0010		PIKE & VIRGINIA BLDG CON	VOGT JENNIFER L & DON	87 VIRGINIA ST	PMM-85		16,785	752	MULTI-FAMILY DWELLING	$432,400	MULTI-FAMILY DWELLING	$445,372	$12,972	3.00%	$0
B-194-002	678570 0020		PIKE & VIRGINIA BLDG CON	SHINBO ROBERT+SHARRON L	87 VIRGINIA ST	PMM-85		16,785	946	MULTI-FAMILY DWELLING	$543,950	MULTI-FAMILY DWELLING	$560,269	$16,319	3.00%	$0
B-194-003	678570 0030		PIKE & VIRGINIA BLDG CON	MAGNANO ANN T+BODDY SHERI E	87 VIRGINIA ST	PMM-85		16,785	927	MULTI-FAMILY DWELLING	$556,200	MULTI-FAMILY DWELLING	$572,886	$16,686	3.00%	$0
B-194-004	678570 0040		PIKE & VIRGINIA BLDG CON	TICE ORVILLE MATTHES	87 VIRGINIA ST	PMM-85		16,785	1,171	MULTI-FAMILY DWELLING	$673,325	MULTI-FAMILY DWELLING	$693,525	$20,200	3.00%	$0
B-194-005	678570 0050		PIKE & VIRGINIA BLDG CON	MAYER-YEAGER NATALIE A+MAYE	87 VIRGINIA ST	PMM-85		16,785	1,151	MULTI-FAMILY DWELLING	$690,600	MULTI-FAMILY DWELLING	$711,318	$20,718	3.00%	$0
B-194-006	678570 0070		PIKE & VIRGINIA BLDG CON	ADAMS F PAULETTE	87 VIRGINIA ST	PMM-85		16,785	520	MULTI-FAMILY DWELLING	$338,000	MULTI-FAMILY DWELLING	$348,140	$10,140	3.00%	$0
B-194-007	678570 0080		PIKE & VIRGINIA BLDG CON	VIRGINIA PIKE LLC	87 VIRGINIA ST	PMM-85		16,785	575	MULTI-FAMILY DWELLING	$373,750	MULTI-FAMILY DWELLING	$384,963	$11,213	3.00%	$0
B-194-008	678570 0090		PIKE & VIRGINIA BLDG CON	MAISON LLC	87 VIRGINIA ST	PMM-85		16,785	884	MULTI-FAMILY DWELLING	$618,800	MULTI-FAMILY DWELLING	$637,364	$18,564	3.00%	$0
B-194-009	678570 0100		PIKE & VIRGINIA BLDG CON	WERTHEIMER BRIAN B	87 VIRGINIA ST	PMM-85		16,785	1,520	MULTI-FAMILY DWELLING	$1,026,000	MULTI-FAMILY DWELLING	$1,056,780	$30,780	3.00%	$0
B-194-010	678570 0110		PIKE & VIRGINIA BLDG CON	BROWN RICHARD R	87 VIRGINIA ST	PMM-85		16,785	1,166	MULTI-FAMILY DWELLING	$816,200	MULTI-FAMILY DWELLING	$840,686	$24,486	3.00%	$0
B-194-011	678570 0120		PIKE & VIRGINIA BLDG CON	GILMORE FAMILY HOLDINGS LP	87 VIRGINIA ST	PMM-85		16,785	1,215	MULTI-FAMILY DWELLING	$850,500	MULTI-FAMILY DWELLING	$876,015	$25,515	3.00%	$0
B-194-012	678570 0130		PIKE & VIRGINIA BLDG CON	PIKE & VIRGINIA LLC	87 VIRGINIA ST	PMM-85		16,785	1,872	MULTI-FAMILY DWELLING	$1,357,200	MULTI-FAMILY DWELLING	$1,397,916	$40,716	3.00%	$0
B-194-013	678570 0140		PIKE & VIRGINIA BLDG CON	YANCEY RICHARD C	87 VIRGINIA ST	PMM-85		16,785	1,853	MULTI-FAMILY DWELLING	$1,297,100	MULTI-FAMILY DWELLING	$1,336,013	$38,913	3.00%	$0
B-194-014	678570 0150		PIKE & VIRGINIA BLDG CON	OLSON KATHERINE & JAMES	87 VIRGINIA ST	PMM-85		16,785	2,462	MULTI-FAMILY DWELLING	$2,062,500	MULTI-FAMILY DWELLING	$2,124,375	$61,875	3.00%	$0
B-194-015	678570 0160		PIKE & VIRGINIA BLDG CON	SHINBO ROBERT+SHARRON	87 VIRGINIA ST	PMM-85		16,785	1,993	MULTI-FAMILY DWELLING	$1,669,600	MULTI-FAMILY DWELLING	$1,719,688	$50,088	3.00%	$0
B-207	639135 0000		ONE PACIFIC TOWERS	CONDOMINIUM	2000 1ST AVE	DMC 240/290-440	16,350	53,859	53,024	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-207-001	639135 0010		ONE PACIFIC TOWERS CON	POLAK ANDREW	2000 1ST AVE	DMC 240/290-440		114,640	492	MULTI-FAMILY DWELLING	$369,000	MULTI-FAMILY DWELLING	$376,380	$7,380	2.00%	$0
B-207-002	639135 0020		ONE PACIFIC TOWERS CON	FERGUSON ANATOLIA P	2000 1ST AVE	DMC 240/290-440		114,640	419	MULTI-FAMILY DWELLING	$314,250	MULTI-FAMILY DWELLING	$320,535	$6,285	2.00%	$0
B-207-003	639135 0030		ONE PACIFIC TOWERS CON	RUST DANIEL L+MORENO JENNIF	2000 1ST AVE	DMC 240/290-440		114,640	452	MULTI-FAMILY DWELLING	$339,000	MULTI-FAMILY DWELLING	$345,780	$6,780	2.00%	$0
B-207-004	639135 0040		ONE PACIFIC TOWERS CON	MEEHAN DONALD J	2000 1ST AVE	DMC 240/290-440		114,640	458	MULTI-FAMILY DWELLING	$343,500	MULTI-FAMILY DWELLING	$350,370	$6,870	2.00%	$0
B-207-005	639135 0050		ONE PACIFIC TOWERS CON	WOLTER DONNA	2000 1ST AVE	DMC 240/290-440		114,640	534	MULTI-FAMILY DWELLING	$400,500	MULTI-FAMILY DWELLING	$408,510	$8,010	2.00%	$0
B-207-006	639135 0060		ONE PACIFIC TOWERS CON	REPIN ALEXEI E+ELENA A REPI	2000 1ST AVE	DMC 240/290-440		114,640	534	MULTI-FAMILY DWELLING	$400,500	MULTI-FAMILY DWELLING	$408,510	$8,010	2.00%	$0
B-207-007	639135 0070		ONE PACIFIC TOWERS CON	SIMSAK BENJAMIN	2000 1ST AVE	DMC 240/290-440		114,640	458	MULTI-FAMILY DWELLING	$343,500	MULTI-FAMILY DWELLING	$350,370	$6,870	2.00%	$0
B-207-008	639135 0080		ONE PACIFIC TOWERS CON	SHAW MICHELE M	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,104,175	MULTI-FAMILY DWELLING	$1,126,258	$22,083	2.00%	$0
B-207-009	639135 0090		ONE PACIFIC TOWERS CON	MCCLAIN RONALD P+HARRIET	2000 1ST AVE	DMC 240/290-440		114,640	976	MULTI-FAMILY DWELLING	$732,000	MULTI-FAMILY DWELLING	$746,640	$14,640	2.00%	$0
B-207-010	639135 0100		ONE PACIFIC TOWERS CON	BATES CYNTHIA LYNNE	2000 1ST AVE	DMC 240/290-440		114,640	976	MULTI-FAMILY DWELLING	$732,000	MULTI-FAMILY DWELLING	$746,640	$14,640	2.00%	$0
B-207-011	639135 0110		ONE PACIFIC TOWERS CON	MEDLIN MATTHEW G+ROBERTA J	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,104,175	MULTI-FAMILY DWELLING	$1,126,258	$22,083	2.00%	$0
B-207-012	639135 0120		ONE PACIFIC TOWERS CON	LONGBRAKE WILLIAM A+MARTHA	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,104,175	MULTI-FAMILY DWELLING	$1,126,258	$22,083	2.00%	$0
B-207-013	639135 0130		ONE PACIFIC TOWERS CON	KERSH MICHAEL+ELIZABETH	2000 1ST AVE	DMC 240/290-440		114,640	976	MULTI-FAMILY DWELLING	$732,000	MULTI-FAMILY DWELLING	$746,640	$14,640	2.00%	$0
B-207-014	639135 0140		ONE PACIFIC TOWERS CON	CAPONE TONY	2000 1ST AVE	DMC 240/290-440		114,640	976	MULTI-FAMILY DWELLING	$732,000	MULTI-FAMILY DWELLING	$746,640	$14,640	2.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-207-015	639135 0150		ONE PACIFIC TOWERS CONI	WRIGHT TROY L+EKATERINA	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,104,175	MULTI-FAMILY DWELLING	$1,126,258	$22,083	2.00%	$0
B-207-016	639135 0160		ONE PACIFIC TOWERS CONI	BRAYTON HOLDINGS INC	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,104,175	MULTI-FAMILY DWELLING	$1,126,258	$22,083	2.00%	$0
B-207-017	639135 0170		ONE PACIFIC TOWERS CONI	SWEENEY MICHAEL+LYNNE	2000 1ST AVE	DMC 240/290-440		114,640	976	MULTI-FAMILY DWELLING	$732,000	MULTI-FAMILY DWELLING	$746,640	$14,640	2.00%	$0
B-207-018	639135 0180		ONE PACIFIC TOWERS CONI	MAGNANO JAMES & MARY ANN	2000 1ST AVE	DMC 240/290-440		114,640	976	MULTI-FAMILY DWELLING	$732,000	MULTI-FAMILY DWELLING	$746,640	$14,640	2.00%	$0
B-207-019	639135 0190		ONE PACIFIC TOWERS CONI	CAMPBELL JOHN+MARYBETH REVO	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,104,175	MULTI-FAMILY DWELLING	$1,126,258	$22,083	2.00%	$0
B-207-020	639135 0200		ONE PACIFIC TOWERS CONI	SHERMAN ERNEST D+ROBERTA M	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,104,175	MULTI-FAMILY DWELLING	$1,126,258	$22,083	2.00%	$0
B-207-021	639135 0210		ONE PACIFIC TOWERS CONI	REES CAROLYN C	2000 1ST AVE	DMC 240/290-440		114,640	976	MULTI-FAMILY DWELLING	$732,000	MULTI-FAMILY DWELLING	$746,640	$14,640	2.00%	$0
B-207-022	639135 0220		ONE PACIFIC TOWERS CONI	GUTHRIE DONALD+JANET K	2000 1ST AVE	DMC 240/290-440		114,640	976	MULTI-FAMILY DWELLING	$732,000	MULTI-FAMILY DWELLING	$746,640	$14,640	2.00%	$0
B-207-023	639135 0230		ONE PACIFIC TOWERS CONI	SHAH RAJ J+SHAH SHIVAM MALL	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,104,175	MULTI-FAMILY DWELLING	$1,126,258	$22,083	2.00%	$0
B-207-024	639135 0240		ONE PACIFIC TOWERS CONI	MCCLORY THOMAS I+TONI S	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,104,175	MULTI-FAMILY DWELLING	$1,126,258	$22,083	2.00%	$0
B-207-025	639135 0250		ONE PACIFIC TOWERS CONI	STARK EUGENE E JR+JEAN	2000 1ST AVE	DMC 240/290-440		114,640	976	MULTI-FAMILY DWELLING	$756,400	MULTI-FAMILY DWELLING	$771,528	$15,128	2.00%	$0
B-207-026	639135 0260		ONE PACIFIC TOWERS CONI	RAJAMANI MURALI RAJAA+UMARI	2000 1ST AVE	DMC 240/290-440		114,640	976	MULTI-FAMILY DWELLING	$756,400	MULTI-FAMILY DWELLING	$771,528	$15,128	2.00%	$0
B-207-027	639135 0270		ONE PACIFIC TOWERS CONI	SULLINS THOMAS NEAL+NANETTE	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,142,250	MULTI-FAMILY DWELLING	$1,165,095	$22,845	2.00%	$0
B-207-028	639135 0280		ONE PACIFIC TOWERS CONI	MASSENA SHAULA E D	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,104,175	MULTI-FAMILY DWELLING	$1,126,258	$22,083	2.00%	$0
B-207-029	639135 0290		ONE PACIFIC TOWERS CONI	MASSENA SHAULA E D	2000 1ST AVE	DMC 240/290-440		114,640	976	MULTI-FAMILY DWELLING	$756,400	MULTI-FAMILY DWELLING	$771,528	$15,128	2.00%	$0
B-207-030	639135 0300		ONE PACIFIC TOWERS CONI	DAMM STEVE	2000 1ST AVE	DMC 240/290-440		114,640	976	MULTI-FAMILY DWELLING	$756,400	MULTI-FAMILY DWELLING	$771,528	$15,128	2.00%	$0
B-207-031	639135 0310		ONE PACIFIC TOWERS CONI	SUN TSAN CHUN	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,142,250	MULTI-FAMILY DWELLING	$1,165,095	$22,845	2.00%	$0
B-207-032	639135 0320		ONE PACIFIC TOWERS CONI	CUNNINGHAM C+DREWRY D	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,142,250	MULTI-FAMILY DWELLING	$1,165,095	$22,845	2.00%	$0
B-207-033	639135 0330		ONE PACIFIC TOWERS CONI	NIELSEN LILA I	2000 1ST AVE	DMC 240/290-440		114,640	976	MULTI-FAMILY DWELLING	$756,400	MULTI-FAMILY DWELLING	$771,528	$15,128	2.00%	$0
B-207-034	639135 0340		ONE PACIFIC TOWERS CONI	ROARK RALEIGH+MARY PRESLAR	2000 1ST AVE	DMC 240/290-440		114,640	976	MULTI-FAMILY DWELLING	$756,400	MULTI-FAMILY DWELLING	$771,528	$15,128	2.00%	$0
B-207-035	639135 0350		ONE PACIFIC TOWERS CONI	MARTIN LINDA D	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,142,250	MULTI-FAMILY DWELLING	$1,165,095	$22,845	2.00%	$0
B-207-036	639135 0360		ONE PACIFIC TOWERS CONI	FREDERICKSEN JAY A+SUSAN E	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,142,250	MULTI-FAMILY DWELLING	$1,165,095	$22,845	2.00%	$0
B-207-037	639135 0370		ONE PACIFIC TOWERS CONI	MARGRATH JUDY	2000 1ST AVE	DMC 240/290-440		114,640	976	MULTI-FAMILY DWELLING	$756,400	MULTI-FAMILY DWELLING	$771,528	$15,128	2.00%	$0
B-207-038	639135 0380		ONE PACIFIC TOWERS CONI	ROCK DESMOND+TRACY	2000 1ST AVE	DMC 240/290-440		114,640	976	MULTI-FAMILY DWELLING	$756,400	MULTI-FAMILY DWELLING	$771,528	$15,128	2.00%	$0
B-207-039	639135 0390		ONE PACIFIC TOWERS CONI	KINCAID SALLY J	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,142,250	MULTI-FAMILY DWELLING	$1,165,095	$22,845	2.00%	$0
B-207-040	639135 0400		ONE PACIFIC TOWERS CONI	AU MICHAEL K M	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,180,325	MULTI-FAMILY DWELLING	$1,203,931	$23,606	2.00%	$0
B-207-041	639135 0410		ONE PACIFIC TOWERS CONI	SIMSAK MARTIN R	2000 1ST AVE	DMC 240/290-440		114,640	1,909	MULTI-FAMILY DWELLING	$1,574,925	MULTI-FAMILY DWELLING	$1,606,423	$31,498	2.00%	$0
B-207-042	639135 0420		ONE PACIFIC TOWERS CONI	TAYSI A FARUK+PAULA V	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,180,325	MULTI-FAMILY DWELLING	$1,203,931	$23,606	2.00%	$0
B-207-043	639135 0430		ONE PACIFIC TOWERS CONI	GUTHRIE DONALD+CANDACE Y TK	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,180,325	MULTI-FAMILY DWELLING	$1,203,931	$23,606	2.00%	$0
B-207-044	639135 0440		ONE PACIFIC TOWERS CONI	GOPALANI & MILLIE	2000 1ST AVE	DMC 240/290-440		114,640	1,909	MULTI-FAMILY DWELLING	$1,574,925	MULTI-FAMILY DWELLING	$1,606,423	$31,498	2.00%	$0
B-207-045	639135 0450		ONE PACIFIC TOWERS CONI	SMITH GLEN H+MARY A	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,180,325	MULTI-FAMILY DWELLING	$1,203,931	$23,606	2.00%	$0
B-207-046	639135 0460		ONE PACIFIC TOWERS CONI	MCCARTHY SEAN+BETSY	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,180,325	MULTI-FAMILY DWELLING	$1,203,931	$23,606	2.00%	$0
B-207-047	639135 0470		ONE PACIFIC TOWERS CONI	PARKER THOMAS R	2000 1ST AVE	DMC 240/290-440		114,640	1,909	MULTI-FAMILY DWELLING	$1,574,925	MULTI-FAMILY DWELLING	$1,606,423	$31,498	2.00%	$0
B-207-048	639135 0480		ONE PACIFIC TOWERS CONI	PRITCHARD JOHN MATHIAS BRIN	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,294,550	MULTI-FAMILY DWELLING	$1,320,441	$25,891	2.00%	$0
B-207-049	639135 0490		ONE PACIFIC TOWERS CONI	WILKE CHARLES STEPHEN	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,218,400	MULTI-FAMILY DWELLING	$1,242,768	$24,368	2.00%	$0
B-207-050	639135 0500		ONE PACIFIC TOWERS CONI	NUTTER W LEE+DARLENE A	2000 1ST AVE	DMC 240/290-440		114,640	1,909	MULTI-FAMILY DWELLING	$1,622,650	MULTI-FAMILY DWELLING	$1,655,103	$32,453	2.00%	$0
B-207-051	639135 0510		ONE PACIFIC TOWERS CONI	MALEESE PATRICK PEARSE	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,332,625	MULTI-FAMILY DWELLING	$1,359,277	$26,652	2.00%	$0
B-207-052	639135 0520		ONE PACIFIC TOWERS CONI	VEAL CURTIS F JR	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,218,400	MULTI-FAMILY DWELLING	$1,242,768	$24,368	2.00%	$0
B-207-053	639135 0530		ONE PACIFIC TOWERS CONI	KINCAID SALLY	2000 1ST AVE	DMC 240/290-440		114,640	1,909	MULTI-FAMILY DWELLING	$1,622,650	MULTI-FAMILY DWELLING	$1,655,103	$32,453	2.00%	$0
B-207-054	639135 0540		ONE PACIFIC TOWERS CONI	MORRIER FAMILY REALTY LLC	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,332,625	MULTI-FAMILY DWELLING	$1,359,277	$26,652	2.00%	$0
B-207-055	639135 0550		ONE PACIFIC TOWERS CONI	CHANG MELVIN C	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,370,700	MULTI-FAMILY DWELLING	$1,398,114	$27,414	2.00%	$0
B-207-056	639135 0560		ONE PACIFIC TOWERS CONI	MURPHY DAN W	2000 1ST AVE	DMC 240/290-440		114,640	1,909	MULTI-FAMILY DWELLING	$1,670,375	MULTI-FAMILY DWELLING	$1,703,782	$33,407	2.00%	$0
B-207-057	639135 0570		ONE PACIFIC TOWERS CONI	SCHAAKE PAUL E & TERRI R	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,370,700	MULTI-FAMILY DWELLING	$1,398,114	$27,414	2.00%	$0
B-207-058	639135 0580		ONE PACIFIC TOWERS CONI	BARRON JAMES L-TTEE	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,370,700	MULTI-FAMILY DWELLING	$1,398,114	$27,414	2.00%	$0
B-207-059	639135 0590		ONE PACIFIC TOWERS CONI	CARPENTER MARK J	2000 1ST AVE	DMC 240/290-440		114,640	1,909	MULTI-FAMILY DWELLING	$1,670,375	MULTI-FAMILY DWELLING	$1,703,782	$33,407	2.00%	$0
B-207-060	639135 0600		ONE PACIFIC TOWERS CONI	BARTH THOMAS+MARILEE	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,370,700	MULTI-FAMILY DWELLING	$1,398,114	$27,414	2.00%	$0
B-207-061	639135 0610		ONE PACIFIC TOWERS CONI	KRENGEL WALTER F JR	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,370,700	MULTI-FAMILY DWELLING	$1,398,114	$27,414	2.00%	$0
B-207-062	639135 0620		ONE PACIFIC TOWERS CONI	ANDERSON PETER	2000 1ST AVE	DMC 240/290-440		114,640	1,909	MULTI-FAMILY DWELLING	$1,670,375	MULTI-FAMILY DWELLING	$1,703,782	$33,407	2.00%	$0
B-207-063	639135 0630		ONE PACIFIC TOWERS CONI	CAIRNS MARK W+TONYIA D	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,370,700	MULTI-FAMILY DWELLING	$1,398,114	$27,414	2.00%	$0
B-207-064	639135 0640		ONE PACIFIC TOWERS CONI	BAKKE ELLEN S	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,370,700	MULTI-FAMILY DWELLING	$1,398,114	$27,414	2.00%	$0
B-207-065	639135 0650		ONE PACIFIC TOWERS CONI	KHANIJOW RAJ PAL TRUST	2000 1ST AVE	DMC 240/290-440		114,640	1,909	MULTI-FAMILY DWELLING	$1,670,375	MULTI-FAMILY DWELLING	$1,703,782	$33,407	2.00%	$0
B-207-066	639135 0660		ONE PACIFIC TOWERS CONI	WOOLCOTT KENNETH J	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,370,700	MULTI-FAMILY DWELLING	$1,398,114	$27,414	2.00%	$0
B-207-067	639135 0670		ONE PACIFIC TOWERS CONI	2401 LLC	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,408,775	MULTI-FAMILY DWELLING	$1,436,950	$28,175	2.00%	$0
B-207-068	639135 0680		ONE PACIFIC TOWERS CONI	GRANT DAVID+DEBORAH	2000 1ST AVE	DMC 240/290-440		114,640	1,909	MULTI-FAMILY DWELLING	$1,718,100	MULTI-FAMILY DWELLING	$1,752,462	$34,362	2.00%	$0
B-207-069	639135 0690		ONE PACIFIC TOWERS CONI	TAYLOR PAUL E+GAIL H	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,408,775	MULTI-FAMILY DWELLING	$1,436,950	$28,175	2.00%	$0
B-207-070	639135 0700		ONE PACIFIC TOWERS CONI	MITROVICH MICHAEL+KATHLEEN	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,408,775	MULTI-FAMILY DWELLING	$1,436,950	$28,175	2.00%	$0
B-207-071	639135 0710		ONE PACIFIC TOWERS CONI	CULLEN DANIEL E & PAULA B	2000 1ST AVE	DMC 240/290-440		114,640	1,909	MULTI-FAMILY DWELLING	$1,718,100	MULTI-FAMILY DWELLING	$1,752,462	$34,362	2.00%	$0
B-207-072	639135 0720		ONE PACIFIC TOWERS CONI	MCINTYRE CHARLES	2000 1ST AVE	DMC 240/290-440		114,640	1,523	MULTI-FAMILY DWELLING	$1,408,775	MULTI-FAMILY DWELLING	$1,436,950	$28,175	2.00%	$0
B-207-073	639135 0730		ONE PACIFIC TOWERS CONI	LONGBRAKE WILLIAM A+MARTHA	2000 1ST AVE	DMC 240/290-440		114,640	2,391	MULTI-FAMILY DWELLING	$2,211,675	MULTI-FAMILY DWELLING	$2,255,908	$44,233	2.00%	$0
B-207-074	639135 0740		ONE PACIFIC TOWERS CONI	ZHANG YUAN	2000 1ST AVE	DMC 240/290-440		114,640	2,391	MULTI-FAMILY DWELLING	$2,151,900	MULTI-FAMILY DWELLING	$2,194,938	$43,038	2.00%	$0
B-207-075	639135 0750		ONE PACIFIC TOWERS CONI	MARKS BRIAN J LIVING TRUST	2000 1ST AVE	DMC 240/290-440		114,640	4,886	MULTI-FAMILY DWELLING	$6,840,400	MULTI-FAMILY DWELLING	$6,977,208	$136,808	2.00%	$0
B-207-076	639135 0760		ONE PACIFIC TOWERS CONI	JSH PROPERTIES INC	2000 1ST AVE	DMC 240/290-440		114,640	1,809	MULTI-FAMILY DWELLING	$1,060,800	MULTI-FAMILY DWELLING	$1,083,077	$22,277	2.10%	$0
B-207-077	639135 0763		ONE PACIFIC TOWERS CONI	JSH PROPERTIES INC	2000 1ST AVE	DMC 240/290-440		114,640	3,827	MULTI-FAMILY DWELLING	$1,410,600	MULTI-FAMILY DWELLING	$1,440,223	$29,623	2.10%	$0
B-207-078	639135 0765		ONE PACIFIC TOWERS CONI	JSH PROPERTIES INC	2000 1ST AVE	DMC 240/290-440		114,640	1,873	MULTI-FAMILY DWELLING	$147,600	MULTI-FAMILY DWELLING	$149,076	$1,476	1.00%	$0
B-207-079	639135 0770		ONE PACIFIC TOWERS CONI	JSH PROPERTIES INC	2000 1ST AVE	DMC 240/290-440		114,640	1,502	MULTI-FAMILY DWELLING	$880,800	MULTI-FAMILY DWELLING	$899,297	$18,497	2.10%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-207-080	639135 0780		ONE PACIFIC TOWERS CONI	TSB GARAGE LLC	2000 1ST AVE	DMC 240/290-440		114,640	44,513	MULTI-FAMILY DWELLING	$4,606,500	MULTI-FAMILY DWELLING	$4,675,597	$69,097	1.50%	$0
B-210	184305 0000		CRISTALLA CONDOMINIUM		2033 2ND AVE	DMC 240/290-440	19,452	8,502	8,502	COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
B-210-001	184305 0010		CRISTALLA CONDOMINIUM	PELOTON PROPERTIES LLC	2033 2ND AVE	DMC 240/290-440		195,966	951	COMMERCIAL SERVICE	$150,000	COMMERCIAL SERVICE	$152,700	$2,700	1.80%	$0
B-210-002	184305 0020		CRISTALLA CONDOMINIUM	DONOVAN HOLDINGS LLC	2033 2ND AVE	DMC 240/290-440		195,966	152	COMMERCIAL SERVICE	$25,000	COMMERCIAL SERVICE	$25,450	$450	1.80%	$0
B-210-003	184305 0030		CRISTALLA CONDOMINIUM	WASHINGTON STATE HOLOCAUST	2033 2ND AVE	DMC 240/290-440		195,966	4,366	COMMERCIAL SERVICE	$2,194,500	COMMERCIAL SERVICE	$2,235,098	$40,598	1.85%	$0
B-210-004	184305 0040		CRISTALLA CONDOMINIUM	HSU INVESTMENT PROPERTY COM	2033 2ND AVE	DMC 240/290-440		195,966	3,033	COMMERCIAL SERVICE	$1,524,500	COMMERCIAL SERVICE	$1,552,703	$28,203	1.85%	$0
B-210-005	184305 0050		CRISTALLA CONDOMINIUM	PIRAMCO SEATAC INC	2033 2ND AVE	DMC 240/290-440		195,966	654	COMMERCIAL SERVICE	$343,350	COMMERCIAL SERVICE	$349,530	$6,180	1.80%	$0
B-210-006	184305 0060		CRISTALLA CONDOMINIUM	HICKS BRIAN W	2033 2ND AVE	DMC 240/290-440		195,966	584	COMMERCIAL SERVICE	$306,600	COMMERCIAL SERVICE	$312,119	$5,519	1.80%	$0
B-210-007	184305 0070		CRISTALLA CONDOMINIUM	PRASAD GABRIEL	2033 2ND AVE	DMC 240/290-440		195,966	753	COMMERCIAL SERVICE	$395,325	COMMERCIAL SERVICE	$402,441	$7,116	1.80%	$0
B-210-008	184305 0080		CRISTALLA CONDOMINIUM	FOX SPENCER	2033 2ND AVE	DMC 240/290-440		195,966	717	COMMERCIAL SERVICE	$376,425	COMMERCIAL SERVICE	$383,201	$6,776	1.80%	$0
B-210-009	184305 0090		CRISTALLA CONDOMINIUM	BULGER ROBERT A+VANDERHEYDE	2033 2ND AVE	DMC 240/290-440		195,966	746	COMMERCIAL SERVICE	$615,450	COMMERCIAL SERVICE	$626,528	$11,078	1.80%	$0
B-210-010	184305 0100		CRISTALLA CONDOMINIUM	ZOLLINGER ROBIN	2033 2ND AVE	DMC 240/290-440		195,966	746	COMMERCIAL SERVICE	$615,450	COMMERCIAL SERVICE	$626,528	$11,078	1.80%	$0
B-210-011	184305 0110		CRISTALLA CONDOMINIUM	THAKKAR NEESHA H	2033 2ND AVE	DMC 240/290-440		195,966	746	COMMERCIAL SERVICE	$615,450	COMMERCIAL SERVICE	$626,528	$11,078	1.80%	$0
B-210-012	184305 0120		CRISTALLA CONDOMINIUM	LUCOVIC MARKO	2033 2ND AVE	DMC 240/290-440		195,966	746	COMMERCIAL SERVICE	$615,450	COMMERCIAL SERVICE	$626,528	$11,078	1.80%	$0
B-210-013	184305 0130		CRISTALLA CONDOMINIUM	CUNNINGHAM SAMUEL S	2033 2ND AVE	DMC 240/290-440		195,966	928	COMMERCIAL SERVICE	$765,600	COMMERCIAL SERVICE	$779,381	$13,781	1.80%	$0
B-210-014	184305 0140		CRISTALLA CONDOMINIUM	WEBER MARK W+KAREN J R	2033 2ND AVE	DMC 240/290-440		195,966	773	COMMERCIAL SERVICE	$637,725	COMMERCIAL SERVICE	$649,204	$11,479	1.80%	$0
B-210-015	184305 0150		CRISTALLA CONDOMINIUM	HELD KATHERINE M	2033 2ND AVE	DMC 240/290-440		195,966	1,612	COMMERCIAL SERVICE	$1,289,600	COMMERCIAL SERVICE	$1,312,813	$23,213	1.80%	$0
B-210-016	184305 0160		CRISTALLA CONDOMINIUM	DESYATNIKOVA STELLA	2033 2ND AVE	DMC 240/290-440		195,966	1,408	COMMERCIAL SERVICE	$1,126,400	COMMERCIAL SERVICE	$1,146,675	$20,275	1.80%	$0
B-210-017	184305 0170		CRISTALLA CONDOMINIUM	PRESTON KAYLA J	2033 2ND AVE	DMC 240/290-440		195,966	585	COMMERCIAL SERVICE	$468,000	COMMERCIAL SERVICE	$476,424	$8,424	1.80%	$0
B-210-018	184305 0180		CRISTALLA CONDOMINIUM	KELLEY MATTHEW A	2033 2ND AVE	DMC 240/290-440		195,966	441	COMMERCIAL SERVICE	$297,675	COMMERCIAL SERVICE	$303,033	$5,358	1.80%	$0
B-210-019	184305 0190		CRISTALLA CONDOMINIUM	CRISTALLA	2033 2ND AVE	DMC 240/290-440		195,966	436	COMMERCIAL SERVICE	$359,700	COMMERCIAL SERVICE	$366,175	$6,475	1.80%	$0
B-210-020	184305 0200		CRISTALLA CONDOMINIUM	CRISTALLA	2033 2ND AVE	DMC 240/290-440		195,966	875	COMMERCIAL SERVICE	$721,875	COMMERCIAL SERVICE	$734,869	$12,994	1.80%	$0
B-210-021	184305 0210		CRISTALLA CONDOMINIUM	WOOD CHRIS+LARSEN SARA	2033 2ND AVE	DMC 240/290-440		195,966	928	COMMERCIAL SERVICE	$788,800	COMMERCIAL SERVICE	$802,998	$14,198	1.80%	$0
B-210-022	184305 0220		CRISTALLA CONDOMINIUM	ALEXANDER DANIEL P	2033 2ND AVE	DMC 240/290-440		195,966	773	COMMERCIAL SERVICE	$657,050	COMMERCIAL SERVICE	$668,877	$11,827	1.80%	$0
B-210-023	184305 0230		CRISTALLA CONDOMINIUM	CALDERON ALVIN	2033 2ND AVE	DMC 240/290-440		195,966	1,612	COMMERCIAL SERVICE	$1,329,900	COMMERCIAL SERVICE	$1,353,838	$23,938	1.80%	$0
B-210-024	184305 0240		CRISTALLA CONDOMINIUM	KRUG ANITA K	2033 2ND AVE	DMC 240/290-440		195,966	1,408	COMMERCIAL SERVICE	$1,126,400	COMMERCIAL SERVICE	$1,146,675	$20,275	1.80%	$0
B-210-025	184305 0250		CRISTALLA CONDOMINIUM	GEHNER CLAUS D	2033 2ND AVE	DMC 240/290-440		195,966	585	COMMERCIAL SERVICE	$468,000	COMMERCIAL SERVICE	$476,424	$8,424	1.80%	$0
B-210-026	184305 0260		CRISTALLA CONDOMINIUM	DONOVAN HOLDINGS LLC	2033 2ND AVE	DMC 240/290-440		195,966	441	COMMERCIAL SERVICE	$308,700	COMMERCIAL SERVICE	$314,257	$5,557	1.80%	$0
B-210-027	184305 0270		CRISTALLA CONDOMINIUM	GEBREGIORGIS DANIEL	2033 2ND AVE	DMC 240/290-440		195,966	436	COMMERCIAL SERVICE	$305,200	COMMERCIAL SERVICE	$310,694	$5,494	1.80%	$0
B-210-028	184305 0280		CRISTALLA CONDOMINIUM	HILL MARK A+ANN T	2033 2ND AVE	DMC 240/290-440		195,966	820	COMMERCIAL SERVICE	$676,500	COMMERCIAL SERVICE	$688,677	$12,177	1.80%	$0
B-210-029	184305 0290		CRISTALLA CONDOMINIUM	HUSLID OLIVER J	2033 2ND AVE	DMC 240/290-440		195,966	606	COMMERCIAL SERVICE	$499,950	COMMERCIAL SERVICE	$508,949	$8,999	1.80%	$0
B-210-030	184305 0300		CRISTALLA CONDOMINIUM	WONG PETER+LEE RUTH	2033 2ND AVE	DMC 240/290-440		195,966	826	COMMERCIAL SERVICE	$681,450	COMMERCIAL SERVICE	$693,716	$12,266	1.80%	$0
B-210-031	184305 0310		CRISTALLA CONDOMINIUM	ELLIS MARK+JULI	2033 2ND AVE	DMC 240/290-440		195,966	887	COMMERCIAL SERVICE	$731,775	COMMERCIAL SERVICE	$744,947	$13,172	1.80%	$0
B-210-032	184305 0320		CRISTALLA CONDOMINIUM	TBJ LLC	2033 2ND AVE	DMC 240/290-440		195,966	1,572	COMMERCIAL SERVICE	$1,257,600	COMMERCIAL SERVICE	$1,280,237	$22,637	1.80%	$0
B-210-033	184305 0330		CRISTALLA CONDOMINIUM	MATTHIAS LYNDA E	2033 2ND AVE	DMC 240/290-440		195,966	875	COMMERCIAL SERVICE	$721,875	COMMERCIAL SERVICE	$734,869	$12,994	1.80%	$0
B-210-034	184305 0340		CRISTALLA CONDOMINIUM	REYNHARDT KAI O	2033 2ND AVE	DMC 240/290-440		195,966	928	COMMERCIAL SERVICE	$788,800	COMMERCIAL SERVICE	$802,998	$14,198	1.80%	$0
B-210-035	184305 0350		CRISTALLA CONDOMINIUM	WIENEKE RICHARD+BAZLEG ELIZ	2033 2ND AVE	DMC 240/290-440		195,966	773	COMMERCIAL SERVICE	$657,050	COMMERCIAL SERVICE	$668,877	$11,827	1.80%	$0
B-210-036	184305 0360		CRISTALLA CONDOMINIUM	LEE PHILIP A+DER-JIUN	2033 2ND AVE	DMC 240/290-440		195,966	1,612	COMMERCIAL SERVICE	$1,370,200	COMMERCIAL SERVICE	$1,394,864	$24,664	1.80%	$0
B-210-037	184305 0370		CRISTALLA CONDOMINIUM	GARCIA-PELAYO PEDRO	2033 2ND AVE	DMC 240/290-440		195,966	1,408	COMMERCIAL SERVICE	$1,161,600	COMMERCIAL SERVICE	$1,182,509	$20,909	1.80%	$0
B-210-038	184305 0380		CRISTALLA CONDOMINIUM	SCHAFBUCH MICHAEL	2033 2ND AVE	DMC 240/290-440		195,966	585	COMMERCIAL SERVICE	$482,625	COMMERCIAL SERVICE	$491,312	$8,687	1.80%	$0
B-210-039	184305 0390		CRISTALLA CONDOMINIUM	GILBERT TEPHEN	2033 2ND AVE	DMC 240/290-440		195,966	441	COMMERCIAL SERVICE	$308,700	COMMERCIAL SERVICE	$314,257	$5,557	1.80%	$0
B-210-040	184305 0400		CRISTALLA CONDOMINIUM	URBAN SPATIAL LLC	2033 2ND AVE	DMC 240/290-440		195,966	436	COMMERCIAL SERVICE	$305,200	COMMERCIAL SERVICE	$310,694	$5,494	1.80%	$0
B-210-041	184305 0410		CRISTALLA CONDOMINIUM	SRIVASTAVA KARAN	2033 2ND AVE	DMC 240/290-440		195,966	820	COMMERCIAL SERVICE	$676,500	COMMERCIAL SERVICE	$688,677	$12,177	1.80%	$0
B-210-042	184305 0420		CRISTALLA CONDOMINIUM	SAVRANAKIS ANGELOS+PENELOPI	2033 2ND AVE	DMC 240/290-440		195,966	606	COMMERCIAL SERVICE	$499,950	COMMERCIAL SERVICE	$508,949	$8,999	1.80%	$0
B-210-043	184305 0430		CRISTALLA CONDOMINIUM	PEYTON JULIA ANN	2033 2ND AVE	DMC 240/290-440		195,966	826	COMMERCIAL SERVICE	$681,450	COMMERCIAL SERVICE	$693,716	$12,266	1.80%	$0
B-210-044	184305 0440		CRISTALLA CONDOMINIUM	BOPP JAMES K JR	2033 2ND AVE	DMC 240/290-440		195,966	887	COMMERCIAL SERVICE	$731,775	COMMERCIAL SERVICE	$744,947	$13,172	1.80%	$0
B-210-045	184305 0450		CRISTALLA CONDOMINIUM	LORA GIL-ANTONIO	2033 2ND AVE	DMC 240/290-440		195,966	1,572	COMMERCIAL SERVICE	$1,257,600	COMMERCIAL SERVICE	$1,280,237	$22,637	1.80%	$0
B-210-046	184305 0460		CRISTALLA CONDOMINIUM	BROWN ERIC S	2033 2ND AVE	DMC 240/290-440		195,966	875	COMMERCIAL SERVICE	$721,875	COMMERCIAL SERVICE	$734,869	$12,994	1.80%	$0
B-210-047	184305 0470		CRISTALLA CONDOMINIUM	SKODA-SMITH SUZANNE	2033 2ND AVE	DMC 240/290-440		195,966	928	COMMERCIAL SERVICE	$788,800	COMMERCIAL SERVICE	$802,998	$14,198	1.80%	$0
B-210-048	184305 0480		CRISTALLA CONDOMINIUM	DENORMANDIE ROBERT L JR+BAR	2033 2ND AVE	DMC 240/290-440		195,966	773	COMMERCIAL SERVICE	$657,050	COMMERCIAL SERVICE	$668,877	$11,827	1.80%	$0
B-210-049	184305 0490		CRISTALLA CONDOMINIUM	GRAVO MITCHELL D+DEBRA C	2033 2ND AVE	DMC 240/290-440		195,966	1,612	COMMERCIAL SERVICE	$1,329,900	COMMERCIAL SERVICE	$1,353,838	$23,938	1.80%	$0
B-210-050	184305 0500		CRISTALLA CONDOMINIUM	FRIEDMAN DAVID S+LEEANN J M	2033 2ND AVE	DMC 240/290-440		195,966	1,408	COMMERCIAL SERVICE	$1,126,400	COMMERCIAL SERVICE	$1,146,675	$20,275	1.80%	$0
B-210-051	184305 0510		CRISTALLA CONDOMINIUM	POUKHOVSKI DMITRI+DENNEMAN	2033 2ND AVE	DMC 240/290-440		195,966	585	COMMERCIAL SERVICE	$468,000	COMMERCIAL SERVICE	$476,424	$8,424	1.80%	$0
B-210-052	184305 0520		CRISTALLA CONDOMINIUM	SUN HUEI CHUAN	2033 2ND AVE	DMC 240/290-440		195,966	441	COMMERCIAL SERVICE	$308,700	COMMERCIAL SERVICE	$314,257	$5,557	1.80%	$0
B-210-053	184305 0530		CRISTALLA CONDOMINIUM	RUDNER WAYNE D+WALZ JUDITH	2033 2ND AVE	DMC 240/290-440		195,966	436	COMMERCIAL SERVICE	$305,200	COMMERCIAL SERVICE	$310,694	$5,494	1.80%	$0
B-210-054	184305 0540		CRISTALLA CONDOMINIUM	GLOVER JEREMY S	2033 2ND AVE	DMC 240/290-440		195,966	820	COMMERCIAL SERVICE	$676,500	COMMERCIAL SERVICE	$688,677	$12,177	1.80%	$0
B-210-055	184305 0550		CRISTALLA CONDOMINIUM	DOPSON DAVID T	2033 2ND AVE	DMC 240/290-440		195,966	606	COMMERCIAL SERVICE	$499,950	COMMERCIAL SERVICE	$508,949	$8,999	1.80%	$0
B-210-056	184305 0560		CRISTALLA CONDOMINIUM	RIVERA MITCHELL B	2033 2ND AVE	DMC 240/290-440		195,966	826	COMMERCIAL SERVICE	$681,450	COMMERCIAL SERVICE	$693,716	$12,266	1.80%	$0
B-210-057	184305 0570		CRISTALLA CONDOMINIUM	AUSTIN ETHAN A & CHRISTINE	2033 2ND AVE	DMC 240/290-440		195,966	887	COMMERCIAL SERVICE	$731,775	COMMERCIAL SERVICE	$744,947	$13,172	1.80%	$0
B-210-058	184305 0580		CRISTALLA CONDOMINIUM	TRAINOR TERENCE P	2033 2ND AVE	DMC 240/290-440		195,966	1,572	COMMERCIAL SERVICE	$1,257,600	COMMERCIAL SERVICE	$1,280,237	$22,637	1.80%	$0
B-210-059	184305 0590		CRISTALLA CONDOMINIUM	FRAHM NICOLE	2033 2ND AVE	DMC 240/290-440		195,966	875	COMMERCIAL SERVICE	$721,875	COMMERCIAL SERVICE	$734,869	$12,994	1.80%	$0
B-210-060	184305 0600		CRISTALLA CONDOMINIUM	MEARES TRUST	2033 2ND AVE	DMC 240/290-440		195,966	928	COMMERCIAL SERVICE	$765,600	COMMERCIAL SERVICE	$779,381	$13,781	1.80%	$0
B-210-061	184305 0610		CRISTALLA CONDOMINIUM	CLIBBORN ERICA	2033 2ND AVE	DMC 240/290-440		195,966	773	COMMERCIAL SERVICE	$657,050	COMMERCIAL SERVICE	$668,877	$11,827	1.80%	$0
B-210-062	184305 0620		CRISTALLA CONDOMINIUM	ASHLEY JANE C	2033 2ND AVE	DMC 240/290-440		195,966	1,612	COMMERCIAL SERVICE	$1,329,900	COMMERCIAL SERVICE	$1,353,838	$23,938	1.80%	$0
B-210-063	184305 0630		CRISTALLA CONDOMINIUM	COLD SPRINGS LAND CO LLC	2033 2ND AVE	DMC 240/290-440		195,966	1,408	COMMERCIAL SERVICE	$1,161,600	COMMERCIAL SERVICE	$1,182,509	$20,909	1.80%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-210-064	184305 0640		CRISTALLA CONDOMINIUM	SANKEY GREGORY	2033 2ND AVE	DMC 240/290-440		195,966	585	COMMERCIAL SERVICE	$468,000	COMMERCIAL SERVICE	$476,424	$8,424	1.80%	$0
B-210-065	184305 0650		CRISTALLA CONDOMINIUM	BAKER CHERI R+PATRICK W	2033 2ND AVE	DMC 240/290-440		195,966	441	COMMERCIAL SERVICE	$308,700	COMMERCIAL SERVICE	$314,257	$5,557	1.80%	$0
B-210-066	184305 0660		CRISTALLA CONDOMINIUM	KIRIHARA KAYCE	2033 2ND AVE	DMC 240/290-440		195,966	436	COMMERCIAL SERVICE	$305,200	COMMERCIAL SERVICE	$310,694	$5,494	1.80%	$0
B-210-067	184305 0670		CRISTALLA CONDOMINIUM	COE ALEXANDER C	2033 2ND AVE	DMC 240/290-440		195,966	820	COMMERCIAL SERVICE	$676,500	COMMERCIAL SERVICE	$688,677	$12,177	1.80%	$0
B-210-068	184305 0680		CRISTALLA CONDOMINIUM	CASTO DAVID & LUANN	2033 2ND AVE	DMC 240/290-440		195,966	606	COMMERCIAL SERVICE	$499,950	COMMERCIAL SERVICE	$508,949	$8,999	1.80%	$0
B-210-069	184305 0690		CRISTALLA CONDOMINIUM	LEAF DAVID G+REBECCA L	2033 2ND AVE	DMC 240/290-440		195,966	826	COMMERCIAL SERVICE	$681,450	COMMERCIAL SERVICE	$693,716	$12,266	1.80%	$0
B-210-070	184305 0700		CRISTALLA CONDOMINIUM	ROSENFIELD MICHAEL+ANN H	2033 2ND AVE	DMC 240/290-440		195,966	887	COMMERCIAL SERVICE	$731,775	COMMERCIAL SERVICE	$744,947	$13,172	1.80%	$0
B-210-071	184305 0710		CRISTALLA CONDOMINIUM	PIRAMCO INC	2033 2ND AVE	DMC 240/290-440		195,966	1,572	COMMERCIAL SERVICE	$1,257,600	COMMERCIAL SERVICE	$1,280,237	$22,637	1.80%	$0
B-210-072	184305 0720		CRISTALLA CONDOMINIUM	HAMMERSBURG CARL D	2033 2ND AVE	DMC 240/290-440		195,966	875	COMMERCIAL SERVICE	$721,875	COMMERCIAL SERVICE	$734,869	$12,994	1.80%	$0
B-210-073	184305 0730		CRISTALLA CONDOMINIUM	DE CAUSSIN GLENN+JENNIFER	2033 2ND AVE	DMC 240/290-440		195,966	928	COMMERCIAL SERVICE	$765,600	COMMERCIAL SERVICE	$779,381	$13,781	1.80%	$0
B-210-074	184305 0740		CRISTALLA CONDOMINIUM	PARKER PAUL T+CYNTHIA A	2033 2ND AVE	DMC 240/290-440		195,966	773	COMMERCIAL SERVICE	$657,050	COMMERCIAL SERVICE	$668,877	$11,827	1.80%	$0
B-210-075	184305 0750		CRISTALLA CONDOMINIUM	CUNNINGHAM JAMES R+ANN-MARI	2033 2ND AVE	DMC 240/290-440		195,966	1,612	COMMERCIAL SERVICE	$1,370,200	COMMERCIAL SERVICE	$1,394,864	$24,664	1.80%	$0
B-210-076	184305 0760		CRISTALLA CONDOMINIUM	DROBOT NICHOLAS ANDREW	2033 2ND AVE	DMC 240/290-440		195,966	1,408	COMMERCIAL SERVICE	$1,161,600	COMMERCIAL SERVICE	$1,182,509	$20,909	1.80%	$0
B-210-077	184305 0770		CRISTALLA CONDOMINIUM	SALYER DANIEL S + LIN JULIA	2033 2ND AVE	DMC 240/290-440		195,966	585	COMMERCIAL SERVICE	$468,000	COMMERCIAL SERVICE	$476,424	$8,424	1.80%	$0
B-210-078	184305 0780		CRISTALLA CONDOMINIUM	PETITT PAMELA A	2033 2ND AVE	DMC 240/290-440		195,966	427	COMMERCIAL SERVICE	$298,900	COMMERCIAL SERVICE	$304,280	$5,380	1.80%	$0
B-210-079	184305 0790		CRISTALLA CONDOMINIUM	SULLIVAN MEGAN	2033 2ND AVE	DMC 240/290-440		195,966	422	COMMERCIAL SERVICE	$295,400	COMMERCIAL SERVICE	$300,717	$5,317	1.80%	$0
B-210-080	184305 0800		CRISTALLA CONDOMINIUM	WA1107 LLC	2033 2ND AVE	DMC 240/290-440		195,966	820	COMMERCIAL SERVICE	$676,500	COMMERCIAL SERVICE	$688,677	$12,177	1.80%	$0
B-210-081	184305 0810		CRISTALLA CONDOMINIUM	GIULIETTI ROBERT	2033 2ND AVE	DMC 240/290-440		195,966	606	COMMERCIAL SERVICE	$499,950	COMMERCIAL SERVICE	$508,949	$8,999	1.80%	$0
B-210-082	184305 0820		CRISTALLA CONDOMINIUM	DEVERA BENILDA R	2033 2ND AVE	DMC 240/290-440		195,966	826	COMMERCIAL SERVICE	$681,450	COMMERCIAL SERVICE	$693,716	$12,266	1.80%	$0
B-210-083	184305 0830		CRISTALLA CONDOMINIUM	SIROTA PETER	2033 2ND AVE	DMC 240/290-440		195,966	887	COMMERCIAL SERVICE	$731,775	COMMERCIAL SERVICE	$744,947	$13,172	1.80%	$0
B-210-084	184305 0840		CRISTALLA CONDOMINIUM	BREANNA STEWART	2033 2ND AVE	DMC 240/290-440		195,966	1,572	COMMERCIAL SERVICE	$1,257,600	COMMERCIAL SERVICE	$1,280,237	$22,637	1.80%	$0
B-210-085	184305 0850		CRISTALLA CONDOMINIUM	JENKINS JOHN+LYONS STEPHEN	2033 2ND AVE	DMC 240/290-440		195,966	875	COMMERCIAL SERVICE	$743,750	COMMERCIAL SERVICE	$757,138	$13,388	1.80%	$0
B-210-086	184305 0860		CRISTALLA CONDOMINIUM	KING DONALD I	2033 2ND AVE	DMC 240/290-440		195,966	928	COMMERCIAL SERVICE	$812,000	COMMERCIAL SERVICE	$826,616	$14,616	1.80%	$0
B-210-087	184305 0870		CRISTALLA CONDOMINIUM	MCMOSSOM HOLDINGS LLC	2033 2ND AVE	DMC 240/290-440		195,966	773	COMMERCIAL SERVICE	$676,375	COMMERCIAL SERVICE	$688,550	$12,175	1.80%	$0
B-210-088	184305 0880		CRISTALLA CONDOMINIUM	MCGEE JOSEPH L+PAULA H	2033 2ND AVE	DMC 240/290-440		195,966	1,612	COMMERCIAL SERVICE	$1,410,500	COMMERCIAL SERVICE	$1,435,889	$25,389	1.80%	$0
B-210-089	184305 0890		CRISTALLA CONDOMINIUM	ASHIHARA GREG RIKIO+LYNN R	2033 2ND AVE	DMC 240/290-440		195,966	1,408	COMMERCIAL SERVICE	$1,196,800	COMMERCIAL SERVICE	$1,218,342	$21,542	1.80%	$0
B-210-090	184305 0900		CRISTALLA CONDOMINIUM	FELDMAN DANIEL	2033 2ND AVE	DMC 240/290-440		195,966	585	COMMERCIAL SERVICE	$482,625	COMMERCIAL SERVICE	$491,312	$8,687	1.80%	$0
B-210-091	184305 0910		CRISTALLA CONDOMINIUM	ABRASS ITAMAR+CHRISTINE	2033 2ND AVE	DMC 240/290-440		195,966	427	COMMERCIAL SERVICE	$309,575	COMMERCIAL SERVICE	$315,147	$5,572	1.80%	$0
B-210-092	184305 0920		CRISTALLA CONDOMINIUM	HARRELL RAND S	2033 2ND AVE	DMC 240/290-440		195,966	422	COMMERCIAL SERVICE	$305,950	COMMERCIAL SERVICE	$311,457	$5,507	1.80%	$0
B-210-093	184305 0930		CRISTALLA CONDOMINIUM	HUSKEY JANA L+O'NEILL MICHA	2033 2ND AVE	DMC 240/290-440		195,966	820	COMMERCIAL SERVICE	$697,000	COMMERCIAL SERVICE	$709,546	$12,546	1.80%	$0
B-210-094	184305 0940		CRISTALLA CONDOMINIUM	SEA WOO LLC	2033 2ND AVE	DMC 240/290-440		195,966	606	COMMERCIAL SERVICE	$515,100	COMMERCIAL SERVICE	$524,372	$9,272	1.80%	$0
B-210-095	184305 0950		CRISTALLA CONDOMINIUM	STUGART DAVID B	2033 2ND AVE	DMC 240/290-440		195,966	826	COMMERCIAL SERVICE	$702,100	COMMERCIAL SERVICE	$714,738	$12,638	1.80%	$0
B-210-096	184305 0960		CRISTALLA CONDOMINIUM	ZHANG TIANYI	2033 2ND AVE	DMC 240/290-440		195,966	887	COMMERCIAL SERVICE	$753,950	COMMERCIAL SERVICE	$767,521	$13,571	1.80%	$0
B-210-097	184305 0970		CRISTALLA CONDOMINIUM	WONG JEFFREY M+ASHLEY L	2033 2ND AVE	DMC 240/290-440		195,966	1,572	COMMERCIAL SERVICE	$1,296,900	COMMERCIAL SERVICE	$1,320,244	$23,344	1.80%	$0
B-210-098	184305 0980		CRISTALLA CONDOMINIUM	WARMACK MATTHEW S	2033 2ND AVE	DMC 240/290-440		195,966	875	COMMERCIAL SERVICE	$743,750	COMMERCIAL SERVICE	$757,138	$13,388	1.80%	$0
B-210-099	184305 0990		CRISTALLA CONDOMINIUM	FIRESTONE DANIEL M	2033 2ND AVE	DMC 240/290-440		195,966	928	COMMERCIAL SERVICE	$812,000	COMMERCIAL SERVICE	$826,616	$14,616	1.80%	$0
B-210-100	184305 1000		CRISTALLA CONDOMINIUM	LEE CHARLES+MIMI	2033 2ND AVE	DMC 240/290-440		195,966	773	COMMERCIAL SERVICE	$676,375	COMMERCIAL SERVICE	$688,550	$12,175	1.80%	$0
B-210-101	184305 1010		CRISTALLA CONDOMINIUM	KERTSON TERI J+RONALD L UNO	2033 2ND AVE	DMC 240/290-440		195,966	1,537	COMMERCIAL SERVICE	$1,306,450	COMMERCIAL SERVICE	$1,329,966	$23,516	1.80%	$0
B-210-102	184305 1020		CRISTALLA CONDOMINIUM	GARCIA-PELAYO PEDRO	2033 2ND AVE	DMC 240/290-440		195,966	1,411	COMMERCIAL SERVICE	$1,199,350	COMMERCIAL SERVICE	$1,220,938	$21,588	1.80%	$0
B-210-103	184305 1030		CRISTALLA CONDOMINIUM	LUSK JOHN FRANK	2033 2ND AVE	DMC 240/290-440		195,966	1,132	COMMERCIAL SERVICE	$905,600	COMMERCIAL SERVICE	$921,901	$16,301	1.80%	$0
B-210-104	184305 1040		CRISTALLA CONDOMINIUM	LEMAIRE KIMBERLY+LESTER JEN	2033 2ND AVE	DMC 240/290-440		195,966	682	COMMERCIAL SERVICE	$579,700	COMMERCIAL SERVICE	$590,135	$10,435	1.80%	$0
B-210-105	184305 1050		CRISTALLA CONDOMINIUM	AGNEW STEVEN	2033 2ND AVE	DMC 240/290-440		195,966	701	COMMERCIAL SERVICE	$595,850	COMMERCIAL SERVICE	$606,575	$10,725	1.80%	$0
B-210-106	184305 1060		CRISTALLA CONDOMINIUM	SUTTER PAUL	2033 2ND AVE	DMC 240/290-440		195,966	1,174	COMMERCIAL SERVICE	$939,200	COMMERCIAL SERVICE	$956,106	$16,906	1.80%	$0
B-210-107	184305 1070		CRISTALLA CONDOMINIUM	ABEL PAUL J	2033 2ND AVE	DMC 240/290-440		195,966	887	COMMERCIAL SERVICE	$753,950	COMMERCIAL SERVICE	$767,521	$13,571	1.80%	$0
B-210-108	184305 1080		CRISTALLA CONDOMINIUM	FONTEYNE LESLIE M FONTEYNE L	2033 2ND AVE	DMC 240/290-440		195,966	2,504	COMMERCIAL SERVICE	$1,878,000	COMMERCIAL SERVICE	$1,911,804	$33,804	1.80%	$0
B-210-109	184305 1090		CRISTALLA CONDOMINIUM	LEACH J ROBERT+NORRIS VICKI	2033 2ND AVE	DMC 240/290-440		195,966	928	COMMERCIAL SERVICE	$812,000	COMMERCIAL SERVICE	$826,616	$14,616	1.80%	$0
B-210-110	184305 1100		CRISTALLA CONDOMINIUM	MOE ERIK	2033 2ND AVE	DMC 240/290-440		195,966	773	COMMERCIAL SERVICE	$695,700	COMMERCIAL SERVICE	$708,223	$12,523	1.80%	$0
B-210-111	184305 1110		CRISTALLA CONDOMINIUM	ROTHERT SARA L+REN TIANJIN	2033 2ND AVE	DMC 240/290-440		195,966	1,537	COMMERCIAL SERVICE	$1,344,875	COMMERCIAL SERVICE	$1,369,083	$24,208	1.80%	$0
B-210-112	184305 1120		CRISTALLA CONDOMINIUM	SPECTOR JULIE A	2033 2ND AVE	DMC 240/290-440		195,966	1,411	COMMERCIAL SERVICE	$1,199,350	COMMERCIAL SERVICE	$1,220,938	$21,588	1.80%	$0
B-210-113	184305 1130		CRISTALLA CONDOMINIUM	FRIEDMAN BRADLEY JOSEPH	2033 2ND AVE	DMC 240/290-440		195,966	1,132	COMMERCIAL SERVICE	$905,600	COMMERCIAL SERVICE	$921,901	$16,301	1.80%	$0
B-210-114	184305 1140		CRISTALLA CONDOMINIUM	LEE PHILIP	2033 2ND AVE	DMC 240/290-440		195,966	599	COMMERCIAL SERVICE	$524,125	COMMERCIAL SERVICE	$533,559	$9,434	1.80%	$0
B-210-115	184305 1150		CRISTALLA CONDOMINIUM	BEHNEN MICHAEL+KATHERINE	2033 2ND AVE	DMC 240/290-440		195,966	811	COMMERCIAL SERVICE	$689,350	COMMERCIAL SERVICE	$701,758	$12,408	1.80%	$0
B-210-116	184305 1160		CRISTALLA CONDOMINIUM	TRONOLONE MICHAEL J+PENNY R	2033 2ND AVE	DMC 240/290-440		195,966	1,174	COMMERCIAL SERVICE	$939,200	COMMERCIAL SERVICE	$956,106	$16,906	1.80%	$0
B-210-117	184305 1170		CRISTALLA CONDOMINIUM	MCAFEE CHAD L	2033 2ND AVE	DMC 240/290-440		195,966	887	COMMERCIAL SERVICE	$753,950	COMMERCIAL SERVICE	$767,521	$13,571	1.80%	$0
B-210-118	184305 1180		CRISTALLA CONDOMINIUM	PRICE EARL DENNIS+JULIE	2033 2ND AVE	DMC 240/290-440		195,966	1,572	COMMERCIAL SERVICE	$1,336,200	COMMERCIAL SERVICE	$1,360,252	$24,052	1.80%	$0
B-210-119	184305 1190		CRISTALLA CONDOMINIUM	HARRIS IRMGARD S+MICHAEL W	2033 2ND AVE	DMC 240/290-440		195,966	875	COMMERCIAL SERVICE	$743,750	COMMERCIAL SERVICE	$757,138	$13,388	1.80%	$0
B-210-120	184305 1200		CRISTALLA CONDOMINIUM	YEH WEI+LE SHI YEH	2033 2ND AVE	DMC 240/290-440		195,966	928	COMMERCIAL SERVICE	$788,800	COMMERCIAL SERVICE	$802,998	$14,198	1.80%	$0
B-210-121	184305 1210		CRISTALLA CONDOMINIUM	YEH WEI+LE SHI YEH	2033 2ND AVE	DMC 240/290-440		195,966	828	COMMERCIAL SERVICE	$703,800	COMMERCIAL SERVICE	$716,468	$12,668	1.80%	$0
B-210-122	184305 1220		CRISTALLA CONDOMINIUM	BRUE STANLEY L+TERRYL L	2033 2ND AVE	DMC 240/290-440		195,966	1,537	COMMERCIAL SERVICE	$1,383,300	COMMERCIAL SERVICE	$1,408,199	$24,899	1.80%	$0
B-210-123	184305 1230		CRISTALLA CONDOMINIUM	ZHANG HUIWEN	2033 2ND AVE	DMC 240/290-440		195,966	1,387	COMMERCIAL SERVICE	$1,213,625	COMMERCIAL SERVICE	$1,235,470	$21,845	1.80%	$0
B-210-124	184305 1240		CRISTALLA CONDOMINIUM	SUMMERS CINDA JOY SCHOTT+JO	2033 2ND AVE	DMC 240/290-440		195,966	1,132	COMMERCIAL SERVICE	$905,600	COMMERCIAL SERVICE	$921,901	$16,301	1.80%	$0
B-210-125	184305 1250		CRISTALLA CONDOMINIUM	AGHA VICTORIA -TTEE	2033 2ND AVE	DMC 240/290-440		195,966	599	COMMERCIAL SERVICE	$509,150	COMMERCIAL SERVICE	$518,315	$9,165	1.80%	$0
B-210-126	184305 1260		CRISTALLA CONDOMINIUM	XU LINGFENG	2033 2ND AVE	DMC 240/290-440		195,966	811	COMMERCIAL SERVICE	$689,350	COMMERCIAL SERVICE	$701,758	$12,408	1.80%	$0
B-210-127	184305 1270		CRISTALLA CONDOMINIUM	LUSK RANDOLPH+CATHERINE	2033 2ND AVE	DMC 240/290-440		195,966	1,174	COMMERCIAL SERVICE	$939,200	COMMERCIAL SERVICE	$956,106	$16,906	1.80%	$0
B-210-128	184305 1280		CRISTALLA CONDOMINIUM	PENG SONG YING	2033 2ND AVE	DMC 240/290-440		195,966	887	COMMERCIAL SERVICE	$753,950	COMMERCIAL SERVICE	$767,521	$13,571	1.80%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-210-129	184305 1290		CRISTALLA CONDOMINIUM	BOWEN JOSEPH W+THERESE HILL	2033 2ND AVE	DMC 240/290-440		195,966	1,572	COMMERCIAL SERVICE	$1,336,200	COMMERCIAL SERVICE	$1,360,252	$24,052	1.80%	$0
B-210-130	184305 1300		CRISTALLA CONDOMINIUM	HAM JAMES P	2033 2ND AVE	DMC 240/290-440		195,966	875	COMMERCIAL SERVICE	$765,625	COMMERCIAL SERVICE	$779,406	$13,781	1.80%	$0
B-210-131	184305 1310		CRISTALLA CONDOMINIUM	ADAMS D KATHARINE	2033 2ND AVE	DMC 240/290-440		195,966	928	COMMERCIAL SERVICE	$835,200	COMMERCIAL SERVICE	$850,234	$15,034	1.80%	$0
B-210-132	184305 1320		CRISTALLA CONDOMINIUM	FREEMAN CRISTALLA 1701	2033 2ND AVE	DMC 240/290-440		195,966	773	COMMERCIAL SERVICE	$695,700	COMMERCIAL SERVICE	$708,223	$12,523	1.80%	$0
B-210-133	184305 1330		CRISTALLA CONDOMINIUM	IRVING BLAKE J+CAROL HILLYG	2033 2ND AVE	DMC 240/290-440		195,966	1,537	COMMERCIAL SERVICE	$1,460,150	COMMERCIAL SERVICE	$1,486,433	$26,283	1.80%	$0
B-210-134	184305 1340		CRISTALLA CONDOMINIUM	CAMPBELL LINDA	2033 2ND AVE	DMC 240/290-440		195,966	1,387	COMMERCIAL SERVICE	$1,178,950	COMMERCIAL SERVICE	$1,200,171	$21,221	1.80%	$0
B-210-135	184305 1350		CRISTALLA CONDOMINIUM	ESTES BRIAN	2033 2ND AVE	DMC 240/290-440		195,966	1,132	COMMERCIAL SERVICE	$905,600	COMMERCIAL SERVICE	$921,901	$16,301	1.80%	$0
B-210-136	184305 1360		CRISTALLA CONDOMINIUM	STORDAHL ERIC+REBECCA	2033 2ND AVE	DMC 240/290-440		195,966	599	COMMERCIAL SERVICE	$524,125	COMMERCIAL SERVICE	$533,559	$9,434	1.80%	$0
B-210-137	184305 1370		CRISTALLA CONDOMINIUM	RAMAN REEYA	2033 2ND AVE	DMC 240/290-440		195,966	811	COMMERCIAL SERVICE	$709,625	COMMERCIAL SERVICE	$722,398	$12,773	1.80%	$0
B-210-138	184305 1380		CRISTALLA CONDOMINIUM	GOEL RAJIV	2033 2ND AVE	DMC 240/290-440		195,966	1,174	COMMERCIAL SERVICE	$939,200	COMMERCIAL SERVICE	$956,106	$16,906	1.80%	$0
B-210-139	184305 1390		CRISTALLA CONDOMINIUM	SLONIM KURBAN	2033 2ND AVE	DMC 240/290-440		195,966	887	COMMERCIAL SERVICE	$776,125	COMMERCIAL SERVICE	$790,095	$13,970	1.80%	$0
B-210-140	184305 1400		CRISTALLA CONDOMINIUM	FINROW JERRY+GUNILLA	2033 2ND AVE	DMC 240/290-440		195,966	1,572	COMMERCIAL SERVICE	$1,336,200	COMMERCIAL SERVICE	$1,360,252	$24,052	1.80%	$0
B-210-141	184305 1410		CRISTALLA CONDOMINIUM	GIULLAND ANNETTE	2033 2ND AVE	DMC 240/290-440		195,966	875	COMMERCIAL SERVICE	$787,500	COMMERCIAL SERVICE	$801,675	$14,175	1.80%	$0
B-210-142	184305 1420		CRISTALLA CONDOMINIUM	RUAN DAVID	2033 2ND AVE	DMC 240/290-440		195,966	928	COMMERCIAL SERVICE	$835,200	COMMERCIAL SERVICE	$850,234	$15,034	1.80%	$0
B-210-143	184305 1430		CRISTALLA CONDOMINIUM	BENAVENTE R SANDRA	2033 2ND AVE	DMC 240/290-440		195,966	773	COMMERCIAL SERVICE	$695,700	COMMERCIAL SERVICE	$708,223	$12,523	1.80%	$0
B-210-144	184305 1440		CRISTALLA CONDOMINIUM	COCHRAN-BOND WALTER	2033 2ND AVE	DMC 240/290-440		195,966	1,537	COMMERCIAL SERVICE	$1,421,725	COMMERCIAL SERVICE	$1,447,316	$25,591	1.80%	$0
B-210-145	184305 1450		CRISTALLA CONDOMINIUM	FRIEL JOHN JR+MARY D	2033 2ND AVE	DMC 240/290-440		195,966	1,387	COMMERCIAL SERVICE	$1,213,625	COMMERCIAL SERVICE	$1,235,470	$21,845	1.80%	$0
B-210-146	184305 1460		CRISTALLA CONDOMINIUM	DAVIS PAIGE L	2033 2ND AVE	DMC 240/290-440		195,966	1,132	COMMERCIAL SERVICE	$933,900	COMMERCIAL SERVICE	$950,710	$16,810	1.80%	$0
B-210-147	184305 1470		CRISTALLA CONDOMINIUM	VICKREY ERIC+GINA	2033 2ND AVE	DMC 240/290-440		195,966	599	COMMERCIAL SERVICE	$524,125	COMMERCIAL SERVICE	$533,559	$9,434	1.80%	$0
B-210-148	184305 1480		CRISTALLA CONDOMINIUM	CSEH LLC	2033 2ND AVE	DMC 240/290-440		195,966	811	COMMERCIAL SERVICE	$709,625	COMMERCIAL SERVICE	$722,398	$12,773	1.80%	$0
B-210-149	184305 1490		CRISTALLA CONDOMINIUM	TALLMADGE FREDERICK A+HELEN	2033 2ND AVE	DMC 240/290-440		195,966	1,174	COMMERCIAL SERVICE	$1,027,250	COMMERCIAL SERVICE	$1,045,741	$18,491	1.80%	$0
B-210-150	184305 1500		CRISTALLA CONDOMINIUM	BEECHEM JOSEPH+NANCY	2033 2ND AVE	DMC 240/290-440		195,966	887	COMMERCIAL SERVICE	$776,125	COMMERCIAL SERVICE	$790,095	$13,970	1.80%	$0
B-210-151	184305 1510		CRISTALLA CONDOMINIUM	GARVIN CHRISTOPHER M	2033 2ND AVE	DMC 240/290-440		195,966	1,572	COMMERCIAL SERVICE	$1,375,500	COMMERCIAL SERVICE	$1,400,259	$24,759	1.80%	$0
B-210-152	184305 1520		CRISTALLA CONDOMINIUM	CURTISS WADE H+LUCY Z	2033 2ND AVE	DMC 240/290-440		195,966	875	COMMERCIAL SERVICE	$765,625	COMMERCIAL SERVICE	$779,406	$13,781	1.80%	$0
B-210-153	184305 1530		CRISTALLA CONDOMINIUM	WANG HSIANG F+CHENG H	2033 2ND AVE	DMC 240/290-440		195,966	928	COMMERCIAL SERVICE	$858,400	COMMERCIAL SERVICE	$873,851	$15,451	1.80%	$0
B-210-154	184305 1540		CRISTALLA CONDOMINIUM	TYSON THEODORE J	2033 2ND AVE	DMC 240/290-440		195,966	2,362	COMMERCIAL SERVICE	$2,184,850	COMMERCIAL SERVICE	$2,224,177	$39,327	1.80%	$0
B-210-155	184305 1550		CRISTALLA CONDOMINIUM	EL BIETAR SURIA	2033 2ND AVE	DMC 240/290-440		195,966	1,387	COMMERCIAL SERVICE	$1,248,300	COMMERCIAL SERVICE	$1,270,769	$22,469	1.80%	$0
B-210-156	184305 1560		CRISTALLA CONDOMINIUM	SMITH WENDEL J	2033 2ND AVE	DMC 240/290-440		195,966	1,132	COMMERCIAL SERVICE	$933,900	COMMERCIAL SERVICE	$950,710	$16,810	1.80%	$0
B-210-157	184305 1570		CRISTALLA CONDOMINIUM	EDEN DAVE D	2033 2ND AVE	DMC 240/290-440		195,966	599	COMMERCIAL SERVICE	$524,125	COMMERCIAL SERVICE	$533,559	$9,434	1.80%	$0
B-210-158	184305 1580		CRISTALLA CONDOMINIUM	CHIN KIM CHEONG+NANCY CHUA-	2033 2ND AVE	DMC 240/290-440		195,966	811	COMMERCIAL SERVICE	$709,625	COMMERCIAL SERVICE	$722,398	$12,773	1.80%	$0
B-210-159	184305 1590		CRISTALLA CONDOMINIUM	RODWODGIN CRAIG+RUTLEDGE MAR	2033 2ND AVE	DMC 240/290-440		195,966	1,174	COMMERCIAL SERVICE	$968,550	COMMERCIAL SERVICE	$985,984	$17,434	1.80%	$0
B-210-160	184305 1600		CRISTALLA CONDOMINIUM	KRUSE JAMES A	2033 2ND AVE	DMC 240/290-440		195,966	887	COMMERCIAL SERVICE	$776,125	COMMERCIAL SERVICE	$790,095	$13,970	1.80%	$0
B-210-161	184305 1610		CRISTALLA CONDOMINIUM	ANGELINE HOLDINGS LLC	2033 2ND AVE	DMC 240/290-440		195,966	1,588	COMMERCIAL SERVICE	$1,429,200	COMMERCIAL SERVICE	$1,454,926	$25,726	1.80%	$0
B-210-162	184305 1620		CRISTALLA CONDOMINIUM	YUN DO YOUNG+HAE KYUNG	2033 2ND AVE	DMC 240/290-440		195,966	875	COMMERCIAL SERVICE	$809,375	COMMERCIAL SERVICE	$823,944	$14,569	1.80%	$0
B-210-163	184305 1630		CRISTALLA CONDOMINIUM	KIM ED+SUSAN SHIN	2033 2ND AVE	DMC 240/290-440		195,966	928	COMMERCIAL SERVICE	$881,600	COMMERCIAL SERVICE	$897,469	$15,869	1.80%	$0
B-210-164	184305 1640		CRISTALLA CONDOMINIUM	LIN STACY+JEAN CHRISTOPHER	2033 2ND AVE	DMC 240/290-440		195,966	773	COMMERCIAL SERVICE	$734,350	COMMERCIAL SERVICE	$747,568	$13,218	1.80%	$0
B-210-165	184305 1650		CRISTALLA CONDOMINIUM	DRUMMOND-HAY ERIC	2033 2ND AVE	DMC 240/290-440		195,966	1,537	COMMERCIAL SERVICE	$1,421,725	COMMERCIAL SERVICE	$1,447,316	$25,591	1.80%	$0
B-210-166	184305 1660		CRISTALLA CONDOMINIUM	TRINITY ACCOUNTING	2033 2ND AVE	DMC 240/290-440		195,966	1,387	COMMERCIAL SERVICE	$1,248,300	COMMERCIAL SERVICE	$1,270,769	$22,469	1.80%	$0
B-210-167	184305 1670		CRISTALLA CONDOMINIUM	HUMPHREYS DAVID L+DONNA E -	2033 2ND AVE	DMC 240/290-440		195,966	1,132	COMMERCIAL SERVICE	$962,200	COMMERCIAL SERVICE	$979,520	$17,320	1.80%	$0
B-210-168	184305 1680		CRISTALLA CONDOMINIUM	GONZALEZ JOSEPH S	2033 2ND AVE	DMC 240/290-440		195,966	599	COMMERCIAL SERVICE	$539,100	COMMERCIAL SERVICE	$548,804	$9,704	1.80%	$0
B-210-169	184305 1690		CRISTALLA CONDOMINIUM	EBRAHIMZADEH SEPEHR	2033 2ND AVE	DMC 240/290-440		195,966	811	COMMERCIAL SERVICE	$750,175	COMMERCIAL SERVICE	$763,678	$13,503	1.80%	$0
B-210-170	184305 1700		CRISTALLA CONDOMINIUM	SHIEE NAVID+NAZANIN DAMESHG	2033 2ND AVE	DMC 240/290-440		195,966	1,174	COMMERCIAL SERVICE	$997,900	COMMERCIAL SERVICE	$1,015,862	$17,962	1.80%	$0
B-210-171	184305 1710		CRISTALLA CONDOMINIUM	FACCI LEONARDO B	2033 2ND AVE	DMC 240/290-440		195,966	887	COMMERCIAL SERVICE	$776,125	COMMERCIAL SERVICE	$790,095	$13,970	1.80%	$0
B-210-172	184305 1720		CRISTALLA CONDOMINIUM	DUGHI ROBERT & DONNA	2033 2ND AVE	DMC 240/290-440		195,966	1,572	COMMERCIAL SERVICE	$1,336,200	COMMERCIAL SERVICE	$1,360,252	$24,052	1.80%	$0
B-210-173	184305 1730		CRISTALLA CONDOMINIUM	CULLY GARY+HANSEN LYSA	2033 2ND AVE	DMC 240/290-440		195,966	875	COMMERCIAL SERVICE	$831,250	COMMERCIAL SERVICE	$846,213	$14,963	1.80%	$0
B-210-174	184305 1740		CRISTALLA CONDOMINIUM	CITY CHURCH THE	2033 2ND AVE	DMC 240/290-440		195,966	928	COMMERCIAL SERVICE	$904,800	COMMERCIAL SERVICE	$921,086	$16,286	1.80%	$0
B-210-175	184305 1750		CRISTALLA CONDOMINIUM	FIELD JENNIFER	2033 2ND AVE	DMC 240/290-440		195,966	773	COMMERCIAL SERVICE	$753,675	COMMERCIAL SERVICE	$767,241	$13,566	1.80%	$0
B-210-176	184305 1760		CRISTALLA CONDOMINIUM	HUNG CELIA+ISAAC	2033 2ND AVE	DMC 240/290-440		195,966	1,537	COMMERCIAL SERVICE	$1,460,150	COMMERCIAL SERVICE	$1,486,433	$26,283	1.80%	$0
B-210-177	184305 1770		CRISTALLA CONDOMINIUM	SEVERIN DAVID	2033 2ND AVE	DMC 240/290-440		195,966	1,387	COMMERCIAL SERVICE	$1,282,975	COMMERCIAL SERVICE	$1,306,069	$23,094	1.80%	$0
B-210-178	184305 1780		CRISTALLA CONDOMINIUM	MCKINNON BRUCE+CYNTHIA	2033 2ND AVE	DMC 240/290-440		195,966	1,132	COMMERCIAL SERVICE	$962,200	COMMERCIAL SERVICE	$979,520	$17,320	1.80%	$0
B-210-179	184305 1790		CRISTALLA CONDOMINIUM	HUMPHREYS DAVID L+DONNA E-T	2033 2ND AVE	DMC 240/290-440		195,966	599	COMMERCIAL SERVICE	$524,125	COMMERCIAL SERVICE	$533,559	$9,434	1.80%	$0
B-210-180	184305 1800		CRISTALLA CONDOMINIUM	XU JIM JUN+YANYUN ZHAO	2033 2ND AVE	DMC 240/290-440		195,966	811	COMMERCIAL SERVICE	$709,625	COMMERCIAL SERVICE	$722,398	$12,773	1.80%	$0
B-210-181	184305 1810		CRISTALLA CONDOMINIUM	TUNG SHENG-YANG+ELLEN	2033 2ND AVE	DMC 240/290-440		195,966	1,174	COMMERCIAL SERVICE	$997,900	COMMERCIAL SERVICE	$1,015,862	$17,962	1.80%	$0
B-210-182	184305 1820		CRISTALLA CONDOMINIUM	MURDOCK MARIA	2033 2ND AVE	DMC 240/290-440		195,966	3,393	COMMERCIAL SERVICE	$3,053,700	COMMERCIAL SERVICE	$3,108,667	$54,967	1.80%	$0
B-210-183	184305 1830		CRISTALLA CONDOMINIUM	PRATT BRIAN IRL	2033 2ND AVE	DMC 240/290-440		195,966	928	COMMERCIAL SERVICE	$904,800	COMMERCIAL SERVICE	$921,086	$16,286	1.80%	$0
B-210-184	184305 1840		CRISTALLA CONDOMINIUM	BECKER DAVID	2033 2ND AVE	DMC 240/290-440		195,966	773	COMMERCIAL SERVICE	$753,675	COMMERCIAL SERVICE	$767,241	$13,566	1.80%	$0
B-210-185	184305 1850		CRISTALLA CONDOMINIUM	DOBBERPUHL JOEL	2033 2ND AVE	DMC 240/290-440		195,966	1,537	COMMERCIAL SERVICE	$1,460,150	COMMERCIAL SERVICE	$1,486,433	$26,283	1.80%	$0
B-210-186	184305 1860		CRISTALLA CONDOMINIUM	ECOLA STEVEN+BARBARA A	2033 2ND AVE	DMC 240/290-440		195,966	1,387	COMMERCIAL SERVICE	$1,282,975	COMMERCIAL SERVICE	$1,306,069	$23,094	1.80%	$0
B-210-187	184305 1870		CRISTALLA CONDOMINIUM	WONG KAREN	2033 2ND AVE	DMC 240/290-440		195,966	1,132	COMMERCIAL SERVICE	$962,200	COMMERCIAL SERVICE	$979,520	$17,320	1.80%	$0
B-210-188	184305 1880		CRISTALLA CONDOMINIUM	SHUTT JAMES & KAREN WONG	2033 2ND AVE	DMC 240/290-440		195,966	599	COMMERCIAL SERVICE	$524,125	COMMERCIAL SERVICE	$533,559	$9,434	1.80%	$0
B-210-189	184305 1890		CRISTALLA CONDOMINIUM	LEVIN ZACHARY R	2033 2ND AVE	DMC 240/290-440		195,966	811	COMMERCIAL SERVICE	$709,625	COMMERCIAL SERVICE	$722,398	$12,773	1.80%	$0
B-210-190	184305 1900		CRISTALLA CONDOMINIUM	JEDWAB EVA B	2033 2ND AVE	DMC 240/290-440		195,966	1,174	COMMERCIAL SERVICE	$997,900	COMMERCIAL SERVICE	$1,015,862	$17,962	1.80%	$0
B-210-191	184305 1910		CRISTALLA CONDOMINIUM	ROBERTS STEPHEN D	2033 2ND AVE	DMC 240/290-440		195,966	887	COMMERCIAL SERVICE	$776,125	COMMERCIAL SERVICE	$790,095	$13,970	1.80%	$0
B-210-192	184305 1920		CRISTALLA CONDOMINIUM	CRISTALLA 2209 L L C	2033 2ND AVE	DMC 240/290-440		195,966	1,563	COMMERCIAL SERVICE	$1,484,850	COMMERCIAL SERVICE	$1,511,577	$26,727	1.80%	$0
B-210-193	184305 1930		CRISTALLA CONDOMINIUM	FREEMAN GREGORY A+VERONICA	2033 2ND AVE	DMC 240/290-440		195,966	875	COMMERCIAL SERVICE	$853,125	COMMERCIAL SERVICE	$868,481	$15,356	1.80%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-210-194	184305 1940		CRISTALLA CONDOMINIUM	HOOD LEROY+VALERIE L	2033 2ND AVE	DMC 240/290-440		195,966	2,405	COMMERCIAL SERVICE	$3,246,750	COMMERCIAL SERVICE	$3,305,192	$58,442	1.80%	$0
B-210-195	184305 1950		CRISTALLA CONDOMINIUM	ELLISON THOMAS A+MAUREEN S	2033 2ND AVE	DMC 240/290-440		195,966	2,842	COMMERCIAL SERVICE	$3,410,400	COMMERCIAL SERVICE	$3,471,787	$61,387	1.80%	$0
B-210-196	184305 1960		CRISTALLA CONDOMINIUM	HERNDON WANDA J	2033 2ND AVE	DMC 240/290-440		195,966	2,218	COMMERCIAL SERVICE	$2,439,800	COMMERCIAL SERVICE	$2,483,716	$43,916	1.80%	$0
B-210-197	184305 1970		CRISTALLA CONDOMINIUM	CHENEY PETER & SUSAN	2033 2ND AVE	DMC 240/290-440		195,966	2,447	COMMERCIAL SERVICE	$3,303,450	COMMERCIAL SERVICE	$3,362,912	$59,462	1.80%	$0
B-220	609468 0000		99 UNION STREET PRIVATE	RESIDENCES	1321 1ST AVE	DMC 240/290-440	21,800	127,692		COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
B-220-001	609468 0010		99 UNION STREET PRIVATE	MCCUTCHEN MATTHEW B+KOSKELA	1321 1ST AVE	DMC 240/290-440		127,692	5,111	COMMERCIAL SERVICE	$7,155,400	COMMERCIAL SERVICE	$7,370,062	$214,662	3.00%	$0
B-220-002	609468 0020		99 UNION STREET PRIVATE	WRIGHT VIRGINIA B	1321 1ST AVE	DMC 240/290-440		127,692	5,281	COMMERCIAL SERVICE	$7,393,400	COMMERCIAL SERVICE	$7,615,202	$221,802	3.00%	$0
B-220-003	609468 0030		99 UNION STREET PRIVATE	FRANKLIN JESSE O	1321 1ST AVE	DMC 240/290-440		127,692	7,382	COMMERCIAL SERVICE	$11,811,200	COMMERCIAL SERVICE	$12,165,536	$354,336	3.00%	$0
B-220-004	609468 0040		99 UNION STREET PRIVATE	WILLIAMS REVOCABLE TRUST	1321 1ST AVE	DMC 240/290-440		127,692	4,125	COMMERCIAL SERVICE	$6,187,500	COMMERCIAL SERVICE	$6,373,125	$185,625	3.00%	$0
B-220-005	609468 0050		99 UNION STREET PRIVATE	SOUND VISTA PROPERTIES LLC	1321 1ST AVE	DMC 240/290-440		127,692	7,714	COMMERCIAL SERVICE	$10,413,900	COMMERCIAL SERVICE	$10,726,317	$312,417	3.00%	$0
B-220-006	609468 0060		99 UNION STREET PRIVATE	HU XIANG+XIAOKUN	1321 1ST AVE	DMC 240/290-440		127,692	1,329	COMMERCIAL SERVICE	$1,727,700	COMMERCIAL SERVICE	$1,779,531	$51,831	3.00%	$0
B-220-007	609468 0070		99 UNION STREET PRIVATE	TIFFANY ONE TRUST	1321 1ST AVE	DMC 240/290-440		127,692	4,867	COMMERCIAL SERVICE	$7,300,500	COMMERCIAL SERVICE	$7,519,515	$219,015	3.00%	$0
B-220-008	609468 0080		99 UNION STREET PRIVATE	HPPW LLC	1321 1ST AVE	DMC 240/290-440		127,692	4,003	COMMERCIAL SERVICE	$6,404,800	COMMERCIAL SERVICE	$6,596,944	$192,144	3.00%	$0
B-220-009	609468 0090		99 UNION STREET PRIVATE	HPPW LLC	1321 1ST AVE	DMC 240/290-440		127,692	1,298	COMMERCIAL SERVICE	$1,687,400	COMMERCIAL SERVICE	$1,738,022	$50,622	3.00%	$0
B-220-010	609468 0100		99 UNION STREET PRIVATE	OSTBY CHRISTOPHER+MCKINSTRY	1321 1ST AVE	DMC 240/290-440		127,692	1,023	COMMERCIAL SERVICE	$1,329,900	COMMERCIAL SERVICE	$1,369,797	$39,897	3.00%	$0
B-220-011	609468 0110		99 UNION STREET PRIVATE	MARGARD KELLY G+CHRISTOPHER	1321 1ST AVE	DMC 240/290-440		127,692	4,132	COMMERCIAL SERVICE	$4,958,400	COMMERCIAL SERVICE	$5,107,152	$148,752	3.00%	$0
B-220-012	609468 0120		99 UNION STREET PRIVATE	TRPS 99	1321 1ST AVE	DMC 240/290-440		127,692	3,135	COMMERCIAL SERVICE	$3,762,000	COMMERCIAL SERVICE	$3,874,860	$112,860	3.00%	$0
B-220-013	609468 0130		99 UNION STREET PRIVATE	SEATTLE 45 RESIDENCE HOLDCO	1321 1ST AVE	DMC 240/290-440		127,692	2,399	COMMERCIAL SERVICE	$3,118,700	COMMERCIAL SERVICE	$3,212,261	$93,561	3.00%	$0
B-220-014	609468 0140		99 UNION STREET PRIVATE	FIETE BRIAN+PAMELA	1321 1ST AVE	DMC 240/290-440		127,692	2,224	COMMERCIAL SERVICE	$2,668,800	COMMERCIAL SERVICE	$2,748,864	$80,064	3.00%	$0
B-220-015	609468 0150		99 UNION STREET PRIVATE	YURINA ROBERT+VALERIE	1321 1ST AVE	DMC 240/290-440		127,692	1,328	COMMERCIAL SERVICE	$1,726,400	COMMERCIAL SERVICE	$1,778,192	$51,792	3.00%	$0
B-220-016	609468 0160		99 UNION STREET PRIVATE	RCM PARTNERS LP	1321 1ST AVE	DMC 240/290-440		127,692	2,082	COMMERCIAL SERVICE	$2,914,800	COMMERCIAL SERVICE	$3,002,244	$87,444	3.00%	$0
B-220-017	609468 0170		99 UNION STREET PRIVATE	MONKMAN LYANNE P	1321 1ST AVE	DMC 240/290-440		127,692	4,293	COMMERCIAL SERVICE	$5,151,600	COMMERCIAL SERVICE	$5,306,148	$154,548	3.00%	$0
B-220-018	609468 0180		99 UNION STREET PRIVATE	4ALLSEASONS LLC	1321 1ST AVE	DMC 240/290-440		127,692	3,190	COMMERCIAL SERVICE	$3,828,000	COMMERCIAL SERVICE	$3,942,840	$114,840	3.00%	$0
B-220-019	609468 0190		99 UNION STREET PRIVATE	FISHER DANIEL R	1321 1ST AVE	DMC 240/290-440		127,692	1,328	COMMERCIAL SERVICE	$1,726,400	COMMERCIAL SERVICE	$1,778,192	$51,792	3.00%	$0
B-220-020	609468 0200		99 UNION STREET PRIVATE	FISHER DANIEL R	1321 1ST AVE	DMC 240/290-440		127,692	1,992	COMMERCIAL SERVICE	$2,589,600	COMMERCIAL SERVICE	$2,667,288	$77,688	3.00%	$0
B-220-021	609468 0210		99 UNION STREET PRIVATE	BRESSLER RICHARD M	1321 1ST AVE	DMC 240/290-440		127,692	2,082	COMMERCIAL SERVICE	$2,706,600	COMMERCIAL SERVICE	$2,787,798	$81,198	3.00%	$0
B-220-022	609468 0220		99 UNION STREET PRIVATE	KLEEBERGER TERRY M+KATHLEEN	1321 1ST AVE	DMC 240/290-440		127,692	2,211	COMMERCIAL SERVICE	$3,095,400	COMMERCIAL SERVICE	$3,188,262	$92,862	3.00%	$0
B-220-023	609468 0230		99 UNION STREET PRIVATE	CLARK S B JOSEPH	1321 1ST AVE	DMC 240/290-440		127,692	1,328	COMMERCIAL SERVICE	$1,726,400	COMMERCIAL SERVICE	$1,778,192	$51,792	3.00%	$0
B-220-024	609468 0240		99 UNION STREET PRIVATE	GALE JEFFREY & JANE	1321 1ST AVE	DMC 240/290-440		127,692	1,992	COMMERCIAL SERVICE	$2,788,800	COMMERCIAL SERVICE	$2,872,464	$83,664	3.00%	$0
B-220-025	609468 0250		99 UNION STREET PRIVATE	WESTFAIR BOOKKEEPING & CONS	1321 1ST AVE	DMC 240/290-440		127,692	4,131	COMMERCIAL SERVICE	$5,783,400	COMMERCIAL SERVICE	$5,956,902	$173,502	3.00%	$0
B-220-026	609468 0260		99 UNION STREET PRIVATE	GLAZER MARSHA S	1321 1ST AVE	DMC 240/290-440		127,692	2,211	COMMERCIAL SERVICE	$2,874,300	COMMERCIAL SERVICE	$2,960,529	$86,229	3.00%	$0
B-220-027	609468 0270		99 UNION STREET PRIVATE	WESTFALL BOOKKEEPING+CONSUL	1321 1ST AVE	DMC 240/290-440		127,692	1,328	COMMERCIAL SERVICE	$1,726,400	COMMERCIAL SERVICE	$1,778,192	$51,792	3.00%	$0
B-220-028	609468 0280		99 UNION STREET PRIVATE	LAWSON BILL & CAROL	1321 1ST AVE	DMC 240/290-440		127,692	3,154	COMMERCIAL SERVICE	$4,731,000	COMMERCIAL SERVICE	$4,872,930	$141,930	3.00%	$0
B-220-029	609468 0290		99 UNION STREET PRIVATE	MICA TRUST	1321 1ST AVE	DMC 240/290-440		127,692	1,850	COMMERCIAL SERVICE	$2,775,000	COMMERCIAL SERVICE	$2,858,250	$83,250	3.00%	$0
B-220-030	609468 0300		99 UNION STREET PRIVATE	BARBACK VERNON+ELIZABETH	1321 1ST AVE	DMC 240/290-440		127,692	2,120	COMMERCIAL SERVICE	$2,968,000	COMMERCIAL SERVICE	$3,057,040	$89,040	3.00%	$0
B-220-031	609468 0310		99 UNION STREET PRIVATE	WRIGHT CHARLES B III	1321 1ST AVE	DMC 240/290-440		127,692	1,328	COMMERCIAL SERVICE	$1,726,400	COMMERCIAL SERVICE	$1,778,192	$51,792	3.00%	$0
B-220-032	609468 0320		99 UNION STREET PRIVATE	THE DAWSON TRUST	1321 1ST AVE	DMC 240/290-440		127,692	2,260	COMMERCIAL SERVICE	$3,164,000	COMMERCIAL SERVICE	$3,258,920	$94,920	3.00%	$0
B-220-033	609468 0330		99 UNION STREET PRIVATE	SIMON LLC	1321 1ST AVE	DMC 240/290-440		127,692	4,488	COMMERCIAL SERVICE	$6,732,000	COMMERCIAL SERVICE	$6,933,960	$201,960	3.00%	$0
B-220-034	609468 0340		99 UNION STREET PRIVATE	CURRIE PETER+ELIZABETH M	1321 1ST AVE	DMC 240/290-440		127,692	2,073	COMMERCIAL SERVICE	$2,694,900	COMMERCIAL SERVICE	$2,775,747	$80,847	3.00%	$0
B-220-035	609468 0350		99 UNION STREET PRIVATE	PIM LLC	1321 1ST AVE	DMC 240/290-440		127,692	5,256	COMMERCIAL SERVICE	$7,884,000	COMMERCIAL SERVICE	$8,120,520	$236,520	3.00%	$0
B-220-036	609468 0360		99 UNION STREET PRIVATE	VAN OPPEN PETER	1321 1ST AVE	DMC 240/290-440		127,692	4,258	COMMERCIAL SERVICE	$6,812,800	COMMERCIAL SERVICE	$7,017,184	$204,384	3.00%	$0
B-234	169750 0000		COLONIAL/GRAND PACIFIC	CONDOMINIUM	1119 1ST AVE	DMC 240/290-440	16,771	35,844	35,844	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-234-001	169750 0010		COLONIAL/GRAND PACIFIC	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE	DMC 240/290-440		50,666	4,446	MULTI-FAMILY DWELLING	$1,862,300	MULTI-FAMILY DWELLING	$1,905,133	$42,833	2.30%	$0
B-234-002	169750 0020		COLONIAL/GRAND PACIFIC	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE	DMC 240/290-440		50,666	4,221	MULTI-FAMILY DWELLING	$1,768,000	MULTI-FAMILY DWELLING	$1,808,664	$40,664	2.30%	$0
B-234-003	169750 0030		COLONIAL/GRAND PACIFIC	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE	DMC 240/290-440		50,666	5,767	MULTI-FAMILY DWELLING	$1,739,200	MULTI-FAMILY DWELLING	$1,779,202	$40,002	2.30%	$0
B-234-004	169750 0040		COLONIAL/GRAND PACIFIC	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE	DMC 240/290-440		50,666	5,594	MULTI-FAMILY DWELLING	$1,687,000	MULTI-FAMILY DWELLING	$1,725,801	$38,801	2.30%	$0
B-234-005	169750 0050		COLONIAL/GRAND PACIFIC	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE	DMC 240/290-440		50,666	2,146	MULTI-FAMILY DWELLING	$898,900	MULTI-FAMILY DWELLING	$919,575	$20,675	2.30%	$0
B-234-006	169750 0060		COLONIAL/GRAND PACIFIC	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE	DMC 240/290-440		50,666	2,425	MULTI-FAMILY DWELLING	$931,100	MULTI-FAMILY DWELLING	$952,515	$21,415	2.30%	$0
B-234-007	169750 0070		COLONIAL/GRAND PACIFIC	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE	DMC 240/290-440		50,666	4,695	MULTI-FAMILY DWELLING	$1,802,700	MULTI-FAMILY DWELLING	$1,844,162	$41,462	2.30%	$0
B-234-008	169750 0080		COLONIAL/GRAND PACIFIC	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE	DMC 240/290-440		50,666	1,059	MULTI-FAMILY DWELLING	$406,600	MULTI-FAMILY DWELLING	$415,952	$9,352	2.30%	$0
B-234-009	169750 0090		COLONIAL/GRAND PACIFIC	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE	DMC 240/290-440		50,666	1,392	MULTI-FAMILY DWELLING	$106,900	MULTI-FAMILY DWELLING	$109,359	$2,459	2.30%	$0
B-234-010	169750 0100		COLONIAL/GRAND PACIFIC	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE	DMC 240/290-440		50,666	3,459	MULTI-FAMILY DWELLING	$531,200	MULTI-FAMILY DWELLING	$543,418	$12,218	2.30%	$0
B-234-011	169750 0110		COLONIAL/GRAND PACIFIC	REYNOLDS MELANIE J	1119 1ST AVE	DMC 240/290-440		50,666	521	MULTI-FAMILY DWELLING	$286,550	MULTI-FAMILY DWELLING	$292,997	$6,447	2.25%	$0
B-234-012	169750 0120		COLONIAL/GRAND PACIFIC	REYNOLDS MELANIE J	1119 1ST AVE	DMC 240/290-440		50,666	947	MULTI-FAMILY DWELLING	$497,175	MULTI-FAMILY DWELLING	$508,361	$11,186	2.25%	$0
B-234-013	169750 0130		COLONIAL/GRAND PACIFIC	SMITH CHARLES R+DIANA J	1119 1ST AVE	DMC 240/290-440		50,666	705	MULTI-FAMILY DWELLING	$387,750	MULTI-FAMILY DWELLING	$396,474	$8,724	2.25%	$0
B-234-014	169750 0140		COLONIAL/GRAND PACIFIC	1ST & MAIN L L C	1119 1ST AVE	DMC 240/290-440		50,666	698	MULTI-FAMILY DWELLING	$383,900	MULTI-FAMILY DWELLING	$392,538	$8,638	2.25%	$0
B-234-015	169750 0150		COLONIAL/GRAND PACIFIC	HURLOW RANDAL T	1119 1ST AVE	DMC 240/290-440		50,666	705	MULTI-FAMILY DWELLING	$387,750	MULTI-FAMILY DWELLING	$396,474	$8,724	2.25%	$0
B-234-016	169750 0160		COLONIAL/GRAND PACIFIC	MCMAHON HUGH MICHAEL+COURTN	1119 1ST AVE	DMC 240/290-440		50,666	943	MULTI-FAMILY DWELLING	$495,075	MULTI-FAMILY DWELLING	$506,214	$11,139	2.25%	$0
B-234-017	169750 0170		COLONIAL/GRAND PACIFIC	PERRY MERRILL I+PETRA	1119 1ST AVE	DMC 240/290-440		50,666	514	MULTI-FAMILY DWELLING	$282,700	MULTI-FAMILY DWELLING	$289,061	$6,361	2.25%	$0
B-234-018	169750 0180		COLONIAL/GRAND PACIFIC	RODGERS JAMES TIMOTHY	1119 1ST AVE	DMC 240/290-440		50,666	495	MULTI-FAMILY DWELLING	$272,250	MULTI-FAMILY DWELLING	$278,376	$6,126	2.25%	$0
B-234-019	169750 0190		COLONIAL/GRAND PACIFIC	JAMES MICHAEL D	1119 1ST AVE	DMC 240/290-440		50,666	533	MULTI-FAMILY DWELLING	$293,150	MULTI-FAMILY DWELLING	$299,746	$6,596	2.25%	$0
B-234-020	169750 0200		COLONIAL/GRAND PACIFIC	GREENE LISA D	1119 1ST AVE	DMC 240/290-440		50,666	511	MULTI-FAMILY DWELLING	$281,050	MULTI-FAMILY DWELLING	$287,374	$6,324	2.25%	$0
B-234-021	169750 0210		COLONIAL/GRAND PACIFIC	SHRIKI JARI	1119 1ST AVE	DMC 240/290-440		50,666	594	MULTI-FAMILY DWELLING	$326,700	MULTI-FAMILY DWELLING	$334,051	$7,351	2.25%	$0
B-234-022	169750 0220		COLONIAL/GRAND PACIFIC	SHAPLEY HALEY	1119 1ST AVE	DMC 240/290-440		50,666	628	MULTI-FAMILY DWELLING	$345,400	MULTI-FAMILY DWELLING	$353,172	$7,772	2.25%	$0
B-234-023	169750 0230		COLONIAL/GRAND PACIFIC	STEIN JAMES RUSSELL+PHOTANG	1119 1ST AVE	DMC 240/290-440		50,666	589	MULTI-FAMILY DWELLING	$323,950	MULTI-FAMILY DWELLING	$331,239	$7,289	2.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-234-024	169750 0240		COLONIAL/GRAND PACIFIC	NING RONALD KEI	1119 1ST AVE	DMC 240/290-440		50,666	590	MULTI-FAMILY DWELLING	$324,500	MULTI-FAMILY DWELLING	$331,801	$7,301	2.25%	$0
B-234-025	169750 0250		COLONIAL/GRAND PACIFIC	JOFFRAY RICHARD THAYER	1119 1ST AVE	DMC 240/290-440		50,666	659	MULTI-FAMILY DWELLING	$362,450	MULTI-FAMILY DWELLING	$370,605	$8,155	2.25%	$0
B-234-026	169750 0260		COLONIAL/GRAND PACIFIC	HAMILTON KEVIN D+RONDA RENE	1119 1ST AVE	DMC 240/290-440		50,666	521	MULTI-FAMILY DWELLING	$312,600	MULTI-FAMILY DWELLING	$319,634	$7,034	2.25%	$0
B-234-027	169750 0270		COLONIAL/GRAND PACIFIC	SCOTT WARNER	1119 1ST AVE	DMC 240/290-440		50,666	947	MULTI-FAMILY DWELLING	$544,525	MULTI-FAMILY DWELLING	$556,777	$12,252	2.25%	$0
B-234-028	169750 0280		COLONIAL/GRAND PACIFIC	STROUD DOUGLAS+CLAUDIA TR	1119 1ST AVE	DMC 240/290-440		50,666	705	MULTI-FAMILY DWELLING	$387,750	MULTI-FAMILY DWELLING	$396,474	$8,724	2.25%	$0
B-234-029	169750 0290		COLONIAL/GRAND PACIFIC	ROCK JAMES MICHAEL+DEBBIE J	1119 1ST AVE	DMC 240/290-440		50,666	698	MULTI-FAMILY DWELLING	$383,900	MULTI-FAMILY DWELLING	$392,538	$8,638	2.25%	$0
B-234-030	169750 0300		COLONIAL/GRAND PACIFIC	WILLIAMS ALICIA	1119 1ST AVE	DMC 240/290-440		50,666	705	MULTI-FAMILY DWELLING	$387,750	MULTI-FAMILY DWELLING	$396,474	$8,724	2.25%	$0
B-234-031	169750 0310		COLONIAL/GRAND PACIFIC	CHAN WINSTON+ROSE PATTI	1119 1ST AVE	DMC 240/290-440		50,666	942	MULTI-FAMILY DWELLING	$494,550	MULTI-FAMILY DWELLING	$505,677	$11,127	2.25%	$0
B-234-032	169750 0320		COLONIAL/GRAND PACIFIC	RAECE GREGORY D+KIMBERLY S	1119 1ST AVE	DMC 240/290-440		50,666	514	MULTI-FAMILY DWELLING	$282,700	MULTI-FAMILY DWELLING	$289,061	$6,361	2.25%	$0
B-234-033	169750 0330		COLONIAL/GRAND PACIFIC	MINOR DONALD R	1119 1ST AVE	DMC 240/290-440		50,666	1,148	MULTI-FAMILY DWELLING	$602,700	MULTI-FAMILY DWELLING	$616,261	$13,561	2.25%	$0
B-234-034	169750 0340		COLONIAL/GRAND PACIFIC	GUILFOY PATRICK F	1119 1ST AVE	DMC 240/290-440		50,666	1,107	MULTI-FAMILY DWELLING	$581,175	MULTI-FAMILY DWELLING	$594,251	$13,076	2.25%	$0
B-234-035	169750 0350		COLONIAL/GRAND PACIFIC	HOOBER JUDITH H	1119 1ST AVE	DMC 240/290-440		50,666	1,087	MULTI-FAMILY DWELLING	$570,675	MULTI-FAMILY DWELLING	$583,515	$12,840	2.25%	$0
B-234-036	169750 0360		COLONIAL/GRAND PACIFIC	O'DALY MATTHEW+WATANABE JOS	1119 1ST AVE	DMC 240/290-440		50,666	1,186	MULTI-FAMILY DWELLING	$622,650	MULTI-FAMILY DWELLING	$636,660	$14,010	2.25%	$0
B-234-037	169750 0370		COLONIAL/GRAND PACIFIC	ROBERTS WILLIAM M+PATRICIA	1119 1ST AVE	DMC 240/290-440		50,666	1,298	MULTI-FAMILY DWELLING	$746,350	MULTI-FAMILY DWELLING	$763,143	$16,793	2.25%	$0
B-234-038	169750 0380		COLONIAL/GRAND PACIFIC	LEWIS CALEB A	1119 1ST AVE	DMC 240/290-440		50,666	1,200	MULTI-FAMILY DWELLING	$690,000	MULTI-FAMILY DWELLING	$705,525	$15,525	2.25%	$0
B-234-039	169750 0390		COLONIAL/GRAND PACIFIC	BOURLIN OLGA D+INNISS PATRI	1119 1ST AVE	DMC 240/290-440		50,666	1,238	MULTI-FAMILY DWELLING	$711,850	MULTI-FAMILY DWELLING	$727,867	$16,017	2.25%	$0
B-234-040	169750 0400		COLONIAL/GRAND PACIFIC	MARTINEZ SHAY MARIE+O'SHEA	1119 1ST AVE	DMC 240/290-440		50,666	1,198	MULTI-FAMILY DWELLING	$688,850	MULTI-FAMILY DWELLING	$704,349	$15,499	2.25%	$0
B-234-041	169750 0410		COLONIAL/GRAND PACIFIC	DEAN CALISLE S	1119 1ST AVE	DMC 240/290-440		50,666	529	MULTI-FAMILY DWELLING	$330,625	MULTI-FAMILY DWELLING	$338,064	$7,439	2.25%	$0
B-234-042	169750 0420		COLONIAL/GRAND PACIFIC	ROBINS MICHAEL A	1119 1ST AVE	DMC 240/290-440		50,666	966	MULTI-FAMILY DWELLING	$603,750	MULTI-FAMILY DWELLING	$617,334	$13,584	2.25%	$0
B-234-043	169750 0430		COLONIAL/GRAND PACIFIC	RUSH KIMBERLY J	1119 1ST AVE	DMC 240/290-440		50,666	708	MULTI-FAMILY DWELLING	$389,400	MULTI-FAMILY DWELLING	$398,162	$8,762	2.25%	$0
B-234-044	169750 0440		COLONIAL/GRAND PACIFIC	BRADFORD RICHARD W	1119 1ST AVE	DMC 240/290-440		50,666	701	MULTI-FAMILY DWELLING	$385,550	MULTI-FAMILY DWELLING	$394,225	$8,675	2.25%	$0
B-234-045	169750 0450		COLONIAL/GRAND PACIFIC	LEIGH MARY M	1119 1ST AVE	DMC 240/290-440		50,666	708	MULTI-FAMILY DWELLING	$389,400	MULTI-FAMILY DWELLING	$398,162	$8,762	2.25%	$0
B-234-046	169750 0460		COLONIAL/GRAND PACIFIC	WINKENBACH GEORGE	1119 1ST AVE	DMC 240/290-440		50,666	963	MULTI-FAMILY DWELLING	$505,575	MULTI-FAMILY DWELLING	$516,950	$11,375	2.25%	$0
B-234-047	169750 0470		COLONIAL/GRAND PACIFIC	DEAN CALISLE SIMPSON	1119 1ST AVE	DMC 240/290-440		50,666	522	MULTI-FAMILY DWELLING	$287,100	MULTI-FAMILY DWELLING	$293,560	$6,460	2.25%	$0
B-238	919720 0000		WATERMARK RESIDENTIAL	CONDOMINIUM	1107 1ST AVE	DMC 240/290-440	13,261	85,094	68,582	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-238-001	919720 0010		WATERMARK RESIDENTIAL	MSI WATER MARK LLC		DMC 240/290-440		92,245	68,582	MULTI-FAMILY DWELLING	$21,066,100	MULTI-FAMILY DWELLING	$21,382,091	$315,991	1.50%	$0
B-238-002	919720 0020		WATERMARK RESIDENTIAL	PINNOW JESSE T		DMC 240/290-440		92,245	781	MULTI-FAMILY DWELLING	$507,650	MULTI-FAMILY DWELLING	$519,072	$11,422	2.25%	$0
B-238-003	919720 0030		WATERMARK RESIDENTIAL	VANOPPEN PETER		DMC 240/290-440		92,245	749	MULTI-FAMILY DWELLING	$486,850	MULTI-FAMILY DWELLING	$497,804	$10,954	2.25%	$0
B-238-004	919720 0040		WATERMARK RESIDENTIAL	VINOLY RAFAEL		DMC 240/290-440		92,245	824	MULTI-FAMILY DWELLING	$535,600	MULTI-FAMILY DWELLING	$547,651	$12,051	2.25%	$0
B-238-005	919720 0050		WATERMARK RESIDENTIAL	MALONEY ROBERT+VICKIE		DMC 240/290-440		92,245	824	MULTI-FAMILY DWELLING	$535,600	MULTI-FAMILY DWELLING	$547,651	$12,051	2.25%	$0
B-238-006	919720 0060		WATERMARK RESIDENTIAL	TICHY FAMILY LIVING TRUST		DMC 240/290-440		92,245	768	MULTI-FAMILY DWELLING	$518,400	MULTI-FAMILY DWELLING	$530,064	$11,664	2.25%	$0
B-238-007	919720 0070		WATERMARK RESIDENTIAL	BREMNER ERIC S+BARBARA L		DMC 240/290-440		92,245	768	MULTI-FAMILY DWELLING	$518,400	MULTI-FAMILY DWELLING	$530,064	$11,664	2.25%	$0
B-238-008	919720 0080		WATERMARK RESIDENTIAL	SORTUM CHRISTOPHER D		DMC 240/290-440		92,245	807	MULTI-FAMILY DWELLING	$524,550	MULTI-FAMILY DWELLING	$536,352	$11,802	2.25%	$0
B-238-009	919720 0090		WATERMARK RESIDENTIAL	MURPHY THOMAS A		DMC 240/290-440		92,245	749	MULTI-FAMILY DWELLING	$486,850	MULTI-FAMILY DWELLING	$497,804	$10,954	2.25%	$0
B-238-010	919720 0100		WATERMARK RESIDENTIAL	CARAVALHO JENNIFER LOU		DMC 240/290-440		92,245	824	MULTI-FAMILY DWELLING	$535,600	MULTI-FAMILY DWELLING	$547,651	$12,051	2.25%	$0
B-238-011	919720 0110		WATERMARK RESIDENTIAL	TOBIN RICHARD S+JENNIFER		DMC 240/290-440		92,245	824	MULTI-FAMILY DWELLING	$535,600	MULTI-FAMILY DWELLING	$547,651	$12,051	2.25%	$0
B-238-012	919720 0120		WATERMARK RESIDENTIAL	FOLEY DANIEL M+JUDITH I		DMC 240/290-440		92,245	768	MULTI-FAMILY DWELLING	$537,600	MULTI-FAMILY DWELLING	$549,696	$12,096	2.25%	$0
B-238-013	919720 0130		WATERMARK RESIDENTIAL	FAMILY TOWER LLC		DMC 240/290-440		92,245	712	MULTI-FAMILY DWELLING	$498,400	MULTI-FAMILY DWELLING	$509,614	$11,214	2.25%	$0
B-238-014	919720 0140		WATERMARK RESIDENTIAL	WATKINS NANCY L+SMITH DARWI		DMC 240/290-440		92,245	834	MULTI-FAMILY DWELLING	$562,950	MULTI-FAMILY DWELLING	$575,616	$12,666	2.25%	$0
B-238-015	919720 0150		WATERMARK RESIDENTIAL	ALLEN MITCHELL S+LINDA G LA		DMC 240/290-440		92,245	834	MULTI-FAMILY DWELLING	$562,950	MULTI-FAMILY DWELLING	$575,616	$12,666	2.25%	$0
B-238-016	919720 0160		WATERMARK RESIDENTIAL	WOOD GILBERT W		DMC 240/290-440		92,245	807	MULTI-FAMILY DWELLING	$524,550	MULTI-FAMILY DWELLING	$536,352	$11,802	2.25%	$0
B-238-017	919720 0170		WATERMARK RESIDENTIAL	MELLOUL LAURENCE		DMC 240/290-440		92,245	749	MULTI-FAMILY DWELLING	$486,850	MULTI-FAMILY DWELLING	$497,804	$10,954	2.25%	$0
B-238-018	919720 0180		WATERMARK RESIDENTIAL	ZEHRER KAREN		DMC 240/290-440		92,245	824	MULTI-FAMILY DWELLING	$535,600	MULTI-FAMILY DWELLING	$547,651	$12,051	2.25%	$0
B-238-019	919720 0190		WATERMARK RESIDENTIAL	CEREGHINO PATRICK		DMC 240/290-440		92,245	824	MULTI-FAMILY DWELLING	$535,600	MULTI-FAMILY DWELLING	$547,651	$12,051	2.25%	$0
B-238-020	919720 0200		WATERMARK RESIDENTIAL	YANG MARIA C+PATRICK J ARO		DMC 240/290-440		92,245	768	MULTI-FAMILY DWELLING	$537,600	MULTI-FAMILY DWELLING	$549,696	$12,096	2.25%	$0
B-238-021	919720 0210		WATERMARK RESIDENTIAL	PLATT STUART+DANIELS MELONE		DMC 240/290-440		92,245	712	MULTI-FAMILY DWELLING	$498,400	MULTI-FAMILY DWELLING	$509,614	$11,214	2.25%	$0
B-238-022	919720 0220		WATERMARK RESIDENTIAL	CAMERON MATTHEW+DAN LIAO		DMC 240/290-440		92,245	796	MULTI-FAMILY DWELLING	$537,300	MULTI-FAMILY DWELLING	$549,389	$12,089	2.25%	$0
B-238-023	919720 0230		WATERMARK RESIDENTIAL	DICKERSON STEVEN W		DMC 240/290-440		92,245	792	MULTI-FAMILY DWELLING	$534,600	MULTI-FAMILY DWELLING	$546,629	$12,029	2.25%	$0
B-238-024	919720 0240		WATERMARK RESIDENTIAL	MALONEY ROBERT A+VICKIE		DMC 240/290-440		92,245	803	MULTI-FAMILY DWELLING	$521,950	MULTI-FAMILY DWELLING	$533,694	$11,744	2.25%	$0
B-238-025	919720 0250		WATERMARK RESIDENTIAL	UNNI UDAY SASIDHARAN		DMC 240/290-440		92,245	1,053	MULTI-FAMILY DWELLING	$684,450	MULTI-FAMILY DWELLING	$699,850	$15,400	2.25%	$0
B-238-026	919720 0260		WATERMARK RESIDENTIAL	TABOR SUSAN A		DMC 240/290-440		92,245	1,071	MULTI-FAMILY DWELLING	$696,150	MULTI-FAMILY DWELLING	$711,813	$15,663	2.25%	$0
B-238-027	919720 0270		WATERMARK RESIDENTIAL	PHILO JAMES+CHERYL-LYN		DMC 240/290-440		92,245	1,068	MULTI-FAMILY DWELLING	$747,600	MULTI-FAMILY DWELLING	$764,421	$16,821	2.25%	$0
B-238-028	919720 0280		WATERMARK RESIDENTIAL	LIVESEY RORY C		DMC 240/290-440		92,245	712	MULTI-FAMILY DWELLING	$498,400	MULTI-FAMILY DWELLING	$509,614	$11,214	2.25%	$0
B-238-029	919720 0290		WATERMARK RESIDENTIAL	MACHA THOMAS J+ANDREA S		DMC 240/290-440		92,245	796	MULTI-FAMILY DWELLING	$537,300	MULTI-FAMILY DWELLING	$549,389	$12,089	2.25%	$0
B-238-030	919720 0300		WATERMARK RESIDENTIAL	COPIAN SCOTT+ELIZABETH		DMC 240/290-440		92,245	792	MULTI-FAMILY DWELLING	$534,600	MULTI-FAMILY DWELLING	$546,629	$12,029	2.25%	$0
B-238-031	919720 0310		WATERMARK RESIDENTIAL	MURASE JUDY K		DMC 240/290-440		92,245	803	MULTI-FAMILY DWELLING	$521,950	MULTI-FAMILY DWELLING	$533,694	$11,744	2.25%	$0
B-238-032	919720 0320		WATERMARK RESIDENTIAL	REAMS KEITH		DMC 240/290-440		92,245	1,053	MULTI-FAMILY DWELLING	$684,450	MULTI-FAMILY DWELLING	$699,850	$15,400	2.25%	$0
B-238-033	919720 0330		WATERMARK RESIDENTIAL	BIRCH BONNIE		DMC 240/290-440		92,245	1,015	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$674,594	$14,844	2.25%	$0
B-238-034	919720 0340		WATERMARK RESIDENTIAL	CURRY CLIFTON JOHN+ANN M AL		DMC 240/290-440		92,245	1,068	MULTI-FAMILY DWELLING	$747,600	MULTI-FAMILY DWELLING	$764,421	$16,821	2.25%	$0
B-238-035	919720 0350		WATERMARK RESIDENTIAL	CURRY CLIFTON JOHN+ANN M AL		DMC 240/290-440		92,245	712	MULTI-FAMILY DWELLING	$498,400	MULTI-FAMILY DWELLING	$509,614	$11,214	2.25%	$0
B-238-036	919720 0360		WATERMARK RESIDENTIAL	CHAN SIU KIT JACK		DMC 240/290-440		92,245	796	MULTI-FAMILY DWELLING	$537,300	MULTI-FAMILY DWELLING	$549,389	$12,089	2.25%	$0
B-238-037	919720 0370		WATERMARK RESIDENTIAL	CHEUNG TSUI LING		DMC 240/290-440		92,245	792	MULTI-FAMILY DWELLING	$534,600	MULTI-FAMILY DWELLING	$546,629	$12,029	2.25%	$0
B-238-038	919720 0380		WATERMARK RESIDENTIAL	SINGH SURAJ		DMC 240/290-440		92,245	1,111	MULTI-FAMILY DWELLING	$749,925	MULTI-FAMILY DWELLING	$766,798	$16,873	2.25%	$0
B-238-039	919720 0390		WATERMARK RESIDENTIAL	C G C JAPAN COMPANY LTD		DMC 240/290-440		92,245	1,056	MULTI-FAMILY DWELLING	$686,400	MULTI-FAMILY DWELLING	$701,844	$15,444	2.25%	$0
B-238-040	919720 0400		WATERMARK RESIDENTIAL	1107 FIRST AVE LLC		DMC 240/290-440		92,245	2,083	MULTI-FAMILY DWELLING	$1,301,875	MULTI-FAMILY DWELLING	$1,331,167	$29,292	2.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-238-041	919720 0420		WATERMARK RESIDENTIAL	BURDICK JOHN		DMC 240/290-440		92,245	1,014	MULTI-FAMILY DWELLING	$785,850	MULTI-FAMILY DWELLING	$803,532	$17,682	2.25%	$0
B-238-042	919720 0430		WATERMARK RESIDENTIAL	FRY TIM		DMC 240/290-440		92,245	1,015	MULTI-FAMILY DWELLING	$685,125	MULTI-FAMILY DWELLING	$700,540	$15,415	2.25%	$0
B-238-043	919720 0440		WATERMARK RESIDENTIAL	INGRAM MICHAEL C+RUSENIA CA		DMC 240/290-440		92,245	1,111	MULTI-FAMILY DWELLING	$722,150	MULTI-FAMILY DWELLING	$738,398	$16,248	2.25%	$0
B-238-044	919720 0450		WATERMARK RESIDENTIAL	SUSIC VENDELIN		DMC 240/290-440		92,245	1,056	MULTI-FAMILY DWELLING	$686,400	MULTI-FAMILY DWELLING	$701,844	$15,444	2.25%	$0
B-238-045	919720 0460		WATERMARK RESIDENTIAL	IMLAY MICHAEL E		DMC 240/290-440		92,245	1,015	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$674,594	$14,844	2.25%	$0
B-238-046	919720 0470		WATERMARK RESIDENTIAL	DAVIS PAULA M+PAUL J		DMC 240/290-440		92,245	1,068	MULTI-FAMILY DWELLING	$747,600	MULTI-FAMILY DWELLING	$764,421	$16,821	2.25%	$0
B-238-047	919720 0480		WATERMARK RESIDENTIAL	GIER HOYT+DONITA		DMC 240/290-440		92,245	1,014	MULTI-FAMILY DWELLING	$709,800	MULTI-FAMILY DWELLING	$725,771	$15,971	2.25%	$0
B-238-048	919720 0490		WATERMARK RESIDENTIAL	KASUBHAI S+PARKER A		DMC 240/290-440		92,245	1,015	MULTI-FAMILY DWELLING	$710,500	MULTI-FAMILY DWELLING	$726,486	$15,986	2.25%	$0
B-238-049	919720 0500		WATERMARK RESIDENTIAL	TAUBMAN PROPERTIES LLC		DMC 240/290-440		92,245	1,111	MULTI-FAMILY DWELLING	$749,925	MULTI-FAMILY DWELLING	$766,798	$16,873	2.25%	$0
B-238-050	919720 0510		WATERMARK RESIDENTIAL	POSA YVONNE-TTEE		DMC 240/290-440		92,245	1,056	MULTI-FAMILY DWELLING	$712,800	MULTI-FAMILY DWELLING	$728,838	$16,038	2.25%	$0
B-238-051	919720 0520		WATERMARK RESIDENTIAL	TINGLUM BRITT L		DMC 240/290-440		92,245	1,015	MULTI-FAMILY DWELLING	$685,125	MULTI-FAMILY DWELLING	$700,540	$15,415	2.25%	$0
B-238-052	919720 0530		WATERMARK RESIDENTIAL	WRONSKY CHRISTOPHER J+PATRI		DMC 240/290-440		92,245	1,068	MULTI-FAMILY DWELLING	$747,600	MULTI-FAMILY DWELLING	$764,421	$16,821	2.25%	$0
B-238-053	919720 0540		WATERMARK RESIDENTIAL	LIFKES ROGER		DMC 240/290-440		92,245	1,014	MULTI-FAMILY DWELLING	$709,800	MULTI-FAMILY DWELLING	$725,771	$15,971	2.25%	$0
B-238-054	919720 0550		WATERMARK RESIDENTIAL	1306 WATERMARK LLC		DMC 240/290-440		92,245	1,015	MULTI-FAMILY DWELLING	$710,500	MULTI-FAMILY DWELLING	$726,486	$15,986	2.25%	$0
B-238-055	919720 0560		WATERMARK RESIDENTIAL	PANACHE BIENS I LLC		DMC 240/290-440		92,245	1,111	MULTI-FAMILY DWELLING	$749,925	MULTI-FAMILY DWELLING	$766,798	$16,873	2.25%	$0
B-238-056	919720 0570		WATERMARK RESIDENTIAL	PANACHE BIENS II LLC		DMC 240/290-440		92,245	1,056	MULTI-FAMILY DWELLING	$712,800	MULTI-FAMILY DWELLING	$728,838	$16,038	2.25%	$0
B-238-057	919720 0580		WATERMARK RESIDENTIAL	MARLANE WAKEFIELD		DMC 240/290-440		92,245	783	MULTI-FAMILY DWELLING	$528,525	MULTI-FAMILY DWELLING	$540,417	$11,892	2.25%	$0
B-238-058	919720 0590		WATERMARK RESIDENTIAL	SMITH H WARREN		DMC 240/290-440		92,245	1,300	MULTI-FAMILY DWELLING	$910,000	MULTI-FAMILY DWELLING	$930,475	$20,475	2.25%	$0
B-238-059	919720 0600		WATERMARK RESIDENTIAL	PLATT STUART F+DANIELS MELO		DMC 240/290-440		92,245	1,014	MULTI-FAMILY DWELLING	$709,800	MULTI-FAMILY DWELLING	$725,771	$15,971	2.25%	$0
B-238-060	919720 0610		WATERMARK RESIDENTIAL	LAMBERT BONNIE K+MORRIS ROB		DMC 240/290-440		92,245	1,015	MULTI-FAMILY DWELLING	$710,500	MULTI-FAMILY DWELLING	$726,486	$15,986	2.25%	$0
B-238-061	919720 0620		WATERMARK RESIDENTIAL	WALTON DAVID		DMC 240/290-440		92,245	807	MULTI-FAMILY DWELLING	$544,725	MULTI-FAMILY DWELLING	$556,981	$12,256	2.25%	$0
B-238-062	919720 0630		WATERMARK RESIDENTIAL	HATTERY DAVID PAUL+SUZANNE		DMC 240/290-440		92,245	749	MULTI-FAMILY DWELLING	$505,575	MULTI-FAMILY DWELLING	$516,950	$11,375	2.25%	$0
B-238-063	919720 0640		WATERMARK RESIDENTIAL	EVEZICH MARIBETH		DMC 240/290-440		92,245	782	MULTI-FAMILY DWELLING	$527,850	MULTI-FAMILY DWELLING	$539,727	$11,877	2.25%	$0
B-238-064	919720 0650		WATERMARK RESIDENTIAL	TYTLER BARBARA		DMC 240/290-440		92,245	782	MULTI-FAMILY DWELLING	$527,850	MULTI-FAMILY DWELLING	$539,727	$11,877	2.25%	$0
B-238-065	919720 0660		WATERMARK RESIDENTIAL	SUTHERLAND KAREN MARIE		DMC 240/290-440		92,245	768	MULTI-FAMILY DWELLING	$633,600	MULTI-FAMILY DWELLING	$647,856	$14,256	2.25%	$0
B-238-066	919720 0670		WATERMARK RESIDENTIAL	LIU MAY M+YICHING		DMC 240/290-440		92,245	712	MULTI-FAMILY DWELLING	$587,400	MULTI-FAMILY DWELLING	$600,617	$13,217	2.25%	$0
B-238-067	919720 0680		WATERMARK RESIDENTIAL	FERRARI ANTOINETTE M		DMC 240/290-440		92,245	782	MULTI-FAMILY DWELLING	$566,950	MULTI-FAMILY DWELLING	$579,706	$12,756	2.25%	$0
B-238-068	919720 0690		WATERMARK RESIDENTIAL	TRAUSE THOMAS D		DMC 240/290-440		92,245	782	MULTI-FAMILY DWELLING	$547,400	MULTI-FAMILY DWELLING	$559,717	$12,317	2.25%	$0
B-238-069	919720 0700		WATERMARK RESIDENTIAL	HARER FAMILY TRUST		DMC 240/290-440		92,245	2,338	MULTI-FAMILY DWELLING	$1,519,700	MULTI-FAMILY DWELLING	$1,553,893	$34,193	2.25%	$0
B-238-070	919720 0730		WATERMARK RESIDENTIAL	DUBOIS EVERETT D + BERNETTA		DMC 240/290-440		92,245	782	MULTI-FAMILY DWELLING	$547,400	MULTI-FAMILY DWELLING	$559,717	$12,317	2.25%	$0
B-238-071	919720 0740		WATERMARK RESIDENTIAL	SILL PETER LEWIS		DMC 240/290-440		92,245	1,556	MULTI-FAMILY DWELLING	$1,283,700	MULTI-FAMILY DWELLING	$1,312,583	$28,883	2.25%	$0
B-238-072	919720 0760		WATERMARK RESIDENTIAL	WANG LAUREN		DMC 240/290-440		92,245	782	MULTI-FAMILY DWELLING	$566,950	MULTI-FAMILY DWELLING	$579,706	$12,756	2.25%	$0
B-238-073	919720 0770		WATERMARK RESIDENTIAL	BOTHELL DAVID C+SHERYL S		DMC 240/290-440		92,245	782	MULTI-FAMILY DWELLING	$547,400	MULTI-FAMILY DWELLING	$559,717	$12,317	2.25%	$0
B-238-074	919720 0780		WATERMARK RESIDENTIAL	COAD THERESE		DMC 240/290-440		92,245	990	MULTI-FAMILY DWELLING	$693,000	MULTI-FAMILY DWELLING	$708,593	$15,593	2.25%	$0
B-238-075	919720 0790		WATERMARK RESIDENTIAL	REHMAT SHERIN		DMC 240/290-440		92,245	1,004	MULTI-FAMILY DWELLING	$702,800	MULTI-FAMILY DWELLING	$718,613	$15,813	2.25%	$0
B-238-076	919720 0800		WATERMARK RESIDENTIAL	WALTER JR BERNARD A+ET AL		DMC 240/290-440		92,245	1,008	MULTI-FAMILY DWELLING	$705,600	MULTI-FAMILY DWELLING	$721,476	$15,876	2.25%	$0
B-238-077	919720 0810		WATERMARK RESIDENTIAL	FLAT 1704 LLC		DMC 240/290-440		92,245	1,004	MULTI-FAMILY DWELLING	$828,300	MULTI-FAMILY DWELLING	$846,937	$18,637	2.25%	$0
B-238-078	919720 0820		WATERMARK RESIDENTIAL	GREEN ALAN C		DMC 240/290-440		92,245	990	MULTI-FAMILY DWELLING	$816,750	MULTI-FAMILY DWELLING	$835,127	$18,377	2.25%	$0
B-238-079	919720 0830		WATERMARK RESIDENTIAL	REHMAT NASREEN+NAZIR		DMC 240/290-440		92,245	1,008	MULTI-FAMILY DWELLING	$730,800	MULTI-FAMILY DWELLING	$747,243	$16,443	2.25%	$0
B-238-080	919720 0850		WATERMARK RESIDENTIAL	ROBERTS DAVID L		DMC 240/290-440		92,245	2,008	MULTI-FAMILY DWELLING	$1,405,600	MULTI-FAMILY DWELLING	$1,437,226	$31,626	2.25%	$0
B-238-081	919720 0870		WATERMARK RESIDENTIAL	CARLSON ALAN R		DMC 240/290-440		92,245	1,004	MULTI-FAMILY DWELLING	$828,300	MULTI-FAMILY DWELLING	$846,937	$18,637	2.25%	$0
B-238-082	919720 0880		WATERMARK RESIDENTIAL	RBC TRUST COMPANY DELARARE		DMC 240/290-440		92,245	1,004	MULTI-FAMILY DWELLING	$828,300	MULTI-FAMILY DWELLING	$846,937	$18,637	2.25%	$0
B-238-083	919720 0900		WATERMARK RESIDENTIAL	FIAMM RICHARD C+VESNA T SOM		DMC 240/290-440		92,245	1,242	MULTI-FAMILY DWELLING	$900,450	MULTI-FAMILY DWELLING	$920,710	$20,260	2.25%	$0
B-238-084	919720 0910		WATERMARK RESIDENTIAL	KUNTZ JAMES P+MARILYN HAGER		DMC 240/290-440		92,245	1,721	MULTI-FAMILY DWELLING	$1,204,700	MULTI-FAMILY DWELLING	$1,231,806	$27,106	2.25%	$0
B-238-085	919720 0920		WATERMARK RESIDENTIAL	WATERMARK CONDO LLC		DMC 240/290-440		92,245	2,700	MULTI-FAMILY DWELLING	$2,227,500	MULTI-FAMILY DWELLING	$2,277,619	$50,119	2.25%	$0
B-238-086	919720 0930		WATERMARK RESIDENTIAL	ROSS ANDREW L+GEORGE LESLIE		DMC 240/290-440		92,245	2,116	MULTI-FAMILY DWELLING	$1,745,700	MULTI-FAMILY DWELLING	$1,784,978	$39,278	2.25%	$0
B-238-087	919720 0940		WATERMARK RESIDENTIAL	MITCHELL LINDA J		DMC 240/290-440		92,245	1,555	MULTI-FAMILY DWELLING	$1,088,500	MULTI-FAMILY DWELLING	$1,112,991	$24,491	2.25%	$0
B-238-088	919720 0950		WATERMARK RESIDENTIAL	BAGSHAW BRADLEY H+SALLY G		DMC 240/290-440		92,245	1,555	MULTI-FAMILY DWELLING	$1,127,375	MULTI-FAMILY DWELLING	$1,152,741	$25,366	2.25%	$0
B-262	501730 0000		MADISON TOWER CONDOMINIUM		1000 1ST AVE	DMC 240/290-440	13,064	68,150		MIXED USE	$0	MIXED USE	$0	$0	0.00%	$0
B-262-001	501730 0010		MADISON TOWER CONDOM	KEITHLY RUSSELL C+GRETCHEN	1000 1ST AVE	DMC 240/290-440		68,150	1,980	MIXED USE	$1,435,500	MIXED USE	$1,467,799	$32,299	2.25%	$0
B-262-002	501730 0020		MADISON TOWER CONDOM	BENEDIKTOVA IRINA	1000 1ST AVE	DMC 240/290-440		68,150	1,618	MIXED USE	$1,173,050	MIXED USE	$1,199,444	$26,394	2.25%	$0
B-262-003	501730 0030		MADISON TOWER CONDOM	DAMRONGPIPATKI YUDTHSAK	1000 1ST AVE	DMC 240/290-440		68,150	1,444	MIXED USE	$974,700	MIXED USE	$996,631	$21,931	2.25%	$0
B-262-004	501730 0040		MADISON TOWER CONDOM	HANNAH TANYA	1000 1ST AVE	DMC 240/290-440		68,150	805	MIXED USE	$543,375	MIXED USE	$555,601	$12,226	2.25%	$0
B-262-005	501730 0050		MADISON TOWER CONDOM	VRG PROPERTIES LLC	1000 1ST AVE	DMC 240/290-440		68,150	877	MIXED USE	$591,975	MIXED USE	$605,294	$13,319	2.25%	$0
B-262-006	501730 0060		MADISON TOWER CONDOM	SHANAFELT ROBERT+KRISTINE O	1000 1ST AVE	DMC 240/290-440		68,150	1,980	MIXED USE	$1,435,500	MIXED USE	$1,467,799	$32,299	2.25%	$0
B-262-007	501730 0070		MADISON TOWER CONDOM	WILKINS WALLACE	1000 1ST AVE	DMC 240/290-440		68,150	1,562	MIXED USE	$1,132,450	MIXED USE	$1,157,930	$25,480	2.25%	$0
B-262-008	501730 0080		MADISON TOWER CONDOM	FERNANDO NAVIN+LAURA MONTOU	1000 1ST AVE	DMC 240/290-440		68,150	1,444	MIXED USE	$974,700	MIXED USE	$996,631	$21,931	2.25%	$0
B-262-009	501730 0090		MADISON TOWER CONDOM	DR XU YOUTH CORPORATION	1000 1ST AVE	DMC 240/290-440		68,150	805	MIXED USE	$543,375	MIXED USE	$555,601	$12,226	2.25%	$0
B-262-010	501730 0100		MADISON TOWER CONDOM	WITTWER TIFFINI RAE+DAVID R	1000 1ST AVE	DMC 240/290-440		68,150	877	MIXED USE	$591,975	MIXED USE	$605,294	$13,319	2.25%	$0
B-262-011	501730 0110		MADISON TOWER CONDOM	LANDER SUSAN KAY+LARRY D	1000 1ST AVE	DMC 240/290-440		68,150	1,980	MIXED USE	$1,485,000	MIXED USE	$1,518,413	$33,413	2.25%	$0
B-262-012	501730 0120		MADISON TOWER CONDOM	CHUANG MARGRET L+JACKSON H	1000 1ST AVE	DMC 240/290-440		68,150	1,769	MIXED USE	$1,326,750	MIXED USE	$1,356,602	$29,852	2.25%	$0
B-262-013	501730 0130		MADISON TOWER CONDOM	PIRAMCO INC	1000 1ST AVE	DMC 240/290-440		68,150	1,444	MIXED USE	$1,010,800	MIXED USE	$1,033,543	$22,743	2.25%	$0
B-262-014	501730 0140		MADISON TOWER CONDOM	JAIN VARSHA+SANJAY	1000 1ST AVE	DMC 240/290-440		68,150	805	MIXED USE	$563,500	MIXED USE	$576,179	$12,679	2.25%	$0
B-262-015	501730 0150		MADISON TOWER CONDOM	SAVOY WILLIAM D	1000 1ST AVE	DMC 240/290-440		68,150	877	MIXED USE	$613,900	MIXED USE	$627,713	$13,813	2.25%	$0
B-262-016	501730 0160		MADISON TOWER CONDOM	CHARBONNEAU DANIEL JOSEPH+J	1000 1ST AVE	DMC 240/290-440		68,150	1,980	MIXED USE	$1,485,000	MIXED USE	$1,518,413	$33,413	2.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-262-017	501730 0170		MADISON TOWER CONDOM	HENDRIX JANIE	1000 1ST AVE	DMC 240/290-440		68,150	1,769	MIXED USE	$1,326,750	MIXED USE	$1,356,602	$29,852	2.25%	$0
B-262-018	501730 0180		MADISON TOWER CONDOM	EXWORTHY DOUGLAS E+POUSH KE	1000 1ST AVE	DMC 240/290-440		68,150	1,444	MIXED USE	$1,010,800	MIXED USE	$1,033,543	$22,743	2.25%	$0
B-262-019	501730 0190		MADISON TOWER CONDOM	GRIFFIN ANNE MARIE+MICHAEL	1000 1ST AVE	DMC 240/290-440		68,150	805	MIXED USE	$563,500	MIXED USE	$576,179	$12,679	2.25%	$0
B-262-020	501730 0200		MADISON TOWER CONDOM	JUNE RICHARD	1000 1ST AVE	DMC 240/290-440		68,150	877	MIXED USE	$613,900	MIXED USE	$627,713	$13,813	2.25%	$0
B-262-021	501730 0210		MADISON TOWER CONDOM	BINDRA JAGJEET S+JANICE E	1000 1ST AVE	DMC 240/290-440		68,150	1,980	MIXED USE	$1,534,500	MIXED USE	$1,569,026	$34,526	2.25%	$0
B-262-022	501730 0220		MADISON TOWER CONDOM	GELENBERG ALAN J+PATRICIA B	1000 1ST AVE	DMC 240/290-440		68,150	1,769	MIXED USE	$1,370,975	MIXED USE	$1,401,822	$30,847	2.25%	$0
B-262-023	501730 0230		MADISON TOWER CONDOM	FAULKNER CLIFTON R+JANET M	1000 1ST AVE	DMC 240/290-440		68,150	1,444	MIXED USE	$1,046,900	MIXED USE	$1,070,455	$23,555	2.25%	$0
B-262-024	501730 0240		MADISON TOWER CONDOM	PHELPS JONATHAN D	1000 1ST AVE	DMC 240/290-440		68,150	805	MIXED USE	$583,625	MIXED USE	$596,757	$13,132	2.25%	$0
B-262-025	501730 0250		MADISON TOWER CONDOM	PHELPS JONATHAN D	1000 1ST AVE	DMC 240/290-440		68,150	877	MIXED USE	$635,825	MIXED USE	$650,131	$14,306	2.25%	$0
B-262-026	501730 0260		MADISON TOWER CONDOM	AL BERGER SEATTLE RESIDENCE	1000 1ST AVE	DMC 240/290-440		68,150	1,980	MIXED USE	$1,584,000	MIXED USE	$1,619,640	$35,640	2.25%	$0
B-262-027	501730 0270		MADISON TOWER CONDOM	FOLSE PARKER C III+CAROL A	1000 1ST AVE	DMC 240/290-440		68,150	1,769	MIXED USE	$1,415,200	MIXED USE	$1,447,042	$31,842	2.25%	$0
B-262-028	501730 0280		MADISON TOWER CONDOM	BLACK ROBERT A+PAULINE A CO	1000 1ST AVE	DMC 240/290-440		68,150	1,444	MIXED USE	$1,083,000	MIXED USE	$1,107,368	$24,368	2.25%	$0
B-262-029	501730 0290		MADISON TOWER CONDOM	LE DIEP	1000 1ST AVE	DMC 240/290-440		68,150	805	MIXED USE	$603,750	MIXED USE	$617,334	$13,584	2.25%	$0
B-262-030	501730 0300		MADISON TOWER CONDOM	NGUYEN JONATHAN	1000 1ST AVE	DMC 240/290-440		68,150	877	MIXED USE	$679,675	MIXED USE	$694,968	$15,293	2.25%	$0
B-262-031	501730 0310		MADISON TOWER CONDOM	FOLSE PARKER C III+CAROL AN	1000 1ST AVE	DMC 240/290-440		68,150	1,980	MIXED USE	$1,584,000	MIXED USE	$1,619,640	$35,640	2.25%	$0
B-262-032	501730 0320		MADISON TOWER CONDOM	ROY BRENTON+ALICIA	1000 1ST AVE	DMC 240/290-440		68,150	1,769	MIXED USE	$1,415,200	MIXED USE	$1,447,042	$31,842	2.25%	$0
B-262-033	501730 0330		MADISON TOWER CONDOM	HORSCH ROBERT B	1000 1ST AVE	DMC 240/290-440		68,150	1,444	MIXED USE	$1,083,000	MIXED USE	$1,107,368	$24,368	2.25%	$0
B-262-034	501730 0340		MADISON TOWER CONDOM	HUI JOHN	1000 1ST AVE	DMC 240/290-440		68,150	805	MIXED USE	$603,750	MIXED USE	$617,334	$13,584	2.25%	$0
B-262-035	501730 0350		MADISON TOWER CONDOM	FAULKNER HEATH K	1000 1ST AVE	DMC 240/290-440		68,150	877	MIXED USE	$679,675	MIXED USE	$694,968	$15,293	2.25%	$0
B-262-036	501730 0360		MADISON TOWER CONDOM	BRIGHT J TOBIAS	1000 1ST AVE	DMC 240/290-440		68,150	1,980	MIXED USE	$1,782,000	MIXED USE	$1,822,095	$40,095	2.25%	$0
B-262-037	501730 0370		MADISON TOWER CONDOM	DAVIS PETER A+SUSAN C	1000 1ST AVE	DMC 240/290-440		68,150	1,769	MIXED USE	$1,592,100	MIXED USE	$1,627,922	$35,822	2.25%	$0
B-262-038	501730 0380		MADISON TOWER CONDOM	WINTER MICHAEL+JOYCE	1000 1ST AVE	DMC 240/290-440		68,150	1,444	MIXED USE	$1,083,000	MIXED USE	$1,107,368	$24,368	2.25%	$0
B-262-039	501730 0390		MADISON TOWER CONDOM	PEDERSEN CAIRN M	1000 1ST AVE	DMC 240/290-440		68,150	805	MIXED USE	$603,750	MIXED USE	$617,334	$13,584	2.25%	$0
B-262-040	501730 0400		MADISON TOWER CONDOM	2009 NEWCOMER FAMILY LLC	1000 1ST AVE	DMC 240/290-440		68,150	877	MIXED USE	$679,675	MIXED USE	$694,968	$15,293	2.25%	$0
B-262-041	501730 0410		MADISON TOWER CONDOM	ZIMMER JOSEPH R	1000 1ST AVE	DMC 240/290-440		68,150	1,980	MIXED USE	$1,782,000	MIXED USE	$1,822,095	$40,095	2.25%	$0
B-262-042	501730 0420		MADISON TOWER CONDOM	FETTER STEVEN M+KELLOGG BON	1000 1ST AVE	DMC 240/290-440		68,150	1,769	MIXED USE	$1,592,100	MIXED USE	$1,627,922	$35,822	2.25%	$0
B-262-043	501730 0430		MADISON TOWER CONDOM	TARR HEATHER	1000 1ST AVE	DMC 240/290-440		68,150	1,444	MIXED USE	$1,083,000	MIXED USE	$1,107,368	$24,368	2.25%	$0
B-262-044	501730 0440		MADISON TOWER CONDOM	JACOBSON PAULETTE+LEWELLYN	1000 1ST AVE	DMC 240/290-440		68,150	805	MIXED USE	$603,750	MIXED USE	$617,334	$13,584	2.25%	$0
B-262-045	501730 0450		MADISON TOWER CONDOM	GRENIER CHARLES P	1000 1ST AVE	DMC 240/290-440		68,150	877	MIXED USE	$679,675	MIXED USE	$694,968	$15,293	2.25%	$0
B-262-046	501730 0460		MADISON TOWER CONDOM	PHELPS JONATHAN & ESTHER	1000 1ST AVE	DMC 240/290-440		68,150	3,010	MIXED USE	$3,913,000	MIXED USE	$4,001,043	$88,043	2.25%	$0
B-262-048	501730 0480		MADISON TOWER CONDOM	KUTLU GOKHAN	1000 1ST AVE	DMC 240/290-440		68,150	3,740	MIXED USE	$4,114,000	MIXED USE	$4,206,565	$92,565	2.25%	$0
B-274	867045 0000		TRAVELERS HOTEL THE /POST CONDOMINIUM		611 POST AVE	PSM 100/100-130	9,600	19,014	19,014	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-274-001	867045 0010		TRAVELERS HOTEL THE /PO	MURPHY COLIN R	611 POST AVE	PSM 100/100-130		17,552	1,470	MULTI-FAMILY DWELLING	$735,000	MULTI-FAMILY DWELLING	$751,538	$16,538	2.25%	$0
B-274-002	867045 0020		TRAVELERS HOTEL THE /PO	JONES ILZE	611 POST AVE	PSM 100/100-130		17,552	1,428	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$730,065	$16,065	2.25%	$0
B-274-003	867045 0030		TRAVELERS HOTEL THE /PO	LONGHURST DAVID S	611 POST AVE	PSM 100/100-130		17,552	961	MULTI-FAMILY DWELLING	$480,500	MULTI-FAMILY DWELLING	$491,311	$10,811	2.25%	$0
B-274-004	867045 0040		TRAVELERS HOTEL THE /PO	JONES ILZE	611 POST AVE	PSM 100/100-130		17,552	934	MULTI-FAMILY DWELLING	$513,700	MULTI-FAMILY DWELLING	$525,258	$11,558	2.25%	$0
B-274-005	867045 0050		TRAVELERS HOTEL THE /PO	SCOTT KEVIN M	611 POST AVE	PSM 100/100-130		17,552	1,063	MULTI-FAMILY DWELLING	$584,650	MULTI-FAMILY DWELLING	$597,805	$13,155	2.25%	$0
B-274-006	867045 0060		TRAVELERS HOTEL THE /PO	WESTMAN DAVID B+DIAN C	611 POST AVE	PSM 100/100-130		17,552	1,045	MULTI-FAMILY DWELLING	$574,750	MULTI-FAMILY DWELLING	$587,682	$12,932	2.25%	$0
B-274-007	867045 0070		TRAVELERS HOTEL THE /PO	TRINITY PARISH OF SEATTLE	611 POST AVE	PSM 100/100-130		17,552	934	MULTI-FAMILY DWELLING	$467,000	MULTI-FAMILY DWELLING	$477,508	$10,508	2.25%	$0
B-274-008	867045 0080		TRAVELERS HOTEL THE /PO	WILSON GRIFF+SUSAN	611 POST AVE	PSM 100/100-130		17,552	938	MULTI-FAMILY DWELLING	$469,000	MULTI-FAMILY DWELLING	$479,553	$10,553	2.25%	$0
B-274-009	867045 0090		TRAVELERS HOTEL THE /PO	TRAVELERS HOTEL LLC	611 POST AVE	PSM 100/100-130	-	17,552	2,642	MULTI-FAMILY DWELLING	$811,500	MULTI-FAMILY DWELLING	$830,165	$18,665	2.30%	$0
B-274-010	867045 0100		TRAVELERS HOTEL THE /PO	TRAVELERS HOTEL LLC	611 POST AVE	PSM 100/100-130	-	17,552	2,584	MULTI-FAMILY DWELLING	$793,700	MULTI-FAMILY DWELLING	$811,955	$18,255	2.30%	$0
B-274-011	867045 0110		TRAVELERS HOTEL THE /PO	TRAVELERS HOTEL LLC	611 POST AVE	PSM 100/100-130		17,552	2,114	MULTI-FAMILY DWELLING	$649,400	MULTI-FAMILY DWELLING	$664,336	$14,936	2.30%	$0
B-274-012	867045 0120		TRAVELERS HOTEL THE /PO	TRAVELERS HOTEL LLC	611 POST AVE	PSM 100/100-130		17,552	2,411	MULTI-FAMILY DWELLING	$740,600	MULTI-FAMILY DWELLING	$757,634	$17,034	2.30%	$0
B-274-013	867045 0130		TRAVELERS HOTEL THE /PO	TRAVELERS HOTEL LLC	611 POST AVE	PSM 100/100-130		17,552	2,126	MULTI-FAMILY DWELLING	$653,000	MULTI-FAMILY DWELLING	$668,019	$15,019	2.30%	$0
B-274-014	867045 0140		TRAVELERS HOTEL THE /PO	TRAVELERS HOTEL LLC	611 POST AVE	PSM 100/100-130	-	17,552	2,428	MULTI-FAMILY DWELLING	$745,800	MULTI-FAMILY DWELLING	$762,953	$17,153	2.30%	$0
B-274-015	867045 0150		TRAVELERS HOTEL THE /PO	TRAVELERS HOTEL LLC	611 POST AVE	PSM 100/100-130		17,552	2,317	MULTI-FAMILY DWELLING	$711,700	MULTI-FAMILY DWELLING	$728,069	$16,369	2.30%	$0
B-274-016	867045 0160		TRAVELERS HOTEL THE /PO	TRAVELERS HOTEL LLC	611 POST AVE	PSM 100/100-130		17,552	2,392	MULTI-FAMILY DWELLING	$734,700	MULTI-FAMILY DWELLING	$751,598	$16,898	2.30%	$0
B-279	780412 0000		606 POST CONDOMINIUM		606 POST AVE	PSM 100/100-130	3,000	4,146	4,146	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-279-001	780412 0010		606 POST CONDOMINIUM	PHAM JOSEPH	606 POST AVE	PSM 100/100-130	-	11,844	2,145	MULTI-FAMILY DWELLING	$718,800	MULTI-FAMILY DWELLING	$735,332	$16,532	2.30%	$0
B-279-002	780412 0020		606 POST CONDOMINIUM	PHAM JOSEPH	606 POST AVE	PSM 100/100-130	-	11,844	2,001	MULTI-FAMILY DWELLING	$670,500	MULTI-FAMILY DWELLING	$685,922	$15,422	2.30%	$0
B-279-003	780412 0030		606 POST CONDOMINIUM	SCHIEDLER-BROWN JEAN	606 POST AVE	PSM 100/100-130		11,844	512	MULTI-FAMILY DWELLING	$256,000	MULTI-FAMILY DWELLING	$261,760	$5,760	2.25%	$0
B-279-004	780412 0040		606 POST CONDOMINIUM	SCHIEDLER-BROWN JEAN	606 POST AVE	PSM 100/100-130		11,844	1,003	MULTI-FAMILY DWELLING	$501,500	MULTI-FAMILY DWELLING	$512,784	$11,284	2.25%	$0
B-279-005	780412 0050		606 POST CONDOMINIUM	SIMONSON JAMES E+BENJAMIN J	606 POST AVE	PSM 100/100-130		11,844	1,040	MULTI-FAMILY DWELLING	$520,000	MULTI-FAMILY DWELLING	$531,700	$11,700	2.25%	$0
B-279-006	780412 0060		606 POST CONDOMINIUM	NEWBERRY PATRICIA N	606 POST AVE	PSM 100/100-130		11,844	689	MULTI-FAMILY DWELLING	$378,950	MULTI-FAMILY DWELLING	$387,476	$8,526	2.25%	$0
B-279-007	780412 0070		606 POST CONDOMINIUM	BRADFORD KRISTI J	606 POST AVE	PSM 100/100-130		11,844	635	MULTI-FAMILY DWELLING	$349,250	MULTI-FAMILY DWELLING	$357,108	$7,858	2.25%	$0
B-279-008	780412 0080		606 POST CONDOMINIUM	DAVIS KAREN L	606 POST AVE	PSM 100/100-130		11,844	688	MULTI-FAMILY DWELLING	$378,400	MULTI-FAMILY DWELLING	$386,914	$8,514	2.25%	$0
B-279-009	780412 0090		606 POST CONDOMINIUM	AVANT ADELE F	606 POST AVE	PSM 100/100-130		11,844	778	MULTI-FAMILY DWELLING	$389,000	MULTI-FAMILY DWELLING	$397,753	$8,753	2.25%	$0
B-279-010	780412 0100		606 POST CONDOMINIUM	ZAPPONE MARK A	606 POST AVE	PSM 100/100-130		11,844	515	MULTI-FAMILY DWELLING	$257,500	MULTI-FAMILY DWELLING	$263,294	$5,794	2.25%	$0
B-279-011	780412 0110		606 POST CONDOMINIUM	HARVEY JOSHUA F	606 POST AVE	PSM 100/100-130		11,844	968	MULTI-FAMILY DWELLING	$484,000	MULTI-FAMILY DWELLING	$494,890	$10,890	2.25%	$0
B-279-012	780412 0120		606 POST CONDOMINIUM	ANDERS DENIZ	606 POST AVE	PSM 100/100-130		11,844	1,087	MULTI-FAMILY DWELLING	$597,850	MULTI-FAMILY DWELLING	$611,302	$13,452	2.25%	$0
B-279-013	780412 0130		606 POST CONDOMINIUM	MANDELCO LINDA+STAHL DAVID	606 POST AVE	PSM 100/100-130		11,844	734	MULTI-FAMILY DWELLING	$403,700	MULTI-FAMILY DWELLING	$412,783	$9,083	2.25%	$0
B-279-014	780412 0140		606 POST CONDOMINIUM	COULTER STEVE F+RICHLOVSKY	606 POST AVE	PSM 100/100-130		11,844	1,497	MULTI-FAMILY DWELLING	$748,500	MULTI-FAMILY DWELLING	$765,341	$16,841	2.25%	$0
B-285	553051 0000		Millennium Tower Residential		719 2ND AVE	DMC 340/290-440	5,310	58,843		COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
B-285-001	553051 0010		Millennium Tower Resident	PLATT JAY+DEBRA	719 2ND AVE	DMC 340/290-440		58,843	4,589	COMMERCIAL SERVICE	$3,671,200	COMMERCIAL SERVICE	$3,726,268	$55,068	1.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-285-003	553051 0030		Millennium Tower Resident	SINOFSKY STEVEN JAY	719 2ND AVE	DMC 340/290-440		58,843	3,857	COMMERCIAL SERVICE	$3,182,025	COMMERCIAL SERVICE	$3,229,755	$47,730	1.50%	$0
B-285-004	553051 0040		Millennium Tower Resident	STEWART MARION	719 2ND AVE	DMC 340/290-440		58,843	3,485	COMMERCIAL SERVICE	$2,613,750	COMMERCIAL SERVICE	$2,652,956	$39,206	1.50%	$0
B-285-005	553051 0050		Millennium Tower Resident	ZAIKA IGOR+POLINA	719 2ND AVE	DMC 340/290-440		58,843	2,656	COMMERCIAL SERVICE	$2,058,400	COMMERCIAL SERVICE	$2,089,276	$30,876	1.50%	$0
B-285-006	553051 0060		Millennium Tower Resident	PATRIZIO WILLIAM J+NANCY A	719 2ND AVE	DMC 340/290-440		58,843	3,050	COMMERCIAL SERVICE	$2,363,750	COMMERCIAL SERVICE	$2,399,206	$35,456	1.50%	$0
B-285-007	553051 0070		Millennium Tower Resident	RULLMAN CHARLES	719 2ND AVE	DMC 340/290-440		58,843	2,726	COMMERCIAL SERVICE	$2,385,250	COMMERCIAL SERVICE	$2,421,029	$35,779	1.50%	$0
B-285-008	553051 0080		Millennium Tower Resident	TOWER TRUST	719 2ND AVE	DMC 340/290-440		58,843	2,720	COMMERCIAL SERVICE	$2,244,000	COMMERCIAL SERVICE	$2,277,660	$33,660	1.50%	$0
B-285-009	553051 0090		Millennium Tower Resident	BROWN LAWRENCE F	719 2ND AVE	DMC 340/290-440		58,843	2,697	COMMERCIAL SERVICE	$2,022,750	COMMERCIAL SERVICE	$2,053,091	$30,341	1.50%	$0
B-285-010	553051 0100		Millennium Tower Resident	ROBACHINSKI CHESTER+SLIPMAN	719 2ND AVE	DMC 340/290-440		58,843	2,304	COMMERCIAL SERVICE	$1,728,000	COMMERCIAL SERVICE	$1,753,920	$25,920	1.50%	$0
B-285-011	553051 0110		Millennium Tower Resident	SOMBERG DEBRA A+KOCH JOHANN	719 2ND AVE	DMC 340/290-440		58,843	2,726	COMMERCIAL SERVICE	$2,385,250	COMMERCIAL SERVICE	$2,421,029	$35,779	1.50%	$0
B-285-012	553051 0120		Millennium Tower Resident	RUBINSTEIN JAY T+KATHRYN C	719 2ND AVE	DMC 340/290-440		58,843	2,720	COMMERCIAL SERVICE	$2,380,000	COMMERCIAL SERVICE	$2,415,700	$35,700	1.50%	$0
B-285-013	553051 0130		Millennium Tower Resident	TINA BUECHE TRUST	719 2ND AVE	DMC 340/290-440		58,843	2,697	COMMERCIAL SERVICE	$2,022,750	COMMERCIAL SERVICE	$2,053,091	$30,341	1.50%	$0
B-285-014	553051 0140		Millennium Tower Resident	FERGUSON GORDON W+KATHLEEN	719 2ND AVE	DMC 340/290-440		58,843	2,304	COMMERCIAL SERVICE	$1,728,000	COMMERCIAL SERVICE	$1,753,920	$25,920	1.50%	$0
B-285-015	553051 0150		Millennium Tower Resident	HUST KAREN N+VOGEL TODD W	719 2ND AVE	DMC 340/290-440		58,843	2,726	COMMERCIAL SERVICE	$2,521,550	COMMERCIAL SERVICE	$2,559,373	$37,823	1.50%	$0
B-285-016	553051 0160		Millennium Tower Resident	GWO-DJAN JOU+AIJU JOU SHAO+	719 2ND AVE	DMC 340/290-440		58,843	2,720	COMMERCIAL SERVICE	$2,448,000	COMMERCIAL SERVICE	$2,484,720	$36,720	1.50%	$0
B-285-017	553051 0170		Millennium Tower Resident	SMITH CHRIS A	719 2ND AVE	DMC 340/290-440		58,843	2,697	COMMERCIAL SERVICE	$2,022,750	COMMERCIAL SERVICE	$2,053,091	$30,341	1.50%	$0
B-285-018	553051 0180		Millennium Tower Resident	KUSNICK GREGORY P	719 2ND AVE	DMC 340/290-440		58,843	2,304	COMMERCIAL SERVICE	$1,728,000	COMMERCIAL SERVICE	$1,753,920	$25,920	1.50%	$0
B-285-019	553051 0190		Millennium Tower Resident	HILTON MICHAEL W	719 2ND AVE	DMC 340/290-440		58,843	5,613	COMMERCIAL SERVICE	$4,771,050	COMMERCIAL SERVICE	$4,842,616	$71,566	1.50%	$0
B-285-020	553051 0200		Millennium Tower Resident	HILTON MICHAEL W	719 2ND AVE	DMC 340/290-440		58,843	4,263	COMMERCIAL SERVICE	$3,516,975	COMMERCIAL SERVICE	$3,569,730	$52,755	1.50%	$0
B-313	639125 0000		100 1ST AVENUE SOUTH	CONDOMINIUM (Condo Air Rights allocation +	102 1ST AVE S	PSM-100	2,589	14,868		MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-313-001	639125 0010		100 1ST AVENUE SOUTH	CC WARD-SMITH ANTHONY D+MARY E	102 1ST AVE S	PSM-100		14,868	400	MULTI-FAMILY DWELLING	$240,000	MULTI-FAMILY DWELLING	$245,400	$5,400	2.25%	$0
B-313-002	639125 0020		100 1ST AVENUE SOUTH	CC ROSE JED	102 1ST AVE S	PSM-100		14,868	725	MULTI-FAMILY DWELLING	$435,000	MULTI-FAMILY DWELLING	$444,788	$9,788	2.25%	$0
B-313-003	639125 0030		100 1ST AVENUE SOUTH	CC FORGETTE SIMON H	102 1ST AVE S	PSM-100		14,868	631	MULTI-FAMILY DWELLING	$378,600	MULTI-FAMILY DWELLING	$387,119	$8,519	2.25%	$0
B-313-004	639125 0040		100 1ST AVENUE SOUTH	CC FORGETTE SIMON H	102 1ST AVE S	PSM-100		14,868	537	MULTI-FAMILY DWELLING	$322,200	MULTI-FAMILY DWELLING	$329,450	$7,250	2.25%	$0
B-313-005	639125 0050		100 1ST AVENUE SOUTH	CC FORGETTE FRAN	102 1ST AVE S	PSM-100		14,868	555	MULTI-FAMILY DWELLING	$333,000	MULTI-FAMILY DWELLING	$340,493	$7,493	2.25%	$0
B-313-007	639125 0070		100 1ST AVENUE SOUTH	CC DEWITTE DAVID+JAN FRANCES F	102 1ST AVE S	PSM-100		14,868	1,237	MULTI-FAMILY DWELLING	$865,900	MULTI-FAMILY DWELLING	$885,383	$19,483	2.25%	$0
B-313-008	639125 0080		100 1ST AVENUE SOUTH	CC OLROSS SUSAN M	102 1ST AVE S	PSM-100		14,868	708	MULTI-FAMILY DWELLING	$424,800	MULTI-FAMILY DWELLING	$434,358	$9,558	2.25%	$0
B-313-009	639125 0090		100 1ST AVENUE SOUTH	CC HONG GAYOUNG	102 1ST AVE S	PSM-100		14,868	469	MULTI-FAMILY DWELLING	$281,400	MULTI-FAMILY DWELLING	$287,732	$6,332	2.25%	$0
B-313-010	639125 0100		100 1ST AVENUE SOUTH	CC STINEBAUGH R W	102 1ST AVE S	PSM-100		14,868	400	MULTI-FAMILY DWELLING	$240,000	MULTI-FAMILY DWELLING	$245,400	$5,400	2.25%	$0
B-313-011	639125 0110		100 1ST AVENUE SOUTH	CC WILSON DANIEL W+SANDRA D	102 1ST AVE S	PSM-100		14,868	1,318	MULTI-FAMILY DWELLING	$922,600	MULTI-FAMILY DWELLING	$943,359	$20,759	2.25%	$0
B-313-012	639125 0120		100 1ST AVENUE SOUTH	CC BRAMMER SHELBY+ANTONIA	102 1ST AVE S	PSM-100		14,868	1,236	MULTI-FAMILY DWELLING	$865,200	MULTI-FAMILY DWELLING	$884,667	$19,467	2.25%	$0
B-313-013	639125 0130		100 1ST AVENUE SOUTH	CC CONGDON JEANNE	102 1ST AVE S	PSM-100		14,868	975	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$697,856	$15,356	2.25%	$0
B-313-014	639125 0140		100 1ST AVENUE SOUTH	CC OLSON JAMES W P+KATHERINE F	102 1ST AVE S	PSM-100		14,868	1,394	MULTI-FAMILY DWELLING	$975,800	MULTI-FAMILY DWELLING	$997,756	$21,956	2.25%	$0
B-313-015	639125 0150		100 1ST AVENUE SOUTH	CC BURNS BRUCE+KIM	102 1ST AVE S	PSM-100		14,868	1,001	MULTI-FAMILY DWELLING	$700,700	MULTI-FAMILY DWELLING	$716,466	$15,766	2.25%	$0
B-313-016	639125 0160		100 1ST AVENUE SOUTH	CC BURNS BRUCE C+KIM E	102 1ST AVE S	PSM-100		14,868	1,249	MULTI-FAMILY DWELLING	$874,300	MULTI-FAMILY DWELLING	$893,972	$19,672	2.25%	$0
B-313-017	639125 0170		100 1ST AVENUE SOUTH	CC TAI SHIO-HSIEN	102 1ST AVE S	PSM-100		14,868	1,223	MULTI-FAMILY DWELLING	$733,800	MULTI-FAMILY DWELLING	$750,311	$16,511	2.25%	$0
B-313-018	639125 0180		100 1ST AVENUE SOUTH	CC HONG GAYOUNG	102 1ST AVE S	PSM-100		14,868	811	MULTI-FAMILY DWELLING	$527,150	MULTI-FAMILY DWELLING	$539,011	$11,861	2.25%	$0
B-354	643700 0000		OUR HOME HOTEL CONDOMINIUM		75 S MAIN ST	PSM 100/100-120	5,480	3,843	3,843	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-354-001	643700 0010		OUR HOME HOTEL CONDO	CHRISTOFFEL ROBERT A+CATHER	75 S MAIN ST	PSM 100/100-120	-	13,158	1,213	MULTI-FAMILY DWELLING	$426,000	MULTI-FAMILY DWELLING	$437,076	$11,076	2.60%	$0
B-354-002	643700 0020		OUR HOME HOTEL CONDO	PIONEER SQUARE DEVELOPMENT	75 S MAIN ST	PSM 100/100-120	-	13,158	1,413	MULTI-FAMILY DWELLING	$496,000	MULTI-FAMILY DWELLING	$508,896	$12,896	2.60%	$0
B-354-003	643700 0030		OUR HOME HOTEL CONDO	BLOXOM ROBERT B	75 S MAIN ST	PSM 100/100-120	-	13,158	770	MULTI-FAMILY DWELLING	$297,500	MULTI-FAMILY DWELLING	$305,235	$7,735	2.60%	$0
B-354-004	643700 0040		OUR HOME HOTEL CONDO	BLOXOM ROBERT	75 S MAIN ST	PSM 100/100-120	-	13,158	747	MULTI-FAMILY DWELLING	$288,500	MULTI-FAMILY DWELLING	$296,001	$7,501	2.60%	$0
B-354-005	643700 0050		OUR HOME HOTEL CONDO	TAPIA PABLO	75 S MAIN ST	PSM 100/100-120		13,158	717	MULTI-FAMILY DWELLING	$430,200	MULTI-FAMILY DWELLING	$440,955	$10,755	2.50%	$0
B-354-006	643700 0060		OUR HOME HOTEL CONDO	DENUNZIO LUIGI	75 S MAIN ST	PSM 100/100-120		13,158	449	MULTI-FAMILY DWELLING	$269,400	MULTI-FAMILY DWELLING	$276,135	$6,735	2.50%	$0
B-354-007	643700 0070		OUR HOME HOTEL CONDO	DERIG GENE M+MARILYN	75 S MAIN ST	PSM 100/100-120		13,158	598	MULTI-FAMILY DWELLING	$358,800	MULTI-FAMILY DWELLING	$367,770	$8,970	2.50%	$0
B-354-008	643700 0080		OUR HOME HOTEL CONDO	FIORITO STEPHANIE PAIGE	75 S MAIN ST	PSM 100/100-120		13,158	597	MULTI-FAMILY DWELLING	$358,200	MULTI-FAMILY DWELLING	$367,155	$8,955	2.50%	$0
B-354-009	643700 0090		OUR HOME HOTEL CONDO	MARSHALL MELISSA+SEARS MICH	75 S MAIN ST	PSM 100/100-120		13,158	581	MULTI-FAMILY DWELLING	$348,600	MULTI-FAMILY DWELLING	$357,315	$8,715	2.50%	$0
B-354-010	643700 0100		OUR HOME HOTEL CONDO	APARIS KIM E	75 S MAIN ST	PSM 100/100-120		13,158	867	MULTI-FAMILY DWELLING	$520,200	MULTI-FAMILY DWELLING	$533,205	$13,005	2.50%	$0
B-354-011	643700 0120		OUR HOME HOTEL CONDO	ULANDER PEDER+JENNA	75 S MAIN ST	PSM 100/100-120		13,158	1,133	MULTI-FAMILY DWELLING	$679,800	MULTI-FAMILY DWELLING	$696,795	$16,995	2.50%	$0
B-354-012	643700 0150		OUR HOME HOTEL CONDO	HUNZIKER TERENCE	75 S MAIN ST	PSM 100/100-120		13,158	2,840	MULTI-FAMILY DWELLING	$1,562,000	MULTI-FAMILY DWELLING	$1,601,050	$39,050	2.50%	$0
B-354-013	643700 0160		OUR HOME HOTEL CONDO	MACPHERSON ROGER K+NANCY C	75 S MAIN ST	PSM 100/100-120		13,158	993	MULTI-FAMILY DWELLING	$595,800	MULTI-FAMILY DWELLING	$610,695	$14,895	2.50%	$0
B-354-014	643700 0170		OUR HOME HOTEL CONDO	LOOS LOUIS A III & SUSAN P	75 S MAIN ST	PSM 100/100-120		13,158	956	MULTI-FAMILY DWELLING	$573,600	MULTI-FAMILY DWELLING	$587,940	$14,340	2.50%	$0
B-354-015	643700 0180		OUR HOME HOTEL CONDO	HINCKLEY BRUCE D+MARIA L SA	75 S MAIN ST	PSM 100/100-120		13,158	330	MULTI-FAMILY DWELLING	$198,000	MULTI-FAMILY DWELLING	$202,950	$4,950	2.50%	$0
B-354-016	643700 0190		OUR HOME HOTEL CONDO	HUNZIKER TERENCE	75 S MAIN ST	PSM 100/100-120		13,158	171	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,625	$625	2.50%	$0
B-354-017	643700 0200		OUR HOME HOTEL CONDO	MARSHALL MELISSA+SEARS MICH	75 S MAIN ST	PSM 100/100-120		13,158	94	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,625	$625	2.50%	$0
B-354-018	643700 0210		OUR HOME HOTEL CONDO	FIORITO STEPHANIE PAIGE	75 S MAIN ST	PSM 100/100-120		13,158	127	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,625	$625	2.50%	$0
B-354-019	643700 0220		OUR HOME HOTEL CONDO	DERIG GENE M+MARILYN	75 S MAIN ST	PSM 100/100-120		13,158	123	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,625	$625	2.50%	$0
B-354-020	643700 0230		OUR HOME HOTEL CONDO	LOOS LOUIS +SUSAN RUDOLPH	75 S MAIN ST	PSM 100/100-120		13,158	123	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,625	$625	2.50%	$0
B-354-021	643700 0240		OUR HOME HOTEL CONDO	HINCKLEY BRUCE D+MARIA L SA	75 S MAIN ST	PSM 100/100-120		13,158	174	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,625	$625	2.50%	$0
B-354-022	643700 0250		OUR HOME HOTEL CONDO	TAPIA PABLO	75 S MAIN ST	PSM 100/100-120		13,158	174	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,625	$625	2.50%	$0
B-354-023	643700 0260		OUR HOME HOTEL CONDO	MACPHERSON ROGER K+NANCY C	75 S MAIN ST	PSM 100/100-120		13,158	176	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,625	$625	2.50%	$0
B-354-024	643700 0270		OUR HOME HOTEL CONDO	ULANDER PEDER+JENNA	75 S MAIN ST	PSM 100/100-120		13,158	176	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,625	$625	2.50%	$0
B-354-025	643700 0280		OUR HOME HOTEL CONDO	HUNZIKER TERRENCE J	75 S MAIN ST	PSM 100/100-120		13,158	147	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,625	$625	2.50%	$0
B-354-026	643700 0290		OUR HOME HOTEL CONDO	BLOXOM ROBERT	75 S MAIN ST	PSM 100/100-120		13,158	240	MULTI-FAMILY DWELLING	$35,000	MULTI-FAMILY DWELLING	$35,875	$875	2.50%	$0
B-361	228543 0000		80 SOUTH JACKSON BUILDING CONDOMINIUM		80 S JACKSON ST	PSM-100	9,996	8,082	8,082	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-361-001	228543 0010		80 SOUTH JACKSON BUILDIN	H PROPERTIES LLC	80 S JACKSON ST	PSM-100	-	31,995	3,960	MULTI-FAMILY DWELLING	$1,390,100	MULTI-FAMILY DWELLING	$1,422,072	$31,972	2.30%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-361-002	228543 0020		80 SOUTH JACKSON BUILDI	DESIGNS BY FERDOD LLC	80 S JACKSON ST	PSM-100	-	31,995	2,750	MULTI-FAMILY DWELLING	$1,013,700	MULTI-FAMILY DWELLING	$1,037,015	$23,315	2.30%	$0
B-361-003	228543 0030		80 SOUTH JACKSON BUILDI	BERNSTEIN ELLIE	80 S JACKSON ST	PSM-100	-	31,995	1,372	MULTI-FAMILY DWELLING	$505,700	MULTI-FAMILY DWELLING	$517,078	$11,378	2.25%	$0
B-361-004	228543 0040		80 SOUTH JACKSON BUILDI	CHUNG CHUNG FAMILY PROPERTI	80 S JACKSON ST	PSM-100		31,995	851	MULTI-FAMILY DWELLING	$510,600	MULTI-FAMILY DWELLING	$522,089	$11,489	2.25%	$0
B-361-005	228543 0050		80 SOUTH JACKSON BUILDI	LUCIO MANUEL N+JESSICA	80 S JACKSON ST	PSM-100		31,995	859	MULTI-FAMILY DWELLING	$515,400	MULTI-FAMILY DWELLING	$526,997	$11,597	2.25%	$0
B-361-006	228543 0060		80 SOUTH JACKSON BUILDI	KURDY ANTHONY W	80 S JACKSON ST	PSM-100		31,995	980	MULTI-FAMILY DWELLING	$588,000	MULTI-FAMILY DWELLING	$601,230	$13,230	2.25%	$0
B-361-007	228543 0070		80 SOUTH JACKSON BUILDI	PEABODY MARY P	80 S JACKSON ST	PSM-100		31,995	967	MULTI-FAMILY DWELLING	$580,200	MULTI-FAMILY DWELLING	$593,255	$13,055	2.25%	$0
B-361-008	228543 0080		80 SOUTH JACKSON BUILDI	PAQUET RENEE	80 S JACKSON ST	PSM-100		31,995	990	MULTI-FAMILY DWELLING	$594,000	MULTI-FAMILY DWELLING	$607,365	$13,365	2.25%	$0
B-361-009	228543 0090		80 SOUTH JACKSON BUILDI	PEABODY MARY P	80 S JACKSON ST	PSM-100		31,995	987	MULTI-FAMILY DWELLING	$592,200	MULTI-FAMILY DWELLING	$605,525	$13,325	2.25%	$0
B-361-010	228543 0100		80 SOUTH JACKSON BUILDI	AYYOUB TAMMY L	80 S JACKSON ST	PSM-100		31,995	1,432	MULTI-FAMILY DWELLING	$859,200	MULTI-FAMILY DWELLING	$878,532	$19,332	2.25%	$0
B-361-011	228543 0110		80 SOUTH JACKSON BUILDI	FIGUEROA HENRY & GAIL	80 S JACKSON ST	PSM-100		31,995	1,387	MULTI-FAMILY DWELLING	$832,200	MULTI-FAMILY DWELLING	$850,925	$18,725	2.25%	$0
B-361-012	228543 0120		80 SOUTH JACKSON BUILDI	SUTTER JANICE M	80 S JACKSON ST	PSM-100		31,995	858	MULTI-FAMILY DWELLING	$514,800	MULTI-FAMILY DWELLING	$526,383	$11,583	2.25%	$0
B-361-013	228543 0130		80 SOUTH JACKSON BUILDI	ADEN GREG	80 S JACKSON ST	PSM-100		31,995	862	MULTI-FAMILY DWELLING	$517,200	MULTI-FAMILY DWELLING	$528,837	$11,637	2.25%	$0
B-361-014	228543 0140		80 SOUTH JACKSON BUILDI	MCCAFFREY JOSHUA M+LAUREN N	80 S JACKSON ST	PSM-100		31,995	975	MULTI-FAMILY DWELLING	$585,000	MULTI-FAMILY DWELLING	$598,163	$13,163	2.25%	$0
B-361-015	228543 0150		80 SOUTH JACKSON BUILDI	GOODMAN NIKOLAI G	80 S JACKSON ST	PSM-100		31,995	975	MULTI-FAMILY DWELLING	$585,000	MULTI-FAMILY DWELLING	$598,163	$13,163	2.25%	$0
B-361-016	228543 0160		80 SOUTH JACKSON BUILDI	TIGER FERN	80 S JACKSON ST	PSM-100		31,995	975	MULTI-FAMILY DWELLING	$585,000	MULTI-FAMILY DWELLING	$598,163	$13,163	2.25%	$0
B-361-017	228543 0170		80 SOUTH JACKSON BUILDI	HAYNES LESLIE A+EARLE RALPH	80 S JACKSON ST	PSM-100		31,995	986	MULTI-FAMILY DWELLING	$591,600	MULTI-FAMILY DWELLING	$604,911	$13,311	2.25%	$0
B-361-018	228543 0180		80 SOUTH JACKSON BUILDI	GAGE WILLIAM A	80 S JACKSON ST	PSM-100		31,995	1,405	MULTI-FAMILY DWELLING	$843,000	MULTI-FAMILY DWELLING	$861,968	$18,968	2.25%	$0
B-361-019	228543 0190		80 SOUTH JACKSON BUILDI	BRYAN JOSEPH+LYDIA A	80 S JACKSON ST	PSM-100		31,995	1,385	MULTI-FAMILY DWELLING	$831,000	MULTI-FAMILY DWELLING	$849,698	$18,698	2.25%	$0
B-361-020	228543 0200		80 SOUTH JACKSON BUILDI	LINE PETER W	80 S JACKSON ST	PSM-100		31,995	1,830	MULTI-FAMILY DWELLING	$1,189,500	MULTI-FAMILY DWELLING	$1,216,264	$26,764	2.25%	$0
B-361-021	228543 0210		80 SOUTH JACKSON BUILDI	MINZEL JEFFREY C	80 S JACKSON ST	PSM-100		31,995	1,200	MULTI-FAMILY DWELLING	$750,000	MULTI-FAMILY DWELLING	$766,875	$16,875	2.25%	$0
B-361-022	228543 0220		80 SOUTH JACKSON BUILDI	TORVIK DAWN E	80 S JACKSON ST	PSM-100		31,995	990	MULTI-FAMILY DWELLING	$643,500	MULTI-FAMILY DWELLING	$657,979	$14,479	2.25%	$0
B-361-023	228543 0230		80 SOUTH JACKSON BUILDI	BLOXOM ROBERT	80 S JACKSON ST	PSM-100		31,995	1,461	MULTI-FAMILY DWELLING	$913,125	MULTI-FAMILY DWELLING	$933,670	$20,545	2.25%	$0
B-361-024	228543 0240		80 SOUTH JACKSON BUILDI	LUCIO MANUEL NICOLE+JESSICA	80 S JACKSON ST	PSM-100		31,995	1,737	MULTI-FAMILY DWELLING	$1,129,050	MULTI-FAMILY DWELLING	$1,154,454	$25,404	2.25%	$0
B-361-025	228543 0250		80 SOUTH JACKSON BUILDI	BAIRD JAMES M	80 S JACKSON ST	PSM-100		31,995	1,525	MULTI-FAMILY DWELLING	$953,125	MULTI-FAMILY DWELLING	$974,570	$21,445	2.25%	$0
B-361-026	228543 0260		80 SOUTH JACKSON BUILDI	HOLT WILLIAM+SARAH	80 S JACKSON ST	PSM-100		31,995	1,430	MULTI-FAMILY DWELLING	$929,500	MULTI-FAMILY DWELLING	$950,414	$20,914	2.25%	$0
B-361-027	228543 0270		80 SOUTH JACKSON BUILDI	WONG YORK+PAULA T	80 S JACKSON ST	PSM-100		31,995	1,400	MULTI-FAMILY DWELLING	$875,000	MULTI-FAMILY DWELLING	$894,688	$19,688	2.25%	$0
B-365	610826 0000		NORD, THE CONDOMINIUM		314 1ST AVE S	PSM-100	1,665	4,676		RETAIL/WHOLESALE	$0	RETAIL/WHOLESALE	$0	$0	0.00%	$0
B-365-001	610826 0010		NORD, THE CONDOMINIUM	HERNANDEZ ANA ALICIA	314 1ST AVE S	PSM-100		4,676	779	RETAIL/WHOLESALE	$389,500	RETAIL/WHOLESALE	$397,290	$7,790	2.00%	$0
B-365-002	610826 0020		NORD, THE CONDOMINIUM	CHAPMAN PEGGY	314 1ST AVE S	PSM-100		4,676	779	RETAIL/WHOLESALE	$389,500	RETAIL/WHOLESALE	$397,290	$7,790	2.00%	$0
B-365-003	610826 0030		NORD, THE CONDOMINIUM	BENNETTO JOHN JR	314 1ST AVE S	PSM-100		4,676	746	RETAIL/WHOLESALE	$373,000	RETAIL/WHOLESALE	$380,460	$7,460	2.00%	$0
B-365-004	610826 0040		NORD, THE CONDOMINIUM	HOWE MATTHEW	314 1ST AVE S	PSM-100		4,676	379	RETAIL/WHOLESALE	$189,500	RETAIL/WHOLESALE	$193,290	$3,790	2.00%	$0
B-365-005	610826 0050		NORD, THE CONDOMINIUM	SMERALDO MARIA J	314 1ST AVE S	PSM-100		4,676	792	RETAIL/WHOLESALE	$396,000	RETAIL/WHOLESALE	$403,920	$7,920	2.00%	$0
B-365-006	610826 0060		NORD, THE CONDOMINIUM	DONCKERS BRENDAN	314 1ST AVE S	PSM-100		4,676	791	RETAIL/WHOLESALE	$395,500	RETAIL/WHOLESALE	$403,410	$7,910	2.00%	$0
B-365-007	610826 0070		NORD, THE CONDOMINIUM	MAYO MATTHEW	314 1ST AVE S	PSM-100		4,676	415	RETAIL/WHOLESALE	$207,500	RETAIL/WHOLESALE	$211,650	$4,150	2.00%	$0
B-377	547965 0000		MERRILL PLACE RESIDENTIAL CONDOMINIUM	(Condo Air Rights allocatic	401 1ST AVE S	PSM 100/100-120		17,152		MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
B-377-001	547965 0010		MERRILL PLACE RESIDENTIA	CONWAY MATTHEW J	401 1ST AVE S	PSM 100/100-120		17,152	1,240	MULTI-FAMILY DWELLING	$682,000	MULTI-FAMILY DWELLING	$697,345	$15,345	2.25%	$0
B-377-002	547965 0020		MERRILL PLACE RESIDENTIA	MCLEAN CHAUNCEY+EMILY TANNE	401 1ST AVE S	PSM 100/100-120		17,152	1,354	MULTI-FAMILY DWELLING	$744,700	MULTI-FAMILY DWELLING	$761,456	$16,756	2.25%	$0
B-377-003	547965 0030		MERRILL PLACE RESIDENTIA	CUMMING DONALD WILLIAM	401 1ST AVE S	PSM 100/100-120		17,152	858	MULTI-FAMILY DWELLING	$471,900	MULTI-FAMILY DWELLING	$482,518	$10,618	2.25%	$0
B-377-004	547965 0040		MERRILL PLACE RESIDENTIA	PRIDEAUX RICHARD K	401 1ST AVE S	PSM 100/100-120		17,152	858	MULTI-FAMILY DWELLING	$471,900	MULTI-FAMILY DWELLING	$482,518	$10,618	2.25%	$0
B-377-005	547965 0050		MERRILL PLACE RESIDENTIA	NELSON JANE RAKAY	401 1ST AVE S	PSM 100/100-120		17,152	1,393	MULTI-FAMILY DWELLING	$766,150	MULTI-FAMILY DWELLING	$783,388	$17,238	2.25%	$0
B-377-006	547965 0060		MERRILL PLACE RESIDENTIA	FENNESSY J A+MOSELEY DAVID	401 1ST AVE S	PSM 100/100-120		17,152	1,271	MULTI-FAMILY DWELLING	$699,050	MULTI-FAMILY DWELLING	$714,779	$15,729	2.25%	$0
B-377-007	547965 0070		MERRILL PLACE RESIDENTIA	WOODS BRIAN S	401 1ST AVE S	PSM 100/100-120		17,152	1,309	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$803,072	$17,672	2.25%	$0
B-377-008	547965 0080		MERRILL PLACE RESIDENTIA	WOODS BRIAN S	401 1ST AVE S	PSM 100/100-120		17,152	436	MULTI-FAMILY DWELLING	$261,600	MULTI-FAMILY DWELLING	$267,486	$5,886	2.25%	$0
B-377-009	547965 0100		MERRILL PLACE RESIDENTIA	WILSON SIDNEY ALLYSON	401 1ST AVE S	PSM 100/100-120		17,152	1,847	MULTI-FAMILY DWELLING	$1,062,025	MULTI-FAMILY DWELLING	$1,085,921	$23,896	2.25%	$0
B-377-010	547965 0110		MERRILL PLACE RESIDENTIA	CIUZIO SARA LISA+LEVY MARTI	401 1ST AVE S	PSM 100/100-120		17,152	1,460	MULTI-FAMILY DWELLING	$803,000	MULTI-FAMILY DWELLING	$821,068	$18,068	2.25%	$0
B-377-011	547965 0120		MERRILL PLACE RESIDENTIA	CLAUDON LYNN M+ROYER CHARLE	401 1ST AVE S	PSM 100/100-120		17,152	1,460	MULTI-FAMILY DWELLING	$803,000	MULTI-FAMILY DWELLING	$821,068	$18,068	2.25%	$0
B-377-012	547965 0130		MERRILL PLACE RESIDENTIA	HAMILTON DAVID C	401 1ST AVE S	PSM 100/100-120		17,152	1,424	MULTI-FAMILY DWELLING	$783,200	MULTI-FAMILY DWELLING	$800,822	$17,622	2.25%	$0
B-377-013	547965 0140		MERRILL PLACE RESIDENTIA	CIUZIO SARA LISA+LEVY MARTI	401 1ST AVE S	PSM 100/100-120		17,152	462	MULTI-FAMILY DWELLING	$231,000	MULTI-FAMILY DWELLING	$236,198	$5,198	2.25%	$0
B-377-014	547965 0160		MERRILL PLACE RESIDENTIA	SMITH HARVEY W+MARGARET G	401 1ST AVE S	PSM 100/100-120		17,152	1,779	MULTI-FAMILY DWELLING	$933,975	MULTI-FAMILY DWELLING	$954,989	$21,014	2.25%	$0
B-384	364650 0000		JACKSON SQUARE BUILDING	CONDOMINIUM	123 S JACKSON ST	PSM 100/100-120	6,891	6,885	6,885	GROUP RESIDENCE	$0	GROUP RESIDENCE	$0	$0	0.00%	$0
B-384-001	364650 0010		JACKSON SQUARE BUILDING	SHARMA DAVESH K	123 S JACKSON ST	PSM 100/100-120		6,230	627	GROUP RESIDENCE	$391,875	GROUP RESIDENCE	$398,733	$6,858	1.75%	$0
B-384-002	364650 0020		JACKSON SQUARE BUILDING	JOHNSON WILLIAM M	123 S JACKSON ST	PSM 100/100-120		6,230	963	GROUP RESIDENCE	$601,875	GROUP RESIDENCE	$612,408	$10,533	1.75%	$0
B-384-003	364650 0030		JACKSON SQUARE BUILDING	QUICKSTAD TR+MCLEAN A	123 S JACKSON ST	PSM 100/100-120		6,230	950	GROUP RESIDENCE	$593,750	GROUP RESIDENCE	$604,141	$10,391	1.75%	$0
B-384-004	364650 0040		JACKSON SQUARE BUILDING	CANFIELD MAYA	123 S JACKSON ST	PSM 100/100-120		6,230	895	GROUP RESIDENCE	$559,375	GROUP RESIDENCE	$569,164	$9,789	1.75%	$0
B-384-005	364650 0050		JACKSON SQUARE BUILDING	BEHUNIN MATTHEW ALAN	123 S JACKSON ST	PSM 100/100-120		6,230	866	GROUP RESIDENCE	$541,250	GROUP RESIDENCE	$550,722	$9,472	1.75%	$0
B-384-006	364650 0060		JACKSON SQUARE BUILDING	COHEN JEFFREY DAVID	123 S JACKSON ST	PSM 100/100-120		6,230	1,776	GROUP RESIDENCE	$1,065,600	GROUP RESIDENCE	$1,084,248	$18,648	1.75%	$0
B-384-007	364650 0080		JACKSON SQUARE BUILDING	KYUNG-IL CORPORATION	123 S JACKSON ST	PSM 100/100-120	-	6,230	4,913	GROUP RESIDENCE	$1,646,500	GROUP RESIDENCE	$1,676,137	$29,637	1.80%	$0
B-384-008	364650 0090		JACKSON SQUARE BUILDING	KYUNG-IL CORPORATION	123 S JACKSON ST	PSM 100/100-120	-	6,230	1,972	GROUP RESIDENCE	$396,500	GROUP RESIDENCE	$403,637	$7,137	1.80%	$0
C-052	286740 0000		GRANDVIEW CONDOMINIUM		2201 3RD AVE	DMR/R 145/65	12,959	5,428	5,428	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
C-052-001	286740 0010		GRANDVIEW CONDOMINIU	ANDERSON MICHAEL R JR+JENNI	2201 3RD AVE	DMR/R 145/65		92,130	1,001	MULTI-FAMILY DWELLING	$625,625	MULTI-FAMILY DWELLING	$628,753	$3,128	0.50%	$0
C-052-002	286740 0020		GRANDVIEW CONDOMINIU	JURY JAYLYNN L	2201 3RD AVE	DMR/R 145/65		92,130	502	MULTI-FAMILY DWELLING	$338,850	MULTI-FAMILY DWELLING	$340,544	$1,694	0.50%	$0
C-052-003	286740 0030		GRANDVIEW CONDOMINIU	BRUCKSHEN CHERYL LEE	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$398,925	MULTI-FAMILY DWELLING	$400,920	$1,995	0.50%	$0
C-052-004	286740 0040		GRANDVIEW CONDOMINIU	DORGAN CONSTANCE D	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$413,700	MULTI-FAMILY DWELLING	$415,768	$2,068	0.50%	$0
C-052-005	286740 0050		GRANDVIEW CONDOMINIU	SHIELDS BRIAN+KATHRYN	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$642,200	MULTI-FAMILY DWELLING	$645,411	$3,211	0.50%	$0
C-052-006	286740 0060		GRANDVIEW CONDOMINIU	AGOSTINI ETIENNETTE	2201 3RD AVE	DMR/R 145/65		92,130	557	MULTI-FAMILY DWELLING	$375,975	MULTI-FAMILY DWELLING	$377,855	$1,880	0.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-052-007	286740 0070		GRANDVIEW CONDOMINIU	HADDAD ANGELA	2201 3RD AVE	DMR/R 145/65		92,130	572	MULTI-FAMILY DWELLING	$386,100	MULTI-FAMILY DWELLING	$388,030	$1,930	0.50%	$0
C-052-008	286740 0080		GRANDVIEW CONDOMINIU	LAMKIN HENRY	2201 3RD AVE	DMR/R 145/65		92,130	470	MULTI-FAMILY DWELLING	$317,250	MULTI-FAMILY DWELLING	$318,836	$1,586	0.50%	$0
C-052-010	286740 0100		GRANDVIEW CONDOMINIU	CLOONAN JANICE I (TRUSTEE)	2201 3RD AVE	DMR/R 145/65		92,130	1,093	MULTI-FAMILY DWELLING	$683,125	MULTI-FAMILY DWELLING	$686,541	$3,416	0.50%	$0
C-052-011	286740 0110		GRANDVIEW CONDOMINIU	WARICK TRISTA+GROSBOIS GUIL	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$413,700	MULTI-FAMILY DWELLING	$415,768	$2,068	0.50%	$0
C-052-012	286740 0120		GRANDVIEW CONDOMINIU	JONES CYNTHIA G	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$642,200	MULTI-FAMILY DWELLING	$645,411	$3,211	0.50%	$0
C-052-013	286740 0130		GRANDVIEW CONDOMINIU	BYRNE RACHEL E	2201 3RD AVE	DMR/R 145/65		92,130	557	MULTI-FAMILY DWELLING	$375,975	MULTI-FAMILY DWELLING	$377,855	$1,880	0.50%	$0
C-052-014	286740 0140		GRANDVIEW CONDOMINIU	HARDY WILLIAM RADNOLPH	2201 3RD AVE	DMR/R 145/65		92,130	572	MULTI-FAMILY DWELLING	$386,100	MULTI-FAMILY DWELLING	$388,030	$1,930	0.50%	$0
C-052-015	286740 0150		GRANDVIEW CONDOMINIU	LUMANAU RENATA+MULIADI ARNI	2201 3RD AVE	DMR/R 145/65		92,130	470	MULTI-FAMILY DWELLING	$317,250	MULTI-FAMILY DWELLING	$318,836	$1,586	0.50%	$0
C-052-016	286740 0160		GRANDVIEW CONDOMINIU	ZHANG MIN	2201 3RD AVE	DMR/R 145/65		92,130	502	MULTI-FAMILY DWELLING	$338,850	MULTI-FAMILY DWELLING	$340,544	$1,694	0.50%	$0
C-052-017	286740 0170		GRANDVIEW CONDOMINIU	MASTERS KENNETH & KARA	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$413,700	MULTI-FAMILY DWELLING	$415,768	$2,068	0.50%	$0
C-052-018	286740 0180		GRANDVIEW CONDOMINIU	MOUNT D'ANNE	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$413,700	MULTI-FAMILY DWELLING	$415,768	$2,068	0.50%	$0
C-052-019	286740 0190		GRANDVIEW CONDOMINIU	GURUMURTHY SHANKAR+SOWMYA	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$642,200	MULTI-FAMILY DWELLING	$645,411	$3,211	0.50%	$0
C-052-020	286740 0200		GRANDVIEW CONDOMINIU	DOMINGUEZ ERIC	2201 3RD AVE	DMR/R 145/65		92,130	557	MULTI-FAMILY DWELLING	$375,975	MULTI-FAMILY DWELLING	$377,855	$1,880	0.50%	$0
C-052-021	286740 0210		GRANDVIEW CONDOMINIU	NEVISSI AHMAD	2201 3RD AVE	DMR/R 145/65		92,130	572	MULTI-FAMILY DWELLING	$386,100	MULTI-FAMILY DWELLING	$388,030	$1,930	0.50%	$0
C-052-022	286740 0220		GRANDVIEW CONDOMINIU	BAILEY MICHAEL D+ERICKA B	2201 3RD AVE	DMR/R 145/65		92,130	470	MULTI-FAMILY DWELLING	$317,250	MULTI-FAMILY DWELLING	$318,836	$1,586	0.50%	$0
C-052-023	286740 0230		GRANDVIEW CONDOMINIU	WIEK CLAYTON J	2201 3RD AVE	DMR/R 145/65		92,130	502	MULTI-FAMILY DWELLING	$351,400	MULTI-FAMILY DWELLING	$353,157	$1,757	0.50%	$0
C-052-024	286740 0240		GRANDVIEW CONDOMINIU	SAVOJNI ADRIANO	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$413,700	MULTI-FAMILY DWELLING	$415,768	$2,068	0.50%	$0
C-052-025	286740 0250		GRANDVIEW CONDOMINIU	SICKLE DONALD A+KERRY	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$428,475	MULTI-FAMILY DWELLING	$430,617	$2,142	0.50%	$0
C-052-026	286740 0260		GRANDVIEW CONDOMINIU	HUGHES CHRISTOPHER R	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$666,900	MULTI-FAMILY DWELLING	$670,234	$3,334	0.50%	$0
C-052-027	286740 0270		GRANDVIEW CONDOMINIU	WHITE MARY C	2201 3RD AVE	DMR/R 145/65		92,130	557	MULTI-FAMILY DWELLING	$403,825	MULTI-FAMILY DWELLING	$405,844	$2,019	0.50%	$0
C-052-028	286740 0280		GRANDVIEW CONDOMINIU	JACOBSON JEROME W	2201 3RD AVE	DMR/R 145/65		92,130	572	MULTI-FAMILY DWELLING	$400,400	MULTI-FAMILY DWELLING	$402,402	$2,002	0.50%	$0
C-052-029	286740 0290		GRANDVIEW CONDOMINIU	LEINWAND MARC	2201 3RD AVE	DMR/R 145/65		92,130	470	MULTI-FAMILY DWELLING	$317,250	MULTI-FAMILY DWELLING	$318,836	$1,586	0.50%	$0
C-052-030	286740 0300		GRANDVIEW CONDOMINIU	POLASEK ROBERT J+BLAKESLEE	2201 3RD AVE	DMR/R 145/65		92,130	502	MULTI-FAMILY DWELLING	$363,950	MULTI-FAMILY DWELLING	$365,770	$1,820	0.50%	$0
C-052-031	286740 0310		GRANDVIEW CONDOMINIU	CHIESA ANTHONY-TTEE	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$443,250	MULTI-FAMILY DWELLING	$445,466	$2,216	0.50%	$0
C-052-032	286740 0320		GRANDVIEW CONDOMINIU	DE LOS SANTOS NORA	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$472,800	MULTI-FAMILY DWELLING	$475,164	$2,364	0.50%	$0
C-052-033	286740 0330		GRANDVIEW CONDOMINIU	POUZIN DOMINIC+SWATI MEHRA	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$691,600	MULTI-FAMILY DWELLING	$695,058	$3,458	0.50%	$0
C-052-034	286740 0340		GRANDVIEW CONDOMINIU	SCOTT MICHAEL J	2201 3RD AVE	DMR/R 145/65		92,130	557	MULTI-FAMILY DWELLING	$375,975	MULTI-FAMILY DWELLING	$377,855	$1,880	0.50%	$0
C-052-035	286740 0350		GRANDVIEW CONDOMINIU	CALDWELL CHRISTOPHER	2201 3RD AVE	DMR/R 145/65		92,130	572	MULTI-FAMILY DWELLING	$386,100	MULTI-FAMILY DWELLING	$388,030	$1,930	0.50%	$0
C-052-036	286740 0360		GRANDVIEW CONDOMINIU	GREENMAN III ROBERT F	2201 3RD AVE	DMR/R 145/65		92,130	470	MULTI-FAMILY DWELLING	$317,250	MULTI-FAMILY DWELLING	$318,836	$1,586	0.50%	$0
C-052-037	286740 0370		GRANDVIEW CONDOMINIU	BRANDT WILLIAM M	2201 3RD AVE	DMR/R 145/65		92,130	502	MULTI-FAMILY DWELLING	$363,950	MULTI-FAMILY DWELLING	$365,770	$1,820	0.50%	$0
C-052-038	286740 0380		GRANDVIEW CONDOMINIU	HARDY WILLIAM RADNOLPH	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$443,250	MULTI-FAMILY DWELLING	$445,466	$2,216	0.50%	$0
C-052-039	286740 0390		GRANDVIEW CONDOMINIU	HARDY WILLIAM RADNOLPH	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$472,800	MULTI-FAMILY DWELLING	$475,164	$2,364	0.50%	$0
C-052-040	286740 0400		GRANDVIEW CONDOMINIU	OGURA BRADLEY C	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$741,000	MULTI-FAMILY DWELLING	$744,705	$3,705	0.50%	$0
C-052-041	286740 0410		GRANDVIEW CONDOMINIU	SIMONTOV LUDMILA M+NISON B	2201 3RD AVE	DMR/R 145/65		92,130	557	MULTI-FAMILY DWELLING	$375,975	MULTI-FAMILY DWELLING	$377,855	$1,880	0.50%	$0
C-052-042	286740 0420		GRANDVIEW CONDOMINIU	CONN SHAWN ROBERT	2201 3RD AVE	DMR/R 145/65		92,130	572	MULTI-FAMILY DWELLING	$386,100	MULTI-FAMILY DWELLING	$388,030	$1,930	0.50%	$0
C-052-043	286740 0430		GRANDVIEW CONDOMINIU	BRICKNER DAVID J+MAGERS RIC	2201 3RD AVE	DMR/R 145/65		92,130	470	MULTI-FAMILY DWELLING	$317,250	MULTI-FAMILY DWELLING	$318,836	$1,586	0.50%	$0
C-052-044	286740 0440		GRANDVIEW CONDOMINIU	THAL ROBERT W	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$666,900	MULTI-FAMILY DWELLING	$670,234	$3,334	0.50%	$0
C-052-045	286740 0450		GRANDVIEW CONDOMINIU	LAWSON GEORGE AXEL	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$472,800	MULTI-FAMILY DWELLING	$475,164	$2,364	0.50%	$0
C-052-046	286740 0460		GRANDVIEW CONDOMINIU	PALMA LYDIA T	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$472,800	MULTI-FAMILY DWELLING	$475,164	$2,364	0.50%	$0
C-052-047	286740 0470		GRANDVIEW CONDOMINIU	SCHERER JOHN J	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$741,000	MULTI-FAMILY DWELLING	$744,705	$3,705	0.50%	$0
C-052-048	286740 0480		GRANDVIEW CONDOMINIU	MARTIN CASANDRA J	2201 3RD AVE	DMR/R 145/65		92,130	557	MULTI-FAMILY DWELLING	$375,975	MULTI-FAMILY DWELLING	$377,855	$1,880	0.50%	$0
C-052-049	286740 0490		GRANDVIEW CONDOMINIU	HOESTRA RODERICK J	2201 3RD AVE	DMR/R 145/65		92,130	572	MULTI-FAMILY DWELLING	$386,100	MULTI-FAMILY DWELLING	$388,030	$1,930	0.50%	$0
C-052-050	286740 0500		GRANDVIEW CONDOMINIU	LEDESMA MARK	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$666,900	MULTI-FAMILY DWELLING	$670,234	$3,334	0.50%	$0
C-052-051	286740 0510		GRANDVIEW CONDOMINIU	VOGEL DAVID A	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$472,800	MULTI-FAMILY DWELLING	$475,164	$2,364	0.50%	$0
C-052-052	286740 0520		GRANDVIEW CONDOMINIU	PANDA SOUMYA KANT	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$472,800	MULTI-FAMILY DWELLING	$475,164	$2,364	0.50%	$0
C-052-053	286740 0530		GRANDVIEW CONDOMINIU	ISBILEN KUBILAY	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$741,000	MULTI-FAMILY DWELLING	$744,705	$3,705	0.50%	$0
C-052-054	286740 0540		GRANDVIEW CONDOMINIU	WELLS RANDALL W	2201 3RD AVE	DMR/R 145/65		92,130	557	MULTI-FAMILY DWELLING	$375,975	MULTI-FAMILY DWELLING	$377,855	$1,880	0.50%	$0
C-052-055	286740 0550		GRANDVIEW CONDOMINIU	MOHR ABRAHAM+CAROLE	2201 3RD AVE	DMR/R 145/65		92,130	572	MULTI-FAMILY DWELLING	$386,100	MULTI-FAMILY DWELLING	$388,030	$1,930	0.50%	$0
C-052-056	286740 0560		GRANDVIEW CONDOMINIU	SALTSMAN JENNETTE WHITTIER	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$666,900	MULTI-FAMILY DWELLING	$670,234	$3,334	0.50%	$0
C-052-057	286740 0570		GRANDVIEW CONDOMINIU	MCHUGH PAULA	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$472,800	MULTI-FAMILY DWELLING	$475,164	$2,364	0.50%	$0
C-052-058	286740 0580		GRANDVIEW CONDOMINIU	ODAH EMMA W	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$472,800	MULTI-FAMILY DWELLING	$475,164	$2,364	0.50%	$0
C-052-059	286740 0590		GRANDVIEW CONDOMINIU	VARGHESE JACOB	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$741,000	MULTI-FAMILY DWELLING	$744,705	$3,705	0.50%	$0
C-052-060	286740 0600		GRANDVIEW CONDOMINIU	WONG KATHERINE& KEN	2201 3RD AVE	DMR/R 145/65		92,130	557	MULTI-FAMILY DWELLING	$375,975	MULTI-FAMILY DWELLING	$377,855	$1,880	0.50%	$0
C-052-061	286740 0610		GRANDVIEW CONDOMINIU	MARQUARDT JR & NIVA CM	2201 3RD AVE	DMR/R 145/65		92,130	572	MULTI-FAMILY DWELLING	$386,100	MULTI-FAMILY DWELLING	$388,030	$1,930	0.50%	$0
C-052-062	286740 0620		GRANDVIEW CONDOMINIU	FARR CAROL	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$666,900	MULTI-FAMILY DWELLING	$670,234	$3,334	0.50%	$0
C-052-063	286740 0630		GRANDVIEW CONDOMINIU	JUNG INSEOB	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$472,800	MULTI-FAMILY DWELLING	$475,164	$2,364	0.50%	$0
C-052-064	286740 0640		GRANDVIEW CONDOMINIU	FREEMAN KEITH	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$472,800	MULTI-FAMILY DWELLING	$475,164	$2,364	0.50%	$0
C-052-065	286740 0650		GRANDVIEW CONDOMINIU	B C EQUITIES INC	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$741,000	MULTI-FAMILY DWELLING	$744,705	$3,705	0.50%	$0
C-052-066	286740 0660		GRANDVIEW CONDOMINIU	PARK KRISTINE K+ROSOON	2201 3RD AVE	DMR/R 145/65		92,130	557	MULTI-FAMILY DWELLING	$375,975	MULTI-FAMILY DWELLING	$377,855	$1,880	0.50%	$0
C-052-067	286740 0670		GRANDVIEW CONDOMINIU	LI JIAXING+ZHANG QIN	2201 3RD AVE	DMR/R 145/65		92,130	572	MULTI-FAMILY DWELLING	$386,100	MULTI-FAMILY DWELLING	$388,030	$1,930	0.50%	$0
C-052-068	286740 0680		GRANDVIEW CONDOMINIU	KANG ERIC+SUN YING	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$666,900	MULTI-FAMILY DWELLING	$670,234	$3,334	0.50%	$0
C-052-069	286740 0690		GRANDVIEW CONDOMINIU	GIAEVER JOHN	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$472,800	MULTI-FAMILY DWELLING	$475,164	$2,364	0.50%	$0
C-052-070	286740 0700		GRANDVIEW CONDOMINIU	MENDOZA ANGEL G	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$472,800	MULTI-FAMILY DWELLING	$475,164	$2,364	0.50%	$0
C-052-071	286740 0710		GRANDVIEW CONDOMINIU	KLEIN STEPHEN M	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$741,000	MULTI-FAMILY DWELLING	$744,705	$3,705	0.50%	$0
C-052-072	286740 0720		GRANDVIEW CONDOMINIU	DEANE ROBERT JOHN	2201 3RD AVE	DMR/R 145/65		92,130	557	MULTI-FAMILY DWELLING	$375,975	MULTI-FAMILY DWELLING	$377,855	$1,880	0.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-052-073	286740 0730		GRANDVIEW CONDOMINIU	BALTAZIUK PAWEL S	2201 3RD AVE	DMR/R 145/65		92,130	572	MULTI-FAMILY DWELLING	$386,100	MULTI-FAMILY DWELLING	$388,030	$1,930	0.50%	$0
C-052-074	286740 0740		GRANDVIEW CONDOMINIU	NELSON CAROLYN R	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$666,900	MULTI-FAMILY DWELLING	$670,234	$3,334	0.50%	$0
C-052-075	286740 0750		GRANDVIEW CONDOMINIU	GAMBRAH-SAMPANEY KOJO BAISI	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$472,800	MULTI-FAMILY DWELLING	$475,164	$2,364	0.50%	$0
C-052-076	286740 0760		GRANDVIEW CONDOMINIU	PETROV KIRILL	2201 3RD AVE	DMR/R 145/65		92,130	591	MULTI-FAMILY DWELLING	$472,800	MULTI-FAMILY DWELLING	$475,164	$2,364	0.50%	$0
C-052-077	286740 0770		GRANDVIEW CONDOMINIU	MENDOZA CELIA G	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$741,000	MULTI-FAMILY DWELLING	$744,705	$3,705	0.50%	$0
C-052-078	286740 0780		GRANDVIEW CONDOMINIU	BAILEY JOHANNA+REBECCA+MARK	2201 3RD AVE	DMR/R 145/65		92,130	557	MULTI-FAMILY DWELLING	$375,975	MULTI-FAMILY DWELLING	$377,855	$1,880	0.50%	$0
C-052-079	286740 0790		GRANDVIEW CONDOMINIU	DE LOS SANTOS NORA	2201 3RD AVE	DMR/R 145/65		92,130	572	MULTI-FAMILY DWELLING	$386,100	MULTI-FAMILY DWELLING	$388,030	$1,930	0.50%	$0
C-052-080	286740 0800		GRANDVIEW CONDOMINIU	STONE TYLER J+CHAPMAN ALLIS	2201 3RD AVE	DMR/R 145/65		92,130	827	MULTI-FAMILY DWELLING	$558,225	MULTI-FAMILY DWELLING	$561,016	$2,791	0.50%	$0
C-052-081	286740 0810		GRANDVIEW CONDOMINIU	NIVA CONSTANCE M+MARQUARDT	2201 3RD AVE	DMR/R 145/65		92,130	1,654	MULTI-FAMILY DWELLING	$1,240,500	MULTI-FAMILY DWELLING	$1,246,702	$6,202	0.50%	$0
C-052-082	286740 0820		GRANDVIEW CONDOMINIU	RAMPE DENNIS L+NICOLA MAGUI	2201 3RD AVE	DMR/R 145/65		92,130	1,254	MULTI-FAMILY DWELLING	$940,500	MULTI-FAMILY DWELLING	$945,202	$4,702	0.50%	$0
C-052-083	286740 0830		GRANDVIEW CONDOMINIU	AUSTIN LOIS B	2201 3RD AVE	DMR/R 145/65		92,130	853	MULTI-FAMILY DWELLING	$533,125	MULTI-FAMILY DWELLING	$535,791	$2,666	0.50%	$0
C-052-084	286740 0840		GRANDVIEW CONDOMINIU	COOPER ROBERT+CATHERINE	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$666,900	MULTI-FAMILY DWELLING	$670,234	$3,334	0.50%	$0
C-052-085	286740 0850		GRANDVIEW CONDOMINIU	PATTERSON CECIL C	2201 3RD AVE	DMR/R 145/65		92,130	1,246	MULTI-FAMILY DWELLING	$934,500	MULTI-FAMILY DWELLING	$939,172	$4,672	0.50%	$0
C-052-086	286740 0860		GRANDVIEW CONDOMINIU	SHAH HARDIK M	2201 3RD AVE	DMR/R 145/65		92,130	1,254	MULTI-FAMILY DWELLING	$940,500	MULTI-FAMILY DWELLING	$945,202	$4,702	0.50%	$0
C-052-087	286740 0870		GRANDVIEW CONDOMINIU	TORRES DENNIS I	2201 3RD AVE	DMR/R 145/65		92,130	853	MULTI-FAMILY DWELLING	$533,125	MULTI-FAMILY DWELLING	$535,791	$2,666	0.50%	$0
C-052-088	286740 0880		GRANDVIEW CONDOMINIU	WALKER LONNIE R+JOYCE E	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$666,900	MULTI-FAMILY DWELLING	$670,234	$3,334	0.50%	$0
C-052-089	286740 0890		GRANDVIEW CONDOMINIU	SMITH BRIAN J	2201 3RD AVE	DMR/R 145/65		92,130	1,246	MULTI-FAMILY DWELLING	$934,500	MULTI-FAMILY DWELLING	$939,172	$4,672	0.50%	$0
C-052-090	286740 0900		GRANDVIEW CONDOMINIU	CHU ANGELA	2201 3RD AVE	DMR/R 145/65		92,130	1,254	MULTI-FAMILY DWELLING	$940,500	MULTI-FAMILY DWELLING	$945,202	$4,702	0.50%	$0
C-052-091	286740 0910		GRANDVIEW CONDOMINIU	WALTZ ANNE R	2201 3RD AVE	DMR/R 145/65		92,130	853	MULTI-FAMILY DWELLING	$533,125	MULTI-FAMILY DWELLING	$535,791	$2,666	0.50%	$0
C-052-092	286740 0920		GRANDVIEW CONDOMINIU	ORCA HOLDINGS LLC	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$691,600	MULTI-FAMILY DWELLING	$695,058	$3,458	0.50%	$0
C-052-093	286740 0930		GRANDVIEW CONDOMINIU	FICHLER ROBERT M	2201 3RD AVE	DMR/R 145/65		92,130	1,246	MULTI-FAMILY DWELLING	$965,650	MULTI-FAMILY DWELLING	$970,478	$4,828	0.50%	$0
C-052-094	286740 0940		GRANDVIEW CONDOMINIU	ANDREW TANIGUCHI	2201 3RD AVE	DMR/R 145/65		92,130	1,254	MULTI-FAMILY DWELLING	$971,850	MULTI-FAMILY DWELLING	$976,709	$4,859	0.50%	$0
C-052-095	286740 0950		GRANDVIEW CONDOMINIU	MCDONALD EDWARD A+KATHLEEN	2201 3RD AVE	DMR/R 145/65		92,130	853	MULTI-FAMILY DWELLING	$554,450	MULTI-FAMILY DWELLING	$557,222	$2,772	0.50%	$0
C-052-096	286740 0960		GRANDVIEW CONDOMINIU	GUO JIAWEI	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$666,900	MULTI-FAMILY DWELLING	$670,234	$3,334	0.50%	$0
C-052-097	286740 0970		GRANDVIEW CONDOMINIU	GARLOCK PETER+SUSAN ELLIS	2201 3RD AVE	DMR/R 145/65		92,130	1,391	MULTI-FAMILY DWELLING	$1,078,025	MULTI-FAMILY DWELLING	$1,083,415	$5,390	0.50%	$0
C-052-098	286740 0980		GRANDVIEW CONDOMINIU	YIN JING+WEI-CHIAO CHIU	2201 3RD AVE	DMR/R 145/65		92,130	1,109	MULTI-FAMILY DWELLING	$859,475	MULTI-FAMILY DWELLING	$863,772	$4,297	0.50%	$0
C-052-099	286740 0990		GRANDVIEW CONDOMINIU	TATON JOE SR	2201 3RD AVE	DMR/R 145/65		92,130	853	MULTI-FAMILY DWELLING	$554,450	MULTI-FAMILY DWELLING	$557,222	$2,772	0.50%	$0
C-052-100	286740 1000		GRANDVIEW CONDOMINIU	WIGHT THEODORE M	2201 3RD AVE	DMR/R 145/65		92,130	988	MULTI-FAMILY DWELLING	$666,900	MULTI-FAMILY DWELLING	$670,234	$3,334	0.50%	$0
C-052-101	286740 1010		GRANDVIEW CONDOMINIU	HOFFERBER DONALD+CATHY	2201 3RD AVE	DMR/R 145/65		92,130	1,246	MULTI-FAMILY DWELLING	$965,650	MULTI-FAMILY DWELLING	$970,478	$4,828	0.50%	$0
C-052-102	286740 1020		GRANDVIEW CONDOMINIU	BOWEN NATHAN	2201 3RD AVE	DMR/R 145/65		92,130	1,254	MULTI-FAMILY DWELLING	$971,850	MULTI-FAMILY DWELLING	$976,709	$4,859	0.50%	$0
C-052-103	286740 1030		GRANDVIEW CONDOMINIU	ARAMBURU J RICHARD	2201 3RD AVE	DMR/R 145/65		92,130	853	MULTI-FAMILY DWELLING	$554,450	MULTI-FAMILY DWELLING	$557,222	$2,772	0.50%	$0
C-052-104	286740 1040		GRANDVIEW CONDOMINIU	METZ STEVEN J	2201 3RD AVE	DMR/R 145/65		92,130	2,815	MULTI-FAMILY DWELLING	$2,603,875	MULTI-FAMILY DWELLING	$2,616,894	$13,019	0.50%	$0
C-052-105	286740 1050		GRANDVIEW CONDOMINIU	RAIT ERIC+DOUGLAS+PETER+KEN	2201 3RD AVE	DMR/R 145/65		92,130	2,735	MULTI-FAMILY DWELLING	$2,529,875	MULTI-FAMILY DWELLING	$2,542,524	$12,649	0.50%	$0
C-052-106	286740 1060		GRANDVIEW CONDOMINIU	WIGHT THEODORE M	2201 3RD AVE	DMR/R 145/65		92,130	2,820	MULTI-FAMILY DWELLING	$2,608,500	MULTI-FAMILY DWELLING	$2,621,542	$13,042	0.50%	$0
C-052-107	286740 1070		GRANDVIEW CONDOMINIU	MARTINEZ STEPHAN R+KORTNEY	2201 3RD AVE	DMR/R 145/65		92,130	2,812	MULTI-FAMILY DWELLING	$2,601,100	MULTI-FAMILY DWELLING	$2,614,105	$13,005	0.50%	$0
C-052-108	286740 1080		GRANDVIEW CONDOMINIU	GLOBAL FINANCE & INVESTMENT	2201 3RD AVE	DMR/R 145/65		92,130	1,201	MULTI-FAMILY DWELLING	$402,400	MULTI-FAMILY DWELLING	$404,412	$2,012	0.50%	$0
C-052-109	286740 1090		GRANDVIEW CONDOMINIU	SECOND AND CEDAR ASSOCIATES	2201 3RD AVE	DMR/R 145/65		92,130	1,515	MULTI-FAMILY DWELLING	$507,700	MULTI-FAMILY DWELLING	$510,238	$2,538	0.50%	$0
C-052-110	286740 1100		GRANDVIEW CONDOMINIU	SECOND AND CEDAR ASSOCIATES	2201 3RD AVE	DMR/R 145/65		92,130	2,712	MULTI-FAMILY DWELLING	$908,800	MULTI-FAMILY DWELLING	$913,344	$4,544	0.50%	$0
C-077	745720 0000		ROYAL CREST CONDOMINIUM		2100 3RD AVE	DMR/R 145/65	12,968	186,545	130,604	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
C-077-001	745720 0010		ROYAL CREST CONDOMINIL	PIKASO LLC	2100 3RD AVE	DMR/R 145/65		150,480	940	MULTI-FAMILY DWELLING	$393,700	MULTI-FAMILY DWELLING	$395,668	$1,968	0.50%	$0
C-077-002	745720 0020		ROYAL CREST CONDOMINIL	GLOBAL FINANCE & INVESTMENT	2100 3RD AVE	DMR/R 145/65		150,480	1,910	MULTI-FAMILY DWELLING	$640,000	MULTI-FAMILY DWELLING	$643,200	$3,200	0.50%	$0
C-077-003	745720 0030		ROYAL CREST CONDOMINIL	GLOBAL FINANCE & INVESTMENT	2100 3RD AVE	DMR/R 145/65		150,480	2,110	MULTI-FAMILY DWELLING	$707,000	MULTI-FAMILY DWELLING	$710,535	$3,535	0.50%	$0
C-077-004	745720 0040		ROYAL CREST CONDOMINIL	LIU CHRISTINA	2100 3RD AVE	DMR/R 145/65		150,480	460	MULTI-FAMILY DWELLING	$176,600	MULTI-FAMILY DWELLING	$177,483	$883	0.50%	$0
C-077-005	745720 0050		ROYAL CREST CONDOMINIL	ROYAL CREST CONDOMINIUMS	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$436,050	MULTI-FAMILY DWELLING	$438,230	$2,180	0.50%	$0
C-077-006	745720 0060		ROYAL CREST CONDOMINIL	RAMOS T	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-007	745720 0070		ROYAL CREST CONDOMINIL	PARKER DAVID+MICHELLE	2100 3RD AVE	DMR/R 145/65		150,480	1,300	MULTI-FAMILY DWELLING	$585,000	MULTI-FAMILY DWELLING	$587,925	$2,925	0.50%	$0
C-077-008	745720 0080		ROYAL CREST CONDOMINIL	LI JING+BO LIWEI	2100 3RD AVE	DMR/R 145/65		150,480	572	MULTI-FAMILY DWELLING	$300,300	MULTI-FAMILY DWELLING	$301,801	$1,501	0.50%	$0
C-077-009	745720 0090		ROYAL CREST CONDOMINIL	MATOS-BONETA LUIS	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$386,000	MULTI-FAMILY DWELLING	$387,930	$1,930	0.50%	$0
C-077-010	745720 0100		ROYAL CREST CONDOMINIL	CARLTON LYNN	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-011	745720 0110		ROYAL CREST CONDOMINIL	BARREDA RODOLFO JR+NANCY	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$439,200	MULTI-FAMILY DWELLING	$441,396	$2,196	0.50%	$0
C-077-012	745720 0120		ROYAL CREST CONDOMINIL	ELY ELISABETH -TTEE+ELY LIV	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$303,450	MULTI-FAMILY DWELLING	$304,967	$1,517	0.50%	$0
C-077-013	745720 0130		ROYAL CREST CONDOMINIL	RAVIKOVICH ALEXANDER	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-014	745720 0140		ROYAL CREST CONDOMINIL	YAO JIANI	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-015	745720 0150		ROYAL CREST CONDOMINIL	ALLEY JASON+WENDY	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$436,050	MULTI-FAMILY DWELLING	$438,230	$2,180	0.50%	$0
C-077-016	745720 0160		ROYAL CREST CONDOMINIL	SHYU WILLIAM	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-017	745720 0170		ROYAL CREST CONDOMINIL	SUNBOKAI LLC	2100 3RD AVE	DMR/R 145/65		150,480	779	MULTI-FAMILY DWELLING	$389,500	MULTI-FAMILY DWELLING	$391,447	$1,947	0.50%	$0
C-077-018	745720 0180		ROYAL CREST CONDOMINIL	MARTIN KIRK	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$391,500	MULTI-FAMILY DWELLING	$393,457	$1,957	0.50%	$0
C-077-019	745720 0190		ROYAL CREST CONDOMINIL	DAVIS KEVIN M+DAVIS TERRESA	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-020	745720 0200		ROYAL CREST CONDOMINIL	CHERIEL CHAD+SALLY	2100 3RD AVE	DMR/R 145/65		150,480	572	MULTI-FAMILY DWELLING	$300,300	MULTI-FAMILY DWELLING	$301,801	$1,501	0.50%	$0
C-077-021	745720 0210		ROYAL CREST CONDOMINIL	FLUGEL FAITH L	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$386,000	MULTI-FAMILY DWELLING	$387,930	$1,930	0.50%	$0
C-077-022	745720 0220		ROYAL CREST CONDOMINIL	VORIS DONALD V	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-023	745720 0230		ROYAL CREST CONDOMINIL	ABERCROMBIE NANCY PARDEE	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$439,200	MULTI-FAMILY DWELLING	$441,396	$2,196	0.50%	$0
C-077-024	745720 0240		ROYAL CREST CONDOMINIL	ZAMUDIO MICHAEL A	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$303,450	MULTI-FAMILY DWELLING	$304,967	$1,517	0.50%	$0
C-077-025	745720 0250		ROYAL CREST CONDOMINIL	DE LOS SANTOS NORA	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-026	745720 0260		ROYAL CREST CONDOMINIL	SAVOJNI VIVIEN & ADRIANO	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-077-027	745720 0270		ROYAL CREST CONDOMINIL	LANE JAY B	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$436,050	MULTI-FAMILY DWELLING	$438,230	$2,180	0.50%	$0
C-077-028	745720 0280		ROYAL CREST CONDOMINIL	THOMAS CYNTHIA TRUST	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-029	745720 0290		ROYAL CREST CONDOMINIL	PITLICK ELIZABETH HOA ZEN	2100 3RD AVE	DMR/R 145/65		150,480	779	MULTI-FAMILY DWELLING	$389,500	MULTI-FAMILY DWELLING	$391,447	$1,947	0.50%	$0
C-077-030	745720 0300		ROYAL CREST CONDOMINIL	TCHILINGUIROV IVO	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$391,500	MULTI-FAMILY DWELLING	$393,457	$1,957	0.50%	$0
C-077-031	745720 0310		ROYAL CREST CONDOMINIL	GILDER RICHARD+VIOLETA P	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-032	745720 0320		ROYAL CREST CONDOMINIL	CHUA PAUL	2100 3RD AVE	DMR/R 145/65		150,480	572	MULTI-FAMILY DWELLING	$300,300	MULTI-FAMILY DWELLING	$301,801	$1,501	0.50%	$0
C-077-033	745720 0330		ROYAL CREST CONDOMINIL	SOBKOWSKI KRZYSZTOF W	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$386,000	MULTI-FAMILY DWELLING	$387,930	$1,930	0.50%	$0
C-077-034	745720 0340		ROYAL CREST CONDOMINIL	BOYCE FERDINAND D+CLARANNE	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-035	745720 0350		ROYAL CREST CONDOMINIL	ATWOOD ARNOLD	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$439,200	MULTI-FAMILY DWELLING	$441,396	$2,196	0.50%	$0
C-077-036	745720 0360		ROYAL CREST CONDOMINIL	LAWRENCE DANIEL J	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$303,450	MULTI-FAMILY DWELLING	$304,967	$1,517	0.50%	$0
C-077-037	745720 0370		ROYAL CREST CONDOMINIL	BORISSOVA ELENA M	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-038	745720 0380		ROYAL CREST CONDOMINIL	HARRIS WILLIAM R	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-039	745720 0390		ROYAL CREST CONDOMINIL	WANG FEI	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$436,050	MULTI-FAMILY DWELLING	$438,230	$2,180	0.50%	$0
C-077-040	745720 0400		ROYAL CREST CONDOMINIL	SATHE ANNE NG+MIHIR S	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$628,425	MULTI-FAMILY DWELLING	$631,567	$3,142	0.50%	$0
C-077-041	745720 0410		ROYAL CREST CONDOMINIL	GAUDREAU SABRINA	2100 3RD AVE	DMR/R 145/65		150,480	779	MULTI-FAMILY DWELLING	$408,975	MULTI-FAMILY DWELLING	$411,020	$2,045	0.50%	$0
C-077-042	745720 0420		ROYAL CREST CONDOMINIL	LONG IRENE L	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$391,500	MULTI-FAMILY DWELLING	$393,457	$1,957	0.50%	$0
C-077-043	745720 0430		ROYAL CREST CONDOMINIL	TALTON JON R+SUSAN M	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-044	745720 0440		ROYAL CREST CONDOMINIL	CHERIEL CHAD+SALLY	2100 3RD AVE	DMR/R 145/65		150,480	572	MULTI-FAMILY DWELLING	$300,300	MULTI-FAMILY DWELLING	$301,801	$1,501	0.50%	$0
C-077-045	745720 0450		ROYAL CREST CONDOMINIL	GALE DOUGLAS W+ROSALIE A	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$386,000	MULTI-FAMILY DWELLING	$387,930	$1,930	0.50%	$0
C-077-046	745720 0460		ROYAL CREST CONDOMINIL	ABBOTT JAMES +JACINTA	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$628,425	MULTI-FAMILY DWELLING	$631,567	$3,142	0.50%	$0
C-077-047	745720 0470		ROYAL CREST CONDOMINIL	KUMATA GERALD	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$463,600	MULTI-FAMILY DWELLING	$465,918	$2,318	0.50%	$0
C-077-048	745720 0480		ROYAL CREST CONDOMINIL	PETERSON MICHAEL R	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$303,450	MULTI-FAMILY DWELLING	$304,967	$1,517	0.50%	$0
C-077-049	745720 0490		ROYAL CREST CONDOMINIL	BROWN BENJAMIN+TANYA	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-050	745720 0500		ROYAL CREST CONDOMINIL	WILLIAMS ALAN E+ KATHLEEN M	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-051	745720 0510		ROYAL CREST CONDOMINIL	BRICKEN COLIN+KAREN	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$436,050	MULTI-FAMILY DWELLING	$438,230	$2,180	0.50%	$0
C-077-052	745720 0520		ROYAL CREST CONDOMINIL	HABEEB CHRISTINE NICOLE	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$628,425	MULTI-FAMILY DWELLING	$631,567	$3,142	0.50%	$0
C-077-053	745720 0530		ROYAL CREST CONDOMINIL	BUDASH MARK A	2100 3RD AVE	DMR/R 145/65		150,480	779	MULTI-FAMILY DWELLING	$408,975	MULTI-FAMILY DWELLING	$411,020	$2,045	0.50%	$0
C-077-054	745720 0540		ROYAL CREST CONDOMINIL	GREENVILLE PROPERTIES LLC	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$411,075	MULTI-FAMILY DWELLING	$413,130	$2,055	0.50%	$0
C-077-055	745720 0550		ROYAL CREST CONDOMINIL	HIATT DOUGLAS ARLO+CHRISTIE	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-056	745720 0560		ROYAL CREST CONDOMINIL	SVORE MARK+PAMELA+GIERMAN K	2100 3RD AVE	DMR/R 145/65		150,480	572	MULTI-FAMILY DWELLING	$300,300	MULTI-FAMILY DWELLING	$301,801	$1,501	0.50%	$0
C-077-057	745720 0570		ROYAL CREST CONDOMINIL	ANDERSON RONALD E+MARESSA	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$386,000	MULTI-FAMILY DWELLING	$387,930	$1,930	0.50%	$0
C-077-058	745720 0580		ROYAL CREST CONDOMINIL	RAINIER LIVING LLC	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$628,425	MULTI-FAMILY DWELLING	$631,567	$3,142	0.50%	$0
C-077-059	745720 0590		ROYAL CREST CONDOMINIL	HARRISON ELAINE K	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$463,600	MULTI-FAMILY DWELLING	$465,918	$2,318	0.50%	$0
C-077-060	745720 0600		ROYAL CREST CONDOMINIL	LACIVITA JEREMY	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$317,900	MULTI-FAMILY DWELLING	$319,489	$1,589	0.50%	$0
C-077-061	745720 0610		ROYAL CREST CONDOMINIL	URATA STEPHEN DALE+JACK MIC	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-062	745720 0620		ROYAL CREST CONDOMINIL	MUDRA VALERIE HEIDE	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-063	745720 0630		ROYAL CREST CONDOMINIL	POULTRIDGE JOAN C	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$436,050	MULTI-FAMILY DWELLING	$438,230	$2,180	0.50%	$0
C-077-064	745720 0640		ROYAL CREST CONDOMINIL	KIRK GARY M	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$628,425	MULTI-FAMILY DWELLING	$631,567	$3,142	0.50%	$0
C-077-065	745720 0650		ROYAL CREST CONDOMINIL	SPARR DON C JR	2100 3RD AVE	DMR/R 145/65		150,480	779	MULTI-FAMILY DWELLING	$408,975	MULTI-FAMILY DWELLING	$411,020	$2,045	0.50%	$0
C-077-066	745720 0660		ROYAL CREST CONDOMINIL	MOSCATEL FAMILY LLC	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$411,075	MULTI-FAMILY DWELLING	$413,130	$2,055	0.50%	$0
C-077-067	745720 0670		ROYAL CREST CONDOMINIL	THOMAS JEFFERY A	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-068	745720 0680		ROYAL CREST CONDOMINIL	SHAFFER ROBERT J	2100 3RD AVE	DMR/R 145/65		150,480	572	MULTI-FAMILY DWELLING	$300,300	MULTI-FAMILY DWELLING	$301,801	$1,501	0.50%	$0
C-077-069	745720 0690		ROYAL CREST CONDOMINIL	ALDRICH ALISON+YANKOW WILLI	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$386,000	MULTI-FAMILY DWELLING	$387,930	$1,930	0.50%	$0
C-077-070	745720 0700		ROYAL CREST CONDOMINIL	LEE BRYAN+HACKER SUSAN	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$661,500	MULTI-FAMILY DWELLING	$664,807	$3,307	0.50%	$0
C-077-071	745720 0710		ROYAL CREST CONDOMINIL	BLOCK RICHARD O+DOUGHERTY K	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$490,440	$2,440	0.50%	$0
C-077-072	745720 0720		ROYAL CREST CONDOMINIL	BLUM ALEKSANDER	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$317,900	MULTI-FAMILY DWELLING	$319,489	$1,589	0.50%	$0
C-077-073	745720 0730		ROYAL CREST CONDOMINIL	CHAN MATTHEW	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-074	745720 0740		ROYAL CREST CONDOMINIL	DOLES DOUGLAS H	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-075	745720 0750		ROYAL CREST CONDOMINIL	CHITNIS PRAFUL	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$436,050	MULTI-FAMILY DWELLING	$438,230	$2,180	0.50%	$0
C-077-076	745720 0760		ROYAL CREST CONDOMINIL	DIEPENBROCK J RYAN	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$661,500	MULTI-FAMILY DWELLING	$664,807	$3,307	0.50%	$0
C-077-077	745720 0770		ROYAL CREST CONDOMINIL	WHINIHAN ELAINE	2100 3RD AVE	DMR/R 145/65		150,480	779	MULTI-FAMILY DWELLING	$428,450	MULTI-FAMILY DWELLING	$430,592	$2,142	0.50%	$0
C-077-078	745720 0780		ROYAL CREST CONDOMINIL	MARINAS ROSANA	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$411,075	MULTI-FAMILY DWELLING	$413,130	$2,055	0.50%	$0
C-077-079	745720 0790		ROYAL CREST CONDOMINIL	RISBERG ASA M	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-080	745720 0800		ROYAL CREST CONDOMINIL	MITCHELL DONALD L	2100 3RD AVE	DMR/R 145/65		150,480	572	MULTI-FAMILY DWELLING	$300,300	MULTI-FAMILY DWELLING	$301,801	$1,501	0.50%	$0
C-077-081	745720 0810		ROYAL CREST CONDOMINIL	HE LANGFEI+QING CHEN	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$405,300	MULTI-FAMILY DWELLING	$407,326	$2,026	0.50%	$0
C-077-082	745720 0820		ROYAL CREST CONDOMINIL	HARRIOTT DON + BEVERLY	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$661,500	MULTI-FAMILY DWELLING	$664,807	$3,307	0.50%	$0
C-077-083	745720 0830		ROYAL CREST CONDOMINIL	RICHARDSON MARY	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$490,440	$2,440	0.50%	$0
C-077-084	745720 0840		ROYAL CREST CONDOMINIL	BARKER ALEXIS	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$317,900	MULTI-FAMILY DWELLING	$319,489	$1,589	0.50%	$0
C-077-085	745720 0850		ROYAL CREST CONDOMINIL	PAI AJIT	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-086	745720 0860		ROYAL CREST CONDOMINIL	JONES DAVID R+VIGIL,CHARLES	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-087	745720 0870		ROYAL CREST CONDOMINIL	RAMOS T	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$460,275	MULTI-FAMILY DWELLING	$462,576	$2,301	0.50%	$0
C-077-088	745720 0880		ROYAL CREST CONDOMINIL	TOTEV KRASSIMIR S	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$661,500	MULTI-FAMILY DWELLING	$664,807	$3,307	0.50%	$0
C-077-089	745720 0890		ROYAL CREST CONDOMINIL	GEORGIEV GEORGE G	2100 3RD AVE	DMR/R 145/65		150,480	779	MULTI-FAMILY DWELLING	$428,450	MULTI-FAMILY DWELLING	$430,592	$2,142	0.50%	$0
C-077-090	745720 0900		ROYAL CREST CONDOMINIL	CHAN LEE HA	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$411,075	MULTI-FAMILY DWELLING	$413,130	$2,055	0.50%	$0
C-077-091	745720 0910		ROYAL CREST CONDOMINIL	MUNAKATA HIROO+IKUKO	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-077-092	745720 0920		ROYAL CREST CONDOMINIL	CHEUNG HUNG K	2100 3RD AVE	DMR/R 145/65		150,480	572	MULTI-FAMILY DWELLING	$300,300	MULTI-FAMILY DWELLING	$301,801	$1,501	0.50%	$0
C-077-093	745720 0930		ROYAL CREST CONDOMINIL	MITCHELL JOHN P+IRENE M	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$405,300	MULTI-FAMILY DWELLING	$407,326	$2,026	0.50%	$0
C-077-094	745720 0940		ROYAL CREST CONDOMINIL	MITCHELL JOHN P	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$661,500	MULTI-FAMILY DWELLING	$664,807	$3,307	0.50%	$0
C-077-095	745720 0950		ROYAL CREST CONDOMINIL	AMADOR RENE	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$490,440	$2,440	0.50%	$0
C-077-096	745720 0960		ROYAL CREST CONDOMINIL	MOTT DANE+CHAN AMY	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$317,900	MULTI-FAMILY DWELLING	$319,489	$1,589	0.50%	$0
C-077-097	745720 0970		ROYAL CREST CONDOMINIL	TORDABLE JAVIER+OMAR NONA	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-098	745720 0980		ROYAL CREST CONDOMINIL	REUTELL NICHOLAS J	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-099	745720 0990		ROYAL CREST CONDOMINIL	BRECKE ALLAN	2100 3RD AVE	DMR/R 145/65		150,480	963	MULTI-FAMILY DWELLING	$457,425	MULTI-FAMILY DWELLING	$459,712	$2,287	0.50%	$0
C-077-100	745720 1000		ROYAL CREST CONDOMINIL	SCHEIDEL WILLIAM+WU SANDY	2100 3RD AVE	DMR/R 145/65		150,480	2,100	MULTI-FAMILY DWELLING	$1,102,500	MULTI-FAMILY DWELLING	$1,108,012	$5,512	0.50%	$0
C-077-101	745720 1010		ROYAL CREST CONDOMINIL	FLGAME LLC	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$411,075	MULTI-FAMILY DWELLING	$413,130	$2,055	0.50%	$0
C-077-102	745720 1020		ROYAL CREST CONDOMINIL	CARLSON LYNN	2100 3RD AVE	DMR/R 145/65		150,480	1,900	MULTI-FAMILY DWELLING	$855,000	MULTI-FAMILY DWELLING	$859,275	$4,275	0.50%	$0
C-077-103	745720 1030		ROYAL CREST CONDOMINIL	SECRETARY OF HOUSING & URBA	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$405,300	MULTI-FAMILY DWELLING	$407,326	$2,026	0.50%	$0
C-077-104	745720 1040		ROYAL CREST CONDOMINIL	KITTILSON DONNA D	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$661,500	MULTI-FAMILY DWELLING	$664,807	$3,307	0.50%	$0
C-077-105	745720 1050		ROYAL CREST CONDOMINIL	KITTILSON DONNA D	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$490,440	$2,440	0.50%	$0
C-077-106	745720 1060		ROYAL CREST CONDOMINIL	CRUTCHER JOHN S	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$317,900	MULTI-FAMILY DWELLING	$319,489	$1,589	0.50%	$0
C-077-107	745720 1070		ROYAL CREST CONDOMINIL	COX SANDRA+GARY S	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-108	745720 1080		ROYAL CREST CONDOMINIL	EVENSEN TERRY K+RONALD G	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-109	745720 1090		ROYAL CREST CONDOMINIL	COLLIER STEPHAN A+MARTIN	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$460,275	MULTI-FAMILY DWELLING	$462,576	$2,301	0.50%	$0
C-077-110	745720 1100		ROYAL CREST CONDOMINIL	TRUDEAU DAWN	2100 3RD AVE	DMR/R 145/65		150,480	2,100	MULTI-FAMILY DWELLING	$1,102,500	MULTI-FAMILY DWELLING	$1,108,012	$5,512	0.50%	$0
C-077-111	745720 1110		ROYAL CREST CONDOMINIL	LING XIAOLI	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$411,075	MULTI-FAMILY DWELLING	$413,130	$2,055	0.50%	$0
C-077-112	745720 1120		ROYAL CREST CONDOMINIL	NICHOLSON JOANNA	2100 3RD AVE	DMR/R 145/65		150,480	1,900	MULTI-FAMILY DWELLING	$855,000	MULTI-FAMILY DWELLING	$859,275	$4,275	0.50%	$0
C-077-113	745720 1130		ROYAL CREST CONDOMINIL	JOHN MATHEW+MATHEW RENU	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$405,300	MULTI-FAMILY DWELLING	$407,326	$2,026	0.50%	$0
C-077-114	745720 1140		ROYAL CREST CONDOMINIL	VISTICA JOHN T+TERRY D	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$661,500	MULTI-FAMILY DWELLING	$664,807	$3,307	0.50%	$0
C-077-115	745720 1150		ROYAL CREST CONDOMINIL	YASUI RICHARD+JAMES	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$490,440	$2,440	0.50%	$0
C-077-116	745720 1160		ROYAL CREST CONDOMINIL	BINGHAM STEPHEN H	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$317,900	MULTI-FAMILY DWELLING	$319,489	$1,589	0.50%	$0
C-077-117	745720 1170		ROYAL CREST CONDOMINIL	WU JIAWEN	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-118	745720 1180		ROYAL CREST CONDOMINIL	DI FURIA PAUL S	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-119	745720 1190		ROYAL CREST CONDOMINIL	HUEY ANNE LOUISE	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$460,275	MULTI-FAMILY DWELLING	$462,576	$2,301	0.50%	$0
C-077-120	745720 1200		ROYAL CREST CONDOMINIL	GRANT CHARLES E+HALL LINDA	2100 3RD AVE	DMR/R 145/65		150,480	2,100	MULTI-FAMILY DWELLING	$1,102,500	MULTI-FAMILY DWELLING	$1,108,012	$5,512	0.50%	$0
C-077-121	745720 1210		ROYAL CREST CONDOMINIL	MENTINK WYNNE	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$411,075	MULTI-FAMILY DWELLING	$413,130	$2,055	0.50%	$0
C-077-122	745720 1220		ROYAL CREST CONDOMINIL	WANG WIN	2100 3RD AVE	DMR/R 145/65		150,480	1,900	MULTI-FAMILY DWELLING	$855,000	MULTI-FAMILY DWELLING	$859,275	$4,275	0.50%	$0
C-077-123	745720 1230		ROYAL CREST CONDOMINIL	PARK EDWARD	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$405,300	MULTI-FAMILY DWELLING	$407,326	$2,026	0.50%	$0
C-077-124	745720 1240		ROYAL CREST CONDOMINIL	ANDERSON SCOTT+CHRISTINE	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$661,500	MULTI-FAMILY DWELLING	$664,807	$3,307	0.50%	$0
C-077-125	745720 1250		ROYAL CREST CONDOMINIL	RINEHART ANITA C	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$490,440	$2,440	0.50%	$0
C-077-126	745720 1260		ROYAL CREST CONDOMINIL	CAVENAH DAVID B	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$317,900	MULTI-FAMILY DWELLING	$319,489	$1,589	0.50%	$0
C-077-127	745720 1270		ROYAL CREST CONDOMINIL	WONG KAR-YIU+YUNKIN	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-128	745720 1280		ROYAL CREST CONDOMINIL	HOLMAN SUZANN	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-129	745720 1290		ROYAL CREST CONDOMINIL	SWINDALL JOHN+WALLEN REBECC	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$460,275	MULTI-FAMILY DWELLING	$462,576	$2,301	0.50%	$0
C-077-130	745720 1300		ROYAL CREST CONDOMINIL	RAMIRO LUCILLA	2100 3RD AVE	DMR/R 145/65		150,480	2,100	MULTI-FAMILY DWELLING	$1,102,500	MULTI-FAMILY DWELLING	$1,108,012	$5,512	0.50%	$0
C-077-131	745720 1310		ROYAL CREST CONDOMINIL	VERDUGO PEDRO+LUZ	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$411,075	MULTI-FAMILY DWELLING	$413,130	$2,055	0.50%	$0
C-077-132	745720 1320		ROYAL CREST CONDOMINIL	GOLDSMITH LISA J+GARY M	2100 3RD AVE	DMR/R 145/65		150,480	1,900	MULTI-FAMILY DWELLING	$855,000	MULTI-FAMILY DWELLING	$859,275	$4,275	0.50%	$0
C-077-133	745720 1340		ROYAL CREST CONDOMINIL	TALTON JON R+SUSAN M	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-134	745720 1350		ROYAL CREST CONDOMINIL	MUDRA VALERIE HEIDE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-135	745720 1360		ROYAL CREST CONDOMINIL	BROWN BENJAMIN+TANYA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-136	745720 1370		ROYAL CREST CONDOMINIL	HIATT DOUGLAS ARLO+CHRISTIE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-137	745720 1380		ROYAL CREST CONDOMINIL	SWINDALL JOHN+WALLEN REBECC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-138	745720 1390		ROYAL CREST CONDOMINIL	KITTILSON DONNA D	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-139	745720 1410		ROYAL CREST CONDOMINIL	DE LOS SANTOS NORA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-140	745720 1420		ROYAL CREST CONDOMINIL	HABEEB CHRISTINE NICOLE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-141	745720 1430		ROYAL CREST CONDOMINIL	YASUI RICHARD+JAMES	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-142	745720 1440		ROYAL CREST CONDOMINIL	PARKER DAVID+MICHELLE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-143	745720 1450		ROYAL CREST CONDOMINIL	MUNAKATA HIROO+IKUKO	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-144	745720 1460		ROYAL CREST CONDOMINIL	BRICKEN COLIN+KAREN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-145	745720 1470		ROYAL CREST CONDOMINIL	MITCHELL JOHN P	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-146	745720 1480		ROYAL CREST CONDOMINIL	RISBERG ASA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-147	745720 1490		ROYAL CREST CONDOMINIL	GALE DOUGLAS W+ROSALIE A	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-148	745720 1500		ROYAL CREST CONDOMINIL	KITTILSON DONNA D	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-149	745720 1510		ROYAL CREST CONDOMINIL	ALLEN D BRECKE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-150	745720 1520		ROYAL CREST CONDOMINIL	VISTICA JOHN T+TERRY D	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-151	745720 1530		ROYAL CREST CONDOMINIL	HUEY ANNE LOUISE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-152	745720 1540		ROYAL CREST CONDOMINIL	AMADOR RENE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-153	745720 1550		ROYAL CREST CONDOMINIL	DIEPENBROCK J RYAN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-154	745720 1561		ROYAL CREST CONDOMINIL	KIRK GARY M	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-155	745720 1570		ROYAL CREST CONDOMINIL	GILDER RICHARD+VIOLETA P	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-156	745720 1580		ROYAL CREST CONDOMINIL	LEE BRYAN+HACKER SUSAN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-077-157	745720 1590		ROYAL CREST CONDOMINIL	RICHARDSON MARY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-158	745720 1600		ROYAL CREST CONDOMINIL	HARRIOTT DON + BEVERLY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-159	745720 1610		ROYAL CREST CONDOMINIL	RAMOS T	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-160	745720 1620		ROYAL CREST CONDOMINIL	SATHE ANNE NG+M HIR S	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-161	745720 1630		ROYAL CREST CONDOMINIL	M N CHAN FAMILY LLC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-162	745720 1640		ROYAL CREST CONDOMINIL	LANE JAY B	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-163	745720 1650		ROYAL CREST CONDOMINIL	HARRISON ELAINE K	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-164	745720 1660		ROYAL CREST CONDOMINIL	VORIS DONALD V	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-165	745720 1670		ROYAL CREST CONDOMINIL	BOYCE FERDINAND	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-166	745720 1680		ROYAL CREST CONDOMINIL	WONG KAR-YIU+YUNKIN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-167	745720 1690		ROYAL CREST CONDOMINIL	ABERCROMBIE NANCY PARDEE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-168	745720 1700		ROYAL CREST CONDOMINIL	SHYU WILLIAM	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-169	745720 1710		ROYAL CREST CONDOMINIL	KUMATA GERALD	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-170	745720 1720		ROYAL CREST CONDOMINIL	BLOCK RICHARD O	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-171	745720 1730		ROYAL CREST CONDOMINIL	ABBOTT JAMES +JACINTA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-172	745720 1740		ROYAL CREST CONDOMINIL	NICHOLSON JOANNA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-173	745720 1750		ROYAL CREST CONDOMINIL	WU JIAWEN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-174	745720 1760		ROYAL CREST CONDOMINIL	URATA STEPHEN DALE+JACK MIC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-175	745720 1770		ROYAL CREST CONDOMINIL	CHITNIS PRAFUL	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-176	745720 1780		ROYAL CREST CONDOMINIL	SCHEIDEL WILLIAM+WU SANDY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-177	745720 1790		ROYAL CREST CONDOMINIL	TOTEV KRASSIMIR S	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-178	745720 1800		ROYAL CREST CONDOMINIL	COX SANDRA+GARY S	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-179	745720 1810		ROYAL CREST CONDOMINIL	GRANT CHARLES E	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-180	745720 1820		ROYAL CREST CONDOMINIL	WANG WIN & KAOTIU	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-181	745720 1830		ROYAL CREST CONDOMINIL	RAMIRO LUCILLA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-182	745720 1840		ROYAL CREST CONDOMINIL	ANDERSON SCOTT+CHRISTINE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-183	745720 1850		ROYAL CREST CONDOMINIL	CARLTON LYNN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-184	745720 1860		ROYAL CREST CONDOMINIL	RAINIER LIVING LLC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-185	745720 1870		ROYAL CREST CONDOMINIL	TRUDEAU DAWN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-186	745720 1880		ROYAL CREST CONDOMINIL	ROYAL CREST CONDOMINIUM ASS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-187	745720 1890		ROYAL CREST CONDOMINIL	GOLDSMITH LISA J+GARY M	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-188	745720 1900		ROYAL CREST CONDOMINIL	RAMIRO LUCILLA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-189	745720 1910		ROYAL CREST CONDOMINIL	PAI AJIT	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-190	745720 1930		ROYAL CREST CONDOMINIL	GLOBAL FINANCE & INVESTMENT	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-191	745720 1940		ROYAL CREST CONDOMINIL	GLOBAL FINANCE & INVESTMENT	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-192	745720 1950		ROYAL CREST CONDOMINIL	GLOBAL FINANCE & INVESTMENT	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-193	745720 1960		ROYAL CREST CONDOMINIL	GALE DOUGLAS W+ROSALIE A	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-194	745720 1970		ROYAL CREST CONDOMINIL	TRUDEAU DAWN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-195	745720 1980		ROYAL CREST CONDOMINIL	ATWOOD ARNOLD	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-196	745720 1990		ROYAL CREST CONDOMINIL	KITTILSON DONNA D	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-197	745720 2000		ROYAL CREST CONDOMINIL	LING XIAOLI	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-198	745720 2010		ROYAL CREST CONDOMINIL	LANE JAY B	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-199	745720 2020		ROYAL CREST CONDOMINIL	THOMAS CYNTHIA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-200	745720 2030		ROYAL CREST CONDOMINIL	WHINIHAN ELAINE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-201	745720 2040		ROYAL CREST CONDOMINIL	ABERCROMBIE NANCY PARDEE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-202	745720 2050		ROYAL CREST CONDOMINIL	HOLMAN SUZANN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-203	745720 2060		ROYAL CREST CONDOMINIL	CHITNIS PRAFUL	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-204	745720 2070		ROYAL CREST CONDOMINIL	DI FURIA PAUL S	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-205	745720 2080		ROYAL CREST CONDOMINIL	BRICKEN COLIN+KAREN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-206	745720 2090		ROYAL CREST CONDOMINIL	CHUA PAUL	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-207	745720 2100		ROYAL CREST CONDOMINIL	CAVENAH DAVID	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-208	745720 2110		ROYAL CREST CONDOMINIL	RAMOS THERESA GEMPESAW	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-209	745720 2120		ROYAL CREST CONDOMINIL	WU JIAWEN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-210	745720 2130		ROYAL CREST CONDOMINIL	ABBOTT JAMES +JACINTA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-211	745720 2140		ROYAL CREST CONDOMINIL	TSE BENNETT C+LEE HA CHAN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-212	745720 2150		ROYAL CREST CONDOMINIL	AMADOR RENE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-213	745720 2160		ROYAL CREST CONDOMINIL	SPARR DON C JR	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-214	745720 2170		ROYAL CREST CONDOMINIL	HARRISON ELAINE K	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-215	745720 2180		ROYAL CREST CONDOMINIL	PITLICK ELIZABETH HOA ZEN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-216	745720 2190		ROYAL CREST CONDOMINIL	ZAMUDIO MICHAEL A	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-217	745720 2200		ROYAL CREST CONDOMINIL	TOTEV KRASSIMIR S	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-218	745720 2210		ROYAL CREST CONDOMINIL	SWINDALL JOHN+WALLEN REBECC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-219	745720 2220		ROYAL CREST CONDOMINIL	DAVIS KEVIN M+DAVIS TERRESA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-220	745720 2230		ROYAL CREST CONDOMINIL	SHYU WILLIAM	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-221	745720 2240		ROYAL CREST CONDOMINIL	DIEPENBROCK J RYAN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-077-222	745720 2250		ROYAL CREST CONDOMINIL	NHM PROPERTIES	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-223	745720 2260		ROYAL CREST CONDOMINIL	MARTIN KIRK	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-224	745720 2270		ROYAL CREST CONDOMINIL	MARINAS ROSANA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-225	745720 2280		ROYAL CREST CONDOMINIL	MITCHELL JOHN P	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-226	745720 2290		ROYAL CREST CONDOMINIL	SOBKOWSKI KRZYSZTOF W	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-227	745720 2300		ROYAL CREST CONDOMINIL	POULTRIDGE JOAN K	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-228	745720 2310		ROYAL CREST CONDOMINIL	LONG IRENE L	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-229	745720 2320		ROYAL CREST CONDOMINIL	TRUDEAU DAWN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-230	745720 2330		ROYAL CREST CONDOMINIL	GREENVILLE PROPERTIES LLC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-231	745720 2340		ROYAL CREST CONDOMINIL	HARRIS WILLIAM R	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-232	745720 2350		ROYAL CREST CONDOMINIL	ALLEN D BRECKE ESQ	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-233	745720 2360		ROYAL CREST CONDOMINIL	HARRIOTT DON + BEVERLY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-234	745720 2370		ROYAL CREST CONDOMINIL	RICHARDSON MARY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-235	745720 2380		ROYAL CREST CONDOMINIL	VERDUGO PEDRO+LUZ	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-236	745720 2390		ROYAL CREST CONDOMINIL	YAO JIANI	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-237	745720 2400		ROYAL CREST CONDOMINIL	HUEY ANNE LOUISE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-238	745720 2410		ROYAL CREST CONDOMINIL	ROYAL CREST CONDOMINIUMS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-239	745720 2420		ROYAL CREST CONDOMINIL	KUMATA GERALD	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-240	745720 2430		ROYAL CREST CONDOMINIL	RAVIKOVICH ALEXANDER	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-241	745720 2441		ROYAL CREST CONDOMINIL	KIRK GARY M	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-242	745720 2450		ROYAL CREST CONDOMINIL	TCHILINGUIROV IVO+NIKOLOV	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-244	745720 2460		ROYAL CREST CONDOMINIL	ROYAL CREST CONDOMINIUMS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-245	745720 2470		ROYAL CREST CONDOMINIL	ROYAL CREST CONDOMINIUMS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-246	745720 2480		ROYAL CREST CONDOMINIL	ROYAL CREST CONDOMINIUMS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-247	745720 2490		ROYAL CREST CONDOMINIL	BLOCK RICHARD O	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-248	745720 2500		ROYAL CREST CONDOMINIL	MUDRA VALERIE HEIDE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-249	745720 2510		ROYAL CREST CONDOMINIL	GILDER RICHARD+VIOLETA P	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-250	745720 2520		ROYAL CREST CONDOMINIL	LEE BRYAN+HACKER SUSAN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-251	745720 2530		ROYAL CREST CONDOMINIL	GEORGIEV GEORGE G	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-252	745720 2540		ROYAL CREST CONDOMINIL	DOLES DOUG & SHERRY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-253	745720 2550		ROYAL CREST CONDOMINIL	ALLEY JASON+WENDY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-254	745720 2560		ROYAL CREST CONDOMINIL	JOHN MATHEW+MATHEW RENU	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-255	745720 2570		ROYAL CREST CONDOMINIL	PAI AJIT	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-256	745720 2580		ROYAL CREST CONDOMINIL	BARREDA RODOLFO+NANCY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-257	745720 2590		ROYAL CREST CONDOMINIL	SECOND & CEDAR ASSOCIATES	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-258	745720 2600		ROYAL CREST CONDOMINIL	RAMOS THERESA GEMPESAW	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-259	745720 2620		ROYAL CREST CONDOMINIL	WONG KAR-YIU & YUNKIN LEUNG	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-260	745720 2630		ROYAL CREST CONDOMINIL	BLUM ALEKSANDER	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-261	745720 2640		ROYAL CREST CONDOMINIL	GAUDREAU SABRINA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-262	745720 2650		ROYAL CREST CONDOMINIL	ALDRICH STEVE R	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-263	745720 2660		ROYAL CREST CONDOMINIL	ANDERSON SCOTT+CHRISTINE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-264	745720 2670		ROYAL CREST CONDOMINIL	TRUDEAU DAWN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-265	745720 2680		ROYAL CREST CONDOMINIL	SUNBOKAI LLC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-266	745720 2690		ROYAL CREST CONDOMINIL	PARKER DAVID+MICHELLE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-267	745720 2700		ROYAL CREST CONDOMINIL	MOONEY JOHN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-268	745720 2710		ROYAL CREST CONDOMINIL	CHERIEL CHAD+SALLY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-269	745720 2720		ROYAL CREST CONDOMINIL	BROWN BENJAMIN+TANYA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-270	745720 2730		ROYAL CREST CONDOMINIL	YASUI RICHARD+JAMES	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-271	745720 2750		ROYAL CREST CONDOMINIL	HABEEB CHRISTINE NICOLE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-272	745720 2760		ROYAL CREST CONDOMINIL	PETERSON MICHAEL R	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-273	745720 2770		ROYAL CREST CONDOMINIL	LAWRENCE DANIEL J	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-274	745720 2780		ROYAL CREST CONDOMINIL	CHEUNG HUNG K	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-275	745720 2790		ROYAL CREST CONDOMINIL	REUTELL NICHOLAS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-276	745720 2800		ROYAL CREST CONDOMINIL	MATOS-BONETA LUIS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-277	745720 2810		ROYAL CREST CONDOMINIL	SVORE MARK+PAMELA+GIERMAN K	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-278	745720 2820		ROYAL CREST CONDOMINIL	CARTER GARTH+SHARYL (TRUSTE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-279	745720 2830		ROYAL CREST CONDOMINIL	WANG FEI	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-280	745720 2850		ROYAL CREST CONDOMINIL	MOTT DANE+CHAN AMY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-281	745720 2860		ROYAL CREST CONDOMINIL	CHAD CHERIEL	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-282	745720 2870		ROYAL CREST CONDOMINIL	BARKER ALEXIS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-283	745720 2880		ROYAL CREST CONDOMINIL	SATHE ANNE NG+MIHIR S	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-284	745720 2890		ROYAL CREST CONDOMINIL	BINGHAM STEPHEN H	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-285	745720 2900		ROYAL CREST CONDOMINIL	KITTILSON DONNA D	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-286	745720 2910		ROYAL CREST CONDOMINIL	GRANT CHARLES E	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-287	745720 2920		ROYAL CREST CONDOMINIL	COX SANDRA+GARY S	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-077-288	745720 2930		ROYAL CREST CONDOMINIU	JONES DAVID R & CHUCK VIGIL	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-289	745720 2940		ROYAL CREST CONDOMINIU	LACIVITA JEREMY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-290	745720 2950		ROYAL CREST CONDOMINIU	TALTON JON R+SUSAN M	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-291	745720 2970		ROYAL CREST CONDOMINIU	SECRETARY OF HOUSING & URBA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-292	745720 2980		ROYAL CREST CONDOMINIU	RAINIER LIVING LLC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-293	745720 2990		ROYAL CREST CONDOMINIU	BOYCE FERDINAND	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-294	745720 3000		ROYAL CREST CONDOMINIU	MENTINK WYNNE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-295	745720 3010		ROYAL CREST CONDOMINIU	SHAFFER ROBERT J	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-296	745720 3020		ROYAL CREST CONDOMINIU	URATA STEPHEN DALE+JACK MIC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-297	745720 3030		ROYAL CREST CONDOMINIU	GOLDSMITH LISA J+GARY M	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-298	745720 3040		ROYAL CREST CONDOMINIU	SCHEIDEL WILLIAM+WU SANDY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-299	745720 3050		ROYAL CREST CONDOMINIU	VORIS DONALD V	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-300	745720 3060		ROYAL CREST CONDOMINIU	NOGALES JANICE E	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-301	745720 3070		ROYAL CREST CONDOMINIU	VISTICA JOHN T+TERRY D	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-302	745720 3080		ROYAL CREST CONDOMINIU	DE LOS SANTOS NORA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-303	745720 3090		ROYAL CREST CONDOMINIU	ANDERSON RONALD E+MARESSA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-304	745720 3100		ROYAL CREST CONDOMINIU	THOMAS JEFFERY A	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-305	745720 3110		ROYAL CREST CONDOMINIU	CRUTCHER JOHN S	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-306	745720 3120		ROYAL CREST CONDOMINIU	WILLIAMS ALAN E	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-307	745720 3130		ROYAL CREST CONDOMINIU	MITCHELL JOHN P+IRENE M	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-308	745720 3140		ROYAL CREST CONDOMINIU	SAVOINI VIVIEN & ADRIANO	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-309	745720 3150		ROYAL CREST CONDOMINIU	SAVOINI VIVIEN & ADRIANO	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-310	745720 3160		ROYAL CREST CONDOMINIU	EVENSEN TERRY K+RONALD G	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-311	745720 3170		ROYAL CREST CONDOMINIU	FLUGEL FAITH L	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-312	745720 3180		ROYAL CREST CONDOMINIU	CINCOTTA JOHN A	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-313	745720 3190		ROYAL CREST CONDOMINIU	MUNAKATA HIROO+IKUKO	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-314	745720 3200		ROYAL CREST CONDOMINIU	BOYCE FERDINAND D+CLARANNE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-315	745720 3210		ROYAL CREST CONDOMINIU	RAMIRO LUCILLA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-316	745720 3220		ROYAL CREST CONDOMINIU	HIATT DOUGLAS ARLO+CHRISTIE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-317	745720 3230		ROYAL CREST CONDOMINIU	M N CHAN FMAILY LLC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-318	745720 3240		ROYAL CREST CONDOMINIU	RISBERG ASA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-319	745720 3250		ROYAL CREST CONDOMINIU	RINEHART ANITA C	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-320	745720 3260		ROYAL CREST CONDOMINIU	ROYAL CREST CONDOMINIUMS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-321	745720 3270		ROYAL CREST CONDOMINIU	ROYAL CREST CONDOMINIUMS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-322	745720 3280		ROYAL CREST CONDOMINIU	GOLDSMITH LISA J+GARY M	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-323	745720 3290		ROYAL CREST CONDOMINIU	WANG WIN & KAORU	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-324	745720 3300		ROYAL CREST CONDOMINIU	NICHOLSON JOANNA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-325	745720 3310		ROYAL CREST CONDOMINIU	CARLTON LYNN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-109	238200 0000		ESCALA CONDOMINIUM		1920 4TH AVE	DOC2 500/300-550	25,432	391,324		MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
C-109-001	238200 0010		ESCALA CONDOMINIUM	ALACSE PROPERTIES LLC	1920 4TH AVE	DOC2 500/300-550		391,324	4,248	MULTI-FAMILY DWELLING	$1,779,300	MULTI-FAMILY DWELLING	$1,794,424	$15,124	0.85%	$0
C-109-002	238200 0020		ESCALA CONDOMINIUM	ESCALA 2C SEATTLE LLC	1920 4TH AVE	DOC2 500/300-550		391,324	5,085	MULTI-FAMILY DWELLING	$2,129,900	MULTI-FAMILY DWELLING	$2,148,004	$18,104	0.85%	$0
C-109-003	238200 0030		ESCALA CONDOMINIUM	CHASE MATTHEW L+ANNE M	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$666,400	MULTI-FAMILY DWELLING	$671,398	$4,998	0.75%	$0
C-109-004	238200 0040		ESCALA CONDOMINIUM	WENDELL JAMES H+WEINBERG ME	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,124,900	MULTI-FAMILY DWELLING	$1,133,337	$8,437	0.75%	$0
C-109-005	238200 0050		ESCALA CONDOMINIUM	MCNEILL DERRICK JOSEPH	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$637,000	MULTI-FAMILY DWELLING	$641,778	$4,778	0.75%	$0
C-109-006	238200 0060		ESCALA CONDOMINIUM	YU GONGYA+WEI FANG	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$637,000	MULTI-FAMILY DWELLING	$641,778	$4,778	0.75%	$0
C-109-007	238200 0070		ESCALA CONDOMINIUM	NORSWORTHY RENE L	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,124,900	MULTI-FAMILY DWELLING	$1,133,337	$8,437	0.75%	$0
C-109-008	238200 0080		ESCALA CONDOMINIUM	HARRIS ALEXANDRA+LUCCHESI B	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$666,400	MULTI-FAMILY DWELLING	$671,398	$4,998	0.75%	$0
C-109-009	238200 0090		ESCALA CONDOMINIUM	KAPOOR KARAN+SEEMA A	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$666,400	MULTI-FAMILY DWELLING	$671,398	$4,998	0.75%	$0
C-109-010	238200 0100		ESCALA CONDOMINIUM	HARPER ANDREW W	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,124,900	MULTI-FAMILY DWELLING	$1,133,337	$8,437	0.75%	$0
C-109-011	238200 0110		ESCALA CONDOMINIUM	PASHA ASIM+SABAH	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$637,000	MULTI-FAMILY DWELLING	$641,778	$4,778	0.75%	$0
C-109-012	238200 0120		ESCALA CONDOMINIUM	NADER MAYA	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$637,000	MULTI-FAMILY DWELLING	$641,778	$4,778	0.75%	$0
C-109-013	238200 0130		ESCALA CONDOMINIUM	LYON JEFFREY	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,124,900	MULTI-FAMILY DWELLING	$1,133,337	$8,437	0.75%	$0
C-109-014	238200 0140		ESCALA CONDOMINIUM	MUELLER ROBERT A+FERIHAN DE	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$666,400	MULTI-FAMILY DWELLING	$671,398	$4,998	0.75%	$0
C-109-015	238200 0150		ESCALA CONDOMINIUM	TRACY JOSEPH MARK	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$666,400	MULTI-FAMILY DWELLING	$671,398	$4,998	0.75%	$0
C-109-016	238200 0160		ESCALA CONDOMINIUM	SINGER STEVEN R	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,124,900	MULTI-FAMILY DWELLING	$1,133,337	$8,437	0.75%	$0
C-109-017	238200 0170		ESCALA CONDOMINIUM	HUGHES MARY F	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$637,000	MULTI-FAMILY DWELLING	$641,778	$4,778	0.75%	$0
C-109-018	238200 0180		ESCALA CONDOMINIUM	HANSEN LYSA+CULLY GARY	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$637,000	MULTI-FAMILY DWELLING	$641,778	$4,778	0.75%	$0
C-109-019	238200 0190		ESCALA CONDOMINIUM	DENTON SUSAN H -TRUSTEE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,124,900	MULTI-FAMILY DWELLING	$1,133,337	$8,437	0.75%	$0
C-109-020	238200 0200		ESCALA CONDOMINIUM	YANG REX JR	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$666,400	MULTI-FAMILY DWELLING	$671,398	$4,998	0.75%	$0
C-109-021	238200 0210		ESCALA CONDOMINIUM	CHANG ALBERT C S	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$666,400	MULTI-FAMILY DWELLING	$671,398	$4,998	0.75%	$0
C-109-022	238200 0220		ESCALA CONDOMINIUM	SPURLIN JEREMY+JESSICA WHIT	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,124,900	MULTI-FAMILY DWELLING	$1,133,337	$8,437	0.75%	$0
C-109-023	238200 0230		ESCALA CONDOMINIUM	SQUIRE DAVID T+BRYANT KELLY	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$637,000	MULTI-FAMILY DWELLING	$641,778	$4,778	0.75%	$0
C-109-024	238200 0240		ESCALA CONDOMINIUM	HENRY DARON+NAM I LEE	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$637,000	MULTI-FAMILY DWELLING	$641,778	$4,778	0.75%	$0
C-109-025	238200 0250		ESCALA CONDOMINIUM	LEE FRANK	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,124,900	MULTI-FAMILY DWELLING	$1,133,337	$8,437	0.75%	$0
C-109-026	238200 0260		ESCALA CONDOMINIUM	COOK BRANDON AGUSTUS	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$666,400	MULTI-FAMILY DWELLING	$671,398	$4,998	0.75%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-109-027	238200 0270		ESCALA CONDOMINIUM	WEAVER WENDY L	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$690,200	MULTI-FAMILY DWELLING	$695,377	$5,177	0.75%	$0
C-109-028	238200 0280		ESCALA CONDOMINIUM	KING MARTIN J+MARY E	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,165,075	MULTI-FAMILY DWELLING	$1,173,813	$8,738	0.75%	$0
C-109-029	238200 0290		ESCALA CONDOMINIUM	SMILGIN JOHN F	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$664,698	$4,948	0.75%	$0
C-109-030	238200 0300		ESCALA CONDOMINIUM	JOHANSEN SVERRE H	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$664,698	$4,948	0.75%	$0
C-109-031	238200 0310		ESCALA CONDOMINIUM	OESTERWINTER MARCUS H	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,165,075	MULTI-FAMILY DWELLING	$1,173,813	$8,738	0.75%	$0
C-109-032	238200 0320		ESCALA CONDOMINIUM	LESHINSKY YAN	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$690,200	MULTI-FAMILY DWELLING	$695,377	$5,177	0.75%	$0
C-109-033	238200 0330		ESCALA CONDOMINIUM	MUSHEN GREGORY SCOTT -TTEE	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$690,200	MULTI-FAMILY DWELLING	$695,377	$5,177	0.75%	$0
C-109-034	238200 0340		ESCALA CONDOMINIUM	SHRENZEL DAVID EDGAR	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,165,075	MULTI-FAMILY DWELLING	$1,173,813	$8,738	0.75%	$0
C-109-035	238200 0350		ESCALA CONDOMINIUM	ICZKOVITZ ABIGAIL L	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$664,698	$4,948	0.75%	$0
C-109-036	238200 0360		ESCALA CONDOMINIUM	COE SAMUEL B+KAREN L	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$664,698	$4,948	0.75%	$0
C-109-037	238200 0370		ESCALA CONDOMINIUM	COLOWICK ANN+HARBOUR MICHAE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,165,075	MULTI-FAMILY DWELLING	$1,173,813	$8,738	0.75%	$0
C-109-038	238200 0380		ESCALA CONDOMINIUM	CAREY GEORGE+CHING LIM NG	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$690,200	MULTI-FAMILY DWELLING	$695,377	$5,177	0.75%	$0
C-109-039	238200 0390		ESCALA CONDOMINIUM	HESS FAMILY TRUST	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$690,200	MULTI-FAMILY DWELLING	$695,377	$5,177	0.75%	$0
C-109-040	238200 0400		ESCALA CONDOMINIUM	SHEIKH GENE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,165,075	MULTI-FAMILY DWELLING	$1,173,813	$8,738	0.75%	$0
C-109-041	238200 0410		ESCALA CONDOMINIUM	LODE RODRIGO	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$664,698	$4,948	0.75%	$0
C-109-042	238200 0420		ESCALA CONDOMINIUM	HAYES ASHLEY J+MICHAEL+ MA	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$664,698	$4,948	0.75%	$0
C-109-043	238200 0430		ESCALA CONDOMINIUM	SCHIER STEPHAN	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,165,075	MULTI-FAMILY DWELLING	$1,173,813	$8,738	0.75%	$0
C-109-044	238200 0440		ESCALA CONDOMINIUM	RAJEWSKI JOSEPH W III	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$690,200	MULTI-FAMILY DWELLING	$695,377	$5,177	0.75%	$0
C-109-045	238200 0450		ESCALA CONDOMINIUM	HUA SEAN XIANG	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$690,200	MULTI-FAMILY DWELLING	$695,377	$5,177	0.75%	$0
C-109-046	238200 0460		ESCALA CONDOMINIUM	GONZALEZ OLIVIER VALLO+ANDR	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,165,075	MULTI-FAMILY DWELLING	$1,173,813	$8,738	0.75%	$0
C-109-047	238200 0470		ESCALA CONDOMINIUM	BHAGESHPUR KIRAN V	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$664,698	$4,948	0.75%	$0
C-109-048	238200 0480		ESCALA CONDOMINIUM	LE ANDREW T	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$664,698	$4,948	0.75%	$0
C-109-049	238200 0490		ESCALA CONDOMINIUM	MICHAEL ASHUR R+ANNETTE S E	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,165,075	MULTI-FAMILY DWELLING	$1,173,813	$8,738	0.75%	$0
C-109-050	238200 0500		ESCALA CONDOMINIUM	GNESIN YELENA	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$690,200	MULTI-FAMILY DWELLING	$695,377	$5,177	0.75%	$0
C-109-051	238200 0510		ESCALA CONDOMINIUM	HALEY MELISSA B	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-052	238200 0520		ESCALA CONDOMINIUM	KOU MING BIN+ FUNG SHU+ ET	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-053	238200 0530		ESCALA CONDOMINIUM	BUCHANAN PATRICIA K	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-054	238200 0540		ESCALA CONDOMINIUM	AN LUYAO	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-055	238200 0550		ESCALA CONDOMINIUM	PALMQUIST BRIAN G+CAREN J	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-056	238200 0560		ESCALA CONDOMINIUM	MICHAEL ANNETTE	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-057	238200 0570		ESCALA CONDOMINIUM	DUNCAN ROBERT W+GEORGIA C	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-058	238200 0580		ESCALA CONDOMINIUM	PANG XIAOMING	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-059	238200 0590		ESCALA CONDOMINIUM	KOEHN CHRISTINA	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-060	238200 0600		ESCALA CONDOMINIUM	OEI MELINA E+WEAVER KELLY B	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-061	238200 0610		ESCALA CONDOMINIUM	STERN ROSLAN	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-062	238200 0620		ESCALA CONDOMINIUM	FISHER ANN	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-063	238200 0630		ESCALA CONDOMINIUM	VANESCH ROSALYN	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-064	238200 0640		ESCALA CONDOMINIUM	HSU YANG-HSIEN+SHIH-I SHOUN	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-065	238200 0650		ESCALA CONDOMINIUM	CHOI EDMOND G	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-066	238200 0660		ESCALA CONDOMINIUM	BYRUM FRANK D	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-067	238200 0670		ESCALA CONDOMINIUM	GABRIEL JOSEPH W+MARY C	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-068	238200 0680		ESCALA CONDOMINIUM	DUYUNGAN-ALBERT KATHLEEN+AL	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-069	238200 0690		ESCALA CONDOMINIUM	HABIB AQIL	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-070	238200 0700		ESCALA CONDOMINIUM	VAN OPPEN MARK+RAVNIK ANDRE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-071	238200 0710		ESCALA CONDOMINIUM	PLUT FRANK J+GILDA OLIVERIO	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-072	238200 0720		ESCALA CONDOMINIUM	LEE SIU CHING SALINA	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-073	238200 0730		ESCALA CONDOMINIUM	STUDZINSKI NANCY J+LEO G	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-074	238200 0740		ESCALA CONDOMINIUM	SRIDHARAN KANNAN+SHOBHANA	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-075	238200 0750		ESCALA CONDOMINIUM	SILVA PARTROW	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-076	238200 0760		ESCALA CONDOMINIUM	SAINATO SUZANNE W	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-077	238200 0770		ESCALA CONDOMINIUM	PRIEST PATRICIA	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-078	238200 0780		ESCALA CONDOMINIUM	GOLMARVI MAURO	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-079	238200 0790		ESCALA CONDOMINIUM	NORDSTROM INA S+RICHARD	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-080	238200 0800		ESCALA CONDOMINIUM	BRUELS GLEN R & DEBRA	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-081	238200 0810		ESCALA CONDOMINIUM	CHAN VICTOR PO ON+LINDA L	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-082	238200 0820		ESCALA CONDOMINIUM	OLES DOUGLAS STUART+ALIDA	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-083	238200 0830		ESCALA CONDOMINIUM	KUNG RUCHANG ET AL	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-084	238200 0840		ESCALA CONDOMINIUM	HO TY+BERNARDI CHRISTIANUS	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-085	238200 0850		ESCALA CONDOMINIUM	INMAN FRANKLIN H JR+BET	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-086	238200 0860		ESCALA CONDOMINIUM	TAGAB MICHAEL K+JULIE K	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-087	238200 0870		ESCALA CONDOMINIUM	LEU CHIEN-MING	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-088	238200 0880		ESCALA CONDOMINIUM	DAWE STEVEN G+CLAUDIA SUZAN	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-089	238200 0890		ESCALA CONDOMINIUM	SIMMONS GARY M+ANN M JUN	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-090	238200 0900		ESCALA CONDOMINIUM	LING TZU H	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-091	238200 0910		ESCALA CONDOMINIUM	ZARATE JOSE PAULO+STEPHANIE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-109-092	238200 0920		ESCALA CONDOMINIUM	KIENZLE JUSTIN W	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-093	238200 0930		ESCALA CONDOMINIUM	DAMMEN PETER	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-094	238200 0940		ESCALA CONDOMINIUM	ROGERS JOYCE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-095	238200 0950		ESCALA CONDOMINIUM	FINEZA CRISTINA+JOSE	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-096	238200 0960		ESCALA CONDOMINIUM	TAN DEREK	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-097	238200 0970		ESCALA CONDOMINIUM	KWOWAJA FARHAN S	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-098	238200 0980		ESCALA CONDOMINIUM	HOLUB MARK	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-099	238200 0990		ESCALA CONDOMINIUM	VEGAN ASSOCIATES LLC	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-100	238200 1000		ESCALA CONDOMINIUM	BIGELOW BRADLEY	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-101	238200 1010		ESCALA CONDOMINIUM	AU-YEUNG DAVID	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-102	238200 1020		ESCALA CONDOMINIUM	SEIDLER CHRISTOPHER W+DIANA	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-103	238200 1030		ESCALA CONDOMINIUM	KUTZNER MICHAEL	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-104	238200 1040		ESCALA CONDOMINIUM	GRENIER DAVID R	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-105	238200 1050		ESCALA CONDOMINIUM	REEVES BROOKE+RYAN	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-106	238200 1060		ESCALA CONDOMINIUM	BIANCO/DAME	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-107	238200 1070		ESCALA CONDOMINIUM	CHOU MONTE	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-108	238200 1080		ESCALA CONDOMINIUM	LICHTMAN MOSHE	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-109	238200 1090		ESCALA CONDOMINIUM	WANDERLUSTENTERPRISES COM L	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-110	238200 1100		ESCALA CONDOMINIUM	SCHOPP JAMES H+CYNTHIA W	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-111	238200 1110		ESCALA CONDOMINIUM	XIE DORA Y+JOHN Z YE	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-112	238200 1120		ESCALA CONDOMINIUM	GALANTE RAYMOND+JEANNETTE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-113	238200 1130		ESCALA CONDOMINIUM	PROVENZANO CHRISTIAN M+GREE	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-114	238200 1140		ESCALA CONDOMINIUM	RIESCHEL GARY+YUCCA	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-115	238200 1150		ESCALA CONDOMINIUM	YUE BROWN K+LINDA M	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-116	238200 1160		ESCALA CONDOMINIUM	PIERANTOZZI ANDREA L+CRAIG	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-117	238200 1170		ESCALA CONDOMINIUM	WASHBURN LANCE	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-118	238200 1180		ESCALA CONDOMINIUM	OSTERGAARD JONI H+WILLIAM H	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-119	238200 1190		ESCALA CONDOMINIUM	LIANG ZICONG+HUANG YAYUAN	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-120	238200 1200		ESCALA CONDOMINIUM	ZHOU XU	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-121	238200 1210		ESCALA CONDOMINIUM	WISDORF MELODY ANDERSON	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-122	238200 1220		ESCALA CONDOMINIUM	COMAIR CHRISTOPHER	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-123	238200 1230		ESCALA CONDOMINIUM	MCKEOWN KEVIN P	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-124	238200 1240		ESCALA CONDOMINIUM	HIRSCHBERG RICHARD DANIEL	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-125	238200 1250		ESCALA CONDOMINIUM	SCHWARTZ JAKE H	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-126	238200 1260		ESCALA CONDOMINIUM	WONG KATHERINE SHIU YUE	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-127	238200 1270		ESCALA CONDOMINIUM	HOLM TIMOTHY+KIM ANNA HOLM	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,213,285	MULTI-FAMILY DWELLING	$1,222,385	$9,100	0.75%	$0
C-109-128	238200 1280		ESCALA CONDOMINIUM	BRADDOCK LORNE SCOTT	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-129	238200 1290		ESCALA CONDOMINIUM	CORRELL DANE P	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-130	238200 1300		ESCALA CONDOMINIUM	WALTERS MARC+NICOLE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,213,285	MULTI-FAMILY DWELLING	$1,222,385	$9,100	0.75%	$0
C-109-131	238200 1310		ESCALA CONDOMINIUM	JOYNER BARBARA	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-132	238200 1320		ESCALA CONDOMINIUM	BUTLER JEFFREY M	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-133	238200 1330		ESCALA CONDOMINIUM	ARANGO KAREN	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-134	238200 1340		ESCALA CONDOMINIUM	TANGEN KRISTOFFER W+SUZANNE	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-135	238200 1350		ESCALA CONDOMINIUM	NEWNHAM JASON S	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$761,600	MULTI-FAMILY DWELLING	$767,312	$5,712	0.75%	$0
C-109-136	238200 1360		ESCALA CONDOMINIUM	GREENE KIRK P	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,285,600	MULTI-FAMILY DWELLING	$1,295,242	$9,642	0.75%	$0
C-109-137	238200 1370		ESCALA CONDOMINIUM	TATINENI SATYAM	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$728,000	MULTI-FAMILY DWELLING	$733,460	$5,460	0.75%	$0
C-109-138	238200 1380		ESCALA CONDOMINIUM	LEE KYUNG	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$728,000	MULTI-FAMILY DWELLING	$733,460	$5,460	0.75%	$0
C-109-139	238200 1390		ESCALA CONDOMINIUM	NAGLE RON+SCHMITT BETSY	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,285,600	MULTI-FAMILY DWELLING	$1,295,242	$9,642	0.75%	$0
C-109-140	238200 1400		ESCALA CONDOMINIUM	FRY MICHAEL W+SUSAN M (TRUS	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$761,600	MULTI-FAMILY DWELLING	$767,312	$5,712	0.75%	$0
C-109-141	238200 1410		ESCALA CONDOMINIUM	LUTHER ELFRIEDE+ANDREAS	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-142	238200 1420		ESCALA CONDOMINIUM	BERRIA KATHLEEN+FRANK J	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-143	238200 1430		ESCALA CONDOMINIUM	INGRID YING-NIEN	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$705,250	MULTI-FAMILY DWELLING	$710,539	$5,289	0.75%	$0
C-109-144	238200 1440		ESCALA CONDOMINIUM	SHIN JEANGSIK+MYUNGSOOK	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$705,250	MULTI-FAMILY DWELLING	$710,539	$5,289	0.75%	$0
C-109-145	238200 1450		ESCALA CONDOMINIUM	CHEYETTE DAVID H+CYNTHIA K	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-146	238200 1460		ESCALA CONDOMINIUM	MELLINGER STEVEN A	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-147	238200 1470		ESCALA CONDOMINIUM	DU XIA	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$791,291	$5,891	0.75%	$0
C-109-148	238200 1480		ESCALA CONDOMINIUM	BEETON BEVERLY	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-149	238200 1490		ESCALA CONDOMINIUM	FORMAN PAUL	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$756,381	$5,631	0.75%	$0
C-109-150	238200 1500		ESCALA CONDOMINIUM	WANG JIAN QING+HUI JIANG	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$756,381	$5,631	0.75%	$0
C-109-151	238200 1510		ESCALA CONDOMINIUM	WANG XIAOYING	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-152	238200 1520		ESCALA CONDOMINIUM	GOELTZ THOMAS A	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$791,291	$5,891	0.75%	$0
C-109-153	238200 1530		ESCALA CONDOMINIUM	VENKATACHALAM AKSHAYA	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$761,600	MULTI-FAMILY DWELLING	$767,312	$5,712	0.75%	$0
C-109-154	238200 1540		ESCALA CONDOMINIUM	COOPER CHARLES PETER+STEPHA	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,285,600	MULTI-FAMILY DWELLING	$1,295,242	$9,642	0.75%	$0
C-109-155	238200 1550		ESCALA CONDOMINIUM	BYRUM FRANK DAVID	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$728,000	MULTI-FAMILY DWELLING	$733,460	$5,460	0.75%	$0
C-109-156	238200 1560		ESCALA CONDOMINIUM	LEE BRIAN Y	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$728,000	MULTI-FAMILY DWELLING	$733,460	$5,460	0.75%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-109-157	238200 1570		ESCALA CONDOMINIUM	CHEN JIANDE+ZHI FANG DENG	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,285,600	MULTI-FAMILY DWELLING	$1,295,242	$9,642	0.75%	$0
C-109-158	238200 1580		ESCALA CONDOMINIUM	BA YU XIN+YIM YICK FUNG	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$761,600	MULTI-FAMILY DWELLING	$767,312	$5,712	0.75%	$0
C-109-159	238200 1590		ESCALA CONDOMINIUM	SALAZAR-RUBIO SOFIA+SALAZAR	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$809,200	MULTI-FAMILY DWELLING	$815,269	$6,069	0.75%	$0
C-109-160	238200 1600		ESCALA CONDOMINIUM	PHILLIPS STEVEN P+SUSAN D	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,365,950	MULTI-FAMILY DWELLING	$1,376,195	$10,245	0.75%	$0
C-109-161	238200 1610		ESCALA CONDOMINIUM	MOORTHY YANG REVOCABLE TRUS	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$773,500	MULTI-FAMILY DWELLING	$779,301	$5,801	0.75%	$0
C-109-162	238200 1620		ESCALA CONDOMINIUM	LEE JANE+MIN JAE KIM	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$773,500	MULTI-FAMILY DWELLING	$779,301	$5,801	0.75%	$0
C-109-163	238200 1630		ESCALA CONDOMINIUM	APPELT SHARON R+OTTEN DARRE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,365,950	MULTI-FAMILY DWELLING	$1,376,195	$10,245	0.75%	$0
C-109-164	238200 1640		ESCALA CONDOMINIUM	ELSTON LADONNIS	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$809,200	MULTI-FAMILY DWELLING	$815,269	$6,069	0.75%	$0
C-109-165	238200 1650		ESCALA CONDOMINIUM	MCENTIRE KIP+LARRY K II	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$791,291	$5,891	0.75%	$0
C-109-166	238200 1660		ESCALA CONDOMINIUM	ROBINSON SIMON	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-167	238200 1670		ESCALA CONDOMINIUM	LEE KENNY+AMY	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$756,381	$5,631	0.75%	$0
C-109-168	238200 1680		ESCALA CONDOMINIUM	HSUEH ALBERT JOHN	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$756,381	$5,631	0.75%	$0
C-109-169	238200 1690		ESCALA CONDOMINIUM	WEBER NINA M	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-170	238200 1700		ESCALA CONDOMINIUM	MCLAREN WILLIAM K+EMILY M	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$791,291	$5,891	0.75%	$0
C-109-171	238200 1710		ESCALA CONDOMINIUM	ROH GRACE YOUNG+JEFFREY S	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$809,200	MULTI-FAMILY DWELLING	$815,269	$6,069	0.75%	$0
C-109-172	238200 1720		ESCALA CONDOMINIUM	HEWLETT ANTHONY L+VICKI K	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,365,950	MULTI-FAMILY DWELLING	$1,376,195	$10,245	0.75%	$0
C-109-173	238200 1730		ESCALA CONDOMINIUM	SIMMONS GARY M+ANN M JUN	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$773,500	MULTI-FAMILY DWELLING	$779,301	$5,801	0.75%	$0
C-109-174	238200 1740		ESCALA CONDOMINIUM	UBERATOR JIM	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$773,500	MULTI-FAMILY DWELLING	$779,301	$5,801	0.75%	$0
C-109-175	238200 1750		ESCALA CONDOMINIUM	SWOPE MICHAEL J+KYONG A	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,365,950	MULTI-FAMILY DWELLING	$1,376,195	$10,245	0.75%	$0
C-109-176	238200 1760		ESCALA CONDOMINIUM	FERZLI YOUSSEF	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$809,200	MULTI-FAMILY DWELLING	$815,269	$6,069	0.75%	$0
C-109-177	238200 1770		ESCALA CONDOMINIUM	SAVIERS F GRANT F+DORRIT M	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$791,291	$5,891	0.75%	$0
C-109-178	238200 1780		ESCALA CONDOMINIUM	ALSDORF JEFFREY	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-179	238200 1790		ESCALA CONDOMINIUM	WU WEN CHIEH	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$756,381	$5,631	0.75%	$0
C-109-180	238200 1800		ESCALA CONDOMINIUM	ROBERTS STEPHEN D	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$756,381	$5,631	0.75%	$0
C-109-181	238200 1810		ESCALA CONDOMINIUM	RHODEHAMEL ROBERT JR+SNYDER	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-182	238200 1820		ESCALA CONDOMINIUM	OTNESS VICKI	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$791,291	$5,891	0.75%	$0
C-109-183	238200 1830		ESCALA CONDOMINIUM	JENAER INTERNATIONAL CORPOR	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$809,200	MULTI-FAMILY DWELLING	$815,269	$6,069	0.75%	$0
C-109-184	238200 1840		ESCALA CONDOMINIUM	WATSON A G+MARY E	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,365,950	MULTI-FAMILY DWELLING	$1,376,195	$10,245	0.75%	$0
C-109-185	238200 1850		ESCALA CONDOMINIUM	SHENG KUANG	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$773,500	MULTI-FAMILY DWELLING	$779,301	$5,801	0.75%	$0
C-109-186	238200 1860		ESCALA CONDOMINIUM	NANDA VARUN	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$773,500	MULTI-FAMILY DWELLING	$779,301	$5,801	0.75%	$0
C-109-187	238200 1870		ESCALA CONDOMINIUM	MOORE DANIEL W+PECCE CARTER	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,365,950	MULTI-FAMILY DWELLING	$1,376,195	$10,245	0.75%	$0
C-109-188	238200 1880		ESCALA CONDOMINIUM	ABRAMS DALE	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$809,200	MULTI-FAMILY DWELLING	$815,269	$6,069	0.75%	$0
C-109-189	238200 1890		ESCALA CONDOMINIUM	MARSING ELLIOT JOSHUA	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$791,291	$5,891	0.75%	$0
C-109-190	238200 1900		ESCALA CONDOMINIUM	O'CONNOR DONAGH	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-191	238200 1910		ESCALA CONDOMINIUM	YE ANDY	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$756,381	$5,631	0.75%	$0
C-109-192	238200 1920		ESCALA CONDOMINIUM	ABRAMSKY ERAN	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$756,381	$5,631	0.75%	$0
C-109-193	238200 1930		ESCALA CONDOMINIUM	RIESENWEBER MATTHEW+DEIDRE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-194	238200 1940		ESCALA CONDOMINIUM	EDE ALFIE	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$791,291	$5,891	0.75%	$0
C-109-195	238200 1950		ESCALA CONDOMINIUM	NG CARL+JENNIFER HONG	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,661,750	MULTI-FAMILY DWELLING	$1,674,213	$12,463	0.75%	$0
C-109-196	238200 1960		ESCALA CONDOMINIUM	KINCAIDE JOHN EDWARD JR	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,365,950	MULTI-FAMILY DWELLING	$1,376,195	$10,245	0.75%	$0
C-109-197	238200 1970		ESCALA CONDOMINIUM	DAVIS STEPHEN	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,596,300	MULTI-FAMILY DWELLING	$1,608,272	$11,972	0.75%	$0
C-109-198	238200 1980		ESCALA CONDOMINIUM	NRI RELOCATION INC	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,365,950	MULTI-FAMILY DWELLING	$1,376,195	$10,245	0.75%	$0
C-109-199	238200 1990		ESCALA CONDOMINIUM	SEHER BENJAMIN THOMAS	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,661,750	MULTI-FAMILY DWELLING	$1,674,213	$12,463	0.75%	$0
C-109-200	238200 2000		ESCALA CONDOMINIUM	PETCULESCU CRISTIAN	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-201	238200 2010		ESCALA CONDOMINIUM	FLICKINGER DANIEL A JR	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,549,350	MULTI-FAMILY DWELLING	$1,560,970	$11,620	0.75%	$0
C-109-202	238200 2020		ESCALA CONDOMINIUM	MULUMUDI MAHESH S+SRILATHA	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-203	238200 2030		ESCALA CONDOMINIUM	BENDER FRED H+PHILOMINA C	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,710,625	MULTI-FAMILY DWELLING	$1,723,455	$12,830	0.75%	$0
C-109-204	238200 2040		ESCALA CONDOMINIUM	TAMAKI ELAINE+PRECIOSA	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,406,125	MULTI-FAMILY DWELLING	$1,416,671	$10,546	0.75%	$0
C-109-205	238200 2050		ESCALA CONDOMINIUM	CAPELL PETER T+LINDA F	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,643,250	MULTI-FAMILY DWELLING	$1,655,574	$12,324	0.75%	$0
C-109-206	238200 2060		ESCALA CONDOMINIUM	LIFFICK STEPHEN M	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,406,125	MULTI-FAMILY DWELLING	$1,416,671	$10,546	0.75%	$0
C-109-207	238200 2070		ESCALA CONDOMINIUM	ADAMS MONICA LYNN	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,710,625	MULTI-FAMILY DWELLING	$1,723,455	$12,830	0.75%	$0
C-109-208	238200 2080		ESCALA CONDOMINIUM	JAB2 LLC	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-209	238200 2090		ESCALA CONDOMINIUM	MICHAEL ASHUR+ANNETTE+MARK	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,549,350	MULTI-FAMILY DWELLING	$1,560,970	$11,620	0.75%	$0
C-109-210	238200 2100		ESCALA CONDOMINIUM	KOROTAEV OLEG+ELENA+ALINA	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-211	238200 2110		ESCALA CONDOMINIUM	LALII NATASHA	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,710,625	MULTI-FAMILY DWELLING	$1,723,455	$12,830	0.75%	$0
C-109-212	238200 2120		ESCALA CONDOMINIUM	ASC HOLDINGS LLC	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,526,650	MULTI-FAMILY DWELLING	$1,538,100	$11,450	0.75%	$0
C-109-213	238200 2130		ESCALA CONDOMINIUM	BROWN JULIUS S	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,643,250	MULTI-FAMILY DWELLING	$1,655,574	$12,324	0.75%	$0
C-109-214	238200 2140		ESCALA CONDOMINIUM	MCNAMARA DAN	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,406,125	MULTI-FAMILY DWELLING	$1,416,671	$10,546	0.75%	$0
C-109-215	238200 2150		ESCALA CONDOMINIUM	NORRIS RONALD C+LINDA S TAL	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,710,625	MULTI-FAMILY DWELLING	$1,723,455	$12,830	0.75%	$0
C-109-216	238200 2160		ESCALA CONDOMINIUM	FORTIN MICHAEL R+MARTA R	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-217	238200 2170		ESCALA CONDOMINIUM	WONG DOUGLAS L+STACEY C	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,549,350	MULTI-FAMILY DWELLING	$1,560,970	$11,620	0.75%	$0
C-109-218	238200 2180		ESCALA CONDOMINIUM	WIPFLER GARY J+BARBARA LEWI	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-219	238200 2190		ESCALA CONDOMINIUM	DAI PARIA	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,710,625	MULTI-FAMILY DWELLING	$1,723,455	$12,830	0.75%	$0
C-109-220	238200 2200		ESCALA CONDOMINIUM	ROH JEFFREY+GRACE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,526,650	MULTI-FAMILY DWELLING	$1,538,100	$11,450	0.75%	$0
C-109-221	238200 2210		ESCALA CONDOMINIUM	KELLEJIAN RICHARD J	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,643,250	MULTI-FAMILY DWELLING	$1,655,574	$12,324	0.75%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-109-222	238200 2220		ESCALA CONDOMINIUM	YENTZER STEVEN RAY+TINA R	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,406,125	MULTI-FAMILY DWELLING	$1,416,671	$10,546	0.75%	$0
C-109-223	238200 2230		ESCALA CONDOMINIUM	ANDREWS EDWIN	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,710,625	MULTI-FAMILY DWELLING	$1,723,455	$12,830	0.75%	$0
C-109-224	238200 2240		ESCALA CONDOMINIUM	SMITH JANET K	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-225	238200 2250		ESCALA CONDOMINIUM	PARE GEOFFREY S	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,549,350	MULTI-FAMILY DWELLING	$1,560,970	$11,620	0.75%	$0
C-109-226	238200 2260		ESCALA CONDOMINIUM	SOSNOWY JOHN K+PATRICIA L	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-227	238200 2270		ESCALA CONDOMINIUM	BEHAR HOWARD + LYNN	1920 4TH AVE	DOC2 500/300-550		391,324	4,016	MULTI-FAMILY DWELLING	$3,815,200	MULTI-FAMILY DWELLING	$3,843,814	$28,614	0.75%	$0
C-109-228	238200 2280		ESCALA CONDOMINIUM	YALCH RICHARD F+REBECCA P E	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,643,250	MULTI-FAMILY DWELLING	$1,655,574	$12,324	0.75%	$0
C-109-229	238200 2290		ESCALA CONDOMINIUM	TARR WALTER L	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,406,125	MULTI-FAMILY DWELLING	$1,416,671	$10,546	0.75%	$0
C-109-230	238200 2300		ESCALA CONDOMINIUM	JOYNER BYRON DAVID	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,710,625	MULTI-FAMILY DWELLING	$1,723,455	$12,830	0.75%	$0
C-109-231	238200 2310		ESCALA CONDOMINIUM	KAUMP DONALD L	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-232	238200 2320		ESCALA CONDOMINIUM	LOYKO FRANK & VICTORIA	1920 4TH AVE	DOC2 500/300-550		391,324	1,848	MULTI-FAMILY DWELLING	$1,524,600	MULTI-FAMILY DWELLING	$1,536,035	$11,435	0.75%	$0
C-109-233	238200 2330		ESCALA CONDOMINIUM	MCADAMS REBECCA C+HOLLACK C	1920 4TH AVE	DOC2 500/300-550		391,324	1,133	MULTI-FAMILY DWELLING	$934,725	MULTI-FAMILY DWELLING	$941,735	$7,010	0.75%	$0
C-109-234	238200 2340		ESCALA CONDOMINIUM	PAVALUNAS ROBERT M+JUDY D	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,319,900	MULTI-FAMILY DWELLING	$2,337,299	$17,399	0.75%	$0
C-109-235	238200 2350		ESCALA CONDOMINIUM	HEACOX RACINE B+CYNTHIA A H	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,788,850	MULTI-FAMILY DWELLING	$1,802,266	$13,416	0.75%	$0
C-109-236	238200 2360		ESCALA CONDOMINIUM	CHOZEN MICHAEL ALAN+PAMELA	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,136,750	MULTI-FAMILY DWELLING	$2,152,776	$16,026	0.75%	$0
C-109-237	238200 2370		ESCALA CONDOMINIUM	TRENDEL E ROBERTO+CORRY LEE	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-238	238200 2380		ESCALA CONDOMINIUM	FUNG ERIC M	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,553,475	MULTI-FAMILY DWELLING	$1,565,126	$11,651	0.75%	$0
C-109-239	238200 2390		ESCALA CONDOMINIUM	MEYER JERRY C+NINA ZINGALE	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-240	238200 2400		ESCALA CONDOMINIUM	RANDLES MERIDETH A+MATTHEW	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,319,900	MULTI-FAMILY DWELLING	$2,337,299	$17,399	0.75%	$0
C-109-241	238200 2410		ESCALA CONDOMINIUM	MEJILLO JAMES J	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,788,850	MULTI-FAMILY DWELLING	$1,802,266	$13,416	0.75%	$0
C-109-242	238200 2420		ESCALA CONDOMINIUM	MCCOY MICHAEL E	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,136,750	MULTI-FAMILY DWELLING	$2,152,776	$16,026	0.75%	$0
C-109-243	238200 2430		ESCALA CONDOMINIUM	GARCIA-PELAYO PEDRO	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-244	238200 2440		ESCALA CONDOMINIUM	KRAH JOHN ENGLAND+RITO ALEX	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,553,475	MULTI-FAMILY DWELLING	$1,565,126	$11,651	0.75%	$0
C-109-245	238200 2450		ESCALA CONDOMINIUM	MCKENZIE TAMERA D	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-246	238200 2460		ESCALA CONDOMINIUM	SPICER MARINA V	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,319,900	MULTI-FAMILY DWELLING	$2,337,299	$17,399	0.75%	$0
C-109-247	238200 2470		ESCALA CONDOMINIUM	RAMAN VIJAYALAKSHMI GADAD	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,788,850	MULTI-FAMILY DWELLING	$1,802,266	$13,416	0.75%	$0
C-109-248	238200 2480		ESCALA CONDOMINIUM	SAVIERS GRANT+DORRIT	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,136,750	MULTI-FAMILY DWELLING	$2,152,776	$16,026	0.75%	$0
C-109-249	238200 2490		ESCALA CONDOMINIUM	SANDERS CORAZON+MARTIN	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-250	238200 2500		ESCALA CONDOMINIUM	CHANDRA MALA SARAT	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,553,475	MULTI-FAMILY DWELLING	$1,565,126	$11,651	0.75%	$0
C-109-251	238200 2510		ESCALA CONDOMINIUM	CROGHAN RAYMOND D+DEBRA R	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-252	238200 2520		ESCALA CONDOMINIUM	BENNETT JEFFREY ANTHONY+ELI	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,319,900	MULTI-FAMILY DWELLING	$2,337,299	$17,399	0.75%	$0
C-109-253	238200 2530		ESCALA CONDOMINIUM	JUDY RONALD J	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,788,850	MULTI-FAMILY DWELLING	$1,802,266	$13,416	0.75%	$0
C-109-254	238200 2540		ESCALA CONDOMINIUM	AVAKAR LLC	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,136,750	MULTI-FAMILY DWELLING	$2,152,776	$16,026	0.75%	$0
C-109-255	238200 2550		ESCALA CONDOMINIUM	CUSICK DOUGLAS DEAN+KALISZU	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-256	238200 2560		ESCALA CONDOMINIUM	VON GEHR GEORGE	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,553,475	MULTI-FAMILY DWELLING	$1,565,126	$11,651	0.75%	$0
C-109-257	238200 2570		ESCALA CONDOMINIUM	LINDSEY MARK W+CUQUITA M R	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-258	238200 2580		ESCALA CONDOMINIUM	VANDER SCHAUW GERARD+JUDITH	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,319,900	MULTI-FAMILY DWELLING	$2,337,299	$17,399	0.75%	$0
C-109-259	238200 2590		ESCALA CONDOMINIUM	SHREVE J+CHAPMAN COURTNEY	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,788,850	MULTI-FAMILY DWELLING	$1,802,266	$13,416	0.75%	$0
C-109-260	238200 2600		ESCALA CONDOMINIUM	MURPHY DONNA K	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,136,750	MULTI-FAMILY DWELLING	$2,152,776	$16,026	0.75%	$0
C-109-261	238200 2610		ESCALA CONDOMINIUM	MADSEN DANIEL B	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-262	238200 2620		ESCALA CONDOMINIUM	PFLAUM BRUCE WALTER	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,553,475	MULTI-FAMILY DWELLING	$1,565,126	$11,651	0.75%	$0
C-109-263	238200 2630		ESCALA CONDOMINIUM	LESCHEN CATHERINE S	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-264	238200 2640		ESCALA CONDOMINIUM	HALL CYNTHIA A (TRUSTEE)	1920 4TH AVE	DOC2 500/300-550		391,324	5,170	MULTI-FAMILY DWELLING	$8,013,500	MULTI-FAMILY DWELLING	$8,073,601	$60,101	0.75%	$0
C-109-265	238200 2650		ESCALA CONDOMINIUM	ISTAR 4TH & VIRGINIA LLC	1920 4TH AVE	DOC2 500/300-550		391,324	4,522	MULTI-FAMILY DWELLING	$5,426,400	MULTI-FAMILY DWELLING	$5,467,098	$40,698	0.75%	$0
C-109-266	238200 2660		ESCALA CONDOMINIUM	ISTAR 4TH & VIRGINIA LLC	1920 4TH AVE	DOC2 500/300-550		391,324	4,522	MULTI-FAMILY DWELLING	$4,522,000	MULTI-FAMILY DWELLING	$4,555,915	$33,915	0.75%	$0
C-109-268	238200 2680		ESCALA CONDOMINIUM	MALETIS EDWARD+CYNTHIA	1920 4TH AVE	DOC2 500/300-550		391,324	5,170	MULTI-FAMILY DWELLING	$8,013,500	MULTI-FAMILY DWELLING	$8,073,601	$60,101	0.75%	$0
C-109-269	238200 2690		ESCALA CONDOMINIUM	ISTAR 4TH & VIRGINIA LLC	1920 4TH AVE	DOC2 500/300-550		391,324	4,522	MULTI-FAMILY DWELLING	$5,426,400	MULTI-FAMILY DWELLING	$5,467,098	$40,698	0.75%	$0
C-109-270	238200 2700		ESCALA CONDOMINIUM	ISTAR 4TH & VIRGINIA LLC	1920 4TH AVE	DOC2 500/300-550		391,324	4,522	MULTI-FAMILY DWELLING	$4,522,000	MULTI-FAMILY DWELLING	$4,555,915	$33,915	0.75%	$0
C-180	439750 0000		LOFTS THE CONDOMINIUM		210 3RD AVE S	PSM 100/120-150	7,211	8,614	8,614	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
C-180-001	439750 0010		LOFTS THE CONDOMINIUM	KUCERA GREGORY M+YOCOM LARR	210 3RD AVE S	PSM 100/120-150		28,509	4,058	MULTI-FAMILY DWELLING	$1,246,500	MULTI-FAMILY DWELLING	$1,249,616	$3,116	0.25%	$0
C-180-002	439750 0020		LOFTS THE CONDOMINIUM	KUCERA GREGORY M+YOCOM LARR	210 3RD AVE S	PSM 100/120-150		28,509	4,556	MULTI-FAMILY DWELLING	$1,399,500	MULTI-FAMILY DWELLING	$1,402,999	$3,499	0.25%	$0
C-180-003	439750 0030		LOFTS THE CONDOMINIUM	JANIKOWSKI CHRISTINE	210 3RD AVE S	PSM 100/120-150		28,509	1,629	MULTI-FAMILY DWELLING	$855,225	MULTI-FAMILY DWELLING	$857,363	$2,138	0.25%	$0
C-180-004	439750 0040		LOFTS THE CONDOMINIUM	JANIKOWSKI PATRICK	210 3RD AVE S	PSM 100/120-150		28,509	1,451	MULTI-FAMILY DWELLING	$761,775	MULTI-FAMILY DWELLING	$763,679	$1,904	0.25%	$0
C-180-005	439750 0050		LOFTS THE CONDOMINIUM	BRN INVESTMENT GROUP LLC	210 3RD AVE S	PSM 100/120-150		28,509	1,673	MULTI-FAMILY DWELLING	$878,325	MULTI-FAMILY DWELLING	$880,521	$2,196	0.25%	$0
C-180-006	439750 0060		LOFTS THE CONDOMINIUM	HOLYNSKI ALEKSANDER KARIM	210 3RD AVE S	PSM 100/120-150		28,509	1,483	MULTI-FAMILY DWELLING	$778,575	MULTI-FAMILY DWELLING	$780,521	$1,946	0.25%	$0
C-180-007	439750 0070		LOFTS THE CONDOMINIUM	HUNTER ERIK W	210 3RD AVE S	PSM 100/120-150		28,509	1,629	MULTI-FAMILY DWELLING	$855,225	MULTI-FAMILY DWELLING	$857,363	$2,138	0.25%	$0
C-180-008	439750 0080		LOFTS THE CONDOMINIUM	LIONHEART SASHA YAN	210 3RD AVE S	PSM 100/120-150		28,509	1,451	MULTI-FAMILY DWELLING	$761,775	MULTI-FAMILY DWELLING	$763,679	$1,904	0.25%	$0
C-180-009	439750 0090		LOFTS THE CONDOMINIUM	MCENIRY DAVID+CAROLYN ACOST	210 3RD AVE S	PSM 100/120-150		28,509	1,673	MULTI-FAMILY DWELLING	$878,325	MULTI-FAMILY DWELLING	$880,521	$2,196	0.25%	$0
C-180-010	439750 0100		LOFTS THE CONDOMINIUM	ELIAS CHRISTOPHER+THERESE M	210 3RD AVE S	PSM 100/120-150		28,509	1,483	MULTI-FAMILY DWELLING	$778,575	MULTI-FAMILY DWELLING	$780,521	$1,946	0.25%	$0
C-180-011	439750 0110		LOFTS THE CONDOMINIUM	NONONO LLC	210 3RD AVE S	PSM 100/120-150		28,509	1,870	MULTI-FAMILY DWELLING	$981,750	MULTI-FAMILY DWELLING	$984,204	$2,454	0.25%	$0
C-180-012	439750 0120		LOFTS THE CONDOMINIUM	JOHNSON STEPHEN	210 3RD AVE S	PSM 100/120-150		28,509	1,249	MULTI-FAMILY DWELLING	$655,725	MULTI-FAMILY DWELLING	$657,364	$1,639	0.25%	$0
C-180-013	439750 0130		LOFTS THE CONDOMINIUM	EGBERT JAMES C	210 3RD AVE S	PSM 100/120-150		28,509	1,852	MULTI-FAMILY DWELLING	$972,300	MULTI-FAMILY DWELLING	$974,731	$2,431	0.25%	$0
C-180-014	439750 0140		LOFTS THE CONDOMINIUM	ERICKSON STEVEN A	210 3RD AVE S	PSM 100/120-150		28,509	1,295	MULTI-FAMILY DWELLING	$679,875	MULTI-FAMILY DWELLING	$681,575	$1,700	0.25%	$0
C-180-015	439750 0150		LOFTS THE CONDOMINIUM	VOGEL ERNEST B	210 3RD AVE S	PSM 100/120-150		28,509	1,908	MULTI-FAMILY DWELLING	$1,001,700	MULTI-FAMILY DWELLING	$1,004,204	$2,504	0.25%	$0
C-180-016	439750 0160		LOFTS THE CONDOMINIUM	THOMAS JEFFREY S JR	210 3RD AVE S	PSM 100/120-150		28,509	1,886	MULTI-FAMILY DWELLING	$990,150	MULTI-FAMILY DWELLING	$992,625	$2,475	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-180-017	439750 0170		LOFTS THE CONDOMINIUM	CHENG KEVIN YUJAY	210 3RD AVE S	PSM 100/120-150		28,509	2,624	MULTI-FAMILY DWELLING	$1,312,000	MULTI-FAMILY DWELLING	$1,315,280	$3,280	0.25%	$0
D-020	358900 0000		INSIGNIA		588 BELL ST	DMC 240/290-440	83,726	797,496		MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
D-020-001	358900 0010		INSIGNIA	BOSA DEVELOPMENT WASHINGTON	588 BELL ST	DMC 240/290-440		797,496	1,963	MULTI-FAMILY DWELLING	$1,205,900	MULTI-FAMILY DWELLING	$1,208,915	$3,015	0.25%	$0
D-020-002	358900 0020		INSIGNIA	BOSA DEVELOPMENT WASHINGTON	588 BELL ST	DMC 240/290-440		797,496	1,991	MULTI-FAMILY DWELLING	$1,223,100	MULTI-FAMILY DWELLING	$1,226,158	$3,058	0.25%	$0
D-020-003	358900 0030		INSIGNIA	BOSA DEVELOPMENT WASHINGTON	588 BELL ST	DMC 240/290-440		797,496	6,175	MULTI-FAMILY DWELLING	$3,793,500	MULTI-FAMILY DWELLING	$3,802,984	$9,484	0.25%	$0
D-020-004	358900 0040		INSIGNIA	MAGERRAMOV JOSEPH	588 BELL ST	DMC 240/290-440		797,496	914	MULTI-FAMILY DWELLING	$754,050	MULTI-FAMILY DWELLING	$755,935	$1,885	0.25%	$0
D-020-005	358900 0050		INSIGNIA	FIORENTINI BRUNO JUNIOR+MON	588 BELL ST	DMC 240/290-440		797,496	913	MULTI-FAMILY DWELLING	$753,225	MULTI-FAMILY DWELLING	$755,108	$1,883	0.25%	$0
D-020-006	358900 0060		INSIGNIA	FLORENTINI BRUNO JUNIOR+MON	588 BELL ST	DMC 240/290-440		797,496	909	MULTI-FAMILY DWELLING	$749,925	MULTI-FAMILY DWELLING	$751,800	$1,875	0.25%	$0
D-020-007	358900 0070		INSIGNIA	BARFIELD KATRICE	588 BELL ST	DMC 240/290-440		797,496	864	MULTI-FAMILY DWELLING	$712,800	MULTI-FAMILY DWELLING	$714,582	$1,782	0.25%	$0
D-020-008	358900 0080		INSIGNIA	AMBRIDGE JALANDA	588 BELL ST	DMC 240/290-440		797,496	1,056	MULTI-FAMILY DWELLING	$871,200	MULTI-FAMILY DWELLING	$873,378	$2,178	0.25%	$0
D-020-009	358900 0090		INSIGNIA	HAYASAKA DAVID K+TERRY H	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$767,250	MULTI-FAMILY DWELLING	$769,168	$1,918	0.25%	$0
D-020-010	358900 0100		INSIGNIA	TUTTLE SHANNON KATHRYN	588 BELL ST	DMC 240/290-440		797,496	879	MULTI-FAMILY DWELLING	$725,175	MULTI-FAMILY DWELLING	$726,988	$1,813	0.25%	$0
D-020-011	358900 0110		INSIGNIA	BOHN RICHARD+GRETCHEN ECHEL	588 BELL ST	DMC 240/290-440		797,496	1,015	MULTI-FAMILY DWELLING	$837,375	MULTI-FAMILY DWELLING	$839,468	$2,093	0.25%	$0
D-020-012	358900 0120		INSIGNIA	HIGA MARK MECHAI	588 BELL ST	DMC 240/290-440		797,496	972	MULTI-FAMILY DWELLING	$801,900	MULTI-FAMILY DWELLING	$803,905	$2,005	0.25%	$0
D-020-013	358900 0130		INSIGNIA	COHEN AVI+TAL	588 BELL ST	DMC 240/290-440		797,496	1,049	MULTI-FAMILY DWELLING	$865,425	MULTI-FAMILY DWELLING	$867,589	$2,164	0.25%	$0
D-020-014	358900 0140		INSIGNIA	CHAIR ALLEY PROPERTIES LLC	588 BELL ST	DMC 240/290-440		797,496	1,104	MULTI-FAMILY DWELLING	$910,800	MULTI-FAMILY DWELLING	$913,077	$2,277	0.25%	$0
D-020-015	358900 0150		INSIGNIA	LIU KE	588 BELL ST	DMC 240/290-440		797,496	730	MULTI-FAMILY DWELLING	$602,250	MULTI-FAMILY DWELLING	$603,756	$1,506	0.25%	$0
D-020-016	358900 0160		INSIGNIA	READ ANDREW	588 BELL ST	DMC 240/290-440		797,496	735	MULTI-FAMILY DWELLING	$606,375	MULTI-FAMILY DWELLING	$607,891	$1,516	0.25%	$0
D-020-017	358900 0170		INSIGNIA	HAMMAR ELIZABETH D	588 BELL ST	DMC 240/290-440		797,496	886	MULTI-FAMILY DWELLING	$730,950	MULTI-FAMILY DWELLING	$732,777	$1,827	0.25%	$0
D-020-018	358900 0180		INSIGNIA	RODAN ROY	588 BELL ST	DMC 240/290-440		797,496	854	MULTI-FAMILY DWELLING	$704,550	MULTI-FAMILY DWELLING	$706,311	$1,761	0.25%	$0
D-020-019	358900 0190		INSIGNIA	OZE ROBERT	588 BELL ST	DMC 240/290-440		797,496	859	MULTI-FAMILY DWELLING	$708,675	MULTI-FAMILY DWELLING	$710,447	$1,772	0.25%	$0
D-020-020	358900 0200		INSIGNIA	LI ZHI+YUAN TAO	588 BELL ST	DMC 240/290-440		797,496	913	MULTI-FAMILY DWELLING	$753,225	MULTI-FAMILY DWELLING	$755,108	$1,883	0.25%	$0
D-020-021	358900 0210		INSIGNIA	HOFFMANM HOWARD J+STELLA M	588 BELL ST	DMC 240/290-440		797,496	914	MULTI-FAMILY DWELLING	$754,050	MULTI-FAMILY DWELLING	$755,935	$1,885	0.25%	$0
D-020-022	358900 0220		INSIGNIA	HONG EDWARD	588 BELL ST	DMC 240/290-440		797,496	914	MULTI-FAMILY DWELLING	$754,050	MULTI-FAMILY DWELLING	$755,935	$1,885	0.25%	$0
D-020-023	358900 0230		INSIGNIA	HU JONATHAN S	588 BELL ST	DMC 240/290-440		797,496	866	MULTI-FAMILY DWELLING	$714,450	MULTI-FAMILY DWELLING	$716,236	$1,786	0.25%	$0
D-020-024	358900 0240		INSIGNIA	NAIK NINAD RAMACHANDRA+ASHO	588 BELL ST	DMC 240/290-440		797,496	1,054	MULTI-FAMILY DWELLING	$869,550	MULTI-FAMILY DWELLING	$871,724	$2,174	0.25%	$0
D-020-025	358900 0250		INSIGNIA	WILLMOTT DALE+SOPHIA WU	588 BELL ST	DMC 240/290-440		797,496	931	MULTI-FAMILY DWELLING	$768,075	MULTI-FAMILY DWELLING	$769,995	$1,920	0.25%	$0
D-020-026	358900 0260		INSIGNIA	CONROY CONNIE L	588 BELL ST	DMC 240/290-440		797,496	867	MULTI-FAMILY DWELLING	$715,275	MULTI-FAMILY DWELLING	$717,063	$1,788	0.25%	$0
D-020-027	358900 0270		INSIGNIA	LI DANIEL X	588 BELL ST	DMC 240/290-440		797,496	1,003	MULTI-FAMILY DWELLING	$827,475	MULTI-FAMILY DWELLING	$829,544	$2,069	0.25%	$0
D-020-028	358900 0280		INSIGNIA	ZARANDIOON SAMAN	588 BELL ST	DMC 240/290-440		797,496	969	MULTI-FAMILY DWELLING	$799,425	MULTI-FAMILY DWELLING	$801,424	$1,999	0.25%	$0
D-020-029	358900 0290		INSIGNIA	SOHN ELLIOTT+SUKJOO+CHANGMO	588 BELL ST	DMC 240/290-440		797,496	1,048	MULTI-FAMILY DWELLING	$864,600	MULTI-FAMILY DWELLING	$866,761	$2,161	0.25%	$0
D-020-030	358900 0300		INSIGNIA	CONWAY DAVID+JOY	588 BELL ST	DMC 240/290-440		797,496	1,093	MULTI-FAMILY DWELLING	$901,725	MULTI-FAMILY DWELLING	$903,979	$2,254	0.25%	$0
D-020-031	358900 0310		INSIGNIA	PUNURU SRINIVASULU+SUKUMAR	588 BELL ST	DMC 240/290-440		797,496	728	MULTI-FAMILY DWELLING	$600,600	MULTI-FAMILY DWELLING	$602,101	$1,501	0.25%	$0
D-020-032	358900 0320		INSIGNIA	CLEMENT BRENDAN WILLIAM L	588 BELL ST	DMC 240/290-440		797,496	734	MULTI-FAMILY DWELLING	$605,550	MULTI-FAMILY DWELLING	$607,064	$1,514	0.25%	$0
D-020-033	358900 0330		INSIGNIA	KUYUMCU HASAN ARDA	588 BELL ST	DMC 240/290-440		797,496	882	MULTI-FAMILY DWELLING	$727,650	MULTI-FAMILY DWELLING	$729,469	$1,819	0.25%	$0
D-020-034	358900 0340		INSIGNIA	DIXON LEIF S	588 BELL ST	DMC 240/290-440		797,496	848	MULTI-FAMILY DWELLING	$699,600	MULTI-FAMILY DWELLING	$701,349	$1,749	0.25%	$0
D-020-035	358900 0350		INSIGNIA	CZYSZ JAMES	588 BELL ST	DMC 240/290-440		797,496	854	MULTI-FAMILY DWELLING	$704,550	MULTI-FAMILY DWELLING	$706,311	$1,761	0.25%	$0
D-020-036	358900 0360		INSIGNIA	JOSE RAFAEL+JOANNA	588 BELL ST	DMC 240/290-440		797,496	913	MULTI-FAMILY DWELLING	$753,225	MULTI-FAMILY DWELLING	$755,108	$1,883	0.25%	$0
D-020-037	358900 0370		INSIGNIA	SRULEVICH MNO II LLC	588 BELL ST	DMC 240/290-440		797,496	914	MULTI-FAMILY DWELLING	$754,050	MULTI-FAMILY DWELLING	$755,935	$1,885	0.25%	$0
D-020-038	358900 0380		INSIGNIA	CELESTINO ANA YESENIA	588 BELL ST	DMC 240/290-440		797,496	914	MULTI-FAMILY DWELLING	$754,050	MULTI-FAMILY DWELLING	$755,935	$1,885	0.25%	$0
D-020-039	358900 0390		INSIGNIA	DUNN ABRAHAM+MATSA-DUNN DAI	588 BELL ST	DMC 240/290-440		797,496	865	MULTI-FAMILY DWELLING	$713,625	MULTI-FAMILY DWELLING	$715,409	$1,784	0.25%	$0
D-020-040	358900 0400		INSIGNIA	COHEN EDWARD+PRISCILLA NELS	588 BELL ST	DMC 240/290-440		797,496	1,053	MULTI-FAMILY DWELLING	$868,725	MULTI-FAMILY DWELLING	$870,897	$2,172	0.25%	$0
D-020-041	358900 0410		INSIGNIA	CHASE DAVID R+NATALIE A FIS	588 BELL ST	DMC 240/290-440		797,496	940	MULTI-FAMILY DWELLING	$775,500	MULTI-FAMILY DWELLING	$777,439	$1,939	0.25%	$0
D-020-042	358900 0420		INSIGNIA	GOEL RAVINDER	588 BELL ST	DMC 240/290-440		797,496	729	MULTI-FAMILY DWELLING	$601,425	MULTI-FAMILY DWELLING	$602,929	$1,504	0.25%	$0
D-020-043	358900 0430		INSIGNIA	JAYKAR VIKRANT + SHIRKE JAE	588 BELL ST	DMC 240/290-440		797,496	1,019	MULTI-FAMILY DWELLING	$840,675	MULTI-FAMILY DWELLING	$842,777	$2,102	0.25%	$0
D-020-044	358900 0440		INSIGNIA	BANSON ERIC L+CATHERINE K	588 BELL ST	DMC 240/290-440		797,496	969	MULTI-FAMILY DWELLING	$799,425	MULTI-FAMILY DWELLING	$801,424	$1,999	0.25%	$0
D-020-045	358900 0450		INSIGNIA	KODESH HAREL+IRIS	588 BELL ST	DMC 240/290-440		797,496	1,048	MULTI-FAMILY DWELLING	$864,600	MULTI-FAMILY DWELLING	$866,761	$2,161	0.25%	$0
D-020-046	358900 0460		INSIGNIA	SMITH SCOTT C	588 BELL ST	DMC 240/290-440		797,496	1,093	MULTI-FAMILY DWELLING	$901,725	MULTI-FAMILY DWELLING	$903,979	$2,254	0.25%	$0
D-020-047	358900 0470		INSIGNIA	NITIN AGRAWAL+NEETU	588 BELL ST	DMC 240/290-440		797,496	728	MULTI-FAMILY DWELLING	$600,600	MULTI-FAMILY DWELLING	$602,101	$1,501	0.25%	$0
D-020-048	358900 0480		INSIGNIA	CUSHNER KEITH JAMES	588 BELL ST	DMC 240/290-440		797,496	734	MULTI-FAMILY DWELLING	$605,550	MULTI-FAMILY DWELLING	$607,064	$1,514	0.25%	$0
D-020-049	358900 0490		INSIGNIA	SHARPE RICHARD TENNYSON+ING	588 BELL ST	DMC 240/290-440		797,496	881	MULTI-FAMILY DWELLING	$726,825	MULTI-FAMILY DWELLING	$728,642	$1,817	0.25%	$0
D-020-050	358900 0500		INSIGNIA	JACOBSON RAELYN	588 BELL ST	DMC 240/290-440		797,496	916	MULTI-FAMILY DWELLING	$755,700	MULTI-FAMILY DWELLING	$757,589	$1,889	0.25%	$0
D-020-051	358900 0510		INSIGNIA	MOON MIDGE+MOON YONG S	588 BELL ST	DMC 240/290-440		797,496	922	MULTI-FAMILY DWELLING	$760,650	MULTI-FAMILY DWELLING	$762,552	$1,902	0.25%	$0
D-020-052	358900 0520		INSIGNIA	CHEN I-AN	588 BELL ST	DMC 240/290-440		797,496	913	MULTI-FAMILY DWELLING	$753,225	MULTI-FAMILY DWELLING	$755,108	$1,883	0.25%	$0
D-020-053	358900 0530		INSIGNIA	DOUGLAS DUSTIN B	588 BELL ST	DMC 240/290-440		797,496	913	MULTI-FAMILY DWELLING	$753,225	MULTI-FAMILY DWELLING	$755,108	$1,883	0.25%	$0
D-020-054	358900 0540		INSIGNIA	DOUGHTEN JAY D+MASAKO KANAZ	588 BELL ST	DMC 240/290-440		797,496	914	MULTI-FAMILY DWELLING	$754,050	MULTI-FAMILY DWELLING	$755,935	$1,885	0.25%	$0
D-020-055	358900 0550		INSIGNIA	CANDELARIO FRANK R	588 BELL ST	DMC 240/290-440		797,496	864	MULTI-FAMILY DWELLING	$712,800	MULTI-FAMILY DWELLING	$714,582	$1,782	0.25%	$0
D-020-056	358900 0560		INSIGNIA	CHOU-LIN SU-CHING+CHOU I-HO	588 BELL ST	DMC 240/290-440		797,496	1,051	MULTI-FAMILY DWELLING	$867,075	MULTI-FAMILY DWELLING	$869,243	$2,168	0.25%	$0
D-020-057	358900 0570		INSIGNIA	BORAH PRANIP K	588 BELL ST	DMC 240/290-440		797,496	943	MULTI-FAMILY DWELLING	$777,975	MULTI-FAMILY DWELLING	$779,920	$1,945	0.25%	$0
D-020-058	358900 0580		INSIGNIA	KWOK HAU WING CALVIN	588 BELL ST	DMC 240/290-440		797,496	728	MULTI-FAMILY DWELLING	$600,600	MULTI-FAMILY DWELLING	$602,101	$1,501	0.25%	$0
D-020-059	358900 0590		INSIGNIA	FANG RAN	588 BELL ST	DMC 240/290-440		797,496	1,016	MULTI-FAMILY DWELLING	$838,200	MULTI-FAMILY DWELLING	$840,295	$2,095	0.25%	$0
D-020-060	358900 0600		INSIGNIA	588 BELL STREET EL2 LLC	588 BELL ST	DMC 240/290-440		797,496	969	MULTI-FAMILY DWELLING	$799,425	MULTI-FAMILY DWELLING	$801,424	$1,999	0.25%	$0
D-020-061	358900 0610		INSIGNIA	WANG MING-CHIANG+YU-TING CH	588 BELL ST	DMC 240/290-440		797,496	1,048	MULTI-FAMILY DWELLING	$864,600	MULTI-FAMILY DWELLING	$866,761	$2,161	0.25%	$0
D-020-062	358900 0620		INSIGNIA	BOUNDS BRENNEN B I& AS TRUS	588 BELL ST	DMC 240/290-440		797,496	1,093	MULTI-FAMILY DWELLING	$901,725	MULTI-FAMILY DWELLING	$903,979	$2,254	0.25%	$0
D-020-063	358900 0630		INSIGNIA	BANTLE MARTIN+KATHY	588 BELL ST	DMC 240/290-440		797,496	728	MULTI-FAMILY DWELLING	$600,600	MULTI-FAMILY DWELLING	$602,101	$1,501	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-064	358900 0640		INSIGNIA	WEI-ORMOND JOAN	588 BELL ST	DMC 240/290-440		797,496	734	MULTI-FAMILY DWELLING	$605,550	MULTI-FAMILY DWELLING	$607,064	$1,514	0.25%	$0
D-020-065	358900 0650		INSIGNIA	CHAN HO TING+LU YUNG-CHING	588 BELL ST	DMC 240/290-440		797,496	882	MULTI-FAMILY DWELLING	$727,650	MULTI-FAMILY DWELLING	$729,469	$1,819	0.25%	$0
D-020-066	358900 0660		INSIGNIA	CHACKO GEORGE+CAROLYN LEE E	588 BELL ST	DMC 240/290-440		797,496	916	MULTI-FAMILY DWELLING	$755,700	MULTI-FAMILY DWELLING	$757,589	$1,889	0.25%	$0
D-020-067	358900 0670		INSIGNIA	ACAB JASON	588 BELL ST	DMC 240/290-440		797,496	922	MULTI-FAMILY DWELLING	$760,650	MULTI-FAMILY DWELLING	$762,552	$1,902	0.25%	$0
D-020-068	358900 0680		INSIGNIA	SOOD DHRUV+SONAL GANDHI	588 BELL ST	DMC 240/290-440		797,496	879	MULTI-FAMILY DWELLING	$725,175	MULTI-FAMILY DWELLING	$726,988	$1,813	0.25%	$0
D-020-069	358900 0690		INSIGNIA	BARAK ANAT+EREZ N	588 BELL ST	DMC 240/290-440		797,496	880	MULTI-FAMILY DWELLING	$726,000	MULTI-FAMILY DWELLING	$727,815	$1,815	0.25%	$0
D-020-070	358900 0700		INSIGNIA	SUN DAVID	588 BELL ST	DMC 240/290-440		797,496	879	MULTI-FAMILY DWELLING	$725,175	MULTI-FAMILY DWELLING	$726,988	$1,813	0.25%	$0
D-020-071	358900 0710		INSIGNIA	JALIL SAQIB	588 BELL ST	DMC 240/290-440		797,496	819	MULTI-FAMILY DWELLING	$675,675	MULTI-FAMILY DWELLING	$677,364	$1,689	0.25%	$0
D-020-072	358900 0720		INSIGNIA	WANG BI-CHONG+JEAN C	588 BELL ST	DMC 240/290-440		797,496	916	MULTI-FAMILY DWELLING	$755,700	MULTI-FAMILY DWELLING	$757,589	$1,889	0.25%	$0
D-020-073	358900 0730		INSIGNIA	HSU BEN+AILEEN	588 BELL ST	DMC 240/290-440		797,496	936	MULTI-FAMILY DWELLING	$772,200	MULTI-FAMILY DWELLING	$774,130	$1,930	0.25%	$0
D-020-074	358900 0740		INSIGNIA	WANG DAVID	588 BELL ST	DMC 240/290-440		797,496	735	MULTI-FAMILY DWELLING	$606,375	MULTI-FAMILY DWELLING	$607,891	$1,516	0.25%	$0
D-020-075	358900 0750		INSIGNIA	TENG FREDRIC CHIEN HWA	588 BELL ST	DMC 240/290-440		797,496	1,018	MULTI-FAMILY DWELLING	$839,850	MULTI-FAMILY DWELLING	$841,950	$2,100	0.25%	$0
D-020-076	358900 0760		INSIGNIA	LDR REAL ESTATE INVESTMENT	588 BELL ST	DMC 240/290-440		797,496	985	MULTI-FAMILY DWELLING	$812,625	MULTI-FAMILY DWELLING	$814,657	$2,032	0.25%	$0
D-020-077	358900 0770		INSIGNIA	WU TONG-CHIN	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$762,300	MULTI-FAMILY DWELLING	$764,206	$1,906	0.25%	$0
D-020-078	358900 0780		INSIGNIA	SHERRON JASON+AUBREE HOOVER	588 BELL ST	DMC 240/290-440		797,496	1,023	MULTI-FAMILY DWELLING	$843,975	MULTI-FAMILY DWELLING	$846,085	$2,110	0.25%	$0
D-020-079	358900 0790		INSIGNIA	JOHANSEN AARON K	588 BELL ST	DMC 240/290-440		797,496	677	MULTI-FAMILY DWELLING	$558,525	MULTI-FAMILY DWELLING	$559,921	$1,396	0.25%	$0
D-020-080	358900 0800		INSIGNIA	CRUZ DENISE	588 BELL ST	DMC 240/290-440		797,496	680	MULTI-FAMILY DWELLING	$561,000	MULTI-FAMILY DWELLING	$562,402	$1,402	0.25%	$0
D-020-081	358900 0810		INSIGNIA	JO HIRONORI+PARK SJEJIN	588 BELL ST	DMC 240/290-440		797,496	891	MULTI-FAMILY DWELLING	$735,075	MULTI-FAMILY DWELLING	$736,913	$1,838	0.25%	$0
D-020-082	358900 0820		INSIGNIA	LOUIE SHUI LAN	588 BELL ST	DMC 240/290-440		797,496	916	MULTI-FAMILY DWELLING	$755,700	MULTI-FAMILY DWELLING	$757,589	$1,889	0.25%	$0
D-020-083	358900 0830		INSIGNIA	AMBRUS ANTHONY I	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$762,300	MULTI-FAMILY DWELLING	$764,206	$1,906	0.25%	$0
D-020-084	358900 0840		INSIGNIA	MESPLAY JACQUE L	588 BELL ST	DMC 240/290-440		797,496	759	MULTI-FAMILY DWELLING	$626,175	MULTI-FAMILY DWELLING	$627,740	$1,565	0.25%	$0
D-020-085	358900 0850		INSIGNIA	BROWN TOM FRANK+JOE D	588 BELL ST	DMC 240/290-440		797,496	752	MULTI-FAMILY DWELLING	$620,400	MULTI-FAMILY DWELLING	$621,951	$1,551	0.25%	$0
D-020-086	358900 0860		INSIGNIA	LI JING+LI WEI-CHONG	588 BELL ST	DMC 240/290-440		797,496	819	MULTI-FAMILY DWELLING	$675,675	MULTI-FAMILY DWELLING	$677,364	$1,689	0.25%	$0
D-020-087	358900 0870		INSIGNIA	SUN JIE	588 BELL ST	DMC 240/290-440		797,496	926	MULTI-FAMILY DWELLING	$763,950	MULTI-FAMILY DWELLING	$765,860	$1,910	0.25%	$0
D-020-088	358900 0880		INSIGNIA	CHANG RAU C+REBECCA R	588 BELL ST	DMC 240/290-440		797,496	942	MULTI-FAMILY DWELLING	$777,150	MULTI-FAMILY DWELLING	$779,093	$1,943	0.25%	$0
D-020-089	358900 0890		INSIGNIA	JO YOSHIKAZU	588 BELL ST	DMC 240/290-440		797,496	729	MULTI-FAMILY DWELLING	$601,425	MULTI-FAMILY DWELLING	$602,929	$1,504	0.25%	$0
D-020-090	358900 0900		INSIGNIA	CHAWLA PAWAN+NEENA	588 BELL ST	DMC 240/290-440		797,496	1,018	MULTI-FAMILY DWELLING	$839,850	MULTI-FAMILY DWELLING	$841,950	$2,100	0.25%	$0
D-020-091	358900 0910		INSIGNIA	GILDERMAN ILIA+ELENA	588 BELL ST	DMC 240/290-440		797,496	984	MULTI-FAMILY DWELLING	$811,800	MULTI-FAMILY DWELLING	$813,829	$2,029	0.25%	$0
D-020-092	358900 0920		INSIGNIA	BWB PROPERTIES TWO LLC	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$762,300	MULTI-FAMILY DWELLING	$764,206	$1,906	0.25%	$0
D-020-093	358900 0930		INSIGNIA	YEUNG JOHN	588 BELL ST	DMC 240/290-440		797,496	1,023	MULTI-FAMILY DWELLING	$843,975	MULTI-FAMILY DWELLING	$846,085	$2,110	0.25%	$0
D-020-094	358900 0940		INSIGNIA	OLSON ALFRED M	588 BELL ST	DMC 240/290-440		797,496	674	MULTI-FAMILY DWELLING	$556,050	MULTI-FAMILY DWELLING	$557,440	$1,390	0.25%	$0
D-020-095	358900 0950		INSIGNIA	KIM YI SOO ROBERT	588 BELL ST	DMC 240/290-440		797,496	1,058	MULTI-FAMILY DWELLING	$872,850	MULTI-FAMILY DWELLING	$875,032	$2,182	0.25%	$0
D-020-096	358900 0960		INSIGNIA	HILL RYAN+BARBARA J -TTEES	588 BELL ST	DMC 240/290-440		797,496	1,475	MULTI-FAMILY DWELLING	$1,216,875	MULTI-FAMILY DWELLING	$1,219,917	$3,042	0.25%	$0
D-020-097	358900 0970		INSIGNIA	MARGOLIS AMY B	588 BELL ST	DMC 240/290-440		797,496	1,077	MULTI-FAMILY DWELLING	$888,525	MULTI-FAMILY DWELLING	$890,746	$2,221	0.25%	$0
D-020-098	358900 0980		INSIGNIA	ZUBOVA MARIA	588 BELL ST	DMC 240/290-440		797,496	1,141	MULTI-FAMILY DWELLING	$941,325	MULTI-FAMILY DWELLING	$943,678	$2,353	0.25%	$0
D-020-099	358900 0990		INSIGNIA	CHEE JUDY LI	588 BELL ST	DMC 240/290-440		797,496	763	MULTI-FAMILY DWELLING	$629,475	MULTI-FAMILY DWELLING	$631,049	$1,574	0.25%	$0
D-020-100	358900 1000		INSIGNIA	LI MICHAEL STEVEN	588 BELL ST	DMC 240/290-440		797,496	755	MULTI-FAMILY DWELLING	$622,875	MULTI-FAMILY DWELLING	$624,432	$1,557	0.25%	$0
D-020-101	358900 1010		INSIGNIA	RIDDELL DONALD H+CAROL M JE	588 BELL ST	DMC 240/290-440		797,496	819	MULTI-FAMILY DWELLING	$675,675	MULTI-FAMILY DWELLING	$677,364	$1,689	0.25%	$0
D-020-102	358900 1020		INSIGNIA	HEWITSON KATHRYN	588 BELL ST	DMC 240/290-440		797,496	926	MULTI-FAMILY DWELLING	$763,950	MULTI-FAMILY DWELLING	$765,860	$1,910	0.25%	$0
D-020-103	358900 1030		INSIGNIA	YAO QI	588 BELL ST	DMC 240/290-440		797,496	942	MULTI-FAMILY DWELLING	$777,150	MULTI-FAMILY DWELLING	$779,093	$1,943	0.25%	$0
D-020-104	358900 1040		INSIGNIA	YIN RICHARD MINJE	588 BELL ST	DMC 240/290-440		797,496	729	MULTI-FAMILY DWELLING	$601,425	MULTI-FAMILY DWELLING	$602,929	$1,504	0.25%	$0
D-020-105	358900 1050		INSIGNIA	CHEN FANG CHUN	588 BELL ST	DMC 240/290-440		797,496	1,018	MULTI-FAMILY DWELLING	$839,850	MULTI-FAMILY DWELLING	$841,950	$2,100	0.25%	$0
D-020-106	358900 1060		INSIGNIA	FAN JEFFREY+JAISHUN LU	588 BELL ST	DMC 240/290-440		797,496	984	MULTI-FAMILY DWELLING	$811,800	MULTI-FAMILY DWELLING	$813,829	$2,029	0.25%	$0
D-020-107	358900 1070		INSIGNIA	SHARMA VAIBHAV	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$762,300	MULTI-FAMILY DWELLING	$764,206	$1,906	0.25%	$0
D-020-108	358900 1080		INSIGNIA	OH CANDIS JUNE-PR	588 BELL ST	DMC 240/290-440		797,496	1,023	MULTI-FAMILY DWELLING	$843,975	MULTI-FAMILY DWELLING	$846,085	$2,110	0.25%	$0
D-020-109	358900 1090		INSIGNIA	ZHANG HAONAN	588 BELL ST	DMC 240/290-440		797,496	674	MULTI-FAMILY DWELLING	$556,050	MULTI-FAMILY DWELLING	$557,440	$1,390	0.25%	$0
D-020-110	358900 1100		INSIGNIA	LEE SHIN S+SHUMIN	588 BELL ST	DMC 240/290-440		797,496	1,058	MULTI-FAMILY DWELLING	$872,850	MULTI-FAMILY DWELLING	$875,032	$2,182	0.25%	$0
D-020-111	358900 1110		INSIGNIA	SHIVAKUMAR ASHWIN B+SHEETAL	588 BELL ST	DMC 240/290-440		797,496	1,486	MULTI-FAMILY DWELLING	$1,225,950	MULTI-FAMILY DWELLING	$1,229,015	$3,065	0.25%	$0
D-020-112	358900 1120		INSIGNIA	RIVAS DEBRA D+ERNEST L	588 BELL ST	DMC 240/290-440		797,496	1,074	MULTI-FAMILY DWELLING	$886,050	MULTI-FAMILY DWELLING	$888,265	$2,215	0.25%	$0
D-020-113	358900 1130		INSIGNIA	HENNING KEVIN S+WENDY M	588 BELL ST	DMC 240/290-440		797,496	1,141	MULTI-FAMILY DWELLING	$941,325	MULTI-FAMILY DWELLING	$943,678	$2,353	0.25%	$0
D-020-114	358900 1140		INSIGNIA	SUTANTO HERRY+MARY INDRIANI	588 BELL ST	DMC 240/290-440		797,496	935	MULTI-FAMILY DWELLING	$771,375	MULTI-FAMILY DWELLING	$773,303	$1,928	0.25%	$0
D-020-115	358900 1150		INSIGNIA	BINGHAM SCOTT L+LAURI A	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$919,875	MULTI-FAMILY DWELLING	$922,175	$2,300	0.25%	$0
D-020-116	358900 1160		INSIGNIA	ZHANG XI YING+SUQUN LIU+CHE	588 BELL ST	DMC 240/290-440		797,496	1,065	MULTI-FAMILY DWELLING	$878,625	MULTI-FAMILY DWELLING	$880,822	$2,197	0.25%	$0
D-020-117	358900 1170		INSIGNIA	UDALL WILLIAM E+KRISTINA C	588 BELL ST	DMC 240/290-440		797,496	733	MULTI-FAMILY DWELLING	$604,725	MULTI-FAMILY DWELLING	$606,237	$1,512	0.25%	$0
D-020-118	358900 1180		INSIGNIA	LI HAOYU	588 BELL ST	DMC 240/290-440		797,496	678	MULTI-FAMILY DWELLING	$559,350	MULTI-FAMILY DWELLING	$560,748	$1,398	0.25%	$0
D-020-119	358900 1190		INSIGNIA	KIM STEVE Y -TTEE	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$979,200	MULTI-FAMILY DWELLING	$981,648	$2,448	0.25%	$0
D-020-120	358900 1200		INSIGNIA	DODSON THAO N -TTEE	588 BELL ST	DMC 240/290-440		797,496	1,398	MULTI-FAMILY DWELLING	$1,188,300	MULTI-FAMILY DWELLING	$1,191,271	$2,971	0.25%	$0
D-020-121	358900 1210		INSIGNIA	KIMCHI MEYRAV+GUR	588 BELL ST	DMC 240/290-440		797,496	922	MULTI-FAMILY DWELLING	$760,650	MULTI-FAMILY DWELLING	$762,552	$1,902	0.25%	$0
D-020-122	358900 1220		INSIGNIA	CHAN HO TING ESTHER+LU YUNG	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$789,650	MULTI-FAMILY DWELLING	$791,624	$1,974	0.25%	$0
D-020-123	358900 1230		INSIGNIA	KOLWITZ ANN M+CHRISTINE ELI	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$947,750	MULTI-FAMILY DWELLING	$950,119	$2,369	0.25%	$0
D-020-124	358900 1240		INSIGNIA	BO LI+BIN HU	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$902,700	MULTI-FAMILY DWELLING	$904,957	$2,257	0.25%	$0
D-020-125	358900 1250		INSIGNIA	CHUNG GYU HWA+YUN JU HAE	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$621,350	MULTI-FAMILY DWELLING	$622,903	$1,553	0.25%	$0
D-020-126	358900 1260		INSIGNIA	GEE ISABELLA Y+ DENNIS H	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$589,050	MULTI-FAMILY DWELLING	$590,523	$1,473	0.25%	$0
D-020-127	358900 1270		INSIGNIA	BRUTTI MATIAS+DAMONTE VICTO	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,008,000	MULTI-FAMILY DWELLING	$1,010,520	$2,520	0.25%	$0
D-020-128	358900 1280		INSIGNIA	PGA LEGACY LLC	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,218,000	MULTI-FAMILY DWELLING	$1,221,045	$3,045	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-129	358900 1290		INSIGNIA	WPI R/E SERVICE LLC	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$784,550	MULTI-FAMILY DWELLING	$786,511	$1,961	0.25%	$0
D-020-130	358900 1300		INSIGNIA	KEPPER WILLIAM J	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$789,650	MULTI-FAMILY DWELLING	$791,624	$1,974	0.25%	$0
D-020-131	358900 1310		INSIGNIA	CABALLERO LUIS+LAURA ESPIN	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$947,750	MULTI-FAMILY DWELLING	$950,119	$2,369	0.25%	$0
D-020-132	358900 1320		INSIGNIA	YIN LINDSAY+SEAN LI	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$902,700	MULTI-FAMILY DWELLING	$904,957	$2,257	0.25%	$0
D-020-133	358900 1330		INSIGNIA	LAI SIYU	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$621,350	MULTI-FAMILY DWELLING	$622,903	$1,553	0.25%	$0
D-020-134	358900 1340		INSIGNIA	ZHANG HONG+YUAN HAO	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$589,050	MULTI-FAMILY DWELLING	$590,523	$1,473	0.25%	$0
D-020-135	358900 1350		INSIGNIA	MANEKIA FAIZ	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,008,000	MULTI-FAMILY DWELLING	$1,010,520	$2,520	0.25%	$0
D-020-136	358900 1360		INSIGNIA	ROBINSON JESSICA	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,218,000	MULTI-FAMILY DWELLING	$1,221,045	$3,045	0.25%	$0
D-020-137	358900 1370		INSIGNIA	SOHN MICHELLE E+FRIESTAD SH	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$784,550	MULTI-FAMILY DWELLING	$786,511	$1,961	0.25%	$0
D-020-138	358900 1380		INSIGNIA	KIM DUK YOUNG+YEO MEE	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$789,650	MULTI-FAMILY DWELLING	$791,624	$1,974	0.25%	$0
D-020-139	358900 1390		INSIGNIA	LASZLO REBECCA+INTRILIGATOR	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$947,750	MULTI-FAMILY DWELLING	$950,119	$2,369	0.25%	$0
D-020-140	358900 1400		INSIGNIA	KANSAL NITIN+AGARWAL ARTI	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$902,700	MULTI-FAMILY DWELLING	$904,957	$2,257	0.25%	$0
D-020-141	358900 1410		INSIGNIA	LEW FOON WEI+LEE JENNIFER	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$621,350	MULTI-FAMILY DWELLING	$622,903	$1,553	0.25%	$0
D-020-142	358900 1420		INSIGNIA	REDDY PRAVEEN K	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$589,050	MULTI-FAMILY DWELLING	$590,523	$1,473	0.25%	$0
D-020-143	358900 1430		INSIGNIA	ABULIKEMU MAIMAITMING	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,008,000	MULTI-FAMILY DWELLING	$1,010,520	$2,520	0.25%	$0
D-020-144	358900 1440		INSIGNIA	STORIE MICHAEL L	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,218,000	MULTI-FAMILY DWELLING	$1,221,045	$3,045	0.25%	$0
D-020-145	358900 1450		INSIGNIA	FRIEDMAN SIMON+MICHAEL S+BR	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$784,550	MULTI-FAMILY DWELLING	$786,511	$1,961	0.25%	$0
D-020-146	358900 1460		INSIGNIA	YAO SHENGJIE+JIAN SUN	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$789,650	MULTI-FAMILY DWELLING	$791,624	$1,974	0.25%	$0
D-020-147	358900 1470		INSIGNIA	BLUM BRYCE CLIFFORD+HOLTER	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$947,750	MULTI-FAMILY DWELLING	$950,119	$2,369	0.25%	$0
D-020-148	358900 1480		INSIGNIA	SHAH ASHISH+BARARAGAN PAOLA	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$902,700	MULTI-FAMILY DWELLING	$904,957	$2,257	0.25%	$0
D-020-149	358900 1490		INSIGNIA	ELY ELISABETH TAYLOR -TRUST	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$621,350	MULTI-FAMILY DWELLING	$622,903	$1,553	0.25%	$0
D-020-150	358900 1500		INSIGNIA	NING YUE+MINGFEI YAN	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$589,050	MULTI-FAMILY DWELLING	$590,523	$1,473	0.25%	$0
D-020-151	358900 1510		INSIGNIA	JIAO JIE+SONG KE	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,008,000	MULTI-FAMILY DWELLING	$1,010,520	$2,520	0.25%	$0
D-020-152	358900 1520		INSIGNIA	YANG JUN	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,218,000	MULTI-FAMILY DWELLING	$1,221,045	$3,045	0.25%	$0
D-020-153	358900 1530		INSIGNIA	SUN SHI+QIAN WANG	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$784,550	MULTI-FAMILY DWELLING	$786,511	$1,961	0.25%	$0
D-020-154	358900 1540		INSIGNIA	PALLIKILA LAKSHMI N+SUDHA R	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$789,650	MULTI-FAMILY DWELLING	$791,624	$1,974	0.25%	$0
D-020-155	358900 1550		INSIGNIA	DEAMER WILLIAM	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$947,750	MULTI-FAMILY DWELLING	$950,119	$2,369	0.25%	$0
D-020-156	358900 1560		INSIGNIA	NORTHROP THOMAS MNORTHROP T	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$902,700	MULTI-FAMILY DWELLING	$904,957	$2,257	0.25%	$0
D-020-157	358900 1570		INSIGNIA	PHELPS JOSEPH T	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$621,350	MULTI-FAMILY DWELLING	$622,903	$1,553	0.25%	$0
D-020-158	358900 1580		INSIGNIA	SARKAR ANTARA	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$589,050	MULTI-FAMILY DWELLING	$590,523	$1,473	0.25%	$0
D-020-159	358900 1590		INSIGNIA	POSSEHN DANIEL R	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,008,000	MULTI-FAMILY DWELLING	$1,010,520	$2,520	0.25%	$0
D-020-160	358900 1600		INSIGNIA	GILMORE WILLIAM M+MEGAN R A	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,218,000	MULTI-FAMILY DWELLING	$1,221,045	$3,045	0.25%	$0
D-020-161	358900 1610		INSIGNIA	CHEN TOM+STEPHANIE LIN	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$784,550	MULTI-FAMILY DWELLING	$786,511	$1,961	0.25%	$0
D-020-162	358900 1620		INSIGNIA	KONG YUAN+XUE-NING LI	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$789,650	MULTI-FAMILY DWELLING	$791,624	$1,974	0.25%	$0
D-020-163	358900 1630		INSIGNIA	FAN JIAN	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$947,750	MULTI-FAMILY DWELLING	$950,119	$2,369	0.25%	$0
D-020-164	358900 1640		INSIGNIA	NGUYEN VICKIE	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$902,700	MULTI-FAMILY DWELLING	$904,957	$2,257	0.25%	$0
D-020-165	358900 1650		INSIGNIA	PARULEKAR SUBODH+SONALI	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$621,350	MULTI-FAMILY DWELLING	$622,903	$1,553	0.25%	$0
D-020-166	358900 1660		INSIGNIA	MARCOS ADOLFO M+RUTH P	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$589,050	MULTI-FAMILY DWELLING	$590,523	$1,473	0.25%	$0
D-020-167	358900 1670		INSIGNIA	WALSH MICHAEL F+GERALYN M	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,036,800	MULTI-FAMILY DWELLING	$1,039,392	$2,592	0.25%	$0
D-020-168	358900 1680		INSIGNIA	RECKA CAROLE TOMKO	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,252,800	MULTI-FAMILY DWELLING	$1,255,932	$3,132	0.25%	$0
D-020-169	358900 1690		INSIGNIA	LARHS ANDREEA	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$807,625	MULTI-FAMILY DWELLING	$809,644	$2,019	0.25%	$0
D-020-170	358900 1700		INSIGNIA	KEARNEY PAUL+SHARON REAC	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$789,650	MULTI-FAMILY DWELLING	$791,624	$1,974	0.25%	$0
D-020-171	358900 1710		INSIGNIA	ARZENE HOLDINGS	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$947,750	MULTI-FAMILY DWELLING	$950,119	$2,369	0.25%	$0
D-020-172	358900 1720		INSIGNIA	LEUNG HOK PENG+SHARON HUI L	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$902,700	MULTI-FAMILY DWELLING	$904,957	$2,257	0.25%	$0
D-020-173	358900 1730		INSIGNIA	CHOU JACKSON CHI CHENG	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$621,350	MULTI-FAMILY DWELLING	$622,903	$1,553	0.25%	$0
D-020-174	358900 1740		INSIGNIA	BO LI+BIN HU	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-175	358900 1750		INSIGNIA	RALPHS DOUGLAS C+KORDEL SUS	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,036,800	MULTI-FAMILY DWELLING	$1,039,392	$2,592	0.25%	$0
D-020-176	358900 1760		INSIGNIA	MCKEE JOHN H+TERESA K	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,218,000	MULTI-FAMILY DWELLING	$1,221,045	$3,045	0.25%	$0
D-020-177	358900 1770		INSIGNIA	BECKER WARD R	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$784,550	MULTI-FAMILY DWELLING	$786,511	$1,961	0.25%	$0
D-020-178	358900 1780		INSIGNIA	KONOWALCHICK STEVE + LEAH	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$789,650	MULTI-FAMILY DWELLING	$791,624	$1,974	0.25%	$0
D-020-179	358900 1790		INSIGNIA	ZHOU WANCHENG	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$947,750	MULTI-FAMILY DWELLING	$950,119	$2,369	0.25%	$0
D-020-180	358900 1800		INSIGNIA	RAZORE DANIEL +MARY R MARON	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$902,700	MULTI-FAMILY DWELLING	$904,957	$2,257	0.25%	$0
D-020-181	358900 1810		INSIGNIA	YEH CHIEN-HSIUNG+LESLIE MEI	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$621,350	MULTI-FAMILY DWELLING	$622,903	$1,553	0.25%	$0
D-020-182	358900 1820		INSIGNIA	STARR MICHAEL	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$589,050	MULTI-FAMILY DWELLING	$590,523	$1,473	0.25%	$0
D-020-183	358900 1830		INSIGNIA	KRAFT KURT+COLLEEN	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,036,800	MULTI-FAMILY DWELLING	$1,039,392	$2,592	0.25%	$0
D-020-184	358900 1840		INSIGNIA	BAE JOUNGHAK+CHI HEE	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,252,800	MULTI-FAMILY DWELLING	$1,255,932	$3,132	0.25%	$0
D-020-185	358900 1850		INSIGNIA	WARNICK MARK S	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$807,625	MULTI-FAMILY DWELLING	$809,644	$2,019	0.25%	$0
D-020-186	358900 1860		INSIGNIA	LO CHIH CHI	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$836,100	MULTI-FAMILY DWELLING	$838,190	$2,090	0.25%	$0
D-020-187	358900 1870		INSIGNIA	DEZEN NICOLE	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,003,500	MULTI-FAMILY DWELLING	$1,006,009	$2,509	0.25%	$0
D-020-188	358900 1880		INSIGNIA	CHARBONNEAU DANIEL R	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$955,800	MULTI-FAMILY DWELLING	$958,189	$2,389	0.25%	$0
D-020-189	358900 1890		INSIGNIA	SRIDHAR SRIKRISHNA	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$657,900	MULTI-FAMILY DWELLING	$659,545	$1,645	0.25%	$0
D-020-190	358900 1900		INSIGNIA	WANG WEI MING	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-191	358900 1910		INSIGNIA	NING YUE+MINGFEI YAN	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,324,800	MULTI-FAMILY DWELLING	$1,328,112	$3,312	0.25%	$0
D-020-192	358900 1920		INSIGNIA	SCANLAN MELISSA A+BANK KEVI	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,600,800	MULTI-FAMILY DWELLING	$1,604,802	$4,002	0.25%	$0
D-020-193	358900 1930		INSIGNIA	WANG STEPHANIE	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$853,775	MULTI-FAMILY DWELLING	$855,909	$2,134	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-194	358900 1940		INSIGNIA	YANG AIXUAN+ZHU QIAOYU	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$836,100	MULTI-FAMILY DWELLING	$838,190	$2,090	0.25%	$0
D-020-195	358900 1950		INSIGNIA	URNER ELIZABETH LADD	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,003,500	MULTI-FAMILY DWELLING	$1,006,009	$2,509	0.25%	$0
D-020-196	358900 1960		INSIGNIA	WANG XIAO+LISA SUK FLORES	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$955,800	MULTI-FAMILY DWELLING	$958,189	$2,389	0.25%	$0
D-020-197	358900 1970		INSIGNIA	KUSUMA NALDITYA	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$657,900	MULTI-FAMILY DWELLING	$659,545	$1,645	0.25%	$0
D-020-198	358900 1980		INSIGNIA	YOUNG MEI	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-199	358900 1990		INSIGNIA	FU CHENGYAN	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,324,800	MULTI-FAMILY DWELLING	$1,328,112	$3,312	0.25%	$0
D-020-200	358900 2000		INSIGNIA	SEYMOURE EVERETT J	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,600,800	MULTI-FAMILY DWELLING	$1,604,802	$4,002	0.25%	$0
D-020-201	358900 2010		INSIGNIA	SU KEVIN S	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$853,775	MULTI-FAMILY DWELLING	$855,909	$2,134	0.25%	$0
D-020-202	358900 2020		INSIGNIA	YEUNG WING-HIN JONATHAN	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$836,100	MULTI-FAMILY DWELLING	$838,190	$2,090	0.25%	$0
D-020-203	358900 2030		INSIGNIA	NASH ROBERT W+AMY	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,003,500	MULTI-FAMILY DWELLING	$1,006,009	$2,509	0.25%	$0
D-020-204	358900 2040		INSIGNIA	RUEHLE WILLIAM+JULIE	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$955,800	MULTI-FAMILY DWELLING	$958,189	$2,389	0.25%	$0
D-020-205	358900 2050		INSIGNIA	HUI FONG	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$657,900	MULTI-FAMILY DWELLING	$659,545	$1,645	0.25%	$0
D-020-206	358900 2060		INSIGNIA	KIM YEONHEE+LEE MINYOUNG	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-207	358900 2070		INSIGNIA	WANG KAI	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,324,800	MULTI-FAMILY DWELLING	$1,328,112	$3,312	0.25%	$0
D-020-208	358900 2080		INSIGNIA	REPANICH ANTHONY D+JULIE M	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,600,800	MULTI-FAMILY DWELLING	$1,604,802	$4,002	0.25%	$0
D-020-209	358900 2090		INSIGNIA	RUTER SHANE	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$853,775	MULTI-FAMILY DWELLING	$855,909	$2,134	0.25%	$0
D-020-210	358900 2100		INSIGNIA	YAACOVI YORAM+GALI	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$836,100	MULTI-FAMILY DWELLING	$838,190	$2,090	0.25%	$0
D-020-211	358900 2110		INSIGNIA	CARROUGHER JOHN G+GRETCHEN	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,003,500	MULTI-FAMILY DWELLING	$1,006,009	$2,509	0.25%	$0
D-020-212	358900 2120		INSIGNIA	WPI REAL ESTATE SERVICE CO	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$955,800	MULTI-FAMILY DWELLING	$958,189	$2,389	0.25%	$0
D-020-213	358900 2130		INSIGNIA	KHOKHANI MEGHAL	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$657,900	MULTI-FAMILY DWELLING	$659,545	$1,645	0.25%	$0
D-020-214	358900 2140		INSIGNIA	HILDEBRANDT JIM+LU SU PING	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-215	358900 2150		INSIGNIA	LEE JUSTIN HYODONG+FAITH K	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,324,800	MULTI-FAMILY DWELLING	$1,328,112	$3,312	0.25%	$0
D-020-216	358900 2160		INSIGNIA	CUMMISKEY COLEY MICHAEL	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,600,800	MULTI-FAMILY DWELLING	$1,604,802	$4,002	0.25%	$0
D-020-217	358900 2170		INSIGNIA	GRANT DESIREE -TTEE	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$853,775	MULTI-FAMILY DWELLING	$855,909	$2,134	0.25%	$0
D-020-218	358900 2180		INSIGNIA	WU YUXIN	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$836,100	MULTI-FAMILY DWELLING	$838,190	$2,090	0.25%	$0
D-020-219	358900 2190		INSIGNIA	MADSEN DANE H+LANE KATRINA	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,003,500	MULTI-FAMILY DWELLING	$1,006,009	$2,509	0.25%	$0
D-020-220	358900 2200		INSIGNIA	SLATTERY PADRAIC+MARINDA J	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$955,800	MULTI-FAMILY DWELLING	$958,189	$2,389	0.25%	$0
D-020-221	358900 2210		INSIGNIA	GAO KAI & LIU SHUJA	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$657,900	MULTI-FAMILY DWELLING	$659,545	$1,645	0.25%	$0
D-020-222	358900 2220		INSIGNIA	GUMASTE KEDAR	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-223	358900 2230		INSIGNIA	CHEN JIM H	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,324,800	MULTI-FAMILY DWELLING	$1,328,112	$3,312	0.25%	$0
D-020-224	358900 2240		INSIGNIA	WYSE BEVERLY M+STEPHEN L	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,600,800	MULTI-FAMILY DWELLING	$1,604,802	$4,002	0.25%	$0
D-020-225	358900 2250		INSIGNIA	SHAN FENG	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$853,775	MULTI-FAMILY DWELLING	$855,909	$2,134	0.25%	$0
D-020-226	358900 2260		INSIGNIA	YEUNG MELISSA AU	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$836,100	MULTI-FAMILY DWELLING	$838,190	$2,090	0.25%	$0
D-020-227	358900 2270		INSIGNIA	ALSUNAIDAR MOHAMMED ABDULLA	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,003,500	MULTI-FAMILY DWELLING	$1,006,009	$2,509	0.25%	$0
D-020-228	358900 2280		INSIGNIA	BURNETT SARA J	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$955,800	MULTI-FAMILY DWELLING	$958,189	$2,389	0.25%	$0
D-020-229	358900 2290		INSIGNIA	RAICEVICH JOSEPH	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$657,900	MULTI-FAMILY DWELLING	$659,545	$1,645	0.25%	$0
D-020-230	358900 2300		INSIGNIA	LEVINE CHARLES H+JACKLYN R	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-231	358900 2310		INSIGNIA	AFSHAR MOHAMAD	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,324,800	MULTI-FAMILY DWELLING	$1,328,112	$3,312	0.25%	$0
D-020-232	358900 2320		INSIGNIA	KNIGHT KENNETH D+DAPHNE E	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,600,800	MULTI-FAMILY DWELLING	$1,604,802	$4,002	0.25%	$0
D-020-233	358900 2330		INSIGNIA	KUBASIK CHRISTOPHER+JANE	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$853,775	MULTI-FAMILY DWELLING	$855,909	$2,134	0.25%	$0
D-020-234	358900 2340		INSIGNIA	ISAACS STEPHANIE L	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$836,100	MULTI-FAMILY DWELLING	$838,190	$2,090	0.25%	$0
D-020-235	358900 2350		INSIGNIA	STEVENSON SCOTT+MELINDA	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,003,500	MULTI-FAMILY DWELLING	$1,006,009	$2,509	0.25%	$0
D-020-236	358900 2360		INSIGNIA	ROSE GOLD LLC	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$955,800	MULTI-FAMILY DWELLING	$958,189	$2,389	0.25%	$0
D-020-237	358900 2370		INSIGNIA	BABUSIS BENIS P	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$657,900	MULTI-FAMILY DWELLING	$659,545	$1,645	0.25%	$0
D-020-238	358900 2380		INSIGNIA	ISERNIO FRANK+MARGARET	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-239	358900 2390		INSIGNIA	RICE STEVEN J+STEELE GARY L	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,324,800	MULTI-FAMILY DWELLING	$1,328,112	$3,312	0.25%	$0
D-020-240	358900 2400		INSIGNIA	WONG MICHELE+DEREK	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,600,800	MULTI-FAMILY DWELLING	$1,604,802	$4,002	0.25%	$0
D-020-241	358900 2410		INSIGNIA	GILBERT GREGORY	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$853,775	MULTI-FAMILY DWELLING	$855,909	$2,134	0.25%	$0
D-020-242	358900 2420		INSIGNIA	SATYANARAYANA SRIKANTH	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$836,100	MULTI-FAMILY DWELLING	$838,190	$2,090	0.25%	$0
D-020-243	358900 2430		INSIGNIA	GELLOCK SCOTT JEFF+ANANDA M	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,003,500	MULTI-FAMILY DWELLING	$1,006,009	$2,509	0.25%	$0
D-020-244	358900 2440		INSIGNIA	YU JEFFREY+TENG SZEWEI	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$955,800	MULTI-FAMILY DWELLING	$958,189	$2,389	0.25%	$0
D-020-245	358900 2450		INSIGNIA	GOH YONG-HUI & YONG QING	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$657,900	MULTI-FAMILY DWELLING	$659,545	$1,645	0.25%	$0
D-020-246	358900 2460		INSIGNIA	DONG XINJIE	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-247	358900 2470		INSIGNIA	SUDHAKUMARI ASHI R+PANICKER	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,324,800	MULTI-FAMILY DWELLING	$1,328,112	$3,312	0.25%	$0
D-020-248	358900 2480		INSIGNIA	CHANG MICHAEL N+CHE TESSIE	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,600,800	MULTI-FAMILY DWELLING	$1,604,802	$4,002	0.25%	$0
D-020-249	358900 2490		INSIGNIA	LI QINGNI	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$853,775	MULTI-FAMILY DWELLING	$855,909	$2,134	0.25%	$0
D-020-250	358900 2500		INSIGNIA	TANGO LLC	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$882,550	MULTI-FAMILY DWELLING	$884,756	$2,206	0.25%	$0
D-020-251	358900 2510		INSIGNIA	JOHNSON TARA BETH	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,059,250	MULTI-FAMILY DWELLING	$1,061,898	$2,648	0.25%	$0
D-020-252	358900 2520		INSIGNIA	ROUHOL-AMIN SAID+SAGHAR SIA	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$1,008,900	MULTI-FAMILY DWELLING	$1,011,422	$2,522	0.25%	$0
D-020-253	358900 2530		INSIGNIA	MARK NATALIE	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$694,450	MULTI-FAMILY DWELLING	$696,186	$1,736	0.25%	$0
D-020-254	358900 2540		INSIGNIA	ROSENTHAL LIBBY+DAVID A	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$658,350	MULTI-FAMILY DWELLING	$659,996	$1,646	0.25%	$0
D-020-255	358900 2550		INSIGNIA	KUHNS JEFFREY+KRISTEN	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,382,400	MULTI-FAMILY DWELLING	$1,385,856	$3,456	0.25%	$0
D-020-256	358900 2560		INSIGNIA	NG JESSICA CHI-YAN	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,670,400	MULTI-FAMILY DWELLING	$1,674,576	$4,176	0.25%	$0
D-020-257	358900 2570		INSIGNIA	MARTIN GREGORY+CAROLYN	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$899,925	MULTI-FAMILY DWELLING	$902,175	$2,250	0.25%	$0
D-020-258	358900 2580		INSIGNIA	SHEA MARK	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$882,550	MULTI-FAMILY DWELLING	$884,756	$2,206	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-259	358900 2590		INSIGNIA	GELLOCK SCOTT JEFF+ANANDA M	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,059,250	MULTI-FAMILY DWELLING	$1,061,898	$2,648	0.25%	$0
D-020-260	358900 2600		INSIGNIA	KIM YOUNG-SIK	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$1,008,900	MULTI-FAMILY DWELLING	$1,011,422	$2,522	0.25%	$0
D-020-261	358900 2610		INSIGNIA	KEMBER BRUCE+BROOKE	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$694,450	MULTI-FAMILY DWELLING	$696,186	$1,736	0.25%	$0
D-020-262	358900 2620		INSIGNIA	WU MIKE TSUNG-WEI+WU LISA H	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$658,350	MULTI-FAMILY DWELLING	$659,996	$1,646	0.25%	$0
D-020-263	358900 2630		INSIGNIA	EBENS ALLEN	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,382,400	MULTI-FAMILY DWELLING	$1,385,856	$3,456	0.25%	$0
D-020-264	358900 2640		INSIGNIA	INSIGNA 2707 LLC	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,670,400	MULTI-FAMILY DWELLING	$1,674,576	$4,176	0.25%	$0
D-020-265	358900 2650		INSIGNIA	PEDERSON JAMES G	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$899,925	MULTI-FAMILY DWELLING	$902,175	$2,250	0.25%	$0
D-020-266	358900 2660		INSIGNIA	CALLAU CARLOS VARA+GIL PATR	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$906,750	MULTI-FAMILY DWELLING	$909,017	$2,267	0.25%	$0
D-020-267	358900 2670		INSIGNIA	GUTMANS ANDHFAT (TRUSTEES	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,059,250	MULTI-FAMILY DWELLING	$1,061,898	$2,648	0.25%	$0
D-020-268	358900 2680		INSIGNIA	LAKE CELINDA	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,292,950	MULTI-FAMILY DWELLING	$1,296,182	$3,232	0.25%	$0
D-020-269	358900 2690		INSIGNIA	LOW YUCHENG	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,096,300	MULTI-FAMILY DWELLING	$1,099,041	$2,741	0.25%	$0
D-020-270	358900 2700		INSIGNIA	TRACEY MARTIN+TRACEY MARIA	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,443,750	MULTI-FAMILY DWELLING	$1,447,359	$3,609	0.25%	$0
D-020-271	358900 2710		INSIGNIA	CHANG MICHAEL N	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-272	358900 2720		INSIGNIA	GRAUNKE MICHELLE L+STEVEN D	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$899,925	MULTI-FAMILY DWELLING	$902,175	$2,250	0.25%	$0
D-020-273	358900 2730		INSIGNIA	PACIFIC COAST PARTNERS LLC	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$930,000	MULTI-FAMILY DWELLING	$932,325	$2,325	0.25%	$0
D-020-274	358900 2740		INSIGNIA	COHEN GORDON A+PATRICIA M+N	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,087,125	MULTI-FAMILY DWELLING	$1,089,843	$2,718	0.25%	$0
D-020-275	358900 2750		INSIGNIA	CUMMINGS CORRY+EMILY R	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,326,975	MULTI-FAMILY DWELLING	$1,330,292	$3,317	0.25%	$0
D-020-276	358900 2760		INSIGNIA	ZHONG SHENGPING SAM+HUALIN	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,125,150	MULTI-FAMILY DWELLING	$1,127,963	$2,813	0.25%	$0
D-020-277	358900 2770		INSIGNIA	S2905 LLC	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,443,750	MULTI-FAMILY DWELLING	$1,447,359	$3,609	0.25%	$0
D-020-278	358900 2780		INSIGNIA	WOODRUFF MARCY J	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-279	358900 2790		INSIGNIA	ADLER MARCIA W -TTEE	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$923,000	MULTI-FAMILY DWELLING	$925,307	$2,307	0.25%	$0
D-020-280	358900 2800		INSIGNIA	MAJERCSIK EVA+ARCINIEGA ALB	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$930,000	MULTI-FAMILY DWELLING	$932,325	$2,325	0.25%	$0
D-020-281	358900 2810		INSIGNIA	WANG ABBY	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,087,125	MULTI-FAMILY DWELLING	$1,089,843	$2,718	0.25%	$0
D-020-282	358900 2820		INSIGNIA	SCHLEIMER DAVID	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,326,975	MULTI-FAMILY DWELLING	$1,330,292	$3,317	0.25%	$0
D-020-283	358900 2830		INSIGNIA	KLEWENO CONOR	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,125,150	MULTI-FAMILY DWELLING	$1,127,963	$2,813	0.25%	$0
D-020-284	358900 2840		INSIGNIA	MARGOLIS JEROME+NATALIE	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-285	358900 2850		INSIGNIA	BATES REX W+ANGELA M	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-286	358900 2860		INSIGNIA	MATSUO JON	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$923,000	MULTI-FAMILY DWELLING	$925,307	$2,307	0.25%	$0
D-020-287	358900 2870		INSIGNIA	HANSHAR JENNIFER	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$930,000	MULTI-FAMILY DWELLING	$932,325	$2,325	0.25%	$0
D-020-288	358900 2880		INSIGNIA	TURITTO TIMOTHY	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,087,125	MULTI-FAMILY DWELLING	$1,089,843	$2,718	0.25%	$0
D-020-289	358900 2890		INSIGNIA	JIANG HAOFAN	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,326,975	MULTI-FAMILY DWELLING	$1,330,292	$3,317	0.25%	$0
D-020-290	358900 2900		INSIGNIA	WESTLAKE PEAK LLC	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,125,150	MULTI-FAMILY DWELLING	$1,127,963	$2,813	0.25%	$0
D-020-291	358900 2910		INSIGNIA	DAILEY JAMES H+SYLVIA A	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-292	358900 2920		INSIGNIA	GREER FRANK+SOILEN STEPHANI	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-293	358900 2930		INSIGNIA	EMBASSY DEVELOPMENT WA	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$923,000	MULTI-FAMILY DWELLING	$925,307	$2,307	0.25%	$0
D-020-294	358900 2940		INSIGNIA	D'ELIA JIE	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$1,023,000	MULTI-FAMILY DWELLING	$1,025,557	$2,557	0.25%	$0
D-020-295	358900 2950		INSIGNIA	CHEN CHAU-CHEN+CLIFFORD	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,115,000	MULTI-FAMILY DWELLING	$1,117,787	$2,787	0.25%	$0
D-020-296	358900 2960		INSIGNIA	FEDUSKA -NICHOLAS J+KATHARI	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,361,000	MULTI-FAMILY DWELLING	$1,364,402	$3,402	0.25%	$0
D-020-297	358900 2970		INSIGNIA	GRAVALIS JOANE	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,154,000	MULTI-FAMILY DWELLING	$1,156,885	$2,885	0.25%	$0
D-020-298	358900 2980		INSIGNIA	WONG SARAH LI TENG	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-299	358900 2990		INSIGNIA	GOLSHAN MOHAMMAD	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-300	358900 3000		INSIGNIA	CONTRERAS CARMEN+BENSHOOF R	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$1,015,300	MULTI-FAMILY DWELLING	$1,017,838	$2,538	0.25%	$0
D-020-301	358900 3010		INSIGNIA	MORELLA ENZO+GIUSEPPE	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$1,023,000	MULTI-FAMILY DWELLING	$1,025,557	$2,557	0.25%	$0
D-020-302	358900 3020		INSIGNIA	CREWS PHILIP+JENNIE	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,115,000	MULTI-FAMILY DWELLING	$1,117,787	$2,787	0.25%	$0
D-020-303	358900 3030		INSIGNIA	PRINCE DOUGLAS R+CATHERINE	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,361,000	MULTI-FAMILY DWELLING	$1,364,402	$3,402	0.25%	$0
D-020-304	358900 3040		INSIGNIA	MACEDO EDMUNDO+KAMB SUSAN	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,154,000	MULTI-FAMILY DWELLING	$1,156,885	$2,885	0.25%	$0
D-020-305	358900 3050		INSIGNIA	MCWHERTER DAVID	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-306	358900 3060		INSIGNIA	ADVANI RAJEEV	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-307	358900 3070		INSIGNIA	DORAN NORBERT+JANE FRIEDMAN	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$1,015,300	MULTI-FAMILY DWELLING	$1,017,838	$2,538	0.25%	$0
D-020-308	358900 3080		INSIGNIA	PATEL ATUL V+SEEMA A -TTEES	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$1,023,000	MULTI-FAMILY DWELLING	$1,025,557	$2,557	0.25%	$0
D-020-309	358900 3090		INSIGNIA	LANGENFELD JEFFREY P	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,115,000	MULTI-FAMILY DWELLING	$1,117,787	$2,787	0.25%	$0
D-020-310	358900 3100		INSIGNIA	REEB DAN JACOB+ELIZABETH WE	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,361,000	MULTI-FAMILY DWELLING	$1,364,402	$3,402	0.25%	$0
D-020-311	358900 3110		INSIGNIA	SEAGOT LLC	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,154,000	MULTI-FAMILY DWELLING	$1,156,885	$2,885	0.25%	$0
D-020-312	358900 3120		INSIGNIA	DOBBS CRAIG W+KELLEY J	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-313	358900 3130		INSIGNIA	WILCOX RANDAL+SANDY	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-314	358900 3140		INSIGNIA	ROSENGAUS ELIEZER+MICHELLE	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$1,015,300	MULTI-FAMILY DWELLING	$1,017,838	$2,538	0.25%	$0
D-020-315	358900 3150		INSIGNIA	DEAN CORY M+THUY NGUYEN	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$1,023,000	MULTI-FAMILY DWELLING	$1,025,557	$2,557	0.25%	$0
D-020-316	358900 3160		INSIGNIA	CHANGELA SATISH A	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,115,000	MULTI-FAMILY DWELLING	$1,117,787	$2,787	0.25%	$0
D-020-317	358900 3170		INSIGNIA	TAVERAS ADALBERTO	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,361,000	MULTI-FAMILY DWELLING	$1,364,402	$3,402	0.25%	$0
D-020-318	358900 3180		INSIGNIA	MA FAMILY TRUST	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,154,000	MULTI-FAMILY DWELLING	$1,156,885	$2,885	0.25%	$0
D-020-319	358900 3190		INSIGNIA	MASINGTON NICHOLAS J	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-320	358900 3200		INSIGNIA	CORNELL NANCY	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-321	358900 3210		INSIGNIA	TRIVEDI MAHIMA	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$1,015,300	MULTI-FAMILY DWELLING	$1,017,838	$2,538	0.25%	$0
D-020-322	358900 3220		INSIGNIA	LI KANG	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$1,023,000	MULTI-FAMILY DWELLING	$1,025,557	$2,557	0.25%	$0
D-020-323	358900 3230		INSIGNIA	MA ZHIYONG+MING LU	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,115,000	MULTI-FAMILY DWELLING	$1,117,787	$2,787	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-324	358900 3240		INSIGNIA	BRISTOL LEGACY LLC	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,361,000	MULTI-FAMILY DWELLING	$1,364,402	$3,402	0.25%	$0
D-020-325	358900 3250		INSIGNIA	OUYANG DAN	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,154,000	MULTI-FAMILY DWELLING	$1,156,885	$2,885	0.25%	$0
D-020-326	358900 3260		INSIGNIA	MARCOTTE DOUGLAS	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-327	358900 3270		INSIGNIA	BRECKENRIDGE RICHARD C+PAME	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-328	358900 3280		INSIGNIA	FER MEHMET F+ZELIHA DEMET K	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$1,015,300	MULTI-FAMILY DWELLING	$1,017,838	$2,538	0.25%	$0
D-020-329	358900 3290		INSIGNIA	ZHONG SHENGPING SAM+HUALIN	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,118,790	$2,790	0.25%	$0
D-020-330	358900 3300		INSIGNIA	WU YONG+HU NING	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,226,500	MULTI-FAMILY DWELLING	$1,229,566	$3,066	0.25%	$0
D-020-331	358900 3310		INSIGNIA	WEIPPERT DON+LILIANE	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,497,100	MULTI-FAMILY DWELLING	$1,500,843	$3,743	0.25%	$0
D-020-332	358900 3320		INSIGNIA	ELLIS MATTHEW+JULIE	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,269,400	MULTI-FAMILY DWELLING	$1,272,573	$3,173	0.25%	$0
D-020-333	358900 3330		INSIGNIA	ZAWAIDEH EMAD+MAY+MAZEN	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-334	358900 3340		INSIGNIA	HILTZ PETER+WORTH SHIRLEY	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-335	358900 3350		INSIGNIA	TAN LEYONG+XUE TENG	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$1,107,600	MULTI-FAMILY DWELLING	$1,110,369	$2,769	0.25%	$0
D-020-336	358900 3360		INSIGNIA	LIU HUI+CAI QIN	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,118,790	$2,790	0.25%	$0
D-020-337	358900 3370		INSIGNIA	LITTEN JASON B	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,226,500	MULTI-FAMILY DWELLING	$1,229,566	$3,066	0.25%	$0
D-020-338	358900 3380		INSIGNIA	TOMANDL MAREK+TELENSKA SABI	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,497,100	MULTI-FAMILY DWELLING	$1,500,843	$3,743	0.25%	$0
D-020-339	358900 3390		INSIGNIA	YUAN YI	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,269,400	MULTI-FAMILY DWELLING	$1,272,573	$3,173	0.25%	$0
D-020-340	358900 3400		INSIGNIA	ABHISHEK ABHISHEK+PIALI CHO	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-341	358900 3410		INSIGNIA	KIM SOOK KWANG	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-342	358900 3420		INSIGNIA	DOTY DOUGLAS A+JANET L	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$1,107,600	MULTI-FAMILY DWELLING	$1,110,369	$2,769	0.25%	$0
D-020-343	358900 3430		INSIGNIA	HAKHU JAI+NALINI	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$1,162,500	MULTI-FAMILY DWELLING	$1,165,406	$2,906	0.25%	$0
D-020-344	358900 3440		INSIGNIA	SNYDER LELAND D+CAROL M	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,282,250	MULTI-FAMILY DWELLING	$1,285,456	$3,206	0.25%	$0
D-020-345	358900 3450		INSIGNIA	BUCHHOLZ DAVID W+ALSTEAD MA	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,565,150	MULTI-FAMILY DWELLING	$1,569,063	$3,913	0.25%	$0
D-020-346	358900 3460		INSIGNIA	YU HOLLY Y	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,327,100	MULTI-FAMILY DWELLING	$1,330,418	$3,318	0.25%	$0
D-020-347	358900 3470		INSIGNIA	SCHNEIDER JOHN	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-348	358900 3480		INSIGNIA	SETZER BRETT A+CHRYSTELLE M	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-349	358900 3490		INSIGNIA	MANHAS AMITOZ S	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$1,153,750	MULTI-FAMILY DWELLING	$1,156,634	$2,884	0.25%	$0
D-020-350	358900 3500		INSIGNIA	WATSON MICHAEL G+KAREN STAC	588 BELL ST	DMC 240/290-440		797,496	2,113	MULTI-FAMILY DWELLING	$2,746,900	MULTI-FAMILY DWELLING	$2,753,767	$6,867	0.25%	$0
D-020-351	358900 3510		INSIGNIA	ALHADEFF N JACK	588 BELL ST	DMC 240/290-440		797,496	2,025	MULTI-FAMILY DWELLING	$2,430,000	MULTI-FAMILY DWELLING	$2,436,075	$6,075	0.25%	$0
D-020-352	358900 3520		INSIGNIA	RAJARAM KUNJITHAPADAM+RADHI	588 BELL ST	DMC 240/290-440		797,496	1,880	MULTI-FAMILY DWELLING	$2,256,000	MULTI-FAMILY DWELLING	$2,261,640	$5,640	0.25%	$0
D-020-353	358900 3530		INSIGNIA	GEORGE MICHAEL M+ELIZABETH	588 BELL ST	DMC 240/290-440		797,496	2,133	MULTI-FAMILY DWELLING	$2,559,600	MULTI-FAMILY DWELLING	$2,565,999	$6,399	0.25%	$0
D-020-354	358900 3540		INSIGNIA	EMBASSY DEVELOPMENT WA	588 BELL ST	DMC 240/290-440	-	797,496	2,531	MULTI-FAMILY DWELLING	$1,599,300	MULTI-FAMILY DWELLING	$1,603,298	$3,998	0.25%	$0
D-020-355	358900 3550		INSIGNIA	EMBASSY DEVELOPMENT WA	588 BELL ST	DMC 240/290-440	-	797,496	6,345	MULTI-FAMILY DWELLING	$3,827,100	MULTI-FAMILY DWELLING	$3,836,668	$9,568	0.25%	$0
D-020-356	358900 3560		INSIGNIA	EMBASSY DEVELOPMENT WA	588 BELL ST	DMC 240/290-440		797,496	1,822	MULTI-FAMILY DWELLING	$1,151,300	MULTI-FAMILY DWELLING	$1,154,178	$2,878	0.25%	$0
D-020-357	358900 3570		INSIGNIA	EMBASSY DEVELOPMENT WA	588 BELL ST	DMC 240/290-440		797,496	2,556	MULTI-FAMILY DWELLING	$1,541,700	MULTI-FAMILY DWELLING	$1,545,554	$3,854	0.25%	$0
D-020-358	358900 3580		INSIGNIA	NASH ROBERT+AMY	588 BELL ST	DMC 240/290-440		797,496	931	MULTI-FAMILY DWELLING	$768,075	MULTI-FAMILY DWELLING	$769,995	$1,920	0.25%	$0
D-020-359	358900 3590		INSIGNIA	HUANG KEFU+XIAOLING	588 BELL ST	DMC 240/290-440		797,496	855	MULTI-FAMILY DWELLING	$705,375	MULTI-FAMILY DWELLING	$707,138	$1,763	0.25%	$0
D-020-360	358900 3600		INSIGNIA	ENG-ROHRBACH NICHOLAS SEAN	588 BELL ST	DMC 240/290-440		797,496	869	MULTI-FAMILY DWELLING	$716,925	MULTI-FAMILY DWELLING	$718,717	$1,792	0.25%	$0
D-020-361	358900 3610		INSIGNIA	HOLT CHRISTOPHER W+KAY ANNA	588 BELL ST	DMC 240/290-440		797,496	1,189	MULTI-FAMILY DWELLING	$980,925	MULTI-FAMILY DWELLING	$983,377	$2,452	0.25%	$0
D-020-362	358900 3620		INSIGNIA	PASRICHA VAIBHAV+BERI KANIK	588 BELL ST	DMC 240/290-440		797,496	1,038	MULTI-FAMILY DWELLING	$856,350	MULTI-FAMILY DWELLING	$858,491	$2,141	0.25%	$0
D-020-363	358900 3630		INSIGNIA	DAVIS TAMEIKO	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-364	358900 3640		INSIGNIA	FINKENBINER MALLORY ANNE+FU	588 BELL ST	DMC 240/290-440		797,496	944	MULTI-FAMILY DWELLING	$778,800	MULTI-FAMILY DWELLING	$780,747	$1,947	0.25%	$0
D-020-365	358900 3650		INSIGNIA	REILEY JOHN	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$920,700	MULTI-FAMILY DWELLING	$923,002	$2,302	0.25%	$0
D-020-366	358900 3660		INSIGNIA	MAYHEW JEFFREY K	588 BELL ST	DMC 240/290-440		797,496	797	MULTI-FAMILY DWELLING	$657,525	MULTI-FAMILY DWELLING	$659,169	$1,644	0.25%	$0
D-020-367	358900 3670		INSIGNIA	COHENCA NESTOR +RUTH	588 BELL ST	DMC 240/290-440		797,496	874	MULTI-FAMILY DWELLING	$721,050	MULTI-FAMILY DWELLING	$722,853	$1,803	0.25%	$0
D-020-368	358900 3680		INSIGNIA	KANI ALI+KIMIA	588 BELL ST	DMC 240/290-440		797,496	825	MULTI-FAMILY DWELLING	$680,625	MULTI-FAMILY DWELLING	$682,327	$1,702	0.25%	$0
D-020-369	358900 3690		INSIGNIA	ALLEN ERIC	588 BELL ST	DMC 240/290-440		797,496	1,148	MULTI-FAMILY DWELLING	$947,100	MULTI-FAMILY DWELLING	$949,468	$2,368	0.25%	$0
D-020-370	358900 3700		INSIGNIA	URBINA JOHN D	588 BELL ST	DMC 240/290-440		797,496	1,165	MULTI-FAMILY DWELLING	$961,125	MULTI-FAMILY DWELLING	$963,528	$2,403	0.25%	$0
D-020-371	358900 3710		INSIGNIA	PARKINSON PATRICK THOMAS+BU	588 BELL ST	DMC 240/290-440		797,496	858	MULTI-FAMILY DWELLING	$707,850	MULTI-FAMILY DWELLING	$709,620	$1,770	0.25%	$0
D-020-372	358900 3720		INSIGNIA	BALASUBRAMANIAN BALAJI+SAIL	588 BELL ST	DMC 240/290-440		797,496	840	MULTI-FAMILY DWELLING	$693,000	MULTI-FAMILY DWELLING	$694,732	$1,732	0.25%	$0
D-020-373	358900 3730		INSIGNIA	DUGAN ANDREW V+ABAYA PAULIN	588 BELL ST	DMC 240/290-440		797,496	848	MULTI-FAMILY DWELLING	$699,600	MULTI-FAMILY DWELLING	$701,349	$1,749	0.25%	$0
D-020-374	358900 3740		INSIGNIA	FAN MINGYAN	588 BELL ST	DMC 240/290-440		797,496	851	MULTI-FAMILY DWELLING	$702,075	MULTI-FAMILY DWELLING	$703,830	$1,755	0.25%	$0
D-020-375	358900 3750		INSIGNIA	BOHNER ROSS G	588 BELL ST	DMC 240/290-440		797,496	931	MULTI-FAMILY DWELLING	$768,075	MULTI-FAMILY DWELLING	$769,995	$1,920	0.25%	$0
D-020-376	358900 3760		INSIGNIA	KHOKHANI ASHOK C+PARULA	588 BELL ST	DMC 240/290-440		797,496	861	MULTI-FAMILY DWELLING	$710,325	MULTI-FAMILY DWELLING	$712,101	$1,776	0.25%	$0
D-020-377	358900 3770		INSIGNIA	YANG JAMES SHINWOO	588 BELL ST	DMC 240/290-440		797,496	872	MULTI-FAMILY DWELLING	$719,400	MULTI-FAMILY DWELLING	$721,198	$1,798	0.25%	$0
D-020-378	358900 3780		INSIGNIA	GUPTA NITIN KUMAR+SURANA RA	588 BELL ST	DMC 240/290-440		797,496	1,190	MULTI-FAMILY DWELLING	$981,750	MULTI-FAMILY DWELLING	$984,204	$2,454	0.25%	$0
D-020-379	358900 3790		INSIGNIA	LEUNG ALAN SPENCER+DING MO	588 BELL ST	DMC 240/290-440		797,496	1,038	MULTI-FAMILY DWELLING	$856,350	MULTI-FAMILY DWELLING	$858,491	$2,141	0.25%	$0
D-020-380	358900 3800		INSIGNIA	GUDDANTI SRINIVAS+GEETHALAK	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-381	358900 3810		INSIGNIA	LIU ANDREW	588 BELL ST	DMC 240/290-440		797,496	944	MULTI-FAMILY DWELLING	$778,800	MULTI-FAMILY DWELLING	$780,747	$1,947	0.25%	$0
D-020-382	358900 3820		INSIGNIA	KALATHIPARAMBIL TIJOY TOM+V	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$920,700	MULTI-FAMILY DWELLING	$923,002	$2,302	0.25%	$0
D-020-383	358900 3830		INSIGNIA	SCOTT NICHOLAS G+GAYE	588 BELL ST	DMC 240/290-440		797,496	797	MULTI-FAMILY DWELLING	$657,525	MULTI-FAMILY DWELLING	$659,169	$1,644	0.25%	$0
D-020-384	358900 3840		INSIGNIA	CHANG ADAM+SONYA	588 BELL ST	DMC 240/290-440		797,496	874	MULTI-FAMILY DWELLING	$721,050	MULTI-FAMILY DWELLING	$722,853	$1,803	0.25%	$0
D-020-385	358900 3850		INSIGNIA	JO YONGMIN+SANG H+HYE LEE P	588 BELL ST	DMC 240/290-440		797,496	825	MULTI-FAMILY DWELLING	$680,625	MULTI-FAMILY DWELLING	$682,327	$1,702	0.25%	$0
D-020-386	358900 3860		INSIGNIA	JONES BRADLEY K	588 BELL ST	DMC 240/290-440		797,496	1,148	MULTI-FAMILY DWELLING	$947,100	MULTI-FAMILY DWELLING	$949,468	$2,368	0.25%	$0
D-020-387	358900 3870		INSIGNIA	LIM ED N+JAMIE LYNN	588 BELL ST	DMC 240/290-440		797,496	1,165	MULTI-FAMILY DWELLING	$961,125	MULTI-FAMILY DWELLING	$963,528	$2,403	0.25%	$0
D-020-388	358900 3880		INSIGNIA	JOHNSON CHRIS A+TAMARA F	588 BELL ST	DMC 240/290-440		797,496	858	MULTI-FAMILY DWELLING	$707,850	MULTI-FAMILY DWELLING	$709,620	$1,770	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-389	358900 3890		INSIGNIA	ZAMOJSKI MARGARET ANN	588 BELL ST	DMC 240/290-440		797,496	839	MULTI-FAMILY DWELLING	$692,175	MULTI-FAMILY DWELLING	$693,905	$1,730	0.25%	$0
D-020-390	358900 3900		INSIGNIA	CHHAJTA ARTI	588 BELL ST	DMC 240/290-440		797,496	848	MULTI-FAMILY DWELLING	$699,600	MULTI-FAMILY DWELLING	$701,349	$1,749	0.25%	$0
D-020-391	358900 3910		INSIGNIA	RAPKIN CHARLES+VICTORIA OH	588 BELL ST	DMC 240/290-440		797,496	851	MULTI-FAMILY DWELLING	$702,075	MULTI-FAMILY DWELLING	$703,830	$1,755	0.25%	$0
D-020-392	358900 3920		INSIGNIA	THONG BOB B	588 BELL ST	DMC 240/290-440		797,496	931	MULTI-FAMILY DWELLING	$768,075	MULTI-FAMILY DWELLING	$769,995	$1,920	0.25%	$0
D-020-393	358900 3930		INSIGNIA	BHIKHA JAGRUTI	588 BELL ST	DMC 240/290-440		797,496	855	MULTI-FAMILY DWELLING	$705,375	MULTI-FAMILY DWELLING	$707,138	$1,763	0.25%	$0
D-020-394	358900 3940		INSIGNIA	FOGGITT DYLAN M	588 BELL ST	DMC 240/290-440		797,496	869	MULTI-FAMILY DWELLING	$716,925	MULTI-FAMILY DWELLING	$718,717	$1,792	0.25%	$0
D-020-395	358900 3950		INSIGNIA	TIAN XIAODONG	588 BELL ST	DMC 240/290-440		797,496	1,189	MULTI-FAMILY DWELLING	$980,925	MULTI-FAMILY DWELLING	$983,377	$2,452	0.25%	$0
D-020-396	358900 3960		INSIGNIA	SPURRELL DANIEL	588 BELL ST	DMC 240/290-440		797,496	1,038	MULTI-FAMILY DWELLING	$856,350	MULTI-FAMILY DWELLING	$858,491	$2,141	0.25%	$0
D-020-397	358900 3970		INSIGNIA	JUNG JAE YOUNG+IL JEAN JUNG	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-398	358900 3980		INSIGNIA	HSU VIVIAN	588 BELL ST	DMC 240/290-440		797,496	851	MULTI-FAMILY DWELLING	$702,075	MULTI-FAMILY DWELLING	$703,830	$1,755	0.25%	$0
D-020-399	358900 3990		INSIGNIA	TANANYAN HOVHANNES+HASMIK	588 BELL ST	DMC 240/290-440		797,496	1,101	MULTI-FAMILY DWELLING	$908,325	MULTI-FAMILY DWELLING	$910,596	$2,271	0.25%	$0
D-020-400	358900 4000		INSIGNIA	ROUMANI ADIB	588 BELL ST	DMC 240/290-440		797,496	797	MULTI-FAMILY DWELLING	$657,525	MULTI-FAMILY DWELLING	$659,169	$1,644	0.25%	$0
D-020-401	358900 4010		INSIGNIA	VHVE LLC	588 BELL ST	DMC 240/290-440		797,496	874	MULTI-FAMILY DWELLING	$721,050	MULTI-FAMILY DWELLING	$722,853	$1,803	0.25%	$0
D-020-402	358900 4020		INSIGNIA	KRAFT ARNON+KEREN C	588 BELL ST	DMC 240/290-440		797,496	825	MULTI-FAMILY DWELLING	$680,625	MULTI-FAMILY DWELLING	$682,327	$1,702	0.25%	$0
D-020-403	358900 4030		INSIGNIA	GRALPOIS BRUNO	588 BELL ST	DMC 240/290-440		797,496	1,148	MULTI-FAMILY DWELLING	$947,100	MULTI-FAMILY DWELLING	$949,468	$2,368	0.25%	$0
D-020-404	358900 4040		INSIGNIA	CHIN RYAN+MERCY N CHANG	588 BELL ST	DMC 240/290-440		797,496	1,165	MULTI-FAMILY DWELLING	$961,125	MULTI-FAMILY DWELLING	$963,528	$2,403	0.25%	$0
D-020-405	358900 4050		INSIGNIA	GURRAM RAGHAVENDRA R+FEMINA	588 BELL ST	DMC 240/290-440		797,496	858	MULTI-FAMILY DWELLING	$707,850	MULTI-FAMILY DWELLING	$709,620	$1,770	0.25%	$0
D-020-406	358900 4060		INSIGNIA	GOINGS CALVIN W+HAM DAVID T	588 BELL ST	DMC 240/290-440		797,496	839	MULTI-FAMILY DWELLING	$692,175	MULTI-FAMILY DWELLING	$693,905	$1,730	0.25%	$0
D-020-407	358900 4070		INSIGNIA	POLINA PHANI C+VAHINI KOTAP	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-408	358900 4080		INSIGNIA	CHANG SE CHIN+GINA KYU	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$761,475	MULTI-FAMILY DWELLING	$763,379	$1,904	0.25%	$0
D-020-409	358900 4090		INSIGNIA	KUEBLER CHRISTOPHER	588 BELL ST	DMC 240/290-440		797,496	931	MULTI-FAMILY DWELLING	$768,075	MULTI-FAMILY DWELLING	$769,995	$1,920	0.25%	$0
D-020-410	358900 4100		INSIGNIA	RYNGLER OREN+MORIFAT	588 BELL ST	DMC 240/290-440		797,496	855	MULTI-FAMILY DWELLING	$705,375	MULTI-FAMILY DWELLING	$707,138	$1,763	0.25%	$0
D-020-411	358900 4110		INSIGNIA	ZHAO WEI	588 BELL ST	DMC 240/290-440		797,496	869	MULTI-FAMILY DWELLING	$716,925	MULTI-FAMILY DWELLING	$718,717	$1,792	0.25%	$0
D-020-412	358900 4120		INSIGNIA	CALA CARLOS REVOCABLE TRUST	588 BELL ST	DMC 240/290-440		797,496	1,189	MULTI-FAMILY DWELLING	$980,925	MULTI-FAMILY DWELLING	$983,377	$2,452	0.25%	$0
D-020-413	358900 4130		INSIGNIA	LIN JACK LIWEI+YEN-CHUN LIN	588 BELL ST	DMC 240/290-440		797,496	1,038	MULTI-FAMILY DWELLING	$856,350	MULTI-FAMILY DWELLING	$858,491	$2,141	0.25%	$0
D-020-414	358900 4140		INSIGNIA	BORDE MANISH+POOJA VORIA+RA	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-415	358900 4150		INSIGNIA	LIN KENNETH H	588 BELL ST	DMC 240/290-440		797,496	851	MULTI-FAMILY DWELLING	$702,075	MULTI-FAMILY DWELLING	$703,830	$1,755	0.25%	$0
D-020-416	358900 4160		INSIGNIA	HATHAWAY HEATHER+KECK KEVIN	588 BELL ST	DMC 240/290-440		797,496	1,101	MULTI-FAMILY DWELLING	$908,325	MULTI-FAMILY DWELLING	$910,596	$2,271	0.25%	$0
D-020-417	358900 4170		INSIGNIA	DING LILI+YUNMENG DAI	588 BELL ST	DMC 240/290-440		797,496	797	MULTI-FAMILY DWELLING	$657,525	MULTI-FAMILY DWELLING	$659,169	$1,644	0.25%	$0
D-020-418	358900 4180		INSIGNIA	KHAN SHUAB+GARCIA KARLA	588 BELL ST	DMC 240/290-440		797,496	874	MULTI-FAMILY DWELLING	$721,050	MULTI-FAMILY DWELLING	$722,853	$1,803	0.25%	$0
D-020-419	358900 4190		INSIGNIA	YAO YANMING	588 BELL ST	DMC 240/290-440		797,496	825	MULTI-FAMILY DWELLING	$680,625	MULTI-FAMILY DWELLING	$682,327	$1,702	0.25%	$0
D-020-420	358900 4200		INSIGNIA	GLAZEBROOK SCOTT WILLIAM+HE	588 BELL ST	DMC 240/290-440		797,496	1,148	MULTI-FAMILY DWELLING	$947,100	MULTI-FAMILY DWELLING	$949,468	$2,368	0.25%	$0
D-020-421	358900 4210		INSIGNIA	CORNWELL JONATHAN M	588 BELL ST	DMC 240/290-440		797,496	1,165	MULTI-FAMILY DWELLING	$961,125	MULTI-FAMILY DWELLING	$963,528	$2,403	0.25%	$0
D-020-422	358900 4220		INSIGNIA	PEREIRA ALZEIRA	588 BELL ST	DMC 240/290-440		797,496	858	MULTI-FAMILY DWELLING	$707,850	MULTI-FAMILY DWELLING	$709,620	$1,770	0.25%	$0
D-020-423	358900 4230		INSIGNIA	CHIANG JACK+CHRISTINE H	588 BELL ST	DMC 240/290-440		797,496	839	MULTI-FAMILY DWELLING	$692,175	MULTI-FAMILY DWELLING	$693,905	$1,730	0.25%	$0
D-020-424	358900 4240		INSIGNIA	RK INSIGNIA LLC	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-425	358900 4250		INSIGNIA	MATSUMOTO COLBERT M (TRUSTE	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$761,475	MULTI-FAMILY DWELLING	$763,379	$1,904	0.25%	$0
D-020-426	358900 4260		INSIGNIA	LEI LI+LIMING XU	588 BELL ST	DMC 240/290-440		797,496	883	MULTI-FAMILY DWELLING	$728,475	MULTI-FAMILY DWELLING	$730,296	$1,821	0.25%	$0
D-020-427	358900 4270		INSIGNIA	LEITE ALEXANDRE TOLEDO D+AN	588 BELL ST	DMC 240/290-440		797,496	870	MULTI-FAMILY DWELLING	$717,750	MULTI-FAMILY DWELLING	$719,544	$1,794	0.25%	$0
D-020-428	358900 4280		INSIGNIA	BECKER EDWIN A JR	588 BELL ST	DMC 240/290-440		797,496	869	MULTI-FAMILY DWELLING	$716,925	MULTI-FAMILY DWELLING	$718,717	$1,792	0.25%	$0
D-020-429	358900 4290		INSIGNIA	VAUTOUR BRIAN A	588 BELL ST	DMC 240/290-440		797,496	1,189	MULTI-FAMILY DWELLING	$980,925	MULTI-FAMILY DWELLING	$983,377	$2,452	0.25%	$0
D-020-430	358900 4300		INSIGNIA	BOLLER JON C	588 BELL ST	DMC 240/290-440		797,496	1,038	MULTI-FAMILY DWELLING	$856,350	MULTI-FAMILY DWELLING	$858,491	$2,141	0.25%	$0
D-020-431	358900 4310		INSIGNIA	CUMMINGS SEAN	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-432	358900 4320		INSIGNIA	WEI KUI+LI LIYU	588 BELL ST	DMC 240/290-440		797,496	851	MULTI-FAMILY DWELLING	$702,075	MULTI-FAMILY DWELLING	$703,830	$1,755	0.25%	$0
D-020-433	358900 4330		INSIGNIA	WPI	588 BELL ST	DMC 240/290-440		797,496	1,101	MULTI-FAMILY DWELLING	$908,325	MULTI-FAMILY DWELLING	$910,596	$2,271	0.25%	$0
D-020-434	358900 4340		INSIGNIA	FAN JIN XIA+XIAO BO	588 BELL ST	DMC 240/290-440		797,496	797	MULTI-FAMILY DWELLING	$657,525	MULTI-FAMILY DWELLING	$659,169	$1,644	0.25%	$0
D-020-435	358900 4350		INSIGNIA	YAN ANGEL	588 BELL ST	DMC 240/290-440		797,496	858	MULTI-FAMILY DWELLING	$707,850	MULTI-FAMILY DWELLING	$709,620	$1,770	0.25%	$0
D-020-436	358900 4360		INSIGNIA	SCHAFFTER KRISTIN+STEERS ED	588 BELL ST	DMC 240/290-440		797,496	780	MULTI-FAMILY DWELLING	$643,500	MULTI-FAMILY DWELLING	$645,109	$1,609	0.25%	$0
D-020-437	358900 4370		INSIGNIA	CHERTUDI DANIEL S	588 BELL ST	DMC 240/290-440		797,496	1,002	MULTI-FAMILY DWELLING	$826,650	MULTI-FAMILY DWELLING	$828,717	$2,067	0.25%	$0
D-020-438	358900 4380		INSIGNIA	PAT 613N LLC	588 BELL ST	DMC 240/290-440		797,496	1,151	MULTI-FAMILY DWELLING	$949,575	MULTI-FAMILY DWELLING	$951,949	$2,374	0.25%	$0
D-020-439	358900 4390		INSIGNIA	CANNON JOHN+HEIKE A	588 BELL ST	DMC 240/290-440		797,496	845	MULTI-FAMILY DWELLING	$697,125	MULTI-FAMILY DWELLING	$698,868	$1,743	0.25%	$0
D-020-440	358900 4400		INSIGNIA	QIU JINSHENG+ZENG JINGJIAN	588 BELL ST	DMC 240/290-440		797,496	844	MULTI-FAMILY DWELLING	$696,300	MULTI-FAMILY DWELLING	$698,041	$1,741	0.25%	$0
D-020-441	358900 4410		INSIGNIA	MUNK ALAN+WOODY	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$757,350	MULTI-FAMILY DWELLING	$759,243	$1,893	0.25%	$0
D-020-442	358900 4420		INSIGNIA	CHO PAUL S+JANE K	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$757,350	MULTI-FAMILY DWELLING	$759,243	$1,893	0.25%	$0
D-020-443	358900 4430		INSIGNIA	BARTLETT LUKE W	588 BELL ST	DMC 240/290-440		797,496	762	MULTI-FAMILY DWELLING	$628,650	MULTI-FAMILY DWELLING	$630,222	$1,572	0.25%	$0
D-020-444	358900 4440		INSIGNIA	CONETTA PETER	588 BELL ST	DMC 240/290-440		797,496	762	MULTI-FAMILY DWELLING	$628,650	MULTI-FAMILY DWELLING	$630,222	$1,572	0.25%	$0
D-020-445	358900 4450		INSIGNIA	WONG GEORGE C+SOPHIA S -TTE	588 BELL ST	DMC 240/290-440		797,496	1,189	MULTI-FAMILY DWELLING	$980,925	MULTI-FAMILY DWELLING	$983,377	$2,452	0.25%	$0
D-020-446	358900 4460		INSIGNIA	SONG JOHN Y+SHARI A	588 BELL ST	DMC 240/290-440		797,496	1,038	MULTI-FAMILY DWELLING	$856,350	MULTI-FAMILY DWELLING	$858,491	$2,141	0.25%	$0
D-020-447	358900 4470		INSIGNIA	AMERICAN DONGCHEN INVESTMEN	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-448	358900 4480		INSIGNIA	HUGHES MICHAEL H+REBECCA C	588 BELL ST	DMC 240/290-440		797,496	851	MULTI-FAMILY DWELLING	$702,075	MULTI-FAMILY DWELLING	$703,830	$1,755	0.25%	$0
D-020-449	358900 4490		INSIGNIA	SLOTA KIRK+ANNA RACHINA	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$920,700	MULTI-FAMILY DWELLING	$923,002	$2,302	0.25%	$0
D-020-450	358900 4500		INSIGNIA	CHEN ZHI QIANG+QIUYING LIN	588 BELL ST	DMC 240/290-440		797,496	797	MULTI-FAMILY DWELLING	$657,525	MULTI-FAMILY DWELLING	$659,169	$1,644	0.25%	$0
D-020-451	358900 4510		INSIGNIA	CHEN ZHIQIANG+QUIYING LIN	588 BELL ST	DMC 240/290-440		797,496	858	MULTI-FAMILY DWELLING	$707,850	MULTI-FAMILY DWELLING	$709,620	$1,770	0.25%	$0
D-020-452	358900 4520		INSIGNIA	VERMA KARAN+SOLLONI NANDA	588 BELL ST	DMC 240/290-440		797,496	780	MULTI-FAMILY DWELLING	$643,500	MULTI-FAMILY DWELLING	$645,109	$1,609	0.25%	$0
D-020-453	358900 4530		INSIGNIA	GAO WENZHONG+ZI TONG ZENG	588 BELL ST	DMC 240/290-440		797,496	1,002	MULTI-FAMILY DWELLING	$826,650	MULTI-FAMILY DWELLING	$828,717	$2,067	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-454	358900 4540		INSIGNIA	WANG ANDREW+CHANG SARAH	588 BELL ST	DMC 240/290-440		797,496	1,161	MULTI-FAMILY DWELLING	$957,825	MULTI-FAMILY DWELLING	$960,220	$2,395	0.25%	$0
D-020-455	358900 4550		INSIGNIA	JORGENSEN ERIK+JULIE	588 BELL ST	DMC 240/290-440		797,496	1,203	MULTI-FAMILY DWELLING	$992,475	MULTI-FAMILY DWELLING	$994,956	$2,481	0.25%	$0
D-020-456	358900 4560		INSIGNIA	TSAO YUNWEN+TUNG TECHI	588 BELL ST	DMC 240/290-440		797,496	1,210	MULTI-FAMILY DWELLING	$998,250	MULTI-FAMILY DWELLING	$1,000,746	$2,496	0.25%	$0
D-020-457	358900 4570		INSIGNIA	MAYNARD RICHARD L	588 BELL ST	DMC 240/290-440		797,496	1,294	MULTI-FAMILY DWELLING	$1,067,550	MULTI-FAMILY DWELLING	$1,070,219	$2,669	0.25%	$0
D-020-458	358900 4580		INSIGNIA	HONG SHEN LLC	588 BELL ST	DMC 240/290-440		797,496	1,337	MULTI-FAMILY DWELLING	$1,103,025	MULTI-FAMILY DWELLING	$1,105,783	$2,758	0.25%	$0
D-020-459	358900 4590		INSIGNIA	JAUHAL BEMI	588 BELL ST	DMC 240/290-440		797,496	762	MULTI-FAMILY DWELLING	$628,650	MULTI-FAMILY DWELLING	$630,222	$1,572	0.25%	$0
D-020-460	358900 4600		INSIGNIA	ZHANG CHENG	588 BELL ST	DMC 240/290-440		797,496	762	MULTI-FAMILY DWELLING	$628,650	MULTI-FAMILY DWELLING	$630,222	$1,572	0.25%	$0
D-020-461	358900 4610		INSIGNIA	WONG STANLEY C+WINNIE	588 BELL ST	DMC 240/290-440		797,496	1,186	MULTI-FAMILY DWELLING	$978,450	MULTI-FAMILY DWELLING	$980,896	$2,446	0.25%	$0
D-020-462	358900 4620		INSIGNIA	XU BO+SI YU	588 BELL ST	DMC 240/290-440		797,496	1,038	MULTI-FAMILY DWELLING	$856,350	MULTI-FAMILY DWELLING	$858,491	$2,141	0.25%	$0
D-020-463	358900 4630		INSIGNIA	JAFARZADEH HODAOSSADAT+MOHS	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-464	358900 4640		INSIGNIA	LIN HUI+XIAOHUI	588 BELL ST	DMC 240/290-440		797,496	851	MULTI-FAMILY DWELLING	$702,075	MULTI-FAMILY DWELLING	$703,830	$1,755	0.25%	$0
D-020-465	358900 4650		INSIGNIA	KUNDURU NAGA K	588 BELL ST	DMC 240/290-440		797,496	1,120	MULTI-FAMILY DWELLING	$924,000	MULTI-FAMILY DWELLING	$926,310	$2,310	0.25%	$0
D-020-466	358900 4660		INSIGNIA	LI SHAWN H+WANG XIN	588 BELL ST	DMC 240/290-440		797,496	797	MULTI-FAMILY DWELLING	$657,525	MULTI-FAMILY DWELLING	$659,169	$1,644	0.25%	$0
D-020-467	358900 4670		INSIGNIA	LI HUANG	588 BELL ST	DMC 240/290-440		797,496	858	MULTI-FAMILY DWELLING	$707,850	MULTI-FAMILY DWELLING	$709,620	$1,770	0.25%	$0
D-020-468	358900 4680		INSIGNIA	SOSA JORGE+RAMIREZ CARLOS	588 BELL ST	DMC 240/290-440		797,496	780	MULTI-FAMILY DWELLING	$643,500	MULTI-FAMILY DWELLING	$645,109	$1,609	0.25%	$0
D-020-469	358900 4690		INSIGNIA	WEAVER SARA+WESCOTT JAY	588 BELL ST	DMC 240/290-440		797,496	1,002	MULTI-FAMILY DWELLING	$826,650	MULTI-FAMILY DWELLING	$828,717	$2,067	0.25%	$0
D-020-470	358900 4700		INSIGNIA	WANG WILLIAM+NGUYEN LY	588 BELL ST	DMC 240/290-440		797,496	1,151	MULTI-FAMILY DWELLING	$949,575	MULTI-FAMILY DWELLING	$951,949	$2,374	0.25%	$0
D-020-471	358900 4710		INSIGNIA	WANG JEFFREY A	588 BELL ST	DMC 240/290-440		797,496	1,203	MULTI-FAMILY DWELLING	$992,475	MULTI-FAMILY DWELLING	$994,956	$2,481	0.25%	$0
D-020-472	358900 4720		INSIGNIA	CUNNINGHAM CURT+AIKO	588 BELL ST	DMC 240/290-440		797,496	1,210	MULTI-FAMILY DWELLING	$998,250	MULTI-FAMILY DWELLING	$1,000,746	$2,496	0.25%	$0
D-020-473	358900 4730		INSIGNIA	ZHAN ZHEN+SHAN HAN	588 BELL ST	DMC 240/290-440		797,496	1,285	MULTI-FAMILY DWELLING	$1,060,125	MULTI-FAMILY DWELLING	$1,062,775	$2,650	0.25%	$0
D-020-474	358900 4740		INSIGNIA	XIANG & QIAN INVESTMENT LLC	588 BELL ST	DMC 240/290-440		797,496	1,337	MULTI-FAMILY DWELLING	$1,103,025	MULTI-FAMILY DWELLING	$1,105,783	$2,758	0.25%	$0
D-020-475	358900 4750		INSIGNIA	CAMP MELISSA	588 BELL ST	DMC 240/290-440		797,496	917	MULTI-FAMILY DWELLING	$779,450	MULTI-FAMILY DWELLING	$781,399	$1,949	0.25%	$0
D-020-476	358900 4760		INSIGNIA	PINK ELEPHANT HOUSE LLC	588 BELL ST	DMC 240/290-440		797,496	1,110	MULTI-FAMILY DWELLING	$943,500	MULTI-FAMILY DWELLING	$945,859	$2,359	0.25%	$0
D-020-477	358900 4770		INSIGNIA	NORI ANIL K+VIJAYASREE	588 BELL ST	DMC 240/290-440		797,496	1,043	MULTI-FAMILY DWELLING	$886,550	MULTI-FAMILY DWELLING	$888,766	$2,216	0.25%	$0
D-020-478	358900 4780		INSIGNIA	NINE NORTH LLC	588 BELL ST	DMC 240/290-440		797,496	718	MULTI-FAMILY DWELLING	$610,300	MULTI-FAMILY DWELLING	$611,826	$1,526	0.25%	$0
D-020-479	358900 4790		INSIGNIA	YORKS CONNOR J	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$582,853	$1,453	0.25%	$0
D-020-480	358900 4800		INSIGNIA	MILLER LAURA	588 BELL ST	DMC 240/290-440		797,496	1,146	MULTI-FAMILY DWELLING	$1,002,750	MULTI-FAMILY DWELLING	$1,005,257	$2,507	0.25%	$0
D-020-481	358900 4810		INSIGNIA	DERSCHANG LINDA	588 BELL ST	DMC 240/290-440		797,496	1,391	MULTI-FAMILY DWELLING	$1,217,125	MULTI-FAMILY DWELLING	$1,220,168	$3,043	0.25%	$0
D-020-482	358900 4820		INSIGNIA	BOWES DOUGLAS K	588 BELL ST	DMC 240/290-440		797,496	904	MULTI-FAMILY DWELLING	$768,400	MULTI-FAMILY DWELLING	$770,321	$1,921	0.25%	$0
D-020-483	358900 4830		INSIGNIA	LIU JIAN	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$787,363	$1,963	0.25%	$0
D-020-484	358900 4840		INSIGNIA	CHEN JENNIFER+STEPHANIE	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$951,150	MULTI-FAMILY DWELLING	$953,528	$2,378	0.25%	$0
D-020-485	358900 4850		INSIGNIA	MIRCHANDANI BHARAT+PRAGATI	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$880,600	MULTI-FAMILY DWELLING	$882,801	$2,201	0.25%	$0
D-020-486	358900 4860		INSIGNIA	JUNG HYUNRYONG+KIM YURI	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$626,450	MULTI-FAMILY DWELLING	$628,016	$1,566	0.25%	$0
D-020-487	358900 4870		INSIGNIA	LEE BORWEN+LU LINHUI	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$582,853	$1,453	0.25%	$0
D-020-488	358900 4880		INSIGNIA	MITROVICH TIMOTHY M+RACHEL	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,008,875	MULTI-FAMILY DWELLING	$1,011,397	$2,522	0.25%	$0
D-020-489	358900 4890		INSIGNIA	MIDGLEY STEPHEN G+MAUREEN E	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,215,375	MULTI-FAMILY DWELLING	$1,218,413	$3,038	0.25%	$0
D-020-490	358900 4900		INSIGNIA	LI QINGZHU	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$770,950	MULTI-FAMILY DWELLING	$772,877	$1,927	0.25%	$0
D-020-491	358900 4910		INSIGNIA	HAN JEE WOOK+CHI TAMMIE	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$787,363	$1,963	0.25%	$0
D-020-492	358900 4920		INSIGNIA	SIMPSON DAVID+ANN	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$951,150	MULTI-FAMILY DWELLING	$953,528	$2,378	0.25%	$0
D-020-493	358900 4930		INSIGNIA	ZHAO YONGZHUANG	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$880,600	MULTI-FAMILY DWELLING	$882,801	$2,201	0.25%	$0
D-020-494	358900 4940		INSIGNIA	DONG LIXIN	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$626,450	MULTI-FAMILY DWELLING	$628,016	$1,566	0.25%	$0
D-020-495	358900 4950		INSIGNIA	LIN XIAOHUI	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$582,853	$1,453	0.25%	$0
D-020-496	358900 4960		INSIGNIA	HAN JUMING+YUN LANGSHENG	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,008,875	MULTI-FAMILY DWELLING	$1,011,397	$2,522	0.25%	$0
D-020-497	358900 4970		INSIGNIA	KIM HELEN HYOSOON	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,215,375	MULTI-FAMILY DWELLING	$1,218,413	$3,038	0.25%	$0
D-020-498	358900 4980		INSIGNIA	VERMA KARAN+NANDA SALLONI	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$770,950	MULTI-FAMILY DWELLING	$772,877	$1,927	0.25%	$0
D-020-499	358900 4990		INSIGNIA	LI SHUANG+ZHU PINYAN	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$787,363	$1,963	0.25%	$0
D-020-500	358900 5000		INSIGNIA	YANG YINGZI	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$951,150	MULTI-FAMILY DWELLING	$953,528	$2,378	0.25%	$0
D-020-501	358900 5010		INSIGNIA	LI CHAOJIN+SUN ZHENG	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$880,600	MULTI-FAMILY DWELLING	$882,801	$2,201	0.25%	$0
D-020-502	358900 5020		INSIGNIA	KAVIANI RASHID	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$626,450	MULTI-FAMILY DWELLING	$628,016	$1,566	0.25%	$0
D-020-503	358900 5030		INSIGNIA	ZHANG YIWEI+CHUNCHAO	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$582,853	$1,453	0.25%	$0
D-020-504	358900 5040		INSIGNIA	SU JIANNONG+CAI YAO	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,008,875	MULTI-FAMILY DWELLING	$1,011,397	$2,522	0.25%	$0
D-020-505	358900 5050		INSIGNIA	YADAV SATYENDRA+VIJAYSHREE	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,215,375	MULTI-FAMILY DWELLING	$1,218,413	$3,038	0.25%	$0
D-020-506	358900 5060		INSIGNIA	KIM MICHELLE	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$770,950	MULTI-FAMILY DWELLING	$772,877	$1,927	0.25%	$0
D-020-507	358900 5070		INSIGNIA	ZHAO XIAOYAN	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$787,363	$1,963	0.25%	$0
D-020-508	358900 5080		INSIGNIA	LEUNG ESMOND+ALICE	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$951,150	MULTI-FAMILY DWELLING	$953,528	$2,378	0.25%	$0
D-020-509	358900 5090		INSIGNIA	KIM SOLME+PARK EILEEN JIHYA	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$880,600	MULTI-FAMILY DWELLING	$882,801	$2,201	0.25%	$0
D-020-510	358900 5100		INSIGNIA	EVERIST GARY	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$626,450	MULTI-FAMILY DWELLING	$628,016	$1,566	0.25%	$0
D-020-511	358900 5110		INSIGNIA	CHIN KAI HING ANNIE	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$582,853	$1,453	0.25%	$0
D-020-512	358900 5120		INSIGNIA	MORALES JORGE+FORERO NANCY	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,008,875	MULTI-FAMILY DWELLING	$1,011,397	$2,522	0.25%	$0
D-020-513	358900 5130		INSIGNIA	KUMAR CHETAN+SARANYA RAJAGO	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,215,375	MULTI-FAMILY DWELLING	$1,218,413	$3,038	0.25%	$0
D-020-514	358900 5140		INSIGNIA	TAO KAN	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$770,950	MULTI-FAMILY DWELLING	$772,877	$1,927	0.25%	$0
D-020-515	358900 5150		INSIGNIA	SCHAURES LISA E	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$787,363	$1,963	0.25%	$0
D-020-516	358900 5160		INSIGNIA	AGRAWAL MAHENDRA+MAMTA	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$951,150	MULTI-FAMILY DWELLING	$953,528	$2,378	0.25%	$0
D-020-517	358900 5170		INSIGNIA	BASSI CYNDEE A	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$880,600	MULTI-FAMILY DWELLING	$882,801	$2,201	0.25%	$0
D-020-518	358900 5180		INSIGNIA	KIM ARTHUR	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$626,450	MULTI-FAMILY DWELLING	$628,016	$1,566	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-519	358900 5190		INSIGNIA	RULE MAXWELL S+CAROL S	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$582,853	$1,453	0.25%	$0
D-020-520	358900 5200		INSIGNIA	MAH TERENCE+NANCY SHIOH YIR	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,008,875	MULTI-FAMILY DWELLING	$1,011,397	$2,522	0.25%	$0
D-020-521	358900 5210		INSIGNIA	MOHR FAMILY TRUST	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,215,375	MULTI-FAMILY DWELLING	$1,218,413	$3,038	0.25%	$0
D-020-522	358900 5220		INSIGNIA	REFVEM KENNETH A	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$770,950	MULTI-FAMILY DWELLING	$772,877	$1,927	0.25%	$0
D-020-523	358900 5230		INSIGNIA	PARTRIDGE WILLIAM	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$787,363	$1,963	0.25%	$0
D-020-524	358900 5240		INSIGNIA	HILLS CHRISTOPHER M+/ENNIFE	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$951,150	MULTI-FAMILY DWELLING	$953,528	$2,378	0.25%	$0
D-020-525	358900 5250		INSIGNIA	U DENGKUI	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$880,600	MULTI-FAMILY DWELLING	$882,801	$2,201	0.25%	$0
D-020-526	358900 5260		INSIGNIA	RIGOU JUAN IGNACIO	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$626,450	MULTI-FAMILY DWELLING	$628,016	$1,566	0.25%	$0
D-020-527	358900 5270		INSIGNIA	CHEN XIAO	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$598,500	MULTI-FAMILY DWELLING	$599,996	$1,496	0.25%	$0
D-020-528	358900 5280		INSIGNIA	CHAWLA MUKUL+SWATI SATPATHY	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,008,875	MULTI-FAMILY DWELLING	$1,011,397	$2,522	0.25%	$0
D-020-529	358900 5290		INSIGNIA	CLODE OLIVER+LEAFSTEDT JON	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,215,375	MULTI-FAMILY DWELLING	$1,218,413	$3,038	0.25%	$0
D-020-530	358900 5300		INSIGNIA	FARBMAN ETHAN+FING NATALIE	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$770,950	MULTI-FAMILY DWELLING	$772,877	$1,927	0.25%	$0
D-020-531	358900 5310		INSIGNIA	WONG ALAN JAMES+BRIAN K	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$787,363	$1,963	0.25%	$0
D-020-532	358900 5320		INSIGNIA	SKWAREK RICHARD	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$951,150	MULTI-FAMILY DWELLING	$953,528	$2,378	0.25%	$0
D-020-533	358900 5330		INSIGNIA	ING RICHARD K+SUSAN K	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$880,600	MULTI-FAMILY DWELLING	$882,801	$2,201	0.25%	$0
D-020-534	358900 5340		INSIGNIA	ZHANG ZHEN+JING DING	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$626,450	MULTI-FAMILY DWELLING	$628,016	$1,566	0.25%	$0
D-020-535	358900 5350		INSIGNIA	LI XUAN+JIANG HONG	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$615,600	MULTI-FAMILY DWELLING	$617,139	$1,539	0.25%	$0
D-020-536	358900 5360		INSIGNIA	BHARGAVA RAJEEV+MANJU+ANJU	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,037,700	MULTI-FAMILY DWELLING	$1,040,294	$2,594	0.25%	$0
D-020-537	358900 5370		INSIGNIA	ZHAO WENLONG	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,215,375	MULTI-FAMILY DWELLING	$1,218,413	$3,038	0.25%	$0
D-020-538	358900 5380		INSIGNIA	YANG CHEN+YI WU	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$816,300	MULTI-FAMILY DWELLING	$818,341	$2,041	0.25%	$0
D-020-539	358900 5390		INSIGNIA	DUELL KAI	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$831,600	MULTI-FAMILY DWELLING	$833,679	$2,079	0.25%	$0
D-020-540	358900 5400		INSIGNIA	DIENER KRISTI&BENDER CHRIS	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,007,100	MULTI-FAMILY DWELLING	$1,009,618	$2,518	0.25%	$0
D-020-541	358900 5410		INSIGNIA	ELLIS BRIAN A+SHAWNA	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$932,400	MULTI-FAMILY DWELLING	$934,731	$2,331	0.25%	$0
D-020-542	358900 5420		INSIGNIA	NORDEN GREGORY L+XIAOYUN	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$663,300	MULTI-FAMILY DWELLING	$664,958	$1,658	0.25%	$0
D-020-543	358900 5430		INSIGNIA	WANG DEBBIE	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$632,700	MULTI-FAMILY DWELLING	$634,282	$1,582	0.25%	$0
D-020-544	358900 5440		INSIGNIA	LAI SIYU	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,153,000	MULTI-FAMILY DWELLING	$1,155,882	$2,882	0.25%	$0
D-020-545	358900 5450		INSIGNIA	BACUS MICHAEL PATRICK	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,389,000	MULTI-FAMILY DWELLING	$1,392,472	$3,472	0.25%	$0
D-020-546	358900 5460		INSIGNIA	KANSO MOHAMMAD	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$816,300	MULTI-FAMILY DWELLING	$818,341	$2,041	0.25%	$0
D-020-547	358900 5470		INSIGNIA	YU YINGJUN+LIDONG ZHOU	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$831,600	MULTI-FAMILY DWELLING	$833,679	$2,079	0.25%	$0
D-020-548	358900 5480		INSIGNIA	KIM BRYAN H	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,007,100	MULTI-FAMILY DWELLING	$1,009,618	$2,518	0.25%	$0
D-020-549	358900 5490		INSIGNIA	CHANG I-CHING	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$932,400	MULTI-FAMILY DWELLING	$934,731	$2,331	0.25%	$0
D-020-550	358900 5500		INSIGNIA	WAN QING	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$663,300	MULTI-FAMILY DWELLING	$664,958	$1,658	0.25%	$0
D-020-551	358900 5510		INSIGNIA	MA JONATHAN S+JOHN Y+JEANET	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$632,700	MULTI-FAMILY DWELLING	$634,282	$1,582	0.25%	$0
D-020-552	358900 5520		INSIGNIA	BORDE MADHUSUDAN+USHA-TTEES	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,153,000	MULTI-FAMILY DWELLING	$1,155,882	$2,882	0.25%	$0
D-020-553	358900 5530		INSIGNIA	FAN DAVY+YING-HSUAN LIN	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,389,000	MULTI-FAMILY DWELLING	$1,392,472	$3,472	0.25%	$0
D-020-554	358900 5540		INSIGNIA	SMITH MONIQUE D+DAVID G+JOY	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$816,300	MULTI-FAMILY DWELLING	$818,341	$2,041	0.25%	$0
D-020-555	358900 5550		INSIGNIA	DVCH INVESTMENTS LLC	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-556	358900 5560		INSIGNIA	NORDQUIST DAVID A+SINDHU CU	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-557	358900 5570		INSIGNIA	FU YA HUI	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-558	358900 5580		INSIGNIA	CHU CHUN HSUAN	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$700,150	MULTI-FAMILY DWELLING	$701,900	$1,750	0.25%	$0
D-020-559	358900 5590		INSIGNIA	MITCHELL IAN C	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$666,900	MULTI-FAMILY DWELLING	$668,567	$1,667	0.25%	$0
D-020-560	358900 5600		INSIGNIA	HUANG LISA+JEFFREY BROWN	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,153,000	MULTI-FAMILY DWELLING	$1,155,882	$2,882	0.25%	$0
D-020-561	358900 5610		INSIGNIA	DONNER JONATHAN E+JANE LOUI	588 BELL ST	DMC 240/290-440		797,496	1,189	MULTI-FAMILY DWELLING	$1,189,000	MULTI-FAMILY DWELLING	$1,191,972	$2,972	0.25%	$0
D-020-562	358900 5620		INSIGNIA	SADIQ RAHEELA+MIAN ATIF M	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-563	358900 5630		INSIGNIA	BINDRA JAGJEET+JANICE E -TT	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-564	358900 5640		INSIGNIA	GUNNAR AMY+JOHN	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-565	358900 5650		INSIGNIA	THANDRA VAMSHI RAO	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-566	358900 5660		INSIGNIA	CHO EUGENE S	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$700,150	MULTI-FAMILY DWELLING	$701,900	$1,750	0.25%	$0
D-020-567	358900 5670		INSIGNIA	PATNIA ABHISHEK	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$685,710	$1,710	0.25%	$0
D-020-568	358900 5680		INSIGNIA	DYDEK GEORGE JAMES+MIHOKO M	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,267,200	MULTI-FAMILY DWELLING	$1,270,368	$3,168	0.25%	$0
D-020-569	358900 5690		INSIGNIA	IRVINE DOUGLAS R+DIANE M	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,527,900	MULTI-FAMILY DWELLING	$1,531,720	$3,820	0.25%	$0
D-020-570	358900 5700		INSIGNIA	CHAU MICHELLE SIN YING+CHAN	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-571	358900 5710		INSIGNIA	TAMAKI BLAINE	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-572	358900 5720		INSIGNIA	KWON JOONG GAB	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-573	358900 5730		INSIGNIA	2011 LIU-HEUER FAMILY TRUST	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-574	358900 5740		INSIGNIA	KOSTIZAK WILLIAM A	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$700,150	MULTI-FAMILY DWELLING	$701,900	$1,750	0.25%	$0
D-020-575	358900 5750		INSIGNIA	LI XIAOSI+WEI GAO	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$685,710	$1,710	0.25%	$0
D-020-576	358900 5760		INSIGNIA	588 BELL STREET 2106N LLC	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,267,200	MULTI-FAMILY DWELLING	$1,270,368	$3,168	0.25%	$0
D-020-577	358900 5770		INSIGNIA	CHRISTEN MICHAEL L+JAMI L	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,527,900	MULTI-FAMILY DWELLING	$1,531,720	$3,820	0.25%	$0
D-020-578	358900 5780		INSIGNIA	CHAU MICHAEL+SYLVIA	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-579	358900 5790		INSIGNIA	SHTIEGMAN ERAN+SHIRLEY S	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-580	358900 5800		INSIGNIA	KHOWAJA FARAH+YASMIN	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-581	358900 5810		INSIGNIA	CHAIR ALLEY PROPERTIES 2203	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-582	358900 5820		INSIGNIA	PEARSON WENDY S+EIMS KATHRY	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$700,150	MULTI-FAMILY DWELLING	$701,900	$1,750	0.25%	$0
D-020-583	358900 5830		INSIGNIA	SHIH NAI WEN	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$685,710	$1,710	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-584	358900 5840		INSIGNIA	HAMBACHER JOHN J+NANCY O	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,267,200	MULTI-FAMILY DWELLING	$1,270,368	$3,168	0.25%	$0
D-020-585	358900 5850		INSIGNIA	ALLAMAN DARYL A	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,527,900	MULTI-FAMILY DWELLING	$1,531,720	$3,820	0.25%	$0
D-020-586	358900 5860		INSIGNIA	HESS MARTY+LORI	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-587	358900 5870		INSIGNIA	SHTIEGMAN MOSHE+IRIT	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-588	358900 5880		INSIGNIA	WINLY LLC	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-589	358900 5890		INSIGNIA	O'DAY KELLI KATHLENE	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-590	358900 5900		INSIGNIA	LEE CHRISTINA JIN	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$700,150	MULTI-FAMILY DWELLING	$701,900	$1,750	0.25%	$0
D-020-591	358900 5910		INSIGNIA	TURNER PATRICK A	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$685,710	$1,710	0.25%	$0
D-020-592	358900 5920		INSIGNIA	CHEN KWEI-SHENG	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,267,200	MULTI-FAMILY DWELLING	$1,270,368	$3,168	0.25%	$0
D-020-593	358900 5930		INSIGNIA	ZAIDI ANITA KM	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,527,900	MULTI-FAMILY DWELLING	$1,531,720	$3,820	0.25%	$0
D-020-594	358900 5940		INSIGNIA	LI TAODUN	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-595	358900 5950		INSIGNIA	LEE HSIU-CHUAN	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-596	358900 5960		INSIGNIA	GAUTIER CHRISTOPHER	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-597	358900 5970		INSIGNIA	BHANJI SHAMSI	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-598	358900 5980		INSIGNIA	CRUM DAVID	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$700,150	MULTI-FAMILY DWELLING	$701,900	$1,750	0.25%	$0
D-020-599	358900 5990		INSIGNIA	OCHS HANS D+UTE H	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$685,710	$1,710	0.25%	$0
D-020-600	358900 6000		INSIGNIA	ROMANZIN CHRISTOPHER ANTHON	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,267,200	MULTI-FAMILY DWELLING	$1,270,368	$3,168	0.25%	$0
D-020-601	358900 6010		INSIGNIA	DUNNINGTON TODD+JULIE	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,527,900	MULTI-FAMILY DWELLING	$1,531,720	$3,820	0.25%	$0
D-020-602	358900 6020		INSIGNIA	CHUNG SOYOUNG	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-603	358900 6030		INSIGNIA	ZHAO YUSI	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-604	358900 6040		INSIGNIA	WANG JOHNNY DON-CHUN	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-605	358900 6050		INSIGNIA	GEORGE MICHAEL M+ELIZABETH	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-606	358900 6060		INSIGNIA	AN RICHARD	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$700,150	MULTI-FAMILY DWELLING	$701,900	$1,750	0.25%	$0
D-020-607	358900 6070		INSIGNIA	DI FURIA PAUL	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$685,710	$1,710	0.25%	$0
D-020-608	358900 6080		INSIGNIA	GEORGE KERRY	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,267,200	MULTI-FAMILY DWELLING	$1,270,368	$3,168	0.25%	$0
D-020-609	358900 6090		INSIGNIA	HOHIMER DAVID H+SUE-ANN	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,527,900	MULTI-FAMILY DWELLING	$1,531,720	$3,820	0.25%	$0
D-020-610	358900 6100		INSIGNIA	DERNER TIMOTHY+WHYTE ALEXAN	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-611	358900 6110		INSIGNIA	GUAN JIAN	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-612	358900 6120		INSIGNIA	SCHULTZ JAMES P+NANCY G	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-613	358900 6130		INSIGNIA	DOWNS MICHAEL J+YALON-DOWNS	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-614	358900 6140		INSIGNIA	KRYVOKRYSENKO ARTEM	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$700,150	MULTI-FAMILY DWELLING	$701,900	$1,750	0.25%	$0
D-020-615	358900 6150		INSIGNIA	COHEN GORDON+PATRICIA	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$685,710	$1,710	0.25%	$0
D-020-616	358900 6160		INSIGNIA	STACKHOUSE CHRISTIAN P+LE M	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,267,200	MULTI-FAMILY DWELLING	$1,270,368	$3,168	0.25%	$0
D-020-617	358900 6170		INSIGNIA	LANCASTER JAMES A+MICHELLE	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,527,900	MULTI-FAMILY DWELLING	$1,531,720	$3,820	0.25%	$0
D-020-618	358900 6180		INSIGNIA	FIGUERA ALEGRE+MARIA ISABEL	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-619	358900 6190		INSIGNIA	SATORETTI SYLVIE+CONTI NERI	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-620	358900 6200		INSIGNIA	ESPAROLINI CHRISTINE C	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-621	358900 6210		INSIGNIA	BAEK SUNG+YONG HO	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-622	358900 6220		INSIGNIA	SO BERNARD+MAUREEN	588 BELL ST	DMC 240/290-440		797,496	733	MULTI-FAMILY DWELLING	$696,350	MULTI-FAMILY DWELLING	$698,091	$1,741	0.25%	$0
D-020-623	358900 6230		INSIGNIA	HILDEBRANDT JIM E+LU SU-PIN	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$685,710	$1,710	0.25%	$0
D-020-624	358900 6240		INSIGNIA	JACOBSON JAY S+VICTORIA M	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,267,200	MULTI-FAMILY DWELLING	$1,270,368	$3,168	0.25%	$0
D-020-625	358900 6250		INSIGNIA	PANG BRIAN+TIFFINIE LVG TRU	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,527,900	MULTI-FAMILY DWELLING	$1,531,720	$3,820	0.25%	$0
D-020-626	358900 6260		INSIGNIA	ZHOU WEI+CHEN YANHUA	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-627	358900 6270		INSIGNIA	SHIN JEANGSIK+MYUNGSOOK	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$895,050	MULTI-FAMILY DWELLING	$897,288	$2,238	0.25%	$0
D-020-628	358900 6280		INSIGNIA	MURPHY WILLIAM B+HUNG CHI F	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,088,100	MULTI-FAMILY DWELLING	$1,090,820	$2,720	0.25%	$0
D-020-629	358900 6290		INSIGNIA	PETROVA EVGENIYA	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,318,200	MULTI-FAMILY DWELLING	$1,321,495	$3,295	0.25%	$0
D-020-630	358900 6300		INSIGNIA	LEE-YUNG FAMILY TRUST	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,190,700	MULTI-FAMILY DWELLING	$1,193,677	$2,977	0.25%	$0
D-020-631	358900 6310		INSIGNIA	GUAN HUALIN+ZHONG SHENGPING	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,557,900	MULTI-FAMILY DWELLING	$1,561,795	$3,895	0.25%	$0
D-020-632	358900 6320		INSIGNIA	STEWART ROBERT S+PAMELA S	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,880,550	MULTI-FAMILY DWELLING	$1,885,251	$4,701	0.25%	$0
D-020-633	358900 6330		INSIGNIA	ZERDA STEVEN K+LISA A	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$889,200	MULTI-FAMILY DWELLING	$891,423	$2,223	0.25%	$0
D-020-634	358900 6340		INSIGNIA	BADGI AMIT+NAGARAJ DEEPTHI	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$895,050	MULTI-FAMILY DWELLING	$897,288	$2,238	0.25%	$0
D-020-635	358900 6350		INSIGNIA	ZIEMER KENNETH W+SHERYLL L	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,088,100	MULTI-FAMILY DWELLING	$1,090,820	$2,720	0.25%	$0
D-020-636	358900 6360		INSIGNIA	BAGAMERY BRUCE D	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,318,200	MULTI-FAMILY DWELLING	$1,321,495	$3,295	0.25%	$0
D-020-637	358900 6370		INSIGNIA	JARVIS DONALD P	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,190,700	MULTI-FAMILY DWELLING	$1,193,677	$2,977	0.25%	$0
D-020-638	358900 6380		INSIGNIA	MANN JOHN R JR	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,557,900	MULTI-FAMILY DWELLING	$1,561,795	$3,895	0.25%	$0
D-020-639	358900 6390		INSIGNIA	SCHROEDER+NORTON REVOC TRUS	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,880,550	MULTI-FAMILY DWELLING	$1,885,251	$4,701	0.25%	$0
D-020-640	358900 6400		INSIGNIA	FENG YANG+WANG KEXIN	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$889,200	MULTI-FAMILY DWELLING	$891,423	$2,223	0.25%	$0
D-020-641	358900 6410		INSIGNIA	WU MING+FEN-FEN	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$918,000	MULTI-FAMILY DWELLING	$920,295	$2,295	0.25%	$0
D-020-642	358900 6420		INSIGNIA	TOSTEVIN CARL+MCDONOUGH M	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,118,790	$2,790	0.25%	$0
D-020-643	358900 6430		INSIGNIA	MEKEEL GEORGE E+ANGELA R	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,352,000	MULTI-FAMILY DWELLING	$1,355,380	$3,380	0.25%	$0
D-020-644	358900 6440		INSIGNIA	BARTSHE PATRICK	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,247,400	MULTI-FAMILY DWELLING	$1,250,518	$3,118	0.25%	$0
D-020-645	358900 6450		INSIGNIA	OSTERMEYER CINDY+MAULIENNI	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,557,900	MULTI-FAMILY DWELLING	$1,561,795	$3,895	0.25%	$0
D-020-646	358900 6460		INSIGNIA	LUCERO KAREN+MIKE	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,880,550	MULTI-FAMILY DWELLING	$1,885,251	$4,701	0.25%	$0
D-020-647	358900 6470		INSIGNIA	CHEN ELLEN HUI-CHIN	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$912,000	MULTI-FAMILY DWELLING	$914,280	$2,280	0.25%	$0
D-020-648	358900 6480		INSIGNIA	CHEN YUSHAN	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$918,000	MULTI-FAMILY DWELLING	$920,295	$2,295	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-649	358900 6490		INSIGNIA	REASOR STERLING+KITABAYASHI	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,118,790	$2,790	0.25%	$0
D-020-650	358900 6500		INSIGNIA	ARREGLADO ELIZABETH	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,352,000	MULTI-FAMILY DWELLING	$1,355,380	$3,380	0.25%	$0
D-020-651	358900 6510		INSIGNIA	SIMON EDWARD M TRUST	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,247,400	MULTI-FAMILY DWELLING	$1,250,518	$3,118	0.25%	$0
D-020-652	358900 6520		INSIGNIA	YELLE JAMES O+SERENA	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,557,900	MULTI-FAMILY DWELLING	$1,561,795	$3,895	0.25%	$0
D-020-653	358900 6530		INSIGNIA	SUN OWEN H	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,880,550	MULTI-FAMILY DWELLING	$1,885,251	$4,701	0.25%	$0
D-020-654	358900 6540		INSIGNIA	OH AERA	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$912,000	MULTI-FAMILY DWELLING	$914,280	$2,280	0.25%	$0
D-020-655	358900 6550		INSIGNIA	REN HUINAN+LI QING	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$918,000	MULTI-FAMILY DWELLING	$920,295	$2,295	0.25%	$0
D-020-656	358900 6560		INSIGNIA	MASUD FAISAL+MIKAELA	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,118,790	$2,790	0.25%	$0
D-020-657	358900 6570		INSIGNIA	GREENBLATT FAMILY TRUST	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,352,000	MULTI-FAMILY DWELLING	$1,355,380	$3,380	0.25%	$0
D-020-658	358900 6580		INSIGNIA	LIN CHIH YEN	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,247,400	MULTI-FAMILY DWELLING	$1,250,518	$3,118	0.25%	$0
D-020-659	358900 6590		INSIGNIA	TAMAKI BLAINE L+PRECIOSA G	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,557,900	MULTI-FAMILY DWELLING	$1,561,795	$3,895	0.25%	$0
D-020-660	358900 6600		INSIGNIA	MCDADE SANDY D+CHRISTINE AN	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,880,550	MULTI-FAMILY DWELLING	$1,885,251	$4,701	0.25%	$0
D-020-661	358900 6610		INSIGNIA	ZHANG HAN	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$912,000	MULTI-FAMILY DWELLING	$914,280	$2,280	0.25%	$0
D-020-662	358900 6620		INSIGNIA	QIAN KUN	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$918,000	MULTI-FAMILY DWELLING	$920,295	$2,295	0.25%	$0
D-020-663	358900 6630		INSIGNIA	VADDADI PHANI K+SEETA	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,118,790	$2,790	0.25%	$0
D-020-664	358900 6640		INSIGNIA	HARTWELL PETER S+DIANA	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,352,000	MULTI-FAMILY DWELLING	$1,355,380	$3,380	0.25%	$0
D-020-665	358900 6650		INSIGNIA	ZHU CHUNRONG CHAO+YANG JING	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,247,400	MULTI-FAMILY DWELLING	$1,250,518	$3,118	0.25%	$0
D-020-666	358900 6660		INSIGNIA	RR 3305N LLC	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,557,900	MULTI-FAMILY DWELLING	$1,561,795	$3,895	0.25%	$0
D-020-667	358900 6670		INSIGNIA	ORR MARK+DWOSKIN DOROTHY	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,880,550	MULTI-FAMILY DWELLING	$1,885,251	$4,701	0.25%	$0
D-020-668	358900 6680		INSIGNIA	ZOU LAN	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$912,000	MULTI-FAMILY DWELLING	$914,280	$2,280	0.25%	$0
D-020-669	358900 6690		INSIGNIA	XIE ZHICHEN	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$918,000	MULTI-FAMILY DWELLING	$920,295	$2,295	0.25%	$0
D-020-670	358900 6700		INSIGNIA	PANG LIVING TRUST BRIAN & T	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,118,790	$2,790	0.25%	$0
D-020-671	358900 6710		INSIGNIA	FAISON ERIC A+ROGERS AARON	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,352,000	MULTI-FAMILY DWELLING	$1,355,380	$3,380	0.25%	$0
D-020-672	358900 6720		INSIGNIA	DROBOT GREGORY	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,247,400	MULTI-FAMILY DWELLING	$1,250,518	$3,118	0.25%	$0
D-020-673	358900 6730		INSIGNIA	HUANG CHIH-JEN+LO YVONNE	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,557,900	MULTI-FAMILY DWELLING	$1,561,795	$3,895	0.25%	$0
D-020-674	358900 6740		INSIGNIA	VANDEVANTER RUSSELL E	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,880,550	MULTI-FAMILY DWELLING	$1,885,251	$4,701	0.25%	$0
D-020-675	358900 6750		INSIGNIA	HAN KUANG	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$912,000	MULTI-FAMILY DWELLING	$914,280	$2,280	0.25%	$0
D-020-676	358900 6760		INSIGNIA	DONNELLY HUGH+KRISTINA	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$918,000	MULTI-FAMILY DWELLING	$920,295	$2,295	0.25%	$0
D-020-677	358900 6770		INSIGNIA	YU RICHARD C+ANITA M ZANCHE	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,118,790	$2,790	0.25%	$0
D-020-678	358900 6780		INSIGNIA	PAO STEPHEN SHI-MING+MARSHA	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,352,000	MULTI-FAMILY DWELLING	$1,355,380	$3,380	0.25%	$0
D-020-679	358900 6790		INSIGNIA	ELGIN MAROON TRUST	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,247,400	MULTI-FAMILY DWELLING	$1,250,518	$3,118	0.25%	$0
D-020-680	358900 6800		INSIGNIA	N3505 LLC	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,557,900	MULTI-FAMILY DWELLING	$1,561,795	$3,895	0.25%	$0
D-020-681	358900 6810		INSIGNIA	HAVENS DARRYL	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,880,550	MULTI-FAMILY DWELLING	$1,885,251	$4,701	0.25%	$0
D-020-682	358900 6820		INSIGNIA	CHEN KUAN-TING	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$912,000	MULTI-FAMILY DWELLING	$914,280	$2,280	0.25%	$0
D-020-683	358900 6830		INSIGNIA	BEASLEY BRUCE+LAURENCE	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$1,009,800	MULTI-FAMILY DWELLING	$1,012,324	$2,524	0.25%	$0
D-020-684	358900 6840		INSIGNIA	LI YI	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,227,600	MULTI-FAMILY DWELLING	$1,230,669	$3,069	0.25%	$0
D-020-685	358900 6850		INSIGNIA	OLSON MATTHEW E	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,622,400	MULTI-FAMILY DWELLING	$1,626,456	$4,056	0.25%	$0
D-020-686	358900 6860		INSIGNIA	LIN TZU-EN	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,587,600	MULTI-FAMILY DWELLING	$1,591,569	$3,969	0.25%	$0
D-020-687	358900 6870		INSIGNIA	GIRAY TIBET+ZIYNET	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,615,600	MULTI-FAMILY DWELLING	$1,619,639	$4,039	0.25%	$0
D-020-688	358900 6880		INSIGNIA	CORBETT THOMAS	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,671,600	MULTI-FAMILY DWELLING	$1,675,779	$4,179	0.25%	$0
D-020-689	358900 6890		INSIGNIA	CHI HAOYU+CHEN MINGQI	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$1,003,200	MULTI-FAMILY DWELLING	$1,005,708	$2,508	0.25%	$0
D-020-690	358900 6900		INSIGNIA	JOHNSON BRUCE E	588 BELL ST	DMC 240/290-440		797,496	2,086	MULTI-FAMILY DWELLING	$2,294,600	MULTI-FAMILY DWELLING	$2,300,336	$5,736	0.25%	$0
D-020-691	358900 6910		INSIGNIA	GIBBONS CHRISTOPHER+JULIE	588 BELL ST	DMC 240/290-440		797,496	1,804	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,170,212	$5,412	0.25%	$0
D-020-692	358900 6920		INSIGNIA	DEVINE LIVING TRUST	588 BELL ST	DMC 240/290-440		797,496	1,858	MULTI-FAMILY DWELLING	$2,601,200	MULTI-FAMILY DWELLING	$2,607,703	$6,503	0.25%	$0
D-020-693	358900 6930		INSIGNIA	FLORIDA AISHA MARIE	588 BELL ST	DMC 240/290-440		797,496	2,367	MULTI-FAMILY DWELLING	$3,313,800	MULTI-FAMILY DWELLING	$3,322,084	$8,284	0.25%	$0
D-020-694	358900 6940		INSIGNIA	FRE 614 LLC	588 BELL ST	DMC 240/290-440		797,496	2,086	MULTI-FAMILY DWELLING	$2,294,600	MULTI-FAMILY DWELLING	$2,300,336	$5,736	0.25%	$0
D-020-695	358900 6950		INSIGNIA	SOSKE TRINA L+YEDINSKY SARA	588 BELL ST	DMC 240/290-440		797,496	1,804	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,170,212	$5,412	0.25%	$0
D-020-696	358900 6960		INSIGNIA	WARD JAMES R+ANN MARIE (CO-	588 BELL ST	DMC 240/290-440		797,496	1,858	MULTI-FAMILY DWELLING	$2,601,200	MULTI-FAMILY DWELLING	$2,607,703	$6,503	0.25%	$0
D-020-697	358900 6970		INSIGNIA	LEI KANG N+HUI MING	588 BELL ST	DMC 240/290-440		797,496	2,367	MULTI-FAMILY DWELLING	$3,313,800	MULTI-FAMILY DWELLING	$3,322,084	$8,284	0.25%	$0
D-020-698	358900 6980		INSIGNIA	ROTELLI ILIA	588 BELL ST	DMC 240/290-440		797,496	2,086	MULTI-FAMILY DWELLING	$2,294,600	MULTI-FAMILY DWELLING	$2,300,336	$5,736	0.25%	$0
D-020-699	358900 6990		INSIGNIA	LI KANG -TTEE	588 BELL ST	DMC 240/290-440		797,496	1,804	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,170,212	$5,412	0.25%	$0
D-020-700	358900 7000		INSIGNIA	MCQUEEN CLYDE+COLLEEN	588 BELL ST	DMC 240/290-440		797,496	1,858	MULTI-FAMILY DWELLING	$2,601,200	MULTI-FAMILY DWELLING	$2,607,703	$6,503	0.25%	$0
D-020-701	358900 7010		INSIGNIA	STAKE CHARLES R+SHEN XIAOXI	588 BELL ST	DMC 240/290-440		797,496	2,367	MULTI-FAMILY DWELLING	$3,313,800	MULTI-FAMILY DWELLING	$3,322,084	$8,284	0.25%	$0
D-020-702	358900 7020		INSIGNIA	TAYLOR C DAVID	588 BELL ST	DMC 240/290-440		797,496	2,098	MULTI-FAMILY DWELLING	$2,517,600	MULTI-FAMILY DWELLING	$2,523,894	$6,294	0.25%	$0
D-020-703	358900 7030		INSIGNIA	PAT 4002N LLC	588 BELL ST	DMC 240/290-440		797,496	2,032	MULTI-FAMILY DWELLING	$2,641,600	MULTI-FAMILY DWELLING	$2,648,204	$6,604	0.25%	$0
D-020-704	358900 7040		INSIGNIA	NSIG PH LLC	588 BELL ST	DMC 240/290-440		797,496	1,841	MULTI-FAMILY DWELLING	$2,761,500	MULTI-FAMILY DWELLING	$2,768,404	$6,904	0.25%	$0
D-020-705	358900 7050		INSIGNIA	BENNETT JULIE D	588 BELL ST	DMC 240/290-440		797,496	2,095	MULTI-FAMILY DWELLING	$3,142,500	MULTI-FAMILY DWELLING	$3,150,356	$7,856	0.25%	$0
D-052	235700 0000		ENSO CONDOMINIUM		820 BLANCHARD ST	DMC 240/290-440	13,837	130,410		MIXED USE	$0	MIXED USE	$0	$0	0.00%	$0
D-052-001	235700 0010		ENSO CONDOMINIUM	ARENDS LYNN H	820 BLANCHARD ST	DMC 240/290-440		130,410	909	MIXED USE	$704,475	MIXED USE	$705,532	$1,057	0.15%	$0
D-052-002	235700 0020		ENSO CONDOMINIUM	GOLETZ TIMOTHY+BURLACU STEF	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-003	235700 0030		ENSO CONDOMINIUM	ZIRKLE MARY K	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-004	235700 0040		ENSO CONDOMINIUM	JACKSON MICHAEL & JENNIFER	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-005	235700 0050		ENSO CONDOMINIUM	MISHRA SUNITA	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-006	235700 0060		ENSO CONDOMINIUM	ANTONOVA VERONICA L+ANTONOV	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-007	235700 0070		ENSO CONDOMINIUM	GANDHI SAUMIL	820 BLANCHARD ST	DMC 240/290-440		130,410	878	MIXED USE	$680,450	MIXED USE	$681,471	$1,021	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-052-008	235700 0080		ENSO CONDOMINIUM	RAMESH NIVEDITA	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-009	235700 0090		ENSO CONDOMINIUM	ESSEGHAIER ZOUBAIR	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-010	235700 0100		ENSO CONDOMINIUM	HASANOGLU KAYA Y	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-011	235700 0110		ENSO CONDOMINIUM	EISELE FUMIKO SUZUKI	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-012	235700 0120		ENSO CONDOMINIUM	ZHU BOKANG	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-013	235700 0130		ENSO CONDOMINIUM	BIRKMEYER MEREDITH	820 BLANCHARD ST	DMC 240/290-440		130,410	963	MIXED USE	$746,325	MIXED USE	$747,444	$1,119	0.15%	$0
D-052-014	235700 0140		ENSO CONDOMINIUM	WU YOU	820 BLANCHARD ST	DMC 240/290-440		130,410	589	MIXED USE	$456,475	MIXED USE	$457,160	$685	0.15%	$0
D-052-015	235700 0150		ENSO CONDOMINIUM	ENSO RESIDENTIAL ASSOCITAIO	820 BLANCHARD ST	DMC 240/290-440		130,410	463	MIXED USE	$358,825	MIXED USE	$359,363	$538	0.15%	$0
D-052-016	235700 0160		ENSO CONDOMINIUM	JIN MENGQI+WANG DEPENG	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-017	235700 0170		ENSO CONDOMINIUM	JACKSON MICHAEL J	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-018	235700 0180		ENSO CONDOMINIUM	CHUNG TINA+FANG	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-019	235700 0190		ENSO CONDOMINIUM	WONG KA YING	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-020	235700 0200		ENSO CONDOMINIUM	SKOTDAL CRAIG GOODWIN	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-021	235700 0210		ENSO CONDOMINIUM	LU JIANXIAO	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-022	235700 0220		ENSO CONDOMINIUM	DRIGGERS SCOTT LOUIS	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0
D-052-023	235700 0230		ENSO CONDOMINIUM	KENDALL CLYDE J	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-024	235700 0240		ENSO CONDOMINIUM	VALLARTA LEOPOLDO+JOSEFINA	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-025	235700 0250		ENSO CONDOMINIUM	WELCH VICKI SUE	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$708,800	MIXED USE	$709,863	$1,063	0.15%	$0
D-052-026	235700 0260		ENSO CONDOMINIUM	LI CHOR	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-027	235700 0270		ENSO CONDOMINIUM	HUANG YIFEI+SHINN-TE CHOU	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-028	235700 0280		ENSO CONDOMINIUM	YIP MATTHEW YEE TSING+MEI L	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-029	235700 0290		ENSO CONDOMINIUM	CHUNG MATTHEW	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-030	235700 0300		ENSO CONDOMINIUM	HOU YIFEI+LI YANQIAN	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-031	235700 0310		ENSO CONDOMINIUM	TURECEK VACLAV	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-032	235700 0320		ENSO CONDOMINIUM	RECHNITZ DEBORAH	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0
D-052-033	235700 0330		ENSO CONDOMINIUM	HERDER MICHAEL ADAM	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-034	235700 0340		ENSO CONDOMINIUM	WELLS ALEXANDER E+ANITA BHA	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-035	235700 0350		ENSO CONDOMINIUM	MENIKOFF GREGORY	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$708,800	MIXED USE	$709,863	$1,063	0.15%	$0
D-052-036	235700 0360		ENSO CONDOMINIUM	COLLYER JAMES	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-037	235700 0370		ENSO CONDOMINIUM	WITOUS MICHAEL+JEFFREY D	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-038	235700 0380		ENSO CONDOMINIUM	FREEMAN THOMAS D+RANDI B	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-039	235700 0390		ENSO CONDOMINIUM	SIMMONS WENDY D	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-040	235700 0400		ENSO CONDOMINIUM	LICCIARDI GIACOMO+CHRISTINE	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-041	235700 0410		ENSO CONDOMINIUM	CHU JEFFERY	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-042	235700 0420		ENSO CONDOMINIUM	LOUIE OTWAY	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0
D-052-043	235700 0430		ENSO CONDOMINIUM	GUAN DANNY	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-044	235700 0440		ENSO CONDOMINIUM	DOLAN JOHN F	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-045	235700 0450		ENSO CONDOMINIUM	BROOKFIELD RELOCATION INC	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$686,650	MIXED USE	$687,680	$1,030	0.15%	$0
D-052-046	235700 0460		ENSO CONDOMINIUM	M MCCARTNEY LLC	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-047	235700 0470		ENSO CONDOMINIUM	TONEV GEORGI D	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-048	235700 0480		ENSO CONDOMINIUM	NOVY RICHARD+MERLE ANN	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-049	235700 0490		ENSO CONDOMINIUM	YANG MICHAEL	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-050	235700 0500		ENSO CONDOMINIUM	TRUAX JOHN E+M K	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-051	235700 0510		ENSO CONDOMINIUM	MCELROY JAMES & KAAREN	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-052	235700 0520		ENSO CONDOMINIUM	NELSON DAVID T+GUALDONI KIM	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0
D-052-053	235700 0530		ENSO CONDOMINIUM	MATTSON EDWIN W	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-054	235700 0540		ENSO CONDOMINIUM	MCGLYNN JEFF	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-055	235700 0550		ENSO CONDOMINIUM	WONG JAIME	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$686,650	MIXED USE	$687,680	$1,030	0.15%	$0
D-052-056	235700 0560		ENSO CONDOMINIUM	LIAU MICHAEL	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-057	235700 0570		ENSO CONDOMINIUM	WALKER ALISON+ARANDA ALEXAN	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-058	235700 0580		ENSO CONDOMINIUM	DIMARUCOT ALEXIS PAUL A	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-059	235700 0590		ENSO CONDOMINIUM	WALKER ELIZABETH+ALISON	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-060	235700 0600		ENSO CONDOMINIUM	HOUGHTON ASHLEY MCGARRY+WIL	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-061	235700 0610		ENSO CONDOMINIUM	SENO DAVID KENSO	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-062	235700 0620		ENSO CONDOMINIUM	LEE VIVIAN CHONG	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0
D-052-063	235700 0630		ENSO CONDOMINIUM	SHAH SUNIL J+LEENA S	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-064	235700 0640		ENSO CONDOMINIUM	LEE EJ	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-065	235700 0650		ENSO CONDOMINIUM	LITTLEFIELD JESSICA K	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$686,650	MIXED USE	$687,680	$1,030	0.15%	$0
D-052-066	235700 0660		ENSO CONDOMINIUM	HITCHCOCK ANDREW J	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-067	235700 0670		ENSO CONDOMINIUM	POGUE RAYMOND A	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-068	235700 0680		ENSO CONDOMINIUM	REICHNER ROBERT J II	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-069	235700 0690		ENSO CONDOMINIUM	LIU ZHIQIANG	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-070	235700 0700		ENSO CONDOMINIUM	MCCALL KEVIN	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-071	235700 0710		ENSO CONDOMINIUM	MALLOY DONALD E	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-072	235700 0720		ENSO CONDOMINIUM	YEH MICHELLE	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-052-073	235700 0730		ENSO CONDOMINIUM	SIROSH JOSEPH+DEEPA VARGHES	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-074	235700 0740		ENSO CONDOMINIUM	NELSON KAREN	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-075	235700 0750		ENSO CONDOMINIUM	SANTANA LUIS F	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$686,650	MIXED USE	$687,680	$1,030	0.15%	$0
D-052-076	235700 0760		ENSO CONDOMINIUM	FELBER RICHARD JAMES JR+FRE	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-077	235700 0770		ENSO CONDOMINIUM	NG AUDREY	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-078	235700 0780		ENSO CONDOMINIUM	CHIU MELISSA MAN YIN	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-079	235700 0790		ENSO CONDOMINIUM	SHAO KUN	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-080	235700 0800		ENSO CONDOMINIUM	STONECIPHER THOMAS K+BRENDA	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-081	235700 0810		ENSO CONDOMINIUM	MARTINEK JAMES P	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-082	235700 0820		ENSO CONDOMINIUM	LEVINE ROBIN J+GLAMBALVO DA	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0
D-052-083	235700 0830		ENSO CONDOMINIUM	ENG RITTA S	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-084	235700 0840		ENSO CONDOMINIUM	MCGILLIARD CHRIS	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-085	235700 0850		ENSO CONDOMINIUM	DEERY-SCHMITT JOHN+DEANNA	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$686,650	MIXED USE	$687,680	$1,030	0.15%	$0
D-052-086	235700 0860		ENSO CONDOMINIUM	KEILER FREDERICK D	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-087	235700 0870		ENSO CONDOMINIUM	OH HEE JIN+KIM SOO B	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-088	235700 0880		ENSO CONDOMINIUM	ROE TERRY	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-089	235700 0890		ENSO CONDOMINIUM	KNOX STILLMAN MATTHIAS	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-090	235700 0900		ENSO CONDOMINIUM	AMAN KRIS D	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-091	235700 0910		ENSO CONDOMINIUM	YUAN SIYU & LIU TIANQIANG	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-092	235700 0920		ENSO CONDOMINIUM	MICHAEL FAMILY HOLDINGS LLC	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0
D-052-093	235700 0930		ENSO CONDOMINIUM	MALONE RYAN	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-094	235700 0940		ENSO CONDOMINIUM	SARMIENTO STEPHEN D	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-095	235700 0950		ENSO CONDOMINIUM	MEINERSHAGEN JULIA L	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$686,650	MIXED USE	$687,680	$1,030	0.15%	$0
D-052-096	235700 0960		ENSO CONDOMINIUM	CRAVEN DIANN L	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-097	235700 0970		ENSO CONDOMINIUM	CHIU OLIVER SINSIK+POHPING	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-098	235700 0980		ENSO CONDOMINIUM	KOTHARI JAY HARSHED	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-099	235700 0990		ENSO CONDOMINIUM	MILLER ANITA PANG+CHRISTOPH	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-100	235700 1000		ENSO CONDOMINIUM	HARRIS DONALD SCOTT	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-101	235700 1010		ENSO CONDOMINIUM	MONROE DIANE	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-102	235700 1020		ENSO CONDOMINIUM	SEELY DONA M	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0
D-052-103	235700 1030		ENSO CONDOMINIUM	BARLAS JEVON	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-104	235700 1040		ENSO CONDOMINIUM	AZ EVERGREEN HOLDING LLC	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-105	235700 1050		ENSO CONDOMINIUM	CAREY GEORGE+NG CHING LIM	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$686,650	MIXED USE	$687,680	$1,030	0.15%	$0
D-052-106	235700 1060		ENSO CONDOMINIUM	GAO QIN+JIANPING ZHONG	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$735,075	MIXED USE	$736,178	$1,103	0.15%	$0
D-052-107	235700 1070		ENSO CONDOMINIUM	WHITTIER TRUST, TTEE	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$634,425	MIXED USE	$635,377	$952	0.15%	$0
D-052-108	235700 1080		ENSO CONDOMINIUM	BEECH KEVIN NOLAND+SHAERNA	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$634,425	MIXED USE	$635,377	$952	0.15%	$0
D-052-109	235700 1090		ENSO CONDOMINIUM	ANDERSON ROD	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$563,475	MIXED USE	$564,320	$845	0.15%	$0
D-052-110	235700 1100		ENSO CONDOMINIUM	HAM SCOTT E+CHRISTINA	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,110,400	MIXED USE	$1,112,066	$1,666	0.15%	$0
D-052-111	235700 1110		ENSO CONDOMINIUM	ULMA GEORGE A JR+MCKINSTRY	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$587,400	MIXED USE	$588,281	$881	0.15%	$0
D-052-112	235700 1120		ENSO CONDOMINIUM	MICHAEL THOMAS K+VICKI JEAN	820 BLANCHARD ST	DMC 240/290-440		130,410	2,279	MIXED USE	$1,880,175	MIXED USE	$1,882,995	$2,820	0.15%	$0
D-052-113	235700 1130		ENSO CONDOMINIUM	ZHENG CHRISTOPHER	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$632,000	MIXED USE	$632,948	$948	0.15%	$0
D-052-114	235700 1140		ENSO CONDOMINIUM	YANG KAREN H	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$808,500	MIXED USE	$809,713	$1,213	0.15%	$0
D-052-115	235700 1150		ENSO CONDOMINIUM	BROADWELL ASHLEY N	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$730,950	MIXED USE	$732,046	$1,096	0.15%	$0
D-052-116	235700 1160		ENSO CONDOMINIUM	ARENDS ESTELLE	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$735,075	MIXED USE	$736,178	$1,103	0.15%	$0
D-052-117	235700 1170		ENSO CONDOMINIUM	KKM SEATTLE LLC	820 BLANCHARD ST	DMC 240/290-440		130,410	1,556	MIXED USE	$1,244,800	MIXED USE	$1,246,667	$1,867	0.15%	$0
D-052-118	235700 1180		ENSO CONDOMINIUM	KOHL GLEN ARLEN+JULIE ABRAH	820 BLANCHARD ST	DMC 240/290-440		130,410	1,670	MIXED USE	$1,336,000	MIXED USE	$1,338,004	$2,004	0.15%	$0
D-052-119	235700 1190		ENSO CONDOMINIUM	BZ KOHL FAMILY LLC	820 BLANCHARD ST	DMC 240/290-440		130,410	1,129	MIXED USE	$931,425	MIXED USE	$932,822	$1,397	0.15%	$0
D-052-120	235700 1200		ENSO CONDOMINIUM	RAMIREZ MICHAEL	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$651,750	MIXED USE	$652,728	$978	0.15%	$0
D-052-121	235700 1210		ENSO CONDOMINIUM	WANG LUPING	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$808,500	MIXED USE	$809,713	$1,213	0.15%	$0
D-052-122	235700 1220		ENSO CONDOMINIUM	CAREY GEORGE	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$730,950	MIXED USE	$732,046	$1,096	0.15%	$0
D-052-123	235700 1230		ENSO CONDOMINIUM	FOGG JOHN DAVID+SANDRA	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$735,075	MIXED USE	$736,178	$1,103	0.15%	$0
D-052-124	235700 1240		ENSO CONDOMINIUM	FALLON MAURA + GAU MARK Y	820 BLANCHARD ST	DMC 240/290-440		130,410	1,556	MIXED USE	$1,244,800	MIXED USE	$1,246,667	$1,867	0.15%	$0
D-052-125	235700 1250		ENSO CONDOMINIUM	FALK JENNIFER ANN	820 BLANCHARD ST	DMC 240/290-440		130,410	1,670	MIXED USE	$1,336,000	MIXED USE	$1,338,004	$2,004	0.15%	$0
D-052-126	235700 1260		ENSO CONDOMINIUM	STANDLEY ROBERT F TTEE	820 BLANCHARD ST	DMC 240/290-440		130,410	1,129	MIXED USE	$903,200	MIXED USE	$904,555	$1,355	0.15%	$0
D-052-127	235700 1270		ENSO CONDOMINIUM	VAN SCHRADER THOMAS	820 BLANCHARD ST	DMC 240/290-440		130,410	1,797	MIXED USE	$1,437,600	MIXED USE	$1,439,756	$2,156	0.15%	$0
D-052-128	235700 1280		ENSO CONDOMINIUM	MIZUMOTO MICHAEL+MARGARET	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$651,750	MIXED USE	$652,728	$978	0.15%	$0
D-052-129	235700 1290		ENSO CONDOMINIUM	FRANKE JUSTIN	820 BLANCHARD ST	DMC 240/290-440		130,410	1,893	MIXED USE	$1,514,400	MIXED USE	$1,516,672	$2,272	0.15%	$0
D-052-130	235700 1300		ENSO CONDOMINIUM	OGBURN ROBERT+PATRICIA	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$735,075	MIXED USE	$736,178	$1,103	0.15%	$0
D-052-131	235700 1310		ENSO CONDOMINIUM	DA VEIGA ALEXANDRE	820 BLANCHARD ST	DMC 240/290-440		130,410	1,556	MIXED USE	$1,244,800	MIXED USE	$1,246,667	$1,867	0.15%	$0
D-052-132	235700 1320		ENSO CONDOMINIUM	MCCLESKEY KATHY A	820 BLANCHARD ST	DMC 240/290-440		130,410	1,670	MIXED USE	$1,336,000	MIXED USE	$1,338,004	$2,004	0.15%	$0
D-052-133	235700 1330		ENSO CONDOMINIUM	WEINSTEIN JEFFREY D	820 BLANCHARD ST	DMC 240/290-440		130,410	1,129	MIXED USE	$959,650	MIXED USE	$961,089	$1,439	0.15%	$0
D-052-134	235700 1340		ENSO CONDOMINIUM	WANG CASPAR	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$651,750	MIXED USE	$652,728	$978	0.15%	$0
D-052-135	235700 1350		ENSO CONDOMINIUM	MOORE ROBERT E+MARGARET D	820 BLANCHARD ST	DMC 240/290-440		130,410	1,892	MIXED USE	$1,560,900	MIXED USE	$1,563,241	$2,341	0.15%	$0
D-060	253887 0000		FIFTH AVENUE COURT		2132 5TH AVE	DMC 240/290-440	7,573	13,175		MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
D-060-001	253887 0010		FIFTH AVENUE COURT	CARLSON MARTIN+CAROLINE ANE	2132 5TH AVE	DMC 240/290-440		13,175	585	MULTI-FAMILY DWELLING	$351,000	MULTI-FAMILY DWELLING	$351,877	$877	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-060-002	253887 0020		FIFTH AVENUE COURT	BURKE TIMOTHY	2132 5TH AVE	DMC 240/290-440		13,175	700	MULTI-FAMILY DWELLING	$420,000	MULTI-FAMILY DWELLING	$421,050	$1,050	0.25%	$0
D-060-003	253887 0030		FIFTH AVENUE COURT	ALSEIDI ADNAN	2132 5TH AVE	DMC 240/290-440		13,175	398	MULTI-FAMILY DWELLING	$258,700	MULTI-FAMILY DWELLING	$259,347	$647	0.25%	$0
D-060-004	253887 0040		FIFTH AVENUE COURT	JUNGQUIST DEBRA A	2132 5TH AVE	DMC 240/290-440		13,175	752	MULTI-FAMILY DWELLING	$451,200	MULTI-FAMILY DWELLING	$452,328	$1,128	0.25%	$0
D-060-005	253887 0050		FIFTH AVENUE COURT	CORTELYOU PROPERTIES LLC	2132 5TH AVE	DMC 240/290-440		13,175	396	MULTI-FAMILY DWELLING	$257,400	MULTI-FAMILY DWELLING	$258,043	$643	0.25%	$0
D-060-006	253887 0060		FIFTH AVENUE COURT	IMMIDI KIRAN K+PRIYANKA CHI	2132 5TH AVE	DMC 240/290-440		13,175	386	MULTI-FAMILY DWELLING	$250,900	MULTI-FAMILY DWELLING	$251,527	$627	0.25%	$0
D-060-007	253887 0070		FIFTH AVENUE COURT	HARRIS TRACY E+ROSEMARY A	2132 5TH AVE	DMC 240/290-440		13,175	583	MULTI-FAMILY DWELLING	$349,800	MULTI-FAMILY DWELLING	$350,674	$874	0.25%	$0
D-060-008	253887 0080		FIFTH AVENUE COURT	HARRIS TRACY E+ROSEMARY A M	2132 5TH AVE	DMC 240/290-440		13,175	691	MULTI-FAMILY DWELLING	$414,600	MULTI-FAMILY DWELLING	$415,636	$1,036	0.25%	$0
D-060-009	253887 0090		FIFTH AVENUE COURT	RUTHERFORD TERI SUE	2132 5TH AVE	DMC 240/290-440		13,175	518	MULTI-FAMILY DWELLING	$310,800	MULTI-FAMILY DWELLING	$311,577	$777	0.25%	$0
D-060-010	253887 0100		FIFTH AVENUE COURT	LIN JEFFERSON	2132 5TH AVE	DMC 240/290-440		13,175	411	MULTI-FAMILY DWELLING	$267,150	MULTI-FAMILY DWELLING	$267,818	$668	0.25%	$0
D-060-011	253887 0110		FIFTH AVENUE COURT	LI YOU	2132 5TH AVE	DMC 240/290-440		13,175	380	MULTI-FAMILY DWELLING	$247,000	MULTI-FAMILY DWELLING	$247,617	$617	0.25%	$0
D-060-012	253887 0120		FIFTH AVENUE COURT	HENSON LINDA R+MCCLAIN DEBO	2132 5TH AVE	DMC 240/290-440		13,175	369	MULTI-FAMILY DWELLING	$239,850	MULTI-FAMILY DWELLING	$240,450	$600	0.25%	$0
D-060-013	253887 0130		FIFTH AVENUE COURT	CLARK JOHN C+LYNN MARQUETTE	2132 5TH AVE	DMC 240/290-440		13,175	399	MULTI-FAMILY DWELLING	$259,350	MULTI-FAMILY DWELLING	$259,998	$648	0.25%	$0
D-060-014	253887 0140		FIFTH AVENUE COURT	LIU DAVID WIN	2132 5TH AVE	DMC 240/290-440		13,175	404	MULTI-FAMILY DWELLING	$262,600	MULTI-FAMILY DWELLING	$263,256	$656	0.25%	$0
D-060-015	253887 0150		FIFTH AVENUE COURT	MANORSHARE LLC	2132 5TH AVE	DMC 240/290-440		13,175	418	MULTI-FAMILY DWELLING	$271,700	MULTI-FAMILY DWELLING	$272,379	$679	0.25%	$0
D-060-016	253887 0160		FIFTH AVENUE COURT	TADAIMA LLC	2132 5TH AVE	DMC 240/290-440		13,175	362	MULTI-FAMILY DWELLING	$235,300	MULTI-FAMILY DWELLING	$235,888	$588	0.25%	$0
D-060-017	253887 0170		FIFTH AVENUE COURT	LIU KUO HUI -TTEE	2132 5TH AVE	DMC 240/290-440		13,175	525	MULTI-FAMILY DWELLING	$315,000	MULTI-FAMILY DWELLING	$315,787	$787	0.25%	$0
D-060-018	253887 0180		FIFTH AVENUE COURT	SUBRAMANIAM GOKULRAMKUMAR+S	2132 5TH AVE	DMC 240/290-440		13,175	520	MULTI-FAMILY DWELLING	$312,000	MULTI-FAMILY DWELLING	$312,780	$780	0.25%	$0
D-060-019	253887 0190		FIFTH AVENUE COURT	205 LLC	2132 5TH AVE	DMC 240/290-440		13,175	411	MULTI-FAMILY DWELLING	$267,150	MULTI-FAMILY DWELLING	$267,818	$668	0.25%	$0
D-060-020	253887 0200		FIFTH AVENUE COURT	LI YOU	2132 5TH AVE	DMC 240/290-440		13,175	379	MULTI-FAMILY DWELLING	$246,350	MULTI-FAMILY DWELLING	$246,966	$616	0.25%	$0
D-060-021	253887 0210		FIFTH AVENUE COURT	PATRIZZI DIANNE M	2132 5TH AVE	DMC 240/290-440		13,175	368	MULTI-FAMILY DWELLING	$239,200	MULTI-FAMILY DWELLING	$239,798	$598	0.25%	$0
D-060-022	253887 0220		FIFTH AVENUE COURT	CLARK JOHN C+LYNN M RIDENOU	2132 5TH AVE	DMC 240/290-440		13,175	418	MULTI-FAMILY DWELLING	$271,700	MULTI-FAMILY DWELLING	$272,379	$679	0.25%	$0
D-060-023	253887 0230		FIFTH AVENUE COURT	LUI KUO HUI-TTEE	2132 5TH AVE	DMC 240/290-440		13,175	394	MULTI-FAMILY DWELLING	$256,100	MULTI-FAMILY DWELLING	$256,740	$640	0.25%	$0
D-060-024	253887 0240		FIFTH AVENUE COURT	ELLIS ANDREW	2132 5TH AVE	DMC 240/290-440		13,175	418	MULTI-FAMILY DWELLING	$271,700	MULTI-FAMILY DWELLING	$272,379	$679	0.25%	$0
D-060-025	253887 0250		FIFTH AVENUE COURT	LIU DAVID WIN	2132 5TH AVE	DMC 240/290-440		13,175	362	MULTI-FAMILY DWELLING	$235,300	MULTI-FAMILY DWELLING	$235,888	$588	0.25%	$0
D-060-026	253887 0260		FIFTH AVENUE COURT	GRIFFIN BRIAN J+SANDY G	2132 5TH AVE	DMC 240/290-440		13,175	525	MULTI-FAMILY DWELLING	$315,000	MULTI-FAMILY DWELLING	$315,787	$787	0.25%	$0
D-060-027	253887 0270		FIFTH AVENUE COURT	KOHTZ KRISTOPHER NEAL	2132 5TH AVE	DMC 240/290-440		13,175	520	MULTI-FAMILY DWELLING	$312,000	MULTI-FAMILY DWELLING	$312,780	$780	0.25%	$0
D-060-028	253887 0280		FIFTH AVENUE COURT	HUSSAIN KUMAIL+FAREES	2132 5TH AVE	DMC 240/290-440		13,175	411	MULTI-FAMILY DWELLING	$267,150	MULTI-FAMILY DWELLING	$267,818	$668	0.25%	$0
D-060-029	253887 0290		FIFTH AVENUE COURT	VERZOLA RANDY M	2132 5TH AVE	DMC 240/290-440		13,175	379	MULTI-FAMILY DWELLING	$246,350	MULTI-FAMILY DWELLING	$246,966	$616	0.25%	$0
D-060-030	253887 0300		FIFTH AVENUE COURT	MAJEED MOHAMMED DANISH	2132 5TH AVE	DMC 240/290-440		13,175	368	MULTI-FAMILY DWELLING	$239,200	MULTI-FAMILY DWELLING	$239,798	$598	0.25%	$0
D-060-031	253887 0310		FIFTH AVENUE COURT	CLARK JOHN+RIDENOUR LYNN	2132 5TH AVE	DMC 240/290-440		13,175	418	MULTI-FAMILY DWELLING	$271,700	MULTI-FAMILY DWELLING	$272,379	$679	0.25%	$0
D-060-032	253887 0320		FIFTH AVENUE COURT	109 LLC	2132 5TH AVE	DMC 240/290-440		13,175	368	MULTI-FAMILY DWELLING	$239,200	MULTI-FAMILY DWELLING	$239,798	$598	0.25%	$0
D-060-033	253887 0330		FIFTH AVENUE COURT	HARRIS TRACY E+ROSEMART A M	2132 5TH AVE	DMC 240/290-440		13,175	-	MULTI-FAMILY DWELLING	$70,000	MULTI-FAMILY DWELLING	$70,175	$175	0.25%	$0
D-060-034	253887 0340		FIFTH AVENUE COURT	JUNGQUIST DEBRA A	2132 5TH AVE	DMC 240/290-440		13,175	-	MULTI-FAMILY DWELLING	$70,000	MULTI-FAMILY DWELLING	$70,175	$175	0.25%	$0
D-060-035	253887 0350		FIFTH AVENUE COURT	MCKELVEY MICHAEL	2132 5TH AVE	DMC 240/290-440		13,175	-	MULTI-FAMILY DWELLING	$70,000	MULTI-FAMILY DWELLING	$70,175	$175	0.25%	$0
D-060-036	253887 0360		FIFTH AVENUE COURT	NUETZMANN JASEN & DONNA	2132 5TH AVE	DMC 240/290-440		13,175	-	MULTI-FAMILY DWELLING	$70,000	MULTI-FAMILY DWELLING	$70,175	$175	0.25%	$0
D-060-037	253887 0370		FIFTH AVENUE COURT	HARRIS TRACY E	2132 5TH AVE	DMC 240/290-440		13,175	-	MULTI-FAMILY DWELLING	$70,000	MULTI-FAMILY DWELLING	$70,175	$175	0.25%	$0
D-060-038	253887 0380		FIFTH AVENUE COURT	CLARK JOHN C+LYNN MARQUETTE	2132 5TH AVE	DMC 240/290-440		13,175	-	MULTI-FAMILY DWELLING	$70,000	MULTI-FAMILY DWELLING	$70,175	$175	0.25%	$0
D-140	176600 0000		COSMOPOLITAN		819 VIRGINIA ST	DOC2 500/300-550		5,145	5,145	COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
D-140-001	176600 0010		COSMOPOLITAN	PURPLE SKIES LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	2,301	COMMERCIAL SERVICE	$883,500	COMMERCIAL SERVICE	$884,825	$1,325	0.15%	$0
D-140-002	176600 0020		COSMOPOLITAN	MAJ PROPERTIES LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	2,844	COMMERCIAL SERVICE	$953,000	COMMERCIAL SERVICE	$954,430	$1,430	0.15%	$0
D-140-003	176600 0030		COSMOPOLITAN	COSMOPOLITAN CONDOMINIUM	819 VIRGINIA ST	DOC2 500/300-550		244,651	537	COMMERCIAL SERVICE	$429,600	COMMERCIAL SERVICE	$430,244	$644	0.15%	$0
D-140-004	176600 0040		COSMOPOLITAN	KONO TAKEYOSHI	819 VIRGINIA ST	DOC2 500/300-550		244,651	855	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-140-005	176600 0050		COSMOPOLITAN	LI GUANG+XIAOLU ZHU	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,318	COMMERCIAL SERVICE	$922,600	COMMERCIAL SERVICE	$923,984	$1,384	0.15%	$0
D-140-006	176600 0060		COSMOPOLITAN	YANG JING+YINGMEI QI	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$533,000	COMMERCIAL SERVICE	$533,800	$800	0.15%	$0
D-140-007	176600 0070		COSMOPOLITAN	ADLER RICHARD S+YOUNG BRIAN	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$830,200	COMMERCIAL SERVICE	$831,445	$1,245	0.15%	$0
D-140-008	176600 0080		COSMOPOLITAN	PARKER DAVID R	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-009	176600 0090		COSMOPOLITAN	SADOSKI ANTHONY J	819 VIRGINIA ST	DOC2 500/300-550		244,651	777	COMMERCIAL SERVICE	$505,050	COMMERCIAL SERVICE	$505,808	$758	0.15%	$0
D-140-010	176600 0100		COSMOPOLITAN	MULLANS ALEXANDER J	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$621,030	$930	0.15%	$0
D-140-011	176600 0110		COSMOPOLITAN	MCGOVERN ANN S+EDWARD J	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$921,200	COMMERCIAL SERVICE	$922,582	$1,382	0.15%	$0
D-140-012	176600 0120		COSMOPOLITAN	HUANG CHIN-JUNG	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$533,000	COMMERCIAL SERVICE	$533,800	$800	0.15%	$0
D-140-013	176600 0130		COSMOPOLITAN	MENDELOW MARK S+MICHAEL S	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$830,200	COMMERCIAL SERVICE	$831,445	$1,245	0.15%	$0
D-140-014	176600 0140		COSMOPOLITAN	ZARATE ESTRELLITA D+MARI S	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-015	176600 0150		COSMOPOLITAN	KIM BECKY H	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-016	176600 0160		COSMOPOLITAN	HILL KELSEY E+GORDON F	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$520,000	COMMERCIAL SERVICE	$520,780	$780	0.15%	$0
D-140-017	176600 0170		COSMOPOLITAN	HE PINGYANG	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$335,200	COMMERCIAL SERVICE	$335,703	$503	0.15%	$0
D-140-018	176600 0180		COSMOPOLITAN	YEUNG CARLOS	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$467,350	COMMERCIAL SERVICE	$468,051	$701	0.15%	$0
D-140-019	176600 0190		COSMOPOLITAN	AAF NOOR+BIBI G	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$920,500	COMMERCIAL SERVICE	$921,881	$1,381	0.15%	$0
D-140-020	176600 0200		COSMOPOLITAN	JOHNSON CHERYLE+GARY T	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$621,030	$930	0.15%	$0
D-140-021	176600 0210		COSMOPOLITAN	KUZNETSOV ALEXEY+YULIYA	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$621,030	$930	0.15%	$0
D-140-022	176600 0220		COSMOPOLITAN	MAIER CHASE	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$921,200	COMMERCIAL SERVICE	$922,582	$1,382	0.15%	$0
D-140-023	176600 0230		COSMOPOLITAN	MADERER EYAL	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$533,000	COMMERCIAL SERVICE	$533,800	$800	0.15%	$0
D-140-024	176600 0240		COSMOPOLITAN	THIARA SATINDER	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$830,200	COMMERCIAL SERVICE	$831,445	$1,245	0.15%	$0
D-140-025	176600 0250		COSMOPOLITAN	FRAZIER MARVIN C	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-026	176600 0260		COSMOPOLITAN	BLODGETT SEAN	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-027	176600 0270		COSMOPOLITAN	CHEN JOHN TZE-CHIANG+SANDRA	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$520,000	COMMERCIAL SERVICE	$520,780	$780	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-140-028	176600 0280		COSMOPOLITAN	MIZUKOSHI JUNKO T	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$335,200	COMMERCIAL SERVICE	$335,703	$503	0.15%	$0
D-140-029	176600 0290		COSMOPOLITAN	MUNK WOODY M	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$467,350	COMMERCIAL SERVICE	$468,051	$701	0.15%	$0
D-140-030	176600 0300		COSMOPOLITAN	PERSON BETTY L	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$920,500	COMMERCIAL SERVICE	$921,881	$1,381	0.15%	$0
D-140-031	176600 0310		COSMOPOLITAN	DAVIS ROXANNE E	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$621,030	$930	0.15%	$0
D-140-032	176600 0320		COSMOPOLITAN	O'NEILL STUART K S	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$621,030	$930	0.15%	$0
D-140-033	176600 0330		COSMOPOLITAN	VRG LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$921,200	COMMERCIAL SERVICE	$922,582	$1,382	0.15%	$0
D-140-034	176600 0340		COSMOPOLITAN	CHEN ZHIHAO	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$533,000	COMMERCIAL SERVICE	$533,800	$800	0.15%	$0
D-140-035	176600 0350		COSMOPOLITAN	LINKLETTER TERENCE	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$830,200	COMMERCIAL SERVICE	$831,445	$1,245	0.15%	$0
D-140-036	176600 0360		COSMOPOLITAN	HEITKEMPER DAVID	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-037	176600 0370		COSMOPOLITAN	BROWN ERIC S	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-038	176600 0380		COSMOPOLITAN	GLOVER KENT D	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$520,000	COMMERCIAL SERVICE	$520,780	$780	0.15%	$0
D-140-039	176600 0390		COSMOPOLITAN	SHRIBER MATTHEW	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$335,200	COMMERCIAL SERVICE	$335,703	$503	0.15%	$0
D-140-040	176600 0400		COSMOPOLITAN	NI ANDY	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$467,350	COMMERCIAL SERVICE	$468,051	$701	0.15%	$0
D-140-041	176600 0410		COSMOPOLITAN	LEE IN SOON+YOUNG SOON KWON	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$920,500	COMMERCIAL SERVICE	$921,881	$1,381	0.15%	$0
D-140-042	176600 0420		COSMOPOLITAN	GANGITANO DEBORAH+GEIDE DAV	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$621,030	$930	0.15%	$0
D-140-043	176600 0430		COSMOPOLITAN	WU CLINTON C	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$621,030	$930	0.15%	$0
D-140-044	176600 0440		COSMOPOLITAN	LUDWIG WILLIAM	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$921,200	COMMERCIAL SERVICE	$922,582	$1,382	0.15%	$0
D-140-045	176600 0450		COSMOPOLITAN	PHAM NINA	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$533,000	COMMERCIAL SERVICE	$533,800	$800	0.15%	$0
D-140-046	176600 0460		COSMOPOLITAN	POLETAYEVA VALENTINA	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$830,200	COMMERCIAL SERVICE	$831,445	$1,245	0.15%	$0
D-140-047	176600 0470		COSMOPOLITAN	PADWALKAR ASHWIN P+NGUYEN N	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-048	176600 0480		COSMOPOLITAN	CHEN VINCENT CHIHYU	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-049	176600 0490		COSMOPOLITAN	NIKOLAEV VASSILI+YEHUI ZHOU	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$520,000	COMMERCIAL SERVICE	$520,780	$780	0.15%	$0
D-140-050	176600 0500		COSMOPOLITAN	YAN HENRY C	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$335,200	COMMERCIAL SERVICE	$335,703	$503	0.15%	$0
D-140-051	176600 0510		COSMOPOLITAN	GRIMES JOHN	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$467,350	COMMERCIAL SERVICE	$468,051	$701	0.15%	$0
D-140-052	176600 0520		COSMOPOLITAN	LINGAMANENI BHAVANI P	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$920,500	COMMERCIAL SERVICE	$921,881	$1,381	0.15%	$0
D-140-053	176600 0530		COSMOPOLITAN	DEL ROSARIO JUAN CARLOS+ESP	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$621,030	$930	0.15%	$0
D-140-054	176600 0540		COSMOPOLITAN	MILLER DAVID W+NALANI M	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-055	176600 0550		COSMOPOLITAN	JELEZNIAKOV VADIM	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$954,100	COMMERCIAL SERVICE	$955,531	$1,431	0.15%	$0
D-140-056	176600 0560		COSMOPOLITAN	MOFFEIT LISA+SCROGGINS LARR	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-057	176600 0570		COSMOPOLITAN	QU HANLIN	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$859,850	COMMERCIAL SERVICE	$861,140	$1,290	0.15%	$0
D-140-058	176600 0580		COSMOPOLITAN	ZENG XIAO	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-059	176600 0590		COSMOPOLITAN	LIU I-MIN	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-060	176600 0600		COSMOPOLITAN	BARFUSS BLAKE E	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$540,000	COMMERCIAL SERVICE	$540,810	$810	0.15%	$0
D-140-061	176600 0610		COSMOPOLITAN	TROUT WARREN	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$345,675	COMMERCIAL SERVICE	$346,194	$519	0.15%	$0
D-140-062	176600 0620		COSMOPOLITAN	ZARATE JOSE+STEPHANIE	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$485,325	COMMERCIAL SERVICE	$486,053	$728	0.15%	$0
D-140-063	176600 0630		COSMOPOLITAN	DEANE MATTHEW+DEIRDRE CORLE	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$953,375	COMMERCIAL SERVICE	$954,805	$1,430	0.15%	$0
D-140-064	176600 0640		COSMOPOLITAN	FROST RYAN B	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-065	176600 0650		COSMOPOLITAN	MAHANT KARAN ARUN+RASHI DIX	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-066	176600 0660		COSMOPOLITAN	PALMQUIST CAREN J+BRIAN G	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$954,100	COMMERCIAL SERVICE	$955,531	$1,431	0.15%	$0
D-140-067	176600 0670		COSMOPOLITAN	PRINCIPALE RICHARD+KIMBERLY	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-068	176600 0680		COSMOPOLITAN	GOLDMAN RAN D MD INC	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$859,850	COMMERCIAL SERVICE	$861,140	$1,290	0.15%	$0
D-140-069	176600 0690		COSMOPOLITAN	2001 THORNDYKE LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-070	176600 0700		COSMOPOLITAN	CAREY GEORGE+CHING LIM NG	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-071	176600 0710		COSMOPOLITAN	SLOSS ANDREW+YUJIAN YANG	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$540,000	COMMERCIAL SERVICE	$540,810	$810	0.15%	$0
D-140-072	176600 0720		COSMOPOLITAN	JIAO HAN+NASHI GAN	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$345,675	COMMERCIAL SERVICE	$346,194	$519	0.15%	$0
D-140-073	176600 0730		COSMOPOLITAN	KONNOVA ANASTASSIA	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$485,325	COMMERCIAL SERVICE	$486,053	$728	0.15%	$0
D-140-074	176600 0740		COSMOPOLITAN	BLAKE BRETT	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$953,375	COMMERCIAL SERVICE	$954,805	$1,430	0.15%	$0
D-140-075	176600 0750		COSMOPOLITAN	YEN STANLEY	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-076	176600 0760		COSMOPOLITAN	GUSAKOV SERGEY	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-077	176600 0770		COSMOPOLITAN	PARK BIO F	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$954,100	COMMERCIAL SERVICE	$955,531	$1,431	0.15%	$0
D-140-078	176600 0780		COSMOPOLITAN	TSONEV PETKO	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-079	176600 0790		COSMOPOLITAN	ENG/HUNTINGTON	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$859,850	COMMERCIAL SERVICE	$861,140	$1,290	0.15%	$0
D-140-080	176600 0800		COSMOPOLITAN	HARRIS JULIE L	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-081	176600 0810		COSMOPOLITAN	SHAFI ROSHAN+SIMPSON JANET	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-082	176600 0820		COSMOPOLITAN	LI KEVIN+CHARLES S+HUIHONG	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$540,000	COMMERCIAL SERVICE	$540,810	$810	0.15%	$0
D-140-083	176600 0830		COSMOPOLITAN	STURZA LUCY+NICHOLAS	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$345,675	COMMERCIAL SERVICE	$346,194	$519	0.15%	$0
D-140-084	176600 0840		COSMOPOLITAN	SCHNEIDER MEGAN S	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$485,325	COMMERCIAL SERVICE	$486,053	$728	0.15%	$0
D-140-085	176600 0850		COSMOPOLITAN	VAN KEMPEN RUBEN	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$953,375	COMMERCIAL SERVICE	$954,805	$1,430	0.15%	$0
D-140-086	176600 0860		COSMOPOLITAN	CHA PETER B	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-087	176600 0870		COSMOPOLITAN	TYO DARREN L	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-088	176600 0880		COSMOPOLITAN	LEE LEON LIPANG+CHEN WEI TI	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$954,100	COMMERCIAL SERVICE	$955,531	$1,431	0.15%	$0
D-140-089	176600 0890		COSMOPOLITAN	BHUTANI AMITPAL SINGH	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-090	176600 0900		COSMOPOLITAN	SELHORN MICHAEL G+SUZANNE	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$859,850	COMMERCIAL SERVICE	$861,140	$1,290	0.15%	$0
D-140-091	176600 0910		COSMOPOLITAN	TAM JESSICA	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-092	176600 0920		COSMOPOLITAN	CLARKE BRADY S	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest And Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-140-093	176600 0930		COSMOPOLITAN	LE CHRISTINA	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$540,000	COMMERCIAL SERVICE	$540,810	$810	0.15%	$0
D-140-094	176600 0940		COSMOPOLITAN	LEE SUSIEN	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$345,675	COMMERCIAL SERVICE	$346,194	$519	0.15%	$0
D-140-095	176600 0950		COSMOPOLITAN	PAI ZONCHUNG+MEIMAN HSU	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$485,325	COMMERCIAL SERVICE	$486,053	$728	0.15%	$0
D-140-096	176600 0960		COSMOPOLITAN	BOSWELL BRAD R	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$953,375	COMMERCIAL SERVICE	$954,805	$1,430	0.15%	$0
D-140-097	176600 0970		COSMOPOLITAN	MILLER CHRIS	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-098	176600 0980		COSMOPOLITAN	CHEW STEVEN M JR	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-099	176600 0990		COSMOPOLITAN	CHEN LI-FONG+TAN-JEN	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$954,100	COMMERCIAL SERVICE	$955,531	$1,431	0.15%	$0
D-140-100	176600 1000		COSMOPOLITAN	MALHOTRAM VIPUL	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-101	176600 1010		COSMOPOLITAN	EASTWOOD INVESTMENTS LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$859,850	COMMERCIAL SERVICE	$861,140	$1,290	0.15%	$0
D-140-102	176600 1020		COSMOPOLITAN	CHAO YU WEI & CHAO CHIUNG	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-103	176600 1030		COSMOPOLITAN	CURRIER JOHN A+EMERY CAROL	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-104	176600 1040		COSMOPOLITAN	HSU ANDY	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$540,000	COMMERCIAL SERVICE	$540,810	$810	0.15%	$0
D-140-105	176600 1050		COSMOPOLITAN	JIANG YUNFEI+MING CONG	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$282,825	COMMERCIAL SERVICE	$283,249	$424	0.15%	$0
D-140-106	176600 1060		COSMOPOLITAN	MAKEN GAURAV	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$485,325	COMMERCIAL SERVICE	$486,053	$728	0.15%	$0
D-140-107	176600 1070		COSMOPOLITAN	LEE STACEY C	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$953,375	COMMERCIAL SERVICE	$954,805	$1,430	0.15%	$0
D-140-108	176600 1080		COSMOPOLITAN	KUNG RUCHANG+MARY CHANGLI W	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-109	176600 1090		COSMOPOLITAN	GARKAVI MARK	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-110	176600 1100		COSMOPOLITAN	AZARIOON HENRY	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$987,000	COMMERCIAL SERVICE	$988,481	$1,481	0.15%	$0
D-140-111	176600 1110		COSMOPOLITAN	HEAD CHRISTOPHER W	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$574,000	COMMERCIAL SERVICE	$574,861	$861	0.15%	$0
D-140-112	176600 1120		COSMOPOLITAN	PRAGIN PAVEL+NILA L RUSLEN	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$889,500	COMMERCIAL SERVICE	$890,834	$1,334	0.15%	$0
D-140-113	176600 1130		COSMOPOLITAN	LIAO JAY J+TRAN THIEN THANH	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-114	176600 1140		COSMOPOLITAN	KOENIG SABINE	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-115	176600 1150		COSMOPOLITAN	CHANG WOO YOUNG	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$560,000	COMMERCIAL SERVICE	$560,840	$840	0.15%	$0
D-140-116	176600 1160		COSMOPOLITAN	JIAO HAN+GAN NASHI	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$356,150	COMMERCIAL SERVICE	$356,684	$534	0.15%	$0
D-140-117	176600 1170		COSMOPOLITAN	RUZAEVA OLGA	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$503,300	COMMERCIAL SERVICE	$504,055	$755	0.15%	$0
D-140-118	176600 1180		COSMOPOLITAN	VAN DORN JEANETTE E	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$986,250	COMMERCIAL SERVICE	$987,729	$1,479	0.15%	$0
D-140-119	176600 1190		COSMOPOLITAN	CAMPION CLAUDINE M	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-120	176600 1200		COSMOPOLITAN	BIMS HARRY+SHERYL A	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-121	176600 1210		COSMOPOLITAN	HABERMAN BRENT M- TRUST	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$987,000	COMMERCIAL SERVICE	$988,481	$1,481	0.15%	$0
D-140-122	176600 1220		COSMOPOLITAN	REHBERGER JOHANN	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$574,000	COMMERCIAL SERVICE	$574,861	$861	0.15%	$0
D-140-123	176600 1230		COSMOPOLITAN	CSCS LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$889,500	COMMERCIAL SERVICE	$890,834	$1,334	0.15%	$0
D-140-124	176600 1240		COSMOPOLITAN	KANALOS MARCELA E	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-125	176600 1250		COSMOPOLITAN	BLODGETT DARI R	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-126	176600 1260		COSMOPOLITAN	BELL JOHN L	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$560,000	COMMERCIAL SERVICE	$560,840	$840	0.15%	$0
D-140-127	176600 1270		COSMOPOLITAN	OREN-PINES YARON	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$356,150	COMMERCIAL SERVICE	$356,684	$534	0.15%	$0
D-140-128	176600 1280		COSMOPOLITAN	YU SUNNY	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$503,300	COMMERCIAL SERVICE	$504,055	$755	0.15%	$0
D-140-129	176600 1290		COSMOPOLITAN	ZHUANG XIAOQU+CHENG XIN	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$986,250	COMMERCIAL SERVICE	$987,729	$1,479	0.15%	$0
D-140-130	176600 1300		COSMOPOLITAN	YUN KYONG R	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-131	176600 1310		COSMOPOLITAN	HARVEY ELIZABETH ANN+RICHAR	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-132	176600 1320		COSMOPOLITAN	OH CHRISTINE	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$987,000	COMMERCIAL SERVICE	$988,481	$1,481	0.15%	$0
D-140-133	176600 1330		COSMOPOLITAN	HERRERA ORTIZ JUAN ARTURO	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$574,000	COMMERCIAL SERVICE	$574,861	$861	0.15%	$0
D-140-134	176600 1340		COSMOPOLITAN	CALA LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$889,500	COMMERCIAL SERVICE	$890,834	$1,334	0.15%	$0
D-140-135	176600 1350		COSMOPOLITAN	MILLMAN DANIEL J	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-136	176600 1360		COSMOPOLITAN	LIU WEN-WU+YENG P CHOU	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-137	176600 1370		COSMOPOLITAN	HWANG JOSEPH+LUCIA	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$560,000	COMMERCIAL SERVICE	$560,840	$840	0.15%	$0
D-140-138	176600 1380		COSMOPOLITAN	CHEN YU-CHING	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$356,150	COMMERCIAL SERVICE	$356,684	$534	0.15%	$0
D-140-139	176600 1390		COSMOPOLITAN	HU HUI REVOCABLE TRUST	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$503,300	COMMERCIAL SERVICE	$504,055	$755	0.15%	$0
D-140-140	176600 1400		COSMOPOLITAN	ITANI SARA T	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$986,250	COMMERCIAL SERVICE	$987,729	$1,479	0.15%	$0
D-140-141	176600 1410		COSMOPOLITAN	KUNG CHIN-YUNG+PAO-JUI CHAN	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-142	176600 1420		COSMOPOLITAN	SULTAN HASSAN+REBECCA	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-143	176600 1430		COSMOPOLITAN	SWERLAND MARK	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$987,000	COMMERCIAL SERVICE	$988,481	$1,481	0.15%	$0
D-140-144	176600 1440		COSMOPOLITAN	LESTER STEVEN CHRISTOPHER	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$574,000	COMMERCIAL SERVICE	$574,861	$861	0.15%	$0
D-140-145	176600 1450		COSMOPOLITAN	LEVY JEFFRY A+ANDREA S	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$889,500	COMMERCIAL SERVICE	$890,834	$1,334	0.15%	$0
D-140-146	176600 1460		COSMOPOLITAN	CHEN CHANG HUEI	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-147	176600 1470		COSMOPOLITAN	BROOKS DIANA T	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-148	176600 1480		COSMOPOLITAN	WANG JOHN Y	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$560,000	COMMERCIAL SERVICE	$560,840	$840	0.15%	$0
D-140-149	176600 1490		COSMOPOLITAN	TATUM CLIFFORD+ZUOTIAN	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$356,150	COMMERCIAL SERVICE	$356,684	$534	0.15%	$0
D-140-150	176600 1500		COSMOPOLITAN	AN JENNIFER J+JULIA J	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$503,300	COMMERCIAL SERVICE	$504,055	$755	0.15%	$0
D-140-151	176600 1510		COSMOPOLITAN	STEWART REID A+SCOTT JANET	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$986,250	COMMERCIAL SERVICE	$987,729	$1,479	0.15%	$0
D-140-152	176600 1520		COSMOPOLITAN	JSM CONNECT LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-153	176600 1530		COSMOPOLITAN	KIM NAOMI	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-154	176600 1540		COSMOPOLITAN	FREIDMAN ROY+ALINA KHURGEL	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$987,000	COMMERCIAL SERVICE	$988,481	$1,481	0.15%	$0
D-140-155	176600 1550		COSMOPOLITAN	SEDELL JUSTIN M	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$574,000	COMMERCIAL SERVICE	$574,861	$861	0.15%	$0
D-140-156	176600 1560		COSMOPOLITAN	CHALFONT ROGER D+STACY M B	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$889,500	COMMERCIAL SERVICE	$890,834	$1,334	0.15%	$0
D-140-157	176600 1570		COSMOPOLITAN	SANGAR UDAY	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-140-158	176600 1580		COSMOPOLITAN	SMITH ANDREW W	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-159	176600 1590		COSMOPOLITAN	GORUMBA JEFFREY	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$560,000	COMMERCIAL SERVICE	$560,840	$840	0.15%	$0
D-140-160	176600 1600		COSMOPOLITAN	DANTE BEVERLY	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$356,150	COMMERCIAL SERVICE	$356,684	$534	0.15%	$0
D-140-161	176600 1610		COSMOPOLITAN	JOH HEEJIN	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$503,300	COMMERCIAL SERVICE	$504,055	$755	0.15%	$0
D-140-162	176600 1620		COSMOPOLITAN	PARK JONG SOO+CHONG OK+CHRI	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$986,250	COMMERCIAL SERVICE	$987,729	$1,479	0.15%	$0
D-140-163	176600 1630		COSMOPOLITAN	FILIMONOV DENIS	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-164	176600 1640		COSMOPOLITAN	SABERI ALIREZA	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$691,650	COMMERCIAL SERVICE	$692,687	$1,037	0.15%	$0
D-140-165	176600 1650		COSMOPOLITAN	CHUNG KIUK+MIN JUNG KIM	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$1,019,900	COMMERCIAL SERVICE	$1,021,430	$1,530	0.15%	$0
D-140-166	176600 1660		COSMOPOLITAN	PARK CLAIRE	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$594,500	COMMERCIAL SERVICE	$595,392	$892	0.15%	$0
D-140-167	176600 1670		COSMOPOLITAN	LEE KYUNGSUK D+HYUNGWON	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$919,150	COMMERCIAL SERVICE	$920,529	$1,379	0.15%	$0
D-140-168	176600 1680		COSMOPOLITAN	LIU ZONGYU	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-169	176600 1690		COSMOPOLITAN	DELP JAMES+HOSHI TOMOKO	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-170	176600 1700		COSMOPOLITAN	LYON ROBERT	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$580,000	COMMERCIAL SERVICE	$580,870	$870	0.15%	$0
D-140-171	176600 1710		COSMOPOLITAN	CHANG ERIC	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$366,625	COMMERCIAL SERVICE	$367,175	$550	0.15%	$0
D-140-172	176600 1720		COSMOPOLITAN	KO WEN HSIU	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$521,275	COMMERCIAL SERVICE	$522,057	$782	0.15%	$0
D-140-173	176600 1730		COSMOPOLITAN	FREED RODNEY	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$1,019,125	COMMERCIAL SERVICE	$1,020,654	$1,529	0.15%	$0
D-140-174	176600 1740		COSMOPOLITAN	BENEDICT DANNY	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$691,650	COMMERCIAL SERVICE	$692,687	$1,037	0.15%	$0
D-140-175	176600 1750		COSMOPOLITAN	JOSHI PRASANNA	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$700,350	COMMERCIAL SERVICE	$701,401	$1,051	0.15%	$0
D-140-176	176600 1760		COSMOPOLITAN	SUN JUSTIN ET AL	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$1,019,900	COMMERCIAL SERVICE	$1,021,430	$1,530	0.15%	$0
D-140-177	176600 1770		COSMOPOLITAN	SKINNER AMY E	819 VIRGINIA ST	DOC2 500/300-550		244,651	818	COMMERCIAL SERVICE	$593,050	COMMERCIAL SERVICE	$593,940	$890	0.15%	$0
D-140-178	176600 1780		COSMOPOLITAN	ALLEN MATTHEW	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$919,150	COMMERCIAL SERVICE	$920,529	$1,379	0.15%	$0
D-140-179	176600 1790		COSMOPOLITAN	LAU KEVIN	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-180	176600 1800		COSMOPOLITAN	WANG JASON PEI SHENG+FAY HS	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-181	176600 1810		COSMOPOLITAN	ARORA TARUN	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,236	COMMERCIAL SERVICE	$957,900	COMMERCIAL SERVICE	$959,337	$1,437	0.15%	$0
D-140-182	176600 1820		COSMOPOLITAN	ESMAILPOUR AHMAD+GHAZALEH	819 VIRGINIA ST	DOC2 500/300-550		244,651	722	COMMERCIAL SERVICE	$523,450	COMMERCIAL SERVICE	$524,235	$785	0.15%	$0
D-140-183	176600 1830		COSMOPOLITAN	FERRO LUKE+AMY	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,324	COMMERCIAL SERVICE	$1,026,100	COMMERCIAL SERVICE	$1,027,639	$1,539	0.15%	$0
D-140-184	176600 1840		COSMOPOLITAN	YANG SUNG M+EUN K SHIM	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$700,350	COMMERCIAL SERVICE	$701,401	$1,051	0.15%	$0
D-140-185	176600 1850		COSMOPOLITAN	KAY JONATHAN L	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$700,350	COMMERCIAL SERVICE	$701,401	$1,051	0.15%	$0
D-140-186	176600 1860		COSMOPOLITAN	KUNG HUA-CHUN JENNY	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$1,019,900	COMMERCIAL SERVICE	$1,021,430	$1,530	0.15%	$0
D-140-187	176600 1870		COSMOPOLITAN	MO FAN	819 VIRGINIA ST	DOC2 500/300-550		244,651	818	COMMERCIAL SERVICE	$593,050	COMMERCIAL SERVICE	$593,940	$890	0.15%	$0
D-140-188	176600 1880		COSMOPOLITAN	TAN EVAN+JUE WANG	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$919,150	COMMERCIAL SERVICE	$920,529	$1,379	0.15%	$0
D-140-189	176600 1890		COSMOPOLITAN	HAPPE KRISTEN	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-190	176600 1900		COSMOPOLITAN	SIEBERT LUKE+SUZANNE	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-191	176600 1910		COSMOPOLITAN	PUNKE MICHAEL+TRACI	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,236	COMMERCIAL SERVICE	$957,900	COMMERCIAL SERVICE	$959,337	$1,437	0.15%	$0
D-140-192	176600 1920		COSMOPOLITAN	KIM DON R+HANNAH I	819 VIRGINIA ST	DOC2 500/300-550		244,651	722	COMMERCIAL SERVICE	$523,450	COMMERCIAL SERVICE	$524,235	$785	0.15%	$0
D-140-193	176600 1930		COSMOPOLITAN	SUTEDJA MAURITA B	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,324	COMMERCIAL SERVICE	$1,026,100	COMMERCIAL SERVICE	$1,027,639	$1,539	0.15%	$0
D-140-194	176600 1940		COSMOPOLITAN	WAUTIER MARC	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$700,350	COMMERCIAL SERVICE	$701,401	$1,051	0.15%	$0
D-140-195	176600 1950		COSMOPOLITAN	CASO PATRICK T II	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$700,350	COMMERCIAL SERVICE	$701,401	$1,051	0.15%	$0
D-140-196	176600 1960		COSMOPOLITAN	CHANG OAK	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$1,019,900	COMMERCIAL SERVICE	$1,021,430	$1,530	0.15%	$0
D-140-197	176600 1970		COSMOPOLITAN	WOLF DAVID ALLEN	819 VIRGINIA ST	DOC2 500/300-550		244,651	818	COMMERCIAL SERVICE	$593,050	COMMERCIAL SERVICE	$593,940	$890	0.15%	$0
D-140-198	176600 1980		COSMOPOLITAN	MASILI GABRIELE+STIEVANO CR	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$919,150	COMMERCIAL SERVICE	$920,529	$1,379	0.15%	$0
D-140-199	176600 1990		COSMOPOLITAN	MAI CAO+KIM-ANH BUI	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-200	176600 2000		COSMOPOLITAN	AVASARE SONAL	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-201	176600 2010		COSMOPOLITAN	VALDEZ ARTHUR L JR+EDELMIRA	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,236	COMMERCIAL SERVICE	$957,900	COMMERCIAL SERVICE	$959,337	$1,437	0.15%	$0
D-140-202	176600 2020		COSMOPOLITAN	WANG YUSHAN+SHA WEN	819 VIRGINIA ST	DOC2 500/300-550		244,651	722	COMMERCIAL SERVICE	$523,450	COMMERCIAL SERVICE	$524,235	$785	0.15%	$0
D-140-203	176600 2030		COSMOPOLITAN	SKINNER WILLIAM G JR	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,324	COMMERCIAL SERVICE	$1,026,100	COMMERCIAL SERVICE	$1,027,639	$1,539	0.15%	$0
D-140-204	176600 2040		COSMOPOLITAN	BADEN MELVIN+MICHELLE	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$700,350	COMMERCIAL SERVICE	$701,401	$1,051	0.15%	$0
D-140-205	176600 2050		COSMOPOLITAN	HOANG KITHUNG	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$700,350	COMMERCIAL SERVICE	$701,401	$1,051	0.15%	$0
D-140-206	176600 2060		COSMOPOLITAN	LE QUERE PATRICK+HAUSMANN B	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$1,019,900	COMMERCIAL SERVICE	$1,021,430	$1,530	0.15%	$0
D-140-207	176600 2070		COSMOPOLITAN	KUNG YUNGTAI	819 VIRGINIA ST	DOC2 500/300-550		244,651	818	COMMERCIAL SERVICE	$593,050	COMMERCIAL SERVICE	$593,940	$890	0.15%	$0
D-140-208	176600 2080		COSMOPOLITAN	WOODSON LEWIS SHELTON	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$919,150	COMMERCIAL SERVICE	$920,529	$1,379	0.15%	$0
D-140-209	176600 2090		COSMOPOLITAN	BORNING JANNA R & DAVID H	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-210	176600 2100		COSMOPOLITAN	MOORE STAN+JANE	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-211	176600 2110		COSMOPOLITAN	KOUMANTAROS PETROS P+YANNIS	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,236	COMMERCIAL SERVICE	$957,900	COMMERCIAL SERVICE	$959,337	$1,437	0.15%	$0
D-140-212	176600 2120		COSMOPOLITAN	RILPOPPAT LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	722	COMMERCIAL SERVICE	$523,450	COMMERCIAL SERVICE	$524,235	$785	0.15%	$0
D-140-213	176600 2130		COSMOPOLITAN	BLASDEL LONNIE+KATHY	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,324	COMMERCIAL SERVICE	$1,026,100	COMMERCIAL SERVICE	$1,027,639	$1,539	0.15%	$0
D-140-214	176600 2140		COSMOPOLITAN	TANG FELIX CHUN LAP	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$700,350	COMMERCIAL SERVICE	$701,401	$1,051	0.15%	$0
D-140-215	176600 2150		COSMOPOLITAN	LIN STACY S+JEAN CHRISTOPHE	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$724,500	COMMERCIAL SERVICE	$725,587	$1,087	0.15%	$0
D-140-216	176600 2160		COSMOPOLITAN	WORTH LAURA P	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$1,052,800	COMMERCIAL SERVICE	$1,054,379	$1,579	0.15%	$0
D-140-217	176600 2170		COSMOPOLITAN	DOSH BLUEPRINT LLC SERIES S	819 VIRGINIA ST	DOC2 500/300-550		244,651	818	COMMERCIAL SERVICE	$613,500	COMMERCIAL SERVICE	$614,420	$920	0.15%	$0
D-140-218	176600 2180		COSMOPOLITAN	WU VICTOR+MICHELLE PHAM	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$948,800	COMMERCIAL SERVICE	$950,223	$1,423	0.15%	$0
D-140-219	176600 2190		COSMOPOLITAN	REN CHENGLI+XIE XIAOZHU	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-220	176600 2200		COSMOPOLITAN	YUAN BINFENG	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-221	176600 2210		COSMOPOLITAN	NAGY ALEXANDER F	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,236	COMMERCIAL SERVICE	$988,800	COMMERCIAL SERVICE	$990,283	$1,483	0.15%	$0
D-140-222	176600 2220		COSMOPOLITAN	LUU AMY	819 VIRGINIA ST	DOC2 500/300-550		244,651	722	COMMERCIAL SERVICE	$541,500	COMMERCIAL SERVICE	$542,312	$812	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-140-223	176600 2230		COSMOPOLITAN	CHAO YU-WEI+CHIUNG	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,324	COMMERCIAL SERVICE	$1,059,200	COMMERCIAL SERVICE	$1,060,789	$1,589	0.15%	$0
D-140-224	176600 2240		COSMOPOLITAN	WILLIAMS JASON	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$724,500	COMMERCIAL SERVICE	$725,587	$1,087	0.15%	$0
D-140-225	176600 2250		COSMOPOLITAN	KLIMOK BEN	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$724,500	COMMERCIAL SERVICE	$725,587	$1,087	0.15%	$0
D-140-226	176600 2260		COSMOPOLITAN	LAI RICHARD K	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$1,052,800	COMMERCIAL SERVICE	$1,054,379	$1,579	0.15%	$0
D-140-227	176600 2270		COSMOPOLITAN	TAM RENEE	819 VIRGINIA ST	DOC2 500/300-550		244,651	818	COMMERCIAL SERVICE	$613,500	COMMERCIAL SERVICE	$614,420	$920	0.15%	$0
D-140-228	176600 2280		COSMOPOLITAN	CAPLAN STEVEN D+CATHY M FEO	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$948,800	COMMERCIAL SERVICE	$950,223	$1,423	0.15%	$0
D-140-229	176600 2290		COSMOPOLITAN	MOORE JANE E+STAN G	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-230	176600 2300		COSMOPOLITAN	MOORE STAN G+JANE E	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-231	176600 2310		COSMOPOLITAN	MILLER JASON+VICTORIA	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,236	COMMERCIAL SERVICE	$988,800	COMMERCIAL SERVICE	$990,283	$1,483	0.15%	$0
D-140-232	176600 2320		COSMOPOLITAN	WONG PETER+RUTH LEE	819 VIRGINIA ST	DOC2 500/300-550		244,651	722	COMMERCIAL SERVICE	$541,500	COMMERCIAL SERVICE	$542,312	$812	0.15%	$0
D-140-233	176600 2330		COSMOPOLITAN	SECHRIST TODD M+T MICHAEL+M	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,324	COMMERCIAL SERVICE	$1,059,200	COMMERCIAL SERVICE	$1,060,789	$1,589	0.15%	$0
D-140-234	176600 2340		COSMOPOLITAN	WHITE PATRICK	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$724,500	COMMERCIAL SERVICE	$725,587	$1,087	0.15%	$0
D-140-235	176600 2350		COSMOPOLITAN	HADLEY BARBARA M	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,505	COMMERCIAL SERVICE	$1,204,000	COMMERCIAL SERVICE	$1,205,806	$1,806	0.15%	$0
D-140-236	176600 2360		COSMOPOLITAN	BRACY DENNIS P	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,261	COMMERCIAL SERVICE	$1,008,800	COMMERCIAL SERVICE	$1,010,313	$1,513	0.15%	$0
D-140-237	176600 2370		COSMOPOLITAN	FREED RODNEY D	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,403	COMMERCIAL SERVICE	$1,122,400	COMMERCIAL SERVICE	$1,124,084	$1,684	0.15%	$0
D-140-238	176600 2380		COSMOPOLITAN	TATUM CLIFFORD+ZUOTIAN	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,093	COMMERCIAL SERVICE	$819,750	COMMERCIAL SERVICE	$820,980	$1,230	0.15%	$0
D-140-239	176600 2390		COSMOPOLITAN	BASHAW BRADLEY	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,176	COMMERCIAL SERVICE	$882,000	COMMERCIAL SERVICE	$883,323	$1,323	0.15%	$0
D-140-240	176600 2400		COSMOPOLITAN	LI JIAOJIAO	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,113	COMMERCIAL SERVICE	$834,750	COMMERCIAL SERVICE	$836,002	$1,252	0.15%	$0
D-140-241	176600 2410		COSMOPOLITAN	RADHESHWAR PREM+LAURIE	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,498	COMMERCIAL SERVICE	$1,235,850	COMMERCIAL SERVICE	$1,237,704	$1,854	0.15%	$0
D-140-242	176600 2420		COSMOPOLITAN	HOWELL DANIEL D	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,505	COMMERCIAL SERVICE	$1,204,000	COMMERCIAL SERVICE	$1,205,806	$1,806	0.15%	$0
D-140-243	176600 2430		COSMOPOLITAN	LIU KELVIN YEN-HSIANG	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,261	COMMERCIAL SERVICE	$1,008,800	COMMERCIAL SERVICE	$1,010,313	$1,513	0.15%	$0
D-140-244	176600 2440		COSMOPOLITAN	KAWAKAMI SYLVIA	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,403	COMMERCIAL SERVICE	$1,122,400	COMMERCIAL SERVICE	$1,124,084	$1,684	0.15%	$0
D-140-245	176600 2450		COSMOPOLITAN	THOMPSON JAMES E+JANET S	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,093	COMMERCIAL SERVICE	$819,750	COMMERCIAL SERVICE	$820,980	$1,230	0.15%	$0
D-140-246	176600 2460		COSMOPOLITAN	LIU SUYI+SUN WEI	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,176	COMMERCIAL SERVICE	$882,000	COMMERCIAL SERVICE	$883,323	$1,323	0.15%	$0
D-140-247	176600 2470		COSMOPOLITAN	JAIN MEHUL	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,113	COMMERCIAL SERVICE	$834,750	COMMERCIAL SERVICE	$836,002	$1,252	0.15%	$0
D-140-248	176600 2480		COSMOPOLITAN	LOWRY KATHLEEN S	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,498	COMMERCIAL SERVICE	$1,235,850	COMMERCIAL SERVICE	$1,237,704	$1,854	0.15%	$0
D-140-249	176600 2490		COSMOPOLITAN	LEE WEN-CHANG+SU FANG-JUNG	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,919	COMMERCIAL SERVICE	$1,535,200	COMMERCIAL SERVICE	$1,537,503	$2,303	0.15%	$0
D-140-250	176600 2500		COSMOPOLITAN	LE QUERE PATRICK+HAUSMANN B	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,878	COMMERCIAL SERVICE	$1,502,400	COMMERCIAL SERVICE	$1,504,654	$2,254	0.15%	$0
D-140-251	176600 2510		COSMOPOLITAN	KANTOR MARK B+JANE ROSE ZAL	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,715	COMMERCIAL SERVICE	$1,372,000	COMMERCIAL SERVICE	$1,374,058	$2,058	0.15%	$0
D-140-252	176600 2520		COSMOPOLITAN	CHEN RANFENG+TANG LILI	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,684	COMMERCIAL SERVICE	$1,347,200	COMMERCIAL SERVICE	$1,349,221	$2,021	0.15%	$0
D-140-253	176600 2530		COSMOPOLITAN	MARCOUX LORI	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,870	COMMERCIAL SERVICE	$1,496,000	COMMERCIAL SERVICE	$1,498,244	$2,244	0.15%	$0
D-150	872975 0000		2200 RESIDENTIAL CONDOMINIUM		2200 WESTLAKE AVE	DMC 240/290-440	86,134	259,480		COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
D-150-001	872975 0010		2200 RESIDENTIAL CONDOM	BOSHAW PHILLIP+KARLA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,487	COMMERCIAL SERVICE	$1,152,425	COMMERCIAL SERVICE	$1,154,154	$1,729	0.15%	$0
D-150-002	872975 0020		2200 RESIDENTIAL CONDOM	FREDRICKS DAVID N	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,697	COMMERCIAL SERVICE	$1,315,175	COMMERCIAL SERVICE	$1,317,148	$1,973	0.15%	$0
D-150-003	872975 0030		2200 RESIDENTIAL CONDOM	HULING TOM D III+LORI S	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,296	COMMERCIAL SERVICE	$1,004,400	COMMERCIAL SERVICE	$1,005,907	$1,507	0.15%	$0
D-150-004	872975 0040		2200 RESIDENTIAL CONDOM	BRONEMANN ALLEN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,292	COMMERCIAL SERVICE	$1,001,300	COMMERCIAL SERVICE	$1,002,802	$1,502	0.15%	$0
D-150-005	872975 0050		2200 RESIDENTIAL CONDOM	VEZZONI MICHAEL R	2200 WESTLAKE AVE	DMC 240/290-440		259,480	754	COMMERCIAL SERVICE	$584,350	COMMERCIAL SERVICE	$585,227	$877	0.15%	$0
D-150-006	872975 0060		2200 RESIDENTIAL CONDOM	LO HANK S+LYNN J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,266	COMMERCIAL SERVICE	$981,150	COMMERCIAL SERVICE	$982,622	$1,472	0.15%	$0
D-150-007	872975 0070		2200 RESIDENTIAL CONDOM	SEDLIK CHARYL KAY & EARL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,487	COMMERCIAL SERVICE	$1,152,425	COMMERCIAL SERVICE	$1,154,154	$1,729	0.15%	$0
D-150-008	872975 0080		2200 RESIDENTIAL CONDOM	DICKINSON KAT-KLEEN E LIVING	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,697	COMMERCIAL SERVICE	$1,315,175	COMMERCIAL SERVICE	$1,317,148	$1,973	0.15%	$0
D-150-009	872975 0090		2200 RESIDENTIAL CONDOM	TILFORD TOM+CAMILLA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,296	COMMERCIAL SERVICE	$1,004,400	COMMERCIAL SERVICE	$1,005,907	$1,507	0.15%	$0
D-150-010	872975 0100		2200 RESIDENTIAL CONDOM	STAENBERG JON	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,292	COMMERCIAL SERVICE	$1,001,300	COMMERCIAL SERVICE	$1,002,802	$1,502	0.15%	$0
D-150-011	872975 0110		2200 RESIDENTIAL CONDOM	CHENG SAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$585,900	COMMERCIAL SERVICE	$586,779	$879	0.15%	$0
D-150-012	872975 0120		2200 RESIDENTIAL CONDOM	BRONEMANN FAMILY LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,407	COMMERCIAL SERVICE	$1,090,425	COMMERCIAL SERVICE	$1,092,061	$1,636	0.15%	$0
D-150-013	872975 0130		2200 RESIDENTIAL CONDOM	BIERMANSKI LOTHAR	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,487	COMMERCIAL SERVICE	$1,152,425	COMMERCIAL SERVICE	$1,154,154	$1,729	0.15%	$0
D-150-014	872975 0140		2200 RESIDENTIAL CONDOM	DANIELS BARBARA J TRUST	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,697	COMMERCIAL SERVICE	$1,315,175	COMMERCIAL SERVICE	$1,317,148	$1,973	0.15%	$0
D-150-015	872975 0150		2200 RESIDENTIAL CONDOM	OVERMAN KENNETH E+CANDICE A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,296	COMMERCIAL SERVICE	$1,004,400	COMMERCIAL SERVICE	$1,005,907	$1,507	0.15%	$0
D-150-016	872975 0160		2200 RESIDENTIAL CONDOM	SON MARK+JESSICA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,292	COMMERCIAL SERVICE	$1,001,300	COMMERCIAL SERVICE	$1,002,802	$1,502	0.15%	$0
D-150-017	872975 0170		2200 RESIDENTIAL CONDOM	LAM TAI MUI+CHENG SUN WAH E	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$585,900	COMMERCIAL SERVICE	$586,779	$879	0.15%	$0
D-150-018	872975 0180		2200 RESIDENTIAL CONDOM	VARCHETTA SALVATORE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,407	COMMERCIAL SERVICE	$1,090,425	COMMERCIAL SERVICE	$1,092,061	$1,636	0.15%	$0
D-150-019	872975 0190		2200 RESIDENTIAL CONDOM	KOIS JOHN C+KAREN L	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,487	COMMERCIAL SERVICE	$1,152,425	COMMERCIAL SERVICE	$1,154,154	$1,729	0.15%	$0
D-150-020	872975 0200		2200 RESIDENTIAL CONDOM	KREKOW ASSOCIATES LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,697	COMMERCIAL SERVICE	$1,315,175	COMMERCIAL SERVICE	$1,317,148	$1,973	0.15%	$0
D-150-021	872975 0210		2200 RESIDENTIAL CONDOM	PARK EAST BUILDING INC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,296	COMMERCIAL SERVICE	$1,004,400	COMMERCIAL SERVICE	$1,005,907	$1,507	0.15%	$0
D-150-022	872975 0220		2200 RESIDENTIAL CONDOM	PERKINS ROSS D	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,292	COMMERCIAL SERVICE	$1,001,300	COMMERCIAL SERVICE	$1,002,802	$1,502	0.15%	$0
D-150-023	872975 0230		2200 RESIDENTIAL CONDOM	LEONG TOMMY+JULIE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$585,900	COMMERCIAL SERVICE	$586,779	$879	0.15%	$0
D-150-024	872975 0240		2200 RESIDENTIAL CONDOM	DOWNEY JAMES R	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,407	COMMERCIAL SERVICE	$1,090,425	COMMERCIAL SERVICE	$1,092,061	$1,636	0.15%	$0
D-150-025	872975 0250		2200 RESIDENTIAL CONDOM	PARROTT LES A+LESLIE L	2200 WESTLAKE AVE	DMC 240/290-440		259,480	3,539	COMMERCIAL SERVICE	$2,742,725	COMMERCIAL SERVICE	$2,746,839	$4,114	0.15%	$0
D-150-026	872975 0260		2200 RESIDENTIAL CONDOM	FNDTN HLTHY RELATIONSHIPS	2200 WESTLAKE AVE	DMC 240/290-440		259,480	954	COMMERCIAL SERVICE	$739,350	COMMERCIAL SERVICE	$740,459	$1,109	0.15%	$0
D-150-027	872975 0270		2200 RESIDENTIAL CONDOM	BOWMAN FREDERICK J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,292	COMMERCIAL SERVICE	$1,001,300	COMMERCIAL SERVICE	$1,002,802	$1,502	0.15%	$0
D-150-028	872975 0280		2200 RESIDENTIAL CONDOM	ALMON JAMES A+KAREN E	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$585,900	COMMERCIAL SERVICE	$586,779	$879	0.15%	$0
D-150-029	872975 0290		2200 RESIDENTIAL CONDOM	FINNERAN FRANK K JR+SUSAN M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,407	COMMERCIAL SERVICE	$1,090,425	COMMERCIAL SERVICE	$1,092,061	$1,636	0.15%	$0
D-150-030	872975 0300		2200 RESIDENTIAL CONDOM	MACFARLANE VICTOR B+THADERI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	2,238	COMMERCIAL SERVICE	$2,349,900	COMMERCIAL SERVICE	$2,353,425	$3,525	0.15%	$0
D-150-031	872975 0310		2200 RESIDENTIAL CONDOM	BOCHSLER DAVID J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	2,216	COMMERCIAL SERVICE	$2,216,000	COMMERCIAL SERVICE	$2,219,324	$3,324	0.15%	$0
D-150-032	872975 0320		2200 RESIDENTIAL CONDOM	HAZLEHURST F HAMILTON+PAMEL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,798	COMMERCIAL SERVICE	$1,798,000	COMMERCIAL SERVICE	$1,800,697	$2,697	0.15%	$0
D-150-033	872975 0330		2200 RESIDENTIAL CONDOM	MAYNARD RICHARD L	2200 WESTLAKE AVE	DMC 240/290-440		259,480	577	COMMERCIAL SERVICE	$375,050	COMMERCIAL SERVICE	$375,613	$563	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-150-034	872975 0340		2200 RESIDENTIAL CONDOM	ETTEFAGH SYLVIA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	591	COMMERCIAL SERVICE	$384,150	COMMERCIAL SERVICE	$384,726	$576	0.15%	$0
D-150-035	872975 0350		2200 RESIDENTIAL CONDOM	VASUCEVAN PARAMESHWARAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,328	COMMERCIAL SERVICE	$863,200	COMMERCIAL SERVICE	$864,495	$1,295	0.15%	$0
D-150-036	872975 0360		2200 RESIDENTIAL CONDOM	HOLMES WILLIE L	2200 WESTLAKE AVE	DMC 240/290-440		259,480	964	COMMERCIAL SERVICE	$626,600	COMMERCIAL SERVICE	$627,540	$940	0.15%	$0
D-150-037	872975 0370		2200 RESIDENTIAL CONDOM	GUPTA HITESH+PARUL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,313	COMMERCIAL SERVICE	$853,450	COMMERCIAL SERVICE	$854,730	$1,280	0.15%	$0
D-150-038	872975 0380		2200 RESIDENTIAL CONDOM	HABIB KAMYAR C	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,218	COMMERCIAL SERVICE	$791,700	COMMERCIAL SERVICE	$792,888	$1,188	0.15%	$0
D-150-039	872975 0390		2200 RESIDENTIAL CONDOM	SHUKLA VIPULA K	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,653	COMMERCIAL SERVICE	$1,074,450	COMMERCIAL SERVICE	$1,076,062	$1,612	0.15%	$0
D-150-040	872975 0400		2200 RESIDENTIAL CONDOM	VAREY JENNIFER	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,651	COMMERCIAL SERVICE	$1,073,150	COMMERCIAL SERVICE	$1,074,760	$1,610	0.15%	$0
D-150-041	872975 0410		2200 RESIDENTIAL CONDOM	DOYLE CASEY D+CHU DINH CAO	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,798	COMMERCIAL SERVICE	$1,168,700	COMMERCIAL SERVICE	$1,170,453	$1,753	0.15%	$0
D-150-042	872975 0420		2200 RESIDENTIAL CONDOM	2200 RESIDENTIAL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	365	COMMERCIAL SERVICE	$237,250	COMMERCIAL SERVICE	$237,606	$356	0.15%	$0
D-150-043	872975 0430		2200 RESIDENTIAL CONDOM	OBERTO LAURA A+MCELHOE MICH	2200 WESTLAKE AVE	DMC 240/290-440		259,480	589	COMMERCIAL SERVICE	$382,850	COMMERCIAL SERVICE	$383,424	$574	0.15%	$0
D-150-044	872975 0440		2200 RESIDENTIAL CONDOM	OBERTO LAURA A+MCELHOE MICH	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$597,595	$895	0.15%	$0
D-150-045	872975 0450		2200 RESIDENTIAL CONDOM	T & N HOMESTEAD LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	862	COMMERCIAL SERVICE	$560,300	COMMERCIAL SERVICE	$561,140	$840	0.15%	$0
D-150-046	872975 0460		2200 RESIDENTIAL CONDOM	WEI DEVELOPMENT LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,215	COMMERCIAL SERVICE	$789,750	COMMERCIAL SERVICE	$790,935	$1,185	0.15%	$0
D-150-047	872975 0470		2200 RESIDENTIAL CONDOM	SUNG HAN YONG	2200 WESTLAKE AVE	DMC 240/290-440		259,480	702	COMMERCIAL SERVICE	$456,300	COMMERCIAL SERVICE	$456,984	$684	0.15%	$0
D-150-048	872975 0480		2200 RESIDENTIAL CONDOM	MARCHAND BRIAN A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	885	COMMERCIAL SERVICE	$575,250	COMMERCIAL SERVICE	$576,113	$863	0.15%	$0
D-150-049	872975 0490		2200 RESIDENTIAL CONDOM	CHARLOT BARBARA P+LARRY A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	849	COMMERCIAL SERVICE	$551,850	COMMERCIAL SERVICE	$552,678	$828	0.15%	$0
D-150-050	872975 0500		2200 RESIDENTIAL CONDOM	LYSEN RAYMOND O & CAROL A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	867	COMMERCIAL SERVICE	$563,550	COMMERCIAL SERVICE	$564,395	$845	0.15%	$0
D-150-051	872975 0510		2200 RESIDENTIAL CONDOM	SLEGEL BRIAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	638	COMMERCIAL SERVICE	$414,700	COMMERCIAL SERVICE	$415,322	$622	0.15%	$0
D-150-052	872975 0520		2200 RESIDENTIAL CONDOM	CHEVIGNY EUGENIA C	2200 WESTLAKE AVE	DMC 240/290-440		259,480	784	COMMERCIAL SERVICE	$509,600	COMMERCIAL SERVICE	$510,364	$764	0.15%	$0
D-150-053	872975 0530		2200 RESIDENTIAL CONDOM	WOERNER MICHELLE W+JEFFRY M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,296	COMMERCIAL SERVICE	$842,400	COMMERCIAL SERVICE	$843,664	$1,264	0.15%	$0
D-150-054	872975 0540		2200 RESIDENTIAL CONDOM	DEAN CORY M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$381,550	COMMERCIAL SERVICE	$382,122	$572	0.15%	$0
D-150-055	872975 0550		2200 RESIDENTIAL CONDOM	VINOGRADOV NIKOLAI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$597,595	$895	0.15%	$0
D-150-056	872975 0560		2200 RESIDENTIAL CONDOM	COURTNEY MARCUS R+MONIQUE A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$447,200	COMMERCIAL SERVICE	$447,871	$671	0.15%	$0
D-150-057	872975 0570		2200 RESIDENTIAL CONDOM	CHEE BRIAN E	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$557,700	COMMERCIAL SERVICE	$558,537	$837	0.15%	$0
D-150-058	872975 0580		2200 RESIDENTIAL CONDOM	MOBLEY JOSEPH R	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$396,500	COMMERCIAL SERVICE	$397,095	$595	0.15%	$0
D-150-059	872975 0590		2200 RESIDENTIAL CONDOM	KOPMAN AMANDA D+HAMMER SIMO	2200 WESTLAKE AVE	DMC 240/290-440		259,480	755	COMMERCIAL SERVICE	$490,750	COMMERCIAL SERVICE	$491,486	$736	0.15%	$0
D-150-060	872975 0600		2200 RESIDENTIAL CONDOM	BALWADA RAVI+REKHA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$484,250	COMMERCIAL SERVICE	$484,976	$726	0.15%	$0
D-150-061	872975 0610		2200 RESIDENTIAL CONDOM	WEI DEVELOPMENT LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$787,800	COMMERCIAL SERVICE	$788,982	$1,182	0.15%	$0
D-150-062	872975 0620		2200 RESIDENTIAL CONDOM	LEE PETER	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$533,650	COMMERCIAL SERVICE	$534,450	$800	0.15%	$0
D-150-063	872975 0630		2200 RESIDENTIAL CONDOM	DEAN CORY M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$858,650	COMMERCIAL SERVICE	$859,938	$1,288	0.15%	$0
D-150-064	872975 0640		2200 RESIDENTIAL CONDOM	FLETCHER CHRISTOPHER A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$381,550	COMMERCIAL SERVICE	$382,122	$572	0.15%	$0
D-150-065	872975 0650		2200 RESIDENTIAL CONDOM	BARRY BRIAN JOHN+JANE CATHE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$597,595	$895	0.15%	$0
D-150-066	872975 0660		2200 RESIDENTIAL CONDOM	MIGLIORE MATTHEW NATHAN+ELA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$447,200	COMMERCIAL SERVICE	$447,871	$671	0.15%	$0
D-150-067	872975 0670		2200 RESIDENTIAL CONDOM	CHENG JACK	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$557,700	COMMERCIAL SERVICE	$558,537	$837	0.15%	$0
D-150-068	872975 0680		2200 RESIDENTIAL CONDOM	YU LING+HUI YING TANG	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$396,500	COMMERCIAL SERVICE	$397,095	$595	0.15%	$0
D-150-069	872975 0690		2200 RESIDENTIAL CONDOM	CURRAN JAMES M+AMANDA L PET	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$491,400	COMMERCIAL SERVICE	$492,137	$737	0.15%	$0
D-150-070	872975 0700		2200 RESIDENTIAL CONDOM	MYUNG SEHO	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$484,250	COMMERCIAL SERVICE	$484,976	$726	0.15%	$0
D-150-071	872975 0710		2200 RESIDENTIAL CONDOM	HOLMES WILLIAM H+MELISSA F	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$787,800	COMMERCIAL SERVICE	$788,982	$1,182	0.15%	$0
D-150-072	872975 0720		2200 RESIDENTIAL CONDOM	BECKHAM FAMILTY TRUST	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$533,650	COMMERCIAL SERVICE	$534,450	$800	0.15%	$0
D-150-073	872975 0730		2200 RESIDENTIAL CONDOM	HAGAN STACY-ANNE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$858,650	COMMERCIAL SERVICE	$859,938	$1,288	0.15%	$0
D-150-074	872975 0740		2200 RESIDENTIAL CONDOM	VAN ZILE DAVID+DONNA DENEEN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$381,550	COMMERCIAL SERVICE	$382,122	$572	0.15%	$0
D-150-075	872975 0750		2200 RESIDENTIAL CONDOM	DAHLBY LISA K	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$597,595	$895	0.15%	$0
D-150-076	872975 0760		2200 RESIDENTIAL CONDOM	HUNDAL TARLOK S+SURINDER K	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$447,200	COMMERCIAL SERVICE	$447,871	$671	0.15%	$0
D-150-077	872975 0770		2200 RESIDENTIAL CONDOM	KAHLER JAMES C	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$557,700	COMMERCIAL SERVICE	$558,537	$837	0.15%	$0
D-150-078	872975 0780		2200 RESIDENTIAL CONDOM	WAN MENGHSI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$396,500	COMMERCIAL SERVICE	$397,095	$595	0.15%	$0
D-150-079	872975 0790		2200 RESIDENTIAL CONDOM	LINDBERG RANDY LENNART	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$491,400	COMMERCIAL SERVICE	$492,137	$737	0.15%	$0
D-150-080	872975 0800		2200 RESIDENTIAL CONDOM	VAN OPPEN CATHERINE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$484,250	COMMERCIAL SERVICE	$484,976	$726	0.15%	$0
D-150-081	872975 0810		2200 RESIDENTIAL CONDOM	CHU KEVIN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$787,800	COMMERCIAL SERVICE	$788,982	$1,182	0.15%	$0
D-150-082	872975 0820		2200 RESIDENTIAL CONDOM	LEE RAE Y	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$533,650	COMMERCIAL SERVICE	$534,450	$800	0.15%	$0
D-150-083	872975 0830		2200 RESIDENTIAL CONDOM	NACHT GAIL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$858,650	COMMERCIAL SERVICE	$859,938	$1,288	0.15%	$0
D-150-084	872975 0840		2200 RESIDENTIAL CONDOM	PAT S700 LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$381,550	COMMERCIAL SERVICE	$382,122	$572	0.15%	$0
D-150-085	872975 0850		2200 RESIDENTIAL CONDOM	ENGLAND-MARKUN REV TRUST	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$597,595	$895	0.15%	$0
D-150-086	872975 0860		2200 RESIDENTIAL CONDOM	WEI DANNY+LILY M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$447,200	COMMERCIAL SERVICE	$447,871	$671	0.15%	$0
D-150-087	872975 0870		2200 RESIDENTIAL CONDOM	ROBINSON JEFFREY A+DICKE MA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$557,700	COMMERCIAL SERVICE	$558,537	$837	0.15%	$0
D-150-088	872975 0880		2200 RESIDENTIAL CONDOM	VOGEL ASHLEY M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$396,500	COMMERCIAL SERVICE	$397,095	$595	0.15%	$0
D-150-089	872975 0890		2200 RESIDENTIAL CONDOM	LANGRAND SYLVAIN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$491,400	COMMERCIAL SERVICE	$492,137	$737	0.15%	$0
D-150-090	872975 0900		2200 RESIDENTIAL CONDOM	CUTLIP CHRISTOPHER K	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$484,250	COMMERCIAL SERVICE	$484,976	$726	0.15%	$0
D-150-091	872975 0910		2200 RESIDENTIAL CONDOM	DUVDEVANI SHAI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$787,800	COMMERCIAL SERVICE	$788,982	$1,182	0.15%	$0
D-150-092	872975 0920		2200 RESIDENTIAL CONDOM	OVERMAN KENNETH E+CANDICE A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$533,650	COMMERCIAL SERVICE	$534,450	$800	0.15%	$0
D-150-093	872975 0930		2200 RESIDENTIAL CONDOM	DELMORE STEPHEN G+LYDIA D R	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$858,650	COMMERCIAL SERVICE	$859,938	$1,288	0.15%	$0
D-150-094	872975 0940		2200 RESIDENTIAL CONDOM	LUDLOW ANNE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$381,550	COMMERCIAL SERVICE	$382,122	$572	0.15%	$0
D-150-095	872975 0950		2200 RESIDENTIAL CONDOM	ENGLAND-MARKUN REVOCABLE LI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$597,595	$895	0.15%	$0
D-150-096	872975 0960		2200 RESIDENTIAL CONDOM	LOUKIANTCHIKOV ROMAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$447,200	COMMERCIAL SERVICE	$447,871	$671	0.15%	$0
D-150-097	872975 0970		2200 RESIDENTIAL CONDOM	LEONG WAI KWAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$557,700	COMMERCIAL SERVICE	$558,537	$837	0.15%	$0
D-150-098	872975 0980		2200 RESIDENTIAL CONDOM	HASHIM SUHARA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$396,500	COMMERCIAL SERVICE	$397,095	$595	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-150-099	872975 0990		2200 RESIDENTIAL CONDON	NIJHER KANWARDEEP S+BARINDE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$491,400	COMMERCIAL SERVICE	$492,137	$737	0.15%	$0
D-150-100	872975 1000		2200 RESIDENTIAL CONDON	LEE DAVID J+SHARON	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$484,250	COMMERCIAL SERVICE	$484,976	$726	0.15%	$0
D-150-101	872975 1010		2200 RESIDENTIAL CONDON	YANG KUANG L	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$787,800	COMMERCIAL SERVICE	$788,982	$1,182	0.15%	$0
D-150-102	872975 1020		2200 RESIDENTIAL CONDON	CHANG TAO-YUAN AMOS+HUA-TIN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$533,650	COMMERCIAL SERVICE	$534,450	$800	0.15%	$0
D-150-103	872975 1030		2200 RESIDENTIAL CONDON	PEARSON W E+LAURIE A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$858,650	COMMERCIAL SERVICE	$859,938	$1,288	0.15%	$0
D-150-104	872975 1040		2200 RESIDENTIAL CONDON	WARMACK MATTHEW S	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$381,550	COMMERCIAL SERVICE	$382,122	$572	0.15%	$0
D-150-105	872975 1050		2200 RESIDENTIAL CONDON	WANG MICHAEL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$597,595	$895	0.15%	$0
D-150-106	872975 1060		2200 RESIDENTIAL CONDON	BURCHALL LAURION+ARLENE KIM	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$447,200	COMMERCIAL SERVICE	$447,871	$671	0.15%	$0
D-150-107	872975 1070		2200 RESIDENTIAL CONDON	WILSON AMANDA C+KURT ANDREW	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$557,700	COMMERCIAL SERVICE	$558,537	$837	0.15%	$0
D-150-108	872975 1080		2200 RESIDENTIAL CONDON	VASDEV SUBHIR+RITU VERMA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$396,500	COMMERCIAL SERVICE	$397,095	$595	0.15%	$0
D-150-109	872975 1090		2200 RESIDENTIAL CONDON	JOHNSON ERIC M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$491,400	COMMERCIAL SERVICE	$492,137	$737	0.15%	$0
D-150-110	872975 1100		2200 RESIDENTIAL CONDON	CHOU MU+SHIU	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$484,250	COMMERCIAL SERVICE	$484,976	$726	0.15%	$0
D-150-111	872975 1110		2200 RESIDENTIAL CONDON	STREATER CORY JAMES	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$787,800	COMMERCIAL SERVICE	$788,982	$1,182	0.15%	$0
D-150-112	872975 1120		2200 RESIDENTIAL CONDON	AMIN RESHEN S	2200 WESTLAKE AVE	DMC 240/290-440		259,480	871	COMMERCIAL SERVICE	$533,650	COMMERCIAL SERVICE	$534,450	$800	0.15%	$0
D-150-113	872975 1130		2200 RESIDENTIAL CONDON	LELAND LAURIE L	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$858,650	COMMERCIAL SERVICE	$859,938	$1,288	0.15%	$0
D-150-114	872975 1140		2200 RESIDENTIAL CONDON	SHAH SONALI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$381,550	COMMERCIAL SERVICE	$382,122	$572	0.15%	$0
D-150-115	872975 1150		2200 RESIDENTIAL CONDON	CLEMENTS KENNETH+DANA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$597,595	$895	0.15%	$0
D-150-116	872975 1160		2200 RESIDENTIAL CONDON	SHRIDHAR KARTIK+AYESHA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$447,200	COMMERCIAL SERVICE	$447,871	$671	0.15%	$0
D-150-117	872975 1170		2200 RESIDENTIAL CONDON	DICKINSON JAMES	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$557,700	COMMERCIAL SERVICE	$558,537	$837	0.15%	$0
D-150-118	872975 1180		2200 RESIDENTIAL CONDON	PARKER JOHN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$411,750	COMMERCIAL SERVICE	$412,368	$618	0.15%	$0
D-150-119	872975 1190		2200 RESIDENTIAL CONDON	BARSHAY PROPERTIES LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$510,300	COMMERCIAL SERVICE	$511,065	$765	0.15%	$0
D-150-120	872975 1200		2200 RESIDENTIAL CONDON	ENGLEBRECHT KAREN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$502,875	COMMERCIAL SERVICE	$503,629	$754	0.15%	$0
D-150-121	872975 1210		2200 RESIDENTIAL CONDON	AFFRONTI MICHAEL A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$818,100	COMMERCIAL SERVICE	$819,327	$1,227	0.15%	$0
D-150-122	872975 1220		2200 RESIDENTIAL CONDON	DILLARD JOSEPH+STELLA FONG	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$554,175	COMMERCIAL SERVICE	$555,006	$831	0.15%	$0
D-150-123	872975 1230		2200 RESIDENTIAL CONDON	RANDALL CLAY R+JAMIE S E	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$891,675	COMMERCIAL SERVICE	$893,013	$1,338	0.15%	$0
D-150-124	872975 1240		2200 RESIDENTIAL CONDON	CHEN JOY YUN-JUNG	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$396,225	COMMERCIAL SERVICE	$396,819	$594	0.15%	$0
D-150-125	872975 1250		2200 RESIDENTIAL CONDON	LEE SEUNG Y	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$619,650	COMMERCIAL SERVICE	$620,579	$929	0.15%	$0
D-150-126	872975 1260		2200 RESIDENTIAL CONDON	MOSTAGHEL ELAHE A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-150-127	872975 1270		2200 RESIDENTIAL CONDON	BELUR RAJIV	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$579,150	COMMERCIAL SERVICE	$580,019	$869	0.15%	$0
D-150-128	872975 1280		2200 RESIDENTIAL CONDON	CHEN ELAINE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$411,750	COMMERCIAL SERVICE	$412,368	$618	0.15%	$0
D-150-129	872975 1290		2200 RESIDENTIAL CONDON	ZOLYOMI ELIZABETH	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$510,300	COMMERCIAL SERVICE	$511,065	$765	0.15%	$0
D-150-130	872975 1300		2200 RESIDENTIAL CONDON	WILLIAMS MACON L+ANN F ET A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$502,875	COMMERCIAL SERVICE	$503,629	$754	0.15%	$0
D-150-131	872975 1310		2200 RESIDENTIAL CONDON	FISHER LYLY+TAZUMA RONALD T	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$818,100	COMMERCIAL SERVICE	$819,327	$1,227	0.15%	$0
D-150-132	872975 1320		2200 RESIDENTIAL CONDON	HENSEL STEVEN M+JENNINGS PA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$554,175	COMMERCIAL SERVICE	$555,006	$831	0.15%	$0
D-150-133	872975 1330		2200 RESIDENTIAL CONDON	HECKATHORN JOSHUA CHRISTIAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$891,675	COMMERCIAL SERVICE	$893,013	$1,338	0.15%	$0
D-150-134	872975 1340		2200 RESIDENTIAL CONDON	BACON JAMES C JR+SUSAN ELLE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$396,225	COMMERCIAL SERVICE	$396,819	$594	0.15%	$0
D-150-135	872975 1350		2200 RESIDENTIAL CONDON	SHIMOKAYI MICHAEL A+LINDA S	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$619,650	COMMERCIAL SERVICE	$620,579	$929	0.15%	$0
D-150-136	872975 1360		2200 RESIDENTIAL CONDON	RAEMONT HARTLEY LIZABETH	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-150-137	872975 1370		2200 RESIDENTIAL CONDON	BERGHUIS PAUL ALAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$579,150	COMMERCIAL SERVICE	$580,019	$869	0.15%	$0
D-150-138	872975 1380		2200 RESIDENTIAL CONDON	CHANG PAUL S	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$411,750	COMMERCIAL SERVICE	$412,368	$618	0.15%	$0
D-150-139	872975 1390		2200 RESIDENTIAL CONDON	SCHWAB THOMAS J+CHRISTIANNE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$510,300	COMMERCIAL SERVICE	$511,065	$765	0.15%	$0
D-150-140	872975 1400		2200 RESIDENTIAL CONDON	AHMADI FABIAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$502,875	COMMERCIAL SERVICE	$503,629	$754	0.15%	$0
D-150-141	872975 1410		2200 RESIDENTIAL CONDON	CHANG SEAN S+LISA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$818,100	COMMERCIAL SERVICE	$819,327	$1,227	0.15%	$0
D-150-142	872975 1420		2200 RESIDENTIAL CONDON	WAIT GEOFFREY P+ELLEN S	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$554,175	COMMERCIAL SERVICE	$555,006	$831	0.15%	$0
D-150-143	872975 1430		2200 RESIDENTIAL CONDON	ARCHAMBAULT CURTIS A+CARLA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$891,675	COMMERCIAL SERVICE	$893,013	$1,338	0.15%	$0
D-150-144	872975 1440		2200 RESIDENTIAL CONDON	JONES STEPHEN D+SONJA L	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$396,225	COMMERCIAL SERVICE	$396,819	$594	0.15%	$0
D-150-145	872975 1450		2200 RESIDENTIAL CONDON	DIXON KAREN K	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$619,650	COMMERCIAL SERVICE	$620,579	$929	0.15%	$0
D-150-146	872975 1460		2200 RESIDENTIAL CONDON	CHANDEL NITIN + NAMITA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-150-147	872975 1470		2200 RESIDENTIAL CONDON	SHIRAZI JAVAD K	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$579,150	COMMERCIAL SERVICE	$580,019	$869	0.15%	$0
D-150-148	872975 1480		2200 RESIDENTIAL CONDON	ELLIOTT JOHN MACARTNEY+FARI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$411,750	COMMERCIAL SERVICE	$412,368	$618	0.15%	$0
D-150-149	872975 1490		2200 RESIDENTIAL CONDON	CAVENDER PATRICIA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$510,300	COMMERCIAL SERVICE	$511,065	$765	0.15%	$0
D-150-150	872975 1500		2200 RESIDENTIAL CONDON	TIFFANY GARY J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$502,875	COMMERCIAL SERVICE	$503,629	$754	0.15%	$0
D-150-151	872975 1510		2200 RESIDENTIAL CONDON	PERRY HOPE E	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$818,100	COMMERCIAL SERVICE	$819,327	$1,227	0.15%	$0
D-150-152	872975 1520		2200 RESIDENTIAL CONDON	FISHER RAMONA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$554,175	COMMERCIAL SERVICE	$555,006	$831	0.15%	$0
D-150-153	872975 1530		2200 RESIDENTIAL CONDON	KHANDEPARKER ASHWIN+POLA VI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$891,675	COMMERCIAL SERVICE	$893,013	$1,338	0.15%	$0
D-150-154	872975 1540		2200 RESIDENTIAL CONDON	ENGLAND-MARKUN REVOCABLE LI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,527	COMMERCIAL SERVICE	$1,527,000	COMMERCIAL SERVICE	$1,529,291	$2,291	0.15%	$0
D-150-155	872975 1550		2200 RESIDENTIAL CONDON	MEDINA JORGE M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,367	COMMERCIAL SERVICE	$1,367,000	COMMERCIAL SERVICE	$1,369,051	$2,051	0.15%	$0
D-150-156	872975 1560		2200 RESIDENTIAL CONDON	MOBLEY JOSEPH R	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,151	COMMERCIAL SERVICE	$1,151,000	COMMERCIAL SERVICE	$1,152,727	$1,727	0.15%	$0
D-150-157	872975 1570		2200 RESIDENTIAL CONDON	PICKREN KIMBERLY C-TTEE OF	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,427	COMMERCIAL SERVICE	$1,427,000	COMMERCIAL SERVICE	$1,429,141	$2,141	0.15%	$0
D-150-158	872975 1580		2200 RESIDENTIAL CONDON	REANDEAU ROBERT E+CHANTELLE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,512	COMMERCIAL SERVICE	$1,512,000	COMMERCIAL SERVICE	$1,514,268	$2,268	0.15%	$0
D-150-159	872975 1590		2200 RESIDENTIAL CONDON	GOODMAN CLIFFORD A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,305	COMMERCIAL SERVICE	$783,000	COMMERCIAL SERVICE	$784,175	$1,175	0.15%	$0
D-150-160	872975 1600		2200 RESIDENTIAL CONDON	HALL DAVID W+ANNE E	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,927	COMMERCIAL SERVICE	$1,156,200	COMMERCIAL SERVICE	$1,157,934	$1,734	0.15%	$0
D-150-161	872975 1610		2200 RESIDENTIAL CONDON	LOVEJOY JOSEPH	2200 WESTLAKE AVE	DMC 240/290-440		259,480	904	COMMERCIAL SERVICE	$542,400	COMMERCIAL SERVICE	$543,214	$814	0.15%	$0
D-150-162	872975 1620		2200 RESIDENTIAL CONDON	MENDOZA LUIS	2200 WESTLAKE AVE	DMC 240/290-440		259,480	907	COMMERCIAL SERVICE	$544,200	COMMERCIAL SERVICE	$545,016	$816	0.15%	$0
D-150-163	872975 1630		2200 RESIDENTIAL CONDON	K&L REAL ESTATE PARTNERS LL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,763	COMMERCIAL SERVICE	$1,057,800	COMMERCIAL SERVICE	$1,059,387	$1,587	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-150-164	872975 1640		2200 RESIDENTIAL CONDON	STEFANO CYRENA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,380	COMMERCIAL SERVICE	$828,000	COMMERCIAL SERVICE	$829,242	$1,242	0.15%	$0
D-150-165	872975 1650		2200 RESIDENTIAL CONDON	GOODMAN CLIFFORD A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,453	COMMERCIAL SERVICE	$871,800	COMMERCIAL SERVICE	$873,108	$1,308	0.15%	$0
D-150-166	872975 1660		2200 RESIDENTIAL CONDON	MACKAY DONALD K+MARGARET P	2200 WESTLAKE AVE	DMC 240/290-440		259,480	876	COMMERCIAL SERVICE	$525,600	COMMERCIAL SERVICE	$526,388	$788	0.15%	$0
D-150-167	872975 1670		2200 RESIDENTIAL CONDON	ENG KAREN M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,379	COMMERCIAL SERVICE	$861,875	COMMERCIAL SERVICE	$863,168	$1,293	0.15%	$0
D-150-168	872975 1680		2200 RESIDENTIAL CONDON	MA LI+ZHANG ZONGS-HUN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,234	COMMERCIAL SERVICE	$771,250	COMMERCIAL SERVICE	$772,407	$1,157	0.15%	$0
D-150-169	872975 1690		2200 RESIDENTIAL CONDON	SOOKPRANEE PANUT	2200 WESTLAKE AVE	DMC 240/290-440		259,480	840	COMMERCIAL SERVICE	$525,000	COMMERCIAL SERVICE	$525,788	$788	0.15%	$0
D-150-170	872975 1700		2200 RESIDENTIAL CONDON	WALKER ANDERA M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	848	COMMERCIAL SERVICE	$530,000	COMMERCIAL SERVICE	$530,795	$795	0.15%	$0
D-150-171	872975 1710		2200 RESIDENTIAL CONDON	DFAZ LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	819	COMMERCIAL SERVICE	$511,875	COMMERCIAL SERVICE	$512,643	$768	0.15%	$0
D-150-172	872975 1720		2200 RESIDENTIAL CONDON	TONG BERT	2200 WESTLAKE AVE	DMC 240/290-440		259,480	898	COMMERCIAL SERVICE	$561,250	COMMERCIAL SERVICE	$562,092	$842	0.15%	$0
D-150-173	872975 1730		2200 RESIDENTIAL CONDON	MOIN IMAHN ADAM+KAMBIZ+ROYA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,423	COMMERCIAL SERVICE	$1,067,250	COMMERCIAL SERVICE	$1,068,851	$1,601	0.15%	$0
D-150-174	872975 1740		2200 RESIDENTIAL CONDON	NGUYEN TINA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	685	COMMERCIAL SERVICE	$513,750	COMMERCIAL SERVICE	$514,521	$771	0.15%	$0
D-150-175	872975 1750		2200 RESIDENTIAL CONDON	REMBERT JOYCE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	513	COMMERCIAL SERVICE	$384,750	COMMERCIAL SERVICE	$385,327	$577	0.15%	$0
D-150-176	872975 1760		2200 RESIDENTIAL CONDON	ZHANG XIAOXI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-177	872975 1770		2200 RESIDENTIAL CONDON	SNOWDON JESSICA J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-178	872975 1780		2200 RESIDENTIAL CONDON	SUN JAMES U+JULIE J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	785	COMMERCIAL SERVICE	$588,750	COMMERCIAL SERVICE	$589,633	$883	0.15%	$0
D-150-179	872975 1790		2200 RESIDENTIAL CONDON	GROSBY DAVID N+BONNIE L	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,764	COMMERCIAL SERVICE	$1,323,000	COMMERCIAL SERVICE	$1,324,985	$1,985	0.15%	$0
D-150-180	872975 1800		2200 RESIDENTIAL CONDON	KASSAMALI FAIZAL SULTANALI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,668	COMMERCIAL SERVICE	$1,251,000	COMMERCIAL SERVICE	$1,252,877	$1,877	0.15%	$0
D-150-181	872975 1810		2200 RESIDENTIAL CONDON	BECK FRED L+COLEEN R HOUGH	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$558,750	COMMERCIAL SERVICE	$559,588	$838	0.15%	$0
D-150-182	872975 1820		2200 RESIDENTIAL CONDON	YANG JU FANG	2200 WESTLAKE AVE	DMC 240/290-440		259,480	822	COMMERCIAL SERVICE	$616,500	COMMERCIAL SERVICE	$617,425	$925	0.15%	$0
D-150-183	872975 1830		2200 RESIDENTIAL CONDON	GOLDBLATT STEVEN M+JOAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,423	COMMERCIAL SERVICE	$1,067,250	COMMERCIAL SERVICE	$1,068,851	$1,601	0.15%	$0
D-150-184	872975 1840		2200 RESIDENTIAL CONDON	RAYMUNDO AIDA O	2200 WESTLAKE AVE	DMC 240/290-440		259,480	685	COMMERCIAL SERVICE	$513,750	COMMERCIAL SERVICE	$514,521	$771	0.15%	$0
D-150-185	872975 1850		2200 RESIDENTIAL CONDON	YEO IVAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	513	COMMERCIAL SERVICE	$384,750	COMMERCIAL SERVICE	$385,327	$577	0.15%	$0
D-150-186	872975 1860		2200 RESIDENTIAL CONDON	KRONEN MARCO	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-187	872975 1870		2200 RESIDENTIAL CONDON	LUU HUEY T	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-188	872975 1880		2200 RESIDENTIAL CONDON	KOD JULIA+CRUZ ANTHONY DA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	828	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$621,932	$932	0.15%	$0
D-150-189	872975 1890		2200 RESIDENTIAL CONDON	CHAN ANDREW+JANET CHAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	543	COMMERCIAL SERVICE	$407,250	COMMERCIAL SERVICE	$407,861	$611	0.15%	$0
D-150-190	872975 1900		2200 RESIDENTIAL CONDON	LAUGHLIN-MCGANN JENNIFER	2200 WESTLAKE AVE	DMC 240/290-440		259,480	822	COMMERCIAL SERVICE	$616,500	COMMERCIAL SERVICE	$617,425	$925	0.15%	$0
D-150-191	872975 1910		2200 RESIDENTIAL CONDON	MAHDAVI MARCEL M+SOUDABEH T	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,402	COMMERCIAL SERVICE	$1,051,500	COMMERCIAL SERVICE	$1,053,077	$1,577	0.15%	$0
D-150-192	872975 1920		2200 RESIDENTIAL CONDON	SU DAVID K	2200 WESTLAKE AVE	DMC 240/290-440		259,480	685	COMMERCIAL SERVICE	$513,750	COMMERCIAL SERVICE	$514,521	$771	0.15%	$0
D-150-193	872975 1930		2200 RESIDENTIAL CONDON	BHUTANI RASHPAL SINGH & BHU	2200 WESTLAKE AVE	DMC 240/290-440		259,480	513	COMMERCIAL SERVICE	$384,750	COMMERCIAL SERVICE	$385,327	$577	0.15%	$0
D-150-194	872975 1940		2200 RESIDENTIAL CONDON	NEWTON RICHARD G+DIANA A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-195	872975 1950		2200 RESIDENTIAL CONDON	IRISH DANIEL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-196	872975 1960		2200 RESIDENTIAL CONDON	LIANG SCOTT+MONA C	2200 WESTLAKE AVE	DMC 240/290-440		259,480	831	COMMERCIAL SERVICE	$623,250	COMMERCIAL SERVICE	$624,185	$935	0.15%	$0
D-150-197	872975 1970		2200 RESIDENTIAL CONDON	PAT W506 LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,810	COMMERCIAL SERVICE	$1,357,500	COMMERCIAL SERVICE	$1,359,536	$2,036	0.15%	$0
D-150-198	872975 1980		2200 RESIDENTIAL CONDON	ENGSTROM CORY J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,668	COMMERCIAL SERVICE	$1,251,000	COMMERCIAL SERVICE	$1,252,877	$1,877	0.15%	$0
D-150-199	872975 1990		2200 RESIDENTIAL CONDON	CHANG TAO-YUAN AMOS	2200 WESTLAKE AVE	DMC 240/290-440		259,480	807	COMMERCIAL SERVICE	$605,250	COMMERCIAL SERVICE	$606,158	$908	0.15%	$0
D-150-200	872975 2000		2200 RESIDENTIAL CONDON	549 BRADFORD LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	822	COMMERCIAL SERVICE	$616,500	COMMERCIAL SERVICE	$617,425	$925	0.15%	$0
D-150-201	872975 2010		2200 RESIDENTIAL CONDON	BLAIR JAMES+FENG CHRISTINE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,423	COMMERCIAL SERVICE	$1,067,250	COMMERCIAL SERVICE	$1,068,851	$1,601	0.15%	$0
D-150-202	872975 2020		2200 RESIDENTIAL CONDON	HUNT KYLE D	2200 WESTLAKE AVE	DMC 240/290-440		259,480	685	COMMERCIAL SERVICE	$513,750	COMMERCIAL SERVICE	$514,521	$771	0.15%	$0
D-150-203	872975 2030		2200 RESIDENTIAL CONDON	FUNK THOMAS+PATRICIA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	513	COMMERCIAL SERVICE	$384,750	COMMERCIAL SERVICE	$385,327	$577	0.15%	$0
D-150-204	872975 2040		2200 RESIDENTIAL CONDON	HARTZELL IRENE J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-205	872975 2050		2200 RESIDENTIAL CONDON	MOHANDESSI SHAMIM	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-206	872975 2060		2200 RESIDENTIAL CONDON	NELSON RICH	2200 WESTLAKE AVE	DMC 240/290-440		259,480	828	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$621,932	$932	0.15%	$0
D-150-207	872975 2070		2200 RESIDENTIAL CONDON	BORHANI MADELINE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	543	COMMERCIAL SERVICE	$407,250	COMMERCIAL SERVICE	$407,861	$611	0.15%	$0
D-150-208	872975 2080		2200 RESIDENTIAL CONDON	PARK JANE+JEONG KI HONG	2200 WESTLAKE AVE	DMC 240/290-440		259,480	822	COMMERCIAL SERVICE	$616,500	COMMERCIAL SERVICE	$617,425	$925	0.15%	$0
D-150-209	872975 2090		2200 RESIDENTIAL CONDON	THFWEST2 LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,423	COMMERCIAL SERVICE	$1,067,250	COMMERCIAL SERVICE	$1,068,851	$1,601	0.15%	$0
D-150-210	872975 2100		2200 RESIDENTIAL CONDON	VAN OPPEN JOHN W	2200 WESTLAKE AVE	DMC 240/290-440		259,480	685	COMMERCIAL SERVICE	$513,750	COMMERCIAL SERVICE	$514,521	$771	0.15%	$0
D-150-211	872975 2110		2200 RESIDENTIAL CONDON	SUH ANGELA G	2200 WESTLAKE AVE	DMC 240/290-440		259,480	513	COMMERCIAL SERVICE	$384,750	COMMERCIAL SERVICE	$385,327	$577	0.15%	$0
D-150-212	872975 2120		2200 RESIDENTIAL CONDON	SON MARK+JESSICA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-213	872975 2130		2200 RESIDENTIAL CONDON	RUMMELHOFF ANN M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-214	872975 2140		2200 RESIDENTIAL CONDON	LAI LILLIAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$457,500	COMMERCIAL SERVICE	$458,186	$686	0.15%	$0
D-150-215	872975 2150		2200 RESIDENTIAL CONDON	RABEL WILLIAM E	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,415	COMMERCIAL SERVICE	$1,061,250	COMMERCIAL SERVICE	$1,062,842	$1,592	0.15%	$0
D-150-216	872975 2160		2200 RESIDENTIAL CONDON	LAMARCA ROLANDO R+MIRYAN G	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,205	COMMERCIAL SERVICE	$903,750	COMMERCIAL SERVICE	$905,106	$1,356	0.15%	$0
D-150-217	872975 2170		2200 RESIDENTIAL CONDON	BROWN MARK T+KATHLEEN H	2200 WESTLAKE AVE	DMC 240/290-440		259,480	543	COMMERCIAL SERVICE	$407,250	COMMERCIAL SERVICE	$407,861	$611	0.15%	$0
D-150-218	872975 2180		2200 RESIDENTIAL CONDON	YEH LESLIE H	2200 WESTLAKE AVE	DMC 240/290-440		259,480	822	COMMERCIAL SERVICE	$616,500	COMMERCIAL SERVICE	$617,425	$925	0.15%	$0
D-150-219	872975 2190		2200 RESIDENTIAL CONDON	DARLING MARTHA A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,423	COMMERCIAL SERVICE	$1,067,250	COMMERCIAL SERVICE	$1,068,851	$1,601	0.15%	$0
D-150-220	872975 2200		2200 RESIDENTIAL CONDON	MERRITT FRANCES M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	685	COMMERCIAL SERVICE	$513,750	COMMERCIAL SERVICE	$514,521	$771	0.15%	$0
D-150-221	872975 2210		2200 RESIDENTIAL CONDON	BAE YONG TAEK	2200 WESTLAKE AVE	DMC 240/290-440		259,480	513	COMMERCIAL SERVICE	$384,750	COMMERCIAL SERVICE	$385,327	$577	0.15%	$0
D-150-222	872975 2220		2200 RESIDENTIAL CONDON	SON MARK A+JESSICA M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-223	872975 2230		2200 RESIDENTIAL CONDON	BAUMANN JONATHAN ERIC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-224	872975 2240		2200 RESIDENTIAL CONDON	LENORA PROPERTIES LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$457,500	COMMERCIAL SERVICE	$458,186	$686	0.15%	$0
D-150-225	872975 2250		2200 RESIDENTIAL CONDON	BARSHAY OLEG JR	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,415	COMMERCIAL SERVICE	$1,061,250	COMMERCIAL SERVICE	$1,062,842	$1,592	0.15%	$0
D-150-226	872975 2260		2200 RESIDENTIAL CONDON	RMH CONDO TRUST	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,205	COMMERCIAL SERVICE	$903,750	COMMERCIAL SERVICE	$905,106	$1,356	0.15%	$0
D-150-227	872975 2270		2200 RESIDENTIAL CONDON	BURNS BRUCE G+KATHERINE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	543	COMMERCIAL SERVICE	$407,250	COMMERCIAL SERVICE	$407,861	$611	0.15%	$0
D-150-228	872975 2280		2200 RESIDENTIAL CONDON	KIM FRANK Y+ANNE E	2200 WESTLAKE AVE	DMC 240/290-440		259,480	822	COMMERCIAL SERVICE	$616,500	COMMERCIAL SERVICE	$617,425	$925	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-150-229	872975 2290		2200 RESIDENTIAL CONDON	WINGES KIRK D+LINDA D	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,423	COMMERCIAL SERVICE	$1,067,250	COMMERCIAL SERVICE	$1,068,851	$1,601	0.15%	$0
D-150-230	872975 2300		2200 RESIDENTIAL CONDON	PYM BRUCE M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,238	COMMERCIAL SERVICE	$928,500	COMMERCIAL SERVICE	$929,893	$1,393	0.15%	$0
D-150-231	872975 2310		2200 RESIDENTIAL CONDON	JANUSA MICHAEL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-232	872975 2320		2200 RESIDENTIAL CONDON	YU YAN Z	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-233	872975 2330		2200 RESIDENTIAL CONDON	MUHAMMAD MOOSA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$457,500	COMMERCIAL SERVICE	$458,186	$686	0.15%	$0
D-150-234	872975 2340		2200 RESIDENTIAL CONDON	FREEDMAN JOEL H+LYNN M ESPO	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,415	COMMERCIAL SERVICE	$1,061,250	COMMERCIAL SERVICE	$1,062,842	$1,592	0.15%	$0
D-150-235	872975 2350		2200 RESIDENTIAL CONDON	BRINK JEFFREY T+HALEY J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,206	COMMERCIAL SERVICE	$904,500	COMMERCIAL SERVICE	$905,857	$1,357	0.15%	$0
D-150-236	872975 2360		2200 RESIDENTIAL CONDON	TMCE SEATTLE LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	543	COMMERCIAL SERVICE	$407,250	COMMERCIAL SERVICE	$407,861	$611	0.15%	$0
D-150-237	872975 2370		2200 RESIDENTIAL CONDON	TSAI SHIOU REN & MEI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	822	COMMERCIAL SERVICE	$616,500	COMMERCIAL SERVICE	$617,425	$925	0.15%	$0
D-150-238	872975 2380		2200 RESIDENTIAL CONDON	ZAPOLSKY DAVID	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,423	COMMERCIAL SERVICE	$1,067,250	COMMERCIAL SERVICE	$1,068,851	$1,601	0.15%	$0
D-150-239	872975 2390		2200 RESIDENTIAL CONDON	GRONBERG RYAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,238	COMMERCIAL SERVICE	$928,500	COMMERCIAL SERVICE	$929,893	$1,393	0.15%	$0
D-150-240	872975 2400		2200 RESIDENTIAL CONDON	MCDAID JOSEPH JOHN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-241	872975 2410		2200 RESIDENTIAL CONDON	BANGAH KRISHEN JOSEPH	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-242	872975 2420		2200 RESIDENTIAL CONDON	BROOKS JONATHAN T+FELICIA J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$457,500	COMMERCIAL SERVICE	$458,186	$686	0.15%	$0
D-150-243	872975 2430		2200 RESIDENTIAL CONDON	HAZLEHURST F HAMILTON JR+PA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,415	COMMERCIAL SERVICE	$1,061,250	COMMERCIAL SERVICE	$1,062,842	$1,592	0.15%	$0
D-150-244	872975 2440		2200 RESIDENTIAL CONDON	SEELY DONA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,206	COMMERCIAL SERVICE	$904,500	COMMERCIAL SERVICE	$905,857	$1,357	0.15%	$0
D-150-245	872975 2450		2200 RESIDENTIAL CONDON	WEINBERGER PETER J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	543	COMMERCIAL SERVICE	$407,250	COMMERCIAL SERVICE	$407,861	$611	0.15%	$0
D-150-246	872975 2460		2200 RESIDENTIAL CONDON	MUNEKIYO RICHARD M+LORRAINE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	822	COMMERCIAL SERVICE	$616,500	COMMERCIAL SERVICE	$617,425	$925	0.15%	$0
D-150-247	872975 2470		2200 RESIDENTIAL CONDON	RUEMPING DALE R DR & CAROL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,427	COMMERCIAL SERVICE	$1,070,250	COMMERCIAL SERVICE	$1,071,855	$1,605	0.15%	$0
D-150-248	872975 2480		2200 RESIDENTIAL CONDON	CHOI EUNHEE+SUMNER ROBERT J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,238	COMMERCIAL SERVICE	$928,500	COMMERCIAL SERVICE	$929,893	$1,393	0.15%	$0
D-150-249	872975 2490		2200 RESIDENTIAL CONDON	QUICK DANIEL FREDERICK	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-250	872975 2500		2200 RESIDENTIAL CONDON	BHUTANI RASHPAL SINGH+ARVIN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-251	872975 2510		2200 RESIDENTIAL CONDON	VARUN GULATI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$457,500	COMMERCIAL SERVICE	$458,186	$686	0.15%	$0
D-150-252	872975 2520		2200 RESIDENTIAL CONDON	CAVENDER PATRICIA A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,415	COMMERCIAL SERVICE	$1,061,250	COMMERCIAL SERVICE	$1,062,842	$1,592	0.15%	$0
D-150-253	872975 2530		2200 RESIDENTIAL CONDON	CHEN ROBERT T+ANN C	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,206	COMMERCIAL SERVICE	$904,500	COMMERCIAL SERVICE	$905,857	$1,357	0.15%	$0
D-150-254	872975 2540		2200 RESIDENTIAL CONDON	SOUTHWICK MICHAEL R	2200 WESTLAKE AVE	DMC 240/290-440		259,480	543	COMMERCIAL SERVICE	$407,250	COMMERCIAL SERVICE	$407,861	$611	0.15%	$0
D-150-255	872975 2550		2200 RESIDENTIAL CONDON	YEE JANE H	2200 WESTLAKE AVE	DMC 240/290-440		259,480	823	COMMERCIAL SERVICE	$617,250	COMMERCIAL SERVICE	$618,176	$926	0.15%	$0
D-150-256	872975 2560		2200 RESIDENTIAL CONDON	SISSON LARRY W	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,423	COMMERCIAL SERVICE	$1,280,700	COMMERCIAL SERVICE	$1,282,621	$1,921	0.15%	$0
D-150-257	872975 2570		2200 RESIDENTIAL CONDON	JAYMES TERRY	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,830	COMMERCIAL SERVICE	$1,647,000	COMMERCIAL SERVICE	$1,649,471	$2,471	0.15%	$0
D-150-258	872975 2580		2200 RESIDENTIAL CONDON	PERVALZ SUMAIR	2200 WESTLAKE AVE	DMC 240/290-440		259,480	2,065	COMMERCIAL SERVICE	$1,858,500	COMMERCIAL SERVICE	$1,861,288	$2,788	0.15%	$0
D-150-259	872975 2590		2200 RESIDENTIAL CONDON	WARREN ROBERT P	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,649	COMMERCIAL SERVICE	$1,484,100	COMMERCIAL SERVICE	$1,486,326	$2,226	0.15%	$0
D-150-260	872975 2600		2200 RESIDENTIAL CONDON	KLINE J CHRISTINE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	859	COMMERCIAL SERVICE	$859,000	COMMERCIAL SERVICE	$860,289	$1,289	0.15%	$0
D-153	135430 0000		CARBON 56		2015 TERRY AVE	DMC 240/290-440	14,427	41,272		COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
D-153-001	135430 0010		CARBON 56	BUSTAMANTE SERGIO LUIS	2015 TERRY AVE	DMC 240/290-440		41,272	620	COMMERCIAL SERVICE	$372,000	COMMERCIAL SERVICE	$372,558	$558	0.15%	$0
D-153-002	135430 0020		CARBON 56	WONG JASPER	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-003	135430 0030		CARBON 56	TAING JOHN+MARY WU+ET AL	2015 TERRY AVE	DMC 240/290-440		41,272	648	COMMERCIAL SERVICE	$388,800	COMMERCIAL SERVICE	$389,383	$583	0.15%	$0
D-153-004	135430 0040		CARBON 56	STEINBERG ADAM	2015 TERRY AVE	DMC 240/290-440		41,272	648	COMMERCIAL SERVICE	$388,800	COMMERCIAL SERVICE	$389,383	$583	0.15%	$0
D-153-005	135430 0050		CARBON 56	SIMPSON VIVIAN	2015 TERRY AVE	DMC 240/290-440		41,272	648	COMMERCIAL SERVICE	$388,800	COMMERCIAL SERVICE	$389,383	$583	0.15%	$0
D-153-006	135430 0060		CARBON 56	SIMPSON VIVIAN	2015 TERRY AVE	DMC 240/290-440		41,272	781	COMMERCIAL SERVICE	$468,600	COMMERCIAL SERVICE	$469,303	$703	0.15%	$0
D-153-007	135430 0070		CARBON 56	KUO JOHN LIM+GIGI CHEN-KUO	2015 TERRY AVE	DMC 240/290-440		41,272	601	COMMERCIAL SERVICE	$360,600	COMMERCIAL SERVICE	$361,141	$541	0.15%	$0
D-153-008	135430 0080		CARBON 56	MIHOCKA DAREK	2015 TERRY AVE	DMC 240/290-440		41,272	640	COMMERCIAL SERVICE	$384,000	COMMERCIAL SERVICE	$384,576	$576	0.15%	$0
D-153-009	135430 0090		CARBON 56	DANFORD CHRISTOPHER	2015 TERRY AVE	DMC 240/290-440		41,272	671	COMMERCIAL SERVICE	$402,600	COMMERCIAL SERVICE	$403,204	$604	0.15%	$0
D-153-010	135430 0100		CARBON 56	OLEJAR MICHAEL	2015 TERRY AVE	DMC 240/290-440		41,272	650	COMMERCIAL SERVICE	$390,000	COMMERCIAL SERVICE	$390,585	$585	0.15%	$0
D-153-011	135430 0110		CARBON 56	NOPEN BARBARA J+LEROY H	2015 TERRY AVE	DMC 240/290-440		41,272	648	COMMERCIAL SERVICE	$388,800	COMMERCIAL SERVICE	$389,383	$583	0.15%	$0
D-153-012	135430 0120		CARBON 56	YU HAO	2015 TERRY AVE	DMC 240/290-440		41,272	650	COMMERCIAL SERVICE	$390,000	COMMERCIAL SERVICE	$390,585	$585	0.15%	$0
D-153-013	135430 0130		CARBON 56	ZHANG JIANING	2015 TERRY AVE	DMC 240/290-440		41,272	648	COMMERCIAL SERVICE	$388,800	COMMERCIAL SERVICE	$389,383	$583	0.15%	$0
D-153-014	135430 0140		CARBON 56	WEST CASCADES HOLDINGS LLC	2015 TERRY AVE	DMC 240/290-440		41,272	650	COMMERCIAL SERVICE	$390,000	COMMERCIAL SERVICE	$390,585	$585	0.15%	$0
D-153-015	135430 0150		CARBON 56	FARFAN OSCAR	2015 TERRY AVE	DMC 240/290-440		41,272	648	COMMERCIAL SERVICE	$388,800	COMMERCIAL SERVICE	$389,383	$583	0.15%	$0
D-153-016	135430 0160		CARBON 56	CAHILL JEREMY	2015 TERRY AVE	DMC 240/290-440		41,272	650	COMMERCIAL SERVICE	$390,000	COMMERCIAL SERVICE	$390,585	$585	0.15%	$0
D-153-017	135430 0170		CARBON 56	SAYLES ANTHONY	2015 TERRY AVE	DMC 240/290-440		41,272	648	COMMERCIAL SERVICE	$388,800	COMMERCIAL SERVICE	$389,383	$583	0.15%	$0
D-153-018	135430 0180		CARBON 56	BELL SUSAN	2015 TERRY AVE	DMC 240/290-440		41,272	650	COMMERCIAL SERVICE	$390,000	COMMERCIAL SERVICE	$390,585	$585	0.15%	$0
D-153-019	135430 0190		CARBON 56	ENDERS MAX MICHAEL	2015 TERRY AVE	DMC 240/290-440		41,272	867	COMMERCIAL SERVICE	$520,200	COMMERCIAL SERVICE	$520,980	$780	0.15%	$0
D-153-020	135430 0200		CARBON 56	JACOBSON JAYME K	2015 TERRY AVE	DMC 240/290-440		41,272	708	COMMERCIAL SERVICE	$424,800	COMMERCIAL SERVICE	$425,437	$637	0.15%	$0
D-153-021	135430 0210		CARBON 56	ENNIS NICHOLAS ANTONIO+BROW	2015 TERRY AVE	DMC 240/290-440		41,272	777	COMMERCIAL SERVICE	$466,200	COMMERCIAL SERVICE	$466,899	$699	0.15%	$0
D-153-022	135430 0220		CARBON 56	VAUGHN TYLER J	2015 TERRY AVE	DMC 240/290-440		41,272	910	COMMERCIAL SERVICE	$546,000	COMMERCIAL SERVICE	$546,819	$819	0.15%	$0
D-153-023	135430 0230		CARBON 56	WOHLAUER MAX	2015 TERRY AVE	DMC 240/290-440		41,272	660	COMMERCIAL SERVICE	$396,000	COMMERCIAL SERVICE	$396,594	$594	0.15%	$0
D-153-024	135430 0240		CARBON 56	SMITH CHARLES R	2015 TERRY AVE	DMC 240/290-440		41,272	660	COMMERCIAL SERVICE	$396,000	COMMERCIAL SERVICE	$396,594	$594	0.15%	$0
D-153-025	135430 0250		CARBON 56	HOGAN JOSHUA+KYUNG SUK HOGA	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-026	135430 0260		CARBON 56	MCLAUGHLIN CHAD L	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-027	135430 0270		CARBON 56	ABRAHAMSON ANDREA	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-028	135430 0280		CARBON 56	FRIEDMAN PHILLIP B+ERIN D	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-029	135430 0290		CARBON 56	MAY LUI & WAH	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-030	135430 0300		CARBON 56	BJEKELMAN KEVIN C	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-031	135430 0310		CARBON 56	ZARICZNYJ TIMOTHY A	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-032	135430 0320		CARBON 56	CATALFAMO MICHAEL G+GRASSO	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-153-033	135430 0330		CARBON 56	WEISS RHETT L	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-034	135430 0340		CARBON 56	CHHUOR SUSIE+CHEN JUSTIN	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-035	135430 0350		CARBON 56	FUJIMOTO ANNA SUK	2015 TERRY AVE	DMC 240/290-440		41,272	759	COMMERCIAL SERVICE	$455,400	COMMERCIAL SERVICE	$456,083	$683	0.15%	$0
D-153-036	135430 0360		CARBON 56	JIANG DANNING	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-037	135430 0370		CARBON 56	BURK ROBERT L+BLAIR ROBBINS	2015 TERRY AVE	DMC 240/290-440		41,272	1,067	COMMERCIAL SERVICE	$640,200	COMMERCIAL SERVICE	$641,160	$960	0.15%	$0
D-153-038	135430 0380		CARBON 56	COLEBANK WENDY	2015 TERRY AVE	DMC 240/290-440		41,272	868	COMMERCIAL SERVICE	$520,800	COMMERCIAL SERVICE	$521,581	$781	0.15%	$0
D-153-039	135430 0390		CARBON 56	HU FRANKLYN C	2015 TERRY AVE	DMC 240/290-440		41,272	1,142	COMMERCIAL SERVICE	$685,200	COMMERCIAL SERVICE	$686,228	$1,028	0.15%	$0
D-153-040	135430 0400		CARBON 56	LIBERTY LLC	2015 TERRY AVE	DMC 240/290-440		41,272	660	COMMERCIAL SERVICE	$396,000	COMMERCIAL SERVICE	$396,594	$594	0.15%	$0
D-153-041	135430 0410		CARBON 56	MAK BERNARD	2015 TERRY AVE	DMC 240/290-440		41,272	697	COMMERCIAL SERVICE	$418,200	COMMERCIAL SERVICE	$418,827	$627	0.15%	$0
D-153-042	135430 0420		CARBON 56	HOKE DAN+AMY	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-043	135430 0430		CARBON 56	SHARMA LAURIE+PANKAJ	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-044	135430 0440		CARBON 56	LEE-RUSSO JONATHAN	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-045	135430 0450		CARBON 56	DU KEVIN	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-046	135430 0460		CARBON 56	SMILEY JONATHON A	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-047	135430 0470		CARBON 56	KIATKUNGWANGLAI TRIRONK	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-048	135430 0480		CARBON 56	KUO YU-CHUAN K+TZU-CHUN LIN	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-049	135430 0490		CARBON 56	LEE AMY P	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-050	135430 0500		CARBON 56	HAMAR KASEA L	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-051	135430 0510		CARBON 56	HAHN JAY J	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-052	135430 0520		CARBON 56	GARDNER KELDA M	2015 TERRY AVE	DMC 240/290-440		41,272	742	COMMERCIAL SERVICE	$445,200	COMMERCIAL SERVICE	$445,868	$668	0.15%	$0
D-153-053	135430 0530		CARBON 56	LIN KEVIN S	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-054	135430 0540		CARBON 56	SADRO PROPERTY MGMNT LLC	2015 TERRY AVE	DMC 240/290-440		41,272	996	COMMERCIAL SERVICE	$597,600	COMMERCIAL SERVICE	$598,496	$896	0.15%	$0
D-153-055	135430 0550		CARBON 56	MALLISON IAN	2015 TERRY AVE	DMC 240/290-440		41,272	868	COMMERCIAL SERVICE	$520,800	COMMERCIAL SERVICE	$521,581	$781	0.15%	$0
D-153-056	135430 0560		CARBON 56	WATHEN IAN D	2015 TERRY AVE	DMC 240/290-440		41,272	1,142	COMMERCIAL SERVICE	$685,200	COMMERCIAL SERVICE	$686,228	$1,028	0.15%	$0
D-249	253884 0000		5TH AND MADISON		909 5TH AVE	DOC1 U/450/U	9,525	6,490	6,490	COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
D-249-001	253884 0010		5TH AND MADISON	RUNNING SCARED LLC		DOC1 U/450/U	-	140,970	6,490	COMMERCIAL SERVICE	$3,805,800	COMMERCIAL SERVICE	$3,815,314	$9,514	0.25%	$0
D-249-002	253884 0020		5TH AND MADISON	WALKER MILFORD M JR+GWENDOL		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$587,400	COMMERCIAL SERVICE	$588,868	$1,468	0.25%	$0
D-249-003	253884 0030		5TH AND MADISON	MARTINEZ-BOQUE DIEGO		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$724,800	COMMERCIAL SERVICE	$726,612	$1,812	0.25%	$0
D-249-004	253884 0040		5TH AND MADISON	AZAROGLU MITRI		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$484,200	COMMERCIAL SERVICE	$485,410	$1,210	0.25%	$0
D-249-005	253884 0050		5TH AND MADISON	PETERSON KAROLYN		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$547,800	COMMERCIAL SERVICE	$549,169	$1,369	0.25%	$0
D-249-006	253884 0060		5TH AND MADISON	PETERSON KAROLYN D+LAWSON J		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$744,600	COMMERCIAL SERVICE	$746,461	$1,861	0.25%	$0
D-249-007	253884 0070		5TH AND MADISON	MA KEJU+CRAIG MARC A		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$586,800	COMMERCIAL SERVICE	$588,267	$1,467	0.25%	$0
D-249-008	253884 0080		5TH AND MADISON	ILLING JOSEPH R		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$587,400	COMMERCIAL SERVICE	$588,868	$1,468	0.25%	$0
D-249-009	253884 0090		5TH AND MADISON	CRAIG MARC A+MA KEJU		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$724,800	COMMERCIAL SERVICE	$726,612	$1,812	0.25%	$0
D-249-010	253884 0100		5TH AND MADISON	WILLIAMS LESLIE+BAUMAN A		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$484,200	COMMERCIAL SERVICE	$485,410	$1,210	0.25%	$0
D-249-011	253884 0110		5TH AND MADISON	OROZCO DIEGO A JIMENEZ +CAB		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$547,800	COMMERCIAL SERVICE	$549,169	$1,369	0.25%	$0
D-249-012	253884 0120		5TH AND MADISON	WALSH MERRY E		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$744,600	COMMERCIAL SERVICE	$746,461	$1,861	0.25%	$0
D-249-013	253884 0130		5TH AND MADISON	AXELROD JARED		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$586,800	COMMERCIAL SERVICE	$588,267	$1,467	0.25%	$0
D-249-014	253884 0140		5TH AND MADISON	PANG CHEE H+AUDREY YOKE LEN		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$587,400	COMMERCIAL SERVICE	$588,868	$1,468	0.25%	$0
D-249-015	253884 0150		5TH AND MADISON	LEE SOON MO+YOUNG JA LEE		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$724,800	COMMERCIAL SERVICE	$726,612	$1,812	0.25%	$0
D-249-016	253884 0160		5TH AND MADISON	KOTCHAN DAVID+PAULINE SHAW		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$484,200	COMMERCIAL SERVICE	$485,410	$1,210	0.25%	$0
D-249-017	253884 0170		5TH AND MADISON	EDWARDS MATTHEW MICHAEL+WON		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$547,800	COMMERCIAL SERVICE	$549,169	$1,369	0.25%	$0
D-249-018	253884 0180		5TH AND MADISON	BATCHER GREGORY C		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$744,600	COMMERCIAL SERVICE	$746,461	$1,861	0.25%	$0
D-249-019	253884 0190		5TH AND MADISON	TALEBI NIMA		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$586,800	COMMERCIAL SERVICE	$588,267	$1,467	0.25%	$0
D-249-020	253884 0200		5TH AND MADISON	TALAGRAND MICHEL P		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$587,400	COMMERCIAL SERVICE	$588,868	$1,468	0.25%	$0
D-249-021	253884 0210		5TH AND MADISON	MOE JOHN M+KLUMP GREGORY M		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$724,800	COMMERCIAL SERVICE	$726,612	$1,812	0.25%	$0
D-249-022	253884 0220		5TH AND MADISON	GENTRY MICHAEL S+CHRISTINE		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$484,200	COMMERCIAL SERVICE	$485,410	$1,210	0.25%	$0
D-249-023	253884 0230		5TH AND MADISON	REPASS MICHAEL J		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$547,800	COMMERCIAL SERVICE	$549,169	$1,369	0.25%	$0
D-249-024	253884 0240		5TH AND MADISON	SCHICK JOAN		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$744,600	COMMERCIAL SERVICE	$746,461	$1,861	0.25%	$0
D-249-025	253884 0250		5TH AND MADISON	OBRIEN ALLISON		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$586,800	COMMERCIAL SERVICE	$588,267	$1,467	0.25%	$0
D-249-026	253884 0260		5TH AND MADISON	NELSEN HART M+ANNE K		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$587,400	COMMERCIAL SERVICE	$588,868	$1,468	0.25%	$0
D-249-027	253884 0270		5TH AND MADISON	COFFMAN MICHELE M		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$724,800	COMMERCIAL SERVICE	$726,612	$1,812	0.25%	$0
D-249-028	253884 0280		5TH AND MADISON	TOGAWA CHRISTOPHER		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$484,200	COMMERCIAL SERVICE	$485,410	$1,210	0.25%	$0
D-249-029	253884 0290		5TH AND MADISON	CHANG CHU-KANG+WU HUA GU		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$593,450	COMMERCIAL SERVICE	$594,934	$1,484	0.25%	$0
D-249-030	253884 0300		5TH AND MADISON	AN MYONG SUN		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$806,650	COMMERCIAL SERVICE	$808,667	$2,017	0.25%	$0
D-249-031	253884 0310		5TH AND MADISON	TALTON SHERRY L+JEREMY N		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$635,700	COMMERCIAL SERVICE	$637,289	$1,589	0.25%	$0
D-249-032	253884 0320		5TH AND MADISON	FIDLER ASHLEY E+DEVIN JAMES		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$636,350	COMMERCIAL SERVICE	$637,941	$1,591	0.25%	$0
D-249-033	253884 0330		5TH AND MADISON	SHAW SARAH+MULLICAN BENJAMI		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$785,200	COMMERCIAL SERVICE	$787,163	$1,963	0.25%	$0
D-249-034	253884 0340		5TH AND MADISON	EMPEY MARC E+HEIDI L		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$524,550	COMMERCIAL SERVICE	$525,861	$1,311	0.25%	$0
D-249-035	253884 0350		5TH AND MADISON	LI ZHEN		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$639,100	COMMERCIAL SERVICE	$640,698	$1,598	0.25%	$0
D-249-036	253884 0360		5TH AND MADISON	WILLIAMS KERRY B		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$868,700	COMMERCIAL SERVICE	$870,872	$2,172	0.25%	$0
D-249-037	253884 0370		5TH AND MADISON	CHIU WEI-RU		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-038	253884 0380		5TH AND MADISON	ROGERS JAY A+LOUISE M		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-039	253884 0390		5TH AND MADISON	BENEDIKTSON DANIEL BROWN		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-040	253884 0400		5TH AND MADISON	CHEUNG TSUI LING		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-249-041	253884 0410		5TH AND MADISON	LEE HON-CHEUNG+CHI MAN CHAN		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$639,100	COMMERCIAL SERVICE	$640,698	$1,598	0.25%	$0
D-249-042	253884 0420		5TH AND MADISON	HSU MICHAEL+EVELYN		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$868,700	COMMERCIAL SERVICE	$870,872	$2,172	0.25%	$0
D-249-043	253884 0430		5TH AND MADISON	CHANG PAUL HSIANG CHUN		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-044	253884 0440		5TH AND MADISON	KASOFF LARRY M		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-045	253884 0450		5TH AND MADISON	FRIEDMAN ADINA M		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-046	253884 0460		5TH AND MADISON	JOHNSON PATRICIA S		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-047	253884 0470		5TH AND MADISON	MCALEES JASON DAVID		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$639,100	COMMERCIAL SERVICE	$640,698	$1,598	0.25%	$0
D-249-048	253884 0480		5TH AND MADISON	SYBERS MARIO B+KONTULIS MAR		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$868,700	COMMERCIAL SERVICE	$870,872	$2,172	0.25%	$0
D-249-049	253884 0490		5TH AND MADISON	GODWIN ARTHUR R III+MCDANIEL		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-050	253884 0500		5TH AND MADISON	WILSON AARON G		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-051	253884 0510		5TH AND MADISON	GRISE-CRISMANI DIANE+GIORGI		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-052	253884 0520		5TH AND MADISON	HANSBERGER JASON THOMAS+COU		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-053	253884 0530		5TH AND MADISON	FREYTAG ANTHONY M+LESLIE L		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$639,100	COMMERCIAL SERVICE	$640,698	$1,598	0.25%	$0
D-249-054	253884 0540		5TH AND MADISON	TORGERSON JAMES		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$868,700	COMMERCIAL SERVICE	$870,872	$2,172	0.25%	$0
D-249-055	253884 0550		5TH AND MADISON	MCKENZIE KENNETH P+DEBRA L		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-056	253884 0560		5TH AND MADISON	LEE JIN		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-057	253884 0570		5TH AND MADISON	KETTLER JASON H		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-058	253884 0580		5TH AND MADISON	LIANG KAN+SUSAN Z SU		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-059	253884 0590		5TH AND MADISON	STEWART DAVID CLIVE		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$639,100	COMMERCIAL SERVICE	$640,698	$1,598	0.25%	$0
D-249-060	253884 0600		5TH AND MADISON	IRWIN DAVID GERARD+BENNETT		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$868,700	COMMERCIAL SERVICE	$870,872	$2,172	0.25%	$0
D-249-061	253884 0610		5TH AND MADISON	GOUSSIOU ANNA		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-062	253884 0620		5TH AND MADISON	SARKARI KURUSH REV TRUST		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-063	253884 0630		5TH AND MADISON	AMEND MICHAEL W+ASHLEY JEFF		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-064	253884 0640		5TH AND MADISON	YU LOC A		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-065	253884 0650		5TH AND MADISON	BLEVINS SACHIKO		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$639,100	COMMERCIAL SERVICE	$640,698	$1,598	0.25%	$0
D-249-066	253884 0660		5TH AND MADISON	VANECKO ANDREA D		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$868,700	COMMERCIAL SERVICE	$870,872	$2,172	0.25%	$0
D-249-067	253884 0670		5TH AND MADISON	AWASTHI VIDYA+PUNITA		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-068	253884 0680		5TH AND MADISON	WEINSTEIN CARL D+SARAH WEIS		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-069	253884 0690		5TH AND MADISON	MALHOTRA PARAS+RUCHIKA TULS		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-070	253884 0700		5TH AND MADISON	VANECKO ANDREA D		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-071	253884 0710		5TH AND MADISON	SON DANIEL		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$661,925	COMMERCIAL SERVICE	$663,580	$1,655	0.25%	$0
D-249-072	253884 0720		5TH AND MADISON	ROBERTS GARY		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$899,725	COMMERCIAL SERVICE	$901,974	$2,249	0.25%	$0
D-249-073	253884 0730		5TH AND MADISON	ROSENFELD JEFFREY D		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-074	253884 0740		5TH AND MADISON	MARCHICK JILL E		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-075	253884 0750		5TH AND MADISON	FRANDSEN GEORGE M -TTEE		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-076	253884 0760		5TH AND MADISON	KIERSTEAD JANET K+DONALD M		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-077	253884 0770		5TH AND MADISON	SHIFTAN NICHOLAS		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$661,925	COMMERCIAL SERVICE	$663,580	$1,655	0.25%	$0
D-249-078	253884 0780		5TH AND MADISON	DAO TOM		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$899,725	COMMERCIAL SERVICE	$901,974	$2,249	0.25%	$0
D-249-079	253884 0790		5TH AND MADISON	BELUCHE RAMON A+LINDA A		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-080	253884 0800		5TH AND MADISON	BERNAL JEROLD S		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-081	253884 0810		5TH AND MADISON	BINGMAN THOMAS+LANE SEAN L		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-082	253884 0820		5TH AND MADISON	AZNAR FERNANDO		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-083	253884 0830		5TH AND MADISON	DUBOIS+COOKSEY+BISCHOFF		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$661,925	COMMERCIAL SERVICE	$663,580	$1,655	0.25%	$0
D-249-084	253884 0840		5TH AND MADISON	DIAZ JANET M+BROWN TOBIN J		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$899,725	COMMERCIAL SERVICE	$901,974	$2,249	0.25%	$0
D-249-085	253884 0850		5TH AND MADISON	RAGAB AYMAN		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-086	253884 0860		5TH AND MADISON	FOGEL LEE+JANIE L		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-087	253884 0870		5TH AND MADISON	SONG LIN		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-088	253884 0880		5TH AND MADISON	CHARTBANCHACHAI PISIT		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-089	253884 0890		5TH AND MADISON	JIMENEZ JILMA V		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$661,925	COMMERCIAL SERVICE	$663,580	$1,655	0.25%	$0
D-249-090	253884 0900		5TH AND MADISON	NORMAN LAWRENCE+JOHANSEN KR		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$899,725	COMMERCIAL SERVICE	$901,974	$2,249	0.25%	$0
D-249-091	253884 0910		5TH AND MADISON	LIAN SPENCER+THORNTON ROSS		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-092	253884 0920		5TH AND MADISON	VAN METER DANIEL		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-093	253884 0930		5TH AND MADISON	PIATEK MICHAEL+MELISSA SZOC		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-094	253884 0940		5TH AND MADISON	WOLF KYLE N+JEANNE A		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-095	253884 0950		5TH AND MADISON	MEE GEORGIA KATE		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$661,925	COMMERCIAL SERVICE	$663,580	$1,655	0.25%	$0
D-249-096	253884 0960		5TH AND MADISON	SEIDENSTICKER ROBERT B JR		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$899,725	COMMERCIAL SERVICE	$901,974	$2,249	0.25%	$0
D-249-097	253884 0970		5TH AND MADISON	FOSTER DAWN S+BRUCE A		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-098	253884 0980		5TH AND MADISON	WALKER MEREDITH		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-099	253884 0990		5TH AND MADISON	BEAMAN DEREK M+PAUTZ WENDY		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-100	253884 1000		5TH AND MADISON	ROSENE HARVEY D+MARCELLA L		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-101	253884 1010		5TH AND MADISON	TOWNSEND OREN		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$661,925	COMMERCIAL SERVICE	$663,580	$1,655	0.25%	$0
D-249-102	253884 1020		5TH AND MADISON	HAUCK SUSAN+BELL JASON		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$899,725	COMMERCIAL SERVICE	$901,974	$2,249	0.25%	$0
D-249-103	253884 1030		5TH AND MADISON	BASS PILAR		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-104	253884 1040		5TH AND MADISON	BURNS THOMAS W+WALTERS-BURN		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-105	253884 1050		5TH AND MADISON	MOLLNER FAMILY LLC		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0

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LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-249-106	253884 1060		5TH AND MADISON	DING GUANGHAO		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-108	253884 1080		5TH AND MADISON	KILBERG LORI+JAMES A		DOC1 U/450/U		140,970	2,154	COMMERCIAL SERVICE	$1,615,500	COMMERCIAL SERVICE	$1,619,539	$4,039	0.25%	$0
D-249-109	253884 1090		5TH AND MADISON	DAVIDHEISER ROGER S		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-110	253884 1100		5TH AND MADISON	CIDENT LAW		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-111	253884 1110		5TH AND MADISON	RILEY JOHN+CHRISTINE		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-112	253884 1120		5TH AND MADISON	KELLY REBECCA R+KJI		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-113	253884 1130		5TH AND MADISON	ALLEN SHERMAN V		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$684,750	COMMERCIAL SERVICE	$686,462	$1,712	0.25%	$0
D-249-114	253884 1140		5TH AND MADISON	GOTTSCHLICH MICHELLE J-TTEE		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$930,750	COMMERCIAL SERVICE	$933,077	$2,327	0.25%	$0
D-249-115	253884 1150		5TH AND MADISON	BAYTREE LIVING LLC		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-116	253884 1160		5TH AND MADISON	STROMBOM CATHY J+DAVID G+PA		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-117	253884 1170		5TH AND MADISON	CONSTANTINIDES KYPROS		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-118	253884 1180		5TH AND MADISON	GULI LLC		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-119	253884 1190		5TH AND MADISON	REPASS JOANNE M		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$684,750	COMMERCIAL SERVICE	$686,462	$1,712	0.25%	$0
D-249-120	253884 1200		5TH AND MADISON	COMSTOCK PL LLC		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$930,750	COMMERCIAL SERVICE	$933,077	$2,327	0.25%	$0
D-249-121	253884 1210		5TH AND MADISON	GRAY JASON IRVING		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-122	253884 1220		5TH AND MADISON	LAMPSON HOLDINGS II LLC		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-123	253884 1230		5TH AND MADISON	CULLEN LAURA M		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-124	253884 1240		5TH AND MADISON	COLEMAN DAVID H		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-125	253884 1250		5TH AND MADISON	GRAHAM ANDREW C		DOC1 U/450/U		140,970	2,209	COMMERCIAL SERVICE	$2,650,800	COMMERCIAL SERVICE	$2,657,427	$6,627	0.25%	$0
D-249-126	253884 1260		5TH AND MADISON	SHEFFIELD ROBERT+FRANCINE		DOC1 U/450/U		140,970	1,958	COMMERCIAL SERVICE	$2,153,800	COMMERCIAL SERVICE	$2,159,184	$5,384	0.25%	$0
D-249-127	253884 1270		5TH AND MADISON	KOPP MICHAEL E+JULIE KRUGER		DOC1 U/450/U		140,970	2,043	COMMERCIAL SERVICE	$2,247,300	COMMERCIAL SERVICE	$2,252,918	$5,618	0.25%	$0
D-304	258500 0000		FLORENTINE CONDOMINIUM		526 1ST AVE S	PSM-85-120	43,527	13,418	13,418	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
D-304-001	258500 0010		FLORENTINE CONDOMINIUM	BICKEL LOREN G	526 1ST AVE S	PSM-85-120		154,628	1,251	MULTI-FAMILY DWELLING	$500,400	MULTI-FAMILY DWELLING	$507,906	$7,506	1.50%	$0
D-304-002	258500 0020		FLORENTINE CONDOMINIUM	HAGEDORN TINA M	526 1ST AVE S	PSM-85-120		154,628	1,036	MULTI-FAMILY DWELLING	$414,400	MULTI-FAMILY DWELLING	$420,616	$6,216	1.50%	$0
D-304-003	258500 0030		FLORENTINE CONDOMINIUM	FREEMAN MILLER III+LINDA D	526 1ST AVE S	PSM-85-120		154,628	1,259	MULTI-FAMILY DWELLING	$503,600	MULTI-FAMILY DWELLING	$511,154	$7,554	1.50%	$0
D-304-004	258500 0040		FLORENTINE CONDOMINIUM	FORBES ERIC	526 1ST AVE S	PSM-85-120		154,628	1,115	MULTI-FAMILY DWELLING	$446,000	MULTI-FAMILY DWELLING	$452,690	$6,690	1.50%	$0
D-304-005	258500 0050		FLORENTINE CONDOMINIUM	SEVERSON TODD J+DIANA M RIG	526 1ST AVE S	PSM-85-120		154,628	1,298	MULTI-FAMILY DWELLING	$519,200	MULTI-FAMILY DWELLING	$526,988	$7,788	1.50%	$0
D-304-006	258500 0060		FLORENTINE CONDOMINIUM	DEFRAIA ROBERT+GINA	526 1ST AVE S	PSM-85-120		154,628	1,166	MULTI-FAMILY DWELLING	$466,400	MULTI-FAMILY DWELLING	$473,396	$6,996	1.50%	$0
D-304-007	258500 0070		FLORENTINE CONDOMINIUM	BERTRAND JEFF P	526 1ST AVE S	PSM-85-120		154,628	1,229	MULTI-FAMILY DWELLING	$491,600	MULTI-FAMILY DWELLING	$498,974	$7,374	1.50%	$0
D-304-008	258500 0080		FLORENTINE CONDOMINIUM	ESTEBAN LUIS+PATSULA SARAH	526 1ST AVE S	PSM-85-120		154,628	1,110	MULTI-FAMILY DWELLING	$444,000	MULTI-FAMILY DWELLING	$450,660	$6,660	1.50%	$0
D-304-009	258500 0090		FLORENTINE CONDOMINIUM	BAUMGARTNER JACLYN A	526 1ST AVE S	PSM-85-120		154,628	1,260	MULTI-FAMILY DWELLING	$504,000	MULTI-FAMILY DWELLING	$511,560	$7,560	1.50%	$0
D-304-010	258500 0100		FLORENTINE CONDOMINIUM	CROW DOUGLAS A+JILL R	526 1ST AVE S	PSM-85-120		154,628	1,105	MULTI-FAMILY DWELLING	$442,000	MULTI-FAMILY DWELLING	$448,630	$6,630	1.50%	$0
D-304-011	258500 0110		FLORENTINE CONDOMINIUM	FLORENTINE HOMEOWNERS ASSN	526 1ST AVE S	PSM-85-120		154,628	1,297	MULTI-FAMILY DWELLING	$518,800	MULTI-FAMILY DWELLING	$526,582	$7,782	1.50%	$0
D-304-012	258500 0120		FLORENTINE CONDOMINIUM	SCHWISOW M+HECKLER J	526 1ST AVE S	PSM-85-120		154,628	1,031	MULTI-FAMILY DWELLING	$412,400	MULTI-FAMILY DWELLING	$418,586	$6,186	1.50%	$0
D-304-013	258500 0130		FLORENTINE CONDOMINIUM	SAVAGE ANDREA J+AALAND MICH	526 1ST AVE S	PSM-85-120		154,628	1,230	MULTI-FAMILY DWELLING	$492,000	MULTI-FAMILY DWELLING	$499,380	$7,380	1.50%	$0
D-304-014	258500 0140		FLORENTINE CONDOMINIUM	GLENISKY GARY+BROWN TRACEY	526 1ST AVE S	PSM-85-120		154,628	1,418	MULTI-FAMILY DWELLING	$567,200	MULTI-FAMILY DWELLING	$575,708	$8,508	1.50%	$0
D-304-015	258500 0150		FLORENTINE CONDOMINIUM	OBRIEN WILLIAM	526 1ST AVE S	PSM-85-120		154,628	1,258	MULTI-FAMILY DWELLING	$503,200	MULTI-FAMILY DWELLING	$510,748	$7,548	1.50%	$0
D-304-016	258500 0160		FLORENTINE CONDOMINIUM	O'DONNELL WILSON E+CAROL B	526 1ST AVE S	PSM-85-120		154,628	1,435	MULTI-FAMILY DWELLING	$574,000	MULTI-FAMILY DWELLING	$582,610	$8,610	1.50%	$0
D-304-017	258500 0170		FLORENTINE CONDOMINIUM	CHANG JEFFREY GIN-HWA+YIN J	526 1ST AVE S	PSM-85-120		154,628	1,286	MULTI-FAMILY DWELLING	$514,400	MULTI-FAMILY DWELLING	$522,116	$7,716	1.50%	$0
D-304-018	258500 0180		FLORENTINE CONDOMINIUM	KANY BRIAN S	526 1ST AVE S	PSM-85-120		154,628	1,113	MULTI-FAMILY DWELLING	$445,200	MULTI-FAMILY DWELLING	$451,878	$6,678	1.50%	$0
D-304-019	258500 0190		FLORENTINE CONDOMINIUM	LUTZ DAVID+MELISSA LOH	526 1ST AVE S	PSM-85-120		154,628	1,217	MULTI-FAMILY DWELLING	$486,800	MULTI-FAMILY DWELLING	$494,102	$7,302	1.50%	$0
D-304-020	258500 0200		FLORENTINE CONDOMINIUM	GRAVES DAVID PETER	526 1ST AVE S	PSM-85-120		154,628	1,103	MULTI-FAMILY DWELLING	$441,200	MULTI-FAMILY DWELLING	$447,818	$6,618	1.50%	$0
D-304-021	258500 0210		FLORENTINE CONDOMINIUM	HUGHES PAUL R+BROADHEAD HEI	526 1ST AVE S	PSM-85-120		154,628	1,259	MULTI-FAMILY DWELLING	$503,600	MULTI-FAMILY DWELLING	$511,154	$7,554	1.50%	$0
D-304-022	258500 0220		FLORENTINE CONDOMINIUM	WOLCZKO STEFAN	526 1ST AVE S	PSM-85-120		154,628	1,024	MULTI-FAMILY DWELLING	$409,600	MULTI-FAMILY DWELLING	$415,744	$6,144	1.50%	$0
D-304-023	258500 0230		FLORENTINE CONDOMINIUM	BERG ALEX W	526 1ST AVE S	PSM-85-120		154,628	1,298	MULTI-FAMILY DWELLING	$519,200	MULTI-FAMILY DWELLING	$526,988	$7,788	1.50%	$0
D-304-024	258500 0240		FLORENTINE CONDOMINIUM	URSINO CHRISTIAN	526 1ST AVE S	PSM-85-120		154,628	1,313	MULTI-FAMILY DWELLING	$525,200	MULTI-FAMILY DWELLING	$533,078	$7,878	1.50%	$0
D-304-025	258500 0250		FLORENTINE CONDOMINIUM	CAMPBELL ROGER	526 1ST AVE S	PSM-85-120		154,628	1,480	MULTI-FAMILY DWELLING	$592,000	MULTI-FAMILY DWELLING	$600,880	$8,880	1.50%	$0
D-304-026	258500 0260		FLORENTINE CONDOMINIUM	BALDWIN MARY M+HAMMOND JEAN	526 1ST AVE S	PSM-85-120		154,628	1,387	MULTI-FAMILY DWELLING	$554,800	MULTI-FAMILY DWELLING	$563,122	$8,322	1.50%	$0
D-304-027	258500 0270		FLORENTINE CONDOMINIUM	SHULTZ/GALLARDO	526 1ST AVE S	PSM-85-120		154,628	1,644	MULTI-FAMILY DWELLING	$657,600	MULTI-FAMILY DWELLING	$667,464	$9,864	1.50%	$0
D-304-028	258500 0280		FLORENTINE CONDOMINIUM	HERMAN SHERRY M	526 1ST AVE S	PSM-85-120		154,628	1,251	MULTI-FAMILY DWELLING	$500,400	MULTI-FAMILY DWELLING	$507,906	$7,506	1.50%	$0
D-304-029	258500 0290		FLORENTINE CONDOMINIUM	WEISE SHARON L	526 1ST AVE S	PSM-85-120		154,628	1,036	MULTI-FAMILY DWELLING	$414,400	MULTI-FAMILY DWELLING	$420,616	$6,216	1.50%	$0
D-304-030	258500 0300		FLORENTINE CONDOMINIUM	NORMAN GRACE M+ROSELER JASO	526 1ST AVE S	PSM-85-120		154,628	1,259	MULTI-FAMILY DWELLING	$503,600	MULTI-FAMILY DWELLING	$511,154	$7,554	1.50%	$0
D-304-031	258500 0310		FLORENTINE CONDOMINIUM	LEW-HAILER SANDRA L-TTEE	526 1ST AVE S	PSM-85-120		154,628	1,115	MULTI-FAMILY DWELLING	$446,000	MULTI-FAMILY DWELLING	$452,690	$6,690	1.50%	$0
D-304-032	258500 0320		FLORENTINE CONDOMINIUM	BUTLER GEOFFREY A+LIN CHEN	526 1ST AVE S	PSM-85-120		154,628	1,312	MULTI-FAMILY DWELLING	$524,800	MULTI-FAMILY DWELLING	$532,672	$7,872	1.50%	$0
D-304-033	258500 0330		FLORENTINE CONDOMINIUM	JOHNSON SHELLY A	526 1ST AVE S	PSM-85-120		154,628	1,166	MULTI-FAMILY DWELLING	$466,400	MULTI-FAMILY DWELLING	$473,396	$6,996	1.50%	$0
D-304-034	258500 0340		FLORENTINE CONDOMINIUM	BAIRDS POLLY A	526 1ST AVE S	PSM-85-120		154,628	1,244	MULTI-FAMILY DWELLING	$497,600	MULTI-FAMILY DWELLING	$505,064	$7,464	1.50%	$0
D-304-035	258500 0350		FLORENTINE CONDOMINIUM	DERESH DANIEL+MEGAN RISING	526 1ST AVE S	PSM-85-120		154,628	1,110	MULTI-FAMILY DWELLING	$444,000	MULTI-FAMILY DWELLING	$450,660	$6,660	1.50%	$0
D-304-036	258500 0360		FLORENTINE CONDOMINIUM	MIYAKE WAYNE J	526 1ST AVE S	PSM-85-120		154,628	1,260	MULTI-FAMILY DWELLING	$504,000	MULTI-FAMILY DWELLING	$511,560	$7,560	1.50%	$0
D-304-037	258500 0370		FLORENTINE CONDOMINIUM	SHAW BRIDGET LEE	526 1ST AVE S	PSM-85-120		154,628	1,105	MULTI-FAMILY DWELLING	$442,000	MULTI-FAMILY DWELLING	$448,630	$6,630	1.50%	$0
D-304-038	258500 0380		FLORENTINE CONDOMINIUM	BERGAN STEVEN E	526 1ST AVE S	PSM-85-120		154,628	1,312	MULTI-FAMILY DWELLING	$524,800	MULTI-FAMILY DWELLING	$532,672	$7,872	1.50%	$0
D-304-039	258500 0390		FLORENTINE CONDOMINIUM	SAMOST MARIAH N	526 1ST AVE S	PSM-85-120		154,628	1,031	MULTI-FAMILY DWELLING	$412,400	MULTI-FAMILY DWELLING	$418,586	$6,186	1.50%	$0
D-304-040	258500 0400		FLORENTINE CONDOMINIUM	BORACCHINI MICHAEL ANGELO	526 1ST AVE S	PSM-85-120		154,628	1,244	MULTI-FAMILY DWELLING	$497,600	MULTI-FAMILY DWELLING	$505,064	$7,464	1.50%	$0
D-304-041	258500 0410		FLORENTINE CONDOMINIUM	COMPTNO TERRI L	526 1ST AVE S	PSM-85-120		154,628	1,418	MULTI-FAMILY DWELLING	$567,200	MULTI-FAMILY DWELLING	$575,708	$8,508	1.50%	$0
D-304-042	258500 0420		FLORENTINE CONDOMINIUM	HULL MITCHELL S+AKIKO S	526 1ST AVE S	PSM-85-120		154,628	1,258	MULTI-FAMILY DWELLING	$503,200	MULTI-FAMILY DWELLING	$510,748	$7,548	1.50%	$0
D-304-043	258500 0430		FLORENTINE CONDOMINIUM	FORONDA RICARDO LOO	526 1ST AVE S	PSM-85-120		154,628	1,435	MULTI-FAMILY DWELLING	$574,000	MULTI-FAMILY DWELLING	$582,610	$8,610	1.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-304-044	258500 0440		FLORENTINE CONDOMINIUM	DROBYN MARTA+HANSON MICHAEL	526 1ST AVE S	PSM-85-120		154,628	1,300	MULTI-FAMILY DWELLING	$520,000	MULTI-FAMILY DWELLING	$527,800	$7,800	1.50%	$0
D-304-045	258500 0450		FLORENTINE CONDOMINIUM	RECK TERRY J+JANET SUE	526 1ST AVE S	PSM-85-120		154,628	1,113	MULTI-FAMILY DWELLING	$445,200	MULTI-FAMILY DWELLING	$451,878	$6,678	1.50%	$0
D-304-046	258500 0460		FLORENTINE CONDOMINIUM	CATANZARO TONY J	526 1ST AVE S	PSM-85-120		154,628	1,231	MULTI-FAMILY DWELLING	$492,400	MULTI-FAMILY DWELLING	$499,786	$7,386	1.50%	$0
D-304-047	258500 0470		FLORENTINE CONDOMINIUM	WILLIAMS RUSSELL	526 1ST AVE S	PSM-85-120		154,628	1,103	MULTI-FAMILY DWELLING	$441,200	MULTI-FAMILY DWELLING	$447,818	$6,618	1.50%	$0
D-304-048	258500 0480		FLORENTINE CONDOMINIUM	ENGLUND STEVEN E+KRISTIN T	526 1ST AVE S	PSM-85-120		154,628	1,259	MULTI-FAMILY DWELLING	$503,600	MULTI-FAMILY DWELLING	$511,154	$7,554	1.50%	$0
D-304-049	258500 0490		FLORENTINE CONDOMINIUM	NICHOLS AMY+SCOTT B	526 1ST AVE S	PSM-85-120		154,628	1,024	MULTI-FAMILY DWELLING	$409,600	MULTI-FAMILY DWELLING	$415,744	$6,144	1.50%	$0
D-304-050	258500 0500		FLORENTINE CONDOMINIUM	HOLMES JURELL	526 1ST AVE S	PSM-85-120		154,628	1,312	MULTI-FAMILY DWELLING	$524,800	MULTI-FAMILY DWELLING	$532,672	$7,872	1.50%	$0
D-304-051	258500 0510		FLORENTINE CONDOMINIUM	LEE SU-HUA	526 1ST AVE S	PSM-85-120		154,628	1,313	MULTI-FAMILY DWELLING	$525,200	MULTI-FAMILY DWELLING	$533,078	$7,878	1.50%	$0
D-304-052	258500 0520		FLORENTINE CONDOMINIUM	SAKAGUCHI ANN M	526 1ST AVE S	PSM-85-120		154,628	1,480	MULTI-FAMILY DWELLING	$592,000	MULTI-FAMILY DWELLING	$600,880	$8,880	1.50%	$0
D-304-053	258500 0530		FLORENTINE CONDOMINIUM	COX JAMES O+NELSON RUTHANN	526 1ST AVE S	PSM-85-120		154,628	1,387	MULTI-FAMILY DWELLING	$554,800	MULTI-FAMILY DWELLING	$563,122	$8,322	1.50%	$0
D-304-054	258500 0540		FLORENTINE CONDOMINIUM	HEIDERGOTT ALISON G	526 1ST AVE S	PSM-85-120		154,628	1,644	MULTI-FAMILY DWELLING	$657,600	MULTI-FAMILY DWELLING	$667,464	$9,864	1.50%	$0
D-304-055	258500 0550		FLORENTINE CONDOMINIUM	MILLER DOUGLAS R	526 1ST AVE S	PSM-85-120		154,628	1,251	MULTI-FAMILY DWELLING	$500,400	MULTI-FAMILY DWELLING	$507,906	$7,506	1.50%	$0
D-304-056	258500 0560		FLORENTINE CONDOMINIUM	MAR WAYNE A	526 1ST AVE S	PSM-85-120		154,628	1,036	MULTI-FAMILY DWELLING	$414,400	MULTI-FAMILY DWELLING	$420,616	$6,216	1.50%	$0
D-304-057	258500 0570		FLORENTINE CONDOMINIUM	VAN DER VELDEN LISA J+KARL	526 1ST AVE S	PSM-85-120		154,628	1,259	MULTI-FAMILY DWELLING	$503,600	MULTI-FAMILY DWELLING	$511,154	$7,554	1.50%	$0
D-304-058	258500 0580		FLORENTINE CONDOMINIUM	TRAN DAVID V	526 1ST AVE S	PSM-85-120		154,628	1,115	MULTI-FAMILY DWELLING	$446,000	MULTI-FAMILY DWELLING	$452,690	$6,690	1.50%	$0
D-304-059	258500 0590		FLORENTINE CONDOMINIUM	COLE RILEY J+COLE BRYAN C+T	526 1ST AVE S	PSM-85-120		154,628	1,312	MULTI-FAMILY DWELLING	$524,800	MULTI-FAMILY DWELLING	$532,672	$7,872	1.50%	$0
D-304-060	258500 0600		FLORENTINE CONDOMINIUM	WILL-CHAN LLC	526 1ST AVE S	PSM-85-120		154,628	1,166	MULTI-FAMILY DWELLING	$466,400	MULTI-FAMILY DWELLING	$473,396	$6,996	1.50%	$0
D-304-061	258500 0610		FLORENTINE CONDOMINIUM	BRISTOW ANN	526 1ST AVE S	PSM-85-120		154,628	1,244	MULTI-FAMILY DWELLING	$497,600	MULTI-FAMILY DWELLING	$505,064	$7,464	1.50%	$0
D-304-062	258500 0620		FLORENTINE CONDOMINIUM	LUK KAREN G	526 1ST AVE S	PSM-85-120		154,628	1,110	MULTI-FAMILY DWELLING	$444,000	MULTI-FAMILY DWELLING	$450,660	$6,660	1.50%	$0
D-304-063	258500 0630		FLORENTINE CONDOMINIUM	ABRAHAM RAHEL	526 1ST AVE S	PSM-85-120		154,628	1,260	MULTI-FAMILY DWELLING	$504,000	MULTI-FAMILY DWELLING	$511,560	$7,560	1.50%	$0
D-304-064	258500 0640		FLORENTINE CONDOMINIUM	FRANK CORVIN J	526 1ST AVE S	PSM-85-120		154,628	1,105	MULTI-FAMILY DWELLING	$442,000	MULTI-FAMILY DWELLING	$448,630	$6,630	1.50%	$0
D-304-065	258500 0650		FLORENTINE CONDOMINIUM	KIKUCHI FRED N+SUE S	526 1ST AVE S	PSM-85-120		154,628	1,312	MULTI-FAMILY DWELLING	$524,800	MULTI-FAMILY DWELLING	$532,672	$7,872	1.50%	$0
D-304-066	258500 0660		FLORENTINE CONDOMINIUM	SIROCHMAN JEFFREY M	526 1ST AVE S	PSM-85-120		154,628	1,031	MULTI-FAMILY DWELLING	$412,400	MULTI-FAMILY DWELLING	$418,586	$6,186	1.50%	$0
D-304-067	258500 0670		FLORENTINE CONDOMINIUM	DENNIS SUSAN	526 1ST AVE S	PSM-85-120		154,628	1,244	MULTI-FAMILY DWELLING	$497,600	MULTI-FAMILY DWELLING	$505,064	$7,464	1.50%	$0
D-304-068	258500 0680		FLORENTINE CONDOMINIUM	CASSIDY CHRISTOPHER P	526 1ST AVE S	PSM-85-120		154,628	1,418	MULTI-FAMILY DWELLING	$567,200	MULTI-FAMILY DWELLING	$575,708	$8,508	1.50%	$0
D-304-069	258500 0690		FLORENTINE CONDOMINIUM	ROONEY NOEL J	526 1ST AVE S	PSM-85-120		154,628	1,258	MULTI-FAMILY DWELLING	$503,200	MULTI-FAMILY DWELLING	$510,748	$7,548	1.50%	$0
D-304-070	258500 0700		FLORENTINE CONDOMINIUM	VODDER DOUG W+RANAE K	526 1ST AVE S	PSM-85-120		154,628	1,435	MULTI-FAMILY DWELLING	$574,000	MULTI-FAMILY DWELLING	$582,610	$8,610	1.50%	$0
D-304-071	258500 0710		FLORENTINE CONDOMINIUM	DRAGO JAN+NOEL	526 1ST AVE S	PSM-85-120		154,628	1,300	MULTI-FAMILY DWELLING	$520,000	MULTI-FAMILY DWELLING	$527,800	$7,800	1.50%	$0
D-304-072	258500 0720		FLORENTINE CONDOMINIUM	HORNE DEBORAH J	526 1ST AVE S	PSM-85-120		154,628	1,113	MULTI-FAMILY DWELLING	$445,200	MULTI-FAMILY DWELLING	$451,878	$6,678	1.50%	$0
D-304-073	258500 0730		FLORENTINE CONDOMINIUM	MATTHYS JOSEPH F+TARA H MCC	526 1ST AVE S	PSM-85-120		154,628	1,231	MULTI-FAMILY DWELLING	$492,400	MULTI-FAMILY DWELLING	$499,786	$7,386	1.50%	$0
D-304-074	258500 0740		FLORENTINE CONDOMINIUM	PHERRIBO ALEXANDER H	526 1ST AVE S	PSM-85-120		154,628	1,103	MULTI-FAMILY DWELLING	$441,200	MULTI-FAMILY DWELLING	$447,818	$6,618	1.50%	$0
D-304-075	258500 0750		FLORENTINE CONDOMINIUM	ALLMENDINGER STEPHEN+VALERI	526 1ST AVE S	PSM-85-120		154,628	1,259	MULTI-FAMILY DWELLING	$503,600	MULTI-FAMILY DWELLING	$511,154	$7,554	1.50%	$0
D-304-076	258500 0760		FLORENTINE CONDOMINIUM	BENNETT ALISON L	526 1ST AVE S	PSM-85-120		154,628	1,024	MULTI-FAMILY DWELLING	$409,600	MULTI-FAMILY DWELLING	$415,744	$6,144	1.50%	$0
D-304-077	258500 0770		FLORENTINE CONDOMINIUM	CRAWFORD MARY B+SAMUEL W	526 1ST AVE S	PSM-85-120		154,628	1,312	MULTI-FAMILY DWELLING	$524,800	MULTI-FAMILY DWELLING	$532,672	$7,872	1.50%	$0
D-304-078	258500 0780		FLORENTINE CONDOMINIUM	ISSOMBO GAETAN	526 1ST AVE S	PSM-85-120		154,628	1,313	MULTI-FAMILY DWELLING	$525,200	MULTI-FAMILY DWELLING	$533,078	$7,878	1.50%	$0
D-304-079	258500 0790		FLORENTINE CONDOMINIUM	CAMACHO STEVE	526 1ST AVE S	PSM-85-120		154,628	1,480	MULTI-FAMILY DWELLING	$592,000	MULTI-FAMILY DWELLING	$600,880	$8,880	1.50%	$0
D-304-080	258500 0800		FLORENTINE CONDOMINIUM	KROSS KARLA A+KEVIN L	526 1ST AVE S	PSM-85-120		154,628	1,387	MULTI-FAMILY DWELLING	$554,800	MULTI-FAMILY DWELLING	$563,122	$8,322	1.50%	$0
D-304-081	258500 0810		FLORENTINE CONDOMINIUM	SCHARF CARL BRADLEY & ANN	526 1ST AVE S	PSM-85-120		154,628	1,644	MULTI-FAMILY DWELLING	$657,600	MULTI-FAMILY DWELLING	$667,464	$9,864	1.50%	$0
D-304-082	258500 0820		FLORENTINE CONDOMINIUM	CONNELL JANE A	526 1ST AVE S	PSM-85-120		154,628	1,602	MULTI-FAMILY DWELLING	$640,800	MULTI-FAMILY DWELLING	$650,412	$9,612	1.50%	$0
D-304-083	258500 0830		FLORENTINE CONDOMINIUM	HONESTY DAWN L+ASPRY ZOE	526 1ST AVE S	PSM-85-120		154,628	1,330	MULTI-FAMILY DWELLING	$532,000	MULTI-FAMILY DWELLING	$539,980	$7,980	1.50%	$0
D-304-084	258500 0840		FLORENTINE CONDOMINIUM	PHILLIPS JONATHAN C+MEGAN -	526 1ST AVE S	PSM-85-120		154,628	1,634	MULTI-FAMILY DWELLING	$653,600	MULTI-FAMILY DWELLING	$663,404	$9,804	1.50%	$0
D-304-085	258500 0850		FLORENTINE CONDOMINIUM	WILL HANS-MARTIN+EVDOXIA PS	526 1ST AVE S	PSM-85-120		154,628	1,433	MULTI-FAMILY DWELLING	$573,200	MULTI-FAMILY DWELLING	$581,798	$8,598	1.50%	$0
D-304-086	258500 0860		FLORENTINE CONDOMINIUM	LAZO LARRY J+DANA L	526 1ST AVE S	PSM-85-120		154,628	1,637	MULTI-FAMILY DWELLING	$654,800	MULTI-FAMILY DWELLING	$664,622	$9,822	1.50%	$0
D-304-087	258500 0870		FLORENTINE CONDOMINIUM	VANDER STOEP PAUL B+KARI LE	526 1ST AVE S	PSM-85-120		154,628	1,436	MULTI-FAMILY DWELLING	$574,400	MULTI-FAMILY DWELLING	$583,016	$8,616	1.50%	$0
D-304-088	258500 0880		FLORENTINE CONDOMINIUM	SMITH SANDRA K	526 1ST AVE S	PSM-85-120		154,628	1,638	MULTI-FAMILY DWELLING	$655,200	MULTI-FAMILY DWELLING	$665,028	$9,828	1.50%	$0
D-304-089	258500 0890		FLORENTINE CONDOMINIUM	MILES WANDRA K	526 1ST AVE S	PSM-85-120		154,628	1,437	MULTI-FAMILY DWELLING	$574,800	MULTI-FAMILY DWELLING	$583,422	$8,622	1.50%	$0
D-304-090	258500 0900		FLORENTINE CONDOMINIUM	LEWIS PAUL W+DIANE RODILL	526 1ST AVE S	PSM-85-120		154,628	1,638	MULTI-FAMILY DWELLING	$655,200	MULTI-FAMILY DWELLING	$665,028	$9,828	1.50%	$0
D-304-091	258500 0910		FLORENTINE CONDOMINIUM	INGALLINA CHRISTOPHER +TONI	526 1ST AVE S	PSM-85-120		154,628	1,437	MULTI-FAMILY DWELLING	$574,800	MULTI-FAMILY DWELLING	$583,422	$8,622	1.50%	$0
D-304-092	258500 0920		FLORENTINE CONDOMINIUM	LATOUSEK JOHN F+KRISTIN	526 1ST AVE S	PSM-85-120		154,628	1,645	MULTI-FAMILY DWELLING	$658,000	MULTI-FAMILY DWELLING	$667,870	$9,870	1.50%	$0
D-304-093	258500 0930		FLORENTINE CONDOMINIUM	REAM BRANDY JEAN	526 1ST AVE S	PSM-85-120		154,628	1,253	MULTI-FAMILY DWELLING	$501,200	MULTI-FAMILY DWELLING	$508,718	$7,518	1.50%	$0
D-304-094	258500 0940		FLORENTINE CONDOMINIUM	MARGOLIS JEFFREY N	526 1ST AVE S	PSM-85-120		154,628	1,638	MULTI-FAMILY DWELLING	$655,200	MULTI-FAMILY DWELLING	$665,028	$9,828	1.50%	$0
D-304-095	258500 0950		FLORENTINE CONDOMINIUM	NORTON NILE PAUL+SARAH STRO	526 1ST AVE S	PSM-85-120		154,628	1,516	MULTI-FAMILY DWELLING	$606,400	MULTI-FAMILY DWELLING	$615,496	$9,096	1.50%	$0
D-304-096	258500 0960		FLORENTINE CONDOMINIUM	HIRAYAMA MARK K	526 1ST AVE S	PSM-85-120		154,628	1,638	MULTI-FAMILY DWELLING	$655,200	MULTI-FAMILY DWELLING	$665,028	$9,828	1.50%	$0
D-304-097	258500 0970		FLORENTINE CONDOMINIUM	BEHREND DENNIS K+BRANDON GA	526 1ST AVE S	PSM-85-120		154,628	1,830	MULTI-FAMILY DWELLING	$732,000	MULTI-FAMILY DWELLING	$742,980	$10,980	1.50%	$0
D-304-098	258500 0980		FLORENTINE CONDOMINIUM	MALONE LINDSEY P+NIKLAS D	526 1ST AVE S	PSM-85-120		154,628	1,645	MULTI-FAMILY DWELLING	$658,000	MULTI-FAMILY DWELLING	$667,870	$9,870	1.50%	$0
D-304-099	258500 0990		FLORENTINE CONDOMINIUM	DEFREITAS SCOTT	526 1ST AVE S	PSM-85-120		154,628	1,437	MULTI-FAMILY DWELLING	$574,800	MULTI-FAMILY DWELLING	$583,422	$8,622	1.50%	$0
D-304-100	258500 1000		FLORENTINE CONDOMINIUM	POLICELLO GEORGE E II	526 1ST AVE S	PSM-85-120		154,628	1,638	MULTI-FAMILY DWELLING	$655,200	MULTI-FAMILY DWELLING	$665,028	$9,828	1.50%	$0
D-304-101	258500 1010		FLORENTINE CONDOMINIUM	PATCH BRIAN J	526 1ST AVE S	PSM-85-120		154,628	1,437	MULTI-FAMILY DWELLING	$574,800	MULTI-FAMILY DWELLING	$583,422	$8,622	1.50%	$0
D-304-102	258500 1020		FLORENTINE CONDOMINIUM	FERO BRITTANY+SCOTT T	526 1ST AVE S	PSM-85-120		154,628	1,638	MULTI-FAMILY DWELLING	$655,200	MULTI-FAMILY DWELLING	$665,028	$9,828	1.50%	$0
D-304-103	258500 1030		FLORENTINE CONDOMINIUM	GUSS MATTHEW & CHERYL HART	526 1ST AVE S	PSM-85-120		154,628	1,253	MULTI-FAMILY DWELLING	$501,200	MULTI-FAMILY DWELLING	$508,718	$7,518	1.50%	$0
D-304-104	258500 1040		FLORENTINE CONDOMINIUM	HASTETTER ERICA H	526 1ST AVE S	PSM-85-120		154,628	1,645	MULTI-FAMILY DWELLING	$658,000	MULTI-FAMILY DWELLING	$667,870	$9,870	1.50%	$0
D-304-105	258500 1050		FLORENTINE CONDOMINIUM	AKMAN SYD+ALENE R	526 1ST AVE S	PSM-85-120		154,628	1,713	MULTI-FAMILY DWELLING	$685,200	MULTI-FAMILY DWELLING	$695,478	$10,278	1.50%	$0
D-304-106	258500 1060		FLORENTINE CONDOMINIUM	BERUBE LAURENCE G+ELIZABETH	526 1ST AVE S	PSM-85-120		154,628	1,952	MULTI-FAMILY DWELLING	$780,800	MULTI-FAMILY DWELLING	$792,512	$11,712	1.50%	$0
D-304-107	258500 1070		FLORENTINE CONDOMINIUM	ADAMS CHARLES GIBBS+KRISTIE	526 1ST AVE S	PSM-85-120		154,628	1,759	MULTI-FAMILY DWELLING	$703,600	MULTI-FAMILY DWELLING	$714,154	$10,554	1.50%	$0
D-304-108	258500 1080		FLORENTINE CONDOMINIUM	NAULT THOMAS M+MARILYN R	526 1ST AVE S	PSM-85-120		154,628	2,106	MULTI-FAMILY DWELLING	$842,400	MULTI-FAMILY DWELLING	$855,036	$12,636	1.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-304-109	258500 1090		FLORENTINE CONDOMINIUI	DENNY LESLIE	526 1ST AVE S	PSM-85-120		154,628	733	MULTI-FAMILY DWELLING	$307,000	MULTI-FAMILY DWELLING	$311,912	$4,912	1.60%	$0
D-304-110	258500 1100		FLORENTINE CONDOMINIUI	EDMONDS CREAN LLC	526 1ST AVE S	PSM-85-120		154,628	2,938	MULTI-FAMILY DWELLING	$992,700	MULTI-FAMILY DWELLING	$1,008,583	$15,883	1.60%	$0
D-304-111	258500 1110		FLORENTINE CONDOMINIUI	PEAPOD HOLDINGS LLC	526 1ST AVE S	PSM-85-120		154,628	2,925	MULTI-FAMILY DWELLING	$988,300	MULTI-FAMILY DWELLING	$1,004,113	$15,813	1.60%	$0
D-304-112	258500 1120		FLORENTINE CONDOMINIUI	BLAIRSTON INVESTMENTS LLC	526 1ST AVE S	PSM-85-120		154,628	765	MULTI-FAMILY DWELLING	$320,400	MULTI-FAMILY DWELLING	$325,526	$5,126	1.60%	$0
D-304-113	258500 1130		FLORENTINE CONDOMINIUI	CHERRY STREET-STADIUM LLC	526 1ST AVE S	PSM-85-120		154,628	814	MULTI-FAMILY DWELLING	$341,000	MULTI-FAMILY DWELLING	$346,456	$5,456	1.60%	$0
D-304-114	258500 1140		FLORENTINE CONDOMINIUI	SUYAMA LINDA	526 1ST AVE S	PSM-85-120		154,628	1,092	MULTI-FAMILY DWELLING	$457,400	MULTI-FAMILY DWELLING	$464,718	$7,318	1.60%	$0
D-304-115	258500 1150		FLORENTINE CONDOMINIUI	SUNDQUIST LEE G+CAROL	526 1ST AVE S	PSM-85-120		154,628	1,819	MULTI-FAMILY DWELLING	$698,400	MULTI-FAMILY DWELLING	$709,574	$11,174	1.60%	$0
D-304-116	258500 1160		FLORENTINE CONDOMINIUI	COATES JOHN J III	526 1ST AVE S	PSM-85-120		154,628	2,332	MULTI-FAMILY DWELLING	$895,400	MULTI-FAMILY DWELLING	$909,726	$14,326	1.60%	$0
E-002	257028 0000		FIX BUILDING THE CONDOMINIUM		1507 WESTERN AVE	PMM-85	10,022	4,450	4,450	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
E-002-001	257028 0010		FIX BUILDING THE CONDOM	CARLSON SARA S	1507 WESTERN AVE	PMM-85		24,640	1,968	MULTI-FAMILY DWELLING	$164,900	MULTI-FAMILY DWELLING	$165,312	$412	0.25%	$0
E-002-002	257028 0020		FIX BUILDING THE CONDOM	MORRIS HOLLY M	1507 WESTERN AVE	PMM-85		24,640	582	MULTI-FAMILY DWELLING	$349,200	MULTI-FAMILY DWELLING	$359,676	$10,476	3.00%	$0
E-002-003	257028 0030		FIX BUILDING THE CONDOM	MILKOVICH KRISTINE	1507 WESTERN AVE	PMM-85		24,640	703	MULTI-FAMILY DWELLING	$421,800	MULTI-FAMILY DWELLING	$434,454	$12,654	3.00%	$0
E-002-004	257028 0040		FIX BUILDING THE CONDOM	FREEMAN RAY C III	1507 WESTERN AVE	PMM-85		24,640	795	MULTI-FAMILY DWELLING	$477,000	MULTI-FAMILY DWELLING	$491,310	$14,310	3.00%	$0
E-002-005	257028 0050		FIX BUILDING THE CONDOM	SCHNEIDER ROBERT H	1507 WESTERN AVE	PMM-85		24,640	505	MULTI-FAMILY DWELLING	$303,000	MULTI-FAMILY DWELLING	$312,090	$9,090	3.00%	$0
E-002-006	257028 0060		FIX BUILDING THE CONDOM	SCHNEIDER ROBERT H	1507 WESTERN AVE	PMM-85		24,640	638	MULTI-FAMILY DWELLING	$382,800	MULTI-FAMILY DWELLING	$394,284	$11,484	3.00%	$0
E-002-007	257028 0070		FIX BUILDING THE CONDOM	DALES KIM O	1507 WESTERN AVE	PMM-85		24,640	597	MULTI-FAMILY DWELLING	$358,200	MULTI-FAMILY DWELLING	$368,946	$10,746	3.00%	$0
E-002-008	257028 0080		FIX BUILDING THE CONDOM	RUF JOHN AUSTIN+TONYA M JEN	1507 WESTERN AVE	PMM-85		24,640	709	MULTI-FAMILY DWELLING	$425,400	MULTI-FAMILY DWELLING	$438,162	$12,762	3.00%	$0
E-002-009	257028 0090		FIX BUILDING THE CONDOM	HERNANDEZ DANIELLE C	1507 WESTERN AVE	PMM-85		24,640	815	MULTI-FAMILY DWELLING	$489,000	MULTI-FAMILY DWELLING	$503,670	$14,670	3.00%	$0
E-002-010	257028 0100		FIX BUILDING THE CONDOM	PEUGH DAVID	1507 WESTERN AVE	PMM-85		24,640	1,153	MULTI-FAMILY DWELLING	$691,800	MULTI-FAMILY DWELLING	$712,554	$20,754	3.00%	$0
E-002-011	257028 0110		FIX BUILDING THE CONDOM	RABEL J KATHLEEN	1507 WESTERN AVE	PMM-85		24,640	1,503	MULTI-FAMILY DWELLING	$125,900	MULTI-FAMILY DWELLING	$126,215	$315	0.25%	$0
E-002-012	257028 0120		FIX BUILDING THE CONDOM	SETHER REBECCA	1507 WESTERN AVE	PMM-85		24,640	597	MULTI-FAMILY DWELLING	$358,200	MULTI-FAMILY DWELLING	$368,946	$10,746	3.00%	$0
E-002-013	257028 0130		FIX BUILDING THE CONDOM	JONES ALAN W	1507 WESTERN AVE	PMM-85		24,640	709	MULTI-FAMILY DWELLING	$425,400	MULTI-FAMILY DWELLING	$438,162	$12,762	3.00%	$0
E-002-014	257028 0140		FIX BUILDING THE CONDOM	FINCH JANE A	1507 WESTERN AVE	PMM-85		24,640	815	MULTI-FAMILY DWELLING	$489,000	MULTI-FAMILY DWELLING	$503,670	$14,670	3.00%	$0
E-002-015	257028 0150		FIX BUILDING THE CONDOM	TOOMAN A RONALD+TOOMAN VIVI	1507 WESTERN AVE	PMM-85		24,640	840	MULTI-FAMILY DWELLING	$504,000	MULTI-FAMILY DWELLING	$519,120	$15,120	3.00%	$0
E-002-016	257028 0160		FIX BUILDING THE CONDOM	HENRY JONI	1507 WESTERN AVE	PMM-85		24,640	1,024	MULTI-FAMILY DWELLING	$614,400	MULTI-FAMILY DWELLING	$632,832	$18,432	3.00%	$0
E-002-017	257028 0170		FIX BUILDING THE CONDOM	SHERRIFF WILLIAM STEWART	1507 WESTERN AVE	PMM-85		24,640	594	MULTI-FAMILY DWELLING	$356,400	MULTI-FAMILY DWELLING	$367,092	$10,692	3.00%	$0
E-002-018	257028 0180		FIX BUILDING THE CONDOM	SUNDE LARRY+DEBORAH NARINE	1507 WESTERN AVE	PMM-85		24,640	709	MULTI-FAMILY DWELLING	$425,400	MULTI-FAMILY DWELLING	$438,162	$12,762	3.00%	$0
E-002-019	257028 0190		FIX BUILDING THE CONDOM	SUNDE LARRY+DEBORAH S NARIN	1507 WESTERN AVE	PMM-85		24,640	824	MULTI-FAMILY DWELLING	$494,400	MULTI-FAMILY DWELLING	$509,232	$14,832	3.00%	$0
E-002-020	257028 0200		FIX BUILDING THE CONDOM	SCHNEIDER ROBERT H	1507 WESTERN AVE	PMM-85		24,640	598	MULTI-FAMILY DWELLING	$358,800	MULTI-FAMILY DWELLING	$369,564	$10,764	3.00%	$0
E-002-021	257028 0210		FIX BUILDING THE CONDOM	KITSAP COMMUNITY FOUNDATION	1507 WESTERN AVE	PMM-85		24,640	969	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$598,842	$17,442	3.00%	$0
E-002-022	257028 0220		FIX BUILDING THE CONDOM	BEVILL J RICHARD	1507 WESTERN AVE	PMM-85		24,640	979	MULTI-FAMILY DWELLING	$328,100	MULTI-FAMILY DWELLING	$338,271	$10,171	3.10%	$0
E-002-023	257028 0230		FIX BUILDING THE CONDOM	SKILLING MICAH	1507 WESTERN AVE	PMM-85		24,640	579	MULTI-FAMILY DWELLING	$347,400	MULTI-FAMILY DWELLING	$357,822	$10,422	3.00%	$0
E-002-024	257028 0240		FIX BUILDING THE CONDOM	ASLIN THOMAS H	1507 WESTERN AVE	PMM-85		24,640	849	MULTI-FAMILY DWELLING	$509,400	MULTI-FAMILY DWELLING	$524,682	$15,282	3.00%	$0
E-002-025	257028 0250		FIX BUILDING THE CONDOM	KODAMA LILLY YURIKO	1507 WESTERN AVE	PMM-85		24,640	694	MULTI-FAMILY DWELLING	$416,400	MULTI-FAMILY DWELLING	$428,892	$12,492	3.00%	$0
E-002-026	257028 0260		FIX BUILDING THE CONDOM	NEME SANTIAGO+FERKING TODD	1507 WESTERN AVE	PMM-85		24,640	989	MULTI-FAMILY DWELLING	$593,400	MULTI-FAMILY DWELLING	$611,202	$17,802	3.00%	$0
E-002-027	257028 0270		FIX BUILDING THE CONDOM	SILENT-AIRE USA INC	1507 WESTERN AVE	PMM-85		24,640	821	MULTI-FAMILY DWELLING	$574,700	MULTI-FAMILY DWELLING	$591,941	$17,241	3.00%	$0
E-002-028	257028 0280		FIX BUILDING THE CONDOM	LARKIN KELLY A+HOLMES DEAN	1507 WESTERN AVE	PMM-85		24,640	872	MULTI-FAMILY DWELLING	$610,400	MULTI-FAMILY DWELLING	$628,712	$18,312	3.00%	$0
E-002-029	257028 0290		FIX BUILDING THE CONDOM	BONNEY SHIRLEY	1507 WESTERN AVE	PMM-85		24,640	980	MULTI-FAMILY DWELLING	$588,000	MULTI-FAMILY DWELLING	$605,640	$17,640	3.00%	$0
E-002-030	257028 0300		FIX BUILDING THE CONDOM	LONGEST MATTHEW E	1507 WESTERN AVE	PMM-85		24,640	795	MULTI-FAMILY DWELLING	$477,000	MULTI-FAMILY DWELLING	$491,310	$14,310	3.00%	$0
E-002-031	257028 0310		FIX BUILDING THE CONDOM	ACOSTA CAROLYN+MCENIRY DAVI	1507 WESTERN AVE	PMM-85		24,640	795	MULTI-FAMILY DWELLING	$477,000	MULTI-FAMILY DWELLING	$491,310	$14,310	3.00%	$0
E-002-032	257028 0320		FIX BUILDING THE CONDOM	WALLACE RONALD EVAN	1507 WESTERN AVE	PMM-85		24,640	785	MULTI-FAMILY DWELLING	$471,000	MULTI-FAMILY DWELLING	$485,130	$14,130	3.00%	$0
E-005	332400 0000		HILLCLIMB COURT CONDOMINIUM		1425 WESTERN AVE	PMM-85	26,533	85,949	85,949	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
E-005-001	332400 0010		HILLCLIMB COURT CONDOM	WOLDSON MYRTLE ESTATE OF	1425 WESTERN AVE	PMM-85		81,900	81,900	MULTI-FAMILY DWELLING	$12,608,000	MULTI-FAMILY DWELLING	$12,974,010	$366,010	2.90%	$0
E-005-002	332400 0020		HILLCLIMB COURT CONDOM	NO BOUNDARIES LTD	1425 WESTERN AVE	PMM-85		44,850	759	MULTI-FAMILY DWELLING	$550,275	MULTI-FAMILY DWELLING	$566,783	$16,508	3.00%	$0
E-005-003	332400 0030		HILLCLIMB COURT CONDOM	SAMPSON STEVE	1425 WESTERN AVE	PMM-85		44,850	863	MULTI-FAMILY DWELLING	$625,675	MULTI-FAMILY DWELLING	$644,445	$18,770	3.00%	$0
E-005-004	332400 0040		HILLCLIMB COURT CONDOM	MARTIN SIMON J	1425 WESTERN AVE	PMM-85		44,850	861	MULTI-FAMILY DWELLING	$624,225	MULTI-FAMILY DWELLING	$642,952	$18,727	3.00%	$0
E-005-005	332400 0050		HILLCLIMB COURT CONDOM	LOWDERMILK MARK DOUGLAS+SUS	1425 WESTERN AVE	PMM-85		44,850	759	MULTI-FAMILY DWELLING	$550,275	MULTI-FAMILY DWELLING	$566,783	$16,508	3.00%	$0
E-005-006	332400 0060		HILLCLIMB COURT CONDOM	EDDY ROGER COE	1425 WESTERN AVE	PMM-85		44,850	755	MULTI-FAMILY DWELLING	$547,375	MULTI-FAMILY DWELLING	$563,796	$16,421	3.00%	$0
E-005-007	332400 0070		HILLCLIMB COURT CONDOM	CASTANO CARLOS	1425 WESTERN AVE	PMM-85		44,850	874	MULTI-FAMILY DWELLING	$633,650	MULTI-FAMILY DWELLING	$652,659	$19,009	3.00%	$0
E-005-008	332400 0080		HILLCLIMB COURT CONDOM	STANGLER RONNIE SUE MD	1425 WESTERN AVE	PMM-85		44,850	585	MULTI-FAMILY DWELLING	$424,125	MULTI-FAMILY DWELLING	$436,849	$12,724	3.00%	$0
E-005-009	332400 0090		HILLCLIMB COURT CONDOM	HIRSCH CINDY M	1425 WESTERN AVE	PMM-85		44,850	585	MULTI-FAMILY DWELLING	$424,125	MULTI-FAMILY DWELLING	$436,849	$12,724	3.00%	$0
E-005-010	332400 0100		HILLCLIMB COURT CONDOM	WRIGHT DANIEL STUART	1425 WESTERN AVE	PMM-85		44,850	571	MULTI-FAMILY DWELLING	$413,975	MULTI-FAMILY DWELLING	$426,394	$12,419	3.00%	$0
E-005-011	332400 0110		HILLCLIMB COURT CONDOM	BELLINI CLAUDIO+SANDRA TANZ	1425 WESTERN AVE	PMM-85		44,850	530	MULTI-FAMILY DWELLING	$384,250	MULTI-FAMILY DWELLING	$395,777	$11,527	3.00%	$0
E-005-012	332400 0120		HILLCLIMB COURT CONDOM	KAPLAN BARNETT M	1425 WESTERN AVE	PMM-85		44,850	533	MULTI-FAMILY DWELLING	$386,425	MULTI-FAMILY DWELLING	$398,018	$11,593	3.00%	$0
E-005-013	332400 0130		HILLCLIMB COURT CONDOM	KLEIN DANIEL E	1425 WESTERN AVE	PMM-85		44,850	577	MULTI-FAMILY DWELLING	$418,325	MULTI-FAMILY DWELLING	$430,875	$12,550	3.00%	$0
E-005-014	332400 0140		HILLCLIMB COURT CONDOM	HASTINGS JAY D & CHRISTINE	1425 WESTERN AVE	PMM-85		44,850	553	MULTI-FAMILY DWELLING	$400,925	MULTI-FAMILY DWELLING	$412,953	$12,028	3.00%	$0
E-005-015	332400 0150		HILLCLIMB COURT CONDOM	COLLINS WILLIAM J	1425 WESTERN AVE	PMM-85		44,850	1,042	MULTI-FAMILY DWELLING	$729,400	MULTI-FAMILY DWELLING	$751,282	$21,882	3.00%	$0
E-005-016	332400 0160		HILLCLIMB COURT CONDOM	SCHMITZ LESLIE RAE+BRIAN HE	1425 WESTERN AVE	PMM-85		44,850	1,066	MULTI-FAMILY DWELLING	$746,200	MULTI-FAMILY DWELLING	$768,586	$22,386	3.00%	$0
E-005-017	332400 0170		HILLCLIMB COURT CONDOM	JONES SUSAN H+ZANGARI MARCO	1425 WESTERN AVE	PMM-85		44,850	1,060	MULTI-FAMILY DWELLING	$742,000	MULTI-FAMILY DWELLING	$764,260	$22,260	3.00%	$0
E-005-018	332400 0180		HILLCLIMB COURT CONDOM	JONES SUSAN H+ZANGARI MARCO	1425 WESTERN AVE	PMM-85		44,850	1,038	MULTI-FAMILY DWELLING	$726,600	MULTI-FAMILY DWELLING	$748,398	$21,798	3.00%	$0
E-005-019	332400 0190		HILLCLIMB COURT CONDOM	HOBSON WILLIAM E	1425 WESTERN AVE	PMM-85		44,850	1,043	MULTI-FAMILY DWELLING	$730,100	MULTI-FAMILY DWELLING	$752,003	$21,903	3.00%	$0
E-005-020	332400 0200		HILLCLIMB COURT CONDOM	GAFFNEY DENISE M	1425 WESTERN AVE	PMM-85		44,850	1,038	MULTI-FAMILY DWELLING	$726,600	MULTI-FAMILY DWELLING	$748,398	$21,798	3.00%	$0
E-005-021	332400 0210		HILLCLIMB COURT CONDOM	VALLIERES ERIC+CHRISTINE A	1425 WESTERN AVE	PMM-85		44,850	1,045	MULTI-FAMILY DWELLING	$731,500	MULTI-FAMILY DWELLING	$753,445	$21,945	3.00%	$0
E-005-022	332400 0220		HILLCLIMB COURT CONDOM	MAIETTA JOHN G	1425 WESTERN AVE	PMM-85		44,850	1,047	MULTI-FAMILY DWELLING	$732,900	MULTI-FAMILY DWELLING	$754,887	$21,987	3.00%	$0
E-005-023	332400 0230		HILLCLIMB COURT CONDOM	CHANG LOUISA	1425 WESTERN AVE	PMM-85		44,850	1,038	MULTI-FAMILY DWELLING	$726,600	MULTI-FAMILY DWELLING	$748,398	$21,798	3.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-005-024	332400 0240		HILLCLIMB COURT CONDON	SCHMIDT CLIFFORD B JR+MICHE	1425 WESTERN AVE	PMM-85		44,850	1,045	MULTI-FAMILY DWELLING	$731,500	MULTI-FAMILY DWELLING	$753,445	$21,945	3.00%	$0
E-005-025	332400 0250		HILLCLIMB COURT CONDON	BLARNEY PLACE LLC	1425 WESTERN AVE	PMM-85		44,850	1,043	MULTI-FAMILY DWELLING	$730,100	MULTI-FAMILY DWELLING	$752,003	$21,903	3.00%	$0
E-005-026	332400 0260		HILLCLIMB COURT CONDON	MANN MARY RUTH	1425 WESTERN AVE	PMM-85		44,850	1,050	MULTI-FAMILY DWELLING	$735,000	MULTI-FAMILY DWELLING	$757,050	$22,050	3.00%	$0
E-005-027	332400 0270		HILLCLIMB COURT CONDON	APODACA ROBERT J	1425 WESTERN AVE	PMM-85		44,850	992	MULTI-FAMILY DWELLING	$793,600	MULTI-FAMILY DWELLING	$817,408	$23,808	3.00%	$0
E-005-028	332400 0280		HILLCLIMB COURT CONDON	ROBERTS MICHAEL J	1425 WESTERN AVE	PMM-85		44,850	1,013	MULTI-FAMILY DWELLING	$810,400	MULTI-FAMILY DWELLING	$834,712	$24,312	3.00%	$0
E-005-029	332400 0290		HILLCLIMB COURT CONDON	PETERSON CHARLES A	1425 WESTERN AVE	PMM-85		44,850	1,087	MULTI-FAMILY DWELLING	$1,195,700	MULTI-FAMILY DWELLING	$1,231,571	$35,871	3.00%	$0
E-005-030	332400 0300		HILLCLIMB COURT CONDON	WRIGHT MERRILL	1425 WESTERN AVE	PMM-85		44,850	1,064	MULTI-FAMILY DWELLING	$1,170,400	MULTI-FAMILY DWELLING	$1,205,512	$35,112	3.00%	$0
E-005-031	332400 0310		HILLCLIMB COURT CONDON	MANAWADU BINGUMAL RANJITH	1425 WESTERN AVE	PMM-85		44,850	1,067	MULTI-FAMILY DWELLING	$1,173,700	MULTI-FAMILY DWELLING	$1,208,911	$35,211	3.00%	$0
E-005-032	332400 0320		HILLCLIMB COURT CONDON	MANAWADU BINGUMAL R	1425 WESTERN AVE	PMM-85		44,850	1,068	MULTI-FAMILY DWELLING	$1,174,800	MULTI-FAMILY DWELLING	$1,210,044	$35,244	3.00%	$0
E-005-033	332400 0330		HILLCLIMB COURT CONDON	PAYNE ERIN E+WHALEN JOSIAH	1425 WESTERN AVE	PMM-85		44,850	1,065	MULTI-FAMILY DWELLING	$1,171,500	MULTI-FAMILY DWELLING	$1,206,645	$35,145	3.00%	$0
E-005-034	332400 0340		HILLCLIMB COURT CONDON	MILLER MELINDA L	1425 WESTERN AVE	PMM-85		44,850	1,063	MULTI-FAMILY DWELLING	$1,169,300	MULTI-FAMILY DWELLING	$1,204,379	$35,079	3.00%	$0
E-005-035	332400 0350		HILLCLIMB COURT CONDON	HASSON DAVID+MICHELE L	1425 WESTERN AVE	PMM-85		44,850	1,064	MULTI-FAMILY DWELLING	$1,170,400	MULTI-FAMILY DWELLING	$1,205,512	$35,112	3.00%	$0
E-005-036	332400 0360		HILLCLIMB COURT CONDON	REDDINGTON MARK A+CAROL C M	1425 WESTERN AVE	PMM-85		44,850	1,081	MULTI-FAMILY DWELLING	$1,297,200	MULTI-FAMILY DWELLING	$1,336,116	$38,916	3.00%	$0
E-005-037	332400 0370		HILLCLIMB COURT CONDON	CENTER GROUP #3 LLC	1425 WESTERN AVE	PMM-85	-	1,964	1,964	MULTI-FAMILY DWELLING	$896,300	MULTI-FAMILY DWELLING	$923,189	$26,889	3.00%	$0
E-005-038	332400 0380		HILLCLIMB COURT CONDON	PECK KEVIN A+ROXANNE SPRING	1425 WESTERN AVE	PMM-85	-	44,850	1,299	MULTI-FAMILY DWELLING	$435,300	MULTI-FAMILY DWELLING	$448,359	$13,059	3.00%	$0
E-005-039	332400 0390		HILLCLIMB COURT CONDON	CENTER GROUP #3 LLC	1425 WESTERN AVE	PMM-85	-	786	786	MULTI-FAMILY DWELLING	$358,700	MULTI-FAMILY DWELLING	$369,461	$10,761	3.00%	$0
E-024	609450 0600		98 UNION CONDOMINIUM	(Condo Air Rights allocation = 66.67%)	98 UNION ST	PMM-85	17,751	77,824		MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
E-024-001	609450 0010		98 UNION CONDOMINIUM	SHIH DANIEL J	98 UNION ST	PMM-85		77,824	559	MULTI-FAMILY DWELLING	$349,375	MULTI-FAMILY DWELLING	$359,856	$10,481	3.00%	$0
E-024-002	609450 0020		98 UNION CONDOMINIUM	PORTER ROBERT E+JUDITH B	98 UNION ST	PMM-85		77,824	1,126	MULTI-FAMILY DWELLING	$703,750	MULTI-FAMILY DWELLING	$724,862	$21,112	3.00%	$0
E-024-003	609450 0030		98 UNION CONDOMINIUM	MATZ CARL+JOANNE L	98 UNION ST	PMM-85		77,824	690	MULTI-FAMILY DWELLING	$414,000	MULTI-FAMILY DWELLING	$426,420	$12,420	3.00%	$0
E-024-004	609450 0040		98 UNION CONDOMINIUM	CHU KEN	98 UNION ST	PMM-85		77,824	690	MULTI-FAMILY DWELLING	$414,000	MULTI-FAMILY DWELLING	$426,420	$12,420	3.00%	$0
E-024-005	609450 0050		98 UNION CONDOMINIUM	STAVIG GORDON & JOAN	98 UNION ST	PMM-85		77,824	1,140	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$704,520	$20,520	3.00%	$0
E-024-006	609450 0060		98 UNION CONDOMINIUM	BELLER SUSAN+TYLER MADELYN	98 UNION ST	PMM-85		77,824	577	MULTI-FAMILY DWELLING	$346,200	MULTI-FAMILY DWELLING	$356,586	$10,386	3.00%	$0
E-024-007	609450 0070		98 UNION CONDOMINIUM	JEZICK PAUL R	98 UNION ST	PMM-85		77,824	1,293	MULTI-FAMILY DWELLING	$775,800	MULTI-FAMILY DWELLING	$799,074	$23,274	3.00%	$0
E-024-008	609450 0080		98 UNION CONDOMINIUM	JIN FAN	98 UNION ST	PMM-85		77,824	1,036	MULTI-FAMILY DWELLING	$621,600	MULTI-FAMILY DWELLING	$640,248	$18,648	3.00%	$0
E-024-009	609450 0090		98 UNION CONDOMINIUM	FUNK ARTHUR DOMINIC	98 UNION ST	PMM-85		77,824	1,036	MULTI-FAMILY DWELLING	$621,600	MULTI-FAMILY DWELLING	$640,248	$18,648	3.00%	$0
E-024-010	609450 0100		98 UNION CONDOMINIUM	TJENOS DIANE+WYNAR JOAN CRI	98 UNION ST	PMM-85		77,824	636	MULTI-FAMILY DWELLING	$397,500	MULTI-FAMILY DWELLING	$409,425	$11,925	3.00%	$0
E-024-011	609450 0110		98 UNION CONDOMINIUM	MICHELSEN MILLER INGRID A	98 UNION ST	PMM-85		77,824	559	MULTI-FAMILY DWELLING	$349,375	MULTI-FAMILY DWELLING	$359,856	$10,481	3.00%	$0
E-024-012	609450 0120		98 UNION CONDOMINIUM	GLEASON JOHN	98 UNION ST	PMM-85		77,824	2,012	MULTI-FAMILY DWELLING	$1,257,500	MULTI-FAMILY DWELLING	$1,295,225	$37,725	3.00%	$0
E-024-014	609450 0140		98 UNION CONDOMINIUM	HUBBARD GREG R	98 UNION ST	PMM-85		77,824	690	MULTI-FAMILY DWELLING	$414,000	MULTI-FAMILY DWELLING	$426,420	$12,420	3.00%	$0
E-024-015	609450 0150		98 UNION CONDOMINIUM	JEFFERY RAELENE	98 UNION ST	PMM-85		77,824	1,145	MULTI-FAMILY DWELLING	$687,000	MULTI-FAMILY DWELLING	$707,610	$20,610	3.00%	$0
E-024-016	609450 0160		98 UNION CONDOMINIUM	ANDERSON ROY W+BETTY KAY	98 UNION ST	PMM-85		77,824	577	MULTI-FAMILY DWELLING	$346,200	MULTI-FAMILY DWELLING	$356,586	$10,386	3.00%	$0
E-024-017	609450 0170		98 UNION CONDOMINIUM	SNAPP G MARK	98 UNION ST	PMM-85		77,824	636	MULTI-FAMILY DWELLING	$381,600	MULTI-FAMILY DWELLING	$393,048	$11,448	3.00%	$0
E-024-018	609450 0180		98 UNION CONDOMINIUM	SCHEFFER JONATHAN L+SUSANNA	98 UNION ST	PMM-85		77,824	1,036	MULTI-FAMILY DWELLING	$621,600	MULTI-FAMILY DWELLING	$640,248	$18,648	3.00%	$0
E-024-019	609450 0190		98 UNION CONDOMINIUM	PAI AJIT	98 UNION ST	PMM-85		77,824	1,036	MULTI-FAMILY DWELLING	$621,600	MULTI-FAMILY DWELLING	$640,248	$18,648	3.00%	$0
E-024-020	609450 0200		98 UNION CONDOMINIUM	BELLER SUSAN/TYLER MADELYN	98 UNION ST	PMM-85		77,824	1,296	MULTI-FAMILY DWELLING	$777,600	MULTI-FAMILY DWELLING	$800,928	$23,328	3.00%	$0
E-024-021	609450 0210		98 UNION CONDOMINIUM	BURKE JEFFREY	98 UNION ST	PMM-85		77,824	778	MULTI-FAMILY DWELLING	$486,250	MULTI-FAMILY DWELLING	$500,837	$14,587	3.00%	$0
E-024-022	609450 0220		98 UNION CONDOMINIUM	TULLY DENNIS+DORENE R	98 UNION ST	PMM-85		77,824	559	MULTI-FAMILY DWELLING	$349,375	MULTI-FAMILY DWELLING	$359,856	$10,481	3.00%	$0
E-024-023	609450 0230		98 UNION CONDOMINIUM	LASTER DANIEL	98 UNION ST	PMM-85		77,824	1,154	MULTI-FAMILY DWELLING	$721,250	MULTI-FAMILY DWELLING	$742,887	$21,637	3.00%	$0
E-024-024	609450 0240		98 UNION CONDOMINIUM	MOTOKO WATSON	98 UNION ST	PMM-85		77,824	726	MULTI-FAMILY DWELLING	$435,600	MULTI-FAMILY DWELLING	$448,668	$13,068	3.00%	$0
E-024-025	609450 0250		98 UNION CONDOMINIUM	CARDELL BARBARA JANET	98 UNION ST	PMM-85		77,824	690	MULTI-FAMILY DWELLING	$414,000	MULTI-FAMILY DWELLING	$426,420	$12,420	3.00%	$0
E-024-026	609450 0260		98 UNION CONDOMINIUM	PATANKAR VISHNU A+CHIKKABAL	98 UNION ST	PMM-85		77,824	1,143	MULTI-FAMILY DWELLING	$685,800	MULTI-FAMILY DWELLING	$706,374	$20,574	3.00%	$0
E-024-027	609450 0270		98 UNION CONDOMINIUM	FUNK ARTHUR D	98 UNION ST	PMM-85		77,824	577	MULTI-FAMILY DWELLING	$346,200	MULTI-FAMILY DWELLING	$356,586	$10,386	3.00%	$0
E-024-028	609450 0280		98 UNION CONDOMINIUM	TURNER WILLIAM S+SUSAN F	98 UNION ST	PMM-85		77,824	778	MULTI-FAMILY DWELLING	$466,800	MULTI-FAMILY DWELLING	$480,804	$14,004	3.00%	$0
E-024-029	609450 0290		98 UNION CONDOMINIUM	LANE THOMAS D+KERSTI	98 UNION ST	PMM-85		77,824	1,262	MULTI-FAMILY DWELLING	$788,750	MULTI-FAMILY DWELLING	$812,412	$23,662	3.00%	$0
E-024-030	609450 0300		98 UNION CONDOMINIUM	COBURN RANDY SUE	98 UNION ST	PMM-85		77,824	969	MULTI-FAMILY DWELLING	$605,625	MULTI-FAMILY DWELLING	$623,794	$18,169	3.00%	$0
E-024-031	609450 0310		98 UNION CONDOMINIUM	MI YUEYANG	98 UNION ST	PMM-85		77,824	969	MULTI-FAMILY DWELLING	$605,625	MULTI-FAMILY DWELLING	$623,794	$18,169	3.00%	$0
E-024-032	609450 0320		98 UNION CONDOMINIUM	JOHNSON SPENCER A	98 UNION ST	PMM-85		77,824	636	MULTI-FAMILY DWELLING	$397,500	MULTI-FAMILY DWELLING	$409,425	$11,925	3.00%	$0
E-024-033	609450 0330		98 UNION CONDOMINIUM	CROWL JOHN S JR	98 UNION ST	PMM-85		77,824	559	MULTI-FAMILY DWELLING	$349,375	MULTI-FAMILY DWELLING	$359,856	$10,481	3.00%	$0
E-024-034	609450 0350		98 UNION CONDOMINIUM	RICE NORMAN BLANN+CONSTANCE	98 UNION ST	PMM-85		77,824	2,012	MULTI-FAMILY DWELLING	$1,257,500	MULTI-FAMILY DWELLING	$1,295,225	$37,725	3.00%	$0
E-024-035	609450 0360		98 UNION CONDOMINIUM	KENLEY JOHN H& MANN KELLY M	98 UNION ST	PMM-85		77,824	726	MULTI-FAMILY DWELLING	$435,600	MULTI-FAMILY DWELLING	$448,668	$13,068	3.00%	$0
E-024-036	609450 0370		98 UNION CONDOMINIUM	KLINE STEPHEN B+BARBARA E	98 UNION ST	PMM-85		77,824	1,143	MULTI-FAMILY DWELLING	$685,800	MULTI-FAMILY DWELLING	$706,374	$20,574	3.00%	$0
E-024-037	609450 0380		98 UNION CONDOMINIUM	RAINES CHRIS D+MARGARET RAI	98 UNION ST	PMM-85		77,824	577	MULTI-FAMILY DWELLING	$346,200	MULTI-FAMILY DWELLING	$356,586	$10,386	3.00%	$0
E-024-038	609450 0390		98 UNION CONDOMINIUM	DEA GREGORY M	98 UNION ST	PMM-85		77,824	636	MULTI-FAMILY DWELLING	$381,600	MULTI-FAMILY DWELLING	$393,048	$11,448	3.00%	$0
E-024-039	609450 0400		98 UNION CONDOMINIUM	NEPOM BARBARA & GERALD	98 UNION ST	PMM-85		77,824	969	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$598,842	$17,442	3.00%	$0
E-024-040	609450 0410		98 UNION CONDOMINIUM	COOK ANDREA	98 UNION ST	PMM-85		77,824	969	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$598,842	$17,442	3.00%	$0
E-024-041	609450 0420		98 UNION CONDOMINIUM	ENLOW LOUIS R+MARY LOU	98 UNION ST	PMM-85		77,824	1,262	MULTI-FAMILY DWELLING	$757,200	MULTI-FAMILY DWELLING	$779,916	$22,716	3.00%	$0
E-024-042	609450 0430		98 UNION CONDOMINIUM	CRIDDLE WILLIAM D+MARILYN	98 UNION ST	PMM-85		77,824	730	MULTI-FAMILY DWELLING	$456,250	MULTI-FAMILY DWELLING	$469,937	$13,687	3.00%	$0
E-024-043	609450 0440		98 UNION CONDOMINIUM	BEALL ALAN C	98 UNION ST	PMM-85		77,824	559	MULTI-FAMILY DWELLING	$349,375	MULTI-FAMILY DWELLING	$359,856	$10,481	3.00%	$0
E-024-044	609450 0450		98 UNION CONDOMINIUM	BUFFINGTON VERONICA	98 UNION ST	PMM-85		77,824	1,154	MULTI-FAMILY DWELLING	$721,250	MULTI-FAMILY DWELLING	$742,887	$21,637	3.00%	$0
E-024-045	609450 0460		98 UNION CONDOMINIUM	WILLIAMS CAROLE JO	98 UNION ST	PMM-85		77,824	726	MULTI-FAMILY DWELLING	$435,600	MULTI-FAMILY DWELLING	$448,668	$13,068	3.00%	$0
E-024-046	609450 0470		98 UNION CONDOMINIUM	SWANSON JAMES M+MARY M	98 UNION ST	PMM-85		77,824	1,897	MULTI-FAMILY DWELLING	$1,138,200	MULTI-FAMILY DWELLING	$1,172,346	$34,146	3.00%	$0
E-024-047	609450 0490		98 UNION CONDOMINIUM	MILLER JR ROBERT B+ROSEMARY	98 UNION ST	PMM-85		77,824	577	MULTI-FAMILY DWELLING	$346,200	MULTI-FAMILY DWELLING	$356,586	$10,386	3.00%	$0
E-024-048	609450 0500		98 UNION CONDOMINIUM	HARRIS DEBBIE+BILL	98 UNION ST	PMM-85		77,824	730	MULTI-FAMILY DWELLING	$438,000	MULTI-FAMILY DWELLING	$451,140	$13,140	3.00%	$0
E-024-049	609450 0510		98 UNION CONDOMINIUM	PIERRE TRACEY LYNN	98 UNION ST	PMM-85		77,824	772	MULTI-FAMILY DWELLING	$482,500	MULTI-FAMILY DWELLING	$496,975	$14,475	3.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-024-050	609450 0520		98 UNION CONDOMINIUM	KIM ANDREW K	98 UNION ST	PMM-85		77,824	1,292	MULTI-FAMILY DWELLING	$807,500	MULTI-FAMILY DWELLING	$831,725	$24,225	3.00%	$0
E-024-051	609450 0530		98 UNION CONDOMINIUM	SCHAFER CRAIG S	98 UNION ST	PMM-85		77,824	969	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$598,842	$17,442	3.00%	$0
E-024-052	609450 0540		98 UNION CONDOMINIUM	SUGIYAMA MASAMI+MAY T	98 UNION ST	PMM-85		77,824	1,263	MULTI-FAMILY DWELLING	$757,800	MULTI-FAMILY DWELLING	$780,534	$22,734	3.00%	$0
E-024-053	609450 0550		98 UNION CONDOMINIUM	LEVINE KYLE J	98 UNION ST	PMM-85		77,824	838	MULTI-FAMILY DWELLING	$502,800	MULTI-FAMILY DWELLING	$517,884	$15,084	3.00%	$0
E-024-054	609450 0560		98 UNION CONDOMINIUM	RASO PAULA DEVON	98 UNION ST	PMM-85		77,824	772	MULTI-FAMILY DWELLING	$482,500	MULTI-FAMILY DWELLING	$496,975	$14,475	3.00%	$0
E-024-055	609450 0570		98 UNION CONDOMINIUM	SEUG JOHN	98 UNION ST	PMM-85		77,824	1,295	MULTI-FAMILY DWELLING	$809,375	MULTI-FAMILY DWELLING	$833,656	$24,281	3.00%	$0
E-024-056	609450 0580		98 UNION CONDOMINIUM	DELANEY JOHN W	98 UNION ST	PMM-85		77,824	969	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$598,842	$17,442	3.00%	$0
E-024-057	609450 0590		98 UNION CONDOMINIUM	MCCLINTOCK MARTIN R+JANETTE	98 UNION ST	PMM-85		77,824	1,263	MULTI-FAMILY DWELLING	$757,800	MULTI-FAMILY DWELLING	$780,534	$22,734	3.00%	$0
E-024-058	609450 0600		98 UNION CONDOMINIUM	BOYKIN CHARLES L	98 UNION ST	PMM-85		77,824	838	MULTI-FAMILY DWELLING	$502,800	MULTI-FAMILY DWELLING	$517,884	$15,084	3.00%	$0
E-024-059	609450 0620		98 UNION CONDOMINIUM	RAMSAY-JENKINS ANN	98 UNION ST	PMM-85		77,824	1,907	MULTI-FAMILY DWELLING	$1,191,875	MULTI-FAMILY DWELLING	$1,227,631	$35,756	3.00%	$0
E-024-060	609450 0630		98 UNION CONDOMINIUM	SERRA LLC UBI 602-583-036	98 UNION ST	PMM-85		77,824	969	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$598,842	$17,442	3.00%	$0
E-024-061	609450 0640		98 UNION CONDOMINIUM	CHILDS VICTORIA S	98 UNION ST	PMM-85		77,824	1,263	MULTI-FAMILY DWELLING	$757,800	MULTI-FAMILY DWELLING	$780,534	$22,734	3.00%	$0
E-024-062	609450 0650		98 UNION CONDOMINIUM	HOSFIELD DALE R +ANDREA M	98 UNION ST	PMM-85		77,824	838	MULTI-FAMILY DWELLING	$502,800	MULTI-FAMILY DWELLING	$517,884	$15,084	3.00%	$0
E-024-063	609450 0660		98 UNION CONDOMINIUM	HIMMELFARB DEBORAH KLEIN+JO	98 UNION ST	PMM-85		77,824	3,101	MULTI-FAMILY DWELLING	$1,938,125	MULTI-FAMILY DWELLING	$1,996,269	$58,144	3.00%	$0
E-024-064	609450 0690		98 UNION CONDOMINIUM	JOHNSON SPENCER A+JULIA	98 UNION ST	PMM-85		77,824	1,263	MULTI-FAMILY DWELLING	$757,800	MULTI-FAMILY DWELLING	$780,534	$22,734	3.00%	$0
E-024-065	609450 0700		98 UNION CONDOMINIUM	ANANDAN PADMANABHAN	98 UNION ST	PMM-85		77,824	838	MULTI-FAMILY DWELLING	$502,800	MULTI-FAMILY DWELLING	$517,884	$15,084	3.00%	$0
E-024-066	609450 0710		98 UNION CONDOMINIUM	CANADY JANE	98 UNION ST	PMM-85		77,824	772	MULTI-FAMILY DWELLING	$482,500	MULTI-FAMILY DWELLING	$496,975	$14,475	3.00%	$0
E-024-068	609450 0730		98 UNION CONDOMINIUM	DEWITTY H RANDI	98 UNION ST	PMM-85		77,824	969	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$598,842	$17,442	3.00%	$0
E-024-069	609450 0740		98 UNION CONDOMINIUM	ROONEY DAWN FAIRLEY	98 UNION ST	PMM-85		77,824	1,263	MULTI-FAMILY DWELLING	$757,800	MULTI-FAMILY DWELLING	$780,534	$22,734	3.00%	$0
E-024-070	609450 0750		98 UNION CONDOMINIUM	MAGNANO PAUL	98 UNION ST	PMM-85		77,824	838	MULTI-FAMILY DWELLING	$502,800	MULTI-FAMILY DWELLING	$517,884	$15,084	3.00%	$0
E-024-071	609450 0760		98 UNION CONDOMINIUM	KELBAUGH DOUGLAS S+KATHLEEN	98 UNION ST	PMM-85		77,824	2,073	MULTI-FAMILY DWELLING	$1,762,050	MULTI-FAMILY DWELLING	$1,814,911	$52,861	3.00%	$0
E-024-072a	609450 0720		98 UNION CONDOMINIUM	MILLER DAVID	98 UNION ST	PMM-85		77,824	1,295	MULTI-FAMILY DWELLING	$777,000	MULTI-FAMILY DWELLING	$800,310	$23,310	3.00%	$0
E-024-073	609450 0780		98 UNION CONDOMINIUM	SWISTAK SHAWN MICHAEL+NATAL	98 UNION ST	PMM-85		77,824	1,211	MULTI-FAMILY DWELLING	$726,600	MULTI-FAMILY DWELLING	$748,398	$21,798	3.00%	$0
E-024-074	609450 0790		98 UNION CONDOMINIUM	MAUDSUEN CLIFTON & LINDA E	98 UNION ST	PMM-85		77,824	1,007	MULTI-FAMILY DWELLING	$604,200	MULTI-FAMILY DWELLING	$622,326	$18,126	3.00%	$0
E-024-075	609450 0820		98 UNION CONDOMINIUM	BOESCHENSTEIN PETER H	98 UNION ST	PMM-85		77,824	1,171	MULTI-FAMILY DWELLING	$819,700	MULTI-FAMILY DWELLING	$844,291	$24,591	3.00%	$0
E-024-076	609450 0830		98 UNION CONDOMINIUM	LAGERBERG STEVEN	98 UNION ST	PMM-85		77,824	990	MULTI-FAMILY DWELLING	$693,000	MULTI-FAMILY DWELLING	$713,790	$20,790	3.00%	$0
E-024-077	609450 0770		98 UNION CONDOMINIUM	STAVIG GORDON H+JOAN W	98 UNION ST	PMM-85		77,824	2,397	MULTI-FAMILY DWELLING	$2,037,450	MULTI-FAMILY DWELLING	$2,098,573	$61,123	3.00%	$0
E-035	253883 0000		FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM		1521 2ND AVE	DMC 240/290-440	16,192	271,986	271,986	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
E-035-001	253883 0030		FIFTEEN TWENTY-ONE SECC	LUSH US LLC	1521 2ND AVE	DMC 240/290-440		271,986	547	MULTI-FAMILY DWELLING	$229,100	MULTI-FAMILY DWELLING	$235,286	$6,186	2.70%	$0
E-035-002	253883 0040		FIFTEEN TWENTY-ONE SECC	LUSH US LLC	1521 2ND AVE	DMC 240/290-440		271,986	1,211	MULTI-FAMILY DWELLING	$507,200	MULTI-FAMILY DWELLING	$520,894	$13,694	2.70%	$0
E-035-003	253883 0050		FIFTEEN TWENTY-ONE SECC	CHRISTIAN SCIENCE READING	1521 2ND AVE	DMC 240/290-440		271,986	1,093	MULTI-FAMILY DWELLING	$457,800	MULTI-FAMILY DWELLING	$470,161	$12,361	2.70%	$0
E-035-004	253883 0060		FIFTEEN TWENTY-ONE SECC	WEBER BLAINE J+JULIE M BINI	1521 2ND AVE	DMC 240/290-440		271,986	1,811	MULTI-FAMILY DWELLING	$2,354,300	MULTI-FAMILY DWELLING	$2,417,866	$63,566	2.70%	$0
E-035-005	253883 0070		FIFTEEN TWENTY-ONE SECC	SZETO JOSEPH W+SUE H LI	1521 2ND AVE	DMC 240/290-440		271,986	1,959	MULTI-FAMILY DWELLING	$1,959,000	MULTI-FAMILY DWELLING	$2,011,893	$52,893	2.70%	$0
E-035-006	253883 0080		FIFTEEN TWENTY-ONE SECC	SALZBERG MICHAEL J+SHARON D	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,729,000	MULTI-FAMILY DWELLING	$1,775,683	$46,683	2.70%	$0
E-035-007	253883 0090		FIFTEEN TWENTY-ONE SECC	GEWALD ANTHONY+DONA GOLDEN	1521 2ND AVE	DMC 240/290-440		271,986	1,642	MULTI-FAMILY DWELLING	$2,134,600	MULTI-FAMILY DWELLING	$2,192,234	$57,634	2.70%	$0
E-035-008	253883 0100		FIFTEEN TWENTY-ONE SECC	JEONG EUISEOK	1521 2ND AVE	DMC 240/290-440		271,986	1,710	MULTI-FAMILY DWELLING	$2,223,000	MULTI-FAMILY DWELLING	$2,283,021	$60,021	2.70%	$0
E-035-009	253883 0120		FIFTEEN TWENTY-ONE SECC	ROTTSOLK JAMES E+ASA M	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$1,968,000	MULTI-FAMILY DWELLING	$2,021,136	$53,136	2.70%	$0
E-035-010	253883 0130		FIFTEEN TWENTY-ONE SECC	MCKELVEY PATRICK	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,729,000	MULTI-FAMILY DWELLING	$1,775,683	$46,683	2.70%	$0
E-035-011	253883 0140		FIFTEEN TWENTY-ONE SECC	JIANG CINDY	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-012	253883 0150		FIFTEEN TWENTY-ONE SECC	SPUNK BLAIR+ERIC	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-013	253883 0160		FIFTEEN TWENTY-ONE SECC	W T B FINANCIAL CORPORATION	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-014	253883 0170		FIFTEEN TWENTY-ONE SECC	BERESFORD SHIRLEY A A+DONAL	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$1,968,000	MULTI-FAMILY DWELLING	$2,021,136	$53,136	2.70%	$0
E-035-015	253883 0180		FIFTEEN TWENTY-ONE SECC	ROTH GREGORY	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,729,000	MULTI-FAMILY DWELLING	$1,775,683	$46,683	2.70%	$0
E-035-016	253883 0190		FIFTEEN TWENTY-ONE SECC	SAARIO ROSS	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-017	253883 0200		FIFTEEN TWENTY-ONE SECC	MAURER ELIZABETH KAY+SCHULM	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-018	253883 0210		FIFTEEN TWENTY-ONE SECC	LING DOROTHY H	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-019	253883 0220		FIFTEEN TWENTY-ONE SECC	NAGEL JENNIFER P+THOMAS JOH	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,066,400	MULTI-FAMILY DWELLING	$2,122,193	$55,793	2.70%	$0
E-035-020	253883 0230		FIFTEEN TWENTY-ONE SECC	HO PAUL CHUNGMING	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,815,450	MULTI-FAMILY DWELLING	$1,864,467	$49,017	2.70%	$0
E-035-021	253883 0240		FIFTEEN TWENTY-ONE SECC	WARD MICHAEL J+STEPHANIE M	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-022	253883 0250		FIFTEEN TWENTY-ONE SECC	TSUKAMOTO YUKO	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-023	253883 0260		FIFTEEN TWENTY-ONE SECC	MCHUGH T DEANNA M-TTEE	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-024	253883 0270		FIFTEEN TWENTY-ONE SECC	ANTONSEN VEBJORN+CLAUDIA	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,066,400	MULTI-FAMILY DWELLING	$2,122,193	$55,793	2.70%	$0
E-035-025	253883 0280		FIFTEEN TWENTY-ONE SECC	COOKE ERIN A	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,815,450	MULTI-FAMILY DWELLING	$1,864,467	$49,017	2.70%	$0
E-035-026	253883 0290		FIFTEEN TWENTY-ONE SECC	RIKER GREGORY+JANIS L	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-027	253883 0300		FIFTEEN TWENTY-ONE SECC	AUSTIN MARYBETH	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-028	253883 0310		FIFTEEN TWENTY-ONE SECC	TIBERGIEN MARK & ARLENE	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-029	253883 0320		FIFTEEN TWENTY-ONE SECC	HARTMAN JEFFREY A+LUCINDA H	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,066,400	MULTI-FAMILY DWELLING	$2,122,193	$55,793	2.70%	$0
E-035-030	253883 0330		FIFTEEN TWENTY-ONE SECC	CHEN AMOS+WANG LIHUA	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,815,450	MULTI-FAMILY DWELLING	$1,864,467	$49,017	2.70%	$0
E-035-031	253883 0340		FIFTEEN TWENTY-ONE SECC	ROSS STACY E+GAIL A	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-032	253883 0350		FIFTEEN TWENTY-ONE SECC	O'BEIRNE GERRARDA C	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-033	253883 0360		FIFTEEN TWENTY-ONE SECC	MOURE ANTONIO -TTEE	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-034	253883 0370		FIFTEEN TWENTY-ONE SECC	ASLAKSEN JAMES G+CONNIE J	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,066,400	MULTI-FAMILY DWELLING	$2,122,193	$55,793	2.70%	$0
E-035-035	253883 0380		FIFTEEN TWENTY-ONE SECC	ZAGOTTA WILLIAM N+SUZANNE B	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,815,450	MULTI-FAMILY DWELLING	$1,864,467	$49,017	2.70%	$0
E-035-036	253883 0390		FIFTEEN TWENTY-ONE SECC	CHENG STACEY Y+WANG WILSON	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-037	253883 0400		FIFTEEN TWENTY-ONE SECC	SCHERP CHRISTIAN U+LULY P Y	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-035-038	253883 0410		FIFTEEN TWENTY-ONE SECC	DESYATNIKOVA STELLA	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-039	253883 0420		FIFTEEN TWENTY-ONE SECC	BATES JOHN A+CAROLYN CORVI	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-040	253883 0430		FIFTEEN TWENTY-ONE SECC	SHIH DAVID	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-041	253883 0440		FIFTEEN TWENTY-ONE SECC	CUNIFF JILL R	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-042	253883 0450		FIFTEEN TWENTY-ONE SECC	BURNS SHEILA M	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-043	253883 0460		FIFTEEN TWENTY-ONE SECC	WOLFF ROBERT W+MARGARET A	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-044	253883 0470		FIFTEEN TWENTY-ONE SECC	GOLSTON ALLAN+BRYANT STEPHE	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-045	253883 0480		FIFTEEN TWENTY-ONE SECC	CANALES DEBRA ANN	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-046	253883 0490		FIFTEEN TWENTY-ONE SECC	KANT KOTAGAL SHASHI+KOTAGAL	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-047	253883 0500		FIFTEEN TWENTY-ONE SECC	VAVREK GERARD G+MELANIE H	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-048	253883 0510		FIFTEEN TWENTY-ONE SECC	KATZ FAMILY REAL ESTATE LLC	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-049	253883 0520		FIFTEEN TWENTY-ONE SECC	MEYER CHARLES W+LYNN A	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-050	253883 0530		FIFTEEN TWENTY-ONE SECC	BURRUS EUGENE A+LEAH S	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-051	253883 0540		FIFTEEN TWENTY-ONE SECC	THOMPSON ROBERT+DEBRA	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-052	253883 0550		FIFTEEN TWENTY-ONE SECC	ANURAS SANDRA K+COLDHAM AND	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-053	253883 0560		FIFTEEN TWENTY-ONE SECC	PRICE RYAN	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-054	253883 0570		FIFTEEN TWENTY-ONE SECC	MCQUAID MICHAEL E+KATHERINE	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-055	253883 0580		FIFTEEN TWENTY-ONE SECC	BHATIA PRASHANT	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-056	253883 0590		FIFTEEN TWENTY-ONE SECC	BENNETT CLINT+BARBARA	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-057	253883 0600		FIFTEEN TWENTY-ONE SECC	HSU FREDERICK	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-058	253883 0610		FIFTEEN TWENTY-ONE SECC	INGRAM WILLIAM D+JULIA V -T	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-059	253883 0620		FIFTEEN TWENTY-ONE SECC	ALGER GLENN MERRIAL+VALERIE	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-060	253883 0630		FIFTEEN TWENTY-ONE SECC	GLASSY DANETTE S	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-061	253883 0640		FIFTEEN TWENTY-ONE SECC	MCELROY JAMES P+KAAREN E	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-062	253883 0650		FIFTEEN TWENTY-ONE SECC	MICHAEL ERIKA B	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-063	253883 0660		FIFTEEN TWENTY-ONE SECC	BRINDLE ALEXANDER W SR	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,553,600	MULTI-FAMILY DWELLING	$2,622,547	$68,947	2.70%	$0
E-035-064	253883 0670		FIFTEEN TWENTY-ONE SECC	WALTON RAYMOND+BEAN SUSAN M	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-065	253883 0680		FIFTEEN TWENTY-ONE SECC	LEE RAYMOND	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-066	253883 0690		FIFTEEN TWENTY-ONE SECC	BORTH JOHN CLEVE+JUDITH J	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,301,600	MULTI-FAMILY DWELLING	$2,363,743	$62,143	2.70%	$0
E-035-067	253883 0700		FIFTEEN TWENTY-ONE SECC	LEDBETTER JAMES F	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,412,200	MULTI-FAMILY DWELLING	$2,477,329	$65,129	2.70%	$0
E-035-068	253883 0710		FIFTEEN TWENTY-ONE SECC	GILBERT DENNIS	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,553,600	MULTI-FAMILY DWELLING	$2,622,547	$68,947	2.70%	$0
E-035-069	253883 0720		FIFTEEN TWENTY-ONE SECC	LINDSAY NEIL R+KEIROUZ DANY	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-070	253883 0730		FIFTEEN TWENTY-ONE SECC	COHEN DEBORAH BOGIN+OSTERBE	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-071	253883 0740		FIFTEEN TWENTY-ONE SECC	KLUGMAN KEITH+MAGDERIE	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,301,600	MULTI-FAMILY DWELLING	$2,363,743	$62,143	2.70%	$0
E-035-072	253883 0750		FIFTEEN TWENTY-ONE SECC	HUGHART DAVID P	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,412,200	MULTI-FAMILY DWELLING	$2,477,329	$65,129	2.70%	$0
E-035-073	253883 0760		FIFTEEN TWENTY-ONE SECC	MCCABE APARTMENTS LLC	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,553,600	MULTI-FAMILY DWELLING	$2,622,547	$68,947	2.70%	$0
E-035-074	253883 0770		FIFTEEN TWENTY-ONE SECC	LIN FUYAU+JESSIE MEEI-SHENN	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-075	253883 0780		FIFTEEN TWENTY-ONE SECC	BAYLEY JOAN VIRGINIA	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-076	253883 0790		FIFTEEN TWENTY-ONE SECC	SLYNGSTAD GREG+MIMI	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,301,600	MULTI-FAMILY DWELLING	$2,363,743	$62,143	2.70%	$0
E-035-077	253883 0800		FIFTEEN TWENTY-ONE SECC	PHILLIPS DENISE	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,412,200	MULTI-FAMILY DWELLING	$2,477,329	$65,129	2.70%	$0
E-035-078	253883 0810		FIFTEEN TWENTY-ONE SECC	LEVENTHAL FAMILY TRUST	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,553,600	MULTI-FAMILY DWELLING	$2,622,547	$68,947	2.70%	$0
E-035-079	253883 0820		FIFTEEN TWENTY-ONE SECC	DRINKARD JOHN+JANET	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-080	253883 0830		FIFTEEN TWENTY-ONE SECC	VERGA CAROL+DORN NANCY E	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-081	253883 0840		FIFTEEN TWENTY-ONE SECC	LAUGHLIN JOHN BISHOP	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,301,600	MULTI-FAMILY DWELLING	$2,363,743	$62,143	2.70%	$0
E-035-082	253883 0850		FIFTEEN TWENTY-ONE SECC	MOSES VICTOR C & MARY K	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,412,200	MULTI-FAMILY DWELLING	$2,477,329	$65,129	2.70%	$0
E-035-083	253883 0860		FIFTEEN TWENTY-ONE SECC	JAFFARIAN ERNEST L	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,553,600	MULTI-FAMILY DWELLING	$2,622,547	$68,947	2.70%	$0
E-035-084	253883 0870		FIFTEEN TWENTY-ONE SECC	EASTERDAY JODY+WILLS ANDREW	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-085	253883 0880		FIFTEEN TWENTY-ONE SECC	ALGER EUGENE+AGNES	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-086	253883 0890		FIFTEEN TWENTY-ONE SECC	TANASE THEODORE T+PRISCILLA	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,301,600	MULTI-FAMILY DWELLING	$2,363,743	$62,143	2.70%	$0
E-035-087	253883 0900		FIFTEEN TWENTY-ONE SECC	DRISCOLL FAMILY TRUST	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,412,200	MULTI-FAMILY DWELLING	$2,477,329	$65,129	2.70%	$0
E-035-088	253883 0910		FIFTEEN TWENTY-ONE SECC	DAWGS REIGN LLC	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,553,600	MULTI-FAMILY DWELLING	$2,622,547	$68,947	2.70%	$0
E-035-089	253883 0920		FIFTEEN TWENTY-ONE SECC	BAUTISTA ALBERTO J+CLARISSA	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-090	253883 0930		FIFTEEN TWENTY-ONE SECC	SUNDBERG WAYNE+KATHLEEN	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-091	253883 0940		FIFTEEN TWENTY-ONE SECC	SOLBERG JOHN+LISA	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,301,600	MULTI-FAMILY DWELLING	$2,363,743	$62,143	2.70%	$0
E-035-092	253883 0950		FIFTEEN TWENTY-ONE SECC	GAZECKI JOHN E+EVANS CYNTHI	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,412,200	MULTI-FAMILY DWELLING	$2,477,329	$65,129	2.70%	$0
E-035-093	253883 0960		FIFTEEN TWENTY-ONE SECC	CHUNG CECILIA L F+LEUNG T S	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,553,600	MULTI-FAMILY DWELLING	$2,622,547	$68,947	2.70%	$0
E-035-094	253883 0970		FIFTEEN TWENTY-ONE SECC	ABRAMS RONALD	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-095	253883 0980		FIFTEEN TWENTY-ONE SECC	OSEMELE KELECHI K	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-096	253883 0990		FIFTEEN TWENTY-ONE SECC	WASENMILLER JAMES E+KRISTIE	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,301,600	MULTI-FAMILY DWELLING	$2,363,743	$62,143	2.70%	$0
E-035-097	253883 1000		FIFTEEN TWENTY-ONE SECC	CHRIST ADOLPH E+GRACE H	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,412,200	MULTI-FAMILY DWELLING	$2,477,329	$65,129	2.70%	$0
E-035-098	253883 1010		FIFTEEN TWENTY-ONE SECC	SHIH DANIEL J	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,736,000	MULTI-FAMILY DWELLING	$2,809,872	$73,872	2.70%	$0
E-035-099	253883 1020		FIFTEEN TWENTY-ONE SECC	SCOTT KAREN A (TRUSTEE)	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,361,600	MULTI-FAMILY DWELLING	$2,425,363	$63,763	2.70%	$0
E-035-100	253883 1030		FIFTEEN TWENTY-ONE SECC	HALLADAY TIMOTHY N	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$2,074,800	MULTI-FAMILY DWELLING	$2,130,820	$56,020	2.70%	$0
E-035-101	253883 1040		FIFTEEN TWENTY-ONE SECC	CHANDORKAR VIBHAS D+ARUNDHA	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,466,000	MULTI-FAMILY DWELLING	$2,532,582	$66,582	2.70%	$0
E-035-102	253883 1050		FIFTEEN TWENTY-ONE SECC	MARQUEZ HECTOR F+VIVIANA	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,584,500	MULTI-FAMILY DWELLING	$2,654,282	$69,782	2.70%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-035-103	253883 1060		FIFTEEN TWENTY-ONE SECC	TICKNOR CAROLYN M+DONALD E	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,736,000	MULTI-FAMILY DWELLING	$2,809,872	$73,872	2.70%	$0
E-035-104	253883 1070		FIFTEEN TWENTY-ONE SECC	CHUN LESTER W C (TRUSTEE)	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,361,600	MULTI-FAMILY DWELLING	$2,425,363	$63,763	2.70%	$0
E-035-105	253883 1080		FIFTEEN TWENTY-ONE SECC	WEXLER ROBERT M	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$2,074,800	MULTI-FAMILY DWELLING	$2,130,820	$56,020	2.70%	$0
E-035-106	253883 1090		FIFTEEN TWENTY-ONE SECC	BROWN GEORGE H+BARBARA J	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,466,000	MULTI-FAMILY DWELLING	$2,532,582	$66,582	2.70%	$0
E-035-107	253883 1100		FIFTEEN TWENTY-ONE SECC	GOTTLIEB ROBERT M	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,584,500	MULTI-FAMILY DWELLING	$2,654,282	$69,782	2.70%	$0
E-035-108	253883 1110		FIFTEEN TWENTY-ONE SECC	WARING M BARTON	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,736,000	MULTI-FAMILY DWELLING	$2,809,872	$73,872	2.70%	$0
E-035-109	253883 1120		FIFTEEN TWENTY-ONE SECC	JUSTEN WILLIAM J+SANDRA L	1521 2ND AVE	DMC 240/290-440		271,986	1,988	MULTI-FAMILY DWELLING	$2,385,600	MULTI-FAMILY DWELLING	$2,450,011	$64,411	2.70%	$0
E-035-110	253883 1130		FIFTEEN TWENTY-ONE SECC	WILLIAMS WHITNEY	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$2,074,800	MULTI-FAMILY DWELLING	$2,130,820	$56,020	2.70%	$0
E-035-111	253883 1140		FIFTEEN TWENTY-ONE SECC	GERSHMAN IGOR+YELENA	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,466,000	MULTI-FAMILY DWELLING	$2,532,582	$66,582	2.70%	$0
E-035-112	253883 1150		FIFTEEN TWENTY-ONE SECC	AMERITEK INC	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,584,500	MULTI-FAMILY DWELLING	$2,654,282	$69,782	2.70%	$0
E-035-113	253883 1160		FIFTEEN TWENTY-ONE SECC	BOSCO LLC	1521 2ND AVE	DMC 240/290-440		271,986	2,602	MULTI-FAMILY DWELLING	$3,903,000	MULTI-FAMILY DWELLING	$4,008,381	$105,381	2.70%	$0
E-035-114	253883 1170		FIFTEEN TWENTY-ONE SECC	TUPPER DANIEL W+PATRICIA	1521 2ND AVE	DMC 240/290-440		271,986	1,890	MULTI-FAMILY DWELLING	$2,268,000	MULTI-FAMILY DWELLING	$2,329,236	$61,236	2.70%	$0
E-035-115	253883 1180		FIFTEEN TWENTY-ONE SECC	MARIN ANDREW P+CYNTHIA J	1521 2ND AVE	DMC 240/290-440		271,986	1,734	MULTI-FAMILY DWELLING	$2,080,800	MULTI-FAMILY DWELLING	$2,136,982	$56,182	2.70%	$0
E-035-116	253883 1190		FIFTEEN TWENTY-ONE SECC	KATZ FRANK+ELISE	1521 2ND AVE	DMC 240/290-440		271,986	2,658	MULTI-FAMILY DWELLING	$3,987,000	MULTI-FAMILY DWELLING	$4,094,649	$107,649	2.70%	$0
E-035-117	253883 1200		FIFTEEN TWENTY-ONE SECC	ALLISON HARVEY+MEI WENG	1521 2ND AVE	DMC 240/290-440		271,986	2,602	MULTI-FAMILY DWELLING	$3,903,000	MULTI-FAMILY DWELLING	$4,008,381	$105,381	2.70%	$0
E-035-118	253883 1210		FIFTEEN TWENTY-ONE SECC	VITITOE SUSAN HOOVER+WILLIA	1521 2ND AVE	DMC 240/290-440		271,986	1,890	MULTI-FAMILY DWELLING	$2,268,000	MULTI-FAMILY DWELLING	$2,329,236	$61,236	2.70%	$0
E-035-119	253883 1220		FIFTEEN TWENTY-ONE SECC	WU FIN-JOU	1521 2ND AVE	DMC 240/290-440		271,986	1,734	MULTI-FAMILY DWELLING	$2,080,800	MULTI-FAMILY DWELLING	$2,136,982	$56,182	2.70%	$0
E-035-120	253883 1230		FIFTEEN TWENTY-ONE SECC	WARREN TODD+RUTH	1521 2ND AVE	DMC 240/290-440		271,986	2,658	MULTI-FAMILY DWELLING	$3,987,000	MULTI-FAMILY DWELLING	$4,094,649	$107,649	2.70%	$0
E-035-121	253883 1240		FIFTEEN TWENTY-ONE SECC	CARPER DANIEL+MARGARET (TRU	1521 2ND AVE	DMC 240/290-440		271,986	2,602	MULTI-FAMILY DWELLING	$3,903,000	MULTI-FAMILY DWELLING	$4,008,381	$105,381	2.70%	$0
E-035-122	253883 1250		FIFTEEN TWENTY-ONE SECC	ROBINSON JEFFREY DAVID+CARO	1521 2ND AVE	DMC 240/290-440		271,986	1,890	MULTI-FAMILY DWELLING	$2,268,000	MULTI-FAMILY DWELLING	$2,329,236	$61,236	2.70%	$0
E-035-123	253883 1260		FIFTEEN TWENTY-ONE SECC	DTR 2008 FAMILY TRUST	1521 2ND AVE	DMC 240/290-440		271,986	1,734	MULTI-FAMILY DWELLING	$2,080,800	MULTI-FAMILY DWELLING	$2,136,982	$56,182	2.70%	$0
E-035-124	253883 1270		FIFTEEN TWENTY-ONE SECC	CARPER DANIEL EMERY+MARGARE	1521 2ND AVE	DMC 240/290-440		271,986	2,658	MULTI-FAMILY DWELLING	$3,987,000	MULTI-FAMILY DWELLING	$4,094,649	$107,649	2.70%	$0
E-035-125	253883 1280		FIFTEEN TWENTY-ONE SECC	LOEB RICHARD	1521 2ND AVE	DMC 240/290-440		271,986	2,602	MULTI-FAMILY DWELLING	$3,903,000	MULTI-FAMILY DWELLING	$4,008,381	$105,381	2.70%	$0
E-035-126	253883 1290		FIFTEEN TWENTY-ONE SECC	RHYMES DOUGLAS M+SUSAN LEE	1521 2ND AVE	DMC 240/290-440		271,986	1,890	MULTI-FAMILY DWELLING	$2,268,000	MULTI-FAMILY DWELLING	$2,329,236	$61,236	2.70%	$0
E-035-127	253883 1300		FIFTEEN TWENTY-ONE SECC	GAYLORD WILLIAM+CAROLYN	1521 2ND AVE	DMC 240/290-440		271,986	1,734	MULTI-FAMILY DWELLING	$2,080,800	MULTI-FAMILY DWELLING	$2,136,982	$56,182	2.70%	$0
E-035-128	253883 1310		FIFTEEN TWENTY-ONE SECC	WARSHAL JERROLD Z & ARDEE R	1521 2ND AVE	DMC 240/290-440		271,986	2,658	MULTI-FAMILY DWELLING	$3,987,000	MULTI-FAMILY DWELLING	$4,094,649	$107,649	2.70%	$0
E-035-129	253883 1320		FIFTEEN TWENTY-ONE SECC	FRIEDMAN DANIEL S+MYRA A	1521 2ND AVE	DMC 240/290-440		271,986	2,602	MULTI-FAMILY DWELLING	$3,903,000	MULTI-FAMILY DWELLING	$4,008,381	$105,381	2.70%	$0
E-035-130	253883 1330		FIFTEEN TWENTY-ONE SECC	ROSENBERG RICHARD A	1521 2ND AVE	DMC 240/290-440		271,986	1,890	MULTI-FAMILY DWELLING	$2,268,000	MULTI-FAMILY DWELLING	$2,329,236	$61,236	2.70%	$0
E-035-131	253883 1340		FIFTEEN TWENTY-ONE SECC	NORK SEAN E+FLORENCE UNNO	1521 2ND AVE	DMC 240/290-440		271,986	1,734	MULTI-FAMILY DWELLING	$2,080,800	MULTI-FAMILY DWELLING	$2,136,982	$56,182	2.70%	$0
E-035-132	253883 1350		FIFTEEN TWENTY-ONE SECC	REDMAN ERIC+HEATHER	1521 2ND AVE	DMC 240/290-440		271,986	2,658	MULTI-FAMILY DWELLING	$3,987,000	MULTI-FAMILY DWELLING	$4,094,649	$107,649	2.70%	$0
E-035-133	253883 1360		FIFTEEN TWENTY-ONE SECC	FOTI FRANK J	1521 2ND AVE	DMC 240/290-440		271,986	2,602	MULTI-FAMILY DWELLING	$3,903,000	MULTI-FAMILY DWELLING	$4,008,381	$105,381	2.70%	$0
E-035-134	253883 1370		FIFTEEN TWENTY-ONE SECC	THE ALLEN FAMILY REVOCABLE	1521 2ND AVE	DMC 240/290-440		271,986	1,890	MULTI-FAMILY DWELLING	$2,268,000	MULTI-FAMILY DWELLING	$2,329,236	$61,236	2.70%	$0
E-035-135	253883 1380		FIFTEEN TWENTY-ONE SECC	HAWLEY ERIC R+GWEN LOWERY	1521 2ND AVE	DMC 240/290-440		271,986	1,734	MULTI-FAMILY DWELLING	$2,080,800	MULTI-FAMILY DWELLING	$2,136,982	$56,182	2.70%	$0
E-035-136	253883 1390		FIFTEEN TWENTY-ONE SECC	MASSENA DARRIN W	1521 2ND AVE	DMC 240/290-440		271,986	2,658	MULTI-FAMILY DWELLING	$3,987,000	MULTI-FAMILY DWELLING	$4,094,649	$107,649	2.70%	$0
E-035-137	253883 1400		FIFTEEN TWENTY-ONE SECC	1521 RESIDENTIAL TRUST	1521 2ND AVE	DMC 240/290-440		271,986	2,863	MULTI-FAMILY DWELLING	$3,721,900	MULTI-FAMILY DWELLING	$3,822,391	$100,491	2.70%	$0
E-035-138	253883 1410		FIFTEEN TWENTY-ONE SECC	PEYREE ROBERT T+JENNIFER A	1521 2ND AVE	DMC 240/290-440		271,986	2,260	MULTI-FAMILY DWELLING	$2,712,000	MULTI-FAMILY DWELLING	$2,785,224	$73,224	2.70%	$0
E-035-139	253883 1420		FIFTEEN TWENTY-ONE SECC	COBB FAMILY TRUST	1521 2ND AVE	DMC 240/290-440		271,986	2,601	MULTI-FAMILY DWELLING	$3,901,500	MULTI-FAMILY DWELLING	$4,006,841	$105,341	2.70%	$0
E-035-140	253883 1430		FIFTEEN TWENTY-ONE SECC	PEYREE THOMAS H+SALLY L -RE	1521 2ND AVE	DMC 240/290-440		271,986	2,847	MULTI-FAMILY DWELLING	$3,701,100	MULTI-FAMILY DWELLING	$3,801,030	$99,930	2.70%	$0
E-035-141	253883 1440		FIFTEEN TWENTY-ONE SECC	KATZ FRANK+ELISE	1521 2ND AVE	DMC 240/290-440		271,986	2,260	MULTI-FAMILY DWELLING	$2,712,000	MULTI-FAMILY DWELLING	$2,785,224	$73,224	2.70%	$0
E-035-142	253883 1450		FIFTEEN TWENTY-ONE SECC	BABSON STEPHEN E+MELISSA	1521 2ND AVE	DMC 240/290-440		271,986	2,600	MULTI-FAMILY DWELLING	$3,900,000	MULTI-FAMILY DWELLING	$4,005,300	$105,300	2.70%	$0
E-035-143	253883 1460		FIFTEEN TWENTY-ONE SECC	RRRR INVESTMENTS LLC	1521 2ND AVE	DMC 240/290-440		271,986	2,999	MULTI-FAMILY DWELLING	$3,898,700	MULTI-FAMILY DWELLING	$4,003,965	$105,265	2.70%	$0
E-035-144	253883 1470		FIFTEEN TWENTY-ONE SECC	PEYREE SCOTT & MICHELLE	1521 2ND AVE	DMC 240/290-440		271,986	2,453	MULTI-FAMILY DWELLING	$2,943,600	MULTI-FAMILY DWELLING	$3,023,077	$79,477	2.70%	$0
E-035-145	253883 1480		FIFTEEN TWENTY-ONE SECC	RRRR INVESTMENTS LLC	1521 2ND AVE	DMC 240/290-440		271,986	2,778	MULTI-FAMILY DWELLING	$4,167,000	MULTI-FAMILY DWELLING	$4,279,509	$112,509	2.70%	$0
E-035-146	253883 0110		FIFTEEN TWENTY-ONE SECC	SIROTA PETER+XIMENA DEL PIL	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-043	606501 0000		NEWMARK TOWER CONDO	MINIUM (air rights portion-60% allocation)	1401 2ND AVE	DMC 240/290-440	23,081	143,808		MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
E-043-002	606501 0006		NEWMARK TOWER CONDO	NEWMARK TOWER HOA	1401 2ND AVE	DMC 240/290-440		143,808	-	MULTI-FAMILY DWELLING	$125,000	MULTI-FAMILY DWELLING	$128,438	$3,438	2.75%	$0
E-043-003	606501 0010		NEWMARK TOWER CONDO	WONG ANTHONY M	1401 2ND AVE	DMC 240/290-440		143,808	506	MULTI-FAMILY DWELLING	$354,200	MULTI-FAMILY DWELLING	$363,941	$9,741	2.75%	$0
E-043-004	606501 0020		NEWMARK TOWER CONDO	LOUIE WILLIAM W	1401 2ND AVE	DMC 240/290-440		143,808	1,078	MULTI-FAMILY DWELLING	$754,600	MULTI-FAMILY DWELLING	$775,352	$20,752	2.75%	$0
E-043-005	606501 0030		NEWMARK TOWER CONDO	BATEMAN JEAN M	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$442,250	MULTI-FAMILY DWELLING	$454,412	$12,162	2.75%	$0
E-043-006	606501 0040		NEWMARK TOWER CONDO	CALKINS JEFF	1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$691,650	MULTI-FAMILY DWELLING	$710,670	$19,020	2.75%	$0
E-043-007	606501 0050		NEWMARK TOWER CONDO	CARSLEY JOEL W+NICOLE C	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$354,900	MULTI-FAMILY DWELLING	$364,660	$9,760	2.75%	$0
E-043-008	606501 0060		NEWMARK TOWER CONDO	MONTI DANIELE+ROSELLA CASEL	1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$702,800	MULTI-FAMILY DWELLING	$722,127	$19,327	2.75%	$0
E-043-009	606501 0070		NEWMARK TOWER CONDO	GEORGE PETER	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$421,400	MULTI-FAMILY DWELLING	$432,989	$11,589	2.75%	$0
E-043-010	606501 0080		NEWMARK TOWER CONDO	HAN JOO YOUNG	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$469,000	MULTI-FAMILY DWELLING	$481,898	$12,898	2.75%	$0
E-043-011	606501 0090		NEWMARK TOWER CONDO	MULDOON MICHAEL	1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$679,000	MULTI-FAMILY DWELLING	$697,673	$18,673	2.75%	$0
E-043-012	606501 0100		NEWMARK TOWER CONDO	HUNG JUI FU	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$357,700	MULTI-FAMILY DWELLING	$367,537	$9,837	2.75%	$0
E-043-013	606501 0110		NEWMARK TOWER CONDO	LIESEMER KIRK+KATHERINE+LIE	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$718,475	MULTI-FAMILY DWELLING	$738,233	$19,758	2.75%	$0
E-043-014	606501 0120		NEWMARK TOWER CONDO	AKADA ALAN SHIGETO	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$516,925	MULTI-FAMILY DWELLING	$531,140	$14,215	2.75%	$0
E-043-015	606501 0130		NEWMARK TOWER CONDO	LAROSE LISA	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$457,500	MULTI-FAMILY DWELLING	$470,081	$12,581	2.75%	$0
E-043-016	606501 0140		NEWMARK TOWER CONDO	DANNER GEORGE III+RUTH E	1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$715,500	MULTI-FAMILY DWELLING	$735,176	$19,676	2.75%	$0
E-043-017	606501 0150		NEWMARK TOWER CONDO	TOMLINSON RICHARD LEE+YINGX	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-018	606501 0160		NEWMARK TOWER CONDO	ALBRIGHT THOMAS EDWARD+HOLL	1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$727,900	MULTI-FAMILY DWELLING	$747,917	$20,017	2.75%	$0
E-043-019	606501 0170		NEWMARK TOWER CONDO	CHEN BINYAN+LIU YI	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-020	606501 0180		NEWMARK TOWER CONDO	LIU I-MIN	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-021	606501 0190		NEWMARK TOWER CONDO	JOHNSTON COURTNEY D+CLAIRE	1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$703,250	MULTI-FAMILY DWELLING	$722,589	$19,339	2.75%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-043-022	606501 0200		NEWMARK TOWER CONDO	FORBES REVOCABLE LIVING TRU	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-023	606501 0210		NEWMARK TOWER CONDO	MEYER GREGORY+KENDELYN	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$743,250	MULTI-FAMILY DWELLING	$763,689	$20,439	2.75%	$0
E-043-024	606501 0220		NEWMARK TOWER CONDO	WATSON THOMAS	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$534,750	MULTI-FAMILY DWELLING	$549,456	$14,706	2.75%	$0
E-043-025	606501 0230		NEWMARK TOWER CONDO	WANG NATALIE	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$457,500	MULTI-FAMILY DWELLING	$470,081	$12,581	2.75%	$0
E-043-026	606501 0240		NEWMARK TOWER CONDO	WANG WIN	1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$715,500	MULTI-FAMILY DWELLING	$735,176	$19,676	2.75%	$0
E-043-027	606501 0250		NEWMARK TOWER CONDO	LU TINGI+ANNE DIONISIO	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-028	606501 0260		NEWMARK TOWER CONDO	FU WANGXI+REN KELAN	1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$727,900	MULTI-FAMILY DWELLING	$747,917	$20,017	2.75%	$0
E-043-029	606501 0270		NEWMARK TOWER CONDO	YOUNG OWEN	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-030	606501 0280		NEWMARK TOWER CONDO	LEI LEI	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-031	606501 0290		NEWMARK TOWER CONDO	VAUPELL JAMES ROBERT	1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$703,250	MULTI-FAMILY DWELLING	$722,589	$19,339	2.75%	$0
E-043-032	606501 0300		NEWMARK TOWER CONDO	MARAZITA SHERRY L	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-033	606501 0310		NEWMARK TOWER CONDO	LEE DAE Y+MELANIE B	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$743,250	MULTI-FAMILY DWELLING	$763,689	$20,439	2.75%	$0
E-043-034	606501 0320		NEWMARK TOWER CONDO	MOOSMANN MICHAEL R	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$534,750	MULTI-FAMILY DWELLING	$549,456	$14,706	2.75%	$0
E-043-035	606501 0330		NEWMARK TOWER CONDO	MANN GERALD A	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$457,500	MULTI-FAMILY DWELLING	$470,081	$12,581	2.75%	$0
E-043-036	606501 0340		NEWMARK TOWER CONDO	CARRIGAN ANDREW J+BARBARA J	1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$715,500	MULTI-FAMILY DWELLING	$735,176	$19,676	2.75%	$0
E-043-037	606501 0350		NEWMARK TOWER CONDO	MARSHALL WITHERIDGE J.B	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-038	606501 0360		NEWMARK TOWER CONDO	SPROULE MING Z+JAMES F	1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$727,900	MULTI-FAMILY DWELLING	$747,917	$20,017	2.75%	$0
E-043-039	606501 0370		NEWMARK TOWER CONDO	HODSDON ANTHONY J R	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-040	606501 0380		NEWMARK TOWER CONDO	EVANS CASEY	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-041	606501 0390		NEWMARK TOWER CONDO	BRYANT ERICK C	1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$703,250	MULTI-FAMILY DWELLING	$722,589	$19,339	2.75%	$0
E-043-042	606501 0400		NEWMARK TOWER CONDO	KENNEDY JANET L	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-043	606501 0410		NEWMARK TOWER CONDO	BRAUN ROBERT	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$743,250	MULTI-FAMILY DWELLING	$763,689	$20,439	2.75%	$0
E-043-044	606501 0420		NEWMARK TOWER CONDO	BRITTON-SIMMONS BRIAN: BRIT	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$534,750	MULTI-FAMILY DWELLING	$549,456	$14,706	2.75%	$0
E-043-045	606501 0430		NEWMARK TOWER CONDO	DAISE JOHN W	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$457,500	MULTI-FAMILY DWELLING	$470,081	$12,581	2.75%	$0
E-043-046	606501 0440		NEWMARK TOWER CONDO	HANLEY LEO P & ELAINE M -TT	1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$715,500	MULTI-FAMILY DWELLING	$735,176	$19,676	2.75%	$0
E-043-047	606501 0450		NEWMARK TOWER CONDO	LIM SAI YONG+PHOOI YEW	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-048	606501 0460		NEWMARK TOWER CONDO	LIU YICHING ANDREW	1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$727,900	MULTI-FAMILY DWELLING	$747,917	$20,017	2.75%	$0
E-043-049	606501 0470		NEWMARK TOWER CONDO	AQUINO SERAFIN	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-050	606501 0480		NEWMARK TOWER CONDO	CHANG CRAIG	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-051	606501 0490		NEWMARK TOWER CONDO	APANA MARI & EGOR JUDITH	1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$703,250	MULTI-FAMILY DWELLING	$722,589	$19,339	2.75%	$0
E-043-052	606501 0500		NEWMARK TOWER CONDO	YOUNG MICHAEL & LAURIE	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-053	606501 0510		NEWMARK TOWER CONDO	DURIO DEBRA R	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$743,250	MULTI-FAMILY DWELLING	$763,689	$20,439	2.75%	$0
E-043-054	606501 0520		NEWMARK TOWER CONDO	NAGY JOEL G+SUSAN L	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$534,750	MULTI-FAMILY DWELLING	$549,456	$14,706	2.75%	$0
E-043-055	606501 0530		NEWMARK TOWER CONDO	WALL CHRISTOPHER A	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$501,420	$13,420	2.75%	$0
E-043-056	606501 0540		NEWMARK TOWER CONDO	MERKLE DANIEL R	1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$763,200	MULTI-FAMILY DWELLING	$784,188	$20,988	2.75%	$0
E-043-057	606501 0550		NEWMARK TOWER CONDO	GRANT & CALDER TRUST	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-058	606501 0560		NEWMARK TOWER CONDO	CHAMBERLIN O SCOTT	1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$727,900	MULTI-FAMILY DWELLING	$747,917	$20,017	2.75%	$0
E-043-059	606501 0570		NEWMARK TOWER CONDO	APOSTOL EDWARD	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-060	606501 0580		NEWMARK TOWER CONDO	SASIIMA MASU	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-061	606501 0590		NEWMARK TOWER CONDO	ROBERTS TERRY+NANCY	1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$703,250	MULTI-FAMILY DWELLING	$722,589	$19,339	2.75%	$0
E-043-062	606501 0600		NEWMARK TOWER CONDO	WAUGH JERRY E	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-063	606501 0610		NEWMARK TOWER CONDO	QI FEIJIA LU	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$792,800	MULTI-FAMILY DWELLING	$814,602	$21,802	2.75%	$0
E-043-064	606501 0620		NEWMARK TOWER CONDO	LIDDELL JOHN A+GENE C	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$570,400	MULTI-FAMILY DWELLING	$586,086	$15,686	2.75%	$0
E-043-065	606501 0630		NEWMARK TOWER CONDO	MCCLOUD KURTIS R+LISA	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$501,420	$13,420	2.75%	$0
E-043-066	606501 0640		NEWMARK TOWER CONDO	DAHAL YASHA	1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$691,650	MULTI-FAMILY DWELLING	$710,670	$19,020	2.75%	$0
E-043-067	606501 0650		NEWMARK TOWER CONDO	NEWMARK 1203 LLC	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-068	606501 0660		NEWMARK TOWER CONDO	HOUCK ANDREW W & THEDA	1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$727,900	MULTI-FAMILY DWELLING	$747,917	$20,017	2.75%	$0
E-043-069	606501 0670		NEWMARK TOWER CONDO	MARTIN KIRA A	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-070	606501 0680		NEWMARK TOWER CONDO	DEGRACE WILLIAM G	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-071	606501 0690		NEWMARK TOWER CONDO	DESAI ANISH	1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$703,250	MULTI-FAMILY DWELLING	$722,589	$19,339	2.75%	$0
E-043-072	606501 0700		NEWMARK TOWER CONDO	AOKI SUMMIE	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-073	606501 0710		NEWMARK TOWER CONDO	YANG LULY	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$792,800	MULTI-FAMILY DWELLING	$814,602	$21,802	2.75%	$0
E-043-074	606501 0720		NEWMARK TOWER CONDO	SUH SANG HO+CATHERINE M LUB	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$570,400	MULTI-FAMILY DWELLING	$586,086	$15,686	2.75%	$0
E-043-075	606501 0730		NEWMARK TOWER CONDO	KING JAMES R III	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$501,420	$13,420	2.75%	$0
E-043-076	606501 0740		NEWMARK TOWER CONDO	PANG SANDY	1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$763,200	MULTI-FAMILY DWELLING	$784,188	$20,988	2.75%	$0
E-043-077	606501 0750		NEWMARK TOWER CONDO	LEE JAMES M+BELINDA W	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-078	606501 0760		NEWMARK TOWER CONDO	GOTO ANDREW Y+BERYL M+SAM S	1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$727,900	MULTI-FAMILY DWELLING	$747,917	$20,017	2.75%	$0
E-043-079	606501 0770		NEWMARK TOWER CONDO	SHAIMAN BARBARA	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-080	606501 0780		NEWMARK TOWER CONDO	DIFURIA JULIEANNE	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-081	606501 0790		NEWMARK TOWER CONDO	VALENTINE LEIGH K+KAZON R	1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$703,250	MULTI-FAMILY DWELLING	$722,589	$19,339	2.75%	$0
E-043-082	606501 0800		NEWMARK TOWER CONDO	MORGAN STEVEN S & CAROL H	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-083	606501 0810		NEWMARK TOWER CONDO	NORK SEAN E	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$792,800	MULTI-FAMILY DWELLING	$814,602	$21,802	2.75%	$0
E-043-084	606501 0820		NEWMARK TOWER CONDO	HILTON PATRICIA -TTEE	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$570,400	MULTI-FAMILY DWELLING	$586,086	$15,686	2.75%	$0
E-043-085	606501 0830		NEWMARK TOWER CONDO	MONDO VIDA LLC	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$501,420	$13,420	2.75%	$0
E-043-086	606501 0840		NEWMARK TOWER CONDO	1502 NEWMARK LLC	1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$763,200	MULTI-FAMILY DWELLING	$784,188	$20,988	2.75%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-043-087	606501 0850		NEWMARK TOWER CONDO	LLOYD JEFFREY S+MARCIA B	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-088	606501 0860		NEWMARK TOWER CONDO	ACHARYA MADHUMITA+AJIT PAND	1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$727,900	MULTI-FAMILY DWELLING	$747,917	$20,017	2.75%	$0
E-043-089	606501 0870		NEWMARK TOWER CONDO	MCKEOWN KRISTE L	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-090	606501 0880		NEWMARK TOWER CONDO	ARORA PUNEET	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-091	606501 0890		NEWMARK TOWER CONDO	MCINERNEY KAREN S+MARK C	1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$703,250	MULTI-FAMILY DWELLING	$722,589	$19,339	2.75%	$0
E-043-092	606501 0900		NEWMARK TOWER CONDO	SHINN GEORGE R	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-093	606501 0910		NEWMARK TOWER CONDO	GILLELAND SUSAN MARIE	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$792,800	MULTI-FAMILY DWELLING	$814,602	$21,802	2.75%	$0
E-043-094	606501 0920		NEWMARK TOWER CONDO	BATINCHOK JUDITH E	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$570,400	MULTI-FAMILY DWELLING	$586,086	$15,686	2.75%	$0
E-043-095	606501 0930		NEWMARK TOWER CONDO	CHANG KUNG	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-096	606501 0940		NEWMARK TOWER CONDO	WAUGH JERRY E	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-097	606501 0950		NEWMARK TOWER CONDO	JACOBSON ELDON L & JENNYFER	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-098	606501 0960		NEWMARK TOWER CONDO	DA SILVA JONATHAN	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-099	606501 0970		NEWMARK TOWER CONDO	HUBBARD STEPHEN+MAUREEN	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-100	606501 0980		NEWMARK TOWER CONDO	ANDERSTONE BENJAMIN	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-101	606501 0990		NEWMARK TOWER CONDO	CUMMINS WILLIAM S	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0
E-043-102	606501 1000		NEWMARK TOWER CONDO	MUNRO LYNDA D+HUGH II	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-103	606501 1010		NEWMARK TOWER CONDO	FLASKERUD JEFF	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-104	606501 1020		NEWMARK TOWER CONDO	KRAFT GEORGE MD	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-105	606501 1030		NEWMARK TOWER CONDO	GRIGGS GORDON W+VALERIE LS	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-106	606501 1040		NEWMARK TOWER CONDO	LIU YU PING ANDY	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-107	606501 1050		NEWMARK TOWER CONDO	CARVER CHAD+ANH K LAO	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-108	606501 1060		NEWMARK TOWER CONDO	NUSCA GIANLUIGI	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-109	606501 1070		NEWMARK TOWER CONDO	STEERE PAUL J+MUOI	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-110	606501 1080		NEWMARK TOWER CONDO	NG MAUREEN	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-111	606501 1090		NEWMARK TOWER CONDO	SWEENEY JEFFERY+EVA YOUNG	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0
E-043-112	606501 1100		NEWMARK TOWER CONDO	DEAN TERESA M	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-113	606501 1110		NEWMARK TOWER CONDO	ADAMS JOHN S+ANDREA L	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-114	606501 1120		NEWMARK TOWER CONDO	CARRIGAN ANDREW J+BARBARA J	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-115	606501 1130		NEWMARK TOWER CONDO	BRITTON-SIMMONS KEVIN H	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-116	606501 1140		NEWMARK TOWER CONDO	FAIRLEY MICHAEL G+DARLENE	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-117	606501 1150		NEWMARK TOWER CONDO	PATTERSON SUZANNE J	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-118	606501 1160		NEWMARK TOWER CONDO	SANDBERG SUSAN Y	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-119	606501 1170		NEWMARK TOWER CONDO	MORGAN STEVEN S & CAROL H	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-120	606501 1180		NEWMARK TOWER CONDO	GOTO BRUCE	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-121	606501 1190		NEWMARK TOWER CONDO	LAI IRENE	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0
E-043-122	606501 1200		NEWMARK TOWER CONDO	STARK FREDERICK B+KATHLEEN	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-123	606501 1210		NEWMARK TOWER CONDO	JOHNSTON MR & MRS CARDEN	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-124	606501 1220		NEWMARK TOWER CONDO	CHO KWON HAING+CHONG SOOK	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-125	606501 1230		NEWMARK TOWER CONDO	LUMI JAAN	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-126	606501 1240		NEWMARK TOWER CONDO	SCHACHTER ARIE	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-127	606501 1250		NEWMARK TOWER CONDO	BAGLIEN ELLEN	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-128	606501 1260		NEWMARK TOWER CONDO	BRELSFORD LLOYD	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-129	606501 1270		NEWMARK TOWER CONDO	SCHACHTER ARIE	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-130	606501 1280		NEWMARK TOWER CONDO	SANDBERG STEPHEN F	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-131	606501 1290		NEWMARK TOWER CONDO	NOLAN RICHARD & PAMELA	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0
E-043-132	606501 1300		NEWMARK TOWER CONDO	NEU MATTHEW VIRGIL+GRECO PA	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-133	606501 1310		NEWMARK TOWER CONDO	CHEUNG MOON-WAH+TSE SAU-KAY	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-134	606501 1320		NEWMARK TOWER CONDO	KABEL ROBERT & BARBARA	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-135	606501 1330		NEWMARK TOWER CONDO	FALL SHEILA+MICHAEL	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-136	606501 1340		NEWMARK TOWER CONDO	1415 2ND AVENUE 2002 LLC	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-137	606501 1350		NEWMARK TOWER CONDO	KANG HYEON+MARLA	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-138	606501 1360		NEWMARK TOWER CONDO	KAUSHAL NABEEL	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-139	606501 1370		NEWMARK TOWER CONDO	BICIERRO MARIA LUISA H	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-140	606501 1380		NEWMARK TOWER CONDO	DAHLKE PAUL ERIC	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-141	606501 1390		NEWMARK TOWER CONDO	TRAN THOAI+SUONG	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0
E-043-142	606501 1400		NEWMARK TOWER CONDO	DANIELS THEODORE+BARBARA	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-143	606501 1410		NEWMARK TOWER CONDO	LIU YICHING ANDREW	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-144	606501 1420		NEWMARK TOWER CONDO	DELANEY JOHN+ROBERTA TRUST	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-145	606501 1430		NEWMARK TOWER CONDO	FALL MICHAEL+SHEILA	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-146	606501 1440		NEWMARK TOWER CONDO	COPPENRATH KARLE L-TTEE OF	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-147	606501 1450		NEWMARK TOWER CONDO	DIRKS JEFF+ANGELA LIV TRUST	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-148	606501 1460		NEWMARK TOWER CONDO	MATTHIES WILLIAM+BONITA	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-149	606501 1470		NEWMARK TOWER CONDO	CASO PATRICK T II	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-150	606501 1480		NEWMARK TOWER CONDO	DOWNTOWN WALKERS PARADISE L	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-151	606501 1490		NEWMARK TOWER CONDO	LACY ANN E	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-043-152	606501 1500		NEWMARK TOWER CONDO	CONKLIN DANIEL G+KURBAT GE	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-153	606501 1510		NEWMARK TOWER CONDO	DESAI ANISH	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-154	606501 1520		NEWMARK TOWER CONDO	LEFEBVRE RONALD D+GALA -TTE	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-155	606501 1530		NEWMARK TOWER CONDO	NAMCO USA LTD	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-156	606501 1540		NEWMARK TOWER CONDO	1415 2ND AVENUE 2202 LLC	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-157	606501 1550		NEWMARK TOWER CONDO	VIGOREN LEAH R	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-158	606501 1560		NEWMARK TOWER CONDO	BEH HAN NAN	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-159	606501 1570		NEWMARK TOWER CONDO	GLYNN BERNARD J JR	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-160	606501 1580		NEWMARK TOWER CONDO	KURLON SARA J	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-161	606501 1590		NEWMARK TOWER CONDO	FLOWER GERARD	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0
E-043-162	606501 1600		NEWMARK TOWER CONDO	DOW CHARLES	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-163	606501 1610		NEWMARK TOWER CONDO	DIRKS JEFF+ANGELA LIV TRUST	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-164	606501 1620		NEWMARK TOWER CONDO	TURNER ROBERT B+SUSAN S	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-165	606501 1630		NEWMARK TOWER CONDO	LO KARIN	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-166	606501 1640		NEWMARK TOWER CONDO	KRIZANICH LYN ANN+RICHARD K	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-167	606501 1650		NEWMARK TOWER CONDO	EADY HANNA+KAREN	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-168	606501 1660		NEWMARK TOWER CONDO	DREWETT JOHANN R	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-169	606501 1670		NEWMARK TOWER CONDO	YAMAGUCHI MASATOSHI	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-170	606501 1680		NEWMARK TOWER CONDO	TOMSKI ELIZABETH+MARK A	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-171	606501 1690		NEWMARK TOWER CONDO	SCHERB RUDOLF A+YASUE	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0
E-043-172	606501 1700		NEWMARK TOWER CONDO	ZERBIN TRACY	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-173	606501 1710		NEWMARK TOWER CONDO	MANHEIM PAUL & VIVIENNE	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-174	606501 1720		NEWMARK TOWER CONDO	MANHEIM PAUL & VIVIENNE	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-175	606501 1730		NEWMARK TOWER CONDO	MELLAND LINDA L	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-176	606501 1740		NEWMARK TOWER CONDO	JAFFARIAN ERNEST	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-177	606501 1750		NEWMARK TOWER CONDO	ROBINSON LISA	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-178	606501 1760		NEWMARK TOWER CONDO	MOELLER LIVING TRUST	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-179	606501 1770		NEWMARK TOWER CONDO	DOLIN ROBERT W	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-180	606501 1780		NEWMARK TOWER CONDO	BUTTE SALEEM+YOUSAF SADIA	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-181	606501 1790		NEWMARK TOWER CONDO	BUTTE SALEEM	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0
E-043-182	606501 1800		NEWMARK TOWER CONDO	DOW FAYE & CHARLES	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-183	606501 1810		NEWMARK TOWER CONDO	DUCHARME JEFFREY T	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-184	606501 1820		NEWMARK TOWER CONDO	DOW CHARLES+FAYE	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-185	606501 1830		NEWMARK TOWER CONDO	EVANS MARILYN I	1401 2ND AVE	DMC 240/290-440		143,808	667	MULTI-FAMILY DWELLING	$583,625	MULTI-FAMILY DWELLING	$599,675	$16,050	2.75%	$0
E-043-186	606501 1840		NEWMARK TOWER CONDO	OLES DOUGLAS S	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$841,750	MULTI-FAMILY DWELLING	$864,898	$23,148	2.75%	$0
E-043-187	606501 1850		NEWMARK TOWER CONDO	CHEUNG MICHAEL & THERESA	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$380,250	MULTI-FAMILY DWELLING	$390,707	$10,457	2.75%	$0
E-043-188	606501 1860		NEWMARK TOWER CONDO	BEHAR DANA D+RENA J HOFFMAN	1401 2ND AVE	DMC 240/290-440		143,808	1,022	MULTI-FAMILY DWELLING	$766,500	MULTI-FAMILY DWELLING	$787,579	$21,079	2.75%	$0
E-043-189	606501 1870		NEWMARK TOWER CONDO	LOUIE LINCOLN A+MARIE D	1401 2ND AVE	DMC 240/290-440		143,808	660	MULTI-FAMILY DWELLING	$495,000	MULTI-FAMILY DWELLING	$508,613	$13,613	2.75%	$0
E-043-190	606501 1880		NEWMARK TOWER CONDO	NOVAK RYAN J	1401 2ND AVE	DMC 240/290-440		143,808	760	MULTI-FAMILY DWELLING	$570,000	MULTI-FAMILY DWELLING	$585,675	$15,675	2.75%	$0
E-043-191	606501 1890		NEWMARK TOWER CONDO	ARONSON HENRY M	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$735,750	MULTI-FAMILY DWELLING	$755,983	$20,233	2.75%	$0
E-043-192	606501 1900		NEWMARK TOWER CONDO	ARONSON HENRY M	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$383,250	MULTI-FAMILY DWELLING	$393,789	$10,539	2.75%	$0
E-043-193	606501 1910		NEWMARK TOWER CONDO	FALL MICHAEL+SHEILA	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$873,250	MULTI-FAMILY DWELLING	$897,264	$24,014	2.75%	$0
E-043-194	606501 1920		NEWMARK TOWER CONDO	BRITTON-SIMMONS BRIAN+ROSEN	1401 2ND AVE	DMC 240/290-440		143,808	806	MULTI-FAMILY DWELLING	$705,250	MULTI-FAMILY DWELLING	$724,644	$19,394	2.75%	$0
E-051	256800 0000		FISCHER STUDIO BUILDING	CONDOMINIUM	1519 3RD AVE	DRC 85-170	6,485	10,468	10,468	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
E-051-001	256800 0010		FISCHER STUDIO BUILDING	TOMLINSON DOWNTON LLC	1519 3RD AVE	DRC 85-170		26,102	5,105	MULTI-FAMILY DWELLING	$1,176,100	MULTI-FAMILY DWELLING	$1,200,798	$24,698	2.10%	$0
E-051-002	256800 0020		FISCHER STUDIO BUILDING	TOMLINSON DOWNTON LLC	1519 3RD AVE	DRC 85-170		26,102	5,363	MULTI-FAMILY DWELLING	$1,976,800	MULTI-FAMILY DWELLING	$2,018,313	$41,513	2.10%	$0
E-051-003	256800 0030		FISCHER STUDIO BUILDING	HARRIS CHRISTOPHER L	1519 3RD AVE	DRC 85-170		26,102	433	MULTI-FAMILY DWELLING	$216,500	MULTI-FAMILY DWELLING	$220,830	$4,330	2.00%	$0
E-051-004	256800 0040		FISCHER STUDIO BUILDING	CLISE MICHELE DURKSON	1519 3RD AVE	DRC 85-170		26,102	890	MULTI-FAMILY DWELLING	$467,250	MULTI-FAMILY DWELLING	$476,595	$9,345	2.00%	$0
E-051-005	256800 0050		FISCHER STUDIO BUILDING	TOMLINSON TIMOTHY T	1519 3RD AVE	DRC 85-170		26,102	1,751	MULTI-FAMILY DWELLING	$1,050,600	MULTI-FAMILY DWELLING	$1,071,612	$21,012	2.00%	$0
E-051-006	256800 0060		FISCHER STUDIO BUILDING	ALLRED GAYDI S	1519 3RD AVE	DRC 85-170		26,102	1,275	MULTI-FAMILY DWELLING	$669,375	MULTI-FAMILY DWELLING	$682,762	$13,387	2.00%	$0
E-051-007	256800 0080		FISCHER STUDIO BUILDING	STEWART CHARLES	1519 3RD AVE	DRC 85-170		26,102	1,339	MULTI-FAMILY DWELLING	$803,400	MULTI-FAMILY DWELLING	$819,468	$16,068	2.00%	$0
E-051-008	256800 0090		FISCHER STUDIO BUILDING	CROSSETT DEEDEE (TRUSTEE)	1519 3RD AVE	DRC 85-170		26,102	540	MULTI-FAMILY DWELLING	$283,500	MULTI-FAMILY DWELLING	$289,170	$5,670	2.00%	$0
E-051-009	256800 0110		FISCHER STUDIO BUILDING	FISCHER STUDIO BUILDING	1519 3RD AVE	DRC 85-170		26,102	677	MULTI-FAMILY DWELLING	$355,425	MULTI-FAMILY DWELLING	$362,533	$7,108	2.00%	$0
E-051-010	256800 0120		FISCHER STUDIO BUILDING	JOHNSON KYLE L	1519 3RD AVE	DRC 85-170		26,102	630	MULTI-FAMILY DWELLING	$330,750	MULTI-FAMILY DWELLING	$337,365	$6,615	2.00%	$0
E-051-011	256800 0130		FISCHER STUDIO BUILDING	ROMERO OSCAR+ROSA	1519 3RD AVE	DRC 85-170		26,102	434	MULTI-FAMILY DWELLING	$217,000	MULTI-FAMILY DWELLING	$221,340	$4,340	2.00%	$0
E-051-012	256800 0140		FISCHER STUDIO BUILDING	BRENNAN BRENDA	1519 3RD AVE	DRC 85-170		26,102	947	MULTI-FAMILY DWELLING	$497,175	MULTI-FAMILY DWELLING	$507,118	$9,943	2.00%	$0
E-051-013	256800 0150		FISCHER STUDIO BUILDING	MUCKLESTONE KELLY KRUSE	1519 3RD AVE	DRC 85-170		26,102	383	MULTI-FAMILY DWELLING	$191,500	MULTI-FAMILY DWELLING	$195,330	$3,830	2.00%	$0
E-051-014	256800 0160		FISCHER STUDIO BUILDING	JOBE BRIAN	1519 3RD AVE	DRC 85-170		26,102	683	MULTI-FAMILY DWELLING	$358,575	MULTI-FAMILY DWELLING	$365,746	$7,171	2.00%	$0
E-051-015	256800 0170		FISCHER STUDIO BUILDING	WILKENS NICOLAAS	1519 3RD AVE	DRC 85-170		26,102	720	MULTI-FAMILY DWELLING	$378,000	MULTI-FAMILY DWELLING	$385,560	$7,560	2.00%	$0
E-051-016	256800 0180		FISCHER STUDIO BUILDING	FIRESTONE BRUCE M	1519 3RD AVE	DRC 85-170		26,102	635	MULTI-FAMILY DWELLING	$333,375	MULTI-FAMILY DWELLING	$340,042	$6,667	2.00%	$0
E-051-017	256800 0190		FISCHER STUDIO BUILDING	LENHARDT PIERRE+MARIANE	1519 3RD AVE	DRC 85-170		26,102	1,377	MULTI-FAMILY DWELLING	$826,200	MULTI-FAMILY DWELLING	$842,724	$16,524	2.00%	$0
E-051-018	256800 0200		FISCHER STUDIO BUILDING	JOHNSON ERICA	1519 3RD AVE	DRC 85-170		26,102	382	MULTI-FAMILY DWELLING	$191,000	MULTI-FAMILY DWELLING	$194,820	$3,820	2.00%	$0
E-051-019	256800 0220		FISCHER STUDIO BUILDING	YEAWORTH DAVID V JR+NICOLE	1519 3RD AVE	DRC 85-170		26,102	722	MULTI-FAMILY DWELLING	$379,050	MULTI-FAMILY DWELLING	$386,631	$7,581	2.00%	$0
E-051-020	256800 0230		FISCHER STUDIO BUILDING	BARDETTI MASSIMO+HERVEY KAT	1519 3RD AVE	DRC 85-170		26,102	649	MULTI-FAMILY DWELLING	$340,725	MULTI-FAMILY DWELLING	$347,539	$6,814	2.00%	$0
E-051-021	256800 0240		FISCHER STUDIO BUILDING	RINGEN KNUT+RANDALL JACKY L	1519 3RD AVE	DRC 85-170		26,102	521	MULTI-FAMILY DWELLING	$273,525	MULTI-FAMILY DWELLING	$278,995	$5,470	2.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-051-022	256800 0250		FISCHER STUDIO BUILDING	LUI MAY & WAH	1519 3RD AVE	DRC 85-170		26,102	851	MULTI-FAMILY DWELLING	$468,050	MULTI-FAMILY DWELLING	$477,411	$9,361	2.00%	$0
E-051-023	256800 0270		FISCHER STUDIO BUILDING	HOWSE GARY A	1519 3RD AVE	DRC 85-170		26,102	2,476	MULTI-FAMILY DWELLING	$1,547,500	MULTI-FAMILY DWELLING	$1,578,450	$30,950	2.00%	$0
E-051-024	256800 0280		FISCHER STUDIO BUILDING	RAMSEY DAVID R	1519 3RD AVE	DRC 85-170		26,102	724	MULTI-FAMILY DWELLING	$398,200	MULTI-FAMILY DWELLING	$406,164	$7,964	2.00%	$0
E-051-025	256800 0290		FISCHER STUDIO BUILDING	LONGYEAR MICHAEL J	1519 3RD AVE	DRC 85-170		26,102	629	MULTI-FAMILY DWELLING	$345,950	MULTI-FAMILY DWELLING	$352,869	$6,919	2.00%	$0
E-051-026	256800 0300		FISCHER STUDIO BUILDING	RINGEN KNUT+JACKY L-TTEES	1519 3RD AVE	DRC 85-170		26,102	1,993	MULTI-FAMILY DWELLING	$1,245,625	MULTI-FAMILY DWELLING	$1,270,537	$24,912	2.00%	$0
E-051-027	256800 0310		FISCHER STUDIO BUILDING	MUCKLESTONE ROBERT S	1519 3RD AVE	DRC 85-170		26,102	382	MULTI-FAMILY DWELLING	$200,550	MULTI-FAMILY DWELLING	$204,561	$4,011	2.00%	$0
E-051-028	256800 0330		FISCHER STUDIO BUILDING	MARQUAND ED	1519 3RD AVE	DRC 85-170		26,102	1,248	MULTI-FAMILY DWELLING	$686,400	MULTI-FAMILY DWELLING	$700,128	$13,728	2.00%	$0
E-051-029	256800 0350		FISCHER STUDIO BUILDING	MUCKLESTONE ROBERT S	1519 3RD AVE	DRC 85-170		26,102	2,809	MULTI-FAMILY DWELLING	$1,825,850	MULTI-FAMILY DWELLING	$1,862,367	$36,517	2.00%	$0
E-078	762875 0000		SEABOARD BUILDING	CONDOMINIUM	1500 4TH AVE	DRC 85-170	10,120	100,446	61,309	COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
E-078-001	762875 0010		SEABOARD BUILDING CONC	SEATTLE 1500 FOURTH LLC	1500 4TH AVE	DRC 85-170	-	35,475	-	COMMERCIAL SERVICE	$27,816,500	COMMERCIAL SERVICE	$28,372,830	$556,330	2.00%	$0
E-078-002	762875 0020		SEABOARD BUILDING CONC	MANORSHARE LLC	1500 4TH AVE	DRC 85-170		35,475	863	COMMERCIAL SERVICE	$474,650	COMMERCIAL SERVICE	$484,143	$9,493	2.00%	$0
E-078-003	762875 0030		SEABOARD BUILDING CONC	MACALUSO TERRY L	1500 4TH AVE	DRC 85-170		35,475	1,825	COMMERCIAL SERVICE	$1,003,750	COMMERCIAL SERVICE	$1,023,825	$20,075	2.00%	$0
E-078-004	762875 0040		SEABOARD BUILDING CONC	SLUTSKY ELON	1500 4TH AVE	DRC 85-170		35,475	883	COMMERCIAL SERVICE	$485,650	COMMERCIAL SERVICE	$495,363	$9,713	2.00%	$0
E-078-005	762875 0050		SEABOARD BUILDING CONC	CATALYST PROPERTIES	1500 4TH AVE	DRC 85-170		35,475	1,832	COMMERCIAL SERVICE	$1,007,600	COMMERCIAL SERVICE	$1,027,752	$20,152	2.00%	$0
E-078-006	762875 0060		SEABOARD BUILDING CONC	MAYES CHARLES G+JANETTE A	1500 4TH AVE	DRC 85-170		35,475	1,666	COMMERCIAL SERVICE	$916,300	COMMERCIAL SERVICE	$934,626	$18,326	2.00%	$0
E-078-007	762875 0070		SEABOARD BUILDING CONC	SEABOARD 705 LLC	1500 4TH AVE	DRC 85-170		35,475	710	COMMERCIAL SERVICE	$390,500	COMMERCIAL SERVICE	$398,310	$7,810	2.00%	$0
E-078-008	762875 0080		SEABOARD BUILDING CONC	ALSEIDI ADNAN	1500 4TH AVE	DRC 85-170		35,475	863	COMMERCIAL SERVICE	$474,650	COMMERCIAL SERVICE	$484,143	$9,493	2.00%	$0
E-078-009	762875 0090		SEABOARD BUILDING CONC	SHEVCHENKO CHRISTIAN T	1500 4TH AVE	DRC 85-170		35,475	1,825	COMMERCIAL SERVICE	$1,003,750	COMMERCIAL SERVICE	$1,023,825	$20,075	2.00%	$0
E-078-010	762875 0100		SEABOARD BUILDING CONC	TREVENA JOHN+GIN	1500 4TH AVE	DRC 85-170		35,475	883	COMMERCIAL SERVICE	$485,650	COMMERCIAL SERVICE	$495,363	$9,713	2.00%	$0
E-078-011	762875 0110		SEABOARD BUILDING CONC	MACKAY WILLIAM R+CAROLYN M	1500 4TH AVE	DRC 85-170		35,475	1,832	COMMERCIAL SERVICE	$1,007,600	COMMERCIAL SERVICE	$1,027,752	$20,152	2.00%	$0
E-078-012	762875 0120		SEABOARD BUILDING CONC	BEAMAN KATHRYN LEIGH+MATTHE	1500 4TH AVE	DRC 85-170		35,475	1,666	COMMERCIAL SERVICE	$916,300	COMMERCIAL SERVICE	$934,626	$18,326	2.00%	$0
E-078-013	762875 0130		SEABOARD BUILDING CONC	MANORSHARE LLC	1500 4TH AVE	DRC 85-170		35,475	710	COMMERCIAL SERVICE	$390,500	COMMERCIAL SERVICE	$398,310	$7,810	2.00%	$0
E-078-014	762875 0140		SEABOARD BUILDING CONC	KALINN PROPERTIES LLC	1500 4TH AVE	DRC 85-170		35,475	863	COMMERCIAL SERVICE	$474,650	COMMERCIAL SERVICE	$484,143	$9,493	2.00%	$0
E-078-015	762875 0150		SEABOARD BUILDING CONC	NEUSCHWANGER MARY L	1500 4TH AVE	DRC 85-170		35,475	1,825	COMMERCIAL SERVICE	$1,003,750	COMMERCIAL SERVICE	$1,023,825	$20,075	2.00%	$0
E-078-016	762875 0160		SEABOARD BUILDING CONC	RITTER HENRY JOSEPH STEVEN	1500 4TH AVE	DRC 85-170		35,475	821	COMMERCIAL SERVICE	$451,550	COMMERCIAL SERVICE	$460,581	$9,031	2.00%	$0
E-078-017	762875 0170		SEABOARD BUILDING CONC	LI AGNES T C REVOCABLE LIVI	1500 4TH AVE	DRC 85-170		35,475	1,812	COMMERCIAL SERVICE	$996,600	COMMERCIAL SERVICE	$1,016,532	$19,932	2.00%	$0
E-078-018	762875 0180		SEABOARD BUILDING CONC	CRONE DUANE H+PAMELA J	1500 4TH AVE	DRC 85-170		35,475	1,647	COMMERCIAL SERVICE	$905,850	COMMERCIAL SERVICE	$923,967	$18,117	2.00%	$0
E-078-019	762875 0190		SEABOARD BUILDING CONC	MACMASTER MARY HEATHER	1500 4TH AVE	DRC 85-170		35,475	710	COMMERCIAL SERVICE	$390,500	COMMERCIAL SERVICE	$398,310	$7,810	2.00%	$0
E-078-020	762875 0200		SEABOARD BUILDING CONC	ALSEIDI ADNAN A	1500 4TH AVE	DRC 85-170		35,475	817	COMMERCIAL SERVICE	$449,350	COMMERCIAL SERVICE	$458,337	$8,987	2.00%	$0
E-078-021	762875 0210		SEABOARD BUILDING CONC	YANG LULY+CHRISTIAN SCHERP	1500 4TH AVE	DRC 85-170		35,475	2,644	COMMERCIAL SERVICE	$1,520,300	COMMERCIAL SERVICE	$1,550,706	$30,406	2.00%	$0
E-078-022	762875 0220		SEABOARD BUILDING CONC	BAUER JOHN H	1500 4TH AVE	DRC 85-170		35,475	2,535	COMMERCIAL SERVICE	$1,457,625	COMMERCIAL SERVICE	$1,486,777	$29,152	2.00%	$0
E-078-023	762875 0230		SEABOARD BUILDING CONC	HAMMOND JOSEPH W+M KATHRYN	1500 4TH AVE	DRC 85-170		35,475	903	COMMERCIAL SERVICE	$496,650	COMMERCIAL SERVICE	$506,583	$9,933	2.00%	$0
E-078-024	762875 0240		SEABOARD BUILDING CONC	GRIFFIN MATT	1500 4TH AVE	DRC 85-170		35,475	1,939	COMMERCIAL SERVICE	$1,454,250	COMMERCIAL SERVICE	$1,483,335	$29,085	2.00%	$0
E-078-025	762875 0250		SEABOARD BUILDING CONC	ELGIN RONALD A+BONNIE K	1500 4TH AVE	DRC 85-170		35,475	1,991	COMMERCIAL SERVICE	$1,493,250	COMMERCIAL SERVICE	$1,523,115	$29,865	2.00%	$0
E-107	636400 0000		OLIVE 8		737 OLIVE WAY	DOC2 500/300-550	29,160	230,145		COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
E-107-001	636400 0010		OLIVE 8	HOU KEVIN & SIANG HSU	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,342,250	COMMERCIAL SERVICE	$1,355,672	$13,422	1.00%	$0
E-107-002	636400 0020		OLIVE 8	MAN CHRISTINA S	737 OLIVE WAY	DOC2 500/300-550		230,145	696	COMMERCIAL SERVICE	$591,600	COMMERCIAL SERVICE	$597,516	$5,916	1.00%	$0
E-107-003	636400 0030		OLIVE 8	STEWART LAURA LEE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,583	COMMERCIAL SERVICE	$1,345,550	COMMERCIAL SERVICE	$1,359,005	$13,455	1.00%	$0
E-107-004	636400 0040		OLIVE 8	WARREN TOBIN R	737 OLIVE WAY	DOC2 500/300-550		230,145	826	COMMERCIAL SERVICE	$702,100	COMMERCIAL SERVICE	$709,121	$7,021	1.00%	$0
E-107-005	636400 0050		OLIVE 8	BRYANT ARTHUR STEVEN	737 OLIVE WAY	DOC2 500/300-550		230,145	678	COMMERCIAL SERVICE	$576,300	COMMERCIAL SERVICE	$582,063	$5,763	1.00%	$0
E-107-006	636400 0060		OLIVE 8	LOPEZ JOHN+MARY	737 OLIVE WAY	DOC2 500/300-550		230,145	684	COMMERCIAL SERVICE	$581,400	COMMERCIAL SERVICE	$587,214	$5,814	1.00%	$0
E-107-007	636400 0070		OLIVE 8	HSIAO WEN-SHIANG	737 OLIVE WAY	DOC2 500/300-550		230,145	657	COMMERCIAL SERVICE	$558,450	COMMERCIAL SERVICE	$564,034	$5,584	1.00%	$0
E-107-008	636400 0080		OLIVE 8	VANDORN JEANETTE E -TTEE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,342,250	COMMERCIAL SERVICE	$1,355,672	$13,422	1.00%	$0
E-107-009	636400 0090		OLIVE 8	AGUIRRE AIDA REYES	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-010	636400 0100		OLIVE 8	REDDY PODDUTURU+NDIRA	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-011	636400 0110		OLIVE 8	HEAD RICHARD+LOIS J	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-012	636400 0120		OLIVE 8	SAMTANI RAJIV K	737 OLIVE WAY	DOC2 500/300-550		230,145	678	COMMERCIAL SERVICE	$576,300	COMMERCIAL SERVICE	$582,063	$5,763	1.00%	$0
E-107-013	636400 0130		OLIVE 8	MENON AJAY+PREM	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-014	636400 0140		OLIVE 8	HILBERT STEPHEN B	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-015	636400 0150		OLIVE 8	BRASHEARS JAMES H	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-016	636400 0160		OLIVE 8	OH JEFFREY HAN	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-017	636400 0170		OLIVE 8	SEAVER DANIEL M+MICHELE M M	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-018	636400 0180		OLIVE 8	LOBACK HANS C+JULIE Y	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$568,750	COMMERCIAL SERVICE	$574,437	$5,687	1.00%	$0
E-107-019	636400 0190		OLIVE 8	GREEN OASIS LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,342,250	COMMERCIAL SERVICE	$1,355,672	$13,422	1.00%	$0
E-107-020	636400 0200		OLIVE 8	PODOLSKY NANCY J+ANATOLY V	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-021	636400 0210		OLIVE 8	SULLI MARGARET	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-022	636400 0220		OLIVE 8	TIMOSHENKO YEVGENIY	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-023	636400 0230		OLIVE 8	JEVENS THOMAS J+HEATHER	737 OLIVE WAY	DOC2 500/300-550		230,145	678	COMMERCIAL SERVICE	$576,300	COMMERCIAL SERVICE	$582,063	$5,763	1.00%	$0
E-107-024	636400 0240		OLIVE 8	SINGH LUCHO A+EDNA C SINGH	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-025	636400 0250		OLIVE 8	SUDIRMAN NOREEN	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-026	636400 0260		OLIVE 8	BOYD STEFAN M	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-027	636400 0270		OLIVE 8	COLE JEFFREY+ANGELA HSIEH	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-028	636400 0280		OLIVE 8	WILLIAMS LESLIE	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-029	636400 0290		OLIVE 8	HUI MAN LUNG+NG WING+WONG K	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$568,750	COMMERCIAL SERVICE	$574,437	$5,687	1.00%	$0
E-107-030	636400 0300		OLIVE 8	PANDJI FRANK	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,342,250	COMMERCIAL SERVICE	$1,355,672	$13,422	1.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-107-031	636400 0310		OLIVE 8	BRAYTON SQUARE LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-032	636400 0320		OLIVE 8	HSU CHIA-CHUN	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-033	636400 0330		OLIVE 8	HAUCK VICKIE	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-034	636400 0340		OLIVE 8	WILHELM EARL E+CHIEN-CHIU	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-035	636400 0350		OLIVE 8	CHANDOO JUSTIN	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,181,250	COMMERCIAL SERVICE	$1,193,062	$11,812	1.00%	$0
E-107-036	636400 0360		OLIVE 8	LINES MICHAEL C	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-037	636400 0370		OLIVE 8	BOSCH STEPHEN M+ELIZABETH S	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-038	636400 0380		OLIVE 8	BEUTLER ROGER	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-039	636400 0390		OLIVE 8	CLIBBORN ERICA	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-040	636400 0400		OLIVE 8	LUITEN GERALD E	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$568,750	COMMERCIAL SERVICE	$574,437	$5,687	1.00%	$0
E-107-041	636400 0410		OLIVE 8	COMAIR MICHELE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,342,250	COMMERCIAL SERVICE	$1,355,672	$13,422	1.00%	$0
E-107-042	636400 0420		OLIVE 8	LIAO SUNNY	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-043	636400 0430		OLIVE 8	GUSMORINO PAUL A III	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-044	636400 0440		OLIVE 8	ALLENSPACH PETER+NATALIE	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-045	636400 0450		OLIVE 8	HUANG BRIAN W	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-046	636400 0460		OLIVE 8	JOHNSTON ROBERT GRANT SR+JU	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-047	636400 0470		OLIVE 8	CHEN LINDA	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-048	636400 0480		OLIVE 8	WONG CHERIE	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-049	636400 0490		OLIVE 8	FLOWER ALINE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-050	636400 0500		OLIVE 8	MILLER ANDREW	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-051	636400 0510		OLIVE 8	MA BRIAN	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$568,750	COMMERCIAL SERVICE	$574,437	$5,687	1.00%	$0
E-107-052	636400 0520		OLIVE 8	MOTULSKY HARVEY	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,342,250	COMMERCIAL SERVICE	$1,355,672	$13,422	1.00%	$0
E-107-053	636400 0530		OLIVE 8	SANCHEZ GLORIA ADRIANA HERN	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-054	636400 0540		OLIVE 8	WONG FATT HENG+WONG BRANDON	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-055	636400 0550		OLIVE 8	GILSON ALLYN	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-056	636400 0560		OLIVE 8	LI JENNY	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-057	636400 0570		OLIVE 8	COMAIR INVESTMENTS LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-058	636400 0580		OLIVE 8	KARR LAWRENCE R JR	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-059	636400 0590		OLIVE 8	EICHNER JERROLD+MARY HUTCHI	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-060	636400 0600		OLIVE 8	ZHANG ZAOZAO	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-061	636400 0610		OLIVE 8	CHIEN GRACE YIHUI	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-062	636400 0620		OLIVE 8	FLOGEL CHRISTINE HUS	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$568,750	COMMERCIAL SERVICE	$574,437	$5,687	1.00%	$0
E-107-063	636400 0630		OLIVE 8	NO 8 LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,342,250	COMMERCIAL SERVICE	$1,355,672	$13,422	1.00%	$0
E-107-064	636400 0640		OLIVE 8	WILLIAMS JORDAN TYLER	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-065	636400 0650		OLIVE 8	BUCKLEY ALEXANDRA J-TTEE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-066	636400 0660		OLIVE 8	PASCUAL CLYDE R	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-067	636400 0670		OLIVE 8	COLERON JEFFREY+KRUSE RHIAN	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-068	636400 0680		OLIVE 8	PASKIN SORREL R	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-069	636400 0690		OLIVE 8	ANDERSON STEVEN	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-070	636400 0700		OLIVE 8	CHANG CHING SUNG	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-071	636400 0710		OLIVE 8	CHONG BRIAN+XU SHAN	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-072	636400 0720		OLIVE 8	GUCHEE ROBERT C+KELLE D	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-073	636400 0730		OLIVE 8	MCCOWN RAYMOND CRAIG+DEBRA	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$552,500	COMMERCIAL SERVICE	$558,025	$5,525	1.00%	$0
E-107-074	636400 0740		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,380,600	COMMERCIAL SERVICE	$1,394,406	$13,806	1.00%	$0
E-107-075	636400 0750		OLIVE 8	GLICK DAVID	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$626,301	$6,201	1.00%	$0
E-107-076	636400 0760		OLIVE 8	TREDWAY TRENT+ANNISA J	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-077	636400 0770		OLIVE 8	BOSCH STEPHEN+ELIZABETH	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-078	636400 0780		OLIVE 8	WANG YAO	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-079	636400 0790		OLIVE 8	SCHALLER JANE G	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-080	636400 0800		OLIVE 8	HANSEN KEVIN L	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-081	636400 0810		OLIVE 8	BENZATTI DANILO LANDUCCI	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-082	636400 0820		OLIVE 8	HARDEN MICHELLE+CLIFFORD B	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-083	636400 0830		OLIVE 8	STAMP PROPERTIES LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-084	636400 0840		OLIVE 8	KNOSTMAN CHARLES W+JONI L	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$552,500	COMMERCIAL SERVICE	$558,025	$5,525	1.00%	$0
E-107-085	636400 0850		OLIVE 8	MISHRA DEBI	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,380,600	COMMERCIAL SERVICE	$1,394,406	$13,806	1.00%	$0
E-107-086	636400 0860		OLIVE 8	CHEN WEI-CHING	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$626,301	$6,201	1.00%	$0
E-107-087	636400 0870		OLIVE 8	ROGERS JAY	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-088	636400 0880		OLIVE 8	SILVA YARA+MATTHIESEN LARS	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-089	636400 0890		OLIVE 8	HUANG LISA+BROWN JEFFREY A	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-090	636400 0900		OLIVE 8	COTA TODD+SLOAN MATTHEW	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-091	636400 0910		OLIVE 8	KUO ANGELA	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-092	636400 0920		OLIVE 8	LEUNG CHRISTINE WAI-CHING	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-093	636400 0930		OLIVE 8	MISHRA DEBI+MADHAVI	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-094	636400 0940		OLIVE 8	KEGEL FAMILY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$627,210	$6,210	1.00%	$0
E-107-095	636400 0950		OLIVE 8	DAVY MICHAEL	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-107-096	636400 0960		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,380,600	COMMERCIAL SERVICE	$1,394,406	$13,806	1.00%	$0
E-107-097	636400 0970		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-098	636400 0980		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-099	636400 0990		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-100	636400 1000		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-101	636400 1010		OLIVE 8	OLANO JOHN E+JUDITH W -TTEE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-102	636400 1020		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-103	636400 1030		OLIVE 8	LAM NATALIE Y	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-104	636400 1040		OLIVE 8	POLLOCK RONALD	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-105	636400 1050		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-106	636400 1060		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$568,750	COMMERCIAL SERVICE	$574,437	$5,687	1.00%	$0
E-107-107	636400 1070		OLIVE 8	KEGEL WALLY W+BERNICE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,380,600	COMMERCIAL SERVICE	$1,394,406	$13,806	1.00%	$0
E-107-108	636400 1080		OLIVE 8	BUCHBINDER CARL+JESSICA R	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-109	636400 1090		OLIVE 8	G S MILLIMAN LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-110	636400 1100		OLIVE 8	JORDAN WALDO L+GAYNELLE	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-111	636400 1110		OLIVE 8	WALSH MICHAEL F+GERALYN M	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-112	636400 1120		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-113	636400 1130		OLIVE 8	KALB JUDY	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-114	636400 1140		OLIVE 8	SHAW GREGORY LAURENCE+THERE	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-115	636400 1150		OLIVE 8	PHELPS DONALD G	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-116	636400 1160		OLIVE 8	BHASIN ANITA+WELLS ALEX	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-117	636400 1170		OLIVE 8	WONG PETER+LEE RUTH	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-118	636400 1180		OLIVE 8	ATER LEGACY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,380,600	COMMERCIAL SERVICE	$1,394,406	$13,806	1.00%	$0
E-107-119	636400 1190		OLIVE 8	DI FURIA DIANE	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-120	636400 1200		OLIVE 8	WANG SIN-YAW+I-WOAN LEE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-121	636400 1210		OLIVE 8	CHITRAKAR RAMYA+KANDARP DIN	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-122	636400 1220		OLIVE 8	YU MARY	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-123	636400 1230		OLIVE 8	SMITH CHARLES+MAGGIE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-124	636400 1240		OLIVE 8	TANG HAN	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-125	636400 1250		OLIVE 8	MERRITT RICHARD R	737 OLIVE WAY	DOC2 500/300-550		230,145	837	COMMERCIAL SERVICE	$711,450	COMMERCIAL SERVICE	$718,564	$7,114	1.00%	$0
E-107-126	636400 1260		OLIVE 8	CAO YAQUN+YUAN LIAO	737 OLIVE WAY	DOC2 500/300-550		230,145	1,096	COMMERCIAL SERVICE	$931,600	COMMERCIAL SERVICE	$940,916	$9,316	1.00%	$0
E-107-127	636400 1270		OLIVE 8	CLINE JAMES H JR	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-128	636400 1280		OLIVE 8	MATISON SASHA+EKATERINA MUS	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-129	636400 1290		OLIVE 8	TRACEY BRIAN J+JOANNE M	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,457,300	COMMERCIAL SERVICE	$1,471,873	$14,573	1.00%	$0
E-107-130	636400 1300		OLIVE 8	YOON HYUN C+MIRA	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-131	636400 1310		OLIVE 8	EICK ROBERT F+JANET C	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-132	636400 1320		OLIVE 8	SCHULTE GARY B+DIANE C TTEE	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-133	636400 1330		OLIVE 8	SUN YUZHUO	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-134	636400 1340		OLIVE 8	ASHLEY JOSEPH	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-135	636400 1350		OLIVE 8	ASHLEY JOSEPH	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-136	636400 1360		OLIVE 8	LIU KELLY D	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-137	636400 1370		OLIVE 8	BUTLER KATE M	737 OLIVE WAY	DOC2 500/300-550		230,145	1,096	COMMERCIAL SERVICE	$931,600	COMMERCIAL SERVICE	$940,916	$9,316	1.00%	$0
E-107-138	636400 1380		OLIVE 8	RICHARDSON PAUL J+BARBARA A	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-139	636400 1390		OLIVE 8	MCNAMARA DAN	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-140	636400 1400		OLIVE 8	MOORE SUSANNE+WILSON C III	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,380,600	COMMERCIAL SERVICE	$1,394,406	$13,806	1.00%	$0
E-107-141	636400 1410		OLIVE 8	STARK ROBERT+IBOLYA	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$654,550	COMMERCIAL SERVICE	$661,095	$6,545	1.00%	$0
E-107-142	636400 1420		OLIVE 8	MIRANDA-STEINER JOSE EMMAMU	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-143	636400 1430		OLIVE 8	LAMOUREUX THOMAS+LAMOUREUX	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-144	636400 1440		OLIVE 8	737 OLIVE WAY #3104 LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-145	636400 1450		OLIVE 8	GRUENKEMEIER JENS	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-146	636400 1460		OLIVE 8	ERWIN CHARLES	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-147	636400 1470		OLIVE 8	JORDAN COLBY	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-148	636400 1480		OLIVE 8	MCKELVEY ALEXANDER D	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-149	636400 1490		OLIVE 8	KITTICHARTPHAYAK AMORN	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-150	636400 1500		OLIVE 8	KLINKOWSKI STEFAN	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-151	636400 1510		OLIVE 8	DE LA GUERRA LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,457,300	COMMERCIAL SERVICE	$1,471,873	$14,573	1.00%	$0
E-107-152	636400 1520		OLIVE 8	SINGER DEREK	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-153	636400 1530		OLIVE 8	GARTER RUSSELL E	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-154	636400 1540		OLIVE 8	PAIITA	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-155	636400 1550		OLIVE 8	LIU SIYE+TIAN YE	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-156	636400 1560		OLIVE 8	PESHAWARIA SALIM KARAN+RAHE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-157	636400 1570		OLIVE 8	STARBARD JOHN F	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-158	636400 1580		OLIVE 8	TAN KY	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-159	636400 1590		OLIVE 8	CHRISTINE DONALD R+BARBARA	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-160	636400 1600		OLIVE 8	STANG TROY	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$627,210	$6,210	1.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-107-161	636400 1610		OLIVE 8	LAM WAI MAN	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-162	636400 1620		OLIVE 8	BASS STEVE+MARGARET	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,457,300	COMMERCIAL SERVICE	$1,471,873	$14,573	1.00%	$0
E-107-163	636400 1630		OLIVE 8	RIFFKIN JAY+COURTNEY BLETHE	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-164	636400 1640		OLIVE 8	AVALONE STEPHEN D+LAURA E	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-165	636400 1650		OLIVE 8	FUENTES JOSE	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-166	636400 1660		OLIVE 8	INOUE KOICHI	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-167	636400 1670		OLIVE 8	REZAEI KASRA ATTARAN+MAHNAZ	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-168	636400 1680		OLIVE 8	WANG & LEE LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-169	636400 1690		OLIVE 8	ZHU XIAOJUN	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-170	636400 1700		OLIVE 8	ONG SING HIN	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-171	636400 1710		OLIVE 8	VANDENBERG BRUCE+JACQUELINE	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$627,210	$6,210	1.00%	$0
E-107-172	636400 1720		OLIVE 8	SHIMIZU AYA+AILY	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$617,500	COMMERCIAL SERVICE	$623,675	$6,175	1.00%	$0
E-107-173	636400 1730		OLIVE 8	HARMON KURT E+YANITY JOSEPH	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,687,400	COMMERCIAL SERVICE	$1,704,274	$16,874	1.00%	$0
E-107-174	636400 1740		OLIVE 8	LAIWALA FAMILY REVOCABLE TR	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-175	636400 1750		OLIVE 8	LEE ALEX	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-176	636400 1760		OLIVE 8	ZHU XIAOJUN	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-177	636400 1770		OLIVE 8	MCELROY JAMES P & KAAREN E	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-178	636400 1780		OLIVE 8	CONCKERS LARRY E+CATHY J	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-179	636400 1790		OLIVE 8	CHEN YEN-WEI+KANAKO J NAGAT	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-180	636400 1800		OLIVE 8	NANDA SUKANTA KUMAR + PANDA	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-181	636400 1810		OLIVE 8	MULLANEY SUSAN E+KAULS SHAR	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-182	636400 1820		OLIVE 8	KIM CHI YONG+FINN JOSEPH FR	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$655,500	COMMERCIAL SERVICE	$662,055	$6,555	1.00%	$0
E-107-183	636400 1830		OLIVE 8	STOCKMAN SHERRI	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$617,500	COMMERCIAL SERVICE	$623,675	$6,175	1.00%	$0
E-107-184	636400 1840		OLIVE 8	WILLIAMS KENNETH+ROBERTA	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,687,400	COMMERCIAL SERVICE	$1,704,274	$16,874	1.00%	$0
E-107-185	636400 1850		OLIVE 8	LIAN ZONGSHENG	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-186	636400 1860		OLIVE 8	MARK CARY A+LESLYE L -TTEES	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-187	636400 1870		OLIVE 8	LAM MING MING	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-188	636400 1880		OLIVE 8	MCELROY KAAREN E+JAMES P	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-189	636400 1890		OLIVE 8	HARRIS GREGORY R+LINDA F	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-190	636400 1900		OLIVE 8	HILDEBRANDT JIM+LU SU PING	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-191	636400 1910		OLIVE 8	MCLANE JAISHREE S+DANIEL P	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-192	636400 1920		OLIVE 8	LIN KATHERINE M	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$982,800	COMMERCIAL SERVICE	$992,628	$9,828	1.00%	$0
E-107-193	636400 1930		OLIVE 8	KHOO ROBERT	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$627,210	$6,210	1.00%	$0
E-107-194	636400 1940		OLIVE 8	KHOO ROBERT	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-195	636400 1950		OLIVE 8	EISENBERG JOEL	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,687,400	COMMERCIAL SERVICE	$1,704,274	$16,874	1.00%	$0
E-107-196	636400 1960		OLIVE 8	ARENDS ESTELLE	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-197	636400 1970		OLIVE 8	KOENEN MARK A	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-198	636400 1980		OLIVE 8	PACIFIC COAST PARTNERS L L	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-199	636400 1990		OLIVE 8	KONG KATHRYN L	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-200	636400 2000		OLIVE 8	STEIN MARK+JUDITH	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-201	636400 2010		OLIVE 8	JONES PATRICK	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-202	636400 2020		OLIVE 8	TOWLER WILLIAM+DAWN AI MARI	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-203	636400 2030		OLIVE 8	KEGEL GARY	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-204	636400 2040		OLIVE 8	NICHOLSON JEFF S+MARY E	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$627,210	$6,210	1.00%	$0
E-107-205	636400 2050		OLIVE 8	ABOU SSAMRA SAMIR	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-206	636400 2060		OLIVE 8	MCCABE APARTMENTS LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,687,400	COMMERCIAL SERVICE	$1,704,274	$16,874	1.00%	$0
E-107-207	636400 2070		OLIVE 8	LEWIS BLAKE S+DANELA	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-208	636400 2080		OLIVE 8	LESHINSKY YAN+GRIGOREVA NIN	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-209	636400 2090		OLIVE 8	FENG XIN	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-210	636400 2100		OLIVE 8	LEE ALBERT+BARBARA WANG	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-211	636400 2110		OLIVE 8	EDMONDS DARYL+TOMMA	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-212	636400 2120		OLIVE 8	GHASSEMI FARHAD	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-213	636400 2130		OLIVE 8	PARK JONG S	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-214	636400 2140		OLIVE 8	SIVARAJAN MURALI	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-215	636400 2150		OLIVE 8	CHEN AMOS S	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$627,210	$6,210	1.00%	$0
E-107-216	636400 2160		OLIVE 8	SCHIANO CRESCENZO	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-217	636400 2170		OLIVE 8	BATHIJA GOPAL P+LATIKA G	737 OLIVE WAY	DOC2 500/300-550		230,145	2,225	COMMERCIAL SERVICE	$2,447,500	COMMERCIAL SERVICE	$2,471,975	$24,475	1.00%	$0
E-107-218	636400 2180		OLIVE 8	WAKAZUNI KENNETH T+MARILYN	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-219	636400 2190		OLIVE 8	MILLER STEPHEN T+LADEEN M	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-220	636400 2200		OLIVE 8	STEELE JENNIFER+HOEKSTRA JO	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-221	636400 2210		OLIVE 8	GOLDMAN JAMES H+CAROLYN A S	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-222	636400 2220		OLIVE 8	CALL DARREN R+SUSAN B	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-223	636400 2230		OLIVE 8	LAZAR RICHARD JOHN JR	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-224	636400 2240		OLIVE 8	PATEL KERIN L	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-225	636400 2250		OLIVE 8	JOHNSTONE MURRAY A	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$627,210	$6,210	1.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-107-226	636400 2260		OLIVE 8	TIEN JOHNNY T	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-227	636400 2270		OLIVE 8	CAHILL PATRICK A	737 OLIVE WAY	DOC2 500/300-550		230,145	4,315	COMMERCIAL SERVICE	$6,904,000	COMMERCIAL SERVICE	$6,973,040	$69,040	1.00%	$0
E-107-228	636400 2280		OLIVE 8	LAPIN JAY+LINDA	737 OLIVE WAY	DOC2 500/300-550		230,145	2,224	COMMERCIAL SERVICE	$2,668,800	COMMERCIAL SERVICE	$2,695,488	$26,688	1.00%	$0
E-107-229	636400 2290		OLIVE 8	OLIVE EIGHT REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	2,317	COMMERCIAL SERVICE	$2,780,400	COMMERCIAL SERVICE	$2,808,204	$27,804	1.00%	$0
										Totals:	**$4,295,511,095**		**$4,353,091,183**	**$57,580,088**		**$0**

Totals	
Total Special Benefit	$57,580,088
Cost/Benefit Ratio	0.00%
Total Assessment	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

LID Map Number	King Co. Property Tax ID	County Use	Property Name	Tax Payer Name	Property Address	Zoning	Land Area / SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
A-003	766620 2512		EDGEWATER INN LAND - Pier Improvements	DEPT OF NATURAL RESOURCES	2411 ALASKAN WAY	DH1/45	83,124	-	-	Commercial Use	$3,685,000	Commercial Use	$3,708,000	$48,000	1.1753%	$0
A-004	766620 1315		EDGEWATER INN LAND -Pier Improvements	DEPT OF NATURAL RESOURCES	2411 ALASKAN WAY	DH1/45	4,083	-	-	Commercial Use	$612,000	Commercial Use	$616,000	$4,000	0.6536%	$0
A-005	766620 2317		EDGEWATER INN HOTEL	STATE OF WASHINGTON	2411 ALASKAN WAY	DH1/45	94,500	122,309	122,309	Commercial Use	$97,511,000	Commercial Use	$98,493,000	$982,000	1.0071%	$0
A-006	766620 1310		EDGEWATER INN LAND -Pier Improvements	OLESON JULIA	2411 ALASKAN WAY	DH1/45	4,905	-	-	Commercial Use	$736,000	Commercial Use	$741,000	$5,000	0.6793%	$0
A-007	766620 2320		World Trade Center North	PORT OF SEATTLE	2401 ELLIOTT AVE	DH2/75	39,448	251,044	133,177	Commercial Use	$64,919,500	Commercial Use	$65,219,500	$300,000	0.4621%	$0
A-008	678095 0000		PIER 66 UPLANDS CONDOMINIUM		2323 ELLIOTT AVE	DH2/75	40,338	273,982	262,288	Commercial Use	$403,500	Commercial Use	$403,500	$0	0.0000%	$0
A-008-001	678095 0010		PIER 66 UPLANDS CONDOMINIUM	PORT OF SEATTLE	2325 ELLIOTT AVE	DH2/75	-	275,982	262,288	Commercial Use	$5,796,000	Commercial Use	$5,856,000	$60,000	1.0352%	$0
A-008-002	678095 0020		PIER 66 UPLANDS CONDOMINIUM	PORT OF SEATTLE	2323 ELLIOTT AVE	DH2/75	-	275,982	262,288	Commercial Use	$5,795,500	Commercial Use	$5,855,500	$60,000	1.0353%	$0
A-008-003	678095 0030		PIER 66 UPLANDS CONDOMINIUM	PORT OF SEATTLE	2323 ELLIOTT AVE	DH2/75	-	275,982	262,288	Commercial Use	$5,749,500	Commercial Use	$5,809,500	$60,000	1.0436%	$0
A-008-004	678095 0040		PIER 66 UPLANDS CONDOMINIUM	PORT OF SEATTLE	2323 ELLIOTT AVE	DH2/75	-	275,982	262,288	Commercial Use	$5,654,000	Commercial Use	$5,714,000	$60,000	1.0612%	$0
A-008-005	678095 0050		PIER 66 UPLANDS CONDOMINIUM	PORT OF SEATTLE	2323 ELLIOTT AVE	DH2/75	-	275,982	262,288	Commercial Use	$3,463,000	Commercial Use	$3,498,000	$35,000	1.0107%	$0
A-008-006	678095 0060		PIER 66 UPLANDS CONDOMINIUM	2323 ELLIOTT AVENUE LLC	2323 ELLIOTT AVE	DH2/75	-	275,982	262,288	Commercial Use	$13,370,500	Commercial Use	$13,470,500	$100,000	0.7503%	$0
A-008-007	678095 0070		PIER 66 UPLANDS CONDOMINIUM	2323 ELLIOTT AVENUE LLC	2323 ELLIOTT AVE	DH2/75	-	275,982	262,288	Commercial Use	$13,529,500	Commercial Use	$13,629,500	$100,000	0.7391%	$0
A-009	766620 2525		PORT OF SEATTLE BELL HARBOR COMPLEX & CONFERENCE CENTEF	PORT OF SEATTLE	2201 ALASKAN WAY	DH1/45	4,920	173,657	173,657	Commercial Use	$41,300,000	Commercial Use	$42,711,000	$1,411,000	3.4165%	$0
A-010	766620 2327		PORT OF SEATTLE PIER 66 & CONFERENCE CENTER - LAND	STATE OF WASHINGTON	2201 ALASKAN WAY	DH1/45	109,780	-	-	Commercial Use	$38,723,000	Commercial Use	$39,033,000	$310,000	0.8006%	$0
A-011	197720 0135		World Trade Center-West	PORT OF SEATTLE	2200 ALASKAN WAY	DH2/85	26,580	87,500	70,000	Commercial Use	$36,189,500	Commercial Use	$36,574,500	$385,000	1.0638%	$0
A-012	197720 0187		World Trade Center-East	LPF WTC EAST LLC	2211 ELLIOTT AVE	DH2/85	45,353	374,405	186,137	Commercial Use	$120,560,000	Commercial Use	$121,811,000	$1,221,000	1.0125%	$0
A-013	197720 0020		BURLINGTON NORTHERN ROW	BNSF	501 ENORA ST	DH2/85	157,870	-	-	Regional Use	$110,159,000	Regional Use	$110,159,000	$0	0.0000%	$0
A-014	766620 2345		SEATTLE MARRIOTT WATERFRONT	MARRIOTT BUSINESS SERVICES	2100 ALASKAN WAY	DH2/85	64,016	254,273	254,273	Commercial Use	$169,986,000	Commercial Use	$173,321,000	$3,335,000	1.9585%	$0
A-015	766620 2540		PORT OF SEATTLE	PORT OF SEATTLE	2200 ALASKAN WAY	DH1/45	1,330	-	-	Commercial Use	$200,000	Commercial Use	$201,000	$1,000	0.5000%	$0
A-016	766620 2342		PORT OF SEATTLE - MARINA	DEPT OF NATURAL RESOURCES	2000 ALASKAN WAY	DH1/45	136,800	-	-	Commercial Use	$11,760,000	Commercial Use	$11,917,000	$157,000	1.3350%	$0
A-018	766620 2368		PIER 62 & 63 PARK	SEATTLE CITY OF DPR	1915 ALASKAN WAY	DH1/45	46,500	-	-	Open Space/Recreation	$6,510,000	Open Space/Recreation	$6,510,000	$0	0.0000%	$0
A-019A	766620 2360		PIER 62 & 63 PARK	SEATTLE CITY OF DPR	1901 ALASKAN WAY	DH1/45	538	-	-	Open Space/Recreation	$81,000	Open Space/Recreation	$81,000	$0	0.0000%	$0
A-019B	766620 2365		PIERS 60 & 61 AQUARIUM & PARK	SEATTLE CITY OF DPR	1515 ALASKAN WAY	DH1/45	598	247	247	Commercial Use	$81,000	Commercial Use	$82,000	$1,000	1.2346%	$0
A-020A	766620 2381		HARBORSCAPE PROFESSIONAL BUILDING	City of Seattle of SDOT	1528 ALASKAN WAY	DH2/55	3,598	6,460	6,460	Commercial Use	$3,269,000	Commercial Use	$3,269,000	$0	0.0000%	$0
A-020B	766620 2362		PIER 63 & 65 PARK	SEATTLE CITY OF DPR	1539 ALASKAN WAY	DH1/45	39,040	-	-	Open Space/Recreation	$5,075,000	Open Space/Recreation	$5,075,000	$0	0.0000%	$0
A-021	766620 2380		PARKING	City of Seattle of SDOT	1500 ALASKAN WAY	DH2/55	13,249	-	-	Commercial Use	$9,274,000	Commercial Use	$9,274,000	$0	0.0000%	$0
A-022	766620 2367		SEATTLE AQUARIUM	SEATTLE CITY OF DPR	1483 ALASKAN WAY	DH1/45	106,750	12,023	12,023	Commercial Use	$7,046,000	Commercial Use	$7,259,000	$213,000	3.0230%	$0
A-023	766620 2368		SEATTLE AQUARIUM	SEATTLE CITY OF DPR	1501 ALASKAN WAY	DH1/45	36,800	16,080	16,080	Commercial Use	$3,938,000	Commercial Use	$4,012,000	$74,000	1.8791%	$0
A-024	766620 2422		PIER 59 SEATTLE AQUARIUM	DEPT OF NATURAL RESOURCES	1421 ALASKAN WAY	DH1/45	63,475	-	-	Commercial Use	$8,506,000	Commercial Use	$8,633,000	$127,000	1.4931%	$0
A-025	766620 2420		PIER 59 SEATTLE AQUARIUM	SEATTLE CITY OF DPR	1421 ALASKAN WAY	DH1/45	4,300	53,365	53,365	Commercial Use	$645,000	Commercial Use	$654,000	$9,000	1.3953%	$0
A-026	766620 2427		WATERFRONT PARK	SEATTLE CITY OF DPR	1421 ALASKAN WAY	DH1/45	64,125	-	-	Open Space/Recreation	$3,847,000	Open Space/Recreation	$3,847,000	$0	0.0000%	$0
A-027	766620 2430		WATERFRONT PARK	SEATTLE CITY OF DPR	1421 ALASKAN WAY	DH1/45	30,927	-	-	Open Space/Recreation	$4,175,000	Open Space/Recreation	$4,175,000	$0	0.0000%	$0
A-028	766620 2431		DNR LEASE #22-002710 (66% OF INCOME VALUE OF 2435 - PIER 57 BAY PAVILION	DEPT OF NATURAL RESOURCES		DH1/45	89,100	-	-	Commercial Use	$28,042,000	Commercial Use	$28,752,000	$710,000	2.5319%	$0
A-029	766620 2434		DNR LEASE C23-88238 -(New Lease Assoc w/Pier 57 Great Wheel)	STATE OF WASHINGTON - DNR		DH1/45	3,150	-	-	Commercial Use	$58,000	Commercial Use	$60,000	$2,000	3.4483%	$0
A-030	766620 2435		PIER 57 BAY PAVILION	PIER 57 CORP	1301 ALASKAN WAY	DH1/45	21,726	43,726	43,726	Commercial Use	$4,928,000	Commercial Use	$5,246,000	$318,000	6.4529%	$0
A-031	766620 2440		PUBLIC STORAGE	PUBLIC STORAGE	1334 ALASKAN WAY	DMC-170	18,003	95,330	58,309	Commercial Use	$19,202,000	Commercial Use	$19,773,000	$571,000	2.9736%	$0
A-032	766620 2445		SEATTLE STEAM CORP	BIF II DISTRICT ENERGY HOLD	1319 WESTERN AVE	DMC-170	18,003	23,520	23,520	Open Space/Public Utility	$16,202,500	Open Space/Public Utility	$16,202,500	$0	0.0000%	$0
A-033	766620 2450		CYRENE	MUI 55 LLC C/O ASSET MNGMT	50 UNIVERSITY ST	DMC-170	15,413	200,152	124,850	Multi-Family/Commercial	$98,176,000	Multi-Family/Commercial	$101,099,000	$2,923,000	2.9773%	$0
A-034	766620 2451		OLD RAILROAD RIGHT-OF-WAY	MUI 55 LLC C/O ASSET MNGMT	50 UNIVERSITY ST	DMC-170	1,920	-	-	Commercial Use	$96,000	Commercial Use	$96,000	$0	0.0000%	$0
A-035	766620 2477		51 University	UNIVERSITY & WESTERN LLC	51 UNIVERSITY ST	DMC-170	17,992	113,413	97,822	Commercial Use	$43,512,000	Commercial Use	$44,730,000	$1,218,000	2.7992%	$0
A-036	766620 2480		1201 WESTERN BUILDING	MSI 1201 LLC	1201 WESTERN AVE	DMC-170	16,080	122,356	96,617	Commercial Use	$37,818,000	Commercial Use	$38,877,000	$1,059,000	2.8003%	$0
A-037	766620 2481		NORTHERN PACIFIC RAILROAD - RAILROAD RIGHT-OF-WAY	MSI 1201 LLC	1210 ALASKAN WAY	DMC-170	1,920	-	-	Commercial Use	$96,000	Commercial Use	$96,000	$0	0.0000%	$0
A-038	766620 2483		PIER 55 & 56 TRIDENT & PSC - UPLAND PARCEL - FEE	PIERS 55 & 56 LLC	1101 ALASKAN WAY	DH1/45	76,775	54,348	54,348	Commercial Use	$24,420,000	Commercial Use	$25,212,000	$792,000	3.2432%	$0
A-039	766620 2487		PIER 55/56 DNR LEASE #22-002486- DNR owns shell, tenant owns rest of bldg fixed	PIERS 55 & 56 LLC	1201 ALASKAN WAY	DH1/45	107,692	57,464	22,661	Commercial Use	$16,998,000	Commercial Use	$17,456,000	$458,000	2.6944%	$0
A-040	766620 2495		PIER 54 IVARS ACRES OF CLAMS	IVAR'S	1001 ALASKAN WAY	DH1/45	51,750	62,800	41,900	Commercial Use	$25,925,000	Commercial Use	$26,814,000	$889,000	3.4291%	$0
A-041	766620 2497		Waterlot Portion/Back Part of Building Leased to Ivars	IVAR'S	1003 ALASKAN WAY	DH1/45	74,250	24,500	24,500	Commercial Use	$12,522,000	Commercial Use	$12,931,000	$409,000	3.2663%	$0
A-042	766620 2505		SURFACE PARKING LOT (VACANT LAND)	WOLDSON MYRTLE ESTATE OF	1100 ALASKAN WAY	DMC-170	35,233	-	-	Commercial Use	$33,233,000	Commercial Use	$36,466,000	$1,233,000	3.4996%	$0
A-044	766620 2300		FIRE STATION	SEATTLE CITY OF FAS	925 ALASKAN WAY	DH1/45	36,540	5,868	5,868	Commercial Use	$5,501,000	Commercial Use	$5,501,000	$0	0.0000%	$0
A-045	766620 2301		FIRE STATION WATERLOT	SEATTLE CITY OF FAS	929 ALASKAN WAY	DH1/45	43,250	-	-	Commercial Use	$2,263,000	Commercial Use	$2,353,000	$90,000	3.9770%	$0
A-046	766620 2525		MARITIME BUILDING	BCSP MARITIME BUILDING	911 WESTERN AVE	DMC-170	35,968	242,274	210,675	Commercial Use	$64,671,000	Commercial Use	$65,782,000	$1,111,000	1.7178%	$0
A-047	766620 2545		COMMUTER CENTER BUILDING	COMMUTER CENTER LLC	65 MARION ST	DMC-170	26,997	32,160	14,000	Commercial Redevelopment	$24,279,500	Commercial Redevelopment	$24,983,500	$704,000	2.8996%	$0
A-048	766620 2560		SURFACE PAVEMENT PARKING LOT (VACANT LOT)	COMMUTER CENTER LLC	801 WESTERN AVE	DMC-170	5,050	-	-	Commercial Redevelopment	$3,535,000	Commercial Redevelopment	$3,638,000	$103,000	2.9137%	$0
A-049	766620 1561		VACANT LAND (see rec 2555 & 2560)	COMMUTER CENTER LLC	860 ALASKAN WAY S	DMC-170	574	-	-	Commercial Redevelopment	$402,000	Commercial Redevelopment	$414,000	$12,000	2.9851%	$0
A-050	766620 2620		WASHINGTON STATE FERRY TERMINAL	WASHINGTON STATE FERRIES	801 ALASKAN WAY	DH1/45	136,732	14,400	14,400	Commercial Use	$28,493,000	Commercial Use	$28,728,000	$235,000	0.8248%	$0
A-051	766620 2625		WASHINGTON STATE FERRY TERMINAL	DEPT OF NATURAL RESOURCES	801 ALASKAN WAY	DH1/45	232,375	-	-	Commercial Use	$23,218,000	Commercial Use	$23,566,000	$348,000	1.4988%	$0
A-052	766620 2565		POLSON BUILDING	POLSON HOLDINGS LLC	623 WESTERN AVE	PSM 100/100-130	18,000	112,560	98,088	Commercial Use	$28,598,500	Commercial Use	$29,385,500	$786,000	2.7483%	$0
A-053	766620 2566		RAILROAD RIGHT-OF-WAY (VACANT LAND)	L & B PROPERTY INVESTMENTS	700 ALASKAN WAY S	PSM 100/100-130	840	-	-	Regional Use	$252,000	Regional Use	$260,000	$8,000	3.1746%	$0
A-054	766620 2570		WESTERN BUILDING - 619 WESTERN	L & B PROPERTY INVESTMENTS	619 WESTERN AVE	PSM 100/100-130	15,000	86,229	73,619	Commercial Use	$24,941,000	Commercial Use	$25,627,000	$686,000	2.7505%	$0
A-055	766620 2575		SURFACE PAVEMENT PARKING LOT - DIAMOND PARKING LOT - (VACANT LOT)	OSIR SEATTLE PIONEER SQUARE	60 YESLER WAY	PSM 100/100-130	8,849	-	-	Commercial Use	$4,353,000	Commercial Use	$4,644,000	$131,000	2.9027%	$0
A-056	766620 2612		VACANT LEASEHOLD 1893/PIER 52	STATE OF WASHINGTON DOT	801 ALASKAN WAY S	DH1/45	51,850	-	-	Commercial Use	$2,591,000	Commercial Use	$2,668,000	$77,000	2.9718%	$0
B-086	065300 0026		Elliott Bay Plaza - I	Elliott Bay Plaza LLC	2400 ELLIOTT AVE	DMR/C 95/75	28,773	148,216	88,457	Multi-Family/Commercial	$63,774,000	Multi-Family/Commercial	$63,908,000	$134,000	0.2101%	$0
B-087	065300 0056		Berkshire on Elliott	Berkshire on Elliott LLC	2415 WESTERN AVE	DMR/C 95/75	28,549	172,413	85,251	Multi-Family/Commercial	$62,035,000	Multi-Family/Commercial	$62,167,000	$132,000	0.2128%	$0
B-100	065300 0095		RIUM BUILDING (87 WALL ST)	DENNY REGRADE ASSOCIATES	87 WALL ST	DMR/C 95/75	7,200	14,130	14,130	Multi-Family/Commercial Redevelopment	$6,480,000	Multi-Family/Commercial Redevelopment	$6,490,000	$10,000	0.1543%	$0
B-101	065500 0100		THE ACE HOTEL & RETAIL CYCLOPS/RUDYS	GLASER ONE LLC	2423 1ST AVE	DMR/C 95/65	6,660	18,955	16,105	Multi-Family/Commercial	$9,158,000	Multi-Family/Commercial	$9,172,000	$14,000	0.1529%	$0
B-102	079000 0000		BELLTOWN VIEW		2407 1ST AVE	DMR/C 95/65	13,320	1,161,974	1,161,974	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
B-102-001	079000 0010		BELLTOWN VIEW	LOW INCOME HOUSING INSTITUT	2407 1ST AVE	DMR/C 95/65	-	71,554	71,554	Multi-Family/Commercial	$574,000	Multi-Family/Commercial	$575,000	$1,000	0.1742%	$0
B-102-002	079000 0020		BELLTOWN VIEW	LOW INCOME HOUSING INSTITUT	2407 1ST AVE	DMR/C 95/65	-	569,694	569,694	Multi-Family/Commercial	$4,571,000	Multi-Family/Commercial	$4,582,000	$11,000	0.2406%	$0
B-102-003	079000 0030		BELLTOWN VIEW	LOW INCOME HOUSING INSTITUT	2407 1ST AVE	DMR/C 95/65	-	70,837	70,837	Multi-Family/Commercial	$568,000	Multi-Family/Commercial	$569,000	$1,000	0.1761%	$0
B-102-004	079000 0040		BELLTOWN VIEW	LOW INCOME HOUSING INSTITUT	2407 1ST AVE	DMR/C 95/65	-	146,443	146,443	Multi-Family/Commercial	$1,175,000	Multi-Family/Commercial	$1,178,000	$3,000	0.2553%	$0
B-102-005	079000 0050		BELLTOWN VIEW	LIH BELLTOWN VIEW LLC	2407 1ST AVE	DMR/C 95/65	-	303,446	303,446	Multi-Family/Commercial	$2,435,000	Multi-Family/Commercial	$2,441,000	$6,000	0.2464%	$0
B-103	065300 0120		HULL BUILDING (HISTORICAL LANDMARK BUILDING ORD #108518 7/17/1979)	HULL BUILDING LLC	2405 1ST AVE	DMR/C 95/65	6,660	16,800	16,800	Multi-Family/Commercial Redevelopment	$4,662,000	Multi-Family/Commercial Redevelopment	$4,681,000	$19,000	0.4076%	$0
B-105	065600 0195		WINDERMERE REAL ESTATE	WALL STREET ASSOC LLC	2420 2ND AVE	DMR/C 95/65	6,480	6,480	6,480	Multi-Family/Commercial Redevelopment	$7,128,000	Multi-Family/Commercial Redevelopment	$7,163,000	$35,000	0.4910%	$0
B-106	065600 0190		WINDERMERE MORTGAGE SERVICES	SBL INVESTMENT LLC	2412 2ND AVE	DMR/C 95/65	6,480	5,520	5,520	Multi-Family/Commercial Redevelopment	$7,128,000	Multi-Family/Commercial Redevelopment	$7,163,000	$35,000	0.4910%	$0
B-107	065600 0180		LEXINGTON CONCORD APTS	YOUNG WOMENS CHRISTIAN ASSN	2408 2ND AVE	DMR/C 95/65	12,960	33,440	27,879	Multi-Family/Commercial Development	$14,256,000	Multi-Family/Commercial Development	$14,326,000	$70,000	0.4910%	$0
B-108	065400 0005		Athouse	55 BATTERY LLC	2334 ELLIOTT AVE	DMR/C 95/75	21,240	153,643	89,459	Multi-Family/Commercial	$64,097,000	Multi-Family/Commercial	$64,332,000	$235,000	0.3666%	$0
B-109	065400 0285		7300 Elliott	EQR-RE TAX DEPARTMENT	2300 ELLIOTT AVE	DMR/C 95/75	21,600	112,676	66,204	Multi-Family/Commercial	$36,829,000	Multi-Family/Commercial	$37,010,000	$181,000	0.4913%	$0
B-110	065400 0815		FORMER MARS HILL CHURCH	PEI WESTERN 2012 LLC	2333 WESTERN AVE	DMR/C 95/75	14,400	14,900	14,900	Multi-Family/Commercial Redevelopment	$10,080,000	Multi-Family/Commercial Redevelopment	$10,135,000	$55,000	0.5456%	$0
B-111	065400 0825		SURFACE PARKING LOT (VACANT LAND)	SUNRISE INVESTMENT COMPANY	WESTERN AVE	DMR/C 95/75	7,200	-	-	Multi-Family/Commercial Redevelopment	$5,040,000	Multi-Family/Commercial Redevelopment	$5,070,000	$30,000	0.5952%	$0
B-112	065400 0830		COMPTON BUILDING	SUNRISE INVESTMENT COMPANY	2315 WESTERN AVE	DMR/C 95/75	7,200	28,800	28,800	Multi-Family/Commercial Redevelopment	$5,040,000	Multi-Family/Commercial Redevelopment	$5,065,000	$25,000	0.4960%	$0
B-114	065400 0230		PARKING LOT	SEATTLE CITY OF SCL	2330 WESTERN AVE	DMR/C 95/75	7,200	-	-	Multi-Family/Commercial Redevelopment	$5,040,000	Multi-Family/Commercial Redevelopment	$5,065,000	$25,000	0.4960%	$0
B-116	065400 0280		OREGON APARTMENTS	OREGON APTS	2301 1ST AVE	DMR/C 95/65	18,480	56,776	35,545	Multi-Family/Commercial Redevelopment	$14,322,000	Multi-Family/Commercial Redevelopment	$14,322,000	$0	0.0000%	$0
B-117	065500 0048		CATHOLIC SEAMANS CLUB	ABADAN HOLDINGS LLC	2330 1ST AVE	DMR/C 95/65	5,169	12,400	9,920	Multi-Family/Commercial Redevelopment	$3,877,000	Multi-Family/Commercial Redevelopment	$3,893,000	$16,000	0.4127%	$0
B-119	065500 0020		BARNES BUILDING (HISTORIC LANDMARK BUILDING ORD #107754 10/23/1978)	BARNES BROOKE A	2320 1ST AVE	DMR/C 95/65	4,440	13,916	10,568	Multi-Family/Commercial Redevelopment	$3,552,000	Multi-Family/Commercial Redevelopment	$3,567,000	$15,000	0.4223%	$0
B-120	065500 0010		SURFACE PARKING LOT (VACANT LAND)	SMITH FAMILY TRUST	2310 1ST AVE	DMR/C 95/65	13,320	-	-	Multi-Family/Commercial Redevelopment	$7,982,000	Multi-Family/Commercial Redevelopment	$8,022,000	$30,000	0.3754%	$0
B-121	065500 0095		Endless Knot/Dorothy Day House	WOMEN'S WESTLAKE LIMITED	2300 1ST AVE	DMR/C 95/65	6,660	23,015	23,015	Multi-Family/Commercial Redevelopment	$4,995,000	Multi-Family/Commercial Redevelopment	$4,995,000	$0	0.0000%	$0
B-122	065500 0075		BAKHITA GARDENS (transitional womens housing)	ARCHDIOCESAN HOUSING AUTH	2301 2ND AVE	DMR/C 95/65	6,360	39,910	33,550	Multi-Family/Commercial Use	$13,049,000	Multi-Family/Commercial Use	$13,049,000	$0	0.0000%	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-123	0655000070		WASABI BISTRO	NO BOUNDARIES LTD	2111 2ND AVE	DMR/C 95/65	12,960	9,120	9,120	Multi-Family/Commercial Redevelopment	$10,368,000	Multi-Family/Commercial Redevelopment	$10,408,000	$40,000	0.3858%	$0
B-124	0655000055		RETAIL STORES	NO BOUNDARIES LTD	2119 2ND AVE	DMR/C 95/65	6,480	14,918	14,918	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,204,000	$20,000	0.3858%	$0
B-125	0655000050		CITY HOSTEL SEATTLE (FMR WILLIAM TELL APTS)	WILLIAM TELL INVESTORS LLC	2127 2ND AVE	DMR/C 95/65	6,480	17,040	13,000	Multi-Family/Commercial Use	$14,789,000	Multi-Family/Commercial Use	$14,841,000	$52,000	0.3516%	$0
B-126	0655000045		RETAIL/RESTAURANT	2131 LLC	2131 2ND AVE	DMR/C 95/65	6,480	5,900	5,900	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,204,000	$20,000	0.3858%	$0
B-127	0656000250		MARRAKASH / MADRO RESTAURANT/BAR	IP & GILMAN LLC	2330 2ND AVE	DMR/C 95/65	6,480	6,480	6,480	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,194,000	$10,000	0.1929%	$0
B-128	0656000235		OFFICE/RETAIL BUILDING	2320 SECOND LLC	2322 2ND AVE	DMR/C 95/65	8,345	19,020	12,680	Multi-Family/Commercial Redevelopment	$5,076,000	Multi-Family/Commercial Redevelopment	$5,086,000	$10,000	0.1970%	$0
B-129	0656000230		ART GALLERY	BUTLER JANET I	2312 2ND AVE	DMR/C 95/65	6,615	9,050	6,480	Multi-Family/Commercial Redevelopment	$5,292,000	Multi-Family/Commercial Redevelopment	$5,302,000	$10,000	0.1890%	$0
B-130	0656000220		206 Deli	206 BELL LLC	2304 2ND AVE	DMR/C 95/65	12,720	116,048	82,818	Multi-Family/Commercial	$58,815,000	Multi-Family/Commercial	$58,961,000	$146,000	0.2482%	$0
B-131	197720 0165		OFFICE BUILDING/ APT & LIVE/WORK UNIT	MOUNTAINBLUE LLC	55 BELL ST	DMR/C 95/75	11,293	8,520	7,474	Multi-Family/Commercial Redevelopment	$7,340,500	Multi-Family/Commercial Redevelopment	$7,391,500	$51,000	0.6948%	$0
B-132	197720 0185		ELLIOTT POINTE APTS	ELLIOTT POINTE LLC	2226 ELLIOTT AVE	DMR/C 95/75	17,998	97,517	55,731	Multi-Family/Commercial	$25,416,000	Multi-Family/Commercial	$25,597,000	$181,000	0.7121%	$0
B-134	197720 0245		ELLIOTT COURT	ALLEGRA PROPERTIES	2105 WESTERN AVE	DMR/C 95/75	14,000	82,065	47,765	Multi-Family/Commercial	$26,108,000	Multi-Family/Commercial	$26,558,000	$445,000	1.7045%	$0
B-135	197720 0565		PARKING LOT	PHILLIPS KENNETH M&R		DMR/C 95/75	14,400	-	-	Multi-Family/Commercial Redevelopment	$10,080,000	Multi-Family/Commercial Redevelopment	$10,160,000	$80,000	0.7937%	$0
B-136	197720 0582		SURFACE PARKING LOT	NHM PROPERTIES		DMR/C 95/75	7,200	-	-	Multi-Family/Commercial Redevelopment	$5,040,000	Multi-Family/Commercial Redevelopment	$5,080,000	$40,000	0.7937%	$0
B-137	197720 0600		FOUNDATION NIGHTCLUB / OFFICE BUILDING	ALLEGRA PROPERTIES	2224 WESTERN AVE	DMR/C 95/75	7,200	14,400	14,400	Multi-Family/Commercial Redevelopment	$5,040,000	Multi-Family/Commercial Redevelopment	$5,080,000	$40,000	0.7937%	$0
B-138	197720 0605		UNION STABLES BUILDING	2200 WESTERN AVENUE LLC	2200 WESTERN AVE	DMR/C 95/75	14,400	68,400	68,400	Commercial Use	$14,921,500	Commercial Use	$15,221,500	$300,000	1.2038%	$0
B-139	197720 0570		VOLTA	CONNELL VOLTA LLC	2233 1ST AVE	DMR/C 95/65	6,660	54,550	30,233	Multi-Family/Commercial	$20,823,000	Multi-Family/Commercial	$20,951,000	$128,000	0.6147%	$0
B-140	024630 0000		APEX HOTEL CONDOMINIUM		2225 1ST AVE	DMR/C 95/65	6,661	30,700	24,040	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
B-140-001	024630 0010		APEX HOTEL CONDOMINIUM	BELLTOWN COLLECTIVE LLC	2225 1ST AVE	DMR/C 95/65	-	19,980	13,320	Multi-Family/Commercial	$3,761,000	Multi-Family/Commercial	$3,784,000	$23,000	0.6115%	$0
B-140-002	024630 0020		APEX HOTEL CONDOMINIUM	APEX BELLTOWN CO-OP	2225 1ST AVE	DMR/C 95/65	-	10,720	10,131	Multi-Family/Commercial	$2,625,000	Multi-Family/Commercial	$2,641,000	$16,000	0.6095%	$0
B-141	197720 0590		BELL TOWER APARTMENTS (SHA)	SEATTLE HOUSING AUTHORITY	2215 1ST AVE	DMR/C 95/65	13,320	95,700	68,400	Multi-Family/Commercial	$10,449,000	Multi-Family/Commercial	$10,449,000	$0	0.0000%	$0
B-142	197720 0610		HOTEL SCARGO	PLYMOUTH HOUSING GROUP	2207 1ST AVE	DMR/C 95/65	6,660	29,340	29,340	Multi-Family/Commercial	$8,285,000	Multi-Family/Commercial	$8,285,000	$0	0.0000%	$0
B-143	197720 0615		LEWISTON HOTEL	LEWISTON HOTEL LMTD PRTNRSH	2201 1ST AVE	DMR/C 95/65	6,660	27,140	27,140	Multi-Family/Commercial	$8,297,000	Multi-Family/Commercial	$8,297,000	$0	0.0000%	$0
B-144	197720 0505		THE NATASHA	2134 WESTERN LLC	2134 WESTERN AVE	DMR/C 95/75	21,600	180,805	114,553	Multi-Family/Commercial Redevelopment	$17,280,000	Multi-Family/Commercial Redevelopment	$17,526,000	$246,000	1.4236%	$0
B-145	197720 0540		ELLIOTT BAY BICYCLES	2114 WESTERN AVENUE LLC	2114 WESTERN AVE	DMR/C 95/75	7,200	14,400	14,400	Multi-Family/Commercial Redevelopment	$5,760,000	Multi-Family/Commercial Redevelopment	$5,860,000	$100,000	1.7361%	$0
B-146	197720 0545		EVANS & CLARK	JOHN BRIAN LOSH-WESTERN AVE	2110 WESTERN AVE	DMR/C 95/75	4,800	9,600	9,400	Multi-Family/Commercial Redevelopment	$3,840,000	Multi-Family/Commercial Redevelopment	$3,890,000	$50,000	1.5365%	$0
B-147	197720 0546		VENTANA APTS	2100 WESTERN AVE	2100 WESTERN AVE	DMR/C 95/75	6,880	68,628	45,147	Multi-Family/Commercial	$24,610,000	Multi-Family/Commercial	$25,032,000	$422,000	1.7148%	$0
B-148	197720 0547		Assoc Land (see Minor 0546)	WESTERN & LENORA	86 LENORA ST	DMR/C 95/75	2,720	-	-	Multi-Family/Commercial	$1,904,000	Multi-Family/Commercial	$1,924,000	$20,000	1.0504%	$0
B-149	295370 0000		GUIRY/SCHILLISTAD CONDOMINIUM		2101 1ST AVE	DMR/C 95/65	13,335	44,104	33,808	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
B-149-001	295370 0010		GUIRY/SCHILLISTAD CONDOMINIUM	MOSCATEL FAMILY LLC	2101 1ST AVE	DMR/C 95/65	-	11,484	11,484	Multi-Family/Commercial	$4,069,000	Multi-Family/Commercial	$4,134,000	$65,000	1.5974%	$0
B-149-002	295370 0020		GUIRY/SCHILLISTAD CONDOMINIUM	M&M COMPANY	2101 1ST AVE	DMR/C 95/65	-	11,160	11,160	Multi-Family/Commercial	$3,388,000	Multi-Family/Commercial	$3,444,000	$55,000	1.6722%	$0
B-149-003	295370 0030		GUIRY/SCHILLISTAD CONDOMINIUM	MEZIKTRANO LEON B+SYLVIA	2101 1ST AVE	DMR/C 95/65	-	21,460	17,164	Multi-Family/Commercial	$5,790,000	Multi-Family/Commercial	$5,884,000	$94,000	1.6233%	$0
B-150	197720 0535		MUD BAY	MOSCATEL FAMILY LLC	2113 1ST AVE	DMR/C 95/65	6,660	7,560	7,560	Multi-Family/Commercial Redevelopment	$5,328,000	Multi-Family/Commercial Redevelopment	$5,397,000	$69,000	1.2950%	$0
B-151	197720 0530		RETAIL	MOSCATEL FAMILY LLC	2121 1ST AVE	DMR/C 95/65	6,660	12,000	8,000	Multi-Family/Commercial Redevelopment	$5,328,000	Multi-Family/Commercial Redevelopment	$5,397,000	$69,000	1.2950%	$0
B-153	197720 0625		WHITE & HITCHCOCK BUILDING/LOCAL 360 RESTAURANT	BELL FIRST LLC	2228 1ST AVE	DMR/C 95/65	13,320	22,710	22,060	Multi-Family/Commercial Redevelopment	$10,656,000	Multi-Family/Commercial Redevelopment	$10,706,000	$50,000	0.4692%	$0
B-154	197720 0646		Restaurant Night Club - TIA LOU	ENTERPRISE 2218 LLC	2218 1ST AVE	DMR/C 95/65	6,600	8,515	8,515	Multi-Family/Commercial Redevelopment	$5,280,000	Multi-Family/Commercial Redevelopment	$5,305,000	$25,000	0.4735%	$0
B-155	197720 0660		HOTEL STRAND AMBER RESTAURANT	2212 FIRST AVENUE LLC	2212 1ST AVE	DMR/C 95/65	6,660	19,980	18,660	Multi-Family/Commercial	$6,790,000	Multi-Family/Commercial	$6,790,000	$0	0.0000%	$0
B-156	197720 0665		PARKING LOT	KAPLAN FP LLC	2210 1ST AVE	DMR/C 95/65	6,660	-	-	Multi-Family/Commercial Redevelopment	$5,328,000	Multi-Family/Commercial Redevelopment	$5,360,000	$32,000	0.6006%	$0
B-157	065600 0245		RETAIL/OFFICE BUILDING	F L REAL ESTATE	2324 2ND AVE	DMR/C 95/65	6,480	9,778	9,778	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,209,000	$25,000	0.4823%	$0
B-158	197720 0681		DONALD HOTEL & RETAIL	DONALD HOTEL LLC	2204 1ST AVE	DMR/C 95/65	6,660	9,990	8,330	Multi-Family/Commercial Redevelopment	$5,328,000	Multi-Family/Commercial Redevelopment	$5,368,000	$40,000	0.7508%	$0
B-159	197720 0631		MARKET/SPA	METROPOLITAN MGMT CO	123 BELL ST	DMR/C 95/65	2,520	6,000	4,800	Multi-Family/Commercial Redevelopment	$2,016,000	Multi-Family/Commercial Redevelopment	$2,026,000	$10,000	0.4960%	$0
B-160	197720 0630		BELL STREET BUILDING	BELL SECOND LLC	133 BELL ST	DMR/C 95/65	10,440	13,717	13,717	Multi-Family/Commercial Redevelopment	$8,352,000	Multi-Family/Commercial Redevelopment	$8,392,000	$40,000	0.4789%	$0
B-161	197720 0650		CONCEPT ONE APTS	CONCEPT ONE APARTMENTS LLC	2219 2ND AVE	DMR/C 95/65	12,720	60,771	54,282	Multi-Family/Commercial	$25,282,000	Multi-Family/Commercial	$25,402,000	$120,000	0.4746%	$0
B-162	197720 0670		PINTXO Spanish Restaurant	184 INVESTMENT PROJECTS LLC	2209 2ND AVE	DMR/C 95/65	4,536	3,960	3,960	Multi-Family/Commercial Redevelopment	$3,629,000	Multi-Family/Commercial Redevelopment	$3,665,000	$36,000	0.9920%	$0
B-163	197720 0671		THE HUMPHREY APTS	THE HUMPHREY	2205 2ND AVE	DMR/C 95/65	8,424	50,376	37,976	Multi-Family/Commercial	$18,359,000	Multi-Family/Commercial	$18,359,000	$0	0.0000%	$0
B-164	069400 0035		MEXICAN KITCHEN	MINGUAN REALTY LLC	2234 2ND AVE	DMR/C 95/65	6,480	6,480	6,480	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,199,000	$15,000	0.2894%	$0
B-165	069400 0030		RETAIL & APTS	RAIN CITY PROPERTIES LLC	2224 2ND AVE	DMR/C 95/65	6,480	13,000	9,600	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,210,000	$26,000	0.5015%	$0
B-166	069400 0020		RETAIL/OFFICE	ZACRI INC	2218 2ND AVE	DMR/C 95/65	9,710	17,000	17,000	Multi-Family/Commercial Redevelopment	$7,776,000	Multi-Family/Commercial Redevelopment	$7,801,000	$25,000	0.3215%	$0
B-167	069400 0015		TULA'S RESTAURANT & LOUNGE	ZACRI INC	2214 2ND AVE	DMR/C 95/65	3,240	3,240	3,240	Multi-Family/Commercial Redevelopment	$2,592,000	Multi-Family/Commercial Redevelopment	$2,599,000	$7,000	0.2701%	$0
B-168	069850 0000		BELLTOWN CENTER-LILLIAN RICE CENTER(SENIOR SERVICES)		2208 2ND AVE	DMR/C 95/65	6,363	34,080	28,655	Multi-Family/Commercial Development	$0	Multi-Family/Commercial Development	$0	$0	0.0000%	$0
B-168-001	069850 0010		BELLTOWN CENTER-LILLIAN RICE CENTER(SENIOR SERVICES)	SENIOR SVCS SEA/KING CTY	2208 2ND AVE	DMR/C 95/65	-	16,290	14,220	Multi-Family/Commercial Development	$7,418,000	Multi-Family/Commercial Development	$7,418,000	$0	0.0000%	$0
B-168-002	069850 0020		BELLTOWN CENTER-LILLIAN RICE CENTER(SENIOR SERVICES)	BELLTOWN SENIOR APTS LLC	2208 2ND AVE	DMR/C 95/65	-	17,790	14,435	Multi-Family/Commercial Development	$6,473,000	Multi-Family/Commercial Development	$6,473,000	$0	0.0000%	$0
B-169	069400 0005		CROCODILE CAFE	SECOND & BLANCHARD LLC	2200 2ND AVE	DMR/C 95/65	6,480	6,480	6,480	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,199,000	$15,000	0.2894%	$0
B-170	197720 0650		RESTAURANTS/RETAIL	MICHAELIDIS MICHAEL	2130 1ST AVE	DMR/C 95/65	6,660	3,420	3,420	Multi-Family/Commercial Redevelopment	$5,328,000	Multi-Family/Commercial Redevelopment	$5,400,000	$72,000	1.3514%	$0
B-171	197720 0705		PARKING LOT	NHM PROPERTIES	2122 1ST AVE	DMR/C 95/65	6,660	-	-	Multi-Family/Commercial Redevelopment	$5,328,000	Multi-Family/Commercial Redevelopment	$5,392,000	$64,000	1.2012%	$0
B-172	197720 0710		PARKING LOT	NHM PROPERTIES	2120 1ST AVE	DMR/C 95/65	6,660	-	-	Multi-Family/Commercial Redevelopment	$5,328,000	Multi-Family/Commercial Redevelopment	$5,392,000	$64,000	1.2012%	$0
B-173	197720 0730		FEDERAL ARMY NAVY SURPLUS	SCHALOUM PROPERTIES LLC	2112 1ST AVE	DMR/C 95/65	6,660	13,320	13,320	Multi-Family/Commercial Redevelopment	$5,328,000	Multi-Family/Commercial Redevelopment	$5,392,000	$64,000	1.2012%	$0
B-174	197720 0735		PATAGONIA BUILDING (MIXED USE)	FIRST & LENORA MIX USE LLC	2100 1ST AVE	DMR/C 95/65	13,320	20,130	19,920	Multi-Family/Commercial Redevelopment	$10,656,000	Multi-Family/Commercial Redevelopment	$10,816,000	$160,000	1.5015%	$0
B-175	197720 0740		PNWB TELECOMMUNICATIONS	CENTURYLINK REAL ESTATE	120 LENORA ST	DMR/C 95/65	12,960	193,500	159,000	Commercial Use	$28,625,500	Commercial Use	$28,840,500	$215,000	0.7511%	$0
B-176	197720 0725		D W. Close	BARD MIKE	2117 2ND AVE	DMR/C 95/65	6,480	16,860	10,380	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,215,000	$31,000	0.5980%	$0
B-177	197720 0720		EL REY APTS	COMMUNITY PSYCHIATRIC CLINI	2119 2ND AVE	DMR/C 95/65	6,480	29,796	11,140	Multi-Family/Commercial	$6,065,000	Multi-Family/Commercial	$6,065,000	$0	0.0000%	$0
B-178	197720 0695		RIVOLI APTS	CLARK D EDSON	2127 2ND AVE	DMR/C 95/65	10,080	25,520	25,715	Multi-Family/Commercial	$11,401,900	Multi-Family/Commercial	$11,401,900	$0	0.0000%	$0
B-179	197720 0696		COTERIE ROOM & OFFICE	BELLTOWN REAL PROPERTIES LL	113 BLANCHARD ST	DMR/C 95/65	2,880	8,640	8,640	Multi-Family/Commercial Redevelopment	$2,774,000	Multi-Family/Commercial Redevelopment	$2,787,000	$13,000	0.4686%	$0
B-180	197720 1145		CASTLE APTS	CASTLE LLC	2132 2ND AVE	DMR/C 95/65	6,480	32,760	23,240	Multi-Family/Commercial	$11,284,000	Multi-Family/Commercial	$11,335,000	$51,000	0.4520%	$0
B-181	197720 1160		OFFICE BUILDING	ABADAN HOLDINGS LLC	2124 2ND AVE	DMR/C 95/65	6,480	12,000	12,000	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,204,000	$20,000	0.3858%	$0
B-182	197720 1165		WHISKEY BAY & UNDER THE NEEDLE	MVA 2120 LLC	2120 2ND AVE	DMR/C 95/65	6,480	6,880	6,880	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,210,000	$26,000	0.5019%	$0
B-183	197720 1181		BELLTOWN CENTER	MICHAELIDIS MICHAEL	2106 2ND AVE	DMR/C 95/65	12,960	25,920	25,920	Multi-Family/Commercial Redevelopment	$10,368,000	Multi-Family/Commercial Redevelopment	$10,430,000	$62,000	0.5980%	$0
B-184	197720 1200		PARKING LOT	DEPT OF NATURAL RESOURCES	2100 2ND AVE	DMR/C 95/65	6,480	-	-	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,236,000	$52,000	1.0031%	$0
B-185	197720 0280		MARKET PLACE ONE & TWO	PFF OFF 2001 WESTERN AVENUE	2001 WESTERN AVE	PMM-85	61,212	276,685	131,142	Commercial Use	$75,579,500	Commercial Use	$77,329,500	$1,750,000	2.3154%	$0
B-186	197720 0286		PIKE PLACE MARKET PARK	SEATTLE CITY OF DPR	1900 WESTERN AVE	PMM-85	14,900	-	-	Commercial Use	$14,900,000	Commercial Use	$14,900,000	$0	0.0000%	$0
B-187	516090 0000		MARKETFRONT		1901 WESTERN AVE	PMM-85	39,144	173,700	158,335	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
B-187-001	516090 0010		MARKETFRONT	PIKE PLACE MARKET PDA	1901 WESTERN AVE	PMM-85	-	146,338	146,338	Multi-Family/Commercial	$34,139,000	Multi-Family/Commercial	$35,141,000	$1,004,000	2.9411%	$0
B-187-002	516090 0020		MARKETFRONT	PIKE PLACE MARKET PDA	1901 WESTERN AVE	PMM-85	-	28,961	28,961	Multi-Family/Commercial	$12,725,000	Multi-Family/Commercial	$12,725,000	$0	0.0000%	$0
B-188	197720 0385		NORTH ARCADE OF PUBLIC MARKET	SEATTLE CITY OF SDOT	1901 PIKE PL	PMM-85	13,070	3,600	3,060	Commercial Use	$9,149,000	Commercial Use	$9,416,000	$267,000	2.9164%	$0
B-191	197720 0471		MARKET PLACE TOWER (Condo Air Rights allocation = 83.4%)	PRISA MARKET PLACE TOWER WA	2019 1ST AVE	PMM-85	17,392	554,086	186,088	Commercial Use	$123,964,500	Commercial Use	$126,510,500	$2,546,000	2.0538%	$0
B-195	197720 0405		THE CHAMPION BUILDING	DCM THE CHAMPION BUILDING L	1926 PIKE PL	PMM-85	7,200	21,600	21,600	Commercial Use	$10,780,500	Commercial Use	$11,110,500	$330,000	3.0611%	$0
B-196	197720 0410		SCAMS BLDG	PIKE PL MARKET PDA	1918 PIKE PL	PMM-85	7,200	19,800	19,800	Commercial Use	$11,033,500	Commercial Use	$11,368,500	$335,000	3.0362%	$0
B-197	197720 0425		DUNN BLDG/Starbucks	PIKE PL MARKET PDA	1912 PIKE PL	PMM-85	7,200	10,860	10,860	Commercial Use	$9,537,500	Commercial Use	$9,707,500	$170,000	1.7700%	$0
B-198	800855 0000		STUART HOUSE CONDOMINIUM		80 STEWART ST	PMM-85	14,416	43,248	24,845	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
B-198-001	800855 0005		STUART HOUSE CONDOMINIUM	PIKE PL MARKET PDA	80 STEWART ST	PMM-85	14,416	-	-	Commercial Use	$10,812,000	Commercial Use	$11,136,000	$324,000	2.9967%	$0
B-198-002	800855 0010		STUART HOUSE CONDOMINIUM	PIKE PLACE MARKET PRESERVAT	80 STEWART ST	PMM-85	-	17,948	10,311	Commercial Use	$6,185,000	Commercial Use	$6,308,000	$123,000	1.9887%	$0
B-198-003	800855 0020		STUART HOUSE CONDOMINIUM	PIKE PLACE MARKET PRESERVAT	80 STEWART ST	PMM-85	-	16,910	9,714	Commercial Use	$5,827,000	Commercial Use	$5,943,000	$116,000	1.9907%	$0
B-198-004	800855 0030		STUART HOUSE CONDOMINIUM	PIKE PLACE MARKET PRESERVAT	80 STEWART ST	PMM-85	-	8,390	4,820	Commercial Use	$2,891,000	Commercial Use	$2,949,000	$58,000	2.0062%	$0
B-199	197720 0435		FAIRMONT APTS AND JONES BLDG	TW FAIRMOUNT PARTNERS L P	1901 1ST AVE	PMM-85	13,320	49,848	44,000	Commercial Use	$16,712,000	Commercial Use	$17,136,000	$424,000	2.5371%	$0
B-200	197720 0420		ALASKA TRADE BUILDING	ATB LLC	1917 1ST AVE	PMM-85	6,660	36,160	27,277	Commercial Use	$9,142,000	Commercial Use	$9,325,000	$183,000	2.0018%	$0
B-201	197720 0416		BUTTERWORTH BUILDING	MCALEESE PROPERTIES LLC	1921 1ST AVE	PMM-85	3,330	13,784	12,537	Commercial Use	$4,596,000	Commercial Use	$4,687,000	$91,000	1.9774%	$0
B-202	197720 0415		SMITH BLOCK BUILDING/Coupe Roker	LAURENCIA LLC	1923 1ST AVE	PMM-85	3,330	14,580	12,810	Commercial Use	$4,411,000	Commercial Use	$4,515,000	$104,000	2.3577%	$0
B-203	197720 0395		LIVINGSTON BAKER MIXED USE	PIKE PLACE MARKET PDA	1925 1ST AVE	PMM-85	13,320	70,850	50,234	Multi-Family/Commercial	$23,343,000	Multi-Family/Commercial	$13,641,000	$298,000	1.2766%	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-204	197720 0855		1ST & LENORA BUILDING	WA TOWER 12 APARTMENTS LLC	2030 1ST AVE	DMC 240/290-440	13,320	38,148	37,569	Commercial Use	$16,902,500	Commercial Use	$16,902,500	$360,000	1.8070%	$0
B-205	197720 0875		SURFACE PARKING - LOT (VACANT LAND)	DERMODY GROUP LLC	2020 1ST AVE	DMC 240/290-440	6,660	-	-	Commercial Redevelopment	$7,992,000	Commercial Redevelopment	$8,136,000	$144,000	1.8018%	$0
B-206	197720 0890		VAIN	BASTA MATT	2018 1ST AVE	DMC 240/290-440	3,330	9,990	9,604	Commercial Redevelopment	$3,996,000	Commercial Redevelopment	$4,068,000	$72,000	1.8018%	$0
B-208	197720 0900		TOWER 12 (formerly surface parking)	WA TOWER 12 APARTMENTS LLC	114 VIRGINIA ST	DMC 240/290-440	12,720	-	-	Multi-Family/Commercial	$13,992,000	Multi-Family/Commercial	$14,272,000	$280,000	2.0011%	$0
B-209	197720 0585		TOWER 12	WA TOWER 12 APARTMENTS LLC	2015 2ND AVE	DMC 240/290-440	6,360	535,039	318,185	Multi-Family/Commercial	$210,273,000	Multi-Family/Commercial	$214,342,000	$4,069,000	1.9351%	$0
B-211	197720 1090		THE LENORA APTS	FG92 LENORA LLC+GWS LENORA	211 LENORA ST	DMC 240/290-440	19,440	139,650	76,125	Multi-Family/Commercial	$46,527,000	Multi-Family/Commercial	$47,324,000	$797,000	1.7130%	$0
B-212	197720 1123		TRUST PARKING BUILDING	2014 2ND AVE LLC	2014 2ND AVE	DMC 240/290-440	6,480	12,960	12,960	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,908,000	$132,000	1.6975%	$0
B-213	197720 1130		RETAIL/OFFICE BUILDING	TCL LLC	2006 2ND AVE	DMC 240/290-440	6,480	12,960	12,960	Commercial Use	$7,776,000	Commercial Use	$7,908,000	$132,000	1.6975%	$0
B-214	197620 0030		CITY LIGHT SUB STATION	SEATTLE CITY OF SCL	1312 WESTERN AVE	DMC-170	21,555	-	-	Open Space/ Public Utility	$10,777,500	Open Space/ Public Utility	$10,777,500	$0	0.0000%	$0
B-215	197720 1140		PALLADIAN HOTEL	COHANIM PALLADIAN APARTMENT	2000 2ND AVE	DMC 240/290-440	6,480	60,087	60,087	Multi-Family/Commercial	$59,211,000	Multi-Family/Commercial	$60,251,000	$1,040,000	1.7564%	$0
B-216	197620 0031		SEATTLE STEAM CORP-sdo	BIF II DISTRICT ENERGY HOLD		DMC-170	7,245	-	-	Open Space/ Public Utility	$6,520,500	Open Space/ Public Utility	$6,520,500	$0	0.0000%	$0
B-217	197720 0930		TERMINAL SALES OFFICE BUILDING	TSB LLC	1932 1ST AVE	DMC-145	9,990	102,846	79,140	Commercial Use	$27,323,500	Commercial Use	$27,869,500	$546,000	1.9983%	$0
B-218	609467 0000		FOUR SEASONS HOTEL		1321 1ST AVE	DMC 240/290-440	21,800	248,694	248,694	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
B-218-001	609467 0010		FOUR SEASONS HOTEL	SHG GARAGE SPE	1321 1ST AVE	DMC 240/290-440	-	52,281	52,281	Commercial Use	$7,252,000	Commercial Use	$7,468,000	$216,000	2.9785%	$0
B-218-002	609467 0020		FOUR SEASONS HOTEL	SHG RETAIL SPE LLC	1321 1ST AVE	DMC 240/290-440	-	2,984	2,984	Commercial Use	$3,148,000	Commercial Use	$3,248,000	$100,000	3.1766%	$0
B-218-003	609467 0030		FOUR SEASONS HOTEL	SHG HOTEL SPE LLC	1321 1ST AVE	DMC 240/290-440	-	193,429	193,429	Commercial Use	$150,273,000	Commercial Use	$154,802,000	$4,529,000	3.0138%	$0
B-219	197720 0935		Office BUILDING W/RETAIL ON 1ST FLOOR	1924 FIRST BUILDING LLC	1924 1ST AVE	DMC-145	3,330	12,720	11,770	Commercial Use	$5,220,500	Commercial Use	$5,320,500	$100,000	1.9155%	$0
B-222	197620 0060		SULTAN HOTEL/Lusty Lady	TOLIAS C T FAMILY LLP	1315 1ST AVE	DMC 240/290-440	4,440	24,880	4,400	Commercial Redevelopment	$4,884,000	Commercial Redevelopment	$5,025,000	$141,000	2.8870%	$0
B-223	197720 0940		OXFORD APARTMENTS	1920 OXFORD LLC	1920 1ST AVE	DMC-145	6,660	40,706	24,407	Multi-Family/Commercial	$16,991,000	Multi-Family/Commercial	$17,177,000	$284,000	1.6713%	$0
B-224	197620 0062		Air Rights	FIRST & UNION PROPERTIES LL	1915 1ST AVE	DMC 240/290-440				Commercial Use	$2,223,000	Commercial Use	$2,223,000	$0	0.0000%	$0
B-225	197720 0955		HOTEL (ASSOC W/0960 TO SOUTH)	FIRST&STEWART HOTEL OWNER	1910 1ST AVE	DMC-145	6,540	-	-	Multi-Family/Commercial	$5,559,000	Multi-Family/Commercial	$5,698,000	$139,000	2.5004%	$0
B-226	197620 0070		Harbor Steps Northwest Building	EQR-HARBOR STEPS LLC	1506 WESTERN AVE	DMC-170	15,360	184,094	114,385	Multi-Family/Commercial	$70,441,000	Multi-Family/Commercial	$72,383,000	$1,942,000	2.7569%	$0
B-227	197720 0960		THOMPSON SEATTLE HOTEL & APARTMENTS	FIRST&STEWART HOTEL OWNER	110 STEWART ST	DMC-145	13,080	293,664	166,455	Multi-Family/Commercial	$98,042,000	Multi-Family/Commercial	$100,503,000	$2,461,000	2.5101%	$0
B-228	197620 0075		Harbor Steps NE Tower	EQR-HARBOR STEPS LLC	1301 1ST AVE	DMC 240/290-440	14,280	313,933	202,736	Multi-Family/Commercial	$113,223,000	Multi-Family/Commercial	$116,836,000	$3,161,000	2.7431%	$0
B-229	197720 0970		PLYMOUTH ON STEWART APTS	SECOND & STEWART LLC	116 STEWART ST	DMC 240/290-440	6,480	55,882	37,874	Multi-Family/Commercial	$17,247,000	Multi-Family/Commercial	$17,247,000	$0	0.0000%	$0
B-230	197620 0076		HARBOR STEPS (SE TOWER)	EQR-HARBOR STEPS LLC	1201 1ST AVE	DMC 240/290-440	50,727	450,789	273,644	Multi-Family/Commercial	$150,976,000	Multi-Family/Commercial	$154,704,000	$3,728,000	2.4693%	$0
B-231	197720 0950		Victoria Apartments	VICTORIA SEATTLE LLC	1915 2ND AVE	DMC 240/290-440	12,720	237,166	163,000	Multi-Family/Commercial	$154,131,000	Multi-Family/Commercial	$157,198,000	$3,067,000	1.9899%	$0
B-232	766620 1465		HARBOR STEPS (SW TOWER)	EQR-HARBOR STEPS LLC	1212 WESTERN AVE	DMC-170	28,800	307,497	143,127	Multi-Family/Commercial	$99,837,000	Multi-Family/Commercial	$102,338,000	$2,496,000	2.5001%	$0
B-233	197720 0946		Office Bldg	PACIFIC VIRGINIA LLC	1919 2ND AVE	DMC 240/290-440	3,240	16,200	11,025	Commercial Use	$4,108,000	Commercial Use	$4,178,000	$72,000	1.7535%	$0
B-235	197720 0945		Great Jones Home	PACIFIC VIRGINIA LLC	1923 2ND AVE	DMC 240/290-440	3,240	3,240	3,240	Commercial Redevelopment	$3,564,000	Commercial Redevelopment	$3,626,000	$62,000	1.7396%	$0
B-236	766620 2310		REPUBLIC PARKING NORTHWEST GARAGE (WATERMARK PARKING GARAGE)	WOLDSON MYRTLE ESTATE OF	1100 WESTERN AVE	DMC-170	25,565	105,600	105,600	Commercial Redevelopment	$25,565,000	Commercial Redevelopment	$26,268,000	$703,000	2.7499%	$0
B-237	197720 0930		SURFACE PARKING - LOT	PACIFIC VIRGINIA LLC	1929 2ND AVE	DMC 240/290-440	4,860	-	-	Commercial Redevelopment	$4,860,000	Commercial Redevelopment	$4,950,000	$90,000	1.8519%	$0
B-239	197720 0926		TERMINAL SALES BUILDING ANNEX (SAME OWNERSHIP W/ACCT #197710-0910)	PACIFIC VIRGINIA LLC	1931 2ND AVE	DMC 240/290-440	4,860	24,300	24,044	Commercial Use	$6,856,500	Commercial Use	$6,981,500	$125,000	1.8231%	$0
B-240	918450 0000		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM		1301 2ND AVE	DOC1 U/450/U	54,021	1,592,914	1,162,601	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
B-240-001	918450 0010		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM	FSP-RIC LLC	1301 2ND AVE	DOC1 U/450/U	-	297,437	297,437	Commercial Use	$45,480,000	Commercial Use	$45,880,000	$400,000	0.8795%	$0
B-240-002	918450 0020		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM	FSP-RIC LLC	1301 2ND AVE	DOC1 U/450/U	-	872,026	872,026	Commercial Use	$583,500,000	Commercial Use	$583,500,000	$8,000,000	1.5229%	$0
B-240-003	918450 0030		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM	MUSEUM DEVELOPMENT AUTH	1301 2ND AVE	DOC1 U/450/U	-	108,347	108,347	Commercial Use	$18,181,000	Commercial Use	$18,306,000	$125,000	0.6875%	$0
B-240-004	918450 0040		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM	SEATTLE ART MUSEUM	1301 2ND AVE	DOC1 U/450/U	-	59,648	59,648	Commercial Use	$10,009,000	Commercial Use	$10,079,000	$70,000	0.6994%	$0
B-240-005	918450 0050		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM	SEATTLE ART MUSEUM	1301 2ND AVE	DOC1 U/450/U	-	60,621	60,621	Commercial Use	$10,173,000	Commercial Use	$10,243,000	$70,000	0.6881%	$0
B-240-006	918450 0060		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM	SEATTLE ART MUSEUM	1301 2ND AVE	DOC1 U/450/U	-	60,393	60,393	Commercial Use	$10,134,000	Commercial Use	$10,204,000	$70,000	0.6907%	$0
B-240-007	918450 0070		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM	SEATTLE ART MUSEUM	1301 2ND AVE	DOC1 U/450/U	-	32,440	32,440	Commercial Use	$5,444,000	Commercial Use	$5,484,000	$40,000	0.7348%	$0
B-240-008	918450 0080		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM	SEATTLE ART MUSEUM	1301 2ND AVE	DOC1 U/450/U	-	30,398	30,398	Commercial Use	$6,819,000	Commercial Use	$6,859,000	$40,000	0.5866%	$0
B-241	197720 0925		SURFACE PARKING LOT (VACANT LAND)	PAC FIC VIRGINIA LLC	1935 2ND AVE	DMC 240/290-440	3,240	-	-	Commercial Redevelopment	$3,564,000	Commercial Redevelopment	$3,634,000	$70,000	1.9641%	$0
B-242	197470 0025		Benaroya Hall	SEATTLE CITY OF FAS	1301 3RD AVE	DOC1 U/450/U	63,180	284,100	284,100	Commercial Use	$47,647,000	Commercial Use	$48,047,000	$400,000	0.8393%	$0
B-243	197720 1035		MOORE HOTEL & THEATRE	THE MOORE MOTEL	1926 2ND AVE	DMC 240/290-440	23,220	122,810	95,530	Commercial Redevelopment	$21,542,000	Commercial Redevelopment	$21,925,000	$383,000	1.4395%	$0
B-244	197470 0010		SEATTLE ART MUSEUM	MUSEUM DEVELOPMNT AUROTHITY	1300 1ST AVE	DMC 240/290-440	50,571	154,660	154,660	Commercial Use	$42,800,000	Commercial Use	$43,015,000	$215,000	0.5023%	$0
B-245	197720 1060		JOSEPHINUM	ARCHDIOCESAN HOUSING AUTHOR	1902 2ND AVE	DMC 240/290-440	15,660	152,619	90,862	Multi-Family/Commercial	$41,337,000	Multi-Family/Commercial	$41,337,000	$0	0.0000%	$0
B-246	197470 0120		1201 THIRD AVE (Former Washington Mutual Tower)	1201 TAB OWNER LLC	1201 3RD AVE	DOC1 U/450/U	56,400	1,413,575	1,128,575	Commercial Use	$716,942,500	Commercial Use	$721,442,500	$4,500,000	0.6277%	$0
B-247	197470 0175		GALLAND & SENECA BUILDINGS	2ND AVENUE REAL ESTATE INVE	112 SENECA ST	DOC1 U/450/U	25,920	-	-	Commercial Redevelopment	$31,104,000	Commercial Redevelopment	$31,726,000	$622,000	1.9977%	$0
B-248	197470 0170		HOTEL DILLER	1216 PROPERTY- BAYVIEW FARM	1216 1ST AVE	DMC 240/290-440	8,850	34,680	25,180	Commercial Redevelopment	$10,656,000	Commercial Redevelopment	$10,869,000	$213,000	1.9989%	$0
B-249	197470 0190		FREEDMAN'S LOANS (RETAIL)	2ND AVENUE REAL ESTATE INVE	1206 1ST AVE	DMC 240/290-440	12,765	-	-	Commercial Redevelopment	$14,041,500	Commercial Redevelopment	$14,322,500	$281,000	2.0012%	$0
B-250	197470 0210		VACANT LOT- Play Yard	2ND AVENUE REAL ESTATE INVE	116 SENECA ST	DMC 240/290-440	4,995	-	-	Commercial Redevelopment	$5,994,000	Commercial Redevelopment	$6,114,000	$120,000	2.0020%	$0
B-251	094200 0030		2ND & SENECA BUILDING	SECOND & SENECA TOWER LLC	1191 2ND AVE	DOC1 U/450/U	34,680	633,503	414,163	Commercial Use	$288,843,500	Commercial Use	$292,343,500	$3,500,000	1.2117%	$0
B-252	094100 0025		SDL OFFICE BUILDING	SECOND & SENECA OFFICE LLC	1101 2ND AVE	DMC 240/290-440	21,678	147,672	84,739	Commercial Use	$39,135,000	Commercial Use	$39,683,000	$548,000	1.4003%	$0
B-253	094200 0045		SECURITY PACIFIC	SECOND & SPRING PROPERTY OW	1106 2ND AVE	DOC1 U/450/U	13,920	91,674	58,814	Commercial Use	$20,807,000	Commercial Use	$21,015,000	$208,000	0.9997%	$0
B-254	094200 0070		SECURITY PACIFIC (MID-RISE OFFICE BUILDING)	SECOND & SPRING PROPERTY OW	1100 2ND AVE	DOC1 U/450/U	13,920	81,168	73,830	Commercial Use	$22,246,500	Commercial Use	$22,491,500	$245,000	1.1013%	$0
B-255	766620 2515		NATIONAL BUILDING	KING WESTERN INC	1008 WESTERN AVE	DMC-170	24,000	167,860	132,869	Commercial Use	$51,417,000	Commercial Use	$51,702,000	$1,285,000	2.4982%	$0
B-256	197460 0025		ALEXIS HOTEL (ARLINGTON BLDG)	ALEXIS HOTEL	1009 1ST AVE	DMC-170	13,318	99,714	99,714	Commercial Use	$39,229,000	Commercial Use	$40,277,000	$1,048,000	2.6715%	$0
B-257	197460 0035		ALEXIS HOTEL	ALEXIS HOTEL	1007 1ST AVE	DMC-170	13,211	79,200	79,200	Commercial Use	$33,754,000	Commercial Use	$34,657,000	$903,000	2.6752%	$0
B-258	766620 2330		FEDERAL OFFICE BLDG (OLD)	C/O ACQUISITION MGMT DIV	909 1ST AVE	DMC-170	99,279	500,000	166,000	Commercial Use	$51,918,500	Commercial Use	$51,918,500	$0	0.0000%	$0
B-259	093900 0515		HOLYOKE BUILDING	MSI HOLYOKE LLC	1018 1ST AVE	DMC 240/290-440	6,660	39,960	34,910	Commercial Use	$11,437,500	Commercial Use	$11,683,500	$246,000	2.1508%	$0
B-260	093900 0530		THE STANDARD BUILDING	KAR STANDARD LLC	1012 1ST AVE	DMC 240/290-440	6,660	19,200	16,152	Commercial Use	$15,510,000	Commercial Use	$15,836,000	$326,000	2.1019%	$0
B-261	347000 0000		HOTEL 1000		1000 1ST AVE	DMC 240/290-440	8,245	155,386	133,161	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
B-261-001	347000 0010		HOTEL 1000	LH SEATTLE HOTEL LLC	1000 1ST AVE	DMC 240/290-440		22,225		Commercial Use	$2,270,000	Commercial Use	$2,327,000	$57,000	2.5110%	$0
B-261-002	347000 0020		HOTEL 1000	LH SEATTLE HOTEL LLC	1000 1ST AVE	DMC 240/290-440	-	133,161	133,161	Commercial Use	$80,001,000	Commercial Use	$82,015,000	$2,014,000	2.5175%	$0
B-263	093900 0520		FEDERAL RESERVE BANK OF S F	1015 SECOND AVENUE LLC	1015 2ND AVE	DOC1 U/450/U	25,920	91,091	67,141	Commercial Use	$23,328,000	Commercial Use	$23,795,000	$467,000	2.0019%	$0
B-264	093900 0435		999 THIRD (WELLS FARGO CENTER)	999 THIRD AV PROP OWNER LLC	999 3RD AVE	DOC1 U/450/U	56,400	1,323,055	983,600	Commercial Use	$623,656,000	Commercial Use	$627,656,000	$4,000,000	0.6414%	$0
B-265	093900 0575		JACKSON FEDERAL BUILDING	C/O ACQUISITION MGMT DIV	915 2ND AVE	DMC 340/290-440	56,400	861,221	600,000	Commercial Use	$179,418,500	Commercial Use	$179,418,500	$0	0.0000%	$0
B-266	766620 2540		The Post at Pier 52 Apartments	888 WESTERN AVE APTS EAP II	888 WESTERN AVE	DMC-170	23,980	267,620	155,552	Multi-Family/Commercial	$105,271,000	Multi-Family/Commercial	$107,634,000	$2,363,000	2.2447%	$0
B-267	859140 0005		COLMAN BUILDING	COLMAN PROPERTIES LTD PTNRS	801 1ST AVE	DMC-170	24,066	205,521	141,736	Commercial Use	$54,246,000	Commercial Use	$55,331,000	$1,085,000	2.0001%	$0
B-268	093900 0335		EXCHANGE BLDG	BPP EXCHANGE BUILDING PROPE	821 2ND AVE	DMC 340/290-440	21,240	384,302	295,515	Commercial Use	$105,224,500	Commercial Use	$106,723,000	$1,494,000	1.4198%	$0
B-269	093900 0845		KEY BANK	KEY BANK OF WASHINGTON	815 2ND AVE	DMC 340/290-440	6,360	21,970	11,622	Commercial Redevelopment	$8,352,000	Commercial Redevelopment	$8,519,000	$167,000	1.9955%	$0
B-270	093900 0355		NORTON BUILDING	NORTON BUILDING LLC	801 2ND AVE	DMC 340/290-440	28,200	331,695	247,095	Commercial Use	$102,895,500	Commercial Use	$104,284,500	$1,389,000	1.3499%	$0
B-271	093900 0900		SEATTLE TRUST COURT & MARION BUILDING	DLLC MARION	818 2ND AVE	DOC1 U/450/U	39,240	131,712	83,585	Commercial Redevelopment	$54,936,000	Commercial Redevelopment	$55,485,000	$549,000	0.9993%	$0
B-272	766610 1580		DAILY JOURNAL BUILDING	DAILY JOURNAL OF COMM INC	83 COLUMBIA ST	PSM 100/100-130	10,080	56,500	40,000	Commercial Use	$13,860,000	Commercial Use	$14,151,000	$291,000	2.0996%	$0
B-273	859140 0100		SEATTLE STEAM COMPANY	BIF II DISTRICT ENERGY HOLD	619 POST AVE	PSM 100/100-130	19,173	44,067	44,067	Open Space /Public Utility	$13,421,000	Open Space /Public Utility	$13,421,000	$0	0.0000%	$0
B-275	859140 0035		CPS PARKING GARAGE W/ BANK & OFFICE/RETAIL	1ST & COLUMBIA GARAGE LLC	701 1ST AVE	PSM 100/100-130	26,640	252,108	248,108	Commercial Use	$34,393,000	Commercial Use	$35,098,000	$705,000	2.0495%	$0
B-276	859140 0055		7-ELEVEN	JRD KING LLC	627 1ST AVE	PSM 100/100-130	3,330	9,900	6,600	Commercial Use	$2,740,500	Commercial Use	$2,795,500	$55,000	2.0069%	$0
B-277	859140 0060		Emerald City Bldg	DIAMOND PARKING INC	625 1ST AVE	PSM 100/100-130	3,600	12,360	12,360	Commercial Use	$3,537,500	Commercial Use	$3,632,500	$75,000	2.1082%	$0
B-278	859140 0065		DIAMOND PARKING LOT (SURFACE PARKING LOT - VACANT LAND)	DIAMOND PARKING #60-0986	615 1ST AVE	PSM 100/100-130	7,780	-	-	Commercial Redevelopment	$5,640,500	Commercial Redevelopment	$5,750,500	$110,000	1.9502%	$0
B-280	859140 0075		MUTUAL LIFE BUILDING	HISTORIC SEA PRESERVATION	605 1ST AVE	PSM 100/100-130	8,100	56,700	54,100	Commercial Use	$16,787,500	Commercial Use	$17,173,500	$386,000	2.2993%	$0
B-281	093900 0165		PARKING GARAGE (PARKING STRUCTURE GARAGE) - (SEE ACCT #093900-0175 FOR IMP DATA)	SYSTEM PROPERTY DEV CO INC		PSM 100/100-130	6,660	-	-	Commercial Redevelopment	$4,662,000	Commercial Redevelopment	$4,752,000	$90,000	1.9305%	$0
B-282	093900 0175		PARKING GARAGE STRUCTURE - (PORTION OF BUILDING ON ACCT #093900-0165)	SEARLES SAMANTHA MUSCATELM	714 1ST AVE	PSM 100/100-130	13,320	70,380	70,380	Commercial Use	$10,398,000	Commercial Use	$10,598,000	$200,000	1.9234%	$0
B-283	093900 0135		110 CHERRY BUILDING	GOOD ARTS LLC	110 CHERRY ST	PSM 100/100-130	6,660	28,600	23,002	Commercial Use	$6,654,500	Commercial Use	$6,774,500	$120,000	1.8033%	$0
B-284	553050 0000		MILLENNIUM TOWER CONDOMINIUM		719 2ND AVE	DMC 340/290-440				Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
B-284-001	553050 0010		MILLENNIUM TOWER CONDOMINIUM	719 SECOND AVE LLC	719 2ND AVE	DMC 340/290-440	14,111	318,149	201,322	Commercial Use	$119,574,500	Commercial Use	$121,368,500	$1,794,000	1.5003%	$0
B-286	093900 0150		HOGE BUILDING	TEMASEK LLC	705 2ND AVE	DMC 340/290-440	6,480	118,640	96,076	Commercial Use	$30,377,000	Commercial Use	$30,877,000	$500,000	1.6462%	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

ID/ Map Number	King Co. Property Tax ID	County Use	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-287	093900 0040		YOSTER & MARSHALL BUILDING - UNITED WAY	UNITED WAY OF KING COUNTY	720 2ND AVE	DMC 340/290-440	13,980	52,288	52,288	Commercial Redevelopment	$16,704,000	Commercial Redevelopment	$16,871,000	$167,000	0.9998%	$0
B-288	093900 0060		DEXTER HORTON BUILDING	PACIFIC DEXTER HORTON LLC	710 2ND AVE	DMC 340/290-440	28,200	388,984	316,355	Commercial Use	$170,762,000	Commercial Use	$172,470,000	$1,708,000	1.0002%	$0
B-289	093900 0150		PIONEER BUILDING	PIONEER BUILDING LEVEL OFFI	600 1ST AVE	PSM 100/100-150	12,760	89,355	72,000	Commercial Use	$25,855,500	Commercial Use	$26,282,500	$427,000	1.6515%	$0
B-290	093900 0160		Pioneer Place Park	SEATTLE CITY OF DPR	100 1ST AVE	PSM 100/100-150	14,003	-	-	Open Space/Recreation	$9,802,000	Open Space/Recreation	$9,802,000	$0	0.0000%	$0
B-291	093900 0140		HOWARD BUILDING	HOWARD BUILDING SEATTLE LLC	614 1ST AVE	PSM 100/100-150	4,368	25,492	24,960	Commercial Use	$6,747,000	Commercial Use	$6,867,000	$120,000	1.7786%	$0
B-292	093900 0125		LOWMAN AND HANFORD BUILDING	LOWMAN AND HANFORD BUILDING	616 1ST AVENUE LLC	PSM 100/100-150	3,560	28,480	24,820	Commercial Use	$7,439,500	Commercial Use	$7,568,500	$130,000	1.7474%	$0
B-293	093900 0120		LOWMAN BUILDING	LOWMAN BLDG PARTNERS LLC	107 CHERRY ST	PSM 100/100-150	5,670	65,535	43,554	Multi-Family/Commercial	$15,844,000	Multi-Family/Commercial	$15,844,000	$0	0.0000%	$0
B-294	093900 0130		BRODERICK BUILDING	HRA BRODERICK LP	619 2ND AVE	PSM 100/100-130	12,960	92,693	69,746	Commercial Use	$24,157,000	Commercial Use	$24,544,000	$387,000	1.6020%	$0
B-295	093900 0155		BUTLER GARAGE	LIPP BUTLER GARAGE SEATTLE L	601 2ND AVE	PSM 100/100-150	12,960	149,040	149,040	Commercial Use	$30,701,000	Commercial Use	$31,106,000	$405,000	1.3192%	$0
B-296	093900 0080		COURTYARD MARRIOTT PIONEER SQUARE (ALASKA BLDG)	618 SECOND AVENUE LIMITED P	632 2ND AVE	PSM 100/100-130	12,960	163,984	163,984	Commercial Use	$133,987,000	Commercial Use	$138,717,000	$2,730,000	2.0075%	$0
B-297	093900 0100		Corona Lofts	SAMIS LAND CO CORONA LLC	606 2ND AVE	PSM 100/100-130	6,480	39,594	26,738	Multi-Family/Commercial	$14,085,500	Multi-Family/Commercial	$14,555,500	$270,000	1.9169%	$0
B-298	093900 0115		HARTFORD BUILDING	SAMIS LAND CO	600 2ND AVE	PSM 100/100-130	6,480	20,028	12,960	Commercial Use	$4,580,000	Commercial Use	$4,640,000	$60,000	1.3100%	$0
B-299	093900 0035		COLLINS BUILDING	SAMIS FOUNDATION	520 2ND AVE	PSM 100/100-120	8,640	50,176	41,259	Commercial Use	$15,994,000	Commercial Use	$16,194,000	$200,000	1.2505%	$0
B-300	093900 0055		FLORENCE BLDG	DPI SMITH TOWER LLC	512 2ND AVE	PSM 100/100-120	4,320	8,640	4,827	Commercial Redevelopment	$3,074,000	Commercial Redevelopment	$3,074,000	$50,000	1.6534%	$0
B-301	093900 0060		SMITH TOWER	DPI SMITH TOWER LLC	502 2ND AVE	PSM-245	12,121	304,346	256,481	Commercial Use	$114,584,500	Commercial Use	$115,734,500	$1,150,000	1.0056%	$0
B-302	093900 0005		SMOKING SHIP PARKING GARAGE	HTK MANAGEMENT LLC	515 2ND AVE	PSM 100/100-120	19,276	55,410	55,410	Commercial Redevelopment	$11,565,500	Commercial Redevelopment	$11,765,500	$200,000	1.7295%	$0
B-303	766620 2594		One Yesler Bldg/Al Bocalino Ristorante	ONE YESLER LLC	1 YESLER WAY	PSM 100/100-120	1,792	5,140	4,960	Commercial Redevelopment	$3,033,500	Commercial Redevelopment	$3,121,500	$88,000	2.9009%	$0
B-304	524780 0005		BEST WESTERN PLUS PIONEER SQUARE HOTEL	PIONEER SQUARE HOTEL CO	77 YESLER WAY	PSM 100/100-120	14,865	45,900	34,780	Commercial Use	$32,057,000	Commercial Use	$32,900,000	$843,000	2.6297%	$0
B-305	524780 0015		Vacant	APH CORPORATION	104 ALASKAN WAY S	PSM 100/100-120	9,433	-	-	Commercial Redevelopment	$6,839,000	Commercial Redevelopment	$7,024,000	$185,000	2.7051%	$0
B-306	524780 0025		PRUDENTIAL BUILDING	PRU 114 LLC	114 ALASKAN WAY S	PSM 100/100-120	8,802	74,211	46,219	Commercial Use	$21,627,000	Commercial Use	$22,177,000	$550,000	2.5431%	$0
B-307	524780 0030		WASHINGTON PARK BUILDING	WASHINGTON PARK BLDG	68 S WASHINGTON ST	PSM 100/100-120	9,306	44,558	35,682	Commercial Use	$11,351,500	Commercial Use	$11,635,500	$284,000	2.5019%	$0
B-308	524780 0055		YESLER BUILDING	SAMIS LAND CO	95 YESLER WAY	PSM-100	1,068	6,923	4,128	Commercial Use	$1,887,000	Commercial Use	$1,934,000	$47,000	2.4907%	$0
B-309	524780 0045		GATZERT JAESCHWABACHER BUILDING	SAMIS LAND CO	105 1ST AVE S	PSM-100	7,064	42,804	31,494	Multi-Family/Commercial	$12,568,000	Multi-Family/Commercial	$12,844,000	$276,000	2.1961%	$0
B-310	524780 0041		TERRY DENNY BUILDING/NORTHERN HOTEL	TERRY DENNY BUILDING LLC	111 1ST AVE S	PSM-100	11,808	78,779	55,113	Multi-Family/Commercial	$19,176,000	Multi-Family/Commercial	$19,622,000	$446,000	2.3258%	$0
B-311	524760 0035		MAYNARD BUILDING	PSQ PORTFOLIO LP	119 1ST AVE S	PSM-100	6,660	38,376	33,322	Commercial Use	$11,633,000	Commercial Use	$11,885,000	$262,000	2.2522%	$0
B-312	524760 0440		OLYMPIC BLOCK BUILDING	BRICKMAN OLYMPIC LLC	102 1ST AVE S	PSM-100	5,179	54,990	44,200	Commercial Use	$18,098,000	Commercial Use	$18,514,000	$416,000	2.2986%	$0
B-314	524760 0461		LIBBY BUILDING	BRICKMAN OLYMPIC LLC	104 1ST AVE S	PSM-100	5,550	36,330	26,450	Commercial Use	$11,203,500	Commercial Use	$11,444,500	$241,000	2.1511%	$0
B-315	524760 0466		CITY CLUB BUILDING	1750 FIFTH AVE LLC	112 1ST AVE S	PSM-100	4,440	18,160	9,508	Commercial Use	$4,015,000	Commercial Use	$4,101,000	$86,000	2.1420%	$0
B-316	524760 0470		STATE HOTEL BUILDING	STATE HOTEL LLC	114 1ST AVE S	PSM-100	4,440	21,840	13,140	Commercial Use	$5,863,000	Commercial Use	$5,989,000	$126,000	2.1491%	$0
B-317	524760 0481		DEL MAR BUILDING (HOTEL DEL MAR BUILDING)	SRO PROPERTIES INC	108 S WASHINGTON ST	PSM-100	4,440	22,840	14,636	Commercial Use	$5,711,000	Commercial Use	$5,837,000	$126,000	2.2063%	$0
B-318	524760 0550		MERCHANTS CAFE/HOTEL	SGS INVESTMENTS LLC	109 YESLER WAY	PSM 100/100-120	1,800	7,560	6,720	Commercial Use	$3,455,000	Commercial Use	$3,514,000	$59,000	1.7077%	$0
B-319	524780 0545		KORN BUILDING	JM PIONEER SQUARE LLC+KM PI	119 YESLER WAY	PSM 100/100-120	4,860	20,260	12,160	Commercial Use	$3,278,500	Commercial Use	$3,335,500	$57,000	1.7386%	$0
B-320	524780 0535		RETAIL BUILDING (AL & BOB S SAVEWAY MARKET)	JM PIONEER SQUARE LLC+KM PI	107 OCCIDENTAL AVE S	PSM 100/100-120	9,990	21,420	9,990	Commercial Redevelopment	$5,994,000	Commercial Redevelopment	$6,069,000	$75,000	1.2513%	$0
B-321	524780 0530		RETAIL BLDG	117 OCCIDENTAL LLC	117 OCCIDENTAL AVE S	PSM 100/100-120	3,330	6,660	6,660	Commercial Redevelopment	$1,998,000	Commercial Redevelopment	$2,023,000	$25,000	1.2513%	$0
B-322	524780 0525		RETAIL BUILDING	STRATTON PROPERTIES INC	116 S WASHINGTON ST	PSM 100/100-170	1,700	4,140	3,720	Commercial Use	$1,090,000	Commercial Use	$1,112,000	$22,000	2.0183%	$0
B-323	524760 0520		RETAIL BUILDING	RALEGH LLC	118 S WASHINGTON ST	PSM 100/100-170	1,720	4,680	3,120	Commercial Use	$1,248,000	Commercial Use	$1,273,000	$25,000	2.0032%	$0
B-324	524780 0515		RETAIL/RESTAURANT AND LOUNGE BUILDING	RALEGH LLC	124 S WASHINGTON ST	PSM 100/100-120	1,240	6,480	3,240	Commercial Redevelopment	$1,944,000	Commercial Redevelopment	$1,983,000	$39,000	2.0062%	$0
B-325	524780 0555		INTERURBAN BUILDING (OLD SMITH TOWER ANNEX BUILDING)	INTERURBAN BLDG	102 OCCIDENTAL AVE S	PSM 100/100-120	13,320	75,496	54,270	Commercial Use	$19,968,000	Commercial Use	$20,168,000	$200,000	1.0016%	$0
B-326	524780 0565		U-PARK PARKING LOT - SURFACE PAVEMENT PARKING LOT (VACANT LAND)	DIAMOND PARKING 51-0879 2 2	112 OCCIDENTAL AVE S	PSM 100/100-120	6,660	-	-	Commercial Redevelopment	$3,996,000	Commercial Redevelopment	$4,036,000	$40,000	1.0010%	$0
B-327	524780 0570		U-PARK PARKING LOT - SURFACE PAVEMENT PARKING LOT - VACANT LAND	DIAMOND PARKING 51-0879 2 2	122 OCCIDENTAL AVE S	PSM 100/100-120	6,660	-	-	Commercial Redevelopment	$4,828,500	Commercial Redevelopment	$4,888,500	$60,000	1.2426%	$0
B-328	524760 0595		METROPOLE	METROPOLE PROPERTY LLC	411 2ND AVENUE EXT S	PSM 100/100-120	8,960	27,645	27,645	Commercial Use	$4,694,000	Commercial Use	$4,736,000	$42,000	0.8948%	$0
B-329	524780 0580		RETAIL STORE	COOPER GERALD	409 2ND AVENUE EXT S	PSM 100/100-120	3,000	6,440	3,040	Commercial Redevelopment	$1,800,000	Commercial Redevelopment	$1,816,000	$16,000	0.8889%	$0
B-330	524780 0575		RETAIL BUILDING	184 SOUTH WASHINGTON STREET	184 S WASHINGTON ST	PSM 100/100-120	9,720	20,880	20,880	Commercial Redevelopment	$4,860,000	Commercial Redevelopment	$4,921,000	$61,000	1.2551%	$0
B-331	524780 0070		THE COMPASS CENTER	COMPASS CENTER-PIONEER SQUA	77 S WASHINGTON ST	PSM 100/100-120	3,842	21,600	21,600	Multi-Family/Commercial Development	$3,395,000	Multi-Family/Commercial Development	$3,395,000	$0	0.0000%	$0
B-332	524780 0065		ST CHARLES HOTEL	ST CHARLES ASSOCIATES	81 S WASHINGTON ST	PSM 100/100-120	4,200	16,501	12,715	Commercial Use	$3,590,000	Commercial Use	$3,680,000	$90,000	2.5070%	$0
B-333	524780 0080		The Compass Center	COMPASS-KARLSTROM	210 ALASKAN WAY S	PSM 100/100-120	8,077	36,000	36,000	Multi-Family/Commercial Development	$7,432,000	Multi-Family/Commercial Development	$7,432,000	$0	0.0000%	$0
B-334	524760 0090		ON HOTEL APTS & Artist Studios	GEORGE MCELROY & ASSC INC	212 ALASKAN WAY S	PSM 100/100-120	8,114	42,534	33,126	Multi-Family/Commercial	$8,483,000	Multi-Family/Commercial	$8,483,000	$0	0.0000%	$0
B-335	524780 0095		BOSTON HOTEL	222 ALASKAN LLC	76 S MAIN ST	PSM 100/100-170	2,150	9,540	7,820	Commercial Use	$3,470,000	Commercial Use	$3,572,000	$102,000	2.9355%	$0
B-336	524780 0100		60 MAIN	MPRE HOLDINGS LLC	80 S MAIN ST	PSM 100/100-120	6,000	38,717	28,990	Multi-Family/Commercial	$20,677,000	Multi-Family/Commercial	$21,234,000	$557,000	2.5946%	$0
B-337	524780 0130		J & M HOTEL BUILDING	J&M CAPITAL GROUP LLC	601 1ST AVE S	PSM-100	6,660	25,450	25,450	Commercial Use	$6,360,000	Commercial Use	$6,503,000	$143,000	2.2484%	$0
B-338	524780 0120		SKAGIT HOTEL BUILDING/THE CENTRAL	MAKENSAY REAL ESTATE SERVIC	207 1ST AVE S	PSM-100	3,330	13,370	8,700	Commercial Use	$3,227,500	Commercial Use	$3,298,500	$71,000	2.1998%	$0
B-339	524780 0125		Marathon Building	PIONEER SQUARE MARATHON BU	209 1ST AVE S	PSM-100	1,530	13,740	12,090	Commercial Use	$3,151,000	Commercial Use	$3,220,000	$69,000	2.1898%	$0
B-340	524780 0115		LUCKY HOTEL/KELLON BUILDING	OH INVESTMENTS LLC C/O SAM	211 1ST AVE S	PSM-100	3,330	13,320	11,654	Multi-Family/Commercial	$3,013,000	Multi-Family/Commercial	$3,079,000	$66,000	2.1903%	$0
B-341	524780 0110		RETAIL W/APARTMENT UNITS	METROPOLITAN MGMT CO	213 1ST AVE S	PSM-100	3,330	16,974	11,320	Commercial Use	$4,065,000	Commercial Use	$4,143,000	$78,000	1.9188%	$0
B-342	524780 0105		NEW ENGLAND BUILDING	MCKENSAY REAL ESTATE	219 1ST AVE S	PSM-100	6,660	33,300	12,378	Commercial Use	$9,371,500	Commercial Use	$9,582,300	$211,000	2.2515%	$0
B-343	524780 0060		BUTTNICK BUILDING	BUTTNICK BUILDING LP	202 1ST AVE S	PSM-100	6,660	28,216	28,216	Commercial Use	$8,445,000	Commercial Use	$8,631,000	$186,000	2.2025%	$0
B-344	524780 0085		CITY LOAN BUILDING	CITY LOAN BUILDING LP	206 1ST AVE S	PSM-100	3,330	20,413	19,415	Commercial Use	$6,317,000	Commercial Use	$6,450,000	$133,000	2.1054%	$0
B-345	524780 0090		GRAND CENTRAL ON THE PARK (GRAND CENTRAL HOTEL)	UPI GRAND CENTRAL LLC	216 1ST AVE S	PSM-100	16,650	84,730	70,343	Commercial Use	$22,910,000	Commercial Use	$23,414,000	$504,000	2.1999%	$0
B-346	524780 0405		OCCIDENTAL CITY PARK (VACANT LAND)	SEATTLE CITY OF DPR	117 S WASHINGTON ST	PSM 100/100-120	26,640	-	-	Open Space/Recreation	$18,648,000	Open Space/Recreation	$18,648,000	$0	0.0000%	$0
B-347	524780 0614		CENTER OF PIONEER SQUARE LL	159 S WASHINGTON ST	159 S WASHINGTON ST	PSM 100/100-120	26,640	213,803	183,374	Commercial Use	$85,926,000	Commercial Use	$86,699,000	$773,000	0.8996%	$0
B-348	524780 0690		Vacant Land	165 169 S WASHINGTON LLC	165 S WASHINGTON ST	PSM 100/100-120	1,800	-	-	Commercial Redevelopment	$900,000	Commercial Redevelopment	$909,000	$9,000	1.0000%	$0
B-349	524780 0682		Vacant Land	165 169 S WASHINGTON LLC	167 S WASHINGTON ST	PSM 100/100-120	2,700	-	-	Commercial Redevelopment	$1,350,000	Commercial Redevelopment	$1,364,000	$14,000	1.0370%	$0
B-350	524780 0675		McCoy's Firehouse	CHRYSTALS LLC	173 S WASHINGTON ST	PSM 100/100-120	1,980	3,600	1,800	Commercial Redevelopment	$1,089,000	Commercial Redevelopment	$1,100,000	$11,000	1.0101%	$0
B-351	524780 0665		RETAIL	213 PIONEER SQUARE LLC	207 2ND AVE S	PSM 100/100-120	6,480	11,838	5,820	Commercial Redevelopment	$3,740,000	Commercial Redevelopment	$3,772,000	$32,000	0.9877%	$0
B-352	524780 0660		Lucknow/WATERFALL PLACE	NAFC INVESTMENTS INC	2152ND AVE S	PSM 100/100-120	6,480	33,765	24,423	Multi-Family/Commercial	$5,876,500	Multi-Family/Commercial	$5,955,500	$59,000	1.0036%	$0
B-353	524780 0655		CASEY WATERFALL PARK	ANNIE E CASEY FOUNDATION	139 2ND AVE S	PSM 100/100-120	6,480	-	-	Open Space/Recreation	$648,000	Open Space/Recreation	$648,000	$0	0.0000%	$0
B-355	524780 0140		C & H COMPANY (STORAGE WAREHOUSE)	ANNE CRIPPEN MICHELSON LLC	304 ALASKAN WAY S	PSM 100/100-120	6,873	22,200	16,650	Commercial Redevelopment	$4,811,000	Commercial Redevelopment	$4,931,000	$120,000	2.4943%	$0
B-356	524780 0150		OLD SEATTLE PARKING GARAGE	UV 316 ALASKAN WAY LLC	316 ALASKAN WAY S	PSM 100/100-120	20,766	63,000	63,000	Commercial Redevelopment	$14,536,000	Commercial Redevelopment	$14,958,000	$422,000	2.9031%	$0
B-357	524780 0190		BREAD OF LIFE MISSION	BREAD OF LIFE MISSION ASSN	97 S MAIN ST	PSM-100	4,440	18,010	18,010	Multi-Family/Commercial Development	$4,190,000	Multi-Family/Commercial Development	$4,283,000	$93,000	2.2196%	$0
B-358	524780 0185		SURFACE PARKING LOT (DIAMOND PARKING LOT)/(VACANT LAND)	DIAMOND PARK INC	301 1ST AVE S	PSM-100	5,550	-	-	Commercial Redevelopment	$3,350,000	Commercial Redevelopment	$3,405,000	$75,000	2.2523%	$0
B-359	524780 0180		MAUD BUILDING	MAUD LLC	311 1ST AVE S	PSM-100	3,330	15,330	12,960	Commercial Use	$4,000,000	Commercial Use	$4,092,000	$88,000	2.1978%	$0
B-360	524780 0170		CROWN HOTEL BUILDING	PIONEER SQUARE CROWN BUILDI	313 1ST AVE S	PSM-100	3,330	16,830	14,190	Commercial Use	$3,666,000	Commercial Use	$3,951,000	$285,000	2.1587%	$0
B-362	524780 0920		GLOBE BUILDING - ELLIOT BAY BOOKS	GLOBE PARTNERS LLC	310 1ST AVE S	PSM-100	13,320	69,817	55,268	Commercial Use	$17,141,000	Commercial Use	$17,518,000	$377,000	2.1994%	$0
B-363	610825 0000		THE NORD MASTER		314 1ST AVE S	PSM-100	-	-	-	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
B-363-001	610825 0010		THE NORD MASTER	JACQADYMIC INVESTMENT LLC	314 1ST AVE S	PSM-100	1,665	6,660	4,880	Commercial Use	$1,884,500	Commercial Use	$1,924,500	$40,000	2.1226%	$0
B-364	093900 0475		1000 2ND AVENUE BUILDING	SEIUG HOLDINGS COMPANY LLC	1000 2ND AVE	DOC1 U/450/U	23,900	589,921	440,309	Commercial Use	$208,139,500	Commercial Use	$232,161,500	$2,002,000	1.0003%	$0
B-366	524780 0035		SEATTLE QUILT BUILDING	PSQ PORTFOLIO LP	316 1ST AVE S	PSM-100	6,660	50,120	55,163	Multi-Family/Commercial	$12,693,500	Multi-Family/Commercial	$12,960,500	$267,000	2.1054%	$0
B-367	524760 0045		JACKSON BUILDING	PSQ PORTFOLIO LP	322 1ST AVE S	PSM-100	3,330	13,320	11,280	Commercial Use	$3,458,000	Commercial Use	$3,535,000	$76,000	2.1972%	$0
B-368	524780 0365		UNION TRUST ANNEX	INTEGRUS SEATTLE LLC	117 S MAIN ST	PSM 100/100-120	6,000	32,081	27,762	Commercial Use	$8,960,500	Commercial Use	$9,117,500	$157,000	1.7521%	$0
B-369	524780 0360		UNION TRUST BUILDING	DRUMMOND LLC	119 S MAIN ST	PSM 100/100-120	7,320	39,030	26,320	Commercial Use	$10,421,500	Commercial Use	$10,603,500	$182,000	1.7464%	$0
B-370	524780 0355		WALTHAM BLOCK/OCCIDENTAL BUILDING	MAKENSAY REAL ESTATE SERVIC	311 B OCCIDENTAL AVE S	PSM 100/100-120	6,660	28,760	17,900	Commercial Use	$7,180,000	Commercial Use	$7,288,000	$108,000	1.5042%	$0
B-371	524780 0350		HERMAN BLUMENTHAL BUILDING	SAMIS FOUNDATION	122 S JACKSON ST	PSM 100/100-120	6,660	28,142	17,661	Commercial Use	$5,188,500	Commercial Use	$5,279,500	$91,000	1.7539%	$0
B-372	524780 0695		OCCIDENTAL MALL	SMITH MARTIN INC	300 OCCIDENTAL AVE S	PSM 100/100-120	26,640	164,380	111,300	Commercial Use	$39,726,500	Commercial Use	$40,064,500	$338,000	0.8508%	$0
B-373	524780 0725		FIRE STATION #2	SEATTLE CITY OF FAS	301 2ND AVE S	PSM 100/100-120	12,960	49,931	49,931	Commercial Use	$7,776,000	Commercial Use	$7,834,000	$58,000	0.7459%	$0
B-374	524780 0720		DUNCAN BUILDING	MA KENSAY REAL ESTATE	315 2ND AVE S	PSM 100/100-120	6,480	25,920	21,778	Commercial Use	$5,954,000	Commercial Use	$5,954,000	$30,000	0.5059%	$0
B-375	524780 0715		CADILLAC HOTEL/HISTORICAL SOCIETY	HISTORIC SEATTLE PDA	919 2ND AVE S	PSM 100/100-120	6,480	26,000	26,000	Commercial Use	$5,132,500	Commercial Use	$5,170,500	$38,000	0.7404%	$0
B-376	524780 0205		OLD THEATRE-POST OFFICE BUILDING	HUDSON MERRILL PLACE LLC	91 S JACKSON ST	PSM 100/100-120	10,809	38,075	26,132	Commercial Use	$8,025,500	Commercial Use	$8,226,500	$201,000	2.5045%	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

ID Map Number	King Co. Property Tax ID	Property Name	Tax Payer Name	Property Address	Zoning	Land Area / SF	Gross Building Area / SF	Net Building Area / SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-378	347960 0000	MERRILL PLACE BUILDING CONDOMINIUM		401 1ST AVE S	PSM 100/100-120	-	-	-	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
B-378-001	347960 0010	MERRILL PLACE BUILDING CONDOMINIUM	HUDSON MERRILL PLACE LLC	401 1ST AVE S	PSM 100/100-120	5,487	28,798	28,798	Commercial Use	$8,925,000	Commercial Use	$9,145,000	$220,000	2.4650%	$0
B-379	524780 0200	KING ST CROSSING - 411 FIRST (FORMERLY MERRILL PLACE)	HUDSON MERRILL PLACE LLC	411 1ST AVE S	PSM 100/100-120	24,378	154,159	128,774	Commercial Use	$41,956,000	Commercial Use	$42,962,000	$966,000	2.3021%	$0
B-381A	524780 0201	450 Alaskan - King's St Crossing	HUDSON MERRILL PLACE LLC	450 Alaskan Way S	PSM 100/100-120	12,121	224,714	186,803	Commercial Use	$95,641,000	Commercial Use	$98,032,000	$2,391,000	2.5000%	$0
B-381B	524780 0204	HUDSON MERRILL PLACE LLC-Value on A-Bldg on both lots	HUDSON MERRILL PLACE LLC	450 Alaskan Way S	PSM 100/100-120	12,121	-	-	Commercial Use	$8,489,000	Commercial Use	$8,594,000	$109,000	1.2846%	$0
B-382	524780 0255	HERITAGE BUILDING	GWLF 111 SOUTH JACKSON LP	101 S JACKSON ST	PSM 100/100-120	14,965	78,920	69,700	Commercial Use	$36,631,500	Commercial Use	$37,433,500	$800,000	2.1838%	$0
B-383	524780 0265	FISHER BUILDING	GNE FIFTEEN SOUTH JACKSON L	115 S JACKSON ST	PSM 100/100-120	8,100	21,600	21,600	Commercial Use	$4,568,000	Commercial Use	$4,628,000	$80,000	1.7590%	$0
B-385	524780 0300	WESTLAND BUILDING-DSHS	ONE HUNDRED KING LLC	100 S KING ST	PSM 100/100-120	13,764	73,260	63,814	Commercial Use	$17,760,500	Commercial Use	$18,133,500	$391,000	2.2015%	$0
B-386	524780 0280	F X MCRORY'S BUILDING	FOUR NINETEEN OCCIDENTAL LL	419 OCCIDENTAL AVE S	PSM 100/100-120	13,961	99,440	89,779	Commercial Use	$18,848,500	Commercial Use	$19,225,500	$377,000	2.0002%	$0
B-387	524780 0735	WASHINGTON SHOE CO	WASHINGTON SHOE BUILDING LL	400 OCCIDENTAL AVE S	PSM 100/100-120	14,985	93,240	79,180	Commercial Use	$23,362,500	Commercial Use	$23,634,500	$292,000	1.2499%	$0
B-388	524780 0736	COURT IN THE SQUARE (ENTRANCE TO NORTHCOAST & GOLDSMITH BUILDINGS)	IC USA NO 8 PROPERTY L P		PSM 100/100-120	3,330	-	-	Commercial Use	$1,665,000	Commercial Use	$1,675,000	$10,000	0.6006%	$0
B-389	524780 0745	NORTHCOAST BUILDING - COURT IN THE SQUARE	IC USA NO 8 PROPERTY L P	171 S JACKSON ST	PSM 100/100-120	12,960	71,280	63,973	Commercial Use	$19,974,000	Commercial Use	$20,174,000	$200,000	1.0013%	$0
B-390	524780 0755	GOLDSMITH BUILDING - COURT IN THE SQUARE	IC USA NO 8 PROPERTY LP	166 S KING ST	PSM 100/100-120	11,880	89,300	77,715	Commercial Use	$26,429,000	Commercial Use	$26,746,000	$317,000	1.1994%	$0
B-391	524780 0780	GREYBAR BUILDING	BEEBE REALTY INC	416 OCCIDENTAL AVE S	PSM 100/100-120	15,875	36,630	36,630	Commercial Redevelopment	$9,019,000	Commercial Redevelopment	$9,154,000	$135,000	1.4968%	$0
C-027	065600 0200	SURFACE PARKING LOT (VACANT LAND)	3RD & WALL PROPERTIES LLC	2421 3RD AVE	DMR/R 145/65	12,960	-	-	Commercial Redevelopment	$14,256,000	Commercial Redevelopment	$14,271,000	$15,000	0.1052%	$0
C-028	065600 0215	2401 3RD AVE	CHAINLIA DEVELPMNT BELLTOWN	2401 3RD AVE	DMR/R 145/65	12,720	167,344	100,106	Commercial Redevelopment	$15,264,000	Commercial Redevelopment	$15,294,000	$30,000	0.1965%	$0
C-029	065600 0470	THIRD & BATTERY BUILDING (econ units w/ -0475)	SEUG REAL ESTATE HOLDING BA	2400 3RD AVE	DMR/R 145/65	12,720	95,576	61,530	Commercial Use	$51,951,000	Commercial Use	$52,001,000	$50,000	0.1563%	$0
C-031	065600 0480	FOURTH & BATTERY BUILDING	SEUG SMARTH	2401 4TH AVE	DMR/C 280/125	25,920	234,000	200,429	Commercial Use	$80,963,500	Commercial Use	$81,063,500	$100,000	0.1235%	$0
C-032	065600 0250	Fountain Court	ESSEX PROPERTY TRUST INC	2400 4TH AVE	DMR/C 280/125	55,680	328,947	216,478	Multi-Family/Commercial	$114,124,000	Multi-Family/Commercial	$114,265,000	$141,000	0.1235%	$0
C-033	065600 0255	S.K.B. ARCHITECTS	HOT RAIN LLC	2333 3RD AVE	DMR/R 145/65	12,954	8,360	8,360	Multi-family/Commercial Redevelopment	$10,363,000	Multi-family/Commercial Redevelopment	$10,378,000	$15,000	0.1447%	$0
C-034	065600 0275	BINDER PRODUCTS INC	2333 THIRD LLC	2323 3RD AVE	DMR/R 145/65	3,254	1,980	1,980	Multi-family/Commercial Redevelopment	$2,603,000	Multi-family/Commercial Redevelopment	$2,610,000	$7,000	0.2689%	$0
C-035	867035 0000	TRAUGOTT TERRACE		2313 3RD AVE	DMR/R 145/65	9,534	39,962	26,641	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
C-035-001	867035 0010	TRAUGOTT TERRACE	ARCHDIOCESAN HOUSING AUTHOR	2313 3RD AVE	DMR/R 145/65	-	33,681	20,364	Multi-Family/Commercial	$4,275,000	Multi-Family/Commercial	$4,275,000	$0	0.0000%	$0
C-035-002	867035 0020	TRAUGOTT TERRACE	TRAUGOTT TERRACE LP	2313 3RD AVE	DMR/R 145/65	-	6,277	6,277	Multi-Family/Commercial	$12,964,000	Multi-Family/Commercial	$12,964,000	$0	0.0000%	$0
C-036	065600 0290	BELLTOWN INN	2301 THIRD AVE LP	2301 3RD AVE	DMR/R 145/65	12,724	57,800	43,734	Multi-Family/Commercial	$58,949,000	Multi-Family/Commercial	$59,096,000	$147,000	0.2494%	$0
C-037	065600 0585	RETAIL/OFFICE BUILDING	3RD & BATTERY 2 LLC	2330 3RD AVE	DMR/R 145/65	6,480	11,130	9,680	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,138,000	$10,000	0.1403%	$0
C-038	065600 0550	MODA APTS	EQR RE TAX DEPT	2312 3RD AVE	DMR/R 145/65	25,440	205,940	123,056	Multi-Family/Commercial	$98,761,000	Multi-Family/Commercial	$98,956,000	$195,000	0.1974%	$0
C-039	065600 0540	THE ADAMS APTS	BELLTOWN APARTMENTS LLC	304 BELL ST	DMR/R 145/65	6,480	18,300	14,000	Multi-Family/Commercial	$6,738,000	Multi-Family/Commercial	$6,770,000	$32,000	0.4749%	$0
C-040	065600 0590	PARKING LOT	PHILLIPS KENNETH M JR	2331 4TH AVE	DMR/C 280/125	6,480	-	-	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,138,000	$10,000	0.1403%	$0
C-041	065600 0595	OFFICE BUILDING	JT SHEFF ENTERPRISES LLC	2325 4TH AVE	DMR/C 280/125	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,138,000	$10,000	0.1403%	$0
C-042	065600 0600	FLEMING APTS	CAPITOL HILL HOUSING IMPROV	2321 4TH AVE	DMR/C 280/125	6,480	21,284	16,143	Multi-Family/Commercial	$7,683,000	Multi-Family/Commercial	$7,683,000	$0	0.0000%	$0
C-043	065600 0605	TWO BELLS TAVERN	CAMPANE LE DUE	2315 4TH AVE	DMR/C 280/125	6,480	5,030	5,030	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,138,000	$10,000	0.1403%	$0
C-044	065600 0635	OFFICE/WAREHOUSE	314 BELL LLC	314 BELL ST	DMR/C 280/125	12,960	7,200	7,200	Multi-family/Commercial Redevelopment	$14,256,000	Multi-family/Commercial Redevelopment	$14,271,000	$15,000	0.1052%	$0
C-045	065600 0560	FIRE STATION #2	SEATTLE CITY OF FAS	2320 4TH AVE	DMR/C 280/125	19,440	37,740	31,620	Multi-family/Commercial Redevelopment	$19,440,000	Multi-family/Commercial Redevelopment	$19,480,000	$40,000	0.2058%	$0
C-046	065600 0155	RETAIL BUILDING (Future Condo Site -TeamRise Development)	TEAMRISE BELL TOWER LLC	2316 4TH AVE	DMR/C 280/125	6,480	4,230	4,230	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,148,000	$20,000	0.2806%	$0
C-047	065600 0145	RETAIL BUILDING (Future Condo Site -TeamRise Development)	TEAMRISE BELL TOWER LLC	2306 4TH AVE	DMR/C 280/125	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,148,000	$20,000	0.2806%	$0
C-048	065600 0140	FRANKLIN APTS (Future Condo Site -TeamRise Development)	TEAMRISE BELL TOWER LLC	2302 4TH AVE	DMR/C 280/125	6,480	22,320	18,000	Multi-family/Commercial Redevelopment	$7,776,000	Multi-family/Commercial Redevelopment	$7,796,000	$20,000	0.2572%	$0
C-049	069400 0040	REGRADE PARK	SEATTLE CITY OF DPR	2231 3RD AVE	DMR/R 145/65	12,960	-	-	Multi-family/Commercial Redevelopment	$10,368,000	Multi-family/Commercial Redevelopment	$10,368,000	$0	0.0000%	$0
C-050	069400 0050	DAN'S BELLTOWN GROCERY	SHANSBY VERNON E	2221 3RD AVE	DMR/R 145/65	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$5,184,000	Multi-family/Commercial Redevelopment	$5,199,000	$15,000	0.2894%	$0
C-051	069400 0055	2217 3rd Avenue	LOS ROBLES COURT COMPANY LL	2217 3RD AVE	DMR/R 145/65	6,360	47,343	33,858	Multi-Family/Commercial	$19,378,000	Multi-Family/Commercial	$19,440,000	$62,000	0.3200%	$0
C-053	069400 0110	RESTAURANTS	MICHAELIDIS MICHAEL	2230 3RD AVE	DMR/R 145/65	6,480	6,480	6,480	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
C-054	069400 0105	SEVILLE BUILDING	PARV LLC	2226 3RD AVE	DMR/R 145/65	6,480	10,000	10,000	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
C-055	069400 0090	PARKING LOT	PHILLIPS KENNETH M SR+EENE	2216 3RD AVE	DMR/R 145/65	6,480	-	-	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
C-056	069400 0100	PARKING LOT	PHILLIPS KENNETH M JR-TRUST	2220 3RD AVE	DMR/R 145/65	6,480	-	-	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
C-057	069400 0080	CORNELIUS APTS	CORNELIUS APARTMENTS LLC	906 BLANCHARD ST	DMR/R 145/65	12,960	86,592	69,132	Multi-Family/Commercial	$52,544,000	Multi-Family/Commercial	$52,620,000	$76,000	0.1331%	$0
C-058	069400 0115	SECURITY HOUSE	HOUSING RESOURCES GROUP	2225 4TH AVE	DMR/C 280/125	12,960	91,600	67,350	Multi-Family/Commercial	$23,833,000	Multi-Family/Commercial	$23,833,000	$0	0.0000%	$0
C-059	069400 0125	SPITFIRE	2219 FOURTH L L C	2219 4TH AVE	DMR/C 280/125	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
C-060	069400 0130	Shelby Apts	CD ONE LLC	2201 4TH AVE	DMR/C 280/125	19,440	142,063	76,183	Multi-Family/Commercial	$48,522,000	Multi-Family/Commercial	$48,638,000	$116,000	0.2391%	$0
C-061	069600 0095	CHARLESGATE APTS	CHARLESGATE LLC	2230 4TH AVE	DMR/C 280/125	12,960	34,060	25,900	Multi-family/Commercial Redevelopment	$14,256,000	Multi-family/Commercial Redevelopment	$14,296,000	$40,000	0.2806%	$0
C-062	069600 0090	WAREHOUSE/PARKING BUILDING	S A N LLC	2218 4TH AVE	DMR/C 280/125	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,148,000	$20,000	0.2806%	$0
C-063	069600 0080	KAYE-SMITH PRODUCTIONS	S A N LLC	2212 4TH AVE	DMR/C 280/125	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,148,000	$20,000	0.2806%	$0
C-064	069600 0070	KAYE-SMITH PRODUCTIONS	S A N LLC	2208 4TH AVE	DMR/C 280/125	6,450	9,120	9,120	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,148,000	$20,000	0.2806%	$0
C-065	069600 0065	OFFICE BUILDING	FOURTH & BLANCHARD GROUP	2200 4TH AVE	DMR/C 280/125	6,480	8,000	7,600	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,148,000	$20,000	0.2806%	$0
C-066	197720 1150	MARKHAM BUILDING	DIAMOND PARKING PROPERTIES	2133 3RD AVE	DMR/R 145/65	6,480	11,179	11,179	Multi-family/Commercial Redevelopment	$6,480,000	Multi-family/Commercial Redevelopment	$6,500,000	$20,000	0.3086%	$0
C-067	197720 1155	Senior Apts - minors- 1155 1170 1171 1172	PLYMOUTH HOUSING GROUP	2127 3RD AVE	DMR/R 145/65	6,360	96,980	59,495	Multi-Family/Commercial	$21,029,000	Multi-Family/Commercial	$21,029,000	$0	0.0000%	$0
C-068	197720 1170	Assoc Land for Minor 1155	PLYMOUTH HOUSING GROUP	2119 3RD AVE	DMR/R 145/65	4,770	-	-	Multi-Family/Commercial	$3,578,000	Multi-Family/Commercial	$3,578,000	$0	0.0000%	$0
C-069	197720 1171	Assoc Land for Minor 1155	PLYMOUTH HOUSING GROUP	2115 3RD AVE	DMR/R 145/65	4,770	-	-	Multi-Family/Commercial	$3,578,000	Multi-Family/Commercial	$3,578,000	$0	0.0000%	$0
C-070	197720 1173	Assoc Land for Minor 1155	PLYMOUTH HOUSING GROUP	2113 3RD AVE	DMR/R 145/65	3,180	-	-	Multi-Family/Commercial	$2,385,000	Multi-Family/Commercial	$2,385,000	$0	0.0000%	$0
C-071	197720 1190	ARMY BUILDING	SAMIS LAND CO	2107 3RD AVE	DMR/R 145/65	6,480	12,960	12,400	Multi-family/Commercial Redevelopment	$6,480,000	Multi-family/Commercial Redevelopment	$6,500,000	$20,000	0.3086%	$0
C-072	197720 1195	SIG'S BARBER SHOP W/SURFACE PARKING LOT	SAMIS FOUNDATION	2101 3RD AVE	DMR/R 145/65	6,480	1,000	1,000	Multi-family/Commercial Redevelopment	$6,480,000	Multi-family/Commercial Redevelopment	$6,500,000	$20,000	0.3086%	$0
C-073	069400 0195	Mexican Consulate	MICHAELIDIS MICHAEL	2132 3RD AVE	DMR/R 145/65	4,860	9,720	9,720	Multi-family/Commercial Redevelopment	$3,346,000	Multi-family/Commercial Redevelopment	$3,356,000	$10,000	0.1871%	$0
C-074	872745 0000	2124 THIRD AVENUE CONDOMINIUM		2124 3RD AVE	DMR/R 145/65	8,100	10,510	10,510	Multi-Family/Commercial	$5,000,000	Multi-Family/Commercial	$5,000,000	$0	0.0000%	$0
C-074-001	872745 0010	2124 THIRD AVENUE CONDOMINIUM	SSF ASSOCIATES LLC	2124 3RD AVE	DMR/R 145/65	-	10,509	4,487	Multi-Family/Commercial	$1,305,500	Multi-Family/Commercial	$1,311,500	$5,000	0.3827%	$0
C-074-002	872745 0020	2124 THIRD AVENUE CONDOMINIUM	SSF ASSOCIATES LLC	2124 3RD AVE	DMR/R 145/65	-	10,509	2,749	Multi-Family/Commercial	$795,000	Multi-Family/Commercial	$798,000	$3,000	0.3774%	$0
C-074-003	872745 0030	2124 THIRD AVENUE CONDOMINIUM	JOHNSON ARCHITECTURE & PLAN	2124 3RD AVE	DMR/R 145/65	-	10,509	3,274	Multi-Family/Commercial	$953,500	Multi-Family/Commercial	$956,500	$3,000	0.3146%	$0
C-075	069400 0180	NACM BUILDING	SEUG REAL ESTATE HOLDINGS	2118 3RD AVE	DMR/R 145/65	6,480	14,500	12,960	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
C-076	872731 0000	2112 THIRD AVE BLDG		2112 3RD AVE	DMR/R 145/65	6,480	37,440	24,071	Commercial Use	$11,451,500	Commercial Use	$11,451,500	$0	0.0000%	$0
C-076-001	872731 0010	2112 THIRD AVE BLDG	PATTERSON MICHAEL A	2112 3RD AVE	DMR/R 145/65	-	20,796	6,015	Commercial Use	$1,910,500	Commercial Use	$1,916,500	$6,000	0.3141%	$0
C-076-002	872731 0020	2112 THIRD AVE BLDG	PATTERSON MICHAEL A	2112 3RD AVE	DMR/R 145/65	-	20,796	6,020	Commercial Use	$1,912,000	Commercial Use	$1,918,000	$6,000	0.3138%	$0
C-076-003	872731 0030	2112 THIRD AVE BLDG	PATTERSON MICHAEL A	2112 3RD AVE	DMR/R 145/65	-	20,796	6,016	Commercial Use	$1,911,000	Commercial Use	$1,917,000	$6,000	0.3140%	$0
C-076-004	872731 0040	2112 THIRD AVE BLDG	PATTERSON MICHAEL A	2112 3RD AVE	DMR/R 145/65	-	20,796	6,020	Commercial Use	$1,912,000	Commercial Use	$1,918,000	$6,000	0.3138%	$0
C-078	069600 0205	FOURTH & BLANCHARD BUILDING	SREH 2014 LLC	307 BLANCHARD ST	DMC 240/290-440	38,880	543,676	397,878	Commercial Use	$186,546,000	Commercial Use	$186,921,000	$375,000	0.2010%	$0
C-079	069600 0025	Downtown Family Medical	LADY WHITE INVESTMENTS LLC	2124 4TH AVE	DMC 240/290-440	12,960	26,670	24,000	Commercial Redevelopment	$14,256,000	Commercial Redevelopment	$14,296,000	$40,000	0.2806%	$0
C-080	069600 0035	ARRIVE'	SEATTLE TOWER I LLC	2116 4TH AVE	DMC 240/290-440	12,960	523,378	322,246	Commercial Use	$33,680,000	Commercial Use	$36,680,000	$1,000,000	2.8027%	$0
C-081	069600 0005	CINERAMA THEATRE	ENTERTAINMENT PROPERTIES IN	2100 4TH AVE	DMC 240/290-440	12,960	19,800	19,800	Commercial Redevelopment	$15,552,000	Commercial Redevelopment	$15,602,000	$50,000	0.3215%	$0
C-082	197720 1095	OFC BLDG - CONSTRUCTION SITE	Lenora Holdings Company	2031 3RD AVE	DMC 240/290-440	19,440	18,360	18,360	Commercial Redevelopment	$23,328,000	Commercial Redevelopment	$23,445,000	$117,000	0.5015%	$0
C-085	197720 1120	SYLVIA COOMS PLACE	2013 THIRD AVENUE LLC	2017 3RD AVE	DMC 240/290-440	3,180	-	-	Multi-Family/Commercial	$2,226,000	Multi-Family/Commercial	$2,226,000	$0	0.0000%	$0
C-086	197720 1121	SYLVIA COOMS PLACE	2013 THIRD AVENUE LLC	2013 3RD AVE	DMC 240/290-440	3,180	41,706	25,473	Multi-Family/Commercial	$15,546,000	Multi-Family/Commercial	$15,546,000	$0	0.0000%	$0
C-087	197720 1135	Swifty Printing	NIKFARD BIJAN+NIKFARD,GEORG	2001 3RD AVE	DMC 240/290-440	12,960	25,920	25,920	Commercial Redevelopment	$15,552,000	Commercial Redevelopment	$15,661,000	$109,000	0.7009%	$0
C-088	197720 1225	PARKING LOT	ALTUS GROUP US INC		DMC 240/290-440	6,360	-	-	Commercial Redevelopment	$8,904,000	Commercial Redevelopment	$8,954,000	$50,000	0.5615%	$0
C-089	197720 1231	SURFACE PARKING LOT (VACANT LAND)	AQUILA ANNA G	2015 4TH AVE	DMC 240/290-440	6,450	-	-	Commercial Redevelopment	$9,072,000	Commercial Redevelopment	$9,122,000	$50,000	0.5511%	$0
C-090	197720 1240	parking lot	ALTUS GROUP US INC		DMC 240/290-440	6,360	-	-	Commercial Use	$8,904,000	Commercial Use	$8,954,000	$50,000	0.5615%	$0
C-091	197720 1255	Surface Pavement Parking Lot (Vacant)	ALTUS GROUP US INC	500 VIRGINIA ST	DMC 240/290-440	6,360	-	-	Commercial Redevelopment	$8,904,000	Commercial Redevelopment	$8,954,000	$50,000	0.5615%	$0
C-092	197720 1210	CVS PHARMACY	CVS	2035 4TH AVE	DMC 240/290-440	6,480	11,160	11,160	Commercial Use	$8,764,500	Commercial Use	$8,814,500	$50,000	0.5705%	$0
C-093	197720 1215	Jiffy Lube	SEATTLE DOWNTOWN SILVER CLO	2021 4TH AVE	DMC 240/290-440	6,480	3,060	3,060	Commercial Use	$6,480,000	Commercial Use	$6,530,000	$50,000	0.7716%	$0
C-094	197720 1230	STRATFORD ON FOURTH	XERAD LLC	2013 4TH AVE	DMC 240/290-440	6,480	32,460	25,600	Multi-Family/Commercial	$13,827,000	Multi-Family/Commercial	$13,925,000	$98,000	0.7088%	$0
C-095	872969 0000	2024 THIRD AVE/YWCA		2024 3RD AVE	DMC 240/290-440	18,974	116,947	94,880	Multi-family/Commercial Development	$0	Multi-family/Commercial Development	$0	$0	0.0000%	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

LID Map Number	King Co. Property Tax ID	County Use	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-095-001	872969 0010		2014 THIRD AVE/YWCA	YWCA/SEATTLE & KING &	2014 3RD AVE	DMC 240/290-440	-	56,928	27,097	Multi-Family/Commercial Development	$10,201,000	Multi-Family/Commercial Development	$10,201,000	$0	0.0000%	$0
C-095-002	872969 0020		2014 THIRD AVE/YWCA	ANGELINES LLC	2024 3RD AVE	DMC 240/290-440	-	94,880	67,783	Multi-Family/Commercial Development	$12,048,000	Multi-Family/Commercial Development	$12,048,000	$0	0.0000%	$0
C-096	197720 1245		MARSHALL BUILDING/Dahlia Lounge	TOBA GROUP	316 VIRGINIA ST	DMC 240/290-440	12,960	52,800	46,212	Commercial Redevelopment	$18,144,000	Commercial Redevelopment	$18,243,000	$99,000	0.5456%	$0
C-097	065800 0870		WARWICK HOTEL SEATTLE	WARWICK CORP	401 LENORA ST	DMC 240/290-440	19,440	181,890	119,890	Commercial Use	$118,271,000	Commercial Use	$119,162,000	$891,000	0.7534%	$0
C-098	065800 0965		THE VIRGINIAN APTS	QUEENSBOROUGH DEV. CO INC	2014 4TH AVE	DMC 240/290-440	6,480	21,120	14,940	Multi-Family/Commercial	$8,463,000	Multi-Family/Commercial	$8,526,000	$63,000	0.7444%	$0
C-099	160450 0000		HOTEL ANDRA (ASSAGIO & LOLA)		2000 4TH AVE	DMC 240/290-440	12,957	116,604	116,604	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
C-099-001	160450 0010		HOTEL ANDRA (ASSAGIO & LOLA)	WELLS FARGO CMS	2000 4TH AVE	DMC 240/290-440	-	7,714	7,714	Commercial Use	$4,432,000	Commercial Use	$4,466,000	$34,000	0.7671%	$0
C-099-002	160450 0020		HOTEL ANDRA (ASSAGIO & LOLA)	WELLS FARGO CMS	2000 4TH AVE	DMC 240/290-440	-	108,890	108,890	Commercial Use	$73,986,000	Commercial Use	$74,543,000	$557,000	0.7528%	$0
C-100	197720 1040		TONY'S DOWNTOWN PARKING GARAGE	THIRD & VIRGINIA LLC	1931 3RD AVE	DMC 240/290-440	6,480	6,480	6,480	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,845,000	$69,000	0.8873%	$0
C-101	197720 1045		TRUST BUILDING (HIDDEN BUILDING)	THIRD & VIRGINIA LLC	1929 3RD AVE	DMC 240/290-440	6,480	19,440	13,600	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,845,000	$69,000	0.8873%	$0
C-102	197720 1050		MADDOX HALL	PLYMOUTH HOUSING GROUP	1923 3RD AVE	DMC 240/290-440	6,480	40,109	29,000	Multi-Family/Commercial	$12,590,000	Multi-Family/Commercial	$12,590,000	$0	0.0000%	$0
C-103	197720 1055		BELLTOWN SELF STORAGE	DOWNTOWN MINI WAREHOUSE	1915 3RD AVE	DMC 240/290-440	6,480	46,580	30,742	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,845,000	$69,000	0.8873%	$0
C-104	197720 1070		Bergman Luggage	BARNES BROOKE A	1907 3RD AVE	DMC 240/290-440	12,960	23,920	23,920	Commercial Redevelopment	$13,552,000	Commercial Redevelopment	$13,744,000	$192,000	1.2346%	$0
C-105	197720 1260		SECURITIES MARKET BUILDING (ASSOCIATE W/ACCTS #1280, #1295, & #1315)	WASHINGTON SECURITIES CO	501 VIRGINIA ST	DOC2 500/300-550	27,840	172,201	86,120	Commercial Redevelopment	$30,624,000	Commercial Redevelopment	$30,774,000	$150,000	0.4898%	$0
C-106	197720 1280		SECURITIES MARKET BUILDING (IMP DATA ON ACCT #197720-1295)	WASHINGTON SECURITIES CO	1916 3RD AVE	DOC2 500/300-550	13,920	-	-	Commercial Redevelopment	$13,312,000	Commercial Redevelopment	$13,382,000	$70,000	0.4572%	$0
C-107	197720 1295		SECURITIES MARKET BUILDING (ASSOC. PARCEL ACCT #1260, #1280, 1295 & #1315	WASHINGTON SECURITIES CO	1906 3RD AVE	DOC2 500/300-550	13,920	141,631	141,631	Commercial Redevelopment	$13,312,000	Commercial Redevelopment	$13,461,000	$149,000	0.9731%	$0
C-108	197720 1315		SECURITIES BUILDING (ec unit block - 1295,1280, 1260;	WASHINGTON SECURITIES CO	1904 3RD AVE	DOC2 500/300-550	27,840	161,180	159,567	Commercial Use	$49,592,500	Commercial Use	$50,038,500	$446,000	0.8993%	$0
C-110	065900 0400		CENTENNIAL BUILDING	WESTLAKE PARK ASSOCIATES	410 STEWART ST	DOC2 500/300-550	12,960	44,098	27,555	Commercial Redevelopment	$13,552,000	Commercial Redevelopment	$13,569,000	$17,000	0.1253%	$0
C-111	197470 0030		Benaroya Hall	SEATTLE CITY OF FAS	1331 3RD AVE	DOC1 U/450/U	14,280	-	-	Commercial Use	$19,982,000	Commercial Use	$19,982,000	$0	0.0000%	$0
C-112	197470 0055		Benaroya Hall	SEATTLE CITY OF FAS	200 UNIVERSITY ST	DOC1 U/450/U	7,140	-	-	Commercial Use	$9,996,000	Commercial Use	$9,996,000	$0	0.0000%	$0
C-113	197470 0080		US POST OFFICE	USPS SEATTLE POST OFFICE	301 UNION ST	DOC1 U/450/U	11,109	56,550	40,120	Commercial Use	$13,331,000	Commercial Use	$13,331,000	$0	0.0000%	$0
C-114	197470 0081		US POST OFFICE (ASSOC. PARCEL TO ACCT #197470-0080)	UNIVERSITY OF WASHINGTON	311 UNION ST	DOC1 U/450/U	17,691	-	-	Commercial Use	$24,767,500	Commercial Use	$24,767,500	$0	0.0000%	$0
C-115	197470 0105		WASHINGTON BUILDING PARKING GARAGE	BOARD OF REGENTS OF UNIVERS	1300 3RD AVE	DOC1 U/450/U	13,320	99,900	99,900	Commercial Redevelopment	$18,648,000	Commercial Redevelopment	$18,914,000	$266,000	1.4264%	$0
C-116	000240 0002		RAINIER-IBM-WASH-CORB-FIN-PUGET SOUND PLAZA BLDS	UNIVERSITY OF WASHINGTON	1326 5TH AVE	DOC1 U/450/U	147,253	1,183,759	1,183,759	Commercial Use	$489,553,000	Commercial Use	$493,683,000	$3,150,000	0.6435%	$0
C-117	000240 0003		RAINIER PLAZA-FAIRMONT OLYMPIC HOTEL	UNIVERSITY OF WASHINGTON	1301 5TH AVE	DOC1 U/450/U	147,500	1,179,998	1,082,703	Commercial Use /Redevelopment	$648,871,000	Commercial Use /Redevelopment	$654,480,000	$5,609,000	0.8644%	$0
C-118	197520 0005		SEATTLE TOWER	DP BUNKER HILL LLC	1218 3RD AVE	DOC1 U/450/U	13,320	116,571	169,883	Commercial Use	$95,533,500	Commercial Use	$96,202,500	$669,000	0.7003%	$0
C-119	197520 0015		1200 THIRD	EXPEDITORS INTERNATIONAL OF	1200 3RD AVE	DOC1 U/450/U	13,320	189,173	149,385	Commercial Use	$48,651,000	Commercial Use	$49,113,000	$462,000	0.9496%	$0
C-120	094200 0050		1111 THIRD AVE BUILDING	1111 THIRD PROPERTY OWNER L	1111 3RD AVE	DOC1 U/450/U	28,560	776,762	574,672	Commercial Use	$356,929,000	Commercial Use	$358,929,000	$2,000,000	0.5603%	$0
C-121	230270 0000		1122 3RD AVE PARCEL 119 CONDOMINIUM		1122 3RD AVE	DOC1 U/450/U	-	-	-	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
C-121-001	230270 0005		1122 3RD AVE PARCEL 119 CONDOMINIUM	QWEST CORPORATION	1122 3RD AVE	DOC1 U/450/U	14,415	230,860	186,300	Commercial Use	$59,689,000	Commercial Use	$60,189,000	$500,000	0.8377%	$0
C-122	094200 0140		Abraham Lincoln Building	WALLYSONS INC	1110 3RD AVE	DOC1 U/450/U	12,210	186,768	133,160	Commercial Use	$44,961,000	Commercial Use	$44,962,000	$401,000	0.8399%	$0
C-123	094200 0120		HOTEL SEATTLE	HEART OF SEATTLE INC	315 SENECA ST	DOC1 U/450/U	3,600	36,240	36,240	Commercial Use	$30,971,000	Commercial Use	$31,281,000	$310,000	1.0009%	$0
C-124	094200 0115		RETAIL/OFFICE BUILDING(STARBUCKS)	MICHAELIDIS MICHAEL	1119 4TH AVE	DOC1 U/450/U	3,060	8,640	8,280	Commercial Use	$4,784,000	Commercial Use	$4,345,000	$61,000	1.4239%	$0
C-125	094200 0145		HOTEL MONACO	RUNNING REBELS OWNER LLC	1101 4TH AVE	DOC1 U/450/U	19,980	153,163	133,884	Commercial Use	$102,760,000	Commercial Use	$103,793,000	$1,033,000	1.0053%	$0
C-126	094200 0165		W HOTEL - SEATTLE	SUPERNOVA SEATTLE REALTY LL	411 SENECA ST	DOC1 U/450/U	18,315	333,176	272,015	Commercial Use	$173,118,000	Commercial Use	$174,961,000	$1,743,000	1.0052%	$0
C-127	094200 0210		EXECUTIVE HOTEL PACIFIC	EXECUTIVE HOTEL SEATTLE	400 SPRING ST	DOC1 U/450/U	8,325	65,009	65,009	Commercial Use	$66,524,000	Commercial Use	$66,989,000	$665,000	1.0027%	$0
C-128	093900 0485		1015 THIRD AVENUE BLDG - EXPEDITORS INTERNATIONAL	EXPEDITORS INTERNATIONAL	1015 3RD AVE	DOC1 U/450/U	26,640	293,576	210,692	Commercial Use	$103,236,500	Commercial Use	$103,752,500	$516,000	0.4998%	$0
C-129	094200 0900		SAFECO PLAZA / 1001 FOURTH AVENUE	SEATTLE SC PLAZA 2 LLC	1001 4TH AVE	DOC1 U/450/U	57,110	1,162,659	793,679	Commercial Use	$395,271,000	Commercial Use	$397,271,000	$2,000,000	0.5060%	$0
C-130	094200 0175		SEATTLE PUBLIC LIBRARY	SEATTLE CITY OF SPL	1000 4TH AVE	DOC1 U/450/U	55,440	412,000	412,000	Public/Utility	$96,505,500	Public/Utility	$96,698,500	$193,000	0.2000%	$0
C-131	094200 0545		FOURTH & MADISON / IDX TOWER)	T C 4 E MADISON LLC	925 4TH AVE	DOC1 U/450/U	42,840	1,052,469	845,533	Commercial Use	$520,844,500	Commercial Use	$522,927,500	$2,083,000	0.3999%	$0
C-132	094200 0850		YMCA (BUILDING #2)	YMCA OF GREATER SEATTLE	314 MARION ST	DOC1 U/450/U	14,280	103,911	97,231	Commercial Use	$17,802,000	Commercial Use	$17,802,000	$0	0.0000%	$0
C-133	094200 0365		901 FIFTH AVENUE (FORMER RK OF CAL OFFICE)	901 FIFTH LL LLC	901 5TH AVE	DOC1 U/450/U	49,755	805,106	540,589	Commercial Use	$322,512,000	Commercial Use	$323,512,000	$1,000,000	0.3101%	$0
C-134	093900 0910		Seattle Metropolitan CREDIT UNION	D L L C	801 3RD AVE	DOC1 U/450/U	13,320	63,990	36,131	Commercial Redevelopment	$18,648,000	Commercial Redevelopment	$18,834,000	$186,000	0.9974%	$0
C-135	094200 0550		CENTRAL BUILDING	KBS SOR CENTRAL BUILDING LL	810 3RD AVE	DOC1 U/450/U	26,640	201,480	171,305	Commercial Use	$65,337,000	Commercial Use	$65,742,000	$405,000	0.6199%	$0
C-136	094200 0555		PACIFIC HOTEL/APTS	PLYMOUTH HOUSING GROUP	317 MARION ST	DOC1 U/450/U	13,320	43,320	26,240	Multi-Family/Commercial	$19,586,000	Multi-Family/Commercial	$19,586,000	$0	0.0000%	$0
C-137	094200 0575		BUDGET PARKING GARAGE	TOCK LLC	801 4TH AVE	DOC1 U/450/U	13,320	33,359	33,359	Commercial Redevelopment	$19,980,000	Commercial Redevelopment	$20,160,000	$180,000	0.9009%	$0
C-138	094200 0510		RAINIER CLUB (HISTORICAL LANDMARK)	RAINIER CLUB	411 COLUMBIA ST	DOC1 U/450/U	28,560	57,452	57,452	Commercial Redevelopment	$42,840,000	Commercial Redevelopment	$43,126,000	$286,000	0.6676%	$0
C-139	093900 0245		OLD CHAMBER of COMMERCE BLDG	SEIU LOCAL 775	215 COLUMBIA ST	DMC 340/290-440	13,920	59,165	51,345	Commercial Redevelopment	$15,312,000	Commercial Redevelopment	$15,427,000	$115,000	0.7510%	$0
C-140	094200 0580		PACIFIC BLDG	BRICKMAN PACIFIC LLC	712 3RD AVE	DOC1 U/450/U	14,280	227,556	129,000	Commercial Use	$62,214,500	Commercial Use	$62,525,500	$311,000	0.4999%	$0
C-141	094200 0595		FOURTH AND COLUMBIA PARKING GARAGE	4TH AND COLUMBIA LLC	719 4TH AVE	DOC1 U/450/U	14,280	72,000	72,000	Commercial Redevelopment	$24,276,000	Commercial Redevelopment	$24,523,000	$247,000	1.0175%	$0
C-142	094200 0640		COLUMBIA CENTER (Former B of A. Tower)	GC COLUMBIA LLC	411 COLUMBIA ST	DOC1 U/450/U	59,266	1,951,220	1,526,621	Commercial Use	$989,795,500	Commercial Use	$992,764,500	$2,969,000	0.3000%	$0
C-143	094200 0610		DOUBLETREE ARCTIC CLUB HOTEL - SEATTLE	ARCTIC CLUB HOTEL LLC	700 3RD AVE	DOC1 U/450/U	14,280	104,332	83,964	Commercial Use	$53,313,000	Commercial Use	$53,850,000	$537,000	1.0073%	$0
C-144	094200 0615		United PARKING GARAGE	4TH AND COLUMBIA LLC	701 4TH AVE	DOC1 U/450/U	14,280	28,560	28,560	Commercial Redevelopment	$24,276,000	Commercial Redevelopment	$24,523,000	$247,000	1.0175%	$0
C-145	093900 0080		CHERRY STREET PARKING GARAGE	DIAMOND PARKING INC #0853	213 CHERRY ST	DMC 340/290-440	9,180	54,960	54,960	Commercial Redevelopment	$12,824,000	Commercial Redevelopment	$12,965,000	$141,000	1.0995%	$0
C-146	093900 0085		ST CHARLES HOTEL APTS	PLYMOUTH HOUSING GROUP	619 3RD AVE	DMC 340/290-440	3,920	23,916	14,908	Multi-Family/Commercial	$7,282,000	Multi-Family/Commercial	$7,282,000	$0	0.0000%	$0
C-147	093900 0105		LYON BUILDING (AIDS HOUSING OF WASHINGTON (AHW))	DOWNTOWN EMERGENCY SERVICE	601 3RD AVE	DMC 340/290-440	13,320	63,712	53,261	Multi-Family/Commercial	$14,296,000	Multi-Family/Commercial	$14,296,000	$0	0.0000%	$0
C-148	094200 0830		SEATTLE CITY HALL (SEATTLE MUNICIPAL BUILDING)	SEATTLE CITY OF FAS	600 4TH AVE	DOC1 U/450/U	59,280	213,978	161,104	Commercial Use	$81,318,500	Commercial Use	$81,570,500	$252,000	0.3099%	$0
C-149	094200 0855		Vacant Lot	SEATTLE CITY OF FAS	601 4TH AVE	DMC 340/290-440	57,120	-	-	Commercial Redevelopment	$79,968,000	Commercial Redevelopment	$80,768,000	$800,000	1.0004%	$0
C-150	093900 0035		OLD DREXEL HOTEL	SAMIS FOUNDATION	519 3RD AVE	PSM 100/100-120	6,660	19,140	8,600	Commercial Redevelopment	$3,996,000	Commercial Redevelopment	$4,036,000	$40,000	1.0010%	$0
C-151	093900 0040		501 THIRD AVENUE MORRISON HOTEL	MORRISON HOTEL LLC	501 3RD AVE	PSM 100/100-120	19,980	159,840	127,982	Multi-Family/Commercial Development	$52,612,000	Multi-Family/Commercial Development	$52,612,000	$0	0.0000%	$0
C-152	094200 0860		KING COUNTY COURTHOUSE	KING COUNTY-FMD FACILITIES	516 3RD AVE	DMC 340/290-440	57,120	540,360	482,760	Commercial Use	$102,901,000	Commercial Use	$103,210,000	$309,000	0.3003%	$0
C-153	094300 0620		KING COUNTY ADMINISTRATION BUILDING	KING COUNTY-FMD FACILITIES	500 4TH AVE	DMC 340/290-440	59,280	224,857	157,329	Commercial Use	$65,208,000	Commercial Use	$65,407,000	$199,000	0.3052%	$0
C-154	093800 0535		PREFONTAINE PARK (VACANT LAND)	SEATTLE CITY OF DPR	425 3RD AVE	PSM 100/100-120	2,277	-	-	Open Space/Recreation	$683,000	Open Space/Recreation	$683,000	$0	0.0000%	$0
C-155	094200 1145		CITY HALL PARK	SEATTLE CITY OF DPR	450 3RD AVE	PSM 100/100-120	24,500	-	-	Open Space/Recreation	$12,250,000	Open Space/Recreation	$12,250,000	$0	0.0000%	$0
C-156	094200 1095		Retail/Office	KING COUNTY-FMD FACILITIES	420 4TH AVE	DMC 340/290-440	4,260	10,556	10,556	Commercial Redevelopment	$3,408,000	Commercial Redevelopment	$3,412,000	$4,000	0.1174%	$0
C-157	094200 1115		PARKING LOT (VACANT LAND)	PROFESSIONAL COMMONS	416 4TH AVE	DMC 340/290-440	8,660	-	-	Commercial Redevelopment	$4,662,000	Commercial Redevelopment	$4,667,000	$5,000	0.1073%	$0
C-158	094200 1120		WORK RELEASE FACILITY-Hotel Reynolds	THE MARY IMA LLC	410 4TH AVE	DMC 340/290-440	6,660	35,820	31,560	Multi-family/Commercial Development	$5,328,000	Multi-family/Commercial Development	$5,333,000	$5,000	0.0938%	$0
C-159	094200 1140		PARKING GARAGE STRUCTURE	DIAMOND FAMILY INVESTMENTS	400 4TH AVE	DMC 340/290-440	6,660	19,980	19,980	Commercial Redevelopment	$4,662,000	Commercial Redevelopment	$4,667,000	$5,000	0.1073%	$0
C-160	524780 0935		QUINTESSA APTS	CAP VI QUINTESSA LLC	201 YESLER WAY	PSM 100/100-120	6,480	90,959	65,912	Multi-Family/Commercial	$45,383,000	Multi-Family/Commercial	$45,383,000	$0	0.0000%	$0
C-161	524780 0960		SALVATION ARMY HARBOR LIGHT	ARCHDIOCESAN HOUSING AUTH	416 2ND AVENUE EXT S	PSM 100/100-120	6,455	18,810	18,500	Commercial Redevelopment	$4,519,000	Commercial Redevelopment	$4,519,000	$0	0.0000%	$0
C-162	156270 0000		CHIEF SEATTLE CLUB		406 2ND AVENUE EXT S	PSM 100/100-120	5,811	25,813	22,168	Multi-family/Commercial Development	$0	Multi-family/Commercial Development	$0	$0	0.0000%	$0
C-162-001	156270 0010		CHIEF SEATTLE CLUB	CHIEF SEATTLE CLUB	406 2ND AVENUE EXT S	PSM 100/100-120	-	12,013	11,084	Multi-family/Commercial Development	$2,288,000	Multi-family/Commercial Development	$2,311,000	$23,000	1.0052%	$0
C-162-002	156270 0020		CHIEF SEATTLE CLUB	MONTEREY LOFTS LLC	406 2ND AVENUE EXT S	PSM 100/100-120	-	11,350	8,634	Multi-family/Commercial Development	$2,288,000	Multi-family/Commercial Development	$2,311,000	$23,000	1.0052%	$0
C-163	524780 0980		Retail & Rooming House	MOSCATEL ANTHONY	208 S WASHINGTON ST	PSM 100/100-120	2,517	9,940	7,465	Commercial Use	$1,386,000	Commercial Use	$1,396,000	$10,000	0.7215%	$0
C-164	524780 0995		SURFACE PAVEMENT PARKING LOT- (VACANT LAND) PARKING LOT TO ACCT #524780-0985	113 THIRD LLC	224 S WASHINGTON ST	PSM 100/100-120	3,600	-	-	Commercial Redevelopment	$1,440,000	Commercial Redevelopment	$1,447,000	$7,000	0.4861%	$0
C-165	524780 1000		FIVE APARTMENTS HUD 221(d)(3)	LOW INCOME HOUSING INSTITUT	223 YESLER WAY	PSM 100/100-120	21,600	177,364	141,500	Multi-Family/Commercial	$32,540,000	Multi-Family/Commercial	$32,540,000	$0	0.0000%	$0
C-166	524780 0985		WALTHEW BUILDING	123 THIRD LLC	123 3RD AVE S	PSM 100/100-120	3,600	18,300	13,400	Commercial Use	$3,904,500	Commercial Use	$3,914,500	$10,000	0.2561%	$0
C-167	856660 0000		TASHIRO-KAPLAN BUILDING		101 PREFONTAINE PLS	PSM 100/100-120	25,087	117,950	117,950	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
C-167-001	856660 0010		TASHIRO-KAPLAN BUILDING	TASHIRO-KAPLAN LIMITED PART	101 PREFONTAINE PLS	PSM 100/100-120		5,948	5,948	Commercial Use	$2,476,000	Commercial Use	$2,481,000	$5,000	0.2019%	$0
C-167-002	856660 0020		TASHIRO-KAPLAN BUILDING	ARTSPACE PROJECTS	101 PREFONTAINE PLS	PSM 100/100-120		11,210	11,210	Commercial Use	$4,668,000	Commercial Use	$4,677,000	$9,000	0.1928%	$0
C-167-003	856660 0030		TASHIRO-KAPLAN BUILDING	TASHIRO-KAPLAN LIMITED PART	101 PREFONTAINE PLS	PSM 100/100-120		13,125	13,125	Commercial Use	$5,027,000	Commercial Use	$5,037,000	$10,000	0.1989%	$0
C-167-004	856660 0040		TASHIRO-KAPLAN BUILDING	ARTSPACE PROJECTS	101 PREFONTAINE PLS	PSM 100/100-120		66,839	66,839	Commercial Use	$14,643,000	Commercial Use	$14,643,000	$0	0.0000%	$0
C-167-005	856660 0050		TASHIRO-KAPLAN BUILDING	ARTSPACE PROJECTS	101 PREFONTAINE PLS	PSM 100/100-120		6,741	6,741	Commercial Use	$2,587,000	Commercial Use	$2,592,000	$5,000	0.1933%	$0
C-167-006	856660 0060		TASHIRO-KAPLAN BUILDING	TASHIRO ARTS BUILDING LLC	101 PREFONTAINE PLS	PSM 100/100-120		14,087	14,087	Commercial Use	$5,552,000	Commercial Use	$5,563,000	$11,000	0.1981%	$0
C-168	524780 1045		PREFONTAINE BUILDING	SEAWEST MANAGEMENT	130 PREFONTAINE PLS	PSM 100/100-120	10,398	73,470	54,981	Commercial Use	$14,818,000	Commercial Use	$14,833,000	$15,000	0.1012%	$0
C-169	524780 0885		Main + SECOND AVENUE EXTENSION	MASIN ROBERT	201 S WASHINGTON ST	PSM 100/100-120	1,800	5,018	4,146	Commercial Use	$900,000	Commercial Use	$909,000	$9,000	1.0000%	$0
C-170	524780 0890		MASINS BUILDING - new office	MASIN ROBERT	212 2ND AVE S	PSM 100/100-120	7,189	36,879	32,647	Commercial Use	$6,691,500	Commercial Use	$6,945,500	$52,000	0.7546%	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

LID Map Number	King Co. Property Tax ID	Property Name	Tax Payer Name	Property Address	Zone	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-171	524780 0800	FORMER(1) & CORDAT(E) BLDGS.	240 SECOND LLC	208 S MAIN ST	PSM 100/100-120	9,600	54,805	49,000	Commercial Use	$14,582,500	Commercial Use	$14,694,500	$102,000	0.6996%	$0
C-172	524780 0915	Number 1 Tersaki	MASMS-IN MAIN LLC	301 2ND AVENUE EXT S	PSM 100/100-120	1,008	-	-	Commercial Use	$302,500	Commercial Use	$303,500	$1,000	0.3306%	$0
C-173	524780 0545	DUPPENTHALER BUILDING	UNION GOSPEL MISSION	211 S WASHINGTON ST	PSM 100/100-120	3,144	9,000	8,568	Commercial Use	$3,415,000	Commercial Use	$1,422,000	$7,000	0.4947%	$0
C-174	524780 0940	Office & Apt	BLOXOM ROBERT B	219 S WASHINGTON ST	PSM 100/100-120	1,110	4,350	3,993	Commercial Use	$866,500	Commercial Use	$870,500	$4,000	0.4616%	$0
C-175	524780 0935	WASHINGTON COURT BUILDING (UNION GOSPEL OFFICE)	UNION GOSPEL MISSION	221 S WASHINGTON ST	PSM 100/100-120	2,370	12,815	11,185	Commercial Use	$2,349,000	Commercial Use	$2,355,000	$6,000	0.2554%	$0
C-176	524780 0920	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	SEATTLE UNION GOSPEL MISSIO	200 2ND EXT S	PSM 100/100-120	2,040	-	-	Commercial Redevelopment	$816,000	Commercial Redevelopment	$818,000	$2,000	0.2451%	$0
C-177	524780 0930	ACE HOTEL (UNION GOSPEL MISSION BUILDING)	UNION GOSPEL MISSION	207 3RD AVE S	PSM 100/100-120	4,500	29,820	29,820	Multi-family/Commercial Development	$3,808,000	Multi-family/Commercial Development	$3,818,000	$12,000	0.3153%	$0
C-178	524780 1060	UNION HOTEL APARTMENTS	DOWNTOWN EMERGENCY SERVICE	204 3RD AVE S	PSM 100/120-150	7,180	23,027	16,902	Multi-Family/Commercial	$8,778,000	Multi-Family/Commercial	$8,778,000	$0	0.0000%	$0
C-179	524780 1065	THE 1904 NORTON BUILDING	KING COUNTY HARBORVIEW	206 3RD AVE S	PSM 100/120-150	3,620	14,800	11,520	Commercial Use	$3,417,000	Commercial Use	$3,424,000	$7,000	0.2049%	$0
C-181	524780 1085	Foster White Gallery/Seattle Fire Dept	PTL PROPERTY LP	220 3RD AVE S	PSM 100/120-150	10,800	33,640	32,040	Commercial Use	$6,572,500	Commercial Use	$6,572,500	$0	0.0000%	$0
C-182	524780 1095	BURLINGTON NORTHERN	BNSF	201 4TH AVE S	PSM 100/120-150	21,330	-	-	Regional Use	$6,399,000	Regional Use	$6,409,000	$10,000	0.1563%	$0
C-183	524780 1097	EX-BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY	LOFTS CONDOMINIUMS THE	-	-	5,100	-	-	Commercial Use	$1,530,000	Commercial Use	$1,534,000	$4,000	0.2614%	$0
C-184	524780 0845	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	NOONAN BRUCE D	NOONAN BRUCE D	PSM 100/100-120	12,960	-	-	Commercial Redevelopment	$6,480,000	Commercial Redevelopment	$6,529,000	$49,000	0.7562%	$0
C-185	524780 0855	MOSES BUILDING	ZOLTAR HOLDINGS LLC	312 2ND AVE S	PSM 100/100-120	6,480	26,830	25,954	Commercial Use	$6,486,000	Commercial Use	$6,518,000	$32,000	0.4934%	$0
C-186	524780 0860	THE OLD FULTON HOTEL BUILDING	FULTON BUILDING LLC	318 2ND AVE S	PSM 100/100-120	6,480	13,178	6,588	Commercial Redevelopment	$3,240,000	Commercial Redevelopment	$3,256,000	$16,000	0.4938%	$0
C-187	524780 0880	THE OLD CANNERY WORKERS (LWU LOCAL 37 UNION BUILDING	AMUNDSON RON E	213 S MAIN ST	PSM 100/100-120	5,760	11,520	5,760	Commercial Redevelopment	$2,592,000	Commercial Redevelopment	$2,598,000	$6,000	0.2315%	$0
C-188	524780 0875	MOTTMAN BUILDING	SAMIS LAND CO	307 3RD AVE S	PSM 100/100-120	7,196	41,920	30,800	Commercial Use	$9,034,500	Commercial Use	$9,057,500	$23,000	0.2546%	$0
C-189	524780 0965	U.S. Rubber Bldg	SAMIS FOUNDATION	339 3RD AVE S	PSM 100/100-120	14,400	72,000	36,740	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,218,000	$18,000	0.2500%	$0
C-190	524780 1115	SEATTLE LIGHTING FIXTURE COMPANY	UNION INVESTORS	222 2ND AVENUE EXT S	PSM 100/120-150	6,060	31,100	31,100	Commercial Use	$4,909,500	Commercial Use	$4,909,500	$10,000	0.2038%	$0
C-191	524780 1120	SEATTLE LIGHTING FIXTURE COMPANY	UNION INVESTORS	210 2ND AVENUE EXT S	PSM 100/120-150	4,225	12,384	12,384	Commercial Use	$2,268,500	Commercial Use	$2,273,500	$5,000	0.2204%	$0
C-192	524780 1140	GN RWY SPUR TRACKS & SHACK (RAILROAD RIGHT-OF-WAY)	BNSF	4TH AVE S	PSM 100/120-150	21,719	-	-	Regional Use	$7,121,500	Regional Use	$7,121,500	$0	0.0000%	$0
C-193	524780 1130	SURFACE PAVEMENT CUSTOMER PARKING LOT- SEATTLE LIGHTING FIXTURE CO	UNION INVESTORS	206 2ND AVE	PSM 100/120-150	1,604	-	-	Commercial Use	$641,500	Commercial Use	$641,500	$0	0.0000%	$0
D-011	065700 0064	CITY UNIVERSITY BUILDING (Former Group Health)	SABEY CORPORATION	521 WALL ST	DMC 240/290-440	30,112	192,630	132,750	Commercial Redevelopment	$60,134,500	Commercial Redevelopment	$60,184,500	$50,000	0.0831%	$0
D-012	065700 0840	SURFACE PARKING LOT (VACANT LAND)	CLISE PROPERTIES INC	601 WALL ST	DMC 240/290-440	13,005	-	-	Commercial Redevelopment	$15,623,500	Commercial Redevelopment	$15,638,500	$15,000	0.0961%	$0
D-013	065700 0855	VACANT LAND	CLISE PROPERTIES INC	611 WALL ST	DMC 240/290-440	477	-	-	Commercial Redevelopment	$477,000	Commercial Redevelopment	$477,000	$0	0.0000%	$0
D-015	065700 0325	ELEPHANT CAR WASH	CLISE PROPERTIES INC	616 BATTERY ST	DMC 240/290-440	18,965	4,100	4,100	Commercial Redevelopment	$22,758,000	Commercial Redevelopment	$22,778,000	$20,000	0.0879%	$0
D-016	065700 0390	SURFACE PARKING LOT (VACANT LAND)/ALL STAR RENT-A-CAR	ROBISON JAMES L+EDWARDINE	2404 7TH AVE	DMC 240/290-440	2,750	-	-	Commercial Redevelopment	$2,750,000	Commercial Redevelopment	$2,752,000	$2,000	0.0727%	$0
D-017	065600 0175	5TH & BELL BUILDING	BRE FAB PROPERTY OWNER LLC	2301 5TH AVE	DMR/C 280/125	12,720	187,471	196,487	Commercial Use	$78,727,500	Commercial Use	$78,877,500	$150,000	0.1905%	$0
D-018	065600 0185	5TH & BELL BLDG - ECON UNIT OF -0175	HOPKINS INVESTMENTS LLC	2319 5TH AVE	DMR/C 280/125	6,360	-	-	Commercial Use	$6,360,000	Commercial Use	$6,375,000	$15,000	0.2358%	$0
D-019	065600 0195	5TH & BELL BLDG - ECON UNIT OF -0175	HOPKINS INVESTMENTS LLC	2301 5TH AVE	DMR/C 280/125	19,080	-	-	Commercial Use	$20,988,000	Commercial Use	$21,028,000	$40,000	0.1906%	$0
D-021	065700 0265	SIXTH AND BATTERY BLDG/Antioch	6TH AND BATTERY BLDG LLC	2326 6TH AVE	DMC 240/290-440	19,452	64,800	64,800	Commercial Redevelopment	$23,342,500	Commercial Redevelopment	$23,362,500	$20,000	0.0857%	$0
D-022	065700 0295	MIDAS MUFFLER	SEVENTH & BATTERY LLC	2331 7TH AVE	DMC 240/290-440	12,960	6,480	6,480	Commercial Redevelopment	$13,552,000	Commercial Redevelopment	$13,567,000	$15,000	0.0965%	$0
D-023	065700 0925	PARKING LOT W/SMALL BUILDING AS PARKING ATTENDANT OFFICE	CLISE PROPERTIES INC	2301 7TH AVE	DMC 240/290-440	25,920	-	-	Commercial Redevelopment	$31,104,000	Commercial Redevelopment	$31,134,000	$30,000	0.0965%	$0
D-024	065700 0260	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	6TH & BATTERY BUILDING LLC	2300 6TH AVE	DMC 240/290-440	19,482	-	-	Commercial Redevelopment	$23,378,500	Commercial Redevelopment	$23,391,500	$13,000	0.0556%	$0
D-025	065700 0400	WA State Liquor Store	BEEBE REALTY INC	2300 7TH AVE	DMC 240/290-440	35,440	23,662	23,662	Commercial Redevelopment	$55,480,000	Commercial Redevelopment	$55,480,000	$40,000	0.1129%	$0
D-026	065700 0435	BEST WESTERN LOYAL INN	SEATTLE LOYAL INN LLC	2301 6TH AVE	DMC 240/290-440	34,960	44,416	44,416	Commercial Redevelopment	$38,456,000	Commercial Redevelopment	$38,494,000	$38,000	0.0988%	$0
D-027	066000 0955	SHILLA RESTAURANT	NORTH AMERICA SEATTLE DEVEL	2300 6TH AVE	DMC 240/290-440	9,878	14,000	5,640	Commercial Redevelopment	$9,878,000	Commercial Redevelopment	$9,888,000	$10,000	0.1012%	$0
D-028	065600 0105	BELLTOWN COMMUNITY CENTER (former ZUM Fitness)	2235 FIFTH AVENUE LLC	415 BELL ST	DMR/C 280/125	6,480	6,480	6,480	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
D-029	065600 0110	RETAIL STORE / SEATTLE GLASSBLOWING / THAI TREASURE	2227 LLDC	2227 5TH AVE	DMR/C 280/125	6,480	7,720	6,480	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
D-030	065600 0115	OFFICE BUILDING	2235 FIFTH AVE LLC	2221 5TH AVE	DMR/C 280/125	6,480	5,400	5,400	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
D-031	065600 0120	COLLAGE SALON	KAYE-SMITH ENTERPRISES INC	2217 5TH AVE	DMR/C 280/125	6,480	3,600	3,600	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
D-032	065600 0130	2211 BUILDING	KAYE-SMITH ENTERPRISES INC	2211 5TH AVE	DMR/C 280/125	6,480	12,960	12,960	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
D-033	065600 0135	WINDHAM APTS	WINDHAM APARTMENTS LLC	420 BLANCHARD ST	DMR/C 280/125	6,480	37,300	30,000	Multi-Family/Commercial	$9,556,000	Multi-Family/Commercial	$9,556,000	$0	0.0000%	$0
D-034	065700 0210	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	CLISE PROPERTIES INC	2131 5TH AVE	DMC 240/290-440	22,580	-	-	Commercial Redevelopment	$27,216,000	Commercial Redevelopment	$27,261,000	$45,000	0.1653%	$0
D-035	065700 0146	WEXLEY SCHOOL FOR GIRLS	2218 FIFTH LLC	2218 5TH AVE	DMC 240/290-440	6,480	7,080	7,080	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,791,000	$15,000	0.1929%	$0
D-036	065700 0170	HOTEL 5	DREAM LEGACY PRU SPE LLC	2200 5TH AVE	DMC 240/290-440	16,200	68,410	52,210	Commercial Use	$42,712,000	Commercial Use	$42,796,000	$86,000	0.2014%	$0
D-037	065700 0230	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	BEEBE REALTY INC	2229 6TH AVE	DMC 340/290-440	6,480	-	-	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,791,000	$15,000	0.1929%	$0
D-038	065700 0235	BLANCHARD PLAZA	801 INVESTMENT SEVENT THREE	2201 6TH AVE	DMC 340/290-440	25,920	378,000	255,818	Commercial Use	$124,065,500	Commercial Use	$124,215,500	$150,000	0.1209%	$0
D-039	066000 0110	DENNY BUILDING PARKING GARAGE	MARINO PROPERTY CO	2224 BELL ST	DMC 340/290-440	12,960	61,500	61,500	Commercial Redevelopment	$15,552,000	Commercial Redevelopment	$15,582,000	$30,000	0.1929%	$0
D-040	066000 0080	DENNY BLDG	MARINO PROPERTY CO	2200 6TH AVE	DMC 340/290-440	25,920	206,000	169,335	Commercial Use	$52,874,500	Commercial Use	$52,974,500	$100,000	0.1891%	$0
D-041	066000 0150	OFFICE BUILDING	AMAZON COM	2229 7TH AVE	DMC 340/290-440	12,960	7,420	7,420	Commercial Redevelopment	$15,552,000	Commercial Redevelopment	$15,582,000	$30,000	0.1929%	$0
D-042	066000 0150	COLLEGE DORMS FOR CORNISH COLLEGE (OLD DAYS INN MOTEL	AMAZON COM	2205 7TH AVE	DMC 340/290-440	25,920	47,080	39,260	Commercial Redevelopment	$31,104,000	Commercial Redevelopment	$31,164,000	$60,000	0.1929%	$0
D-043	066000 0545	DEVELOPMENT LOT FOR AMAZON'S RUFUS BLOCK 21	AMAZON COM	2230 7TH AVE	DMC 340/290-440	12,960	-	-	Commercial Redevelopment	$14,256,000	Commercial Redevelopment	$14,281,000	$25,000	0.1754%	$0
D-044	066000 0840	DEVELOPMENT LOT FOR AMAZON'S RUFUS BLOCK 21	AMAZON COM	2220 7TH AVE	DMC 340/290-440	6,480	-	-	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
D-045	066000 0535	DEVELOPMENT LOT FOR AMAZON'S RUFUS BLOCK 21	AMAZON COM	2210 7TH AVE	DMC 340/290-440	6,480	-	-	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
D-046	066000 0825	DEVELOPMENT LOT FOR AMAZON'S RUFUS BLOCK 21	AMAZON COM	2200 7TH AVE	DMC 340/290-440	12,960	-	-	Commercial Redevelopment	$14,256,000	Commercial Redevelopment	$14,281,000	$25,000	0.1754%	$0
D-047	066000 0955	DEVELOPMENT LOT FOR AMAZON'S RUFUS BLOCK 21	ACORN DEVELOPMENT LLC	2213 6TH AVE	DMC 340/290-440	27,648	-	-	Commercial Redevelopment	$30,413,000	Commercial Redevelopment	$30,473,000	$60,000	0.1973%	$0
D-048	066000 0875	DEVELOPMENT LOT FOR AMAZON'S RUFUS BLOCK 21	AMAZON COM	2201 6TH AVE	DMC 340/290-440	11,232	-	-	Commercial Redevelopment	$12,155,000	Commercial Redevelopment	$12,180,000	$25,000	0.2023%	$0
D-049	066000 0445	RETAIL BUILDING	CLISE PROPERTIES INC	2230 6TH AVE	DMC 240/290-440	6,480	9,540	8,560	Commercial Redevelopment	$6,480,000	Commercial Redevelopment	$6,490,000	$10,000	0.1543%	$0
D-050	066000 0815	LA QUINTA INN & SUITES - SEATTLE	CLISE PROPERTIES INC	2224 8TH AVE	DMC 240/290-440	12,960	61,360	48,220	Commercial Use	$20,891,000	Commercial Use	$20,427,000	$36,000	0.1765%	$0
D-051	066000 0405	2202 8TH AVENUE	2202 EIGHTH AVENUE LLC	2208 6TH AVE	DMC 240/290-440	19,080	632,232	353,568	Multi-Family/Commercial	$79,538,000	Multi-Family/Commercial	$79,618,000	$80,000	0.1006%	$0
D-053	872976 0000	2201 WESTLAKE OFFICE/RETAIL		820 BLANCHARD ST	DMC 240/290-440	26,754	323,049	323,192	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
D-053-001	872976 0010	2201 WESTLAKE OFFICE/RETAIL	SVF WESTLAKE LLC	820 BLANCHARD ST	DMC 240/290-440		24,000	24,000	Commercial Use	$10,331,500	Commercial Use	$10,376,500	$15,000	0.1455%	$0
D-053-002	872976 0020	2201 WESTLAKE OFFICE/RETAIL	SVF WESTLAKE SEATTLE LLC	820 BLANCHARD ST	DMC 240/290-440		488,136	286,299	Commercial Use	$155,165,000	Commercial Use	$155,520,000	$153,000	0.0986%	$0
D-054	066000 1410	Exxo	CITY INVESTORS I LLC	2211 WESTLAKE AVE	DMC 240/290-440	3,623	-	-	Commercial Redevelopment	$3,623,000	Commercial Redevelopment	$3,627,000	$4,000	0.1104%	$0
D-055	065600 0035	LEE COURT	FIFTH AND BLANCHARD ASSOCIA	2133 5TH AVE	DMC 240/290-440	6,360	41,834	26,406	Multi-Family/Commercial	$17,912,000	Multi-Family/Commercial	$17,968,000	$56,000	0.3126%	$0
D-056	065600 0040	EXELTECH OFFICE BUILDING	KURUMIA PROPERTIES & INVE	2127 5TH AVE	DMC 240/290-440	6,480	6,480	6,480	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
D-057	065600 0045	OFFICE BUILDING	SEATTLE 2121 LLC	2121 5TH AVE	DMC 240/290-440	6,480	11,360	11,360	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,148,000	$20,000	0.2806%	$0
D-058	065600 0050	OFFICE BUILDING	2121 LLC	2115 5TH AVE	DMC 240/290-440	6,480	8,640	8,640	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,148,000	$20,000	0.2806%	$0
D-059	065600 0055	The Martin	MARTIN APARTMENTS LLC	2105 5TH AVE	DMC 240/290-440	12,720	293,754	188,703	Multi-Family/Commercial	$128,922,000	Multi-Family/Commercial	$129,269,000	$347,000	0.2692%	$0
D-061	066000 0025	Top Pot Donuts	FIFTH AVE COMMERCIAL LLC	2124 5TH AVE	DMC 240/290-440	5,400	5,400	5,400	Commercial Redevelopment	$6,480,000	Commercial Redevelopment	$6,495,000	$15,000	0.2315%	$0
D-062	066000 0020	SURFACE PARKING LOT (VACANT LAND)	BEEBE REALTY INC	2116 5TH AVE	DMC 240/290-440	6,480	-	-	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,791,000	$15,000	0.1929%	$0
D-063	066000 0010	KINGS INN	KANG YOON WON + HAENG JA	2106 5TH AVE	DMC 240/290-440	12,960	31,700	18,740	Commercial Redevelopment	$15,552,000	Commercial Redevelopment	$15,630,000	$78,000	0.5013%	$0
D-064	066000 0005	RETAIL / OFFICE BLDG	J J FIFTH AVE	2100 5TH AVE	DMC 240/290-440	6,480	9,180	8,940	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,791,000	$15,000	0.1929%	$0
D-065	066000 0040	Vue Apartments	ALTUS GROUP US INC	2133 6TH AVE	DMC 340/290-440	25,440	676,169	426,069	Multi-Family/Commercial	$350,119,000	Multi-Family/Commercial	$350,076,000	$957,000	0.2733%	$0
D-066	066000 0070	6th and Lenora Apts (Imp on -0040)	ALTUS GROUP US INC	520 LENORA ST	DMC 340/290-440	12,720	-	-	Multi-Family/Commercial	$19,080,000	Multi-Family/Commercial	$19,128,000	$48,000	0.2516%	$0
D-067	066000 0195	AMAZON - RUFUS BLOCK 19-bld carried on -0220	AMAZON COM	2130 6TH AVE	DOC2 500/300-550	12,960	-	-	Commercial Use	$14,256,000	Commercial Use	$14,306,000	$50,000	0.3507%	$0
D-068	066000 1113	RETAIL STRIP STORES	WSCC PFD ACCOUNTING	915 HOWELL ST	DMC 340/290-440	3,840	3,840	3,840	Commercial Redevelopment	$3,840,000	Commercial Redevelopment	$3,860,000	$20,000	0.5208%	$0
D-069	066000 0176	AMAZON - RUFUS BLOCK 19-bld carried on -0220	AMAZON COM	2120 6TH AVE	DOC2 500/300-550	12,960	-	-	Commercial Use	$14,256,000	Commercial Use	$14,306,000	$50,000	0.3507%	$0
D-070	066000 1114	PARKING	WSCC PFD ACCOUNTING	920 OLIVE WAY	DMC 340/290-440	10,363	-	-	Commercial Redevelopment	$10,363,000	Commercial Redevelopment	$10,413,000	$50,000	0.4825%	$0
D-071	066000 0165	AMAZON - RUFUS BLOCK 19-bld on -0220	AMAZON COM	620 LENORA ST	DOC2 500/300-550	12,960	-	-	Commercial Use	$14,256,000	Commercial Use	$14,306,000	$50,000	0.3507%	$0
D-072	066000 1095	Sound Transit Field Office	WSCC PFD ACCOUNTING	901 HOWELL ST	DMC 340/290-440	9,456	-	-	Commercial Redevelopment	$10,401,500	Commercial Redevelopment	$10,453,500	$52,000	0.4999%	$0
D-073	066000 0205	AMAZON - RUFUS BLOCK 19-bld carried on -0220	AMAZON COM	2131 7TH AVE	DOC2 500/300-550	12,960	-	-	Commercial Use	$14,256,000	Commercial Use	$14,306,000	$50,000	0.3507%	$0
D-074	066000 0215	AMAZON - RUFUS BLOCK 19-bld carried on -0220	AMAZON COM	2120 6TH AVE	DOC2 500/300-550	6,480	-	-	Commercial Use	$7,128,000	Commercial Use	$7,158,000	$30,000	0.4209%	$0
D-075	066000 0220	AMAZON - RUFUS BLOCK 19	AMAZON COM	2101 7TH AVE	DOC2 500/300-550	19,440	1,589,230	1,062,508	Commercial Use	$826,353,500	Commercial Use	$827,553,500	$1,000,000	0.1240%	$0
D-076	066000 0275	Amazon Tower 3 (under const)	AMAZON COM	2130 7TH AVE	DOC2 500/300-550	6,480	-	-	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,158,000	$15,000	0.3507%	$0
D-077	066000 0270	Amazon Tower 3 (under const)	AMAZON COM	2122 7TH AVE	DOC2 500/300-550	32,400	-	-	Commercial Redevelopment	$33,640,000	Commercial Redevelopment	$33,740,000	$100,000	0.2806%	$0

Waterfront Seattle Formation Special Benefit Study

All Other Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area / SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-078	066000 0580		Amazon Tower 3 (under const)	AMAZON.COM	2121 8TH AVE	DOC2 500/300-550	19,580	-	-	Commercial Redevelopment	$21,548,000	Commercial Redevelopment	$21,598,000	$50,000	0.2320%	$0
D-079	066000 0520		Amazon Tower 9 (under const)	AMAZON.COM	2101 8TH AVE	DOC2 500/300-550	18,478	-	-	Commercial Redevelopment	$20,326,000	Commercial Redevelopment	$20,376,000	$50,000	0.2460%	$0
D-080	066000 0515		THE BUTCHER'S TABLE REST & OFFICES	2121 WESTLAKE AVE LLC	2121 WESTLAKE AVE	DMC 240/290-440	9,334	26,029	26,029	Commercial Redevelopment	$10,267,500	Commercial Redevelopment	$10,277,500	$10,000	0.0974%	$0
D-081	066000 0510		SURFACE PAVEMENT PARKING LOT (VACANT LAND) TO JOKER RESTAURANT	2121 WESTLAKE AVE LLC	2115 WESTLAKE AVE	DMC 240/290-440	5,845	-	-	Commercial Redevelopment	$6,429,500	Commercial Redevelopment	$6,435,500	$6,000	0.0933%	$0
D-082	066000 0500		Dental Office & Coffee Shop	LARSEN BRIAN	2115 WESTLAKE AVE	DMC 240/290-440	5,015	5,804	3,736	Commercial Redevelopment	$3,015,000	Commercial Redevelopment	$3,018,000	$3,000	0.0995%	$0
D-083	065900 0885		VACANT LAND	FIFTH LENORA PROJECT LLC	423 LENORA ST	DMC 240/290-440	2,400	-	-	Commercial Redevelopment	$2,880,000	Commercial Redevelopment	$2,890,000	$10,000	0.3472%	$0
D-084	065900 0890		VACANT LAND	FIFTH LENORA PROJECT LLC	421 LENORA ST	DMC 240/290-440	4,080	-	-	Commercial Redevelopment	$4,896,000	Commercial Redevelopment	$4,916,000	$20,000	0.4085%	$0
D-085	065900 0895		CONSTRUCTION SITE OFFICE (FORMER NARA GRILL)	CITY INVESTORS XIX LLC	2025 5TH AVE	DMC 240/290-440	3,240	4,800	4,800	Commercial Redevelopment	$3,888,000	Commercial Redevelopment	$3,908,000	$20,000	0.5144%	$0
D-086	065900 1000		SURFACE PARKING LOT (VACANT LAND)	FIFTH LENORA PROJECT LLC	2019 5TH AVE	DMC 240/290-440	9,720	-	-	Commercial Redevelopment	$13,608,000	Commercial Redevelopment	$13,668,000	$60,000	0.4409%	$0
D-087	065900 1010		PARKING LOT	CHAINQUI DEVELOPMENT VIRGIN	2015 5TH AVE	DMC 240/290-440	6,480	-	-	Commercial Redevelopment	$11,016,000	Commercial Redevelopment	$11,099,000	$83,000	0.7534%	$0
D-088	065900 1015		SHERIDAN APTS	CHAINQUI DEVELOPMENT VIRGIN	2011 5TH AVE	DMC 240/290-440	6,480	36,880	23,920	Commercial Redevelopment	$11,016,000	Commercial Redevelopment	$11,099,000	$83,000	0.7534%	$0
D-089	065900 1020		GRIFFIN BUILDING	CHAINQUI DEVELOPMENT VIRGIN	2005 5TH AVE	DMC 240/290-440	6,480	32,556	26,436	Commercial Redevelopment	$11,016,000	Commercial Redevelopment	$11,099,000	$83,000	0.7534%	$0
D-090	065900 0920		JORDAN BUILDING/Palate Kitchen	MICHAELIDIS MICHAEL	2030 5TH AVE	DOC2 300/300-550	6,480	16,380	13,650	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,791,000	$15,000	0.1929%	$0
D-091	065900 0905		PARKING GARAGE / DATA CENTER	2020 FIFTH AVENUE LLC	2020 5TH AVE	DOC2 500/300-550	12,960	72,000	72,000	Commercial Use	$23,138,000	Commercial Use	$23,188,000	$50,000	0.2161%	$0
D-092	065900 0890		WESTIN BUILDING GARAGE	2001 SIXTH LLC	2000 5TH AVE	DOC2 500/360-550	19,440	171,000	2,000	Commercial Redevelopment	$23,328,000	Commercial Redevelopment	$23,428,000	$100,000	0.4287%	$0
D-093	065900 0930		SIXTH & LENORA BUILDING (former Active Voice Bldg)	CUSE INC & HAMMER CO	2033 6TH AVE	DOC2 500/300-550	25,920	165,020	156,737	Commercial Use	$60,233,000	Commercial Use	$60,383,000	$150,000	0.2490%	$0
D-094	065900 0950		THE WESTIN BUILDING	2001 SIXTH LLC	2001 6TH AVE	DOC2 500/300-550	12,960	429,405	386,103	Commercial Use	$164,261,500	Commercial Use	$164,611,500	$350,000	0.2131%	$0
D-095	065900 0775		AMAZON - PHASE 1 - BLOCK 14 (IMPS ON -0880)	ACORN DEVELOPMENT LLC	2000 6TH AVE	DOC2 500/300-550	41,760	-	-	Commercial Use	$50,112,000	Commercial Use	$50,321,000	$209,000	0.4171%	$0
D-096	065900 0860		AMAZON - PHASE 1 - BLOCK 14 (IMP DATA ON -0880)	ACORN DEVELOPMENT LLC	2031 7TH AVE	DOC2 500/300-550	13,900	-	-	Commercial Use	$16,704,000	Commercial Use	$16,774,000	$70,000	0.4191%	$0
D-097	065900 0870		AMAZON - PHASE 1 - BLOCK 14 (IMPS ON -0880)	ACORN DEVELOPMENT LLC	2031 7TH AVE	DOC2 500/300-550	13,920			Commercial Use	$16,704,000	Commercial Use	$16,774,000	$70,000	0.4191%	$0
D-098	065900 0880		AMAZON DOPPLER (-0880/-0870/-0860/-0775)	ACORN DEVELOPMENT LLC	2001 WESTLAKE AVE	DOC2 500/300-550	8,746	1,484,380	997,378	Commercial Use	$746,641,500	Commercial Use	$747,641,500	$1,000,000	0.1339%	$0
D-099	065900 0740		LARNED APTS	CAPITOL HILL HOUSING IMPROV	2030 7TH AVE	DOC2 500/300-550	3,866	23,368	18,854	Commercial Redevelopment	$7,039,000	Commercial Redevelopment	$7,039,000	$0	0.0000%	$0
D-100	065900 0730		Little Darlings	M-I C LIMITED	2027 WESTLAKE AVE	DOC2 500/300-550	3,273	9,450	6,300	Commercial Redevelopment	$3,927,500	Commercial Redevelopment	$3,942,500	$15,000	0.3819%	$0
D-101	065900 0430		ICON GRILL	1921-27 FIFTH AVENUE HOLDIN	1927 5TH AVE	DOC2 500/300-550	6,480	22,381	22,381	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,808,000	$32,000	0.4115%	$0
D-102	065900 0435		SUPERIOR REPROGRAPHICS	1921-27 FIFTH AVENUE HOLDIN	1923 5TH AVE	DOC2 500/300-550	6,480	18,280	18,280	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,808,000	$32,000	0.4115%	$0
D-103	065900 0440		RETAIL & OFFICE	1921-27 FIFTH AVENUE HOLDIN	1921 5TH AVE	DOC2 500/300-550	3,240	6,880	6,480	Commercial Redevelopment	$3,888,000	Commercial Redevelopment	$3,904,000	$16,000	0.4115%	$0
D-104	065900 0445		AVIS PARKING GARAGE (ASSOC W/MAYFLOWER PARK HOTEL)	AVIS RENT A CAR SYSTEM LLC	1913 5TH AVE	DOC2 500/300-550	9,720	64,080	64,080	Commercial Redevelopment	$11,664,000	Commercial Redevelopment	$11,722,000	$58,000	0.4973%	$0
D-105	065900 0455		FUTURE HOTEL SITE (SURFACE PARKING LOT/VACANT LAND)	SEATTLE EIGHTH HOTEL&RESIDEN	414 STEWART ST	DOC2 500/300-550	12,720	-	-	Commercial Redevelopment	$16,536,000	Commercial Redevelopment	$16,635,000	$99,000	0.5987%	$0
D-106	065900 0475		WESTIN HOTEL	STARWOOD HOTELS& RESORTS	1900 5TH AVE	DOC2 500/300-550	71,885	961,990	759,392	Commercial Use	$483,436,000	Commercial Use	$487,573,000	$4,137,000	0.8557%	$0
D-107	065900 0600		MCDONALDS	PBJP ENTERPRISES LLC	1950 6TH AVE	DOC2 500/300-550	4,267	8,480	3,740	Commercial Use	$5,635,000	Commercial Use	$5,685,000	$50,000	0.8873%	$0
D-108	065900 0585		TIMES SQUARE BUILDING (THE VANCE CORPORATION)	TIMES SQUARE BLDG LLC	414 OLIVE WAY	DOC2 500/300-550	10,240	73,399	59,615	Commercial Use	$24,079,500	Commercial Use	$24,260,500	$181,000	0.7517%	$0
D-109	065900 0181		VACANT: MCGRAW SQUARE	SEATTLE CITY OF DPR	1801 WESTLAKE AVE	DOC2 500/300-550	658	-	-	Open Space / Recreational Use	$789,500	Open Space / Recreational Use	$789,500	$0	0.0000%	$0
D-110	065900 0580		Bank Of America	BANK OF AMERICA	500 OLIVE WAY	DOC2 500/300-550	21,600	31,890	31,890	Commercial Redevelopment	$28,080,000	Commercial Redevelopment	$28,298,000	$218,000	0.7764%	$0
D-111	065900 0545		WESTLAKE SQUARE-CITY PARK AREA	SEATTLE CITY OF DPR	531 STEWART ST	DOC2 500/300-550	469	-	-	Open Space / Recreational Use	$656,500	Open Space / Recreational Use	$656,500	$0	0.0000%	$0
D-112	065900 0535		PLAZA 600 BUILDING	PLAZA 600 LLC	600 STEWART ST	DOC2 500/300-550	21,351	265,851	213,979	Commercial Use	$86,838,000	Commercial Use	$87,088,000	$250,000	0.2879%	$0
D-113	065900 0610		Metropolitan Tower	METROPOLITAN TOWER	1942 WESTLAKE AVE	DOC2 500/300-550	24,960	538,319	336,321	Multi-Family/Commercial	$286,943,000	Multi-Family/Commercial	$287,659,000	$711,000	0.2478%	$0
D-114	065900 0625		HOTEL MAX PARKING	HOTEL MAX	1907 7TH AVE	DOC2 500/300-550	7,272	36,000	36,000	Commercial Redevelopment	$7,998,000	Commercial Redevelopment	$8,029,000	$30,000	0.3750%	$0
D-115	065900 0640		HOTEL MAX	HOTEL MAX	620 STEWART ST	DOC2 500/300-550	6,360	61,410	56,836	Commercial Use	$96,372,000	Commercial Use	$96,598,000	$226,000	0.4099%	$0
D-116	065900 0650		LLOYD BUILDING	COMPRISE VENTURE LLC	601 STEWART ST	DOC2 500/300-550	6,555	63,409	47,017	Commercial Use	$18,841,500	Commercial Use	$18,941,500	$100,000	0.5307%	$0
D-117	065900 0540		PAVED PARKING LOT	COMPRISE VENTURE LLC	1818 6TH AVE	DOC2 500/300-550	7,146	-	-	Commercial Redevelopment	$8,575,000	Commercial Redevelopment	$8,650,000	$75,000	0.8746%	$0
D-118	065900 0530		BANK & PARKING GARAGE	COMPRISE VENTURE LLC	600 OLIVE WAY	DOC2 500/300-550	11,124	89,148	89,148	Commercial Redevelopment	$14,461,000	Commercial Redevelopment	$14,560,000	$99,000	0.6846%	$0
D-119	065900 0565		TOWER BLDG	TOWER BUILDING LLC	1807 7TH AVE	DOC2 500/300-550	15,525	204,790	134,175	Commercial Use	$49,705,500	Commercial Use	$49,930,500	$225,000	0.4527%	$0
D-120	065900 0555		PARKING LOT	COMPRISE VENTURE LLC	1825 7TH AVE	DOC2 500/300-550	13,551	-	-	Commercial Redevelopment	$17,616,500	Commercial Redevelopment	$17,691,500	$75,000	0.4257%	$0
D-121	065900 0750		WEST 8TH	CPT WEST 8TH LLC	2001 8TH AVE	DOC2 500/300-550	34,108	754,065	498,891	Commercial Use	$375,038,500	Commercial Use	$375,338,500	$300,000	0.0800%	$0
D-122	065900 0715		WEST LAKE HOTEL (low income housing)	ARCHDIOCESAN HOUSING AUTHOR	2008 WESTLAKE AVE	DOC2 500/300-550	8,313	39,201	23,850	Commercial Redevelopment	$10,213,000	Commercial Redevelopment	$10,213,000	$0	0.0000%	$0
D-123	065900 0710		Pure Skin	FARESTART	700 VIRGINIA ST	DOC2 500/300-550	7,200	33,600	31,855	Commercial Use	$8,926,500	Commercial Use	$8,946,500	$10,000	0.2241%	$0
D-124	065900 0675		Federal Courthouse	C/O ACQUISITION MGMT DIV	711 VIRGINIA ST	DOC2 500/300-550	15,360	-	-	Commercial Use	$18,432,000	Commercial Use	$18,432,000	$0	0.0000%	$0
D-125	065900 0635		Federal Courthouse	C/O ACQUISITION MGMT DIV	1921 8TH AVE	DOC2 500/300-550	29,824	-	-	Commercial Use	$35,789,000	Commercial Use	$35,789,000	$0	0.0000%	$0
D-126	066000 2410		METROPOLITAN PARK II - EAST	BENARDYA CAPITAL CO LLC	1750 MINOR AVE	DMC 340/290-440	42,600	497,513	363,727	Commercial Use	$172,684,000	Commercial Use	$172,809,000	$125,000	0.0724%	$0
D-127	065900 0630		U.S. Courthouse and Ofc Bldg.	C/O ACQUISITION MGMT DIV	1996 7TH AVE	DOC2 500/300-550	38,400	613,000	613,000	Commercial Use	$208,981,000	Commercial Use	$208,981,000	$0	0.0000%	$0
D-128	065900 0645		Federal Courthouse	C/O ACQUISITION MGMT DIV	722 STEWART ST	DOC2 500/300-550	6,784	-	-	Commercial Use	$8,141,000	Commercial Use	$8,141,000	$0	0.0000%	$0
D-129	065900 0265		Stewart Court	HOUSING RESOURCES GROUP	1835 8TH AVE	DOC2 500/300-550	13,447	98,222	43,713	Multi-Family/Commercial	$27,122,000	Multi-Family/Commercial	$27,122,000	$0	0.0000%	$0
D-130	065900 0305		8th + Olive (formerly 720 Olive)	720 OLIVE WAY VENTURES LLC	720 OLIVE WAY	DOC2 500/300-550	27,072	190,488	100,710	Commercial Use	$191,204,000	Commercial Use	$191,969,000	$765,000	0.4001%	$0
D-131	065900 0255		1700 7th Avenue (imp data on -0235)	1700 7TH LP	1700 7TH AVE	DOC2 500/300-550	13,431	-	-	Commercial Use	$16,117,000	Commercial Use	$16,186,000	$69,000	0.4281%	$0
D-132	065900 0235		1700 Seventh Avenue	1700 7TH LP	1700 7TH AVE	DOC2 500/300-550	22,050	747,747	497,489	Commercial Use	$214,373,000	Commercial Use	$214,373,000	$850,000	0.3981%	$0
D-133	066000 0525		RETAIL STORES	CETINCEUK ATTILA	2107 9TH AVE	DMC 240/290-440	6,340	18,410	11,570	Commercial Redevelopment	$6,340,000	Commercial Redevelopment	$6,350,000	$10,000	0.1577%	$0
D-134	066000 0540		STRATUS APARTMENTS	NINTH AND LENORA LLC	2120 WESTLAKE AVE	DMC 240/290-440	7,020	-	-	Multi-Family/Commercial	$9,126,000	Multi-Family/Commercial	$9,140,000	$14,000	0.1534%	$0
D-135	066000 0545		STRATUS APARTMENTS	NINTH AND LENORA LLC	2118 WESTLAKE AVE	DMC 240/290-440	14,400	613,760	999,073	Multi-Family/Commercial	$298,958,000	Multi-Family/Commercial	$299,324,000	$366,000	0.1224%	$0
D-136	066000 0685		LAND PARCEL - FUTURE PARK?	SEATTLE CITY OF DPR	2100 WESTLAKE AVE	DMC 240/290-440	8,722	-	-	Commercial Redevelopment	$8,722,000	Commercial Redevelopment	$8,732,000	$10,000	0.1147%	$0
D-137	609490 0000		NINTH AND LENORA		2021 9TH AVE	DMC 240/290-440	30,705	108,444	106,374	Commercial Use	$14,447,500	Commercial Use	$14,447,500	$0	0.0000%	$0
D-137-001	609490 0010		NINTH AND LENORA	NINTH & LENORA CONDO ASSOC	2021 9TH AVE	DMC 240/290-440	-	26,499	26,499	Commercial Use	$2,439,500	Commercial Use	$2,449,500	$10,000	0.4099%	$0
D-137-002	609490 0020		NINTH AND LENORA	NINTH & LENORA CONDO ASSOC	2021 9TH AVE	DMC 240/290-440	-	26,937	23,751	Commercial Use	$3,871,500	Commercial Use	$3,886,500	$15,000	0.2555%	$0
D-137-003	609490 0030		NINTH AND LENORA	NINTH & LENORA CONDO ASSOC	2021 9TH AVE	DMC 240/290-440	-	28,171	27,285	Commercial Use	$2,152,000	Commercial Use	$2,162,000	$10,000	0.4647%	$0
D-137-004	609490 0040		NINTH AND LENORA	NINTH & LENORA CONDO ASSOC	2021 9TH AVE	DMC 240/290-440	-	26,837	26,837	Commercial Use	$2,835,500	Commercial Use	$2,840,500	$5,000	0.1763%	$0
D-138	066000 0575		Lenore & Eight	EIGHTH LENORA L L C	1930 8TH AVE	DMC 240/290-440	15,360	492,461	286,732	Multi-Family/Commercial	$236,131,000	Multi-Family/Commercial	$236,481,000	$350,000	0.1482%	$0
D-139	066000 0560		SEATTLE POLICE DEPARTMENT - WEST PRECINCT STATION	SEATTLE CITY OF FAS	810 VIRGINIA ST	DMC 240/290-440	46,080	97,258	52,658	Commercial Use	$50,638,000	Commercial Use	$50,788,000	$150,000	0.2973%	$0
D-141	228505 0000		818 STEWART		818 STEWART ST	DOC2 500/300-550	27,603	362,093	237,527	Commercial Use	$105,993,000	Commercial Use	$105,993,000	$0	0.0000%	$0
D-141-001	228505 0010		818 STEWART	818 STEWART ST ACQUIS LLC	818 STEWART ST	DOC2 500/300-550	-	356,266	231,760	Commercial Use	$123,815,000	Commercial Use	$124,015,000	$200,000	0.1615%	$0
D-141-002	228505 0020		818 STEWART	SOUND CREDIT UNION	818 STEWART ST	DOC2 500/300-550	-	5,780	5,780	Commercial Use	$2,830,000	Commercial Use	$2,850,000	$20,000	0.7067%	$0
D-142	066000 0630		1918 Eighth Office Tower & ex parcels 0635 & 0635	1918 EIGHTH AVENUE ACQ LLC	801 VIRGINIA ST	DOC2 500/300-550	24,160	876,139	668,342	Commercial Use	$416,316,500	Commercial Use	$416,716,500	$400,000	0.0961%	$0
D-143	066000 0639		1918 8th Bldg (imp data on -0630)	1918 EIGHTH AVENUE ACQ LLC	1918 8TH AVE	DOC2 500/300-550	7,080	-	-	Commercial Use	$7,095,000	Commercial Use	$7,095,000	$15,000	0.2119%	$0
D-144	066000 0635		1918 8th Bldg (imp data on -0630)	1918 EIGHTH AVENUE ACQ LLC	1914 8TH AVE	DOC2 500/300-550	7,078	-	-	Commercial Use	$7,078,000	Commercial Use	$7,093,000	$15,000	0.2119%	$0
D-145	066000 0625		Watermark CREDIT UNION	BROWN VIRGINIA	800 STEWART ST	DOC2 500/300-550	13,555	43,506	26,771	Commercial Use	$16,365,000	Commercial Use	$16,465,000	$100,000	0.6111%	$0
D-146	066000 0708		HYATT REGENCY SEATTLE	ELLIOTT INE LLC	808 HOWELL ST	DOC2 500/300-550	63,883	1,400,666	1,062,251	Commercial Use	$408,531,000	Commercial Use	$439,170,000	$639,000	0.1564%	$0
D-147	066000 0740		EIGHTH AND HOWELL - ASSOC PARCEL	LOT B LLC	815 HOWELL ST	DOC2 500/300-550	26,820	-	-	Commercial Use	$26,820,000	Commercial Use	$27,088,000	$268,000	0.9993%	$0
D-148	066000 0800		SALEY RESTAURANT	MAZON MICHAEL E	800 OLIVE WAY	DOC2 500/300-550	2,667	630	630	Commercial Redevelopment	$2,667,000	Commercial Redevelopment	$2,672,000	$5,000	0.1875%	$0
D-149	872974 0000		2200 WESTLAKE (PAN PACIFIC, WHOLE FOODS & CONDOS)		2200 WESTLAKE AVE	DMC 240/290-440	25,439	188,277	188,277	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
D-149-001	872974 0010		2200 WESTLAKE (PAN PACIFIC, WHOLE FOODS & CONDOS)	WRI 2200 WESTLAKE LP	2200 WESTLAKE AVE	DMC 240/290-440	-	24,352	24,352	Commercial Use	$12,195,000	Commercial Use	$12,213,000	$18,000	0.1476%	$0
D-149-003	872974 0030		2200 WESTLAKE (PAN PACIFIC, WHOLE FOODS & CONDOS)	HHLP SEATTLE ASSOCIATES LLC	2200 WESTLAKE AVE	DMC 240/290-440	-	107,237	107,237	Commercial Use	$59,330,000	Commercial Use	$59,395,000	$65,000	0.1096%	$0
D-149-004	872974 0040		2200 WESTLAKE (PAN PACIFIC, WHOLE FOODS & CONDOS)	WRI 2200 WESTLAKE LP	2200 WESTLAKE AVE	DMC 240/290-440	-	43,616	43,616	Commercial Use	$20,098,000	Commercial Use	$20,128,000	$30,000	0.1493%	$0
D-149-005	872974 0050		2201 WESTLAKE (PAN PACIFIC, WHOLE FOODS & CONDOS)	WRI 2200 WESTLAKE LP	2200 WESTLAKE AVE			13,072	13,072	Commercial Use	$8,032,000	Commercial Use	$8,048,000	$16,000	0.1992%	$0
D-151	066000 1324		CORNISH COLLEGE OF THE ARTS - STUDENT HOUSING	CORNISH COLLEGE OF THE ARTS	2025 TERRY AVE	DMC 240/290-440	10,620	157,623	149,836	Multi-Family/Commercial	$60,154,000	Multi-Family/Commercial	$60,169,000	$15,000	0.0582%	$0
D-152	026980 0000		ARISTO, THE CONDOMINIUM		2015 TERRY AVE	DMC 240/290-440	-	-	-	Commercial Redevelopment	$0	Commercial Redevelopment	$0	$0	0.0000%	$0
D-152-001	026980 0020		ARISTO, THE CONDOMINIUM	LUI WAH (QPRT) +WAH LUI (TR	2015 TERRY AVE	DMC 240/290-440	17,980	9,732	9,732	Commercial Redevelopment	$9,732,000	Commercial Redevelopment	$9,747,000	$15,000	0.1541%	$0
D-154	066000 1370		Parking Garage	SPRUCE STREET SCHOOL	922 VIRGINIA ST	DMC 240/290-440	7,200	9,600	7,200	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,215,000	$15,000	0.2083%	$0
D-155	066000 1365		Spruce Street School	SPRUCE STREET SCHOOL	914 VIRGINIA ST	DMC 240/290-440	7,200	22,860	22,860	Commercial Redevelopment	$8,640,000	Commercial Redevelopment	$8,655,000	$15,000	0.1736%	$0
D-156	066000 1310		Social Security Administration	CREIGHTON JOHN	901 LENORA ST	DMC 240/290-440	21,600	21,600	21,600	Commercial Redevelopment	$23,760,000	Commercial Redevelopment	$23,810,000	$50,000	0.2104%	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

LID Map Number	King Co Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-157	066000 1305		STORAGE BUILDING	CORNISH COLLEGE OF THE ARTS	5014 9TH AVE	DMC 240/290-440	7,200	28,800	28,800	Commercial Redevelopment	$7,920,000	Commercial Redevelopment	$7,965,000	$15,000	0.1894%	$0
D-158	066000 1280		YUEN LUI + CLEANERS	CORNISH COLLEGE OF THE ARTS	2000 9TH AVE	DMC 240/290-440	14,400	34,200	25,843	Commercial Redevelopment	$15,840,000	Commercial Redevelopment	$15,870,000	$30,000	0.1894%	$0
D-159	066000 1255		1915 TERRY BLDG. (Amazon - Kimo Bldg)	SEATTLE CHILDREN'S HOSPITAL	1915 TERRY AVE	DMC 340/290-440	42,360	274,362	253,216	Commercial Use	$124,410,000	Commercial Use	$124,610,000	$200,000	0.1608%	$0
D-160	066000 1240		Print Time	DIAMOND PARKING INC	1912 9TH AVE	DMC 340/290-440	7,200	5,880	5,880	Commercial Redevelopment	$7,920,000	Commercial Redevelopment	$7,935,000	$15,000	0.1894%	$0
D-161	066000 1235		JULIE APARTMENTS	JULIE APARTMENTS LIMITED PA	1922 9TH AVE	DMC 340/290-440	7,200	30,180	24,242	Multi-Family/Commercial	$8,938,000	Multi-Family/Commercial	$8,938,000	$0	0.0000%	$0
D-162	066000 1230		9th & Stewart Life Sciences Bldg	CHILDRENS HEALTHCARE SYSTEM	1916 9TH AVE	DMC 340/290-440	7,200	-	-	Commercial Redevelopment	$8,640,000	Commercial Redevelopment	$8,660,000	$20,000	0.2315%	$0
D-163	066000 1225		9th & Stewart Life Sciences Bldg.	CHILDRENS HEALTHCARE SYSTEM	1906 9TH AVE	DMC 340/290-440	7,200	-	-	Commercial Redevelopment	$8,640,000	Commercial Redevelopment	$8,660,000	$20,000	0.2315%	$0
D-164	066000 1215		9th & Stewart Life Sciences Bldg -Childrens	CHILDRENS HEALTHCARE SYSTEM	1900 9TH AVE	DMC 340/290-440	13,360	295,070	219,788	Commercial Use	$127,082,000	Commercial Use	$127,182,000	$100,000	0.0787%	$0
D-165	066000 1190		PARKING	SEATTLE LAND BL LLC	1815 TERRY AVE	DMC 340/290-440	7,080	-	-	Commercial Redevelopment	$8,496,000	Commercial Redevelopment	$8,538,000	$42,000	0.4944%	$0
D-166	066000 1170		Aspira - Apartments	T-C ASPIRA LLC	1823 TERRY AVE	DMC 340/290-440	20,414	517,164	294,449	Multi-Family/Commercial	$182,251,000	Multi-Family/Commercial	$182,611,000	$360,000	0.1975%	$0
D-167	066000 1195		RESIDENCE INN BY MARRIOTT	SEATTLE LAND BL LLC	1801 TERRY AVE	DMC 340/290-440	7,200	236,367	179,528	Commercial Use	$76,123,000	Commercial Use	$76,509,000	$384,000	0.5044%	$0
D-168	274600 0000		Gethsemane Lutheran Church & Apts		911 STEWART ST	DMC 340/290-440	13,557	67,403	67,403	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
D-168-001	274600 0010		Gethsemane Lutheran Church & Apts	GETHSEMANE LUTHERAN CHURCH	911 STEWART ST	DMC 340/290-440		12,785	10,560	Multi-Family/Commercial	$1,435,500	Multi-Family/Commercial	$1,435,500	$0	0.0000%	$0
D-168-002	274600 0030		Gethsemane Lutheran Church & Apts	GETHSEMANE LUTHERAN CHURCH	911 STEWART ST	DMC 340/290-440		17,889	17,889	Multi-Family/Commercial	$2,431,500	Multi-Family/Commercial	$2,435,500	$4,000	0.1645%	$0
D-168-003	274600 0030		Gethsemane Lutheran Church & Apts	9TH & STEWART LLC	911 STEWART ST	DMC 340/290-440	-	36,729	31,200	Multi-Family/Commercial	$16,186,000	Multi-Family/Commercial	$16,186,000	$0	0.0000%	$0
D-169	066000 1135		1800 NINTH	HART 1800 NINTH AVENUE LLC	1800 9TH AVE	DMC 340/290-440	28,320	480,840	305,837	Commercial Use	$167,368,000	Commercial Use	$167,703,000	$335,000	0.2002%	$0
D-170	066000 1420		CORNISH COLLEGE OF THE ARTS	CORNISH COLLEGE OF THE ARTS	1600 LENORA ST	DMC 240/290-440	31,050	126,593	126,593	Commercial Redevelopment	$34,155,000	Commercial Redevelopment	$34,185,000	$30,000	0.0878%	$0
D-171	066000 1475		SURFACE PAVEMENT PARKING LOT (VACANT LAND)	CORNISH COLLEGE OF THE ARTS	2031 BOREN AVE	DMC 240/290-440	7,200	-	-	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-172	066000 1480		Surface Pavement Parking- Assoc w/ Terry Hruning Apts -1460	GRAHAM PARKING	2025 BOREN AVE	DMC 240/290-440	7,200			Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-173	066000 1485		SURFACE PAVEMENT PARKING LOT (VACANT LAND)	FRIENDS OF RECOVERY CAFE	2023 BOREN AVE	DMC 240/290-440	7,200			Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-174	066000 1490		RAISBECK PERFORMANCE HALL/CORNISH	CORNISH COLLEGE OF THE ARTS	2015 BOREN AVE	DMC 240/290-440	13,950	7,940	7,940	Commercial Redevelopment	$13,950,000	Commercial Redevelopment	$13,964,000	$14,000	0.1004%	$0
D-175	066000 1505		YOUTHCARE - ORION CENTER	CORNISH COLLEGE OF THE ARTS	1020 VIRGINIA ST	DMC 240/290-440	3,300	7,004	7,004	Commercial Redevelopment	$3,300,000	Commercial Redevelopment	$3,305,000	$5,000	0.0909%	$0
D-176	066000 1470		ALPHA CINE	CORNISH COLLEGE OF THE ARTS	1001 LENORA ST	DMC 240/290-440	7,200	21,600	21,600	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-177	066000 1460		TERRY AVENUE HOUSING	TERRY APTS	2020 TERRY AVE	DMC 240/290-440	18,611	65,210	40,078	Multi-Family/Commercial	$46,008,000	Multi-Family/Commercial	$46,008,000	$0	0.0000%	$0
D-178	066000 1455		GRAHAM APTS	GRAHAM APTS	2014 TERRY AVE	DMC 240/290-440	2,618	7,910	4,900	Multi-Family/Commercial	$4,677,000	Multi-Family/Commercial	$4,677,000	$0	0.0000%	$0
D-179	066000 1445		CORNISH COLLEGE CLASSROOMS	CORNISH COLLEGE OF THE ARTS	1000 VIRGINIA ST	DMC 240/290-440	14,400	28,800	28,800	Commercial Redevelopment	$14,400,000	Commercial Redevelopment	$14,414,000	$14,000	0.0972%	$0
D-180	066000 1510		SURFACE PARKING LOT (VACANT LAND)	CHILDRENS HEALTHCARE SYSTEM	1024 STEWART ST	DMC 340/290-440	42,360	-	-	Commercial Redevelopment	$46,596,000	Commercial Redevelopment	$46,646,000	$50,000	0.1073%	$0
D-181	066000 1530		SURFACE PARKING LOT (VACANT LAND)	CHILDRENS HEALTHCARE SYSTEM	1001 VIRGINIA ST	DMC 340/290-440	14,160	-	-	Commercial Redevelopment	$15,576,000	Commercial Redevelopment	$15,606,000	$30,000	0.1926%	$0
D-182	066000 1525		Vacant RETAIL STORE	CHILDRENS HEALTHCARE SYSTEM	1920 TERRY AVE	DMC 340/290-440	14,160	6,000	6,000	Commercial Redevelopment	$15,576,000	Commercial Redevelopment	$15,606,000	$30,000	0.1926%	$0
D-183	066000 1512		SURFACE PARKING LOT (VACANT LOT)	SEATTLE CHILDREN'S HOSPITAL	1906 TERRY AVE	DMC 340/290-440	13,334	-	-	Commercial Redevelopment	$14,667,500	Commercial Redevelopment	$14,697,500	$30,000	0.2045%	$0
D-184	337440 0000		HILL7 - Hilton Garden Inn & Office Building		1821 BOREN AVE	DMC 340/290-440	41,619	589,533	428,832	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
D-184-001	337440 0010		HILL7 - Hilton Garden Inn & Office Building	1821 BOREN AVENUE LLC	1821 BOREN AVE	DMC 340/290-440	-	158,207	143,152	Commercial Use	$101,843,000	Commercial Use	$102,196,000	$347,000	0.3407%	$0
D-184-002	337440 0020		HILL7 - Hilton Garden Inn & Office Building	HUDSON 1099 STEWART STREET	1821 BOREN AVE	DMC 340/290-440	-	431,326	285,680	Commercial Use	$179,950,000	Commercial Use	$180,125,000	$175,000	0.0972%	$0
D-185	066000 1605		Meltown21 UNDER CONST	MIDTOWN21 LLC	1005 STEWART ST	DMC 340/290-440	13,334	489,821	373,456	Commercial Use	$330,278,000	Commercial Use	$330,478,000	$200,000	0.0606%	$0
D-186	066000 1600		MIDTOWN21 (AMAZON)	MIDTOWN21 LLC	1818 TERRY AVE	DMC 340/290-440	3,540	-	-	Commercial Use	$4,248,000	Commercial Use	$4,268,000	$20,000	0.4708%	$0
D-187	066000 1200		PARKING LOT	SEATTLE LAND BL LLC	914 HOWELL ST	DMC 340/290-440	6,960	-	-	Commercial Use	$8,352,000	Commercial Use	$8,394,000	$42,000	0.5029%	$0
D-188	066000 1595		MIDTOWN21 (AMAZON)	MIDTOWN21 LLC	1820 TERRY AVE	DMC 340/290-440	3,540	-	-	Commercial Use	$4,248,000	Commercial Use	$4,268,000	$20,000	0.4708%	$0
D-189	066000 1580		"BIG HOUSE - VACANT BUILDING	INSIGNIA 2006 LLC+SEAWEST	1800 TERRY AVE	DMC 340/290-440	21,600	93,660	76,860	Commercial Redevelopment	$25,920,000	Commercial Redevelopment	$26,020,000	$100,000	0.3858%	$0
D-190	066000 1675		SEATTLE HONDA	WSCC PFD ACCOUNTING	1711 BOREN AVE	DMC 340/290-440	26,392	9,120	9,120	Commercial Redevelopment	$31,670,500	Commercial Redevelopment	$31,770,500	$100,000	0.3158%	$0
D-191	066000 1670		SEATTLE HONDA CAR LOT (VACANT LAND)	WASHINGTON STATE CONVENTION	1711 BOREN AVE	DMC 340/290-440	6,980	-	-	Commercial Redevelopment	$8,376,000	Commercial Redevelopment	$8,401,000	$15,000	0.2985%	$0
D-192	066000 1659		SEATTLE HONDA CAR LOT	WSCC PFD ACCOUNTING	1708 TERRY AVE	DMC 340/290-440	7,200			Commercial Redevelopment	$8,640,000	Commercial Redevelopment	$8,666,000	$26,000	0.3009%	$0
D-193	066000 1655		SEATTLE HONDA CAR LOT (VACANT LAND)	WSCC PFD ACCOUNTING	1004 OLIVE WAY	DMC 340/290-440	7,200			Commercial Redevelopment	$8,640,000	Commercial Redevelopment	$8,670,000	$30,000	0.3472%	$0
D-194	066000 2245		Recovery Cafe	FRIENDS OF RECOVERY CAFE	2022 BOREN AVE	DMC 240/290-440	8,071	9,453	8,000	Commercial Redevelopment	$8,071,000	Commercial Redevelopment	$8,076,000	$5,000	0.0620%	$0
D-195	066000 2230		VACANT LAND - (OLD DENNY CENTER)	2014 FAIRVIEW AVE LLC	1100 VIRGINIA ST	DMC 240/290-440	25,500	-	-	Commercial Redevelopment	$25,500,000	Commercial Redevelopment	$25,525,000	$25,000	0.0980%	$0
D-196	066000 2185		CITY OF SEATTLE (SEATTLE POLICE COMMUNICATION GARAGE)	SEATTLE CITY OF FAS	1933 MINOR AVE	DMC 240/290-440	14,400	3,788	3,788	Commercial Redevelopment	$14,400,000	Commercial Redevelopment	$14,414,000	$14,000	0.0972%	$0
D-197	066000 2210		MODERN DIGITAL	1901 MINOR LLC	1921 MINOR AVE	DMC 240/290-440	7,200	6,000	6,000	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-198	066000 2215		VACANT LAND	1901 MINOR LLC	1913 MINOR AVE	DMC 240/290-440	7,200	-	-	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-199	066000 2220		SURFACE PARKING LOT (VACANT LAND)	1901 MINOR LLC	1909 MINOR AVE	DMC 240/290-440	7,200	-	-	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-200	066000 2225		SURFACE PARKING LOT (VACANT LAND)	1901 MINOR LLC	1901 MINOR AVE	DMC 240/290-440	6,432	-	-	Commercial Redevelopment	$6,432,000	Commercial Redevelopment	$6,438,000	$6,000	0.0933%	$0
D-201	066000 2190		Group Home	COMMUNITY PSYCH CLINIC	1930 BOREN AVE	DMC 240/290-440	14,400	16,520	16,520	Commercial Redevelopment	$18,720,000	Commercial Redevelopment	$18,720,000	$0	0.0000%	$0
D-202	066000 1170		Fasso Office Bldg	GZI BOREN LLC	1916 BOREN AVE	DMC 240/290-440	22,800	21,852	21,600	Commercial Redevelopment	$25,080,000	Commercial Redevelopment	$25,105,000	$25,000	0.0997%	$0
D-203	066000 2155		DOLLAR CAR RENTAL	BOREN & STEWART LLC	1900 BOREN AVE	DMC 240/290-440	5,160	256	256	Commercial Redevelopment	$5,160,000	Commercial Redevelopment	$5,165,000	$5,000	0.0969%	$0
D-204	066000 2115		SURFACE PARKING LOT (VACANT LAND)	NIPO DOWNTOWN HOTEL INC	1121 STEWART ST	DMC 240/290-440	9,960	-	-	Commercial Redevelopment	$9,960,000	Commercial Redevelopment	$9,970,000	$10,000	0.1004%	$0
D-205	066000 2125		KINECTS	TRIFELL LLC	1823 MINOR AVE	DMC 240/290-440	17,700	912,983	444,203	Multi-Family/Commercial	$255,562,000	Multi-Family/Commercial	$255,878,000	$316,000	0.1236%	$0
D-206	066000 2140		RETAIL/RESIDENTIAL BUILDING	STOVE SQUARED PROPERTIES LL	1809 MINOR AVE	DMC 240/290-440	7,200	11,594	11,594	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,210,000	$10,000	0.1389%	$0
D-207	066000 2145		Market House Corned Beef	DIAMOND PARKING INC #0847A	1124 HOWELL ST	DMC 240/290-440	3,600	3,370	3,370	Commercial Redevelopment	$3,600,000	Commercial Redevelopment	$3,604,000	$4,000	0.1111%	$0
D-208	066000 2150		Re-Bar Tavern	1120 HOWELL LLC	1114 HOWELL ST	DMC 240/290-440	3,600	3,600	3,600	Commercial Redevelopment	$3,600,000	Commercial Redevelopment	$3,604,000	$4,000	0.1111%	$0
D-209	864770 0000		TILT 49		1812 BOREN AVE	DMC 240/290-440	41,657	947,181	652,274	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
D-209-001	864770 0010		TILT 49	AMLI RESIDENTIAL	1812 BOREN AVE	DMC 240/290-440	-	541,054	360,000	Multi-Family/Commercial	$258,274,000	Multi-Family/Commercial	$258,589,000	$315,000	0.1220%	$0
D-209-002	864770 0020		TILT 49	AMLI RESIDENTIAL	1812 BOREN AVE	DMC 240/290-440	-	406,127	292,274	Multi-Family/Commercial	$179,109,000	Multi-Family/Commercial	$179,298,000	$189,000	0.1053%	$0
D-210	066000 2030		1100 OLIVE BUILDING - CHILDREN'S HOSPITAL LAB BLDG	TMT OLIVE LAB INC	1100 OLIVE WAY	DMC 240/290-440	33,090	66,588	38,345	Commercial Redevelopment	$33,090,000	Commercial Redevelopment	$33,190,000	$100,000	0.3022%	$0
D-211	066000 2054		METROPOLITAN PARK1 (West) OFFICE BLDG	SPUS7 METRO PARK WEST LP	1701 MINOR AVE	DMC 340/290-440	42,330	413,713	336,041	Commercial Use	$151,009,500	Commercial Use	$151,159,500	$150,000	0.0993%	$0
D-212	066000 2295		VACANT LAND	PROJECT STEWART LLC	1221 DENNY WAY	DMC 240/290-440	11,500			Commercial Redevelopment	$11,500,000	Commercial Redevelopment	$11,511,000	$11,000	0.0957%	$0
D-213	066000 2300		VACANT LAND	PROJECT STEWART LLC	1221 DENNY WAY	DMC 240/290-440	3,180			Commercial Redevelopment	$3,180,000	Commercial Redevelopment	$3,183,000	$3,000	0.0943%	$0
D-214	066000 2305		VACANT LAND	PROJECT STEWART LLC	1221 DENNY WAY	DMC 240/290-440	3,180	-	-	Commercial Redevelopment	$3,180,000	Commercial Redevelopment	$3,183,000	$3,000	0.0943%	$0
D-215	066000 2290		SURFACE PARKING LOT (VACANT LAND) (PARKING LOT TO ACCT #066000-2230)	PROJECT STEWART LLC	1201 DENNY WAY	DMC 240/290-440	8,900	-	-	Commercial Redevelopment	$8,900,000	Commercial Redevelopment	$8,909,000	$9,000	0.1011%	$0
D-216	066000 2285		Knoesen's Uniforms	PROJECT STEWART LLC	1920 MINOR AVE	DMC 240/290-440	7,200	4,200	4,200	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-217	066000 2280		Small Office/Shop Building	PROJECT STEWART LLC	1914 MINOR AVE	DMC 240/290-440	7,200	3,675	3,675	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-218	066000 2264		Open Office	PROJECT STEWART LLC	1200 STEWART ST	DMC 240/290-440	13,560	14,280	14,280	Commercial Redevelopment	$13,560,000	Commercial Redevelopment	$13,574,000	$14,000	0.1032%	$0
D-219	066000 2381		METROPOLITAN PARK NORTH BUILDING	HUDSON MET PARK NORTH LLC	1204 HOWELL ST	DMC 240/290-440	42,600	580,312	384,691	Commercial Use	$116,275,500	Commercial Use	$116,375,500	$100,000	0.0860%	$0
D-220	066000 2342		BALFOUR PLACE APTS	BALFOUR PLACE PARTNERS LLC	1830 MINOR AVE	DMC 240/290-440	24,360	140,049	97,080	Multi-Family/Commercial	$30,070,000	Multi-Family/Commercial	$30,070,000	$0	0.0000%	$0
D-221	066000 2335		ARION COURT	LOW INCOME HOUSING INSTITUT	1830 MINOR AVE	DMC 240/290-440	3,500	12,136	8,512	Commercial Redevelopment	$3,060,000	Commercial Redevelopment	$3,060,000	$0	0.0000%	$0
D-222	066000 2310		Nexus Condos - minors 2310 and 2325	1200 HOWELL STREET LLC	1834 MINOR AVE	DMC 240/290-440	4,800	-	-	Commercial Redevelopment	$3,280,000	Commercial Redevelopment	$3,290,000	$10,000	0.1494%	$0
D-223	066000 2325		Nexus Condos - minors 2310 and 2325	1200 HOWELL STREET LLC		DMC 240/290-440	9,600	-	-	Commercial Redevelopment	$9,600,000	Commercial Redevelopment	$9,619,000	$19,000	0.1979%	$0
D-224	711750 0055		SURFACE PARKING LOT	MARTINEZ DAVID+GRACIELA	1810 COURT PL	DMC 240/290-440	731	-	-	Commercial Redevelopment	$585,000	Commercial Redevelopment	$586,000	$1,000	0.1709%	$0
D-225	711750 0010		1811 Eastlake Project	DESC 1811 ASSOCIATES LLC	1811 EASTLAKE AVE	DMC 240/290-440	10,963	41,461	17,892	Multi-Family/Commercial	$13,907,000	Multi-Family/Commercial	$13,907,000	$0	0.0000%	$0
D-226	713730 0005		RAZZI'S PIZZERIA	RAZZIS PROPERTY DOWNTOWN LL	1314 HOWELL ST	DMC 240/290-440	2,950	2,220	2,220	Commercial Redevelopment	$2,065,000	Commercial Redevelopment	$2,066,000	$1,000	0.0484%	$0
D-227	066000 2700		Youthcare	YOUTHCARE	1305 DENNY WAY	DMC 240/290-440	3,438	3,510	3,510	Commercial Redevelopment	$2,750,500	Commercial Redevelopment	$2,751,500	$1,000	0.0364%	$0
D-228	066000 2695		Youthcare	YOUTHCARE	1828 YALE AVE	DMC 240/290-440	6,300	6,240	6,240	Commercial Redevelopment	$5,040,000	Commercial Redevelopment	$5,041,000	$1,000	0.0198%	$0
D-229	066000 2680		SURFACE PAVEMENT PARKING LOT (VACANT LAND)	DIAMOND PARKING INC #0824	1818 YALE AVE	DMC 240/290-440	7,200	-	-	Commercial Use	$5,760,000	Commercial Use	$5,762,000	$2,000	0.0347%	$0
D-230	066000 2685		SPRINGHILL SUITES SEATTLE LAND (ASSOC W/2680)	MOODY NATIONAL YALE-SEATTLE	1812 YALE AVE	DMC 240/290-440	7,200	-	-	Commercial Use	$7,200,000	Commercial Use	$7,207,000	$7,000	0.0972%	$0
D-231	066000 2680		SPRINGHILL SUITES - SEATTLE	MOODY NATIONAL YALE-SEATTLE	1800 YALE AVE	DMC 240/290-440	14,400	171,866	96,001	Commercial Use	$70,807,000	Commercial Use	$70,862,000	$55,000	0.0777%	$0
D-232	197670 0125		TWO UNION SQUARE	UNION SQUARE LLC	601 UNION ST	DOC1 U/450/U	89,950	1,605,578	1,137,666	Commercial Use	$850,080,500	Commercial Use	$854,330,500	$4,250,000	0.5000%	$0
D-233	197570 0025		WASHINGTON ATHLETIC CLUB	WASHINGTON ATHLETIC CLUB	1325 6TH AVE	DOC1 U/450/U	21,000	303,548	274,070	Commercial Use	$70,877,000	Commercial Use	$71,236,000	$359,000	0.5065%	$0
D-234	197670 0155		ONE UNION SQUARE	UNION SQUARE LLC	600 UNIVERSITY ST	DOC1 U/450/U	36,592	794,592	637,331	Commercial Use	$373,184,000	Commercial Use	$374,304,000	$1,120,000	0.3001%	$0
D-235	780292 0000		HILTON SEATTLE HOTEL & PARKING GARAGE		1301 6TH AVE	DOC1 U/450/U	21,393	332,210	126,240	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
D-235-001	780292 0010		HILTON SEATTLE HOTEL & PARKING GARAGE	10-1301 HSW OWNER LLC	1301 6TH AVE	DOC1 U/450/U	-	326,240	126,240	Commercial Use	$133,164,000	Commercial Use	$134,500,000	$1,336,000	1.0033%	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-235-002	7802810020		HILTON SEATTLE HOTEL & PARKING GARAGE	PF SEATTLE HILTON LLC	1301 6TH AVE	DOC1 U/450/U	-	205,970	-	Commercial Use	$48,104,000	Commercial Use	$48,348,000	$244,000	0.5072%	$0
D-236	197670 0186		PARK PLACE-WS LEASE	WH PARK PLACE LLC	1200 6TH AVE	DOC1 U/450/U	800	-	-	Commercial Use	$720,000	Commercial Use	$726,000	$6,000	0.8333%	$0
D-237	197670 0185		PARK PLACE OFFICE BLDG	WH PARK PLACE LLC	1200 6TH AVE	DOC1 U/450/U	23,700	456,304	310,633	Commercial Use	$132,015,000	Commercial Use	$132,345,000	$330,000	0.2500%	$0
D-238	197670 0006		PLYMOUTH CONG CHURCH	PLYMOUTH CONGREGATIONAL CH	1217 6TH AVE	DOC1 U/450/U	28,800	75,058	75,058	Commercial Redevelopment	$40,320,000	Commercial Redevelopment	$40,720,000	$400,000	0.9921%	$0
D-239	094200 0235		CROWNE PLAZA	TODAYS HOTEL SEATTLE CORPOR	1113 6TH AVE	DOC1 U/450/U	14,400	315,952	258,352	Commercial Use	$213,308,000	Commercial Use	$214,916,000	$1,608,000	0.7538%	$0
D-240	230195 0000		YWCA 1118-5TH AVE BUILDING CONDOMINIUM		1118 5TH AVE	DOC1 U/450/U	14,400	107,572	94,038	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
D-240-001	230195 0010		YWCA 1118-5TH AVE BUILDING CONDOMINIUM	Y W C A OF SEATTLE	1118 5TH AVE	DOC1 U/450/U	-	74,225	64,865	Commercial Use	$14,825,000	Commercial Use	$14,898,000	$73,000	0.4924%	$0
D-240-002	230195 0020		YWCA 1118-5TH AVE BUILDING CONDOMINIUM	Y W C A	1118 5TH AVE	DOC1 U/450/U	-	33,247	29,173	Commercial Use	$6,134,000	Commercial Use	$6,185,000	$51,000	0.8317%	$0
D-241	094200 0255		WOMENS UNIVERSITY CLUB	WOMENS UNIVERSITY CLUB	1305 6TH AVE	DOC1 U/450/U	14,400	59,320	31,880	Commercial Redevelopment	$17,280,000	Commercial Redevelopment	$17,444,000	$164,000	0.9491%	$0
D-242	094200 0170		OLYMPIC HOTEL PARKING GARAGE	UNIVERSITY OF WASHINGTON	415 SENECA ST	DOC1 U/450/U	28,800	284,210	278,910	Commercial Redevelopment	$43,200,000	Commercial Redevelopment	$43,776,000	$576,000	1.3333%	$0
D-243	094200 0265		HOTEL VINTAGE	WOLFPACK OWNER LLC	1100 5TH AVE	DOC1 U/450/U	14,400	67,390	67,390	Commercial Use	$51,585,000	Commercial Use	$52,113,000	$518,000	1.0040%	$0
D-244	094200 0270		Nakamura Federal Courthouse	C/O ACQUISITION MGMT DIV	1010 5TH AVE	DOC1 U/450/U	61,440	100,000	160,142	Commercial Use	$67,584,000	Commercial Use	$67,584,000	$0	0.0000%	$0
D-245	094200 0430		RENAISSANCE SEATTLE HOTEL	MADISON HOTEL LLC	515 MADISON ST	DOC1 U/450/U	21,600	427,472	342,472	Commercial Use	$233,181,000	Commercial Use	$234,343,000	$1,162,000	0.5016%	$0
D-246	094200 0415		Madison Centre (under const)	MADISON CENTRE LLC	920 5TH AVE	DOC1 U/450/U	14,160	990,000	753,668	Commercial Use	$469,864,000	Commercial Use	$471,133,000	$1,269,000	0.2701%	$0
D-247	094200 0445		Madison Centre (imp data carried on -0415)	MADISON CENTRE LLC	920 5TH AVE	DOC1 U/450/U	14,160	-	-	Commercial Use	$16,992,000	Commercial Use	$17,041,000	$49,000	0.2884%	$0
D-248	094200 0460		DOVER APTS	DIMITROV DOVER APARTMENTS	901 6TH AVE	DOC1 U/450/U	7,200	41,452	32,550	Multi-Family/Commercial	$10,443,000	Multi-Family/Commercial	$10,464,000	$21,000	0.2013%	$0
D-250	094200 0530		F5 Tower Office/Hotel (assoc w/minor -0532)	FIFTH & COLUMBIA INVESTORS	811 5TH AVE	DOC1 U/450/U	14,555	41,536	41,536	Commercial Use	$18,604,000	Commercial Use	$18,679,000	$75,000	0.3988%	$0
D-251	094200 0532		F5 Tower Office/Hotel (assoc w/minor -0530)	FIFTH & COLUMBIA INVESTORS	801 5TH AVE	DOC1 U/450/U	16,162	953,690	786,812	Commercial Use	$432,080,000	Commercial Use	$455,160,000	$1,080,000	0.2500%	$0
D-252	094200 0511		N/A	FIFTH&COLUMBIAN INVESTORS	N/A	CHECK WITH AIRIS.	-	-	-	Commercial Use	$5,040,000	Commercial Use	$5,040,000	$0	0.0000%	$0
D-253	094200 0470		800 Fifth Avenue	800 FIFTH AVE PARTNERS	800 5TH AVE	DOC1 U/450/U	61,440	1,249,055	914,733	Commercial Use	$487,371,500	Commercial Use	$488,871,500	$1,500,000	0.3078%	$0
D-254	094200 0710		SEATTLE MUNICIPAL TOWER	SEATTLE CITY OF FAS	700 5TH AVE	DOC1 U/450/U	15,360	-	-	Commercial Use	$18,432,000	Commercial Use	$18,531,000	$99,000	0.5371%	$0
D-255	094200 0720		SEATTLE MUNICIPAL TOWER	SEATTLE CITY OF FAS	525 COLUMBIA ST	DOC1 U/450/U	15,360	1,195,387	1,011,547	Commercial Use	$495,684,500	Commercial Use	$496,884,500	$1,200,000	0.2421%	$0
D-256	094200 0750		Seattle Justice Center	SEATTLE CITY OF FAS	600 5TH AVE	DOC1 U/450/U	28,800	310,490	310,490	Commercial Use	$75,079,500	Commercial Use	$75,584,500	$573,000	0.7333%	$0
D-257	094200 0760		SEABASE PARKING GARAGE	SEATTLE CITY OF FAS	609 6TH AVE	DOC1 U/450/U	28,768	213,346	213,346	Commercial Redevelopment	$43,152,000	Commercial Redevelopment	$43,260,000	$108,000	0.2503%	$0
D-259	094200 1010		KING COUNTY CORRECTIAL FACILITY	KING COUNTY-FMD ADULT DET	500 5TH AVE	DOC1 U/450/U	57,256	385,274	385,274	Commercial Use	$57,256,000	Commercial Use	$57,256,000	$0	0.0000%	$0
D-260	094200 1080		JEFFERSON APTS	ARGYLE CAPITAL GROUP	411 JEFFERSON ST	DMC 340/290-440	2,400	8,640	6,552	Commercial Redevelopment	$2,280,000	Commercial Redevelopment	$2,291,000	$11,000	0.4825%	$0
D-261	094200 1105		CHINOOK BLDG -King County Administration & Services	KING COUNTY-FMD FACILITIES	401 5TH AVE	DMC 340/290-440	28,320	372,242	303,939	Commercial Use	$93,533,500	Commercial Use	$93,633,500	$100,000	0.1069%	$0
D-262	094200 1050		KING COUNTY PARKING GARAGE	KING COUNTY-FMD FACILITIES	415 6TH AVE	DMC 340/290-440	87,432	241,811	241,811	Commercial Redevelopment	$74,189,000	Commercial Redevelopment	$74,289,000	$100,000	0.1348%	$0
D-263	094200 1130		YESLER BUILDING	KING COUNTY-FMD FACILITIES	400 YESLER WAY	PSM 100/100-120	16,266	114,395	90,040	Commercial Use	$23,945,000	Commercial Use	$23,960,000	$15,000	0.0626%	$0
D-264	094200 1135		Fifth & Yesler Bldg	YESLER INVESTMENT CO LLC	300 5TH AVE	DMC 340/290-440	26,756	413,264	273,166	Commercial Use	$118,068,500	Commercial Use	$118,218,500	$150,000	0.1270%	$0
D-265	524780 1160		King Street Station-BNSF/AMTRAK	SEATTLE CITY OF SDOT	301 S JACKSON ST	PSM 100/100-120	57,609	67,755	67,755	Regional Use	$28,804,500	Regional Use	$29,020,500	$216,000	0.7499%	$0
D-266	524780 0795		King Street Center	KING COUNTY-FMD FACILITIES	201 S JACKSON ST	PSM 100/100-120	57,487	446,261	321,474	Commercial Use	$133,050,000	Commercial Use	$133,725,000	$675,000	0.4988%	$0
D-267	524780 1161		BNSF	BNSF		PSM 100/100-120	17,625	-	-	Regional Use	$7,051,500	Regional Use	$7,051,500	$0	0.0000%	$0
D-268	524780 1190		BURLINGTON NORTHERN RAILROAD TRACKS	BNSF	301 S JACKSON ST	PSM 85-120	87,297	-	-	Regional Use	$20,913,500	Regional Use	$20,913,500	$0	0.0000%	$0
D-306	795300 0000		STADIUM PLACE MASTER		121 S KING ST	PSM 85-120	103,121	619,416	372,257	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
D-306-001	795300 0010		STADIUM PLACE MASTER	C/O ALTUS GROUP US INC	121 S KING ST	PSM-85-120	-	-	-	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
D-306-002	795300 0020		STADIUM PLACE MASTER	C/O ALTUS GROUP US INC	121 S KING ST	PSM-85-120	-	-	-	Multi-Family/Commercial	$25,048,000	Multi-Family/Commercial	$25,261,000	$213,000	0.8504%	$0
D-306-003	795300 0030		STADIUM PLACE MASTER	C/O ALTUS GROUP US INC	121 S KING ST	PSM-85-120	-	-	-	Multi-Family/Commercial	$21,573,000	Multi-Family/Commercial	$21,789,000	$216,000	1.0013%	$0
D-306-004	795300 0040		STADIUM PLACE MASTER	C/O ALTUS GROUP US INC	121 S KING ST	PSM-85-120	-	-	-	Multi-Family/Commercial	$147,356,000	Multi-Family/Commercial	$148,808,000	$1,452,000	0.9854%	$0
D-306-005	795300 0050		STADIUM PLACE MASTER	C/O ALTUS GROUP US INC	121 S KING ST	PSM-85-120	-	-	-	Multi-Family/Commercial	$79,762,000	Multi-Family/Commercial	$80,042,000	$760,000	0.9841%	$0
D-418	766620 2630		PIER 48	STATE OF WASHINGTON	201 ALASKAN WAY S	DH1/45	295,680	-	-	Commercial Use	$18,438,000	Commercial Use	$18,734,000	$296,000	0.7701%	$0
D-419	766620 2631		JACKSON ST LANDING	PORT OF SEATTLE		IG1 U/85	29,005	-	-	Commercial Use	$3,190,000	Commercial Use	$3,219,000	$29,000	0.9091%	$0
D-420	766620 2632		PIER 48 - LEASEHOLD 1731	STATE OF WASHINGTON	101 ALASKAN WAY S	DH1/45	169,000	-	-	Commercial Use	$16,900,000	Commercial Use	$17,069,000	$169,000	1.0000%	$0
D-421	766620 2635		BURLINGTON NORTHERN RAILROAD TRACKS (VACANT LAND)	BNSF	301 S JACKSON ST	PSM-85-120	62,600	-	-	Regional Use	$14,430,000	Regional Use	$14,430,000	$0	0.0000%	$0
D-452	766620 4855		RAILROAD YARD OFFICE	BNSF	707 4TH AVE S	IC-65	99,886	-	-	Regional Land Use	$42,951,000	Regional Land Use	$42,951,000	$0	0.0000%	$0
D-453	766620 4856		RR ROW	BNSF RAILWAY COMPANY		IC-65	43,079	-	-	Regional Use	$8,616,000	Regional Use	$8,616,000	$0	0.0000%	$0
D-455	766620 4876		EXHIBITION HALL & PKG GARAGE & SPORTS STADIUM (CENTURY LINK)	FIRST & GOAL INC	800 OCCIDENTAL AVE S	IC-65	1,341,856	793,990	793,990	Stadium/Commercial Use	$793,479,000	Stadium/Commercial Use	$796,161,000	$2,682,000	0.3380%	$0
D-456	766620 4878		STADIUM PLACE EAST -assoc land #795300-0000	255 SOUTH KING STREET LP	255 S KING ST	PSM-85-120	65,352	680,770	498,936	Commercial Use	$178,610,000	Commercial Use	$179,297,000	$687,000	0.3846%	$0
D-457	766620 4879		Gridiron Condominium	GRIDIRON INVESTORS LLC	590 1ST AVE S	PSM-85-120	17,171	162,986	162,986	Multi-Family/Commercial	$76,068,000	Multi-Family/Commercial	$77,209,000	$1,141,000	1.5000%	$0
D-458	766620 4880		Narrow Strip, No. End of Stad. Site	WEST PUBLIC STADIUM AUTHOR		PSM-85-120	30,455	-	-	Stadium/Commercial Use	$19,736,000	Stadium/Commercial Use	$20,157,000	$681,000	1.8236%	$0
D-459	766620 4886		Narrow Strip North End Of Stadium Site	KING COUNTY-WASTE WATER		PSM-85-120	14,365	-	-	Open Space/Public Use	$8,011,000	Open Space/Public Use	$8,011,000	$0	0.0000%	$0
D-476	766670 6485		SAFECO FIELD	WASHINGTON ST MAJOR LEAGUE	1250 1ST AVE S	IC-65	544,851	1,718,000	1,718,000	Stadium/Commercial Use	$481,340,000	Stadium/Commercial Use	$481,918,000	$578,000	0.1201%	$0
D-477	766620 6525		Parking Garage Safeco Field-IMPS on -6483 (Bldg 2)	WASH ST BASEBALL STADIUM	1500 OCCIDENTAL AVE S	IC-65	145,710	-	-	Stadium/Commercial Use	$138,448,000	Stadium/Commercial Use	$138,614,000	$166,000	0.1199%	$0
D-478	766620 6580		SAFECO FIELD	WASHINGTON STATE PUBLIC	1200 1ST AVE S	IC-65	9,000	-	-	Stadium/Commercial Use	$7,950,500	Stadium/Commercial Use	$7,960,500	$10,000	0.1258%	$0
D-479	766670 6585		SAFECO FIELD	WASHINGTON STATE PUBLIC		IC-65	18,000	-	-	Stadium/Commercial Use	$15,901,000	Stadium/Commercial Use	$15,920,000	$19,000	0.1195%	$0
D-480	766620 6590		SAFECO FIELD	WASH STATE MAJOR LEAGUE		IC-65	9,000	-	-	Stadium/Commercial Use	$7,950,500	Stadium/Commercial Use	$7,960,500	$10,000	0.1258%	$0
D-481	766620 6595		SAFECO FIELD	WASHINGTON STATE BASEBALL		IC-65	9,000	-	-	Stadium/Commercial Use	$7,950,500	Stadium/Commercial Use	$7,960,500	$10,000	0.1258%	$0
D-482	766620 6600		SAFECO FIELD	WASH STATE MAJOR LEAGUE		IC-65	9,000	-	-	Stadium/Commercial Use	$7,950,500	Stadium/Commercial Use	$7,960,500	$10,000	0.1258%	$0
D-483	766620 6605		SAFECO FIELD	WASH ST MAJOR LEAGUE		IC-65	18,000	-	-	Stadium/Commercial Use	$15,901,000	Stadium/Commercial Use	$15,920,000	$19,000	0.1195%	$0
D-484	766620 6615		SAFECO FIELD	WASH STATE MAJOR LEAGUE		IC-65	9,000	-	-	Stadium/Commercial Use	$7,950,500	Stadium/Commercial Use	$7,960,500	$10,000	0.1258%	$0
D-485	766620 6620		SAFECO FIELD	WA ST MAJOR LEAGUE BASEBALL		IC-65	18,000	-	-	Stadium/Commercial Use	$15,901,000	Stadium/Commercial Use	$15,920,000	$19,000	0.1195%	$0
D-486	766620 6630		PARKING LOT	CEDERSTRAND RENTALS LLC	600 1ST AVE S	PSM-85-120	7,300	-	-	Commercial Redevelopment	$1,495,000	Commercial Redevelopment	$1,514,000	$19,000	1.2709%	$0
D-487	766620 6631		OFC/WHSE BLDG	CEDERSTRAND RENTALS LLC	620 1ST AVE S	PSM-85-120	10,200	20,150	20,150	Commercial Redevelopment	$6,630,000	Commercial Redevelopment	$6,715,000	$83,000	1.2519%	$0
D-488	766620 6640		ROEBLING BLDG	ROEBLING SEATTLE LLC	900 1ST AVE S	PSM-85-120	14,328	58,970	38,000	Commercial Redevelopment	$9,313,000	Commercial Redevelopment	$9,429,000	$116,000	1.2456%	$0
D-489	766620 6655		WAREHOUSE/Marble & Granite Fabricators	ROSEN INVESTMENT CO	902 1ST AVE S	PSM-85-120	5,923	6,818	5,871	Commercial Redevelopment	$3,850,000	Commercial Redevelopment	$3,898,000	$48,000	1.2468%	$0
D-490	766620 6660		ARTISTS GALLERY	ROSEN INVESTMENT CO	904 1ST AVE S	PSM-85-120	12,300	13,560	12,300	Commercial Redevelopment	$7,995,000	Commercial Redevelopment	$8,095,000	$100,000	1.2508%	$0
D-491	766620 6670		DIAMOND PARKING LOT	DIAMOND PARKING INC #0874	912 1ST AVE S	PSM-85-120	12,586	-	-	Commercial Redevelopment	$8,181,000	Commercial Redevelopment	$8,283,000	$102,000	1.2468%	$0
D-492	766620 6676		PALMER BLDG	1000 1ST AVE SOUTH LP	1000 1ST AVE S	PSM-85-120	12,013	75,600	60,808	Commercial Use	$19,065,000	Commercial Use	$19,218,000	$153,000	0.8023%	$0
D-493	766620 6678		Retail Store	1000 1ST AVENUE SOUTH LP	1002 1ST AVE S	PSM-85-120	10,323	2,250	2,250	Commercial Redevelopment	$6,710,000	Commercial Redevelopment	$6,770,000	$60,000	0.8942%	$0
D-494	766620 6690		1016 1st Ave Bldg	1016 1ST AVE SOUTH LP	1014 1ST AVE S	PSM-85-120	10,078	47,000	41,612	Commercial Use	$9,510,500	Commercial Use	$9,586,500	$76,000	0.7991%	$0
D-495	766620 6703		F & O INC	B & E INVESTMENTS LLC	1022 1ST AVE S	PSM-85-120	8,400	44,775	33,600	Commercial Use	$7,611,000	Commercial Use	$7,668,000	$57,000	0.7489%	$0
D-496	766620 6705		KAUMAHTAN/BLADESMITH S RETAIL	B & E INVESTMENTS LLC	1028 1ST AVE S	PSM-85-120	9,000	8,700	8,700	Commercial Redevelopment	$5,650,000	Commercial Redevelopment	$5,694,000	$44,000	0.7521%	$0
D-497	766620 6710		PARKING LOT	HORTON PETER	1030 1ST AVE S	PSM-85-120	9,750	-	-	Commercial Redevelopment	$6,337,500	Commercial Redevelopment	$6,381,500	$44,000	0.6943%	$0
D-498	766620 6715		PARKING LOT	APPLE MARVIN I	1ST AVE S	PSM-85-120	8,250	-	-	Commercial Redevelopment	$5,362,500	Commercial Redevelopment	$5,400,500	$38,000	0.7086%	$0
D-499	766620 6720		SILVER CLOUD INN - STADIUM	STADIUM SILVER CLOUD INN LL	1046 1ST AVE S	PSM-85-120	19,275	168,449	129,181	Commercial Use	$103,710,000	Commercial Use	$104,461,000	$751,000	0.7241%	$0
D-500	766620 6830		101 KING STREET	MSI- 1ST & KING LLC	500 1ST AVE S	PSM-85-120	11,946	87,855	67,051	Commercial Use	$23,307,500	Commercial Use	$23,807,500	$500,000	2.1451%	$0
D-501	766620 6830		CHIPPERS RESTAURANT	JCL HOLDINGS LLC	538 1ST AVE S	PSM-85-120	2,625	3,725	3,725	Commercial Redevelopment	$1,030,000	Commercial Redevelopment	$1,067,000	$17,000	1.6190%	$0
D-502	766620 6831		Washington Shoe Bldg	REEDO LP	542 1ST AVE S	PSM-85-120	13,500	66,842	60,552	Commercial Use	$21,308,500	Commercial Use	$21,649,500	$341,000	1.6003%	$0
D-503	766620 6835		NORDIC BUILDING	NORDIC COLD STORAGE CO	548 1ST AVE S	PSM-85-120	14,764	63,400	68,700	Commercial Use	$10,360,500	Commercial Use	$10,526,500	$166,000	1.6022%	$0
D-504	766620 6865		HEARTWOOD/FOBES BUILDING	F B & P INVESTMENTS	558 1ST AVE S	PSM-85-120	10,950	74,700	63,750	Commercial Use	$11,160,500	Commercial Use	$11,339,500	$179,000	1.6039%	$0
D-505	766620 6871		PROVIDENT BUILDING	MSI PROVIDENT LLC	568 1ST AVE S	PSM-85-120	10,748	73,288	55,681	Commercial Use	$18,726,000	Commercial Use	$19,026,000	$300,000	1.6021%	$0
D-506	766620 6895		KING ST CROSSING - 83 KING STREET	HUDSON FIRST & KING LLC	303 1ST AVE S	PSM-85-120	26,780	204,504	183,028	Commercial Use	$71,239,500	Commercial Use	$72,827,500	$1,568,000	2.2004%	$0
D-507	766620 6900		KING ST CROSSING - 505 FIRST AVENUE BUILDING	HUDSON FIRST & KING LLC	541 1ST AVE S	PSM-85-120	47,868	443,509	285,914	Commercial Use	$149,415,000	Commercial Use	$152,030,000	$2,615,000	1.7502%	$0
D-508	766620 6935		TRIANGLE HOTEL & BAR TAVERN	TRIANGLE BUILDING LLC	553 1ST AVE S	PSM-85-120	731	2,844	2,600	Commercial Use	$725,500	Commercial Use	$750,500	$25,000	3.4459%	$0
D-509	766620 6941		VACANT LAND	STATE OF WASH	550 ALASKAN WAY S	IC-65	8,058			Commercial Redevelopment	$1,611,500	Commercial Redevelopment	$1,611,500	$0	0.0000%	$0
D-510	766620 6945		VACANT	STATE OF WASHINGTON	90 S DEARBORN ST	IC-65	10,062			Regional Land Use	$2,012,500	Regional Land Use	$2,012,500	$0	0.0000%	$0
D-511	766620 6950		DOT LAND- FORMER W O S C A TERMINALS-NOW VACANT	STATE OF WASHINGTON DOT	801 1ST AVE S	IC-65	155,659	-	-	Regional Land Use	$27,132,000	Regional Land Use	$27,399,000	$267,000	0.9841%	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

LID Map Number	King Co Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area / SF	Gross Building Area / SF	Net Building Area / SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-512	766620 6655		DOT	STATE OF WASHINGTON DOT	1041 1ST AVE S	IC-65	37,550	58,482	58,482	Commercial Redevelopment	$9,987,500	Commercial Redevelopment	$9,481,500	$94,000	1.0081%	$0
D-513	766620 6966		PYRAMID ALEHOUSE, BREWERY AND RESTAURANT	1201 BUILDING LLC	1201 1ST AVE S	IC-65	104,920	64,512	62,152	Commercial Redevelopment	$20,984,000	Commercial Redevelopment	$21,089,000	$105,000	0.5004%	$0
D-514	766620 6970		DOT LAND - FORMER WOSCA TERMINAL - NOW VACANT	STATE OF WASH-DOT	800 ALASKAN WAY S	IC-65	166,360	-	-	Regional Land Use	$33,272,000	Regional Land Use	$33,272,000	$0	0.0000%	$0
D-515	766620 6990		GREAT FLOORS	QG SEATTLE LLC	1253 1ST AVE S	IC-65	62,400	41,276	41,276	Commercial Redevelopment	$12,480,000	Commercial Redevelopment	$12,511,000	$31,000	0.2484%	$0
D-518	766620 7012		FORTUNE TRANSFER CO	SEATTLE HOMETOWN FANS L L C	72 S ATLANTIC ST	IC-65	32,545	11,860	11,860	Commercial Redevelopment	$6,509,000	Commercial Redevelopment	$6,523,000	$16,000	0.2458%	$0
D-519	766620 7025		VACANT LOT APPX 0.74	SEATTLE HOMETOWN FANS L L C	5 ATLANTIC ST	IC-65	9,858	-	-	Commercial Redevelopment	$1,971,500	Commercial Redevelopment	$1,976,500	$5,000	0.2536%	$0
E-001	659835 0000		PC-I SOUTH CONDOMINIUM	PIKE PLACE MARKET	1531 WESTERN AVE	PMM-85	48,971	197,395	197,395	Commercial Use	$24,334,000	Commercial Use	$25,087,000	$753,000	3.0944%	$0
E-001-001	659835 0010		PC-I SOUTH CONDOMINIUM	PIKE PLACE MARKET	1531 WESTERN AVE	PMM-85	-	153,231	153,231	Commercial Use	$31,958,000	Commercial Use	$32,875,000	$917,000	2.8694%	$0
E-001-002	659835 0020		PC-I SOUTH CONDOMINIUM	PIKE PLACE MARKET PDA	1531 WESTERN AVE	PMM-85	-	38,800	38,800	Commercial Use	$13,802,000	Commercial Use	$13,802,000	$0	0.0000%	$0
E-001-003	659835 0030		PC-I SOUTH CONDOMINIUM	PIKE PLACE MARKET	1531 WESTERN AVE	PMM-85	-	1,440	1,440	Commercial Use	$785,000	Commercial Use	$809,000	$24,000	3.0573%	$0
E-001-004	659835 0040		PC-I SOUTH CONDOMINIUM	PIKE PLACE MARKET	1531 WESTERN AVE	PMM-85	-	1,155	1,155	Commercial Use	$407,000	Commercial Use	$419,000	$12,000	2.9484%	$0
E-001-005	659835 0050		PC-I SOUTH CONDOMINIUM	PIKE PLACE MARKET	1531 WESTERN AVE	PMM-85	-	2,769	2,769	Commercial Use	$1,933,000	Commercial Use	$1,991,000	$58,000	3.0005%	$0
E-003	197620 0500		MADORE BUILDING	INTER CO-OP USA NOT 7 ASSOC	1501 WESTERN AVE	PMM-85	9,040	40,715	33,645	Commercial Use	$11,173,500	Commercial Use	$11,508,500	$335,000	2.9982%	$0
E-004	766620 2350		BARLIN BLDG	WSDOT REAL ESTATE SERVICES	1426 ALASKAN WAY	PMM-85	4,372	16,129	16,129	Commercial Use	$5,173,000	Commercial Use	$5,333,000	$160,000	3.0930%	$0
E-006	766620 2405		MARKET SQUARE	1415 WESTERN LLC	1414 ALASKAN WAY	PMM-85	9,289	51,218	44,074	Commercial Use	$15,152,000	Commercial Use	$15,612,000	$460,000	3.0359%	$0
E-007	766620 2410		ANTIQUE WAREHOUSE	NO BOUNDARIES LTD	1400 ALASKAN WAY	PMM-85	14,432	16,690	14,280	Commercial Redevelopment	$14,432,000	Commercial Redevelopment	$14,937,000	$505,000	3.4992%	$0
E-008	197620 0160		Marketside Flats Apts & Rest	SMRE MARKETSIDE LLC	84 UNION ST	PMM-85	7,200	31,578	22,918	Multi-Family/Commercial	$11,445,000	Multi-Family/Commercial	$11,778,000	$333,000	2.9096%	$0
E-009	197620 0140		POST ALLEY COURT - APTS	POST ALLEY COURT APTS	1406 WESTERN AVE	PMM-85	7,200	42,765	29,874	Multi-Family/Commercial	$18,506,000	Multi-Family/Commercial	$19,042,000	$536,000	2.8964%	$0
E-010	744270 0000		ROSS MANOR	SEATTLE HOUSING AUTHORITY	1420 WESTERN AVE	PMM-85	14,400	70,939	54,420	Multi-Family/Commercial	$496,000	Multi-Family/Commercial	$496,000	$0	0.0000%	$0
E-010-001	744270 0010		ROSS MANOR	SEATTLE HOUSING AUTHORITY	1420 WESTERN AVE	PMM-85	-	3,806	1,339	Multi-Family/Commercial	$505,000	Multi-Family/Commercial	$505,000	$0	0.0000%	$0
E-010-002	744270 0020		ROSS MANOR	SEATTLE HOUSING AUTHORITY	1420 WESTERN AVE	PMM-85	-	67,133	50,614	Multi-Family/Commercial	$19,740,000	Multi-Family/Commercial	$19,740,000	$0	0.0000%	$0
E-011	419380 0000		LASALLE TIME	PIKE PL MARKET PDA	1430 WESTERN AVE	PMM-85	14,393	77,088	77,088	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-011-001	419380 0010		LASALLE THE	PIKE PL MARKET PDA	1430 WESTERN AVE	PMM-85	-	30,649	30,649	Commercial Use	$14,042,000	Commercial Use	$14,446,000	$404,000	2.8771%	$0
E-011-002	419380 0020		LASALLE THE	PIKE PL MARKET PDA	1430 WESTERN AVE	PMM-85	-	39,557	39,557	Commercial Use	$15,638,000	Commercial Use	$15,638,000	$0	0.0000%	$0
E-011-003	419380 0030		LASALLE THE	PIKE PL MARKET PDA	1430 WESTERN AVE	PMM-85	-	6,882	6,882	Commercial Use	$2,650,000	Commercial Use	$2,726,000	$76,000	2.8679%	$0
E-012	197620 0205		MAIN ARCADE	PIKE PL MARKET PDA	1501 PIKE PL	PMM-85	30,304	69,623	69,623	Commercial Use	$38,813,000	Commercial Use	$40,013,000	$1,200,000	3.0917%	$0
E-013	516050 0000		MARKET HOUSE CONDOMINIUM		1531 1ST AVE	PMM-85	13,218	66,460	51,715	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
E-013-001	516050 0010		MARKET HOUSE CONDOMINIUM	PIKE PLACE MARKET	1531 1ST AVE	PMM-85	-	32,795	30,690	Multi-Family/Commercial	$9,475,000	Multi-Family/Commercial	$9,475,000	$0	0.0000%	$0
E-013-002	516050 0020		MARKET HOUSE CONDOMINIUM	PIKE PLACE MARKET PRESERVAT	1531 1ST AVE	PMM-85	-	33,665	21,025	Multi-Family/Commercial	$13,064,000	Multi-Family/Commercial	$13,440,000	$376,000	2.8781%	$0
E-014	197620 0185		PIKE PLACE MARKET	PIKE PL MARKET PDA	1567 PIKE PL	PMM-85	1,960	-	-	Commercial Use	$1,372,000	Commercial Use	$1,411,000	$39,000	2.8426%	$0
E-015	197620 0170		POR OF ST PIKE PLACE MKT	PIKE PL MARKET PDA	1581 PIKE PL	PMM-85	939	-	-	Commercial Use	$657,500	Commercial Use	$675,500	$19,000	2.8897%	$0
E-016	269480 0000		GARDEN CENTER BLDG. CONDOMINIUM		1606 PIKE PL	PMM-85	5,215	9,491	9,491	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-016-001	269480 0010		GARDEN CENTER BLDG. CONDOMINIUM	2110 INVESTMENTS LLC	1606 PIKE PL	PMM-85	-	5,000	5,000	Commercial Use	$4,488,500	Commercial Use	$4,628,500	$140,000	3.1191%	$0
E-016-002	269480 0020		GARDEN CENTER BLDG. CONDOMINIUM	COLLINS ALFRED & SHIRLEY	1606 PIKE PL	PMM-85	-	3,060	3,060	Commercial Use	$2,440,000	Commercial Use	$2,515,000	$75,000	3.0738%	$0
E-016-003	269480 0030		GARDEN CENTER BLDG. CONDOMINIUM	MC1 LLC	1606 PIKE PL	PMM-85	-	1,431	1,431	Commercial Use	$1,085,500	Commercial Use	$1,116,500	$31,000	3.0457%	$0
E-017	197720 0050		INN AT THE MARKET	INN AT MARKET	86 PINE ST	PMM-85	12,278	71,150	57,424	Commercial Use	$49,252,000	Commercial Use	$50,790,000	$1,540,000	3.1268%	$0
E-018	197620 0165		TRIANGLE BLDG	PIKE PL MARKET PDA	1534 PIKE PL	PMM-85	2,303	9,840	9,840	Commercial Use	$5,140,000	Commercial Use	$5,294,000	$154,000	2.9961%	$0
E-019	197620 0190		TRIANGLE BUILDING #2 & #3 (IMP DATA ON ACCT #197620-0195)	PIKE PL MARKET PDA	1522 PIKE PL	PMM-85	810	-	-	Commercial Redevelopment	$648,000	Commercial Redevelopment	$665,000	$17,000	2.6235%	$0
E-020	197620 0195		TRIANGLE BUILDING #2 & #3 (ASSOCIATE PARCEL W/ACCT #197620-0190)	PIKE PL MARKET PDA	1520 PIKE PL	PMM-85	805	4,921	2,537	Commercial Use	$1,504,000	Commercial Use	$1,549,000	$45,000	2.9920%	$0
E-021	197620 0210		SANITARY MARKET	PIKE PL MARKET PDA	1513 1ST AVE	PMM-85	13,309	45,500	45,500	Commercial Use	$20,967,000	Commercial Use	$21,596,000	$629,000	3.0000%	$0
E-022	197620 0230		CORNER MARKET	PIKE PL MARKET PDA	1505 1ST AVE	PMM-85	8,059	23,380	23,380	Commercial Use	$10,197,000	Commercial Use	$10,712,000	$515,000	5.0297%	$0
E-023	197620 0105		THE ECONOMY MARKET	PIKE PL MARKET PDA	1423 1ST AVE	PMM-85	14,409	49,280	49,280	Commercial Use	$25,613,000	Commercial Use	$26,388,000	$775,000	3.0258%	$0
E-025	787710 0000		SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.3333%)		98 UNION ST	PMM-85	8,874	79,645	79,645	Commercial Use	$28,338,000	Commercial Use	$28,338,000	$0	0.0000%	$0
E-025-002	787710 0020		SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.3333%)	GAMEUN WASHINGTON ASSOCIAT	98 UNION ST	PMM-85	-	40,215	40,215	Commercial Use	$16,195,000	Commercial Use	$16,195,000	$0	0.0000%	$0
E-025-003	787710 0030		SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.3333%)	FIRST & UNION BUILDING LLC	98 UNION ST	PMM-85	-	1,187	1,187	Commercial Use	$947,000	Commercial Use	$977,000	$30,000	3.1675%	$0
E-025-004	787710 0040		SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.3333%)	FIRST & UNION BUILDING LLC	98 UNION ST	PMM-85	-	451	451	Commercial Use	$310,000	Commercial Use	$320,000	$10,000	3.2258%	$0
E-025-005	787710 0050		SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.3333%)	FIRST & UNION BUILDING LLC	98 UNION ST	PMM-85	-	436	436	Commercial Use	$297,500	Commercial Use	$307,500	$10,000	3.3613%	$0
E-025-006	787710 0060		SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.3333%)	FIRST & UNION BUILDING LLC	98 UNION ST	PMM-85	-	1,393	1,393	Commercial Use	$951,000	Commercial Use	$981,000	$30,000	3.1566%	$0
E-025-007	787710 0070		SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.3333%)	FIRST & UNION BUILDING LLC	98 UNION ST	PMM-85	-	45,552	45,552	Commercial Use	$16,733,500	Commercial Use	$17,236,500	$503,000	3.0024%	$0
E-025-008	787710 0160		SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.3333%)	98 UNION CONDO	98 UNION ST	PMM-85	-	928	928	Commercial Use	$633,500	Commercial Use	$653,500	$20,000	3.1571%	$0
E-026	197720 0020		FIRST & STEWART BUILDING	L&B CIP FIRST & STEWART LLC	101 STEWART ST	DMC-145	9,937	115,657	94,333	Commercial Use	$46,576,000	Commercial Use	$47,691,000	$1,115,000	2.3939%	$0
E-027	197720 0030		Abacus	ATWOOD APT	104 PINE ST	DMC-145	7,104	51,578	29,941	Multi-Family/Commercial	$20,664,000	Multi-Family/Commercial	$21,470,000	$806,000	3.9004%	$0
E-028	197720 0015		MJA Bldg	MIRADOR CWZ LLC	115 STEWART ST	DMC 240/290-440	8,563	23,434	16,000	Commercial Use	$10,038,000	Commercial Use	$10,279,000	$241,000	2.4009%	$0
E-029	111708 0000		BROADACRES BUILDING		1601 2ND AVE	DMC 240/290-440	12,394	132,998	112,889	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-029-001	111708 0010		BROADACRES BUILDING	MIRADOR CWZ LLC	1601 2ND AVE	DMC 240/290-440	-	12,194	12,194	Commercial Use	$1,500,000	Commercial Use	$1,500,000	$0	0.0000%	$0
E-029-002	111708 0020		BROADACRES BUILDING	LBA RV-COMPANY II LP	1601 2ND AVE	DMC 240/290-440	12,194	-	-	Commercial Use	$62,121,500	Commercial Use	$63,923,500	$1,802,000	2.9008%	$0
E-030	197570 0620		GATEWOOD HOTEL	101 PINE STREET LLC	107 PINE ST	DMC-145	12,543	50,510	34,100	Commercial Redevelopment	$15,041,000	Commercial Redevelopment	$15,419,000	$376,000	2.4991%	$0
E-031	197570 0610		SURFACE PAVEMENT PARKING LOT (VACANT LAND) - DIAMOND PARKING LOT	SAMIS FOUNDATION	1512 1ST AVE	DMC-145	13,320	-	-	Commercial Redevelopment	$13,985,000	Commercial Redevelopment	$16,481,000	$496,000	3.1029%	$0
E-032	197570 0640		Doge Vu Mongolia	PACIFIC PORTFOLIO	1510 1ST AVE	DMC-145	6,660	13,320	13,320	Commercial Redevelopment	$7,992,000	Commercial Redevelopment	$8,240,000	$248,000	3.1031%	$0
E-033	197570 0655		Broderick Building	SAMIS FOUNDATION	102 PIKE ST	DMC-145	6,272	12,654	12,654	Commercial Redevelopment	$7,526,500	Commercial Redevelopment	$7,771,500	$245,000	3.2552%	$0
E-034	197570 0605		DOYLE BUILDING	FANA DOYLE LLC	119 PINE ST	DMC 240/290-440	8,964	47,686	34,000	Commercial Use	$13,836,000	Commercial Use	$14,236,000	$400,000	2.8910%	$0
E-036	197570 0646		Hard Rock Cafe	KLM REALTY MANAGEMENT LLC	114 PIKE ST	DMC 240/290-440	6,390	16,000	16,000	Commercial Use	$12,087,000	Commercial Use	$12,425,000	$338,000	2.7964%	$0
E-037	197570 0645		EITEL BUILDING (2ND AND PIKE BUILDING)	EITEL ASSOCIATES LLC	1501 2ND AVE	DMC 240/290-440	5,592	44,928	3,616	Commercial Redevelopment	$6,710,000	Commercial Redevelopment	$6,905,000	$195,000	2.9061%	$0
E-038	197570 0540		HANN BUILDING - GREEN TORTOISE HOSTEL	MARKETVIEW PLACE ASSOCIATES	103 PIKE ST	DMC-145	6,272	22,251	21,129	Commercial Redevelopment	$7,526,000	Commercial Redevelopment	$7,752,000	$226,000	3.0029%	$0
E-039	197570 0555		SURFACE PARKING LOT (VACANT LAND)	SOST LLC	1430 1ST AVE	DMC-145	6,660	-	-	Commercial Redevelopment	$7,992,000	Commercial Redevelopment	$8,232,000	$240,000	3.0030%	$0
E-040	197570 0560		SHOWBOX BUILDING	1426 FIRST AVENUE L L C	1414 1ST AVE	DMC 240/290-440	13,320	25,920	22,138	Commercial Redevelopment	$15,985,000	Commercial Redevelopment	$16,465,000	$480,000	3.0028%	$0
E-041	197570 0580		POLL BUILDING	HAROLD POLL BUILDING LLC	110 UNION ST	DMC 240/290-440	13,320	79,920	58,000	Commercial Use	$27,629,500	Commercial Use	$28,458,500	$829,000	3.0004%	$0
E-042	606500 0000		NEWMARK BUILDING THE CONDOMINIUM (Condo Air Rights 40% allocation)		1401 2ND AVE	DMC 240/290-440	15,387	208,122	200,729	Commercial Use	$154,000	Commercial Use	$154,000	$0	0.0000%	$0
E-042-001	606500 0010		NEWMARK BUILDING THE CONDOMINIUM (Condo Air Rights 40% allocation)	TARGET CORPORATION	1401 2ND AVE	DMC 240/290-440	-	102,810	102,810	Commercial Use	$45,680,000	Commercial Use	$47,165,000	$1,285,000	2.8008%	$0
E-042-002	606500 0020		NEWMARK BUILDING THE CONDOMINIUM (Condo Air Rights 40% allocation)	TARGET CORPORATION	1401 2ND AVE	DMC 240/290-440	-	106,308	106,308	Commercial Use	$13,275,000	Commercial Use	$13,575,000	$300,000	2.2599%	$0
E-044	768389 0000		HELIOS (SECOND AND PINE)		206 PINE ST	DMC 240/290-440	26,751	745,450	491,866	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
E-044-001	768389 0010		HELIOS (SECOND AND PINE)	EQR-SECOND & PINE LLC	206 PINE ST	DMC 240/290-440	-	559,958	306,374	Multi-Family/Commercial	$241,555,000	Multi-Family/Commercial	$246,362,000	$4,807,000	1.9900%	$0
E-044-002	768389 0020		HELIOS (SECOND AND PINE)	RB-WW SEATTLE LLC	206 PINE ST	DMC 240/290-440	-	585,492	383,492	Multi-Family/Commercial	$119,722,000	Multi-Family/Commercial	$122,129,000	$2,407,000	2.0105%	$0
E-045	197720 0980		BOYLE MACY PARKING GARAGE	PINE GARAGE LLC	1601 3RD AVE	DRC 85-170	31,262	349,184	349,184	Commercial Use	$56,993,000	Commercial Use	$58,133,000	$1,140,000	2.0002%	$0
E-046	197570 0420		SECOND & PINE APTS	BREIER SCHEETZ PROPERTIES	211 PINE ST	DMC 240/290-440	5,724	42,078	26,186	Multi-Family/Commercial	$11,509,000	Multi-Family/Commercial	$11,741,000	$232,000	2.0158%	$0
E-047	197570 0435		PARKING LOT	CHRGMER BUILDING LLC	1526 2ND AVE	DMC 240/290-440	6,480	-	-	Commercial Use	$7,776,000	Commercial Use	$7,978,000	$202,000	2.5977%	$0
E-048	197570 0440		CHROMER BUILDING	CHROMER BUILDING LLC	1516 2ND AVE	DMC 240/290-440	12,960	63,540	52,000	Commercial Use	$18,167,000	Commercial Use	$18,621,000	$454,000	2.4990%	$0
E-049	197570 0460		WEST EDGE GARAGE	UBS REALTY INVESTORS	200 PIKE ST	DMC 240/290-440	12,562	99,296	99,296	Commercial Use	$18,875,000	Commercial Use	$19,364,000	$489,000	2.6216%	$0
E-050	638530 0000		OLYMPIC TOWER CONDOMINIUM		217 PINE ST	DRC 85-170	-	-	-	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-050-001	638530 0005		OLYMPIC TOWER CONDOMINIUM	OLYMPIC TOWER LLC	217 PINE ST	DRC 85-170	12,217	99,470	76,805	Commercial Use	$27,027,500	Commercial Use	$27,567,500	$540,000	1.9980%	$0
E-052	197570 0450		Aaron Brothers	1513 THIRD AVENUE LLC	1513 3RD AVE	DRC 85-170	6,480	8,760	6,000	Commercial Use	$6,480,000	Commercial Use	$6,610,000	$130,000	2.0062%	$0
E-053	197570 0465		MELBOURNE TOWER OFF	DONCASTER INVESTMENTS	1511 3RD AVE	DRC 85-170	12,582	130,893	98,770	Commercial Use	$37,529,500	Commercial Use	$38,355,500	$826,000	2.2009%	$0
E-054	197570 0480		WEST EDGE TOWER	URBAN VISIONS	1430 2ND AVE	DMC 240/290-440	18,709	567,403	347,876	Commercial Use	$226,299,000	Commercial Use	$230,377,000	$4,078,000	1.8020%	$0
E-055	197570 0515		SWIFTSURE PARKING GARAGE	GARAGE LIMITED PARTNERSHIP	1400 2ND AVE	DMC 240/290-440	19,440	203,198	203,198	Commercial Use	$28,160,000	Commercial Use	$28,889,000	$729,000	2.5000%	$0
E-056	197570 0485		KRESS BUILDING	ROC WASHINGTON LLC	1419 3RD AVE	DRC 85-170	19,591	78,360	74,616	Commercial Use	$27,088,500	Commercial Use	$27,711,500	$623,000	2.2999%	$0
E-057	197570 0511		GLEN HOTEL	LOW INCOME HOUSING INSTITUT	1413 3RD AVE	DRC 85-170	6,660	27,150	19,980	Multi-Family/Commercial	$7,992,000	Multi-Family/Commercial	$7,992,000	$0	0.0000%	$0
E-058	197570 0525		MANN BUILDING/WILD GINGER/TRIPLE DOOR	MANN BUILDING	1401 3RD AVE	DRC 85-170	13,320	52,349	46,158	Commercial Use	$17,701,500	Commercial Use	$18,091,500	$390,000	2.2032%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-077-027	745720 0270		ROYAL CREST CONDOMINIL	LANE JAY B	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$436,050	MULTI-FAMILY DWELLING	$438,230	$2,180	0.50%	$0
C-077-028	745720 0280		ROYAL CREST CONDOMINIL	THOMAS CYNTHIA TRUST	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-029	745720 0290		ROYAL CREST CONDOMINIL	PITLICK ELIZABETH HOA ZEN	2100 3RD AVE	DMR/R 145/65		150,480	779	MULTI-FAMILY DWELLING	$389,500	MULTI-FAMILY DWELLING	$391,447	$1,947	0.50%	$0
C-077-030	745720 0300		ROYAL CREST CONDOMINIL	TCHILINGUIROV IVO	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$391,500	MULTI-FAMILY DWELLING	$393,457	$1,957	0.50%	$0
C-077-031	745720 0310		ROYAL CREST CONDOMINIL	GILDER RICHARD+VIOLETA P	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-032	745720 0320		ROYAL CREST CONDOMINIL	CHUA PAUL	2100 3RD AVE	DMR/R 145/65		150,480	572	MULTI-FAMILY DWELLING	$300,300	MULTI-FAMILY DWELLING	$301,801	$1,501	0.50%	$0
C-077-033	745720 0330		ROYAL CREST CONDOMINIL	SOBKOWSKI KRZYSZTOF W	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$386,000	MULTI-FAMILY DWELLING	$387,930	$1,930	0.50%	$0
C-077-034	745720 0340		ROYAL CREST CONDOMINIL	BOYCE FERDINAND D+CLARANNE	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-035	745720 0350		ROYAL CREST CONDOMINIL	ATWOOD ARNOLD	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$439,200	MULTI-FAMILY DWELLING	$441,396	$2,196	0.50%	$0
C-077-036	745720 0360		ROYAL CREST CONDOMINIL	LAWRENCE DANIEL J	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$303,450	MULTI-FAMILY DWELLING	$304,967	$1,517	0.50%	$0
C-077-037	745720 0370		ROYAL CREST CONDOMINIL	BORISSOVA ELENA M	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-038	745720 0380		ROYAL CREST CONDOMINIL	HARRIS WILLIAM R	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-039	745720 0390		ROYAL CREST CONDOMINIL	WANG FEI	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$436,050	MULTI-FAMILY DWELLING	$438,230	$2,180	0.50%	$0
C-077-040	745720 0400		ROYAL CREST CONDOMINIL	SATHE ANNE NG+MIHIR S	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$628,425	MULTI-FAMILY DWELLING	$631,567	$3,142	0.50%	$0
C-077-041	745720 0410		ROYAL CREST CONDOMINIL	GAUDREAU SABRINA	2100 3RD AVE	DMR/R 145/65		150,480	779	MULTI-FAMILY DWELLING	$408,975	MULTI-FAMILY DWELLING	$411,020	$2,045	0.50%	$0
C-077-042	745720 0420		ROYAL CREST CONDOMINIL	LONG IRENE L	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$391,500	MULTI-FAMILY DWELLING	$393,457	$1,957	0.50%	$0
C-077-043	745720 0430		ROYAL CREST CONDOMINIL	TALTON JON R+SUSAN M	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-044	745720 0440		ROYAL CREST CONDOMINIL	CHERIEL CHAD+SALLY	2100 3RD AVE	DMR/R 145/65		150,480	572	MULTI-FAMILY DWELLING	$300,300	MULTI-FAMILY DWELLING	$301,801	$1,501	0.50%	$0
C-077-045	745720 0450		ROYAL CREST CONDOMINIL	GALE DOUGLAS W+ROSALIE A	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$386,000	MULTI-FAMILY DWELLING	$387,930	$1,930	0.50%	$0
C-077-046	745720 0460		ROYAL CREST CONDOMINIL	ABBOTT JAMES +JACINTA	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$628,425	MULTI-FAMILY DWELLING	$631,567	$3,142	0.50%	$0
C-077-047	745720 0470		ROYAL CREST CONDOMINIL	KUMATA GERALD	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$463,600	MULTI-FAMILY DWELLING	$465,918	$2,318	0.50%	$0
C-077-048	745720 0480		ROYAL CREST CONDOMINIL	PETERSON MICHAEL R	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$303,450	MULTI-FAMILY DWELLING	$304,967	$1,517	0.50%	$0
C-077-049	745720 0490		ROYAL CREST CONDOMINIL	BROWN BENJAMIN+TANYA	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-050	745720 0500		ROYAL CREST CONDOMINIL	WILLIAMS ALAN E+ KATHLEEN M	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-051	745720 0510		ROYAL CREST CONDOMINIL	BRICKEN COLIN+KAREN	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$436,050	MULTI-FAMILY DWELLING	$438,230	$2,180	0.50%	$0
C-077-052	745720 0520		ROYAL CREST CONDOMINIL	HABEEB CHRISTINE NICOLE	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$628,425	MULTI-FAMILY DWELLING	$631,567	$3,142	0.50%	$0
C-077-053	745720 0530		ROYAL CREST CONDOMINIL	BUDASH MARK A	2100 3RD AVE	DMR/R 145/65		150,480	779	MULTI-FAMILY DWELLING	$408,975	MULTI-FAMILY DWELLING	$411,020	$2,045	0.50%	$0
C-077-054	745720 0540		ROYAL CREST CONDOMINIL	GREENVILLE PROPERTIES LLC	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$411,075	MULTI-FAMILY DWELLING	$413,130	$2,055	0.50%	$0
C-077-055	745720 0550		ROYAL CREST CONDOMINIL	HIATT DOUGLAS ARLO+CHRISTIE	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-056	745720 0560		ROYAL CREST CONDOMINIL	SVORE MARK+PAMELA+GIERMAN K	2100 3RD AVE	DMR/R 145/65		150,480	572	MULTI-FAMILY DWELLING	$300,300	MULTI-FAMILY DWELLING	$301,801	$1,501	0.50%	$0
C-077-057	745720 0570		ROYAL CREST CONDOMINIL	ANDERSON RONALD E+MARESSA	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$386,000	MULTI-FAMILY DWELLING	$387,930	$1,930	0.50%	$0
C-077-058	745720 0580		ROYAL CREST CONDOMINIL	RAINIER LIVING LLC	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$628,425	MULTI-FAMILY DWELLING	$631,567	$3,142	0.50%	$0
C-077-059	745720 0590		ROYAL CREST CONDOMINIL	HARRISON ELAINE K	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$463,600	MULTI-FAMILY DWELLING	$465,918	$2,318	0.50%	$0
C-077-060	745720 0600		ROYAL CREST CONDOMINIL	LACIVITA JEREMY	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$317,900	MULTI-FAMILY DWELLING	$319,489	$1,589	0.50%	$0
C-077-061	745720 0610		ROYAL CREST CONDOMINIL	URATA STEPHEN DALE+JACK MIC	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-062	745720 0620		ROYAL CREST CONDOMINIL	MUDRA VALERIE HEIDE	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-063	745720 0630		ROYAL CREST CONDOMINIL	POULTRIDGE JOAN K	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$436,050	MULTI-FAMILY DWELLING	$438,230	$2,180	0.50%	$0
C-077-064	745720 0640		ROYAL CREST CONDOMINIL	KIRK GARY M	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$628,425	MULTI-FAMILY DWELLING	$631,567	$3,142	0.50%	$0
C-077-065	745720 0650		ROYAL CREST CONDOMINIL	SPARR DON C JR	2100 3RD AVE	DMR/R 145/65		150,480	779	MULTI-FAMILY DWELLING	$408,975	MULTI-FAMILY DWELLING	$411,020	$2,045	0.50%	$0
C-077-066	745720 0660		ROYAL CREST CONDOMINIL	MOSCATEL FAMILY LLC	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$411,075	MULTI-FAMILY DWELLING	$413,130	$2,055	0.50%	$0
C-077-067	745720 0670		ROYAL CREST CONDOMINIL	THOMAS JEFFERY A	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-068	745720 0680		ROYAL CREST CONDOMINIL	SHAFFER ROBERT J	2100 3RD AVE	DMR/R 145/65		150,480	572	MULTI-FAMILY DWELLING	$300,300	MULTI-FAMILY DWELLING	$301,801	$1,501	0.50%	$0
C-077-069	745720 0690		ROYAL CREST CONDOMINIL	ALDRICH ALISON+YANKOW WILLI	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$386,000	MULTI-FAMILY DWELLING	$387,930	$1,930	0.50%	$0
C-077-070	745720 0700		ROYAL CREST CONDOMINIL	LEE BRYAN+HACKER SUSAN	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$661,500	MULTI-FAMILY DWELLING	$664,807	$3,307	0.50%	$0
C-077-071	745720 0710		ROYAL CREST CONDOMINIL	BLOCK RICHARD O+DOUGHERTY K	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$490,440	$2,440	0.50%	$0
C-077-072	745720 0720		ROYAL CREST CONDOMINIL	BLUM ALEKSANDER	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$317,900	MULTI-FAMILY DWELLING	$319,489	$1,589	0.50%	$0
C-077-073	745720 0730		ROYAL CREST CONDOMINIL	CHAN MATTHEW	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-074	745720 0740		ROYAL CREST CONDOMINIL	DOLES DOUGLAS H	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-075	745720 0750		ROYAL CREST CONDOMINIL	CHITNIS PRAFUL	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$436,050	MULTI-FAMILY DWELLING	$438,230	$2,180	0.50%	$0
C-077-076	745720 0760		ROYAL CREST CONDOMINIL	DIEPENBROCK J RYAN	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$661,500	MULTI-FAMILY DWELLING	$664,807	$3,307	0.50%	$0
C-077-077	745720 0770		ROYAL CREST CONDOMINIL	WHINIHAN ELAINE	2100 3RD AVE	DMR/R 145/65		150,480	779	MULTI-FAMILY DWELLING	$428,450	MULTI-FAMILY DWELLING	$430,592	$2,142	0.50%	$0
C-077-078	745720 0780		ROYAL CREST CONDOMINIL	MARINAS ROSANA	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$411,075	MULTI-FAMILY DWELLING	$413,130	$2,055	0.50%	$0
C-077-079	745720 0790		ROYAL CREST CONDOMINIL	RISBERG ASA M	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-080	745720 0800		ROYAL CREST CONDOMINIL	MITCHELL DONALD L	2100 3RD AVE	DMR/R 145/65		150,480	572	MULTI-FAMILY DWELLING	$300,300	MULTI-FAMILY DWELLING	$301,801	$1,501	0.50%	$0
C-077-081	745720 0810		ROYAL CREST CONDOMINIL	HE LANGFEI+QING CHEN	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$405,300	MULTI-FAMILY DWELLING	$407,326	$2,026	0.50%	$0
C-077-082	745720 0820		ROYAL CREST CONDOMINIL	HARRIOTT DON + BEVERLY	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$661,500	MULTI-FAMILY DWELLING	$664,807	$3,307	0.50%	$0
C-077-083	745720 0830		ROYAL CREST CONDOMINIL	RICHARDSON MARY	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$490,440	$2,440	0.50%	$0
C-077-084	745720 0840		ROYAL CREST CONDOMINIL	BARKER ALEXIS	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$317,900	MULTI-FAMILY DWELLING	$319,489	$1,589	0.50%	$0
C-077-085	745720 0850		ROYAL CREST CONDOMINIL	PAI AJIT	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-086	745720 0860		ROYAL CREST CONDOMINIL	JONES DAVID R+VIGIL,CHARLES	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-087	745720 0870		ROYAL CREST CONDOMINIL	RAMOS T	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$460,275	MULTI-FAMILY DWELLING	$462,576	$2,301	0.50%	$0
C-077-088	745720 0880		ROYAL CREST CONDOMINIL	TOTEV KRASSIMIR S	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$661,500	MULTI-FAMILY DWELLING	$664,807	$3,307	0.50%	$0
C-077-089	745720 0890		ROYAL CREST CONDOMINIL	GEORGIEV GEORGE G	2100 3RD AVE	DMR/R 145/65		150,480	779	MULTI-FAMILY DWELLING	$428,450	MULTI-FAMILY DWELLING	$430,592	$2,142	0.50%	$0
C-077-090	745720 0900		ROYAL CREST CONDOMINIL	CHAN LEE HA	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$411,075	MULTI-FAMILY DWELLING	$413,130	$2,055	0.50%	$0
C-077-091	745720 0910		ROYAL CREST CONDOMINIL	MUNAKATA HIROO+IKUKO	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-077-092	745720 0920		ROYAL CREST CONDOMINIL	CHEUNG HUNG K	2100 3RD AVE	DMR/R 145/65		150,480	572	MULTI-FAMILY DWELLING	$300,300	MULTI-FAMILY DWELLING	$301,801	$1,501	0.50%	$0
C-077-093	745720 0930		ROYAL CREST CONDOMINIL	MITCHELL JOHN P+IRENE M	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$405,300	MULTI-FAMILY DWELLING	$407,326	$2,026	0.50%	$0
C-077-094	745720 0940		ROYAL CREST CONDOMINIL	MITCHELL JOHN P	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$661,500	MULTI-FAMILY DWELLING	$664,807	$3,307	0.50%	$0
C-077-095	745720 0950		ROYAL CREST CONDOMINIL	AMADOR RENE	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$490,440	$2,440	0.50%	$0
C-077-096	745720 0960		ROYAL CREST CONDOMINIL	MOTT DANE+CHAN AMY	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$317,900	MULTI-FAMILY DWELLING	$319,489	$1,589	0.50%	$0
C-077-097	745720 0970		ROYAL CREST CONDOMINIL	TORDABLE JAVIER+OMAR NONA	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-098	745720 0980		ROYAL CREST CONDOMINIL	REUTELL NICHOLAS J	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-099	745720 0990		ROYAL CREST CONDOMINIL	BRECKE ALLAN	2100 3RD AVE	DMR/R 145/65		150,480	963	MULTI-FAMILY DWELLING	$457,425	MULTI-FAMILY DWELLING	$459,712	$2,287	0.50%	$0
C-077-100	745720 1000		ROYAL CREST CONDOMINIL	SCHEIDEL WILLIAM+WU SANDY	2100 3RD AVE	DMR/R 145/65		150,480	2,100	MULTI-FAMILY DWELLING	$1,102,500	MULTI-FAMILY DWELLING	$1,108,012	$5,512	0.50%	$0
C-077-101	745720 1010		ROYAL CREST CONDOMINIL	ELGAME LLC	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$411,075	MULTI-FAMILY DWELLING	$413,130	$2,055	0.50%	$0
C-077-102	745720 1020		ROYAL CREST CONDOMINIL	CARLSON LYNN	2100 3RD AVE	DMR/R 145/65		150,480	1,900	MULTI-FAMILY DWELLING	$855,000	MULTI-FAMILY DWELLING	$859,275	$4,275	0.50%	$0
C-077-103	745720 1030		ROYAL CREST CONDOMINIL	SECRETARY OF HOUSING & URBA	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$405,300	MULTI-FAMILY DWELLING	$407,326	$2,026	0.50%	$0
C-077-104	745720 1040		ROYAL CREST CONDOMINIL	KITTILSON DONNA D	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$661,500	MULTI-FAMILY DWELLING	$664,807	$3,307	0.50%	$0
C-077-105	745720 1050		ROYAL CREST CONDOMINIL	KITTILSON DONNA D	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$490,440	$2,440	0.50%	$0
C-077-106	745720 1060		ROYAL CREST CONDOMINIL	CRUTCHER JOHN S	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$317,900	MULTI-FAMILY DWELLING	$319,489	$1,589	0.50%	$0
C-077-107	745720 1070		ROYAL CREST CONDOMINIL	COX SANDRA+GARY S	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-108	745720 1080		ROYAL CREST CONDOMINIL	EVENSEN TERRY K+RONALD G	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-109	745720 1090		ROYAL CREST CONDOMINIL	COLLIER STEPHAN A+MARTIN	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$460,275	MULTI-FAMILY DWELLING	$462,576	$2,301	0.50%	$0
C-077-110	745720 1100		ROYAL CREST CONDOMINIL	TRUDEAU DAWN	2100 3RD AVE	DMR/R 145/65		150,480	2,100	MULTI-FAMILY DWELLING	$1,102,500	MULTI-FAMILY DWELLING	$1,108,012	$5,512	0.50%	$0
C-077-111	745720 1110		ROYAL CREST CONDOMINIL	LING XIAOLI	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$411,075	MULTI-FAMILY DWELLING	$413,130	$2,055	0.50%	$0
C-077-112	745720 1120		ROYAL CREST CONDOMINIL	NICHOLSON JOANNA	2100 3RD AVE	DMR/R 145/65		150,480	1,900	MULTI-FAMILY DWELLING	$855,000	MULTI-FAMILY DWELLING	$859,275	$4,275	0.50%	$0
C-077-113	745720 1130		ROYAL CREST CONDOMINIL	JOHN MATHEW+MATHEW RENU	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$405,300	MULTI-FAMILY DWELLING	$407,326	$2,026	0.50%	$0
C-077-114	745720 1140		ROYAL CREST CONDOMINIL	VISTICA JOHN T+TERRY D	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$661,500	MULTI-FAMILY DWELLING	$664,807	$3,307	0.50%	$0
C-077-115	745720 1150		ROYAL CREST CONDOMINIL	YASUI RICHARD+JAMES	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$490,440	$2,440	0.50%	$0
C-077-116	745720 1160		ROYAL CREST CONDOMINIL	BINGHAM STEPHEN H	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$317,900	MULTI-FAMILY DWELLING	$319,489	$1,589	0.50%	$0
C-077-117	745720 1170		ROYAL CREST CONDOMINIL	WU JIAWEN	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-118	745720 1180		ROYAL CREST CONDOMINIL	DI FURIA PAUL S	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-119	745720 1190		ROYAL CREST CONDOMINIL	HUEY ANNE LOUISE	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$460,275	MULTI-FAMILY DWELLING	$462,576	$2,301	0.50%	$0
C-077-120	745720 1200		ROYAL CREST CONDOMINIL	GRANT CHARLES E+HALL LINDA	2100 3RD AVE	DMR/R 145/65		150,480	2,100	MULTI-FAMILY DWELLING	$1,102,500	MULTI-FAMILY DWELLING	$1,108,012	$5,512	0.50%	$0
C-077-121	745720 1210		ROYAL CREST CONDOMINIL	MENTINK WYNNE	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$411,075	MULTI-FAMILY DWELLING	$413,130	$2,055	0.50%	$0
C-077-122	745720 1220		ROYAL CREST CONDOMINIL	WANG WIN	2100 3RD AVE	DMR/R 145/65		150,480	1,900	MULTI-FAMILY DWELLING	$855,000	MULTI-FAMILY DWELLING	$859,275	$4,275	0.50%	$0
C-077-123	745720 1230		ROYAL CREST CONDOMINIL	PARK EDWARD	2100 3RD AVE	DMR/R 145/65		150,480	772	MULTI-FAMILY DWELLING	$405,300	MULTI-FAMILY DWELLING	$407,326	$2,026	0.50%	$0
C-077-124	745720 1240		ROYAL CREST CONDOMINIL	ANDERSON SCOTT+CHRISTINE	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$661,500	MULTI-FAMILY DWELLING	$664,807	$3,307	0.50%	$0
C-077-125	745720 1250		ROYAL CREST CONDOMINIL	RINEHART ANITA C	2100 3RD AVE	DMR/R 145/65		150,480	976	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$490,440	$2,440	0.50%	$0
C-077-126	745720 1260		ROYAL CREST CONDOMINIL	CAVENAH DAVID B	2100 3RD AVE	DMR/R 145/65		150,480	578	MULTI-FAMILY DWELLING	$317,900	MULTI-FAMILY DWELLING	$319,489	$1,589	0.50%	$0
C-077-127	745720 1270		ROYAL CREST CONDOMINIL	WONG KAR-YIU+YUNKIN	2100 3RD AVE	DMR/R 145/65		150,480	1,323	MULTI-FAMILY DWELLING	$595,350	MULTI-FAMILY DWELLING	$598,327	$2,977	0.50%	$0
C-077-128	745720 1280		ROYAL CREST CONDOMINIL	HOLMAN SUZANN	2100 3RD AVE	DMR/R 145/65		150,480	773	MULTI-FAMILY DWELLING	$386,500	MULTI-FAMILY DWELLING	$388,432	$1,932	0.50%	$0
C-077-129	745720 1290		ROYAL CREST CONDOMINIL	SWINDALL JOHN+WALLEN REBECC	2100 3RD AVE	DMR/R 145/65		150,480	969	MULTI-FAMILY DWELLING	$460,275	MULTI-FAMILY DWELLING	$462,576	$2,301	0.50%	$0
C-077-130	745720 1300		ROYAL CREST CONDOMINIL	RAMIRO LUCILLA	2100 3RD AVE	DMR/R 145/65		150,480	2,100	MULTI-FAMILY DWELLING	$1,102,500	MULTI-FAMILY DWELLING	$1,108,012	$5,512	0.50%	$0
C-077-131	745720 1310		ROYAL CREST CONDOMINIL	VERDUGO PEDRO+LUZ	2100 3RD AVE	DMR/R 145/65		150,480	783	MULTI-FAMILY DWELLING	$411,075	MULTI-FAMILY DWELLING	$413,130	$2,055	0.50%	$0
C-077-132	745720 1320		ROYAL CREST CONDOMINIL	GOLDSMITH LISA J+GARY M	2100 3RD AVE	DMR/R 145/65		150,480	1,900	MULTI-FAMILY DWELLING	$855,000	MULTI-FAMILY DWELLING	$859,275	$4,275	0.50%	$0
C-077-133	745720 1340		ROYAL CREST CONDOMINIL	TALTON JON R+SUSAN M	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-134	745720 1350		ROYAL CREST CONDOMINIL	MUDRA VALERIE HEIDE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-135	745720 1360		ROYAL CREST CONDOMINIL	BROWN BENJAMIN+TANYA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-136	745720 1370		ROYAL CREST CONDOMINIL	HIATT DOUGLAS ARLO+CHRISTIE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-137	745720 1380		ROYAL CREST CONDOMINIL	SWINDALL JOHN+WALLEN REBECC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-138	745720 1390		ROYAL CREST CONDOMINIL	KITTILSON DONNA D	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-139	745720 1410		ROYAL CREST CONDOMINIL	DE LOS SANTOS NORA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-140	745720 1420		ROYAL CREST CONDOMINIL	HABEEB CHRISTINE NICOLE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-141	745720 1430		ROYAL CREST CONDOMINIL	YASUI RICHARD+JAMES	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-142	745720 1440		ROYAL CREST CONDOMINIL	PARKER DAVID+MICHELLE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-143	745720 1450		ROYAL CREST CONDOMINIL	MUNAKATA HIROO+IKUKO	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-144	745720 1460		ROYAL CREST CONDOMINIL	BRICKEN COLIN+KAREN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-145	745720 1470		ROYAL CREST CONDOMINIL	MITCHELL JOHN P	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-146	745720 1480		ROYAL CREST CONDOMINIL	RISBERG ASA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-147	745720 1490		ROYAL CREST CONDOMINIL	GALE DOUGLAS W+ROSALIE A	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-148	745720 1500		ROYAL CREST CONDOMINIL	KITTILSON DONNA D	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-149	745720 1510		ROYAL CREST CONDOMINIL	ALLEN D BRECKE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-150	745720 1520		ROYAL CREST CONDOMINIL	VISTICA JOHN T+TERRY D	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-151	745720 1530		ROYAL CREST CONDOMINIL	HUEY ANNE LOUISE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-152	745720 1540		ROYAL CREST CONDOMINIL	AMADOR RENE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-153	745720 1550		ROYAL CREST CONDOMINIL	DIEPENBROCK J RYAN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-154	745720 1561		ROYAL CREST CONDOMINIL	KIRK GARY M	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-155	745720 1570		ROYAL CREST CONDOMINIL	GILDER RICHARD+VIOLETA P	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-156	745720 1580		ROYAL CREST CONDOMINIL	LEE BRYAN+HACKER SUSAN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-077-157	745720 1590		ROYAL CREST CONDOMINIL	RICHARDSON MARY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-158	745720 1600		ROYAL CREST CONDOMINIL	HARRIOTT DON + BEVERLY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-159	745720 1610		ROYAL CREST CONDOMINIL	RAMOS T	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-160	745720 1620		ROYAL CREST CONDOMINIL	SATHE ANNE NG+MIHIR S	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-161	745720 1630		ROYAL CREST CONDOMINIL	M N CHAN FAMILY LLC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-162	745720 1640		ROYAL CREST CONDOMINIL	LANE JAY B	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-163	745720 1650		ROYAL CREST CONDOMINIL	HARRISON ELAINE K	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-164	745720 1660		ROYAL CREST CONDOMINIL	VORIS DONALD V	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-165	745720 1670		ROYAL CREST CONDOMINIL	BOYCE FERDINAND	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-166	745720 1680		ROYAL CREST CONDOMINIL	WONG KAR-YIU+YUNKIN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-167	745720 1690		ROYAL CREST CONDOMINIL	ABERCROMBIE NANCY PARDEE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-168	745720 1700		ROYAL CREST CONDOMINIL	SHYU WILLIAM	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-169	745720 1710		ROYAL CREST CONDOMINIL	KUMATA GERALD	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-170	745720 1720		ROYAL CREST CONDOMINIL	BLOCK RICHARD O	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-171	745720 1730		ROYAL CREST CONDOMINIL	ABBOTT JAMES +JACINTA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-172	745720 1740		ROYAL CREST CONDOMINIL	NICHOLSON JOANNA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-173	745720 1750		ROYAL CREST CONDOMINIL	WU JIAWEN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-174	745720 1760		ROYAL CREST CONDOMINIL	URATA STEPHEN DALE+JACK MIC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-175	745720 1770		ROYAL CREST CONDOMINIL	CHITNIS PRAFUL	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-176	745720 1780		ROYAL CREST CONDOMINIL	SCHEIDEL WILLIAM+WU SANDY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-177	745720 1790		ROYAL CREST CONDOMINIL	TOTEV KRASSIMIR S	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-178	745720 1800		ROYAL CREST CONDOMINIL	COX SANDRA+GARY S	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-179	745720 1810		ROYAL CREST CONDOMINIL	GRANT CHARLES E	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-180	745720 1820		ROYAL CREST CONDOMINIL	WANG WIN & KAOTIU	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-181	745720 1830		ROYAL CREST CONDOMINIL	RAMIRO LUCILLA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-182	745720 1840		ROYAL CREST CONDOMINIL	ANDERSON SCOTT+CHRISTINE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-183	745720 1850		ROYAL CREST CONDOMINIL	CARLTON LYNN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-184	745720 1860		ROYAL CREST CONDOMINIL	RAINIER LIVING LLC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-185	745720 1870		ROYAL CREST CONDOMINIL	TRUDEAU DAWN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-186	745720 1880		ROYAL CREST CONDOMINIL	ROYAL CREST CONDOMINIUM ASS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-187	745720 1890		ROYAL CREST CONDOMINIL	GOLDSMITH LISA J+GARY M	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-188	745720 1900		ROYAL CREST CONDOMINIL	RAMIRO LUCILLA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-189	745720 1910		ROYAL CREST CONDOMINIL	PAI AJIT	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-190	745720 1930		ROYAL CREST CONDOMINIL	GLOBAL FINANCE & INVESTMENT	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-191	745720 1940		ROYAL CREST CONDOMINIL	GLOBAL FINANCE & INVESTMENT	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-192	745720 1950		ROYAL CREST CONDOMINIL	GLOBAL FINANCE & INVESTMENT	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$25,000	MULTI-FAMILY DWELLING	$25,125	$125	0.50%	$0
C-077-193	745720 1960		ROYAL CREST CONDOMINIL	GALE DOUGLAS W+ROSALIE A	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-194	745720 1970		ROYAL CREST CONDOMINIL	TRUDEAU DAWN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-195	745720 1980		ROYAL CREST CONDOMINIL	ATWOOD ARNOLD	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-196	745720 1990		ROYAL CREST CONDOMINIL	KITTILSON DONNA D	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-197	745720 2000		ROYAL CREST CONDOMINIL	LING XIAOLI	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-198	745720 2010		ROYAL CREST CONDOMINIL	LANE JAY B	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-199	745720 2020		ROYAL CREST CONDOMINIL	THOMAS CYNTHIA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-200	745720 2030		ROYAL CREST CONDOMINIL	WHINIHAN ELAINE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-201	745720 2040		ROYAL CREST CONDOMINIL	ABERCROMBIE NANCY PARDEE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-202	745720 2050		ROYAL CREST CONDOMINIL	HOLMAN SUZANN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-203	745720 2060		ROYAL CREST CONDOMINIL	CHITNIS PRAFUL	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-204	745720 2070		ROYAL CREST CONDOMINIL	DI FURIA PAUL S	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-205	745720 2080		ROYAL CREST CONDOMINIL	BRICKEN COLIN+KAREN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-206	745720 2090		ROYAL CREST CONDOMINIL	CHUA PAUL	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-207	745720 2100		ROYAL CREST CONDOMINIL	CAVENAH DAVID	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-208	745720 2110		ROYAL CREST CONDOMINIL	RAMOS THERESA GEMPESAW	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-209	745720 2120		ROYAL CREST CONDOMINIL	WU JIAWEN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-210	745720 2130		ROYAL CREST CONDOMINIL	ABBOTT JAMES +JACINTA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-211	745720 2140		ROYAL CREST CONDOMINIL	TSE BENNETT C+LEE HA CHAN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-212	745720 2150		ROYAL CREST CONDOMINIL	AMADOR RENE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-213	745720 2160		ROYAL CREST CONDOMINIL	SPARR DON C JR	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-214	745720 2170		ROYAL CREST CONDOMINIL	HARRISON ELAINE K	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-215	745720 2180		ROYAL CREST CONDOMINIL	PITLICK ELIZABETH HOA ZEN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-216	745720 2190		ROYAL CREST CONDOMINIL	ZAMUDIO MICHAEL A	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-217	745720 2200		ROYAL CREST CONDOMINIL	TOTEV KRASSIMIR S	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-218	745720 2210		ROYAL CREST CONDOMINIL	SWINDALL JOHN+WALLEN REBECC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-219	745720 2220		ROYAL CREST CONDOMINIL	DAVIS KEVIN M+DAVIS TERRESA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-220	745720 2230		ROYAL CREST CONDOMINIL	SHYU WILLIAM	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-221	745720 2240		ROYAL CREST CONDOMINIL	DIEPENBROCK J RYAN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-077-222	745720 2250		ROYAL CREST CONDOMINIL	NHM PROPERTIES	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-223	745720 2260		ROYAL CREST CONDOMINIL	MARTIN KIRK	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-224	745720 2270		ROYAL CREST CONDOMINIL	MARINAS ROSANA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-225	745720 2280		ROYAL CREST CONDOMINIL	MITCHELL JOHN P	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-226	745720 2290		ROYAL CREST CONDOMINIL	SOBKOWSKI KRZYSZTOF W	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-227	745720 2300		ROYAL CREST CONDOMINIL	POULTRIDGE JOAN K	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-228	745720 2310		ROYAL CREST CONDOMINIL	LONG IRENE L	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-229	745720 2320		ROYAL CREST CONDOMINIL	TRUDEAU DAWN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-230	745720 2330		ROYAL CREST CONDOMINIL	GREENVILLE PROPERTIES LLC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-231	745720 2340		ROYAL CREST CONDOMINIL	HARRIS WILLIAM R	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-232	745720 2350		ROYAL CREST CONDOMINIL	ALLEN D BRECKE ESQ	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-233	745720 2360		ROYAL CREST CONDOMINIL	HARRIOTT DON + BEVERLY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-234	745720 2370		ROYAL CREST CONDOMINIL	RICHARDSON MARY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-235	745720 2380		ROYAL CREST CONDOMINIL	VERDUGO PEDRO+LUZ	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-236	745720 2390		ROYAL CREST CONDOMINIL	YAO JIANI	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-237	745720 2400		ROYAL CREST CONDOMINIL	HUEY ANNE LOUISE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-238	745720 2410		ROYAL CREST CONDOMINIL	ROYAL CREST CONDOMINIUMS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-239	745720 2420		ROYAL CREST CONDOMINIL	KUMATA GERALD	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-240	745720 2430		ROYAL CREST CONDOMINIL	RAVIKOVICH ALEXANDER	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-241	745720 2441		ROYAL CREST CONDOMINIL	KIRK GARY M	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-242	745720 2450		ROYAL CREST CONDOMINIL	TCHILINGUIROV IVO+NIKOLOV	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-244	745720 2460		ROYAL CREST CONDOMINIL	ROYAL CREST CONDOMINIUMS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-245	745720 2470		ROYAL CREST CONDOMINIL	ROYAL CREST CONDOMINIUMS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-246	745720 2480		ROYAL CREST CONDOMINIL	ROYAL CREST CONDOMINIUMS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-247	745720 2490		ROYAL CREST CONDOMINIL	BLOCK RICHARD O	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-248	745720 2500		ROYAL CREST CONDOMINIL	MUDRA VALERIE HEIDE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-249	745720 2510		ROYAL CREST CONDOMINIL	GILDER RICHARD+VIOLETA P	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-250	745720 2520		ROYAL CREST CONDOMINIL	LEE BRYAN+HACKER SUSAN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-251	745720 2530		ROYAL CREST CONDOMINIL	GEORGIEV GEORGE G	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-252	745720 2540		ROYAL CREST CONDOMINIL	DOLES DOUG & SHERRY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-253	745720 2550		ROYAL CREST CONDOMINIL	ALLEY JASON+WENDY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-254	745720 2560		ROYAL CREST CONDOMINIL	JOHN MATHEW+MATHEW RENU	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-255	745720 2570		ROYAL CREST CONDOMINIL	PAI AJIT	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-256	745720 2580		ROYAL CREST CONDOMINIL	BARREDA RODOLFO+NANCY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-257	745720 2590		ROYAL CREST CONDOMINIL	SECOND & CEDAR ASSOCIATES	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-258	745720 2600		ROYAL CREST CONDOMINIL	RAMOS THERESA GEMPESAW	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-259	745720 2620		ROYAL CREST CONDOMINIL	WONG KAR-YIU & YUNKIN LEUNG	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-260	745720 2630		ROYAL CREST CONDOMINIL	BLUM ALEKSANDER	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-261	745720 2640		ROYAL CREST CONDOMINIL	GAUDREAU SABRINA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-262	745720 2650		ROYAL CREST CONDOMINIL	ALDRICH STEVE R	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-263	745720 2660		ROYAL CREST CONDOMINIL	ANDERSON SCOTT+CHRISTINE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-264	745720 2670		ROYAL CREST CONDOMINIL	TRUDEAU DAWN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-265	745720 2680		ROYAL CREST CONDOMINIL	SUNBOKAI LLC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-266	745720 2690		ROYAL CREST CONDOMINIL	PARKER DAVID+MICHELLE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-267	745720 2700		ROYAL CREST CONDOMINIL	MOONEY JOHN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-268	745720 2710		ROYAL CREST CONDOMINIL	CHERIEL CHAD+SALLY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-269	745720 2720		ROYAL CREST CONDOMINIL	BROWN BENJAMIN+TANYA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-270	745720 2730		ROYAL CREST CONDOMINIL	YASUI RICHARD+JAMES	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-271	745720 2750		ROYAL CREST CONDOMINIL	HABEEB CHRISTINE NICOLE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-272	745720 2760		ROYAL CREST CONDOMINIL	PETERSON MICHAEL R	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-273	745720 2770		ROYAL CREST CONDOMINIL	LAWRENCE DANIEL J	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-274	745720 2780		ROYAL CREST CONDOMINIL	CHEUNG HUNG K	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-275	745720 2790		ROYAL CREST CONDOMINIL	REUTELL NICHOLAS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-276	745720 2800		ROYAL CREST CONDOMINIL	MATOS-BONETA LUIS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-277	745720 2810		ROYAL CREST CONDOMINIL	SVORE MARK+PAMELA+GIERMAN K	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-278	745720 2820		ROYAL CREST CONDOMINIL	CARTER GARTH+SHARYL (TRUSTE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-279	745720 2830		ROYAL CREST CONDOMINIL	WANG FEI	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-280	745720 2850		ROYAL CREST CONDOMINIL	MOTT DANE+CHAN AMY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-281	745720 2860		ROYAL CREST CONDOMINIL	CHAD CHERIEL	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-282	745720 2870		ROYAL CREST CONDOMINIL	BARKER ALEXIS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-283	745720 2880		ROYAL CREST CONDOMINIL	SATHE ANNE NG+MIHIR S	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-284	745720 2890		ROYAL CREST CONDOMINIL	BINGHAM STEPHEN H	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-285	745720 2900		ROYAL CREST CONDOMINIL	KITTILSON DONNA D	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-286	745720 2910		ROYAL CREST CONDOMINIL	GRANT CHARLES E	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-287	745720 2920		ROYAL CREST CONDOMINIL	COX SANDRA+GARY S	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-077-288	745720 2930		ROYAL CREST CONDOMINIL	JONES DAVID R & CHUCK VISN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-289	745720 2940		ROYAL CREST CONDOMINIL	LACIVITA JEREMY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-290	745720 2950		ROYAL CREST CONDOMINIL	TALTON JON R+SUSAN M	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-291	745720 2970		ROYAL CREST CONDOMINIL	SECRETARY OF HOUSING & URBA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-292	745720 2980		ROYAL CREST CONDOMINIL	RAINIER LIVING LLC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-293	745720 2990		ROYAL CREST CONDOMINIL	BOYCE FERDINAND	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-294	745720 3000		ROYAL CREST CONDOMINIL	MENTINK WYNNE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-295	745720 3010		ROYAL CREST CONDOMINIL	SHAFFER ROBERT J	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-296	745720 3020		ROYAL CREST CONDOMINIL	URATA STEPHEN DALE+JACK MIC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-297	745720 3030		ROYAL CREST CONDOMINIL	GOLDSMITH LISA J+GARY M	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-298	745720 3040		ROYAL CREST CONDOMINIL	SCHEIDEL WILLIAM+WU SANDY	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-299	745720 3050		ROYAL CREST CONDOMINIL	VORIS DONALD V	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-300	745720 3060		ROYAL CREST CONDOMINIL	NOGALES JANICE E	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-301	745720 3070		ROYAL CREST CONDOMINIL	VISTICA JOHN T+TERRY D	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-302	745720 3080		ROYAL CREST CONDOMINIL	DE LOS SANTOS NORA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-303	745720 3090		ROYAL CREST CONDOMINIL	ANDERSON RONALD E+MARESSA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-304	745720 3100		ROYAL CREST CONDOMINIL	THOMAS JEFFERY A	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-305	745720 3110		ROYAL CREST CONDOMINIL	CRUTCHER JOHN S	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-306	745720 3120		ROYAL CREST CONDOMINIL	WILLIAMS ALAN E	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-307	745720 3130		ROYAL CREST CONDOMINIL	MITCHELL JOHN P+IRENE M	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-308	745720 3140		ROYAL CREST CONDOMINIL	SAVOJNI VIVIEN & ADRIANO	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-309	745720 3150		ROYAL CREST CONDOMINIL	SAVOJNI VIVIEN & ADRIANO	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-310	745720 3160		ROYAL CREST CONDOMINIL	EVENSEN TERRY K+RONALD G	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-311	745720 3170		ROYAL CREST CONDOMINIL	FLUGEL FAITH L	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-312	745720 3180		ROYAL CREST CONDOMINIL	CINCOTTA JOHN A	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-313	745720 3190		ROYAL CREST CONDOMINIL	MUNAKATA HIROO+KUKO	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-314	745720 3200		ROYAL CREST CONDOMINIL	BOYCE FERDINAND D+CLARANNE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-315	745720 3210		ROYAL CREST CONDOMINIL	RAMIRO LUCILLA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-316	745720 3220		ROYAL CREST CONDOMINIL	HIATT DOUGLAS ARLO+CHRISTIE	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-317	745720 3230		ROYAL CREST CONDOMINIL	M N CHAN FMAILY LLC	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-318	745720 3240		ROYAL CREST CONDOMINIL	RISBERG ASA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-319	745720 3250		ROYAL CREST CONDOMINIL	RINEHART ANITA C	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-320	745720 3260		ROYAL CREST CONDOMINIL	ROYAL CREST CONDOMINIUMS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-321	745720 3270		ROYAL CREST CONDOMINIL	ROYAL CREST CONDOMINIUMS	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-322	745720 3280		ROYAL CREST CONDOMINIL	GOLDSMITH LISA J+GARY M	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-323	745720 3290		ROYAL CREST CONDOMINIL	WANG WIN & KAORU	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-324	745720 3300		ROYAL CREST CONDOMINIL	NICHOLSON JOANNA	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-077-325	745720 3310		ROYAL CREST CONDOMINIL	CARLTON LYNN	2100 3RD AVE	DMR/R 145/65		150,480	-	MULTI-FAMILY DWELLING	$1,000	MULTI-FAMILY DWELLING	$1,005	$5	0.50%	$0
C-109	238200 0000		ESCALA CONDOMINIUM		1920 4TH AVE	DOC2 500/300-550	25,432	391,324		MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
C-109-001	238200 0010		ESCALA CONDOMINIUM	ALACSE PROPERTIES LLC	1920 4TH AVE	DOC2 500/300-550		391,324	4,248	MULTI-FAMILY DWELLING	$1,779,300	MULTI-FAMILY DWELLING	$1,794,424	$15,124	0.85%	$0
C-109-002	238200 0020		ESCALA CONDOMINIUM	ESCALA 2C SEATTLE LLC	1920 4TH AVE	DOC2 500/300-550		391,324	5,085	MULTI-FAMILY DWELLING	$2,129,900	MULTI-FAMILY DWELLING	$2,148,004	$18,104	0.85%	$0
C-109-003	238200 0030		ESCALA CONDOMINIUM	CHASE MATTHEW L+ANNE M	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$666,400	MULTI-FAMILY DWELLING	$671,398	$4,998	0.75%	$0
C-109-004	238200 0040		ESCALA CONDOMINIUM	WENDELL JAMES H+WEINBERG ME	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,124,900	MULTI-FAMILY DWELLING	$1,133,337	$8,437	0.75%	$0
C-109-005	238200 0050		ESCALA CONDOMINIUM	MCNEILL DERRICK JOSEPH	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$637,000	MULTI-FAMILY DWELLING	$641,778	$4,778	0.75%	$0
C-109-006	238200 0060		ESCALA CONDOMINIUM	YU GONGYA+WEI FANG	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$637,000	MULTI-FAMILY DWELLING	$641,778	$4,778	0.75%	$0
C-109-007	238200 0070		ESCALA CONDOMINIUM	NORSWORTHY RENE L	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,124,900	MULTI-FAMILY DWELLING	$1,133,337	$8,437	0.75%	$0
C-109-008	238200 0080		ESCALA CONDOMINIUM	HARRIS ALEXANDRA+LUCCHESI B	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$666,400	MULTI-FAMILY DWELLING	$671,398	$4,998	0.75%	$0
C-109-009	238200 0090		ESCALA CONDOMINIUM	KAPOOR KARAN+SEEMA A	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$666,400	MULTI-FAMILY DWELLING	$671,398	$4,998	0.75%	$0
C-109-010	238200 0100		ESCALA CONDOMINIUM	HARPER ANDREW W	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,124,900	MULTI-FAMILY DWELLING	$1,133,337	$8,437	0.75%	$0
C-109-011	238200 0110		ESCALA CONDOMINIUM	PASHA ASIM+SABAH	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$637,000	MULTI-FAMILY DWELLING	$641,778	$4,778	0.75%	$0
C-109-012	238200 0120		ESCALA CONDOMINIUM	NADER MAYA	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$637,000	MULTI-FAMILY DWELLING	$641,778	$4,778	0.75%	$0
C-109-013	238200 0130		ESCALA CONDOMINIUM	LYON JEFFREY	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,124,900	MULTI-FAMILY DWELLING	$1,133,337	$8,437	0.75%	$0
C-109-014	238200 0140		ESCALA CONDOMINIUM	MUELLER ROBERT A+FERIHAN DE	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$666,400	MULTI-FAMILY DWELLING	$671,398	$4,998	0.75%	$0
C-109-015	238200 0150		ESCALA CONDOMINIUM	TRACY JOSEPH MARK	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$666,400	MULTI-FAMILY DWELLING	$671,398	$4,998	0.75%	$0
C-109-016	238200 0160		ESCALA CONDOMINIUM	SINGER STEVEN R	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,124,900	MULTI-FAMILY DWELLING	$1,133,337	$8,437	0.75%	$0
C-109-017	238200 0170		ESCALA CONDOMINIUM	HUGHES MARY F	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$637,000	MULTI-FAMILY DWELLING	$641,778	$4,778	0.75%	$0
C-109-018	238200 0180		ESCALA CONDOMINIUM	HANSEN LYSA+CULLY GARY	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$637,000	MULTI-FAMILY DWELLING	$641,778	$4,778	0.75%	$0
C-109-019	238200 0190		ESCALA CONDOMINIUM	DENTON SUSAN H -TRUSTEE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,124,900	MULTI-FAMILY DWELLING	$1,133,337	$8,437	0.75%	$0
C-109-020	238200 0200		ESCALA CONDOMINIUM	YANG REX JR	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$666,400	MULTI-FAMILY DWELLING	$671,398	$4,998	0.75%	$0
C-109-021	238200 0210		ESCALA CONDOMINIUM	CHANG ALBERT C S	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$666,400	MULTI-FAMILY DWELLING	$671,398	$4,998	0.75%	$0
C-109-022	238200 0220		ESCALA CONDOMINIUM	SPURLIN JEREMY+JESSICA WHIT	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,124,900	MULTI-FAMILY DWELLING	$1,133,337	$8,437	0.75%	$0
C-109-023	238200 0230		ESCALA CONDOMINIUM	SQUIRE DAVID T+BRYANT KELLY	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$637,000	MULTI-FAMILY DWELLING	$641,778	$4,778	0.75%	$0
C-109-024	238200 0240		ESCALA CONDOMINIUM	HENRY DARON+NAM I LEE	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$637,000	MULTI-FAMILY DWELLING	$641,778	$4,778	0.75%	$0
C-109-025	238200 0250		ESCALA CONDOMINIUM	LEE FRANK	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,124,900	MULTI-FAMILY DWELLING	$1,133,337	$8,437	0.75%	$0
C-109-026	238200 0260		ESCALA CONDOMINIUM	COOK BRANDON AGUSTUS	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$666,400	MULTI-FAMILY DWELLING	$671,398	$4,998	0.75%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-109-027	238200 0270		ESCALA CONDOMINIUM	WEAVER WENDY L	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$690,200	MULTI-FAMILY DWELLING	$695,377	$5,177	0.75%	$0
C-109-028	238200 0280		ESCALA CONDOMINIUM	KING MARTIN J+MARY E	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,165,075	MULTI-FAMILY DWELLING	$1,173,813	$8,738	0.75%	$0
C-109-029	238200 0290		ESCALA CONDOMINIUM	SMILGIN JOHN F	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$664,698	$4,948	0.75%	$0
C-109-030	238200 0300		ESCALA CONDOMINIUM	JOHANSEN SVERRE H	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$664,698	$4,948	0.75%	$0
C-109-031	238200 0310		ESCALA CONDOMINIUM	OESTERWINTER MARCUS H	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,165,075	MULTI-FAMILY DWELLING	$1,173,813	$8,738	0.75%	$0
C-109-032	238200 0320		ESCALA CONDOMINIUM	LESHINSKY YAN	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$690,200	MULTI-FAMILY DWELLING	$695,377	$5,177	0.75%	$0
C-109-033	238200 0330		ESCALA CONDOMINIUM	MUSHEN GREGORY SCOTT -TTEE	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$690,200	MULTI-FAMILY DWELLING	$695,377	$5,177	0.75%	$0
C-109-034	238200 0340		ESCALA CONDOMINIUM	SHRENZEL DAVID EDGAR	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,165,075	MULTI-FAMILY DWELLING	$1,173,813	$8,738	0.75%	$0
C-109-035	238200 0350		ESCALA CONDOMINIUM	ICZKOVITZ ABIGAIL L	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$664,698	$4,948	0.75%	$0
C-109-036	238200 0360		ESCALA CONDOMINIUM	COE SAMUEL B+KAREN L	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$664,698	$4,948	0.75%	$0
C-109-037	238200 0370		ESCALA CONDOMINIUM	COLOWICK ANN+HARBOUR MICHAE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,165,075	MULTI-FAMILY DWELLING	$1,173,813	$8,738	0.75%	$0
C-109-038	238200 0380		ESCALA CONDOMINIUM	CAREY GEORGE+CHING LIM NG	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$690,200	MULTI-FAMILY DWELLING	$695,377	$5,177	0.75%	$0
C-109-039	238200 0390		ESCALA CONDOMINIUM	HESS FAMILY TRUST	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$690,200	MULTI-FAMILY DWELLING	$695,377	$5,177	0.75%	$0
C-109-040	238200 0400		ESCALA CONDOMINIUM	SHEIKH GENE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,165,075	MULTI-FAMILY DWELLING	$1,173,813	$8,738	0.75%	$0
C-109-041	238200 0410		ESCALA CONDOMINIUM	LODE RODRIGO	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$664,698	$4,948	0.75%	$0
C-109-042	238200 0420		ESCALA CONDOMINIUM	HAYES ASHLEY J +MICHAEL+ MA	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$664,698	$4,948	0.75%	$0
C-109-043	238200 0430		ESCALA CONDOMINIUM	SCHIER STEPHAN	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,165,075	MULTI-FAMILY DWELLING	$1,173,813	$8,738	0.75%	$0
C-109-044	238200 0440		ESCALA CONDOMINIUM	RAJEWSKI JOSEPH W III	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$690,200	MULTI-FAMILY DWELLING	$695,377	$5,177	0.75%	$0
C-109-045	238200 0450		ESCALA CONDOMINIUM	HUA SEAN XIANG	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$690,200	MULTI-FAMILY DWELLING	$695,377	$5,177	0.75%	$0
C-109-046	238200 0460		ESCALA CONDOMINIUM	GONZALEZ OLIVIER VALLO+ANDR	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,165,075	MULTI-FAMILY DWELLING	$1,173,813	$8,738	0.75%	$0
C-109-047	238200 0470		ESCALA CONDOMINIUM	BHAGESHPUR KIRAN V	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$664,698	$4,948	0.75%	$0
C-109-048	238200 0480		ESCALA CONDOMINIUM	LE ANDREW T	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$659,750	MULTI-FAMILY DWELLING	$664,698	$4,948	0.75%	$0
C-109-049	238200 0490		ESCALA CONDOMINIUM	MICHAEL ASHUR R+ANNETTE S E	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,165,075	MULTI-FAMILY DWELLING	$1,173,813	$8,738	0.75%	$0
C-109-050	238200 0500		ESCALA CONDOMINIUM	GNESIN YELENA	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$690,200	MULTI-FAMILY DWELLING	$695,377	$5,177	0.75%	$0
C-109-051	238200 0510		ESCALA CONDOMINIUM	HALEY MELISSA B	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-052	238200 0520		ESCALA CONDOMINIUM	KOU MING BIN+ FUNG SHU+ ET	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-053	238200 0530		ESCALA CONDOMINIUM	BUCHANAN PATRICIA K	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-054	238200 0540		ESCALA CONDOMINIUM	AN LUYAO	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-055	238200 0550		ESCALA CONDOMINIUM	PALMQUIST BRIAN G+CAREN J	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-056	238200 0560		ESCALA CONDOMINIUM	MICHAEL ANNETTE	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-057	238200 0570		ESCALA CONDOMINIUM	DUNCAN ROBERT W+GEORGIA C	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-058	238200 0580		ESCALA CONDOMINIUM	PANG XIAOMING	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-059	238200 0590		ESCALA CONDOMINIUM	KOEHN CHRISTINA	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-060	238200 0600		ESCALA CONDOMINIUM	OEI MELINA E+WEAVER KELLY B	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-061	238200 0610		ESCALA CONDOMINIUM	STERN ROSLAN	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-062	238200 0620		ESCALA CONDOMINIUM	FISHER ANN	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-063	238200 0630		ESCALA CONDOMINIUM	VANESCH ROSALYN	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-064	238200 0640		ESCALA CONDOMINIUM	HSU YANG-HSIEN+SHIH-I SHOUN	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-065	238200 0650		ESCALA CONDOMINIUM	CHOI EDMOND G	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-066	238200 0660		ESCALA CONDOMINIUM	BYRUM FRANK D	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-067	238200 0670		ESCALA CONDOMINIUM	GABRIEL JOSEPH W+MARY C	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-068	238200 0680		ESCALA CONDOMINIUM	DUYUNGAN-ALBERT KATHLEEN+AL	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-069	238200 0690		ESCALA CONDOMINIUM	HABIB AQIL	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-070	238200 0700		ESCALA CONDOMINIUM	VAN OPPEN MARK+RAVNIK ANDRE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-071	238200 0710		ESCALA CONDOMINIUM	PLUT FRANK J+GILDA OLIVERIO	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-072	238200 0720		ESCALA CONDOMINIUM	LEE SIU CHING SALINA	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-073	238200 0730		ESCALA CONDOMINIUM	STUDZINSKI NANCY J+LEO G	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-074	238200 0740		ESCALA CONDOMINIUM	SRIDHARAN KANNAN+SHOBHANA	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-075	238200 0750		ESCALA CONDOMINIUM	SILVA PARTROW	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-076	238200 0760		ESCALA CONDOMINIUM	SAINATO SUZANNE W	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-077	238200 0770		ESCALA CONDOMINIUM	PRIEST PATRICIA	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-078	238200 0780		ESCALA CONDOMINIUM	GOLMARVI MAURO	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-079	238200 0790		ESCALA CONDOMINIUM	NORDSTROM INA S+RICHARD	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-080	238200 0800		ESCALA CONDOMINIUM	BRUELS GLEN R & DEBRA	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-081	238200 0810		ESCALA CONDOMINIUM	CHAN VICTOR PO ON+LINDA L	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-082	238200 0820		ESCALA CONDOMINIUM	OLES DOUGLAS STUART+ALIDA	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-083	238200 0830		ESCALA CONDOMINIUM	KUNG RUCHANG ET AL	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-084	238200 0840		ESCALA CONDOMINIUM	HO TY+BERNARDI CHRISTIANUS	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-085	238200 0850		ESCALA CONDOMINIUM	INMAN FRANKLIN H JR+BE T	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-086	238200 0860		ESCALA CONDOMINIUM	TAGAB MICHAEL K+JULIE K	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-087	238200 0870		ESCALA CONDOMINIUM	LEU CHIEN-MING	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-088	238200 0880		ESCALA CONDOMINIUM	DAWE STEVEN G+CLAUDIA SUZAN	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-089	238200 0890		ESCALA CONDOMINIUM	SIMMONS GARY M+ANN M JUN	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-090	238200 0900		ESCALA CONDOMINIUM	LING TZU H	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-091	238200 0910		ESCALA CONDOMINIUM	ZARATE JOSE PAULO+STEPHANIE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use W/out LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-109-092	238200 0920		ESCALA CONDOMINIUM	KIENZLE JUSTIN W	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-093	238200 0930		ESCALA CONDOMINIUM	DAMMEN PETER	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-094	238200 0940		ESCALA CONDOMINIUM	ROGERS JOYCE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-095	238200 0950		ESCALA CONDOMINIUM	FINEZA CRISTINA+JOSE	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-096	238200 0960		ESCALA CONDOMINIUM	TAN DEREK	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-097	238200 0970		ESCALA CONDOMINIUM	KWOWAJA FARHAN S	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,205,250	MULTI-FAMILY DWELLING	$1,214,289	$9,039	0.75%	$0
C-109-098	238200 0980		ESCALA CONDOMINIUM	HOLUB MARK	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$714,000	MULTI-FAMILY DWELLING	$719,355	$5,355	0.75%	$0
C-109-099	238200 0990		ESCALA CONDOMINIUM	VEGAN ASSOCIATES LLC	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-100	238200 1000		ESCALA CONDOMINIUM	BIGELOW BRADLEY	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-101	238200 1010		ESCALA CONDOMINIUM	AU-YEUNG DAVID	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-102	238200 1020		ESCALA CONDOMINIUM	SEIDLER CHRISTOPHER W+DIANA	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-103	238200 1030		ESCALA CONDOMINIUM	KUTZNER MICHAEL	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-104	238200 1040		ESCALA CONDOMINIUM	GRENIER DAVID R	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-105	238200 1050		ESCALA CONDOMINIUM	REEVES BROOKE+RYAN	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-106	238200 1060		ESCALA CONDOMINIUM	BIANCO/DAME	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-107	238200 1070		ESCALA CONDOMINIUM	CHOU MONTE	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-108	238200 1080		ESCALA CONDOMINIUM	LICHTMAN MOSHE	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-109	238200 1090		ESCALA CONDOMINIUM	WANDERLUSTENTERPRISES COM L	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-110	238200 1100		ESCALA CONDOMINIUM	SCHOPP JAMES J+CYNTHIA W	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-111	238200 1110		ESCALA CONDOMINIUM	XIE DORA Y+JOHN Z YE	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-112	238200 1120		ESCALA CONDOMINIUM	GALANTE RAYMOND+JEANNETTE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-113	238200 1130		ESCALA CONDOMINIUM	PROVENZANO CHRISTIAN M+GREE	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-114	238200 1140		ESCALA CONDOMINIUM	RIESCHEL GARY+YUCCA	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-115	238200 1150		ESCALA CONDOMINIUM	YUE BROWN K+LINDA M	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-116	238200 1160		ESCALA CONDOMINIUM	PIERANTOZZI ANDREA L+CRAIG	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-117	238200 1170		ESCALA CONDOMINIUM	WASHBURN LANCE	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-118	238200 1180		ESCALA CONDOMINIUM	OSTERGAARD JONI H+WILLIAM H	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-119	238200 1190		ESCALA CONDOMINIUM	LIANG ZICONG+HUANG YAYUAN	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-120	238200 1200		ESCALA CONDOMINIUM	ZHOU XU	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-121	238200 1210		ESCALA CONDOMINIUM	WISDORF-MELODY ANDERSON	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-122	238200 1220		ESCALA CONDOMINIUM	COMAIR CHRISTOPHER	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-123	238200 1230		ESCALA CONDOMINIUM	MCKEOWN KEVIN P	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-124	238200 1240		ESCALA CONDOMINIUM	HIRSCHBERG RICHARD DANIEL	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-125	238200 1250		ESCALA CONDOMINIUM	SCHWARTZ JAKE H	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-126	238200 1260		ESCALA CONDOMINIUM	WONG KATHERINE SHIU YUE	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-127	238200 1270		ESCALA CONDOMINIUM	HOLM TIMOTHY+KIM ANNA HOLM	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,213,285	MULTI-FAMILY DWELLING	$1,222,385	$9,100	0.75%	$0
C-109-128	238200 1280		ESCALA CONDOMINIUM	BRADDOCK LORNE SCOTT	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-129	238200 1290		ESCALA CONDOMINIUM	CORRELL DANE P	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-130	238200 1300		ESCALA CONDOMINIUM	WALTERS MARC+NICOLE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,213,285	MULTI-FAMILY DWELLING	$1,222,385	$9,100	0.75%	$0
C-109-131	238200 1310		ESCALA CONDOMINIUM	JOYNER BARBARA	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-132	238200 1320		ESCALA CONDOMINIUM	BUTLER JEFFREY M	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$682,500	MULTI-FAMILY DWELLING	$687,619	$5,119	0.75%	$0
C-109-133	238200 1330		ESCALA CONDOMINIUM	ARANGO KAREN	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-134	238200 1340		ESCALA CONDOMINIUM	TANGEN KRISTOFFER W+SUZANNE	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-135	238200 1350		ESCALA CONDOMINIUM	NEWNHAM JASON S	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$761,600	MULTI-FAMILY DWELLING	$767,312	$5,712	0.75%	$0
C-109-136	238200 1360		ESCALA CONDOMINIUM	GREENE KIRK P	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,285,600	MULTI-FAMILY DWELLING	$1,295,242	$9,642	0.75%	$0
C-109-137	238200 1370		ESCALA CONDOMINIUM	TATINENI SATYAM	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$728,000	MULTI-FAMILY DWELLING	$733,460	$5,460	0.75%	$0
C-109-138	238200 1380		ESCALA CONDOMINIUM	LEE KYUNG	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$728,000	MULTI-FAMILY DWELLING	$733,460	$5,460	0.75%	$0
C-109-139	238200 1390		ESCALA CONDOMINIUM	NAGLE RON+SCHMITT BETSY	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,285,600	MULTI-FAMILY DWELLING	$1,295,242	$9,642	0.75%	$0
C-109-140	238200 1400		ESCALA CONDOMINIUM	FRY MICHAEL W+SUSAN M (TRUS	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$761,600	MULTI-FAMILY DWELLING	$767,312	$5,712	0.75%	$0
C-109-141	238200 1410		ESCALA CONDOMINIUM	LUTHER ELFRIEDE+ANDREAS	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-142	238200 1420		ESCALA CONDOMINIUM	BERRIA KATHLEEN+FRANK J	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-143	238200 1430		ESCALA CONDOMINIUM	INGRID YING-NIEN	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$705,250	MULTI-FAMILY DWELLING	$710,539	$5,289	0.75%	$0
C-109-144	238200 1440		ESCALA CONDOMINIUM	SHIN JEANGSIK+MYUNGSOOK	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$705,250	MULTI-FAMILY DWELLING	$710,539	$5,289	0.75%	$0
C-109-145	238200 1450		ESCALA CONDOMINIUM	CHEYETTE DAVID H+CYNTHIA K	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,245,425	MULTI-FAMILY DWELLING	$1,254,766	$9,341	0.75%	$0
C-109-146	238200 1460		ESCALA CONDOMINIUM	MELLINGER STEVEN A	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$737,800	MULTI-FAMILY DWELLING	$743,334	$5,534	0.75%	$0
C-109-147	238200 1470		ESCALA CONDOMINIUM	DU XIA	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$791,291	$5,891	0.75%	$0
C-109-148	238200 1480		ESCALA CONDOMINIUM	BEETON BEVERLY	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-149	238200 1490		ESCALA CONDOMINIUM	FORMAN PAUL	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$756,381	$5,631	0.75%	$0
C-109-150	238200 1500		ESCALA CONDOMINIUM	WANG JIAN QING+HUI JIANG	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$756,381	$5,631	0.75%	$0
C-109-151	238200 1510		ESCALA CONDOMINIUM	WANG XIAOYING	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-152	238200 1520		ESCALA CONDOMINIUM	GOELTZ THOMAS A	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$791,291	$5,891	0.75%	$0
C-109-153	238200 1530		ESCALA CONDOMINIUM	VENKATACHALAM AKSHAYA	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$761,600	MULTI-FAMILY DWELLING	$767,312	$5,712	0.75%	$0
C-109-154	238200 1540		ESCALA CONDOMINIUM	COOPER CHARLES PETER+STEPHA	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,285,600	MULTI-FAMILY DWELLING	$1,295,242	$9,642	0.75%	$0
C-109-155	238200 1550		ESCALA CONDOMINIUM	BYRUM FRANK DAVID	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$728,000	MULTI-FAMILY DWELLING	$733,460	$5,460	0.75%	$0
C-109-156	238200 1560		ESCALA CONDOMINIUM	LEE BRIAN Y	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$728,000	MULTI-FAMILY DWELLING	$733,460	$5,460	0.75%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-109-157	238200 1570		ESCALA CONDOMINIUM	CHEN JIANDE+ZHI FANG DENG	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,285,600	MULTI-FAMILY DWELLING	$1,295,242	$9,642	0.75%	$0
C-109-158	238200 1580		ESCALA CONDOMINIUM	BA YU XIN+YIM YICK FUNG	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$761,600	MULTI-FAMILY DWELLING	$767,312	$5,712	0.75%	$0
C-109-159	238200 1590		ESCALA CONDOMINIUM	SALAZAR-RUBIO SOFIA+SALAZAR	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$809,200	MULTI-FAMILY DWELLING	$815,269	$6,069	0.75%	$0
C-109-160	238200 1600		ESCALA CONDOMINIUM	PHILLIPS STEVEN P+SUSAN D	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,365,950	MULTI-FAMILY DWELLING	$1,376,195	$10,245	0.75%	$0
C-109-161	238200 1610		ESCALA CONDOMINIUM	MOORTHY YANG REVOCABLE TRUS	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$773,500	MULTI-FAMILY DWELLING	$779,301	$5,801	0.75%	$0
C-109-162	238200 1620		ESCALA CONDOMINIUM	LEE JANE+MIN JAE KIM	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$773,500	MULTI-FAMILY DWELLING	$779,301	$5,801	0.75%	$0
C-109-163	238200 1630		ESCALA CONDOMINIUM	APPELT SHARON R+OTTEN DARRE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,365,950	MULTI-FAMILY DWELLING	$1,376,195	$10,245	0.75%	$0
C-109-164	238200 1640		ESCALA CONDOMINIUM	ELSTON LADONNIS	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$809,200	MULTI-FAMILY DWELLING	$815,269	$6,069	0.75%	$0
C-109-165	238200 1650		ESCALA CONDOMINIUM	MCENTIRE KIP+LARRY K II	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$791,291	$5,891	0.75%	$0
C-109-166	238200 1660		ESCALA CONDOMINIUM	ROBINSON SIMON	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-167	238200 1670		ESCALA CONDOMINIUM	LEE KENNY+AMY	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$756,381	$5,631	0.75%	$0
C-109-168	238200 1680		ESCALA CONDOMINIUM	HSUEH ALBERT JOHN	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$756,381	$5,631	0.75%	$0
C-109-169	238200 1690		ESCALA CONDOMINIUM	WEBER NINA M	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-170	238200 1700		ESCALA CONDOMINIUM	MCLAREN WILLIAM K+EMILY M	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$791,291	$5,891	0.75%	$0
C-109-171	238200 1710		ESCALA CONDOMINIUM	ROH GRACE YOUNG+JEFFREY S	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$809,200	MULTI-FAMILY DWELLING	$815,269	$6,069	0.75%	$0
C-109-172	238200 1720		ESCALA CONDOMINIUM	HEWLETT ANTHONY L+VICKI K	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,365,950	MULTI-FAMILY DWELLING	$1,376,195	$10,245	0.75%	$0
C-109-173	238200 1730		ESCALA CONDOMINIUM	SIMMONS GARY M+ANN M JUN	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$773,500	MULTI-FAMILY DWELLING	$779,301	$5,801	0.75%	$0
C-109-174	238200 1740		ESCALA CONDOMINIUM	LIBERATOR JIM	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$773,500	MULTI-FAMILY DWELLING	$779,301	$5,801	0.75%	$0
C-109-175	238200 1750		ESCALA CONDOMINIUM	SWOPE MICHAEL J+KYONG A	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,365,950	MULTI-FAMILY DWELLING	$1,376,195	$10,245	0.75%	$0
C-109-176	238200 1760		ESCALA CONDOMINIUM	FERZLI YOUSSEF	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$809,200	MULTI-FAMILY DWELLING	$815,269	$6,069	0.75%	$0
C-109-177	238200 1770		ESCALA CONDOMINIUM	SAVIERS F GRANT F+DORRIT M	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$791,291	$5,891	0.75%	$0
C-109-178	238200 1780		ESCALA CONDOMINIUM	ALSDORF JEFFREY	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-179	238200 1790		ESCALA CONDOMINIUM	WU WEN CHIEH	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$756,381	$5,631	0.75%	$0
C-109-180	238200 1800		ESCALA CONDOMINIUM	ROBERTS STEPHEN D	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$756,381	$5,631	0.75%	$0
C-109-181	238200 1810		ESCALA CONDOMINIUM	RHODEHAMEL ROBERT JR+SNYDER	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-182	238200 1820		ESCALA CONDOMINIUM	OTNESS VICKI	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$791,291	$5,891	0.75%	$0
C-109-183	238200 1830		ESCALA CONDOMINIUM	JENAER INTERNATIONAL CORPOR	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$809,200	MULTI-FAMILY DWELLING	$815,269	$6,069	0.75%	$0
C-109-184	238200 1840		ESCALA CONDOMINIUM	WATSON A G+MARY E	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,365,950	MULTI-FAMILY DWELLING	$1,376,195	$10,245	0.75%	$0
C-109-185	238200 1850		ESCALA CONDOMINIUM	SHENG KUANG	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$773,500	MULTI-FAMILY DWELLING	$779,301	$5,801	0.75%	$0
C-109-186	238200 1860		ESCALA CONDOMINIUM	NANDA VARUN	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$773,500	MULTI-FAMILY DWELLING	$779,301	$5,801	0.75%	$0
C-109-187	238200 1870		ESCALA CONDOMINIUM	MOORE DANIEL W+PECCE CARTER	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,365,950	MULTI-FAMILY DWELLING	$1,376,195	$10,245	0.75%	$0
C-109-188	238200 1880		ESCALA CONDOMINIUM	ABRAMS DALE	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$809,200	MULTI-FAMILY DWELLING	$815,269	$6,069	0.75%	$0
C-109-189	238200 1890		ESCALA CONDOMINIUM	MARSING ELLIOT JOSHUA	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$791,291	$5,891	0.75%	$0
C-109-190	238200 1900		ESCALA CONDOMINIUM	O'CONNOR CONAGH	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-191	238200 1910		ESCALA CONDOMINIUM	YE ANDY	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$756,381	$5,631	0.75%	$0
C-109-192	238200 1920		ESCALA CONDOMINIUM	ABRAMSKY ERAN	1920 4TH AVE	DOC2 500/300-550		391,324	910	MULTI-FAMILY DWELLING	$750,750	MULTI-FAMILY DWELLING	$756,381	$5,631	0.75%	$0
C-109-193	238200 1930		ESCALA CONDOMINIUM	RIESENWEBER MATTHEW+DEIDRE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-194	238200 1940		ESCALA CONDOMINIUM	EDE ALFIE	1920 4TH AVE	DOC2 500/300-550		391,324	952	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$791,291	$5,891	0.75%	$0
C-109-195	238200 1950		ESCALA CONDOMINIUM	NG CARL+JENNIFER HONG	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,661,750	MULTI-FAMILY DWELLING	$1,674,213	$12,463	0.75%	$0
C-109-196	238200 1960		ESCALA CONDOMINIUM	KINCAIDE JOHN EDWARD JR	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,365,950	MULTI-FAMILY DWELLING	$1,376,195	$10,245	0.75%	$0
C-109-197	238200 1970		ESCALA CONDOMINIUM	DAVIS STEPHEN	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,596,300	MULTI-FAMILY DWELLING	$1,608,272	$11,972	0.75%	$0
C-109-198	238200 1980		ESCALA CONDOMINIUM	NRI RELOCATION INC	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,365,950	MULTI-FAMILY DWELLING	$1,376,195	$10,245	0.75%	$0
C-109-199	238200 1990		ESCALA CONDOMINIUM	SEHER BENJAMIN THOMAS	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,661,750	MULTI-FAMILY DWELLING	$1,674,213	$12,463	0.75%	$0
C-109-200	238200 2000		ESCALA CONDOMINIUM	PETCULESCU CRISTIAN	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-201	238200 2010		ESCALA CONDOMINIUM	FUCKINGER DANIEL A JR	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,549,350	MULTI-FAMILY DWELLING	$1,560,970	$11,620	0.75%	$0
C-109-202	238200 2020		ESCALA CONDOMINIUM	MULUMUDI MAHESH S+SRILATHA	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-203	238200 2030		ESCALA CONDOMINIUM	BENDER FRED H+PHILOMINA C	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,710,625	MULTI-FAMILY DWELLING	$1,723,455	$12,830	0.75%	$0
C-109-204	238200 2040		ESCALA CONDOMINIUM	TAMAKI BLAINE+PRECIOSA	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,406,125	MULTI-FAMILY DWELLING	$1,416,671	$10,546	0.75%	$0
C-109-205	238200 2050		ESCALA CONDOMINIUM	CAPELL PETER T+LINDA F	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,643,250	MULTI-FAMILY DWELLING	$1,655,574	$12,324	0.75%	$0
C-109-206	238200 2060		ESCALA CONDOMINIUM	LIFFICK STEPHEN M	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,406,125	MULTI-FAMILY DWELLING	$1,416,671	$10,546	0.75%	$0
C-109-207	238200 2070		ESCALA CONDOMINIUM	ADAMS MONICA LYNN	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,710,625	MULTI-FAMILY DWELLING	$1,723,455	$12,830	0.75%	$0
C-109-208	238200 2080		ESCALA CONDOMINIUM	JAB2 LLC	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-209	238200 2090		ESCALA CONDOMINIUM	MICHAEL ASHUR+ANNETTE+MARK	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,549,350	MULTI-FAMILY DWELLING	$1,560,970	$11,620	0.75%	$0
C-109-210	238200 2100		ESCALA CONDOMINIUM	KOROTAEV OLEG+ELENA+ALINA	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-211	238200 2110		ESCALA CONDOMINIUM	LALJI NATASHA	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,710,625	MULTI-FAMILY DWELLING	$1,723,455	$12,830	0.75%	$0
C-109-212	238200 2120		ESCALA CONDOMINIUM	ASC HOLDINGS LLC	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,526,650	MULTI-FAMILY DWELLING	$1,538,100	$11,450	0.75%	$0
C-109-213	238200 2130		ESCALA CONDOMINIUM	BROWN JULIUS S	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,643,250	MULTI-FAMILY DWELLING	$1,655,574	$12,324	0.75%	$0
C-109-214	238200 2140		ESCALA CONDOMINIUM	MCNAMARA DAN	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,406,125	MULTI-FAMILY DWELLING	$1,416,671	$10,546	0.75%	$0
C-109-215	238200 2150		ESCALA CONDOMINIUM	NORRIS RONALD C+LINDA S TAL	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,710,625	MULTI-FAMILY DWELLING	$1,723,455	$12,830	0.75%	$0
C-109-216	238200 2160		ESCALA CONDOMINIUM	FORTIN MICHAEL R+MARTA R	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-217	238200 2170		ESCALA CONDOMINIUM	WONG DOUGLAS L+STACEY C	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,549,350	MULTI-FAMILY DWELLING	$1,560,970	$11,620	0.75%	$0
C-109-218	238200 2180		ESCALA CONDOMINIUM	WIPFLER GARY J+BARBARA LEWI	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-219	238200 2190		ESCALA CONDOMINIUM	DAI PARIA	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,710,625	MULTI-FAMILY DWELLING	$1,723,455	$12,830	0.75%	$0
C-109-220	238200 2200		ESCALA CONDOMINIUM	ROH JEFFREY+GRACE	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,526,650	MULTI-FAMILY DWELLING	$1,538,100	$11,450	0.75%	$0
C-109-221	238200 2210		ESCALA CONDOMINIUM	KELLEJIAN RICHARD J	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,643,250	MULTI-FAMILY DWELLING	$1,655,574	$12,324	0.75%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-109-222	238200 2220		ESCALA CONDOMINIUM	YENTZER STEVEN RAY+TINA R	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,406,125	MULTI-FAMILY DWELLING	$1,416,671	$10,546	0.75%	$0
C-109-223	238200 2230		ESCALA CONDOMINIUM	ANDREWS EDWIN	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,710,625	MULTI-FAMILY DWELLING	$1,723,455	$12,830	0.75%	$0
C-109-224	238200 2240		ESCALA CONDOMINIUM	SMITH JANET K	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-225	238200 2250		ESCALA CONDOMINIUM	PARE GEOFFREY S	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,549,350	MULTI-FAMILY DWELLING	$1,560,970	$11,620	0.75%	$0
C-109-226	238200 2260		ESCALA CONDOMINIUM	SOSNOWY JOHN K+PATRICIA L	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-227	238200 2270		ESCALA CONDOMINIUM	BEHAR HOWARD + LYNN	1920 4TH AVE	DOC2 500/300-550		391,324	4,016	MULTI-FAMILY DWELLING	$3,815,200	MULTI-FAMILY DWELLING	$3,843,814	$28,614	0.75%	$0
C-109-228	238200 2280		ESCALA CONDOMINIUM	YALCH RICHARD F+REBECCA P E	1920 4TH AVE	DOC2 500/300-550		391,324	1,878	MULTI-FAMILY DWELLING	$1,643,250	MULTI-FAMILY DWELLING	$1,655,574	$12,324	0.75%	$0
C-109-229	238200 2290		ESCALA CONDOMINIUM	TARR WALTER L	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,406,125	MULTI-FAMILY DWELLING	$1,416,671	$10,546	0.75%	$0
C-109-230	238200 2300		ESCALA CONDOMINIUM	JOYNER BYRON DAVID	1920 4TH AVE	DOC2 500/300-550		391,324	1,955	MULTI-FAMILY DWELLING	$1,710,625	MULTI-FAMILY DWELLING	$1,723,455	$12,830	0.75%	$0
C-109-231	238200 2310		ESCALA CONDOMINIUM	KAUMP DONALD L	1920 4TH AVE	DOC2 500/300-550		391,324	1,607	MULTI-FAMILY DWELLING	$1,325,775	MULTI-FAMILY DWELLING	$1,335,718	$9,943	0.75%	$0
C-109-232	238200 2320		ESCALA CONDOMINIUM	LOYKO FRANK & VICTORIA	1920 4TH AVE	DOC2 500/300-550		391,324	1,848	MULTI-FAMILY DWELLING	$1,524,600	MULTI-FAMILY DWELLING	$1,536,035	$11,435	0.75%	$0
C-109-233	238200 2330		ESCALA CONDOMINIUM	MCADAMS REBECCA C+HOLLACK C	1920 4TH AVE	DOC2 500/300-550		391,324	1,133	MULTI-FAMILY DWELLING	$934,725	MULTI-FAMILY DWELLING	$941,735	$7,010	0.75%	$0
C-109-234	238200 2340		ESCALA CONDOMINIUM	PAVALUNAS ROBERT M+JUDY D	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,319,900	MULTI-FAMILY DWELLING	$2,337,299	$17,399	0.75%	$0
C-109-235	238200 2350		ESCALA CONDOMINIUM	HEACOX RACINE B+CYNTHIA A H	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,788,850	MULTI-FAMILY DWELLING	$1,802,266	$13,416	0.75%	$0
C-109-236	238200 2360		ESCALA CONDOMINIUM	CHOZEN MICHAEL ALAN+PAMELA	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,136,750	MULTI-FAMILY DWELLING	$2,152,776	$16,026	0.75%	$0
C-109-237	238200 2370		ESCALA CONDOMINIUM	TRENDEL E ROBERTO+CORRY LEE	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-238	238200 2380		ESCALA CONDOMINIUM	FUNG ERIC M	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,553,475	MULTI-FAMILY DWELLING	$1,565,126	$11,651	0.75%	$0
C-109-239	238200 2390		ESCALA CONDOMINIUM	MEYER JERRY C+NINA ZINGALE	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-240	238200 2400		ESCALA CONDOMINIUM	RANDLES MERIDETH A+MATTHEW	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,319,900	MULTI-FAMILY DWELLING	$2,337,299	$17,399	0.75%	$0
C-109-241	238200 2410		ESCALA CONDOMINIUM	MELILLO JAMES J	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,788,850	MULTI-FAMILY DWELLING	$1,802,266	$13,416	0.75%	$0
C-109-242	238200 2420		ESCALA CONDOMINIUM	MCCOY MICHAEL E	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,136,750	MULTI-FAMILY DWELLING	$2,152,776	$16,026	0.75%	$0
C-109-243	238200 2430		ESCALA CONDOMINIUM	GARCIA-PELAYO PEDRO	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-244	238200 2440		ESCALA CONDOMINIUM	KRAH JOHN ENGLAND+RITO ALEX	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,553,475	MULTI-FAMILY DWELLING	$1,565,126	$11,651	0.75%	$0
C-109-245	238200 2450		ESCALA CONDOMINIUM	MCKENZIE TAMERA D	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-246	238200 2460		ESCALA CONDOMINIUM	SPICER MARINA V	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,319,900	MULTI-FAMILY DWELLING	$2,337,299	$17,399	0.75%	$0
C-109-247	238200 2470		ESCALA CONDOMINIUM	RAMAN VIJAYALAKSHMI GADAD	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,788,850	MULTI-FAMILY DWELLING	$1,802,266	$13,416	0.75%	$0
C-109-248	238200 2480		ESCALA CONDOMINIUM	SAVIERS GRANT+DORRIT	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,136,750	MULTI-FAMILY DWELLING	$2,152,776	$16,026	0.75%	$0
C-109-249	238200 2490		ESCALA CONDOMINIUM	SANDERS CORAZON+MARTIN	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-250	238200 2500		ESCALA CONDOMINIUM	CHANDRA MALA SARAT	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,553,475	MULTI-FAMILY DWELLING	$1,565,126	$11,651	0.75%	$0
C-109-251	238200 2510		ESCALA CONDOMINIUM	CROGHAN RAYMOND D+DEBRA R	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-252	238200 2520		ESCALA CONDOMINIUM	BENNETT JEFFREY ANTHONY+ELI	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,319,900	MULTI-FAMILY DWELLING	$2,337,299	$17,399	0.75%	$0
C-109-253	238200 2530		ESCALA CONDOMINIUM	JUDY RONALD J	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,788,850	MULTI-FAMILY DWELLING	$1,802,266	$13,416	0.75%	$0
C-109-254	238200 2540		ESCALA CONDOMINIUM	AVAKAR LLC	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,136,750	MULTI-FAMILY DWELLING	$2,152,776	$16,026	0.75%	$0
C-109-255	238200 2550		ESCALA CONDOMINIUM	CUSICK DOUGLAS DEAN+KALISZU	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-256	238200 2560		ESCALA CONDOMINIUM	VON GEHR GEORGE	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,553,475	MULTI-FAMILY DWELLING	$1,565,126	$11,651	0.75%	$0
C-109-257	238200 2570		ESCALA CONDOMINIUM	LINDSEY MARK W+CUQUITA M R	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-258	238200 2580		ESCALA CONDOMINIUM	VANDER SCHAUW GERARD+JUDITH	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,319,900	MULTI-FAMILY DWELLING	$2,337,299	$17,399	0.75%	$0
C-109-259	238200 2590		ESCALA CONDOMINIUM	SHREVE J+CHAPMAN COURTNEY	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,788,850	MULTI-FAMILY DWELLING	$1,802,266	$13,416	0.75%	$0
C-109-260	238200 2600		ESCALA CONDOMINIUM	MURPHY DONNA K	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,136,750	MULTI-FAMILY DWELLING	$2,152,776	$16,026	0.75%	$0
C-109-261	238200 2610		ESCALA CONDOMINIUM	MADSEN DANIEL B	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-262	238200 2620		ESCALA CONDOMINIUM	PFLAUM BRUCE WALTER	1920 4TH AVE	DOC2 500/300-550		391,324	1,883	MULTI-FAMILY DWELLING	$1,553,475	MULTI-FAMILY DWELLING	$1,565,126	$11,651	0.75%	$0
C-109-263	238200 2630		ESCALA CONDOMINIUM	LESCHEN CATHERINE S	1920 4TH AVE	DOC2 500/300-550		391,324	2,442	MULTI-FAMILY DWELLING	$2,014,650	MULTI-FAMILY DWELLING	$2,029,760	$15,110	0.75%	$0
C-109-264	238200 2640		ESCALA CONDOMINIUM	HALL CYNTHIA A (TRUSTEE)	1920 4TH AVE	DOC2 500/300-550		391,324	5,170	MULTI-FAMILY DWELLING	$8,013,500	MULTI-FAMILY DWELLING	$8,073,601	$60,101	0.75%	$0
C-109-265	238200 2650		ESCALA CONDOMINIUM	ISTAR 4TH & VIRGINIA LLC	1920 4TH AVE	DOC2 500/300-550		391,324	4,522	MULTI-FAMILY DWELLING	$5,426,400	MULTI-FAMILY DWELLING	$5,467,098	$40,698	0.75%	$0
C-109-266	238200 2660		ESCALA CONDOMINIUM	ISTAR 4TH & VIRGINIA LLC	1920 4TH AVE	DOC2 500/300-550		391,324	4,522	MULTI-FAMILY DWELLING	$4,522,000	MULTI-FAMILY DWELLING	$4,555,915	$33,915	0.75%	$0
C-109-268	238200 2680		ESCALA CONDOMINIUM	MALETIS EDWARD+CYNTHIA	1920 4TH AVE	DOC2 500/300-550		391,324	5,170	MULTI-FAMILY DWELLING	$8,013,500	MULTI-FAMILY DWELLING	$8,073,601	$60,101	0.75%	$0
C-109-269	238200 2690		ESCALA CONDOMINIUM	ISTAR 4TH & VIRGINIA LLC	1920 4TH AVE	DOC2 500/300-550		391,324	4,522	MULTI-FAMILY DWELLING	$5,426,400	MULTI-FAMILY DWELLING	$5,467,098	$40,698	0.75%	$0
C-109-270	238200 2700		ESCALA CONDOMINIUM	ISTAR 4TH & VIRGINIA LLC	1920 4TH AVE	DOC2 500/300-550		391,324	4,522	MULTI-FAMILY DWELLING	$4,522,000	MULTI-FAMILY DWELLING	$4,555,915	$33,915	0.75%	$0
C-180	439750 0000		LOFTS THE CONDOMINIUM		210 3RD AVE S	PSM 100/120-150	7,211	8,614	8,614	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
C-180-001	439750 0010		LOFTS THE CONDOMINIUM	KUCERA GREGORY M+YOCOM LARR	210 3RD AVE S	PSM 100/120-150		28,509	4,058	MULTI-FAMILY DWELLING	$1,246,500	MULTI-FAMILY DWELLING	$1,249,616	$3,116	0.25%	$0
C-180-002	439750 0020		LOFTS THE CONDOMINIUM	KUCERA GREGORY M+YOCOM LARR	210 3RD AVE S	PSM 100/120-150		28,509	4,556	MULTI-FAMILY DWELLING	$1,399,500	MULTI-FAMILY DWELLING	$1,402,999	$3,499	0.25%	$0
C-180-003	439750 0030		LOFTS THE CONDOMINIUM	JANIKOWSKI CHRISTINE	210 3RD AVE S	PSM 100/120-150		28,509	1,629	MULTI-FAMILY DWELLING	$855,225	MULTI-FAMILY DWELLING	$857,363	$2,138	0.25%	$0
C-180-004	439750 0040		LOFTS THE CONDOMINIUM	JANIKOWSKI PATRICK	210 3RD AVE S	PSM 100/120-150		28,509	1,451	MULTI-FAMILY DWELLING	$761,775	MULTI-FAMILY DWELLING	$763,679	$1,904	0.25%	$0
C-180-005	439750 0050		LOFTS THE CONDOMINIUM	BRN INVESTMENT GROUP LLC	210 3RD AVE S	PSM 100/120-150		28,509	1,673	MULTI-FAMILY DWELLING	$878,325	MULTI-FAMILY DWELLING	$880,521	$2,196	0.25%	$0
C-180-006	439750 0060		LOFTS THE CONDOMINIUM	HOLYNSKI ALEKSANDER KARIM	210 3RD AVE S	PSM 100/120-150		28,509	1,483	MULTI-FAMILY DWELLING	$778,575	MULTI-FAMILY DWELLING	$780,521	$1,946	0.25%	$0
C-180-007	439750 0070		LOFTS THE CONDOMINIUM	HUNTER ERIK W	210 3RD AVE S	PSM 100/120-150		28,509	1,629	MULTI-FAMILY DWELLING	$855,225	MULTI-FAMILY DWELLING	$857,363	$2,138	0.25%	$0
C-180-008	439750 0080		LOFTS THE CONDOMINIUM	LIONHEART SASHA YAN	210 3RD AVE S	PSM 100/120-150		28,509	1,451	MULTI-FAMILY DWELLING	$761,775	MULTI-FAMILY DWELLING	$763,679	$1,904	0.25%	$0
C-180-009	439750 0090		LOFTS THE CONDOMINIUM	MCENIRY DAVID+CAROLYN ACOST	210 3RD AVE S	PSM 100/120-150		28,509	1,673	MULTI-FAMILY DWELLING	$878,325	MULTI-FAMILY DWELLING	$880,521	$2,196	0.25%	$0
C-180-010	439750 0100		LOFTS THE CONDOMINIUM	ELIAS CHRISTOPHER+THERESE M	210 3RD AVE S	PSM 100/120-150		28,509	1,483	MULTI-FAMILY DWELLING	$778,575	MULTI-FAMILY DWELLING	$780,521	$1,946	0.25%	$0
C-180-011	439750 0110		LOFTS THE CONDOMINIUM	NONONO LLC	210 3RD AVE S	PSM 100/120-150		28,509	1,870	MULTI-FAMILY DWELLING	$981,750	MULTI-FAMILY DWELLING	$984,204	$2,454	0.25%	$0
C-180-012	439750 0120		LOFTS THE CONDOMINIUM	JOHNSON STEPHEN	210 3RD AVE S	PSM 100/120-150		28,509	1,249	MULTI-FAMILY DWELLING	$655,725	MULTI-FAMILY DWELLING	$657,364	$1,639	0.25%	$0
C-180-013	439750 0130		LOFTS THE CONDOMINIUM	EGBERT JAMES C	210 3RD AVE S	PSM 100/120-150		28,509	1,852	MULTI-FAMILY DWELLING	$972,300	MULTI-FAMILY DWELLING	$974,731	$2,431	0.25%	$0
C-180-014	439750 0140		LOFTS THE CONDOMINIUM	ERICKSON STEVEN A	210 3RD AVE S	PSM 100/120-150		28,509	1,295	MULTI-FAMILY DWELLING	$679,875	MULTI-FAMILY DWELLING	$681,575	$1,700	0.25%	$0
C-180-015	439750 0150		LOFTS THE CONDOMINIUM	VOGEL ERNEST B	210 3RD AVE S	PSM 100/120-150		28,509	1,908	MULTI-FAMILY DWELLING	$1,001,700	MULTI-FAMILY DWELLING	$1,004,204	$2,504	0.25%	$0
C-180-016	439750 0160		LOFTS THE CONDOMINIUM	THOMAS JEFFREY S JR	210 3RD AVE S	PSM 100/120-150		28,509	1,886	MULTI-FAMILY DWELLING	$990,150	MULTI-FAMILY DWELLING	$992,625	$2,475	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-130-017	439750 0170		LOFTS THE CONDOMINIUM	CHENG KEVIN YUJAY	210 3RD AVE S	PSM 100/120-150		28,509	2,604	MULTI-FAMILY DWELLING	$1,312,000	MULTI-FAMILY DWELLING	$1,315,280	$3,280	0.25%	$0
D-020	358900 0000		INSIGNIA		588 BELL ST	DMC 240/290-440	83,726	797,496		MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
D-020-001	358900 0010		INSIGNIA	BOSA DEVELOPMENT WASHINGTON	588 BELL ST	DMC 240/290-440		797,496	1,963	MULTI-FAMILY DWELLING	$1,205,900	MULTI-FAMILY DWELLING	$1,208,915	$3,015	0.25%	$0
D-020-002	358900 0020		INSIGNIA	BOSA DEVELOPMENT WASHINGTON	588 BELL ST	DMC 240/290-440		797,496	1,991	MULTI-FAMILY DWELLING	$1,223,100	MULTI-FAMILY DWELLING	$1,226,158	$3,058	0.25%	$0
D-020-003	358900 0030		INSIGNIA	BOSA DEVELOPMENT WASHINGTON	588 BELL ST	DMC 240/290-440		797,496	6,175	MULTI-FAMILY DWELLING	$3,793,500	MULTI-FAMILY DWELLING	$3,802,984	$9,484	0.25%	$0
D-020-004	358900 0040		INSIGNIA	MAGERRAMOV JOSEPH	588 BELL ST	DMC 240/290-440		797,496	914	MULTI-FAMILY DWELLING	$754,050	MULTI-FAMILY DWELLING	$755,935	$1,885	0.25%	$0
D-020-005	358900 0050		INSIGNIA	FIORENTINI BRUNO JUNIOR+MON	588 BELL ST	DMC 240/290-440		797,496	913	MULTI-FAMILY DWELLING	$753,225	MULTI-FAMILY DWELLING	$755,108	$1,883	0.25%	$0
D-020-006	358900 0060		INSIGNIA	FLORENTINI BRUNO JUNIOR+MON	588 BELL ST	DMC 240/290-440		797,496	909	MULTI-FAMILY DWELLING	$749,925	MULTI-FAMILY DWELLING	$751,800	$1,875	0.25%	$0
D-020-007	358900 0070		INSIGNIA	BARFIELD KATRICE	588 BELL ST	DMC 240/290-440		797,496	864	MULTI-FAMILY DWELLING	$712,800	MULTI-FAMILY DWELLING	$714,582	$1,782	0.25%	$0
D-020-008	358900 0080		INSIGNIA	AMBRIDGE JALANDA	588 BELL ST	DMC 240/290-440		797,496	1,056	MULTI-FAMILY DWELLING	$871,200	MULTI-FAMILY DWELLING	$873,378	$2,178	0.25%	$0
D-020-009	358900 0090		INSIGNIA	HAYASAKA DAVID K+TERRY H	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$767,250	MULTI-FAMILY DWELLING	$769,168	$1,918	0.25%	$0
D-020-010	358900 0100		INSIGNIA	TUTTLE SHANNON KATHRYN	588 BELL ST	DMC 240/290-440		797,496	879	MULTI-FAMILY DWELLING	$725,175	MULTI-FAMILY DWELLING	$726,988	$1,813	0.25%	$0
D-020-011	358900 0110		INSIGNIA	BOHN RICHARD+GRETCHEN ECHEL	588 BELL ST	DMC 240/290-440		797,496	1,015	MULTI-FAMILY DWELLING	$837,375	MULTI-FAMILY DWELLING	$839,468	$2,093	0.25%	$0
D-020-012	358900 0120		INSIGNIA	HIGA MARK MICHAI	588 BELL ST	DMC 240/290-440		797,496	972	MULTI-FAMILY DWELLING	$801,900	MULTI-FAMILY DWELLING	$803,905	$2,005	0.25%	$0
D-020-013	358900 0130		INSIGNIA	COHEN AVI+TAL	588 BELL ST	DMC 240/290-440		797,496	1,049	MULTI-FAMILY DWELLING	$865,425	MULTI-FAMILY DWELLING	$867,589	$2,164	0.25%	$0
D-020-014	358900 0140		INSIGNIA	CHAIR ALLEY PROPERTIES LLC	588 BELL ST	DMC 240/290-440		797,496	1,104	MULTI-FAMILY DWELLING	$910,800	MULTI-FAMILY DWELLING	$913,077	$2,277	0.25%	$0
D-020-015	358900 0150		INSIGNIA	LIU KE	588 BELL ST	DMC 240/290-440		797,496	730	MULTI-FAMILY DWELLING	$602,250	MULTI-FAMILY DWELLING	$603,756	$1,506	0.25%	$0
D-020-016	358900 0160		INSIGNIA	READ ANDREW	588 BELL ST	DMC 240/290-440		797,496	735	MULTI-FAMILY DWELLING	$606,375	MULTI-FAMILY DWELLING	$607,891	$1,516	0.25%	$0
D-020-017	358900 0170		INSIGNIA	HAMMAR ELIZABETH D	588 BELL ST	DMC 240/290-440		797,496	886	MULTI-FAMILY DWELLING	$730,950	MULTI-FAMILY DWELLING	$732,777	$1,827	0.25%	$0
D-020-018	358900 0180		INSIGNIA	RODAN ROY	588 BELL ST	DMC 240/290-440		797,496	854	MULTI-FAMILY DWELLING	$704,550	MULTI-FAMILY DWELLING	$706,311	$1,761	0.25%	$0
D-020-019	358900 0190		INSIGNIA	OZE ROBERT	588 BELL ST	DMC 240/290-440		797,496	859	MULTI-FAMILY DWELLING	$708,675	MULTI-FAMILY DWELLING	$710,447	$1,772	0.25%	$0
D-020-020	358900 0200		INSIGNIA	LI ZHI+YUAN TAO	588 BELL ST	DMC 240/290-440		797,496	913	MULTI-FAMILY DWELLING	$753,225	MULTI-FAMILY DWELLING	$755,108	$1,883	0.25%	$0
D-020-021	358900 0210		INSIGNIA	HOFFMANM HOWARD J+STELLA M	588 BELL ST	DMC 240/290-440		797,496	914	MULTI-FAMILY DWELLING	$754,050	MULTI-FAMILY DWELLING	$755,935	$1,885	0.25%	$0
D-020-022	358900 0220		INSIGNIA	HONG EDWARD	588 BELL ST	DMC 240/290-440		797,496	914	MULTI-FAMILY DWELLING	$754,050	MULTI-FAMILY DWELLING	$755,935	$1,885	0.25%	$0
D-020-023	358900 0230		INSIGNIA	HU JONATHAN S	588 BELL ST	DMC 240/290-440		797,496	866	MULTI-FAMILY DWELLING	$714,450	MULTI-FAMILY DWELLING	$716,236	$1,786	0.25%	$0
D-020-024	358900 0240		INSIGNIA	NAIK NINAD RAMACHANDRA+ASHO	588 BELL ST	DMC 240/290-440		797,496	1,054	MULTI-FAMILY DWELLING	$869,550	MULTI-FAMILY DWELLING	$871,724	$2,174	0.25%	$0
D-020-025	358900 0250		INSIGNIA	WILLMOTT DALE+SOPHIA WU	588 BELL ST	DMC 240/290-440		797,496	931	MULTI-FAMILY DWELLING	$768,075	MULTI-FAMILY DWELLING	$769,995	$1,920	0.25%	$0
D-020-026	358900 0260		INSIGNIA	CONROY CONNIE L	588 BELL ST	DMC 240/290-440		797,496	867	MULTI-FAMILY DWELLING	$715,275	MULTI-FAMILY DWELLING	$717,063	$1,788	0.25%	$0
D-020-027	358900 0270		INSIGNIA	LI DANIEL X	588 BELL ST	DMC 240/290-440		797,496	1,003	MULTI-FAMILY DWELLING	$827,475	MULTI-FAMILY DWELLING	$828,544	$2,069	0.25%	$0
D-020-028	358900 0280		INSIGNIA	ZARANDIOON SAMAN	588 BELL ST	DMC 240/290-440		797,496	969	MULTI-FAMILY DWELLING	$799,425	MULTI-FAMILY DWELLING	$801,424	$1,999	0.25%	$0
D-020-029	358900 0290		INSIGNIA	SOHN ELLIOTT+SUKJOO+CHANGMO	588 BELL ST	DMC 240/290-440		797,496	1,048	MULTI-FAMILY DWELLING	$864,600	MULTI-FAMILY DWELLING	$866,761	$2,161	0.25%	$0
D-020-030	358900 0300		INSIGNIA	CONWAY DAVID+JOY	588 BELL ST	DMC 240/290-440		797,496	1,093	MULTI-FAMILY DWELLING	$901,725	MULTI-FAMILY DWELLING	$903,979	$2,254	0.25%	$0
D-020-031	358900 0310		INSIGNIA	PUNURU SRINIVASULU+SUKUMAR	588 BELL ST	DMC 240/290-440		797,496	728	MULTI-FAMILY DWELLING	$600,600	MULTI-FAMILY DWELLING	$602,101	$1,501	0.25%	$0
D-020-032	358900 0320		INSIGNIA	CLEMENT BRENDAN WILLIAM L	588 BELL ST	DMC 240/290-440		797,496	734	MULTI-FAMILY DWELLING	$605,550	MULTI-FAMILY DWELLING	$607,064	$1,514	0.25%	$0
D-020-033	358900 0330		INSIGNIA	KUYUMCU HASAN ARDA	588 BELL ST	DMC 240/290-440		797,496	882	MULTI-FAMILY DWELLING	$727,650	MULTI-FAMILY DWELLING	$729,469	$1,819	0.25%	$0
D-020-034	358900 0340		INSIGNIA	DIXON LEIF S	588 BELL ST	DMC 240/290-440		797,496	848	MULTI-FAMILY DWELLING	$699,600	MULTI-FAMILY DWELLING	$701,349	$1,749	0.25%	$0
D-020-035	358900 0350		INSIGNIA	CZYSZ JAMES	588 BELL ST	DMC 240/290-440		797,496	854	MULTI-FAMILY DWELLING	$704,550	MULTI-FAMILY DWELLING	$706,311	$1,761	0.25%	$0
D-020-036	358900 0360		INSIGNIA	JOSE RAFAEL+JOANNA	588 BELL ST	DMC 240/290-440		797,496	913	MULTI-FAMILY DWELLING	$753,225	MULTI-FAMILY DWELLING	$755,108	$1,883	0.25%	$0
D-020-037	358900 0370		INSIGNIA	SRULEVICH MNO II LLC	588 BELL ST	DMC 240/290-440		797,496	914	MULTI-FAMILY DWELLING	$754,050	MULTI-FAMILY DWELLING	$755,935	$1,885	0.25%	$0
D-020-038	358900 0380		INSIGNIA	CELESTINO ANA YESENIA	588 BELL ST	DMC 240/290-440		797,496	914	MULTI-FAMILY DWELLING	$754,050	MULTI-FAMILY DWELLING	$755,935	$1,885	0.25%	$0
D-020-039	358900 0390		INSIGNIA	DUNN ABRAHAM+MATSA-DUNN DAI	588 BELL ST	DMC 240/290-440		797,496	865	MULTI-FAMILY DWELLING	$713,625	MULTI-FAMILY DWELLING	$715,409	$1,784	0.25%	$0
D-020-040	358900 0400		INSIGNIA	COHEN EDWARD+PRISCILLA NELS	588 BELL ST	DMC 240/290-440		797,496	1,053	MULTI-FAMILY DWELLING	$868,725	MULTI-FAMILY DWELLING	$870,897	$2,172	0.25%	$0
D-020-041	358900 0410		INSIGNIA	CHASE DAVID R+NATALIE A FIS	588 BELL ST	DMC 240/290-440		797,496	940	MULTI-FAMILY DWELLING	$775,500	MULTI-FAMILY DWELLING	$777,439	$1,939	0.25%	$0
D-020-042	358900 0420		INSIGNIA	GOEL RAVINDER	588 BELL ST	DMC 240/290-440		797,496	729	MULTI-FAMILY DWELLING	$601,425	MULTI-FAMILY DWELLING	$602,929	$1,504	0.25%	$0
D-020-043	358900 0430		INSIGNIA	JAYKAR VIKRANT + SHIRKE JAE	588 BELL ST	DMC 240/290-440		797,496	1,019	MULTI-FAMILY DWELLING	$840,675	MULTI-FAMILY DWELLING	$842,777	$2,102	0.25%	$0
D-020-044	358900 0440		INSIGNIA	BANSON ERIC L+CATHERINE K	588 BELL ST	DMC 240/290-440		797,496	969	MULTI-FAMILY DWELLING	$799,425	MULTI-FAMILY DWELLING	$801,424	$1,999	0.25%	$0
D-020-045	358900 0450		INSIGNIA	KODESH HAREL+IRIS	588 BELL ST	DMC 240/290-440		797,496	1,048	MULTI-FAMILY DWELLING	$864,600	MULTI-FAMILY DWELLING	$866,761	$2,161	0.25%	$0
D-020-046	358900 0460		INSIGNIA	SMITH SCOTT C	588 BELL ST	DMC 240/290-440		797,496	1,093	MULTI-FAMILY DWELLING	$901,725	MULTI-FAMILY DWELLING	$903,979	$2,254	0.25%	$0
D-020-047	358900 0470		INSIGNIA	NITIN AGRAWAL+NEETU	588 BELL ST	DMC 240/290-440		797,496	728	MULTI-FAMILY DWELLING	$600,600	MULTI-FAMILY DWELLING	$602,101	$1,501	0.25%	$0
D-020-048	358900 0480		INSIGNIA	CUSHNER KEITH JAMES	588 BELL ST	DMC 240/290-440		797,496	734	MULTI-FAMILY DWELLING	$605,550	MULTI-FAMILY DWELLING	$607,064	$1,514	0.25%	$0
D-020-049	358900 0490		INSIGNIA	SHARPE RICHARD TENNYSON+ING	588 BELL ST	DMC 240/290-440		797,496	881	MULTI-FAMILY DWELLING	$726,825	MULTI-FAMILY DWELLING	$728,642	$1,817	0.25%	$0
D-020-050	358900 0500		INSIGNIA	JACOBSON RAELYN	588 BELL ST	DMC 240/290-440		797,496	916	MULTI-FAMILY DWELLING	$755,700	MULTI-FAMILY DWELLING	$757,589	$1,889	0.25%	$0
D-020-051	358900 0510		INSIGNIA	MOON MIDGE+MOON YONG S	588 BELL ST	DMC 240/290-440		797,496	922	MULTI-FAMILY DWELLING	$760,650	MULTI-FAMILY DWELLING	$762,552	$1,902	0.25%	$0
D-020-052	358900 0520		INSIGNIA	CHEN I-AN	588 BELL ST	DMC 240/290-440		797,496	913	MULTI-FAMILY DWELLING	$753,225	MULTI-FAMILY DWELLING	$755,108	$1,883	0.25%	$0
D-020-053	358900 0530		INSIGNIA	DOUGLAS DUSTIN B	588 BELL ST	DMC 240/290-440		797,496	913	MULTI-FAMILY DWELLING	$753,225	MULTI-FAMILY DWELLING	$755,108	$1,883	0.25%	$0
D-020-054	358900 0540		INSIGNIA	DOUGHTEN JAY D+MASAKO KANAZ	588 BELL ST	DMC 240/290-440		797,496	914	MULTI-FAMILY DWELLING	$754,050	MULTI-FAMILY DWELLING	$755,935	$1,885	0.25%	$0
D-020-055	358900 0550		INSIGNIA	CANDELARIO FRANK R	588 BELL ST	DMC 240/290-440		797,496	864	MULTI-FAMILY DWELLING	$712,800	MULTI-FAMILY DWELLING	$714,582	$1,782	0.25%	$0
D-020-056	358900 0560		INSIGNIA	CHOU-LIN SU-CHING+CHOU I-HO	588 BELL ST	DMC 240/290-440		797,496	1,051	MULTI-FAMILY DWELLING	$867,075	MULTI-FAMILY DWELLING	$869,243	$2,168	0.25%	$0
D-020-057	358900 0570		INSIGNIA	BORAH PRANIP K	588 BELL ST	DMC 240/290-440		797,496	943	MULTI-FAMILY DWELLING	$777,975	MULTI-FAMILY DWELLING	$779,920	$1,945	0.25%	$0
D-020-058	358900 0580		INSIGNIA	KWOK HAU WING CALVIN	588 BELL ST	DMC 240/290-440		797,496	728	MULTI-FAMILY DWELLING	$600,600	MULTI-FAMILY DWELLING	$602,101	$1,501	0.25%	$0
D-020-059	358900 0590		INSIGNIA	FANG RAN	588 BELL ST	DMC 240/290-440		797,496	1,016	MULTI-FAMILY DWELLING	$838,200	MULTI-FAMILY DWELLING	$840,295	$2,095	0.25%	$0
D-020-060	358900 0600		INSIGNIA	588 BELL STREET EL2 LLC	588 BELL ST	DMC 240/290-440		797,496	969	MULTI-FAMILY DWELLING	$799,425	MULTI-FAMILY DWELLING	$801,424	$1,999	0.25%	$0
D-020-061	358900 0610		INSIGNIA	WANG MING-CHIANG+YU-TING CH	588 BELL ST	DMC 240/290-440		797,496	1,048	MULTI-FAMILY DWELLING	$864,600	MULTI-FAMILY DWELLING	$866,761	$2,161	0.25%	$0
D-020-062	358900 0620		INSIGNIA	BOUNDS BRENNEN B (& AS TRUS	588 BELL ST	DMC 240/290-440		797,496	1,093	MULTI-FAMILY DWELLING	$901,725	MULTI-FAMILY DWELLING	$903,979	$2,254	0.25%	$0
D-020-063	358900 0630		INSIGNIA	BANTLE MARTIN+KATHY	588 BELL ST	DMC 240/290-440		797,496	728	MULTI-FAMILY DWELLING	$600,600	MULTI-FAMILY DWELLING	$602,101	$1,501	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-064	358900 0640		INSIGNIA	WEI-ORMOND JOAN	588 BELL ST	DMC 240/290-440		797,496	734	MULTI-FAMILY DWELLING	$605,550	MULTI-FAMILY DWELLING	$607,064	$1,514	0.25%	$0
D-020-065	358900 0650		INSIGNIA	CHAN HO TING+LU YUNG-CHING	588 BELL ST	DMC 240/290-440		797,496	882	MULTI-FAMILY DWELLING	$727,650	MULTI-FAMILY DWELLING	$729,469	$1,819	0.25%	$0
D-020-066	358900 0660		INSIGNIA	CHACKO GEORGE+CAROLYN LEE E	588 BELL ST	DMC 240/290-440		797,496	916	MULTI-FAMILY DWELLING	$755,700	MULTI-FAMILY DWELLING	$757,589	$1,889	0.25%	$0
D-020-067	358900 0670		INSIGNIA	ACAB JASON	588 BELL ST	DMC 240/290-440		797,496	922	MULTI-FAMILY DWELLING	$760,650	MULTI-FAMILY DWELLING	$762,552	$1,902	0.25%	$0
D-020-068	358900 0680		INSIGNIA	SOOD DHRUV+SONAL GANDHI	588 BELL ST	DMC 240/290-440		797,496	879	MULTI-FAMILY DWELLING	$725,175	MULTI-FAMILY DWELLING	$726,988	$1,813	0.25%	$0
D-020-069	358900 0690		INSIGNIA	BARAK ANAT+EREZ N	588 BELL ST	DMC 240/290-440		797,496	880	MULTI-FAMILY DWELLING	$726,000	MULTI-FAMILY DWELLING	$727,815	$1,815	0.25%	$0
D-020-070	358900 0700		INSIGNIA	SUN DAVID	588 BELL ST	DMC 240/290-440		797,496	879	MULTI-FAMILY DWELLING	$725,175	MULTI-FAMILY DWELLING	$726,988	$1,813	0.25%	$0
D-020-071	358900 0710		INSIGNIA	JALIL SAQIB	588 BELL ST	DMC 240/290-440		797,496	819	MULTI-FAMILY DWELLING	$675,675	MULTI-FAMILY DWELLING	$677,364	$1,689	0.25%	$0
D-020-072	358900 0720		INSIGNIA	WANG BI-CHONG+JEAN C	588 BELL ST	DMC 240/290-440		797,496	916	MULTI-FAMILY DWELLING	$755,700	MULTI-FAMILY DWELLING	$757,589	$1,889	0.25%	$0
D-020-073	358900 0730		INSIGNIA	HSU BEN+AILEEN	588 BELL ST	DMC 240/290-440		797,496	936	MULTI-FAMILY DWELLING	$772,200	MULTI-FAMILY DWELLING	$774,130	$1,930	0.25%	$0
D-020-074	358900 0740		INSIGNIA	WANG DAVID	588 BELL ST	DMC 240/290-440		797,496	735	MULTI-FAMILY DWELLING	$606,375	MULTI-FAMILY DWELLING	$607,891	$1,516	0.25%	$0
D-020-075	358900 0750		INSIGNIA	TENG FREDRIC CHIEN HWA	588 BELL ST	DMC 240/290-440		797,496	1,018	MULTI-FAMILY DWELLING	$839,850	MULTI-FAMILY DWELLING	$841,950	$2,100	0.25%	$0
D-020-076	358900 0760		INSIGNIA	LDR REAL ESTATE INVESTMENT	588 BELL ST	DMC 240/290-440		797,496	985	MULTI-FAMILY DWELLING	$812,625	MULTI-FAMILY DWELLING	$814,657	$2,032	0.25%	$0
D-020-077	358900 0770		INSIGNIA	WU TONG-CHIN	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$762,300	MULTI-FAMILY DWELLING	$764,206	$1,906	0.25%	$0
D-020-078	358900 0780		INSIGNIA	SHERRON JASON+AUBREE HOOVER	588 BELL ST	DMC 240/290-440		797,496	1,023	MULTI-FAMILY DWELLING	$843,975	MULTI-FAMILY DWELLING	$846,085	$2,110	0.25%	$0
D-020-079	358900 0790		INSIGNIA	JOHANSEN AARON K	588 BELL ST	DMC 240/290-440		797,496	677	MULTI-FAMILY DWELLING	$558,525	MULTI-FAMILY DWELLING	$559,921	$1,396	0.25%	$0
D-020-080	358900 0800		INSIGNIA	CRUZ DENISE	588 BELL ST	DMC 240/290-440		797,496	680	MULTI-FAMILY DWELLING	$561,000	MULTI-FAMILY DWELLING	$562,402	$1,402	0.25%	$0
D-020-081	358900 0810		INSIGNIA	JO HIRONORI+PARK SUEJIN	588 BELL ST	DMC 240/290-440		797,496	891	MULTI-FAMILY DWELLING	$735,075	MULTI-FAMILY DWELLING	$736,913	$1,838	0.25%	$0
D-020-082	358900 0820		INSIGNIA	LOUIE SHUI LAN	588 BELL ST	DMC 240/290-440		797,496	916	MULTI-FAMILY DWELLING	$755,700	MULTI-FAMILY DWELLING	$757,589	$1,889	0.25%	$0
D-020-083	358900 0830		INSIGNIA	AMBRUS ANTHONY J	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$762,300	MULTI-FAMILY DWELLING	$764,206	$1,906	0.25%	$0
D-020-084	358900 0840		INSIGNIA	MESFLAY JACQUE L	588 BELL ST	DMC 240/290-440		797,496	759	MULTI-FAMILY DWELLING	$626,175	MULTI-FAMILY DWELLING	$627,740	$1,565	0.25%	$0
D-020-085	358900 0850		INSIGNIA	BROWN TOM FRANK+JOE D	588 BELL ST	DMC 240/290-440		797,496	752	MULTI-FAMILY DWELLING	$620,400	MULTI-FAMILY DWELLING	$621,951	$1,551	0.25%	$0
D-020-086	358900 0860		INSIGNIA	LI JING+LI WEI-CHONG	588 BELL ST	DMC 240/290-440		797,496	819	MULTI-FAMILY DWELLING	$675,675	MULTI-FAMILY DWELLING	$677,364	$1,689	0.25%	$0
D-020-087	358900 0870		INSIGNIA	SUN JIE	588 BELL ST	DMC 240/290-440		797,496	926	MULTI-FAMILY DWELLING	$763,950	MULTI-FAMILY DWELLING	$765,860	$1,910	0.25%	$0
D-020-088	358900 0880		INSIGNIA	CHANG RAU C+REBECCA R	588 BELL ST	DMC 240/290-440		797,496	942	MULTI-FAMILY DWELLING	$777,150	MULTI-FAMILY DWELLING	$779,093	$1,943	0.25%	$0
D-020-089	358900 0890		INSIGNIA	JO YOSHIKAZU	588 BELL ST	DMC 240/290-440		797,496	729	MULTI-FAMILY DWELLING	$601,425	MULTI-FAMILY DWELLING	$602,929	$1,504	0.25%	$0
D-020-090	358900 0900		INSIGNIA	CHAWLA PAWAN+NEENA	588 BELL ST	DMC 240/290-440		797,496	1,018	MULTI-FAMILY DWELLING	$839,850	MULTI-FAMILY DWELLING	$841,950	$2,100	0.25%	$0
D-020-091	358900 0910		INSIGNIA	GILDERMAN ILIA+ELENA	588 BELL ST	DMC 240/290-440		797,496	984	MULTI-FAMILY DWELLING	$811,800	MULTI-FAMILY DWELLING	$813,829	$2,029	0.25%	$0
D-020-092	358900 0920		INSIGNIA	BWB PROPERTIES TWO LLC	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$762,300	MULTI-FAMILY DWELLING	$764,206	$1,906	0.25%	$0
D-020-093	358900 0930		INSIGNIA	YEUNG JOHN	588 BELL ST	DMC 240/290-440		797,496	1,023	MULTI-FAMILY DWELLING	$843,975	MULTI-FAMILY DWELLING	$846,085	$2,110	0.25%	$0
D-020-094	358900 0940		INSIGNIA	OLSON ALFRED M	588 BELL ST	DMC 240/290-440		797,496	674	MULTI-FAMILY DWELLING	$556,050	MULTI-FAMILY DWELLING	$557,440	$1,390	0.25%	$0
D-020-095	358900 0950		INSIGNIA	KIM YI SOO ROBERT	588 BELL ST	DMC 240/290-440		797,496	1,058	MULTI-FAMILY DWELLING	$872,850	MULTI-FAMILY DWELLING	$875,032	$2,182	0.25%	$0
D-020-096	358900 0960		INSIGNIA	HILL RYAN+BARBARA J -ITEES	588 BELL ST	DMC 240/290-440		797,496	1,475	MULTI-FAMILY DWELLING	$1,216,875	MULTI-FAMILY DWELLING	$1,219,917	$3,042	0.25%	$0
D-020-097	358900 0970		INSIGNIA	MARGOLIS AMY B	588 BELL ST	DMC 240/290-440		797,496	1,077	MULTI-FAMILY DWELLING	$888,525	MULTI-FAMILY DWELLING	$890,746	$2,221	0.25%	$0
D-020-098	358900 0980		INSIGNIA	ZUBOVA MARIA	588 BELL ST	DMC 240/290-440		797,496	1,141	MULTI-FAMILY DWELLING	$941,325	MULTI-FAMILY DWELLING	$943,678	$2,353	0.25%	$0
D-020-099	358900 0990		INSIGNIA	CHEE JUDY LI	588 BELL ST	DMC 240/290-440		797,496	763	MULTI-FAMILY DWELLING	$629,475	MULTI-FAMILY DWELLING	$631,049	$1,574	0.25%	$0
D-020-100	358900 1000		INSIGNIA	LI MICHAEL STEVEN	588 BELL ST	DMC 240/290-440		797,496	755	MULTI-FAMILY DWELLING	$622,875	MULTI-FAMILY DWELLING	$624,432	$1,557	0.25%	$0
D-020-101	358900 1010		INSIGNIA	RIDDELL DONALD H+CAROL M JE	588 BELL ST	DMC 240/290-440		797,496	819	MULTI-FAMILY DWELLING	$675,675	MULTI-FAMILY DWELLING	$677,364	$1,689	0.25%	$0
D-020-102	358900 1020		INSIGNIA	HEWITSON KATHRYN	588 BELL ST	DMC 240/290-440		797,496	926	MULTI-FAMILY DWELLING	$763,950	MULTI-FAMILY DWELLING	$765,860	$1,910	0.25%	$0
D-020-103	358900 1030		INSIGNIA	YAO QI	588 BELL ST	DMC 240/290-440		797,496	942	MULTI-FAMILY DWELLING	$777,150	MULTI-FAMILY DWELLING	$779,093	$1,943	0.25%	$0
D-020-104	358900 1040		INSIGNIA	YIN RICHARD MINJIE	588 BELL ST	DMC 240/290-440		797,496	729	MULTI-FAMILY DWELLING	$601,425	MULTI-FAMILY DWELLING	$602,929	$1,504	0.25%	$0
D-020-105	358900 1050		INSIGNIA	CHEN FANG CHUN	588 BELL ST	DMC 240/290-440		797,496	1,018	MULTI-FAMILY DWELLING	$839,850	MULTI-FAMILY DWELLING	$841,950	$2,100	0.25%	$0
D-020-106	358900 1060		INSIGNIA	FAN JEFFREY+JAISHUN LU	588 BELL ST	DMC 240/290-440		797,496	984	MULTI-FAMILY DWELLING	$811,800	MULTI-FAMILY DWELLING	$813,829	$2,029	0.25%	$0
D-020-107	358900 1070		INSIGNIA	SHARMA VAIBHAV	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$762,300	MULTI-FAMILY DWELLING	$764,206	$1,906	0.25%	$0
D-020-108	358900 1080		INSIGNIA	OH CANDIS JUNE-PR	588 BELL ST	DMC 240/290-440		797,496	1,023	MULTI-FAMILY DWELLING	$843,975	MULTI-FAMILY DWELLING	$846,085	$2,110	0.25%	$0
D-020-109	358900 1090		INSIGNIA	ZHANG HAONAN	588 BELL ST	DMC 240/290-440		797,496	674	MULTI-FAMILY DWELLING	$556,050	MULTI-FAMILY DWELLING	$557,440	$1,390	0.25%	$0
D-020-110	358900 1100		INSIGNIA	LEE SHIN S+SHUMIN	588 BELL ST	DMC 240/290-440		797,496	1,058	MULTI-FAMILY DWELLING	$872,850	MULTI-FAMILY DWELLING	$875,032	$2,182	0.25%	$0
D-020-111	358900 1110		INSIGNIA	SHIVAKUMAR ASHWIN B+SHEETAL	588 BELL ST	DMC 240/290-440		797,496	1,486	MULTI-FAMILY DWELLING	$1,225,950	MULTI-FAMILY DWELLING	$1,229,015	$3,065	0.25%	$0
D-020-112	358900 1120		INSIGNIA	RIVAS DEBRA D+ERNEST L	588 BELL ST	DMC 240/290-440		797,496	1,074	MULTI-FAMILY DWELLING	$886,050	MULTI-FAMILY DWELLING	$888,265	$2,215	0.25%	$0
D-020-113	358900 1130		INSIGNIA	HENNING KEVIN S+WENDY M	588 BELL ST	DMC 240/290-440		797,496	1,141	MULTI-FAMILY DWELLING	$941,325	MULTI-FAMILY DWELLING	$943,678	$2,353	0.25%	$0
D-020-114	358900 1140		INSIGNIA	SUTANTO HERRY+MARY INDRIANI	588 BELL ST	DMC 240/290-440		797,496	935	MULTI-FAMILY DWELLING	$771,375	MULTI-FAMILY DWELLING	$773,303	$1,928	0.25%	$0
D-020-115	358900 1150		INSIGNIA	BINGHAM SCOTT L+LAURI A	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$919,875	MULTI-FAMILY DWELLING	$922,175	$2,300	0.25%	$0
D-020-116	358900 1160		INSIGNIA	ZHANG XI YING+SUQUN LIU+CHE	588 BELL ST	DMC 240/290-440		797,496	1,065	MULTI-FAMILY DWELLING	$878,625	MULTI-FAMILY DWELLING	$880,822	$2,197	0.25%	$0
D-020-117	358900 1170		INSIGNIA	UDALL WILLIAM E+KRISTINA C	588 BELL ST	DMC 240/290-440		797,496	733	MULTI-FAMILY DWELLING	$604,725	MULTI-FAMILY DWELLING	$606,237	$1,512	0.25%	$0
D-020-118	358900 1180		INSIGNIA	LI HAOYU	588 BELL ST	DMC 240/290-440		797,496	678	MULTI-FAMILY DWELLING	$559,350	MULTI-FAMILY DWELLING	$560,748	$1,398	0.25%	$0
D-020-119	358900 1190		INSIGNIA	KIM STEVE Y -ITEE	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$979,200	MULTI-FAMILY DWELLING	$981,648	$2,448	0.25%	$0
D-020-120	358900 1200		INSIGNIA	DODSON THAD N -ITEE	588 BELL ST	DMC 240/290-440		797,496	1,398	MULTI-FAMILY DWELLING	$1,188,300	MULTI-FAMILY DWELLING	$1,191,271	$2,971	0.25%	$0
D-020-121	358900 1210		INSIGNIA	KIMCHI MEYRAV+GUR	588 BELL ST	DMC 240/290-440		797,496	922	MULTI-FAMILY DWELLING	$760,650	MULTI-FAMILY DWELLING	$762,552	$1,902	0.25%	$0
D-020-122	358900 1220		INSIGNIA	CHAN HO TING ESTHER+LU YUNG	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$789,650	MULTI-FAMILY DWELLING	$791,624	$1,974	0.25%	$0
D-020-123	358900 1230		INSIGNIA	KOLWITZ ANN M+CHRISTINE ELI	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$947,750	MULTI-FAMILY DWELLING	$950,119	$2,369	0.25%	$0
D-020-124	358900 1240		INSIGNIA	BO LI+BIN HU	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$902,700	MULTI-FAMILY DWELLING	$904,957	$2,257	0.25%	$0
D-020-125	358900 1250		INSIGNIA	CHUNG GYU HWA+YUN JU HAE	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$621,350	MULTI-FAMILY DWELLING	$622,903	$1,553	0.25%	$0
D-020-126	358900 1260		INSIGNIA	GEE ISABELLA Y+ DENNIS H	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$589,050	MULTI-FAMILY DWELLING	$590,523	$1,473	0.25%	$0
D-020-127	358900 1270		INSIGNIA	BRUTTI MATIAS+DAMONTE VICTO	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,008,000	MULTI-FAMILY DWELLING	$1,010,520	$2,520	0.25%	$0
D-020-128	358900 1280		INSIGNIA	PGA LEGACY LLC	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,218,000	MULTI-FAMILY DWELLING	$1,221,045	$3,045	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-129	358900 1290		INSIGNIA	WPI R/E SERVICE LLC	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$784,550	MULTI-FAMILY DWELLING	$786,511	$1,961	0.25%	$0
D-020-130	358900 1300		INSIGNIA	KEPPER WILLIAM J	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$789,650	MULTI-FAMILY DWELLING	$791,624	$1,974	0.25%	$0
D-020-131	358900 1310		INSIGNIA	CABALLERO LUIS+LAURA ESPIN	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$947,750	MULTI-FAMILY DWELLING	$950,119	$2,369	0.25%	$0
D-020-132	358900 1320		INSIGNIA	YIN LINDSAY+SEAN LI	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$902,700	MULTI-FAMILY DWELLING	$904,957	$2,257	0.25%	$0
D-020-133	358900 1330		INSIGNIA	LAI SIYU	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$621,350	MULTI-FAMILY DWELLING	$622,903	$1,553	0.25%	$0
D-020-134	358900 1340		INSIGNIA	ZHANG HONG+YUAN HAO	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$589,050	MULTI-FAMILY DWELLING	$590,523	$1,473	0.25%	$0
D-020-135	358900 1350		INSIGNIA	MANEKIA FAIZ	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,008,000	MULTI-FAMILY DWELLING	$1,010,520	$2,520	0.25%	$0
D-020-136	358900 1360		INSIGNIA	ROBINSON JESSICA	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,218,000	MULTI-FAMILY DWELLING	$1,221,045	$3,045	0.25%	$0
D-020-137	358900 1370		INSIGNIA	SOHN MICHELLE E+FRIESTAD SI-	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$784,550	MULTI-FAMILY DWELLING	$786,511	$1,961	0.25%	$0
D-020-138	358900 1380		INSIGNIA	KIM DUK YOUNG+YEO MEE	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$789,650	MULTI-FAMILY DWELLING	$791,624	$1,974	0.25%	$0
D-020-139	358900 1390		INSIGNIA	LASZLO REBECCA+INTRILIGATOR	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$947,750	MULTI-FAMILY DWELLING	$950,119	$2,369	0.25%	$0
D-020-140	358900 1400		INSIGNIA	KANSAL NITIN+AGARWAL ARTI	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$902,700	MULTI-FAMILY DWELLING	$904,957	$2,257	0.25%	$0
D-020-141	358900 1410		INSIGNIA	LEW FOON WEI+LEE JENNIFER	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$621,350	MULTI-FAMILY DWELLING	$622,903	$1,553	0.25%	$0
D-020-142	358900 1420		INSIGNIA	REDDY PRAVEEN K	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$589,050	MULTI-FAMILY DWELLING	$590,523	$1,473	0.25%	$0
D-020-143	358900 1430		INSIGNIA	ABULIKEMU MAIMAITMING	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,008,000	MULTI-FAMILY DWELLING	$1,010,520	$2,520	0.25%	$0
D-020-144	358900 1440		INSIGNIA	STORIE MICHAEL L	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,218,000	MULTI-FAMILY DWELLING	$1,221,045	$3,045	0.25%	$0
D-020-145	358900 1450		INSIGNIA	FRIEDMAN SIMON+MICHAEL S+BR	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$784,550	MULTI-FAMILY DWELLING	$786,511	$1,961	0.25%	$0
D-020-146	358900 1460		INSIGNIA	YAO SHENGJIE+JIAN SUN	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$789,650	MULTI-FAMILY DWELLING	$791,624	$1,974	0.25%	$0
D-020-147	358900 1470		INSIGNIA	BLUM BRYCE CUFFORD+HOLTER	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$947,750	MULTI-FAMILY DWELLING	$950,119	$2,369	0.25%	$0
D-020-148	358900 1480		INSIGNIA	SHAH ASHISH+BARARAGAN PAOLA	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$902,700	MULTI-FAMILY DWELLING	$904,957	$2,257	0.25%	$0
D-020-149	358900 1490		INSIGNIA	ELY ELISABETH TAYLOR -TRUST	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$621,350	MULTI-FAMILY DWELLING	$622,903	$1,553	0.25%	$0
D-020-150	358900 1500		INSIGNIA	NING YUE+MINGFEI YAN	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$589,050	MULTI-FAMILY DWELLING	$590,523	$1,473	0.25%	$0
D-020-151	358900 1510		INSIGNIA	JIAO JIE+SONG KE	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,008,000	MULTI-FAMILY DWELLING	$1,010,520	$2,520	0.25%	$0
D-020-152	358900 1520		INSIGNIA	YANG JUN	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,218,000	MULTI-FAMILY DWELLING	$1,221,045	$3,045	0.25%	$0
D-020-153	358900 1530		INSIGNIA	SUN SHI+QIAN WANG	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$784,550	MULTI-FAMILY DWELLING	$786,511	$1,961	0.25%	$0
D-020-154	358900 1540		INSIGNIA	PALLIKILA LAKSHMI N+SUDHA R	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$789,650	MULTI-FAMILY DWELLING	$791,624	$1,974	0.25%	$0
D-020-155	358900 1550		INSIGNIA	DEAMER WILLIAM	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$947,750	MULTI-FAMILY DWELLING	$950,119	$2,369	0.25%	$0
D-020-156	358900 1560		INSIGNIA	NORTHROP THOMAS MNORTHROP T	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$902,700	MULTI-FAMILY DWELLING	$904,957	$2,257	0.25%	$0
D-020-157	358900 1570		INSIGNIA	PHELPS JOSEPH T	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$621,350	MULTI-FAMILY DWELLING	$622,903	$1,553	0.25%	$0
D-020-158	358900 1580		INSIGNIA	SARKAR ANTARA	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$589,050	MULTI-FAMILY DWELLING	$590,523	$1,473	0.25%	$0
D-020-159	358900 1590		INSIGNIA	POSSEHN DANIEL R	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,008,000	MULTI-FAMILY DWELLING	$1,010,520	$2,520	0.25%	$0
D-020-160	358900 1600		INSIGNIA	GILMORE WILLIAM M+MEGAN R A	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,218,000	MULTI-FAMILY DWELLING	$1,221,045	$3,045	0.25%	$0
D-020-161	358900 1610		INSIGNIA	CHEN TOM+STEPHANIE LIN	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$784,550	MULTI-FAMILY DWELLING	$786,511	$1,961	0.25%	$0
D-020-162	358900 1620		INSIGNIA	KONG YUAN+KUE-NING LI	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$789,650	MULTI-FAMILY DWELLING	$791,624	$1,974	0.25%	$0
D-020-163	358900 1630		INSIGNIA	FAN JIAN	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$947,750	MULTI-FAMILY DWELLING	$950,119	$2,369	0.25%	$0
D-020-164	358900 1640		INSIGNIA	NGUYEN VICKIE	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$902,700	MULTI-FAMILY DWELLING	$904,957	$2,257	0.25%	$0
D-020-165	358900 1650		INSIGNIA	PARULEKAR SUBODH+SONALI	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$621,350	MULTI-FAMILY DWELLING	$622,903	$1,553	0.25%	$0
D-020-166	358900 1660		INSIGNIA	MARCOS ADOLFO M+RUTH P	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$589,050	MULTI-FAMILY DWELLING	$590,523	$1,473	0.25%	$0
D-020-167	358900 1670		INSIGNIA	WALSH MICHAEL F+GERALYN M	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,036,800	MULTI-FAMILY DWELLING	$1,039,392	$2,592	0.25%	$0
D-020-168	358900 1680		INSIGNIA	RECKA CAROLE TOMKO	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,252,800	MULTI-FAMILY DWELLING	$1,255,932	$3,132	0.25%	$0
D-020-169	358900 1690		INSIGNIA	LARHS ANDREEA	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$807,625	MULTI-FAMILY DWELLING	$809,644	$2,019	0.25%	$0
D-020-170	358900 1700		INSIGNIA	KEARNEY PAUL+SHARON READ	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$789,650	MULTI-FAMILY DWELLING	$791,624	$1,974	0.25%	$0
D-020-171	358900 1710		INSIGNIA	ARZENE HOLDINGS	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$947,750	MULTI-FAMILY DWELLING	$950,119	$2,369	0.25%	$0
D-020-172	358900 1720		INSIGNIA	LEUNG HOK PENG+SHARON HUI L	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$902,700	MULTI-FAMILY DWELLING	$904,957	$2,257	0.25%	$0
D-020-173	358900 1730		INSIGNIA	CHOU JACKSON CHI CHENG	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$621,350	MULTI-FAMILY DWELLING	$622,903	$1,553	0.25%	$0
D-020-174	358900 1740		INSIGNIA	BO LI+BIN HU	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-175	358900 1750		INSIGNIA	RALPHS DOUGLAS C+KORDELSUS	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,036,800	MULTI-FAMILY DWELLING	$1,039,392	$2,592	0.25%	$0
D-020-176	358900 1760		INSIGNIA	MCKEE JOHN H+TERESA K	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,218,000	MULTI-FAMILY DWELLING	$1,221,045	$3,045	0.25%	$0
D-020-177	358900 1770		INSIGNIA	BECKER WARD R	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$784,550	MULTI-FAMILY DWELLING	$786,511	$1,961	0.25%	$0
D-020-178	358900 1780		INSIGNIA	KONOWALCHICK STEVE + LEAH	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$789,650	MULTI-FAMILY DWELLING	$791,624	$1,974	0.25%	$0
D-020-179	358900 1790		INSIGNIA	ZHOU WANCHENG	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$947,750	MULTI-FAMILY DWELLING	$950,119	$2,369	0.25%	$0
D-020-180	358900 1800		INSIGNIA	RAZORE DANIEL +MARY R MARON	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$902,700	MULTI-FAMILY DWELLING	$904,957	$2,257	0.25%	$0
D-020-181	358900 1810		INSIGNIA	YEH CHIEN-HSIUNG+LESLIE MEI	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$621,350	MULTI-FAMILY DWELLING	$622,903	$1,553	0.25%	$0
D-020-182	358900 1820		INSIGNIA	STARR MICHAEL	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$589,050	MULTI-FAMILY DWELLING	$590,523	$1,473	0.25%	$0
D-020-183	358900 1830		INSIGNIA	KRAFT KURT+COLLEEN	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,036,800	MULTI-FAMILY DWELLING	$1,039,392	$2,592	0.25%	$0
D-020-184	358900 1840		INSIGNIA	BAE JOUNGHAK+CHI HEE	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,252,800	MULTI-FAMILY DWELLING	$1,255,932	$3,132	0.25%	$0
D-020-185	358900 1850		INSIGNIA	WARNICK MARK S	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$807,625	MULTI-FAMILY DWELLING	$809,644	$2,019	0.25%	$0
D-020-186	358900 1860		INSIGNIA	LO CHIH CHI	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$836,100	MULTI-FAMILY DWELLING	$838,190	$2,090	0.25%	$0
D-020-187	358900 1870		INSIGNIA	DEZEN NICOLE	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,003,500	MULTI-FAMILY DWELLING	$1,006,009	$2,509	0.25%	$0
D-020-188	358900 1880		INSIGNIA	CHARBONNEAU DANIEL R	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$955,800	MULTI-FAMILY DWELLING	$958,189	$2,389	0.25%	$0
D-020-189	358900 1890		INSIGNIA	SRIDHAR SRIKRISHNA	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$657,900	MULTI-FAMILY DWELLING	$659,545	$1,645	0.25%	$0
D-020-190	358900 1900		INSIGNIA	WANG WEI MING	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-191	358900 1910		INSIGNIA	NING YUE+MINGFEI YAN	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,324,800	MULTI-FAMILY DWELLING	$1,328,112	$3,312	0.25%	$0
D-020-192	358900 1920		INSIGNIA	SCANLAN MELISSA A+BANK KEVI	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,600,800	MULTI-FAMILY DWELLING	$1,604,802	$4,002	0.25%	$0
D-020-193	358900 1930		INSIGNIA	WANG STEPHANIE	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$853,775	MULTI-FAMILY DWELLING	$855,909	$2,134	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use W/Kbout LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-194	358900 1940		INSIGNIA	YANG AIXUAN+ZHU QIAOYU	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$836,100	MULTI-FAMILY DWELLING	$838,190	$2,090	0.25%	$0
D-020-195	358900 1950		INSIGNIA	URNER ELIZABETH LADD	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,003,500	MULTI-FAMILY DWELLING	$1,006,009	$2,509	0.25%	$0
D-020-196	358900 1960		INSIGNIA	WANG XIAO+LISA SUK FLORES	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$955,800	MULTI-FAMILY DWELLING	$958,189	$2,389	0.25%	$0
D-020-197	358900 1970		INSIGNIA	KUSUMA NALDITYA	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$657,900	MULTI-FAMILY DWELLING	$659,545	$1,645	0.25%	$0
D-020-198	358900 1980		INSIGNIA	YOUNG MEI	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-199	358900 1990		INSIGNIA	FU CHENGYAN	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,324,800	MULTI-FAMILY DWELLING	$1,328,112	$3,312	0.25%	$0
D-020-200	358900 2000		INSIGNIA	SEYMOURE EVERETT J	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,600,800	MULTI-FAMILY DWELLING	$1,604,802	$4,002	0.25%	$0
D-020-201	358900 2010		INSIGNIA	SU KEVIN S	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$853,775	MULTI-FAMILY DWELLING	$855,909	$2,134	0.25%	$0
D-020-202	358900 2020		INSIGNIA	YEUNG WING-HIN JONATHAN	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$836,100	MULTI-FAMILY DWELLING	$838,190	$2,090	0.25%	$0
D-020-203	358900 2030		INSIGNIA	NASH ROBERT W+AMY	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,003,500	MULTI-FAMILY DWELLING	$1,006,009	$2,509	0.25%	$0
D-020-204	358900 2040		INSIGNIA	RUEHLE WILLIAM+JULIE	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$955,800	MULTI-FAMILY DWELLING	$958,189	$2,389	0.25%	$0
D-020-205	358900 2050		INSIGNIA	HUI FONG	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$657,900	MULTI-FAMILY DWELLING	$659,545	$1,645	0.25%	$0
D-020-206	358900 2060		INSIGNIA	KIM YEONHEE+LEE MINYOUNG	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-207	358900 2070		INSIGNIA	WANG KAI	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,324,800	MULTI-FAMILY DWELLING	$1,328,112	$3,312	0.25%	$0
D-020-208	358900 2080		INSIGNIA	REPANICH ANTHONY D+JULIE M	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,600,800	MULTI-FAMILY DWELLING	$1,604,802	$4,002	0.25%	$0
D-020-209	358900 2090		INSIGNIA	RUTER SHANE	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$853,775	MULTI-FAMILY DWELLING	$855,909	$2,134	0.25%	$0
D-020-210	358900 2100		INSIGNIA	YAACOVI YORAM+GALI	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$836,100	MULTI-FAMILY DWELLING	$838,190	$2,090	0.25%	$0
D-020-211	358900 2110		INSIGNIA	CARROUGHER JOHN G+GRETCHEN	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,003,500	MULTI-FAMILY DWELLING	$1,006,009	$2,509	0.25%	$0
D-020-212	358900 2120		INSIGNIA	WPI REAL ESTATE SERVICE CO	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$955,800	MULTI-FAMILY DWELLING	$958,189	$2,389	0.25%	$0
D-020-213	358900 2130		INSIGNIA	KHOKHANI MEGHAL	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$657,900	MULTI-FAMILY DWELLING	$659,545	$1,645	0.25%	$0
D-020-214	358900 2140		INSIGNIA	HILDEBRANDT JIM+LU SU PING	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-215	358900 2150		INSIGNIA	LEE JUSTIN HYODONG+FAITH K	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,324,800	MULTI-FAMILY DWELLING	$1,328,112	$3,312	0.25%	$0
D-020-216	358900 2160		INSIGNIA	CUMMISKEY COLEY MICHAEL	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,600,800	MULTI-FAMILY DWELLING	$1,604,802	$4,002	0.25%	$0
D-020-217	358900 2170		INSIGNIA	GRANT DESIREE -TTEE	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$853,775	MULTI-FAMILY DWELLING	$855,909	$2,134	0.25%	$0
D-020-218	358900 2180		INSIGNIA	WU YUXIN	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$836,100	MULTI-FAMILY DWELLING	$838,190	$2,090	0.25%	$0
D-020-219	358900 2190		INSIGNIA	MADSEN DANE H+LANE KATRINA	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,003,500	MULTI-FAMILY DWELLING	$1,006,009	$2,509	0.25%	$0
D-020-220	358900 2200		INSIGNIA	SLATTERY PADRAIC+MARINDA J	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$955,800	MULTI-FAMILY DWELLING	$958,189	$2,389	0.25%	$0
D-020-221	358900 2210		INSIGNIA	GAO KAI & LIU SHUIA	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$657,900	MULTI-FAMILY DWELLING	$659,545	$1,645	0.25%	$0
D-020-222	358900 2220		INSIGNIA	GUMASTE KEDAR	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-223	358900 2230		INSIGNIA	CHEN JIM H	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,324,800	MULTI-FAMILY DWELLING	$1,328,112	$3,312	0.25%	$0
D-020-224	358900 2240		INSIGNIA	WYSE BEVERLY M+STEPHEN L	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,600,800	MULTI-FAMILY DWELLING	$1,604,802	$4,002	0.25%	$0
D-020-225	358900 2250		INSIGNIA	SHAN FENG	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$853,775	MULTI-FAMILY DWELLING	$855,909	$2,134	0.25%	$0
D-020-226	358900 2260		INSIGNIA	YEUNG MELISSA AU	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$836,100	MULTI-FAMILY DWELLING	$838,190	$2,090	0.25%	$0
D-020-227	358900 2270		INSIGNIA	ALSUNAIDAR MOHAMMED ABDULLA	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,003,500	MULTI-FAMILY DWELLING	$1,006,009	$2,509	0.25%	$0
D-020-228	358900 2280		INSIGNIA	BURNETT SARA J	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$955,800	MULTI-FAMILY DWELLING	$958,189	$2,389	0.25%	$0
D-020-229	358900 2290		INSIGNIA	RAICEVICH JOSEPH	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$657,900	MULTI-FAMILY DWELLING	$659,545	$1,645	0.25%	$0
D-020-230	358900 2300		INSIGNIA	LEVINE CHARLES H+JACKLYN R	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-231	358900 2310		INSIGNIA	AFSHAR MOHAMAD	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,324,800	MULTI-FAMILY DWELLING	$1,328,112	$3,312	0.25%	$0
D-020-232	358900 2320		INSIGNIA	KNIGHT KENNETH D+DAPHNE E	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,600,800	MULTI-FAMILY DWELLING	$1,604,802	$4,002	0.25%	$0
D-020-233	358900 2330		INSIGNIA	KUBASIK CHRISTOPHER+JANE	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$853,775	MULTI-FAMILY DWELLING	$855,909	$2,134	0.25%	$0
D-020-234	358900 2340		INSIGNIA	ISAACS STEPHANIE L	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$836,100	MULTI-FAMILY DWELLING	$838,190	$2,090	0.25%	$0
D-020-235	358900 2350		INSIGNIA	STEVENSON SCOTT+MELINDA	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,003,500	MULTI-FAMILY DWELLING	$1,006,009	$2,509	0.25%	$0
D-020-236	358900 2360		INSIGNIA	ROSE GOLD LLC	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$955,800	MULTI-FAMILY DWELLING	$958,189	$2,389	0.25%	$0
D-020-237	358900 2370		INSIGNIA	BABUSIS BENIS P	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$657,900	MULTI-FAMILY DWELLING	$659,545	$1,645	0.25%	$0
D-020-238	358900 2380		INSIGNIA	ISERNIO FRANK+MARGARET	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-239	358900 2390		INSIGNIA	RICE STEVEN J+STEELE GARY L	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,324,800	MULTI-FAMILY DWELLING	$1,328,112	$3,312	0.25%	$0
D-020-240	358900 2400		INSIGNIA	WONG MICHELE+DEREK	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,600,800	MULTI-FAMILY DWELLING	$1,604,802	$4,002	0.25%	$0
D-020-241	358900 2410		INSIGNIA	GILBERT GREGORY	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$853,775	MULTI-FAMILY DWELLING	$855,909	$2,134	0.25%	$0
D-020-242	358900 2420		INSIGNIA	SATYANARAYANA SRIKANTH	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$836,100	MULTI-FAMILY DWELLING	$838,190	$2,090	0.25%	$0
D-020-243	358900 2430		INSIGNIA	GELLOCK SCOTT JEFF+ANANDA M	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,003,500	MULTI-FAMILY DWELLING	$1,006,009	$2,509	0.25%	$0
D-020-244	358900 2440		INSIGNIA	YU JEFFREY+TENG SZEWEI	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$955,800	MULTI-FAMILY DWELLING	$958,189	$2,389	0.25%	$0
D-020-245	358900 2450		INSIGNIA	GOH YONG-HUI & YONG QING	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$657,900	MULTI-FAMILY DWELLING	$659,545	$1,645	0.25%	$0
D-020-246	358900 2460		INSIGNIA	DONG XINJIE	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$623,700	MULTI-FAMILY DWELLING	$625,259	$1,559	0.25%	$0
D-020-247	358900 2470		INSIGNIA	SUDHAKUMARI ASHI R+PANICKER	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,324,800	MULTI-FAMILY DWELLING	$1,328,112	$3,312	0.25%	$0
D-020-248	358900 2480		INSIGNIA	CHANG MICHAEL N+CHE TESSIE	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,600,800	MULTI-FAMILY DWELLING	$1,604,802	$4,002	0.25%	$0
D-020-249	358900 2490		INSIGNIA	LI QINGNI	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$853,775	MULTI-FAMILY DWELLING	$855,909	$2,134	0.25%	$0
D-020-250	358900 2500		INSIGNIA	TANGO LLC	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$882,550	MULTI-FAMILY DWELLING	$884,756	$2,206	0.25%	$0
D-020-251	358900 2510		INSIGNIA	JOHNSON TARA BETH	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,059,250	MULTI-FAMILY DWELLING	$1,061,898	$2,648	0.25%	$0
D-020-252	358900 2520		INSIGNIA	ROUHOL-AMIN SAID+SAGHARSIA	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$1,008,900	MULTI-FAMILY DWELLING	$1,011,422	$2,522	0.25%	$0
D-020-253	358900 2530		INSIGNIA	MARK NATALIE	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$694,450	MULTI-FAMILY DWELLING	$696,186	$1,736	0.25%	$0
D-020-254	358900 2540		INSIGNIA	ROSENTHAL LIBBY+DAVID A	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$658,350	MULTI-FAMILY DWELLING	$659,996	$1,646	0.25%	$0
D-020-255	358900 2550		INSIGNIA	KUHNS JEFFREY+KRISTEN	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,382,400	MULTI-FAMILY DWELLING	$1,385,856	$3,456	0.25%	$0
D-020-256	358900 2560		INSIGNIA	NG JESSICA CHI-YAN	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,670,400	MULTI-FAMILY DWELLING	$1,674,576	$4,176	0.25%	$0
D-020-257	358900 2570		INSIGNIA	MARTIN GREGORY+CAROLYN	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$899,925	MULTI-FAMILY DWELLING	$902,175	$2,250	0.25%	$0
D-020-258	358900 2580		INSIGNIA	SHEA MARK	588 BELL ST	DMC 240/290-440		797,496	929	MULTI-FAMILY DWELLING	$882,550	MULTI-FAMILY DWELLING	$884,756	$2,206	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-259	358900 2590		INSIGNIA	GELLOCK SCOTT JEFF+ANANDA M	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,059,250	MULTI-FAMILY DWELLING	$1,061,898	$2,648	0.25%	$0
D-020-260	358900 2600		INSIGNIA	KIM YOUNG-SIK	588 BELL ST	DMC 240/290-440		797,496	1,062	MULTI-FAMILY DWELLING	$1,008,900	MULTI-FAMILY DWELLING	$1,011,422	$2,522	0.25%	$0
D-020-261	358900 2610		INSIGNIA	KEMBER BRUCE+BROOKE	588 BELL ST	DMC 240/290-440		797,496	731	MULTI-FAMILY DWELLING	$694,450	MULTI-FAMILY DWELLING	$696,186	$1,736	0.25%	$0
D-020-262	358900 2620		INSIGNIA	WU MIKE TSUNG-WEI+WU LISA H	588 BELL ST	DMC 240/290-440		797,496	693	MULTI-FAMILY DWELLING	$658,350	MULTI-FAMILY DWELLING	$659,996	$1,646	0.25%	$0
D-020-263	358900 2630		INSIGNIA	EBENS ALLEN	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,382,400	MULTI-FAMILY DWELLING	$1,385,856	$3,456	0.25%	$0
D-020-264	358900 2640		INSIGNIA	INSIGNIA 2707 LLC	588 BELL ST	DMC 240/290-440		797,496	1,392	MULTI-FAMILY DWELLING	$1,670,400	MULTI-FAMILY DWELLING	$1,674,576	$4,176	0.25%	$0
D-020-265	358900 2650		INSIGNIA	PEDERSON JAMES G	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$899,925	MULTI-FAMILY DWELLING	$902,175	$2,250	0.25%	$0
D-020-266	358900 2660		INSIGNIA	CALLAU CARLOS VARA+GIL PATR	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$906,750	MULTI-FAMILY DWELLING	$909,017	$2,267	0.25%	$0
D-020-267	358900 2670		INSIGNIA	GUTMANS ANDHFAT (TRUSTEES	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,059,250	MULTI-FAMILY DWELLING	$1,061,898	$2,648	0.25%	$0
D-020-268	358900 2680		INSIGNIA	LAKE CELINDA	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,292,950	MULTI-FAMILY DWELLING	$1,296,182	$3,232	0.25%	$0
D-020-269	358900 2690		INSIGNIA	LOW YUCHENG	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,096,300	MULTI-FAMILY DWELLING	$1,099,041	$2,741	0.25%	$0
D-020-270	358900 2700		INSIGNIA	TRACEY MARTIN+TRACEY MARIA	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,443,750	MULTI-FAMILY DWELLING	$1,447,359	$3,609	0.25%	$0
D-020-271	358900 2710		INSIGNIA	CHANG MICHAEL N	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-272	358900 2720		INSIGNIA	GRAUNKE MICHELLE L+STEVEN D	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$899,925	MULTI-FAMILY DWELLING	$902,175	$2,250	0.25%	$0
D-020-273	358900 2730		INSIGNIA	PACIFIC COAST PARTNERS LLC	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$930,000	MULTI-FAMILY DWELLING	$932,325	$2,325	0.25%	$0
D-020-274	358900 2740		INSIGNIA	COHEN GORDON A+PATRICIA M+N	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,087,125	MULTI-FAMILY DWELLING	$1,089,843	$2,718	0.25%	$0
D-020-275	358900 2750		INSIGNIA	CUMMINGS CORRY+EMILY R	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,326,975	MULTI-FAMILY DWELLING	$1,330,292	$3,317	0.25%	$0
D-020-276	358900 2760		INSIGNIA	ZHONG SHENGPING SAM+HUALIN	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,125,150	MULTI-FAMILY DWELLING	$1,127,963	$2,813	0.25%	$0
D-020-277	358900 2770		INSIGNIA	52905 LLC	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,443,750	MULTI-FAMILY DWELLING	$1,447,359	$3,609	0.25%	$0
D-020-278	358900 2780		INSIGNIA	WOODRUFF MARCY J	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-279	358900 2790		INSIGNIA	ADLER MARCIA W -TTEE	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$923,000	MULTI-FAMILY DWELLING	$925,307	$2,307	0.25%	$0
D-020-280	358900 2800		INSIGNIA	MAJERCSIK EVA+ARCINIEGA ALB	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$930,000	MULTI-FAMILY DWELLING	$932,325	$2,325	0.25%	$0
D-020-281	358900 2810		INSIGNIA	WANG ABBY	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,087,125	MULTI-FAMILY DWELLING	$1,089,843	$2,718	0.25%	$0
D-020-282	358900 2820		INSIGNIA	SCHLEIMER DAVID	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,326,975	MULTI-FAMILY DWELLING	$1,330,292	$3,317	0.25%	$0
D-020-283	358900 2830		INSIGNIA	KLEWENO CONOR	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,125,150	MULTI-FAMILY DWELLING	$1,127,963	$2,813	0.25%	$0
D-020-284	358900 2840		INSIGNIA	MARGOLIS JEROME+NATALIE	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-285	358900 2850		INSIGNIA	BATES REX W+ANGELA M	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-286	358900 2860		INSIGNIA	MATSUO JON	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$923,000	MULTI-FAMILY DWELLING	$925,307	$2,307	0.25%	$0
D-020-287	358900 2870		INSIGNIA	HANSHAR JENNIFER	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$930,000	MULTI-FAMILY DWELLING	$932,325	$2,325	0.25%	$0
D-020-288	358900 2880		INSIGNIA	TURITTO TIMOTHY	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,087,125	MULTI-FAMILY DWELLING	$1,089,843	$2,718	0.25%	$0
D-020-289	358900 2890		INSIGNIA	JIANG HAOFAN	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,326,975	MULTI-FAMILY DWELLING	$1,330,292	$3,317	0.25%	$0
D-020-290	358900 2900		INSIGNIA	WESTLAKE PEAK LLC	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,125,150	MULTI-FAMILY DWELLING	$1,127,963	$2,813	0.25%	$0
D-020-291	358900 2910		INSIGNIA	DAILEY JAMES H+SYLVIA A	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-292	358900 2920		INSIGNIA	GREER FRANK+SOILEN STEPHANI	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-293	358900 2930		INSIGNIA	EMBASSY DEVELOPMENT WA	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$923,000	MULTI-FAMILY DWELLING	$925,307	$2,307	0.25%	$0
D-020-294	358900 2940		INSIGNIA	D'ELIA JIE	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$1,023,000	MULTI-FAMILY DWELLING	$1,025,557	$2,557	0.25%	$0
D-020-295	358900 2950		INSIGNIA	CHEN CHAU-CHEN+CLIFFORD	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,115,000	MULTI-FAMILY DWELLING	$1,117,787	$2,787	0.25%	$0
D-020-296	358900 2960		INSIGNIA	FEDUSKA -NICHOLAS J+KATHARI	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,361,000	MULTI-FAMILY DWELLING	$1,364,402	$3,402	0.25%	$0
D-020-297	358900 2970		INSIGNIA	GRAVALIS JOANE	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,154,000	MULTI-FAMILY DWELLING	$1,156,885	$2,885	0.25%	$0
D-020-298	358900 2980		INSIGNIA	WONG SARAH LI TENG	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-299	358900 2990		INSIGNIA	GOLSHAN MOHAMMAD	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-300	358900 3000		INSIGNIA	CONTRERAS CARMEN+BENSHOOF R	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$1,015,300	MULTI-FAMILY DWELLING	$1,017,838	$2,538	0.25%	$0
D-020-301	358900 3010		INSIGNIA	MORELLA ENZO+GIUSEPPE	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$1,023,000	MULTI-FAMILY DWELLING	$1,025,557	$2,557	0.25%	$0
D-020-302	358900 3020		INSIGNIA	CREWS PHILIP+JENNIE	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,115,000	MULTI-FAMILY DWELLING	$1,117,787	$2,787	0.25%	$0
D-020-303	358900 3030		INSIGNIA	PRINCE DOUGLAS R+CATHERINE	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,361,000	MULTI-FAMILY DWELLING	$1,364,402	$3,402	0.25%	$0
D-020-304	358900 3040		INSIGNIA	MACEDO EDMUNDO+KAMB SUSAN	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,154,000	MULTI-FAMILY DWELLING	$1,156,885	$2,885	0.25%	$0
D-020-305	358900 3050		INSIGNIA	MCWHERTER DAVID	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-306	358900 3060		INSIGNIA	ADVANI RAJEEV	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-307	358900 3070		INSIGNIA	DORAN NORBERT+JANE FRIEDMAN	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$1,015,300	MULTI-FAMILY DWELLING	$1,017,838	$2,538	0.25%	$0
D-020-308	358900 3080		INSIGNIA	PATEL ATUL V+SEEMA A -TTEES	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$1,023,000	MULTI-FAMILY DWELLING	$1,025,557	$2,557	0.25%	$0
D-020-309	358900 3090		INSIGNIA	LANGENFELD JEFFREY P	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,115,000	MULTI-FAMILY DWELLING	$1,117,787	$2,787	0.25%	$0
D-020-310	358900 3100		INSIGNIA	REEB DAN JACOB+ELIZABETH WE	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,361,000	MULTI-FAMILY DWELLING	$1,364,402	$3,402	0.25%	$0
D-020-311	358900 3110		INSIGNIA	SEAGOT LLC	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,154,000	MULTI-FAMILY DWELLING	$1,156,885	$2,885	0.25%	$0
D-020-312	358900 3120		INSIGNIA	DOBBS CRAIG W+KELLEY J	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-313	358900 3130		INSIGNIA	WILCOX RANDAL+SANDY	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-314	358900 3140		INSIGNIA	ROSENGAUS ELIEZER+MICHELLE	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$1,015,300	MULTI-FAMILY DWELLING	$1,017,838	$2,538	0.25%	$0
D-020-315	358900 3150		INSIGNIA	DEAN CORY M+THUY NGUYEN	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$1,023,000	MULTI-FAMILY DWELLING	$1,025,557	$2,557	0.25%	$0
D-020-316	358900 3160		INSIGNIA	CHANGELA SATISH A	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,115,000	MULTI-FAMILY DWELLING	$1,117,787	$2,787	0.25%	$0
D-020-317	358900 3170		INSIGNIA	TAVERAS ADALBERTO	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,361,000	MULTI-FAMILY DWELLING	$1,364,402	$3,402	0.25%	$0
D-020-318	358900 3180		INSIGNIA	MA FAMILY TRUST	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,154,000	MULTI-FAMILY DWELLING	$1,156,885	$2,885	0.25%	$0
D-020-319	358900 3190		INSIGNIA	MASINGTON NICHOLAS J	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-320	358900 3200		INSIGNIA	CORNELL NANCY	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-321	358900 3210		INSIGNIA	TRIVEDI MAHIMA	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$1,015,300	MULTI-FAMILY DWELLING	$1,017,838	$2,538	0.25%	$0
D-020-322	358900 3220		INSIGNIA	LI KANG	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$1,023,000	MULTI-FAMILY DWELLING	$1,025,557	$2,557	0.25%	$0
D-020-323	358900 3230		INSIGNIA	MA ZHIYONG+MING LI	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,115,000	MULTI-FAMILY DWELLING	$1,117,787	$2,787	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-324	358900 3240		INSIGNIA	BRISTOL LEGACY LLC	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,361,000	MULTI-FAMILY DWELLING	$1,364,402	$3,402	0.25%	$0
D-020-325	358900 3250		INSIGNIA	OUYANG DAN	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,154,000	MULTI-FAMILY DWELLING	$1,156,885	$2,885	0.25%	$0
D-020-326	358900 3260		INSIGNIA	MARCOTTE DOUGLAS	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-327	358900 3270		INSIGNIA	BRECKENRIDGE RICHARD C+PAME	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-328	358900 3280		INSIGNIA	FER MEHMET F+ZELIHA DEMET K	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$1,015,300	MULTI-FAMILY DWELLING	$1,017,838	$2,538	0.25%	$0
D-020-329	358900 3290		INSIGNIA	ZHONG SHENGPING SAM+HUALIN	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,118,790	$2,790	0.25%	$0
D-020-330	358900 3300		INSIGNIA	WU YONG+HU NING	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,226,500	MULTI-FAMILY DWELLING	$1,229,566	$3,066	0.25%	$0
D-020-331	358900 3310		INSIGNIA	WEIPPERT DON+LILIANE	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,497,100	MULTI-FAMILY DWELLING	$1,500,843	$3,743	0.25%	$0
D-020-332	358900 3320		INSIGNIA	ELLIS MATTHEW+JULIE	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,269,400	MULTI-FAMILY DWELLING	$1,272,573	$3,173	0.25%	$0
D-020-333	358900 3330		INSIGNIA	ZAWAIDEH EMAD+MAY+MAZEN	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-334	358900 3340		INSIGNIA	HILTZ PETER+WORTH SHIRLEY	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-335	358900 3350		INSIGNIA	TAN LEYONG+XUE TENG	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$1,107,600	MULTI-FAMILY DWELLING	$1,110,369	$2,769	0.25%	$0
D-020-336	358900 3360		INSIGNIA	LIU HUI+CAI QIN	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,118,790	$2,790	0.25%	$0
D-020-337	358900 3370		INSIGNIA	LITTEN JASON B	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,226,500	MULTI-FAMILY DWELLING	$1,229,566	$3,066	0.25%	$0
D-020-338	358900 3380		INSIGNIA	TOMANDL MAREK+TELENSKA SABI	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,497,100	MULTI-FAMILY DWELLING	$1,500,843	$3,743	0.25%	$0
D-020-339	358900 3390		INSIGNIA	YUAN YI	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,269,400	MULTI-FAMILY DWELLING	$1,272,573	$3,173	0.25%	$0
D-020-340	358900 3400		INSIGNIA	ABHISHEK ABHISHEK+PIALI CHO	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-341	358900 3410		INSIGNIA	KIM SOOK KWANG	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-342	358900 3420		INSIGNIA	DOTY DOUGLAS A+JANET L	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$1,107,600	MULTI-FAMILY DWELLING	$1,110,369	$2,769	0.25%	$0
D-020-343	358900 3430		INSIGNIA	HAKHU JAI+NALINI	588 BELL ST	DMC 240/290-440		797,496	930	MULTI-FAMILY DWELLING	$1,162,500	MULTI-FAMILY DWELLING	$1,165,406	$2,906	0.25%	$0
D-020-344	358900 3440		INSIGNIA	SNYDER LELAND D+CAROL M	588 BELL ST	DMC 240/290-440		797,496	1,115	MULTI-FAMILY DWELLING	$1,282,250	MULTI-FAMILY DWELLING	$1,285,456	$3,206	0.25%	$0
D-020-345	358900 3450		INSIGNIA	BUCHHOLZ DAVID W+ALSTEAD MA	588 BELL ST	DMC 240/290-440		797,496	1,361	MULTI-FAMILY DWELLING	$1,565,150	MULTI-FAMILY DWELLING	$1,569,063	$3,913	0.25%	$0
D-020-346	358900 3460		INSIGNIA	YU HOLLY Y	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,327,100	MULTI-FAMILY DWELLING	$1,330,418	$3,318	0.25%	$0
D-020-347	358900 3470		INSIGNIA	SCHNEIDER JOHN	588 BELL ST	DMC 240/290-440		797,496	1,155	MULTI-FAMILY DWELLING	$1,559,250	MULTI-FAMILY DWELLING	$1,563,148	$3,898	0.25%	$0
D-020-348	358900 3480		INSIGNIA	SETZER BRETT A+CHRYSTELLE M	588 BELL ST	DMC 240/290-440		797,496	1,404	MULTI-FAMILY DWELLING	$1,895,400	MULTI-FAMILY DWELLING	$1,900,138	$4,738	0.25%	$0
D-020-349	358900 3490		INSIGNIA	MANHAS AMITOZ S	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$1,153,750	MULTI-FAMILY DWELLING	$1,156,634	$2,884	0.25%	$0
D-020-350	358900 3500		INSIGNIA	WATSON MICHAEL G+KAREN STAC	588 BELL ST	DMC 240/290-440		797,496	2,113	MULTI-FAMILY DWELLING	$2,746,900	MULTI-FAMILY DWELLING	$2,753,767	$6,867	0.25%	$0
D-020-351	358900 3510		INSIGNIA	ALHADEFF N JACK	588 BELL ST	DMC 240/290-440		797,496	2,025	MULTI-FAMILY DWELLING	$2,430,000	MULTI-FAMILY DWELLING	$2,436,075	$6,075	0.25%	$0
D-020-352	358900 3520		INSIGNIA	RAJARAM KUNJITHAPADAM+RADHI	588 BELL ST	DMC 240/290-440		797,496	1,880	MULTI-FAMILY DWELLING	$2,256,000	MULTI-FAMILY DWELLING	$2,261,640	$5,640	0.25%	$0
D-020-353	358900 3530		INSIGNIA	GEORGE MICHAEL M+ELIZABETH	588 BELL ST	DMC 240/290-440		797,496	2,133	MULTI-FAMILY DWELLING	$2,559,600	MULTI-FAMILY DWELLING	$2,565,999	$6,399	0.25%	$0
D-020-354	358900 3540		INSIGNIA	EMBASSY DEVELOPMENT WA	588 BELL ST	DMC 240/290-440	-	797,496	2,531	MULTI-FAMILY DWELLING	$1,599,300	MULTI-FAMILY DWELLING	$1,603,298	$3,998	0.25%	$0
D-020-355	358900 3550		INSIGNIA	EMBASSY DEVELOPMENT WA	588 BELL ST	DMC 240/290-440	-	797,496	6,345	MULTI-FAMILY DWELLING	$3,827,100	MULTI-FAMILY DWELLING	$3,836,668	$9,568	0.25%	$0
D-020-356	358900 3560		INSIGNIA	EMBASSY DEVELOPMENT WA	588 BELL ST	DMC 240/290-440		797,496	1,822	MULTI-FAMILY DWELLING	$1,151,300	MULTI-FAMILY DWELLING	$1,154,178	$2,878	0.25%	$0
D-020-357	358900 3570		INSIGNIA	EMBASSY DEVELOPMENT WA	588 BELL ST	DMC 240/290-440		797,496	2,556	MULTI-FAMILY DWELLING	$1,541,700	MULTI-FAMILY DWELLING	$1,545,554	$3,854	0.25%	$0
D-020-358	358900 3580		INSIGNIA	NASH ROBERT+AMY	588 BELL ST	DMC 240/290-440		797,496	931	MULTI-FAMILY DWELLING	$768,075	MULTI-FAMILY DWELLING	$769,995	$1,920	0.25%	$0
D-020-359	358900 3590		INSIGNIA	HUANG KEFU+XIAOLING	588 BELL ST	DMC 240/290-440		797,496	855	MULTI-FAMILY DWELLING	$705,375	MULTI-FAMILY DWELLING	$707,138	$1,763	0.25%	$0
D-020-360	358900 3600		INSIGNIA	ENG-ROHRBACH NICHOLAS SEAN	588 BELL ST	DMC 240/290-440		797,496	869	MULTI-FAMILY DWELLING	$716,925	MULTI-FAMILY DWELLING	$718,717	$1,792	0.25%	$0
D-020-361	358900 3610		INSIGNIA	HOLT CHRISTOPHER W+KAY ANNA	588 BELL ST	DMC 240/290-440		797,496	1,189	MULTI-FAMILY DWELLING	$980,925	MULTI-FAMILY DWELLING	$983,377	$2,452	0.25%	$0
D-020-362	358900 3620		INSIGNIA	PASRICHA VAIBHAV+BERI KANIK	588 BELL ST	DMC 240/290-440		797,496	1,038	MULTI-FAMILY DWELLING	$856,350	MULTI-FAMILY DWELLING	$858,491	$2,141	0.25%	$0
D-020-363	358900 3630		INSIGNIA	DAVIS TAMEIKO	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-364	358900 3640		INSIGNIA	FINKENBINER MALLORY ANNE+PU	588 BELL ST	DMC 240/290-440		797,496	944	MULTI-FAMILY DWELLING	$778,800	MULTI-FAMILY DWELLING	$780,747	$1,947	0.25%	$0
D-020-365	358900 3650		INSIGNIA	REILEY JOHN	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$920,700	MULTI-FAMILY DWELLING	$923,002	$2,302	0.25%	$0
D-020-366	358900 3660		INSIGNIA	MAYHEW JEFFREY K	588 BELL ST	DMC 240/290-440		797,496	797	MULTI-FAMILY DWELLING	$657,525	MULTI-FAMILY DWELLING	$659,169	$1,644	0.25%	$0
D-020-367	358900 3670		INSIGNIA	COHENCA NESTOR +RUTH	588 BELL ST	DMC 240/290-440		797,496	874	MULTI-FAMILY DWELLING	$721,050	MULTI-FAMILY DWELLING	$722,853	$1,803	0.25%	$0
D-020-368	358900 3680		INSIGNIA	KANI ALI+KIMIA	588 BELL ST	DMC 240/290-440		797,496	825	MULTI-FAMILY DWELLING	$680,625	MULTI-FAMILY DWELLING	$682,327	$1,702	0.25%	$0
D-020-369	358900 3690		INSIGNIA	ALLEN ERIC	588 BELL ST	DMC 240/290-440		797,496	1,148	MULTI-FAMILY DWELLING	$947,100	MULTI-FAMILY DWELLING	$949,468	$2,368	0.25%	$0
D-020-370	358900 3700		INSIGNIA	URBINA JOHN D	588 BELL ST	DMC 240/290-440		797,496	1,165	MULTI-FAMILY DWELLING	$961,125	MULTI-FAMILY DWELLING	$963,528	$2,403	0.25%	$0
D-020-371	358900 3710		INSIGNIA	PARKINSON PATRICK THOMAS+BU	588 BELL ST	DMC 240/290-440		797,496	858	MULTI-FAMILY DWELLING	$707,850	MULTI-FAMILY DWELLING	$709,620	$1,770	0.25%	$0
D-020-372	358900 3720		INSIGNIA	BALASUBRAMANIAN BALAJI+SAIL	588 BELL ST	DMC 240/290-440		797,496	840	MULTI-FAMILY DWELLING	$693,000	MULTI-FAMILY DWELLING	$694,732	$1,732	0.25%	$0
D-020-373	358900 3730		INSIGNIA	DUGAN ANDREW V+ABAYA PAULIN	588 BELL ST	DMC 240/290-440		797,496	848	MULTI-FAMILY DWELLING	$699,600	MULTI-FAMILY DWELLING	$701,349	$1,749	0.25%	$0
D-020-374	358900 3740		INSIGNIA	FAN MINGYAN	588 BELL ST	DMC 240/290-440		797,496	851	MULTI-FAMILY DWELLING	$702,075	MULTI-FAMILY DWELLING	$703,830	$1,755	0.25%	$0
D-020-375	358900 3750		INSIGNIA	BOHNER ROSS G	588 BELL ST	DMC 240/290-440		797,496	931	MULTI-FAMILY DWELLING	$768,075	MULTI-FAMILY DWELLING	$769,995	$1,920	0.25%	$0
D-020-376	358900 3760		INSIGNIA	KHOKHANI ASHOK C+PARUL A	588 BELL ST	DMC 240/290-440		797,496	861	MULTI-FAMILY DWELLING	$710,325	MULTI-FAMILY DWELLING	$712,101	$1,776	0.25%	$0
D-020-377	358900 3770		INSIGNIA	YANG JAMES SHINWOO	588 BELL ST	DMC 240/290-440		797,496	872	MULTI-FAMILY DWELLING	$719,400	MULTI-FAMILY DWELLING	$721,198	$1,798	0.25%	$0
D-020-378	358900 3780		INSIGNIA	GUPTA NITIN KUMAR+SURANA RA	588 BELL ST	DMC 240/290-440		797,496	1,190	MULTI-FAMILY DWELLING	$981,750	MULTI-FAMILY DWELLING	$984,204	$2,454	0.25%	$0
D-020-379	358900 3790		INSIGNIA	LEUNG ALAN SPENCER+DING MO	588 BELL ST	DMC 240/290-440		797,496	1,038	MULTI-FAMILY DWELLING	$856,350	MULTI-FAMILY DWELLING	$858,491	$2,141	0.25%	$0
D-020-380	358900 3800		INSIGNIA	GUDDANTI SRINIVAS+GEETHALAK	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-381	358900 3810		INSIGNIA	LIU ANDREW	588 BELL ST	DMC 240/290-440		797,496	944	MULTI-FAMILY DWELLING	$778,800	MULTI-FAMILY DWELLING	$780,747	$1,947	0.25%	$0
D-020-382	358900 3820		INSIGNIA	KALATHIPARAMBIL TIJOY TOM+V	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$920,700	MULTI-FAMILY DWELLING	$923,002	$2,302	0.25%	$0
D-020-383	358900 3830		INSIGNIA	SCOTT NICHOLAS G+GAYE	588 BELL ST	DMC 240/290-440		797,496	797	MULTI-FAMILY DWELLING	$657,525	MULTI-FAMILY DWELLING	$659,169	$1,644	0.25%	$0
D-020-384	358900 3840		INSIGNIA	CHANG ADAM+SONYA	588 BELL ST	DMC 240/290-440		797,496	874	MULTI-FAMILY DWELLING	$721,050	MULTI-FAMILY DWELLING	$722,853	$1,803	0.25%	$0
D-020-385	358900 3850		INSIGNIA	JO YONGMIN+SANG HEHYE LEE P	588 BELL ST	DMC 240/290-440		797,496	825	MULTI-FAMILY DWELLING	$680,625	MULTI-FAMILY DWELLING	$682,327	$1,702	0.25%	$0
D-020-386	358900 3860		INSIGNIA	JONES BRADLEY K	588 BELL ST	DMC 240/290-440		797,496	1,148	MULTI-FAMILY DWELLING	$947,100	MULTI-FAMILY DWELLING	$949,468	$2,368	0.25%	$0
D-020-387	358900 3870		INSIGNIA	LIM ED N+JAMIE LYNN	588 BELL ST	DMC 240/290-440		797,496	1,165	MULTI-FAMILY DWELLING	$961,125	MULTI-FAMILY DWELLING	$963,528	$2,403	0.25%	$0
D-020-388	358900 3880		INSIGNIA	JOHNSON CHRIS A+TAMARA F	588 BELL ST	DMC 240/290-440		797,496	858	MULTI-FAMILY DWELLING	$707,850	MULTI-FAMILY DWELLING	$709,620	$1,770	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-389	358900 3890		INSIGNIA	ZAMOJSKI MARGARET ANN	588 BELL ST	DMC 240/290-440		797,496	839	MULTI-FAMILY DWELLING	$692,175	MULTI-FAMILY DWELLING	$693,905	$1,730	0.25%	$0
D-020-390	358900 3900		INSIGNIA	CHHAJTA ARTI	588 BELL ST	DMC 240/290-440		797,496	848	MULTI-FAMILY DWELLING	$699,600	MULTI-FAMILY DWELLING	$701,349	$1,749	0.25%	$0
D-020-391	358900 3910		INSIGNIA	RAPKIN CHARLES+VICTORIA OH	588 BELL ST	DMC 240/290-440		797,496	851	MULTI-FAMILY DWELLING	$702,075	MULTI-FAMILY DWELLING	$703,830	$1,755	0.25%	$0
D-020-392	358900 3920		INSIGNIA	THONG BOB B	588 BELL ST	DMC 240/290-440		797,496	931	MULTI-FAMILY DWELLING	$768,075	MULTI-FAMILY DWELLING	$769,995	$1,920	0.25%	$0
D-020-393	358900 3930		INSIGNIA	BHIKHA JAGRUTI	588 BELL ST	DMC 240/290-440		797,496	855	MULTI-FAMILY DWELLING	$705,375	MULTI-FAMILY DWELLING	$707,138	$1,763	0.25%	$0
D-020-394	358900 3940		INSIGNIA	FOGGITT DYLAN M	588 BELL ST	DMC 240/290-440		797,496	869	MULTI-FAMILY DWELLING	$716,925	MULTI-FAMILY DWELLING	$718,717	$1,792	0.25%	$0
D-020-395	358900 3950		INSIGNIA	TIAN XIAODONG	588 BELL ST	DMC 240/290-440		797,496	1,189	MULTI-FAMILY DWELLING	$980,925	MULTI-FAMILY DWELLING	$983,377	$2,452	0.25%	$0
D-020-396	358900 3960		INSIGNIA	SPURRELL DANIEL	588 BELL ST	DMC 240/290-440		797,496	1,038	MULTI-FAMILY DWELLING	$856,350	MULTI-FAMILY DWELLING	$858,491	$2,141	0.25%	$0
D-020-397	358900 3970		INSIGNIA	JUNG JAE YOUNG+IL JEAN JUNG	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-398	358900 3980		INSIGNIA	HSU VIVIAN	588 BELL ST	DMC 240/290-440		797,496	851	MULTI-FAMILY DWELLING	$702,075	MULTI-FAMILY DWELLING	$703,830	$1,755	0.25%	$0
D-020-399	358900 3990		INSIGNIA	TANANYAN HOVHANNES+HASMIK	588 BELL ST	DMC 240/290-440		797,496	1,101	MULTI-FAMILY DWELLING	$908,325	MULTI-FAMILY DWELLING	$910,596	$2,271	0.25%	$0
D-020-400	358900 4000		INSIGNIA	ROUMANI ADIB	588 BELL ST	DMC 240/290-440		797,496	797	MULTI-FAMILY DWELLING	$657,525	MULTI-FAMILY DWELLING	$659,169	$1,644	0.25%	$0
D-020-401	358900 4010		INSIGNIA	VHVE LLC	588 BELL ST	DMC 240/290-440		797,496	874	MULTI-FAMILY DWELLING	$721,050	MULTI-FAMILY DWELLING	$722,853	$1,803	0.25%	$0
D-020-402	358900 4020		INSIGNIA	KRAFT ARNON+KEREN C	588 BELL ST	DMC 240/290-440		797,496	825	MULTI-FAMILY DWELLING	$680,625	MULTI-FAMILY DWELLING	$682,327	$1,702	0.25%	$0
D-020-403	358900 4030		INSIGNIA	GRALPOIS BRUNO	588 BELL ST	DMC 240/290-440		797,496	1,148	MULTI-FAMILY DWELLING	$947,100	MULTI-FAMILY DWELLING	$949,468	$2,368	0.25%	$0
D-020-404	358900 4040		INSIGNIA	CHIN RYAN+MERCY N CHANG	588 BELL ST	DMC 240/290-440		797,496	1,165	MULTI-FAMILY DWELLING	$961,125	MULTI-FAMILY DWELLING	$963,528	$2,403	0.25%	$0
D-020-405	358900 4050		INSIGNIA	GURRAM RAGHAVENDRA R+FEMINA	588 BELL ST	DMC 240/290-440		797,496	858	MULTI-FAMILY DWELLING	$707,850	MULTI-FAMILY DWELLING	$709,620	$1,770	0.25%	$0
D-020-406	358900 4060		INSIGNIA	GOINGS CALVIN W+HAM DAVID T	588 BELL ST	DMC 240/290-440		797,496	839	MULTI-FAMILY DWELLING	$692,175	MULTI-FAMILY DWELLING	$693,905	$1,730	0.25%	$0
D-020-407	358900 4070		INSIGNIA	POLINA PHANI C+VAHINI KOTAP	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-408	358900 4080		INSIGNIA	CHANG SE CHIN+GINA KYU	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$761,475	MULTI-FAMILY DWELLING	$763,379	$1,904	0.25%	$0
D-020-409	358900 4090		INSIGNIA	KUEBLER CHRISTOPHER	588 BELL ST	DMC 240/290-440		797,496	931	MULTI-FAMILY DWELLING	$768,075	MULTI-FAMILY DWELLING	$769,995	$1,920	0.25%	$0
D-020-410	358900 4100		INSIGNIA	RYNGLER OREN+MORIFAT	588 BELL ST	DMC 240/290-440		797,496	855	MULTI-FAMILY DWELLING	$705,375	MULTI-FAMILY DWELLING	$707,138	$1,763	0.25%	$0
D-020-411	358900 4110		INSIGNIA	ZHAO WEI	588 BELL ST	DMC 240/290-440		797,496	869	MULTI-FAMILY DWELLING	$716,925	MULTI-FAMILY DWELLING	$718,717	$1,792	0.25%	$0
D-020-412	358900 4120		INSIGNIA	CALA CARLOS REVOCABLE TRUST	588 BELL ST	DMC 240/290-440		797,496	1,189	MULTI-FAMILY DWELLING	$980,925	MULTI-FAMILY DWELLING	$983,377	$2,452	0.25%	$0
D-020-413	358900 4130		INSIGNIA	LIN JACK LIWEI+YEN-CHUN LIN	588 BELL ST	DMC 240/290-440		797,496	1,038	MULTI-FAMILY DWELLING	$856,350	MULTI-FAMILY DWELLING	$858,491	$2,141	0.25%	$0
D-020-414	358900 4140		INSIGNIA	BORDE MANISH+POOJA VORIA+RA	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-415	358900 4150		INSIGNIA	LIN KENNETH H	588 BELL ST	DMC 240/290-440		797,496	851	MULTI-FAMILY DWELLING	$702,075	MULTI-FAMILY DWELLING	$703,830	$1,755	0.25%	$0
D-020-416	358900 4160		INSIGNIA	HATHAWAY HEATHER+KECK KEVIN	588 BELL ST	DMC 240/290-440		797,496	1,101	MULTI-FAMILY DWELLING	$908,325	MULTI-FAMILY DWELLING	$910,596	$2,271	0.25%	$0
D-020-417	358900 4170		INSIGNIA	DING LILI+YUNMENG DAI	588 BELL ST	DMC 240/290-440		797,496	797	MULTI-FAMILY DWELLING	$657,525	MULTI-FAMILY DWELLING	$659,169	$1,644	0.25%	$0
D-020-418	358900 4180		INSIGNIA	KHAN SHUAB+GARCIA KARLA	588 BELL ST	DMC 240/290-440		797,496	874	MULTI-FAMILY DWELLING	$721,050	MULTI-FAMILY DWELLING	$722,853	$1,803	0.25%	$0
D-020-419	358900 4190		INSIGNIA	YAO YANMING	588 BELL ST	DMC 240/290-440		797,496	825	MULTI-FAMILY DWELLING	$680,625	MULTI-FAMILY DWELLING	$682,327	$1,702	0.25%	$0
D-020-420	358900 4200		INSIGNIA	GLAZEBROOK SCOTT WILLIAM+HE	588 BELL ST	DMC 240/290-440		797,496	1,148	MULTI-FAMILY DWELLING	$947,100	MULTI-FAMILY DWELLING	$949,468	$2,368	0.25%	$0
D-020-421	358900 4210		INSIGNIA	CORNWELL JONATHAN M	588 BELL ST	DMC 240/290-440		797,496	1,165	MULTI-FAMILY DWELLING	$961,125	MULTI-FAMILY DWELLING	$963,528	$2,403	0.25%	$0
D-020-422	358900 4220		INSIGNIA	PEREIRA ALZEIRA	588 BELL ST	DMC 240/290-440		797,496	858	MULTI-FAMILY DWELLING	$707,850	MULTI-FAMILY DWELLING	$709,620	$1,770	0.25%	$0
D-020-423	358900 4230		INSIGNIA	CHIANG JACK+CHRISTINE H	588 BELL ST	DMC 240/290-440		797,496	839	MULTI-FAMILY DWELLING	$692,175	MULTI-FAMILY DWELLING	$693,905	$1,730	0.25%	$0
D-020-424	358900 4240		INSIGNIA	RK INSIGNIA LLC	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-425	358900 4250		INSIGNIA	MATSUMOTO COLBERT M (TRUSTE	588 BELL ST	DMC 240/290-440		797,496	923	MULTI-FAMILY DWELLING	$761,475	MULTI-FAMILY DWELLING	$763,379	$1,904	0.25%	$0
D-020-426	358900 4260		INSIGNIA	LEI LI+LIMING XU	588 BELL ST	DMC 240/290-440		797,496	883	MULTI-FAMILY DWELLING	$728,475	MULTI-FAMILY DWELLING	$730,296	$1,821	0.25%	$0
D-020-427	358900 4270		INSIGNIA	LEITE ALEXANDRE TOLEDO D+AN	588 BELL ST	DMC 240/290-440		797,496	870	MULTI-FAMILY DWELLING	$717,750	MULTI-FAMILY DWELLING	$719,544	$1,794	0.25%	$0
D-020-428	358900 4280		INSIGNIA	BECKER EDWIN A JR	588 BELL ST	DMC 240/290-440		797,496	869	MULTI-FAMILY DWELLING	$716,925	MULTI-FAMILY DWELLING	$718,717	$1,792	0.25%	$0
D-020-429	358900 4290		INSIGNIA	VAUTOUR BRIAN A	588 BELL ST	DMC 240/290-440		797,496	1,189	MULTI-FAMILY DWELLING	$980,925	MULTI-FAMILY DWELLING	$983,377	$2,452	0.25%	$0
D-020-430	358900 4300		INSIGNIA	BOLLER JON C	588 BELL ST	DMC 240/290-440		797,496	1,038	MULTI-FAMILY DWELLING	$856,350	MULTI-FAMILY DWELLING	$858,491	$2,141	0.25%	$0
D-020-431	358900 4310		INSIGNIA	CUMMINGS SEAN	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-432	358900 4320		INSIGNIA	WEI KUI+LI LIYU	588 BELL ST	DMC 240/290-440		797,496	851	MULTI-FAMILY DWELLING	$702,075	MULTI-FAMILY DWELLING	$703,830	$1,755	0.25%	$0
D-020-433	358900 4330		INSIGNIA	WPI	588 BELL ST	DMC 240/290-440		797,496	1,101	MULTI-FAMILY DWELLING	$908,325	MULTI-FAMILY DWELLING	$910,596	$2,271	0.25%	$0
D-020-434	358900 4340		INSIGNIA	FAN JIN XIA+XIAO BO	588 BELL ST	DMC 240/290-440		797,496	797	MULTI-FAMILY DWELLING	$657,525	MULTI-FAMILY DWELLING	$659,169	$1,644	0.25%	$0
D-020-435	358900 4350		INSIGNIA	YAN ANGEL	588 BELL ST	DMC 240/290-440		797,496	858	MULTI-FAMILY DWELLING	$707,850	MULTI-FAMILY DWELLING	$709,620	$1,770	0.25%	$0
D-020-436	358900 4360		INSIGNIA	SCHAEFTER KRISTIN+STEERS ED	588 BELL ST	DMC 240/290-440		797,496	780	MULTI-FAMILY DWELLING	$643,500	MULTI-FAMILY DWELLING	$645,109	$1,609	0.25%	$0
D-020-437	358900 4370		INSIGNIA	CHERTUDI DANIEL S	588 BELL ST	DMC 240/290-440		797,496	1,002	MULTI-FAMILY DWELLING	$826,650	MULTI-FAMILY DWELLING	$828,717	$2,067	0.25%	$0
D-020-438	358900 4380		INSIGNIA	PAT 613N LLC	588 BELL ST	DMC 240/290-440		797,496	1,151	MULTI-FAMILY DWELLING	$949,575	MULTI-FAMILY DWELLING	$951,949	$2,374	0.25%	$0
D-020-439	358900 4390		INSIGNIA	CANNON JOHN+HEIKE A	588 BELL ST	DMC 240/290-440		797,496	845	MULTI-FAMILY DWELLING	$697,125	MULTI-FAMILY DWELLING	$698,868	$1,743	0.25%	$0
D-020-440	358900 4400		INSIGNIA	QIU JINSHENG+ZENG JINGJIAN	588 BELL ST	DMC 240/290-440		797,496	844	MULTI-FAMILY DWELLING	$696,300	MULTI-FAMILY DWELLING	$698,041	$1,741	0.25%	$0
D-020-441	358900 4410		INSIGNIA	MUNK ALAN+WOODY	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$757,350	MULTI-FAMILY DWELLING	$759,243	$1,893	0.25%	$0
D-020-442	358900 4420		INSIGNIA	CHO PAUL S+JANE K	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$757,350	MULTI-FAMILY DWELLING	$759,243	$1,893	0.25%	$0
D-020-443	358900 4430		INSIGNIA	BARTLETT LUKE W	588 BELL ST	DMC 240/290-440		797,496	762	MULTI-FAMILY DWELLING	$628,650	MULTI-FAMILY DWELLING	$630,222	$1,572	0.25%	$0
D-020-444	358900 4440		INSIGNIA	CONETTA PETER	588 BELL ST	DMC 240/290-440		797,496	762	MULTI-FAMILY DWELLING	$628,650	MULTI-FAMILY DWELLING	$630,222	$1,572	0.25%	$0
D-020-445	358900 4450		INSIGNIA	WONG GEORGE C+SOPHIA S -TTE	588 BELL ST	DMC 240/290-440		797,496	1,189	MULTI-FAMILY DWELLING	$980,925	MULTI-FAMILY DWELLING	$983,377	$2,452	0.25%	$0
D-020-446	358900 4460		INSIGNIA	SONG JOHN Y+SHARI A	588 BELL ST	DMC 240/290-440		797,496	1,038	MULTI-FAMILY DWELLING	$856,350	MULTI-FAMILY DWELLING	$858,491	$2,141	0.25%	$0
D-020-447	358900 4470		INSIGNIA	AMERICAN DONGCHEN INVESTMEN	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-448	358900 4480		INSIGNIA	HUGHES MICHAEL H+REBECCA C	588 BELL ST	DMC 240/290-440		797,496	851	MULTI-FAMILY DWELLING	$702,075	MULTI-FAMILY DWELLING	$703,830	$1,755	0.25%	$0
D-020-449	358900 4490		INSIGNIA	SLOTA KIRK+ANNA RACHINA	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$920,700	MULTI-FAMILY DWELLING	$923,002	$2,302	0.25%	$0
D-020-450	358900 4500		INSIGNIA	CHEN ZHI QIANG+QIUYING LIN	588 BELL ST	DMC 240/290-440		797,496	797	MULTI-FAMILY DWELLING	$657,525	MULTI-FAMILY DWELLING	$659,169	$1,644	0.25%	$0
D-020-451	358900 4510		INSIGNIA	CHEN ZHIQIANG+QUIYING LIN	588 BELL ST	DMC 240/290-440		797,496	858	MULTI-FAMILY DWELLING	$707,850	MULTI-FAMILY DWELLING	$709,620	$1,770	0.25%	$0
D-020-452	358900 4520		INSIGNIA	VERMA KARAN+SOLLONI NANDA	588 BELL ST	DMC 240/290-440		797,496	780	MULTI-FAMILY DWELLING	$643,500	MULTI-FAMILY DWELLING	$645,109	$1,609	0.25%	$0
D-020-453	358900 4530		INSIGNIA	GAO WENZHONG+ZI TONG ZENG	588 BELL ST	DMC 240/290-440		797,496	1,002	MULTI-FAMILY DWELLING	$826,650	MULTI-FAMILY DWELLING	$828,717	$2,067	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-454	358900 4540		INSIGNIA	WANG ANDREW+CHANG SARAH	588 BELL ST	DMC 240/290-440		797,496	1,161	MULTI-FAMILY DWELLING	$957,825	MULTI-FAMILY DWELLING	$960,220	$2,395	0.25%	$0
D-020-455	358900 4550		INSIGNIA	JORGENSEN ERIK+JULIE	588 BELL ST	DMC 240/290-440		797,496	1,203	MULTI-FAMILY DWELLING	$992,475	MULTI-FAMILY DWELLING	$994,956	$2,481	0.25%	$0
D-020-456	358900 4560		INSIGNIA	TSAO YUNWEN+TUNG TECHI	588 BELL ST	DMC 240/290-440		797,496	1,210	MULTI-FAMILY DWELLING	$998,250	MULTI-FAMILY DWELLING	$1,000,746	$2,496	0.25%	$0
D-020-457	358900 4570		INSIGNIA	MAYNARD RICHARD L	588 BELL ST	DMC 240/290-440		797,496	1,294	MULTI-FAMILY DWELLING	$1,067,550	MULTI-FAMILY DWELLING	$1,070,219	$2,669	0.25%	$0
D-020-458	358900 4580		INSIGNIA	HONG SHEN LLC	588 BELL ST	DMC 240/290-440		797,496	1,337	MULTI-FAMILY DWELLING	$1,103,025	MULTI-FAMILY DWELLING	$1,105,783	$2,758	0.25%	$0
D-020-459	358900 4590		INSIGNIA	JAUHAL BEMI	588 BELL ST	DMC 240/290-440		797,496	762	MULTI-FAMILY DWELLING	$628,650	MULTI-FAMILY DWELLING	$630,222	$1,572	0.25%	$0
D-020-460	358900 4600		INSIGNIA	ZHANG CHENG	588 BELL ST	DMC 240/290-440		797,496	762	MULTI-FAMILY DWELLING	$628,650	MULTI-FAMILY DWELLING	$630,222	$1,572	0.25%	$0
D-020-461	358900 4610		INSIGNIA	WONG STANLEY C+WINNIE	588 BELL ST	DMC 240/290-440		797,496	1,186	MULTI-FAMILY DWELLING	$978,450	MULTI-FAMILY DWELLING	$980,896	$2,446	0.25%	$0
D-020-462	358900 4620		INSIGNIA	XU BO+SI YU	588 BELL ST	DMC 240/290-440		797,496	1,038	MULTI-FAMILY DWELLING	$856,350	MULTI-FAMILY DWELLING	$858,491	$2,141	0.25%	$0
D-020-463	358900 4630		INSIGNIA	JAFARZADEH HODAOSSADAT+MOHS	588 BELL ST	DMC 240/290-440		797,496	911	MULTI-FAMILY DWELLING	$751,575	MULTI-FAMILY DWELLING	$753,454	$1,879	0.25%	$0
D-020-464	358900 4640		INSIGNIA	LIN HUI+XIAOHUI	588 BELL ST	DMC 240/290-440		797,496	851	MULTI-FAMILY DWELLING	$702,075	MULTI-FAMILY DWELLING	$703,830	$1,755	0.25%	$0
D-020-465	358900 4650		INSIGNIA	KUNDURU NAGA K	588 BELL ST	DMC 240/290-440		797,496	1,120	MULTI-FAMILY DWELLING	$924,000	MULTI-FAMILY DWELLING	$926,310	$2,310	0.25%	$0
D-020-466	358900 4660		INSIGNIA	LI SHAWN H+WANG XIN	588 BELL ST	DMC 240/290-440		797,496	797	MULTI-FAMILY DWELLING	$657,525	MULTI-FAMILY DWELLING	$659,169	$1,644	0.25%	$0
D-020-467	358900 4670		INSIGNIA	LI HUANG	588 BELL ST	DMC 240/290-440		797,496	858	MULTI-FAMILY DWELLING	$707,850	MULTI-FAMILY DWELLING	$709,620	$1,770	0.25%	$0
D-020-468	358900 4680		INSIGNIA	SOSA JORGE+RAMIREZ CARLOS	588 BELL ST	DMC 240/290-440		797,496	780	MULTI-FAMILY DWELLING	$643,500	MULTI-FAMILY DWELLING	$645,109	$1,609	0.25%	$0
D-020-469	358900 4690		INSIGNIA	WEAVER SARA+WESCOTT JAY	588 BELL ST	DMC 240/290-440		797,496	1,002	MULTI-FAMILY DWELLING	$826,650	MULTI-FAMILY DWELLING	$828,717	$2,067	0.25%	$0
D-020-470	358900 4700		INSIGNIA	WANG WILLIAM+NGUYEN LY	588 BELL ST	DMC 240/290-440		797,496	1,151	MULTI-FAMILY DWELLING	$949,575	MULTI-FAMILY DWELLING	$951,949	$2,374	0.25%	$0
D-020-471	358900 4710		INSIGNIA	WANG JEFFREY A	588 BELL ST	DMC 240/290-440		797,496	1,203	MULTI-FAMILY DWELLING	$992,475	MULTI-FAMILY DWELLING	$994,956	$2,481	0.25%	$0
D-020-472	358900 4720		INSIGNIA	CUNNINGHAM CURT+AIKO	588 BELL ST	DMC 240/290-440		797,496	1,210	MULTI-FAMILY DWELLING	$998,250	MULTI-FAMILY DWELLING	$1,000,746	$2,496	0.25%	$0
D-020-473	358900 4730		INSIGNIA	ZHAN ZHEN+SHAN HAN	588 BELL ST	DMC 240/290-440		797,496	1,285	MULTI-FAMILY DWELLING	$1,060,125	MULTI-FAMILY DWELLING	$1,062,775	$2,650	0.25%	$0
D-020-474	358900 4740		INSIGNIA	XIANG & QIAN INVESTMENT LLC	588 BELL ST	DMC 240/290-440		797,496	1,337	MULTI-FAMILY DWELLING	$1,103,025	MULTI-FAMILY DWELLING	$1,105,783	$2,758	0.25%	$0
D-020-475	358900 4750		INSIGNIA	CAMP MELISSA	588 BELL ST	DMC 240/290-440		797,496	917	MULTI-FAMILY DWELLING	$779,450	MULTI-FAMILY DWELLING	$781,399	$1,949	0.25%	$0
D-020-476	358900 4760		INSIGNIA	PINK ELEPHANT HOUSE LLC	588 BELL ST	DMC 240/290-440		797,496	1,110	MULTI-FAMILY DWELLING	$943,500	MULTI-FAMILY DWELLING	$945,859	$2,359	0.25%	$0
D-020-477	358900 4770		INSIGNIA	NORI ANIL K+VIJAYASREE	588 BELL ST	DMC 240/290-440		797,496	1,043	MULTI-FAMILY DWELLING	$886,550	MULTI-FAMILY DWELLING	$888,766	$2,216	0.25%	$0
D-020-478	358900 4780		INSIGNIA	NINE NORTH LLC	588 BELL ST	DMC 240/290-440		797,496	718	MULTI-FAMILY DWELLING	$610,300	MULTI-FAMILY DWELLING	$611,826	$1,526	0.25%	$0
D-020-479	358900 4790		INSIGNIA	YORKS CONNOR J	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$582,853	$1,453	0.25%	$0
D-020-480	358900 4800		INSIGNIA	MILLER LAURA	588 BELL ST	DMC 240/290-440		797,496	1,146	MULTI-FAMILY DWELLING	$1,002,750	MULTI-FAMILY DWELLING	$1,005,257	$2,507	0.25%	$0
D-020-481	358900 4810		INSIGNIA	DERSCHANG LINDA	588 BELL ST	DMC 240/290-440		797,496	1,391	MULTI-FAMILY DWELLING	$1,217,125	MULTI-FAMILY DWELLING	$1,220,168	$3,043	0.25%	$0
D-020-482	358900 4820		INSIGNIA	BOWES DOUGLAS K	588 BELL ST	DMC 240/290-440		797,496	904	MULTI-FAMILY DWELLING	$768,400	MULTI-FAMILY DWELLING	$770,321	$1,921	0.25%	$0
D-020-483	358900 4830		INSIGNIA	LIU JIAN	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$787,363	$1,963	0.25%	$0
D-020-484	358900 4840		INSIGNIA	CHEN JENNIFER+STEPHANIE	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$951,150	MULTI-FAMILY DWELLING	$953,528	$2,378	0.25%	$0
D-020-485	358900 4850		INSIGNIA	MIRCHANDANI BHARAT+PRAGATI	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$880,600	MULTI-FAMILY DWELLING	$882,801	$2,201	0.25%	$0
D-020-486	358900 4860		INSIGNIA	JUNG HYUNRYONG+KIM YURI	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$626,450	MULTI-FAMILY DWELLING	$628,016	$1,566	0.25%	$0
D-020-487	358900 4870		INSIGNIA	LEE BORWEN+LU LINHUI	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$582,853	$1,453	0.25%	$0
D-020-488	358900 4880		INSIGNIA	MITROVICH TIMOTHY M+RACHEL	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,008,875	MULTI-FAMILY DWELLING	$1,011,397	$2,522	0.25%	$0
D-020-489	358900 4890		INSIGNIA	MIDGLEY STEPHEN G+MAUREEN E	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,215,375	MULTI-FAMILY DWELLING	$1,218,413	$3,038	0.25%	$0
D-020-490	358900 4900		INSIGNIA	LI QINGZHU	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$770,950	MULTI-FAMILY DWELLING	$772,877	$1,927	0.25%	$0
D-020-491	358900 4910		INSIGNIA	HAN JEE WOOK+CHI TAMMIE	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$787,363	$1,963	0.25%	$0
D-020-492	358900 4920		INSIGNIA	SIMPSON DAVID+ANN	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$951,150	MULTI-FAMILY DWELLING	$953,528	$2,378	0.25%	$0
D-020-493	358900 4930		INSIGNIA	ZHAO YONGZHUANG	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$880,600	MULTI-FAMILY DWELLING	$882,801	$2,201	0.25%	$0
D-020-494	358900 4940		INSIGNIA	DONG LIXIN	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$626,450	MULTI-FAMILY DWELLING	$628,016	$1,566	0.25%	$0
D-020-495	358900 4950		INSIGNIA	LIN XIAOHUI	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$582,853	$1,453	0.25%	$0
D-020-496	358900 4960		INSIGNIA	HAN LUMING+YUN LANGSHENG	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,008,875	MULTI-FAMILY DWELLING	$1,011,397	$2,522	0.25%	$0
D-020-497	358900 4970		INSIGNIA	KIM HELEN HYOSOON	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,215,375	MULTI-FAMILY DWELLING	$1,218,413	$3,038	0.25%	$0
D-020-498	358900 4980		INSIGNIA	VERMA KARAN+NANDA SALLONI	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$770,950	MULTI-FAMILY DWELLING	$772,877	$1,927	0.25%	$0
D-020-499	358900 4990		INSIGNIA	LI SHUANG+ZHU PINYAN	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$787,363	$1,963	0.25%	$0
D-020-500	358900 5000		INSIGNIA	YANG YINGZI	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$951,150	MULTI-FAMILY DWELLING	$953,528	$2,378	0.25%	$0
D-020-501	358900 5010		INSIGNIA	LI CHAOJIN+SUN ZHENG	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$880,600	MULTI-FAMILY DWELLING	$882,801	$2,201	0.25%	$0
D-020-502	358900 5020		INSIGNIA	KAVIANI RASHID	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$626,450	MULTI-FAMILY DWELLING	$628,016	$1,566	0.25%	$0
D-020-503	358900 5030		INSIGNIA	ZHANG YIWEI+CHUNCHAO	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$582,853	$1,453	0.25%	$0
D-020-504	358900 5040		INSIGNIA	SU JIANNONG+CAI YAO	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,008,875	MULTI-FAMILY DWELLING	$1,011,397	$2,522	0.25%	$0
D-020-505	358900 5050		INSIGNIA	YADAV SATYENDRA+VIJAYSHREE	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,215,375	MULTI-FAMILY DWELLING	$1,218,413	$3,038	0.25%	$0
D-020-506	358900 5060		INSIGNIA	KIM MICHELLE	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$770,950	MULTI-FAMILY DWELLING	$772,877	$1,927	0.25%	$0
D-020-507	358900 5070		INSIGNIA	ZHAO XIAOYAN	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$787,363	$1,963	0.25%	$0
D-020-508	358900 5080		INSIGNIA	LEUNG ESMOND+ALICE	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$951,150	MULTI-FAMILY DWELLING	$953,528	$2,378	0.25%	$0
D-020-509	358900 5090		INSIGNIA	KIM SOLME+PARK EILEEN JIHYA	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$880,600	MULTI-FAMILY DWELLING	$882,801	$2,201	0.25%	$0
D-020-510	358900 5100		INSIGNIA	EVERIST GARY	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$626,450	MULTI-FAMILY DWELLING	$628,016	$1,566	0.25%	$0
D-020-511	358900 5110		INSIGNIA	CHIN KAI HING ANNIE	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$582,853	$1,453	0.25%	$0
D-020-512	358900 5120		INSIGNIA	MORALES JORGE+FORERO NANCY	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,008,875	MULTI-FAMILY DWELLING	$1,011,397	$2,522	0.25%	$0
D-020-513	358900 5130		INSIGNIA	KUMAR CHETAN+SARANYA RAJAGO	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,215,375	MULTI-FAMILY DWELLING	$1,218,413	$3,038	0.25%	$0
D-020-514	358900 5140		INSIGNIA	TAO KAN	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$770,950	MULTI-FAMILY DWELLING	$772,877	$1,927	0.25%	$0
D-020-515	358900 5150		INSIGNIA	SCHAURES LISA E	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$787,363	$1,963	0.25%	$0
D-020-516	358900 5160		INSIGNIA	AGRAWAL MAHENDRA+MAMTA	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$951,150	MULTI-FAMILY DWELLING	$953,528	$2,378	0.25%	$0
D-020-517	358900 5170		INSIGNIA	BASSI CYNDEE A	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$880,600	MULTI-FAMILY DWELLING	$882,801	$2,201	0.25%	$0
D-020-518	358900 5180		INSIGNIA	KIM ARTHUR	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$626,450	MULTI-FAMILY DWELLING	$628,016	$1,566	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-519	358900 5190		INSIGNIA	RULE MAXWELL S+CAROL S	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$582,853	$1,453	0.25%	$0
D-020-520	358900 5200		INSIGNIA	MAH TERENCE+NANCY SHIOH YIR	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,008,875	MULTI-FAMILY DWELLING	$1,011,397	$2,522	0.25%	$0
D-020-521	358900 5210		INSIGNIA	MOHR FAMILY TRUST	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,215,375	MULTI-FAMILY DWELLING	$1,218,413	$3,038	0.25%	$0
D-020-522	358900 5220		INSIGNIA	REFVEM KENNETH A	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$770,950	MULTI-FAMILY DWELLING	$772,877	$1,927	0.25%	$0
D-020-523	358900 5230		INSIGNIA	PARTRIDGE WILLIAM	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$787,363	$1,963	0.25%	$0
D-020-524	358900 5240		INSIGNIA	HILLS CHRISTOPHER M+JENNIFE	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$951,150	MULTI-FAMILY DWELLING	$953,528	$2,378	0.25%	$0
D-020-525	358900 5250		INSIGNIA	LI DENGKUI	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$880,600	MULTI-FAMILY DWELLING	$882,801	$2,201	0.25%	$0
D-020-526	358900 5260		INSIGNIA	RIGOU JUAN IGNACIO	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$626,450	MULTI-FAMILY DWELLING	$628,016	$1,566	0.25%	$0
D-020-527	358900 5270		INSIGNIA	CHEN XIAO	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$598,500	MULTI-FAMILY DWELLING	$599,996	$1,496	0.25%	$0
D-020-528	358900 5280		INSIGNIA	CHAWLA MUKUL+SWATI SATPATHY	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,008,875	MULTI-FAMILY DWELLING	$1,011,397	$2,522	0.25%	$0
D-020-529	358900 5290		INSIGNIA	CLODE OLIVER+LEAFSTEDT JON	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,215,375	MULTI-FAMILY DWELLING	$1,218,413	$3,038	0.25%	$0
D-020-530	358900 5300		INSIGNIA	FARBMAN ETHAN+FING NATALIE	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$770,950	MULTI-FAMILY DWELLING	$772,877	$1,927	0.25%	$0
D-020-531	358900 5310		INSIGNIA	WONG ALAN JAMES+BRIAN K	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$785,400	MULTI-FAMILY DWELLING	$787,363	$1,963	0.25%	$0
D-020-532	358900 5320		INSIGNIA	SKWAREK RICHARD	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$951,150	MULTI-FAMILY DWELLING	$953,528	$2,378	0.25%	$0
D-020-533	358900 5330		INSIGNIA	ING RICHARD K+SUSAN K	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$880,600	MULTI-FAMILY DWELLING	$882,801	$2,201	0.25%	$0
D-020-534	358900 5340		INSIGNIA	ZHANG ZHEN+JING DING	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$626,450	MULTI-FAMILY DWELLING	$628,016	$1,566	0.25%	$0
D-020-535	358900 5350		INSIGNIA	LI XUAN+JIANG HONG	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$615,600	MULTI-FAMILY DWELLING	$617,139	$1,539	0.25%	$0
D-020-536	358900 5360		INSIGNIA	BHARGAVA RAJEEV+MANJU+ANJU	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,037,700	MULTI-FAMILY DWELLING	$1,040,294	$2,594	0.25%	$0
D-020-537	358900 5370		INSIGNIA	ZHAO WENLONG	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,215,375	MULTI-FAMILY DWELLING	$1,218,413	$3,038	0.25%	$0
D-020-538	358900 5380		INSIGNIA	YANG CHEN+YI WU	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$816,300	MULTI-FAMILY DWELLING	$818,341	$2,041	0.25%	$0
D-020-539	358900 5390		INSIGNIA	DUELL KAI	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$831,600	MULTI-FAMILY DWELLING	$833,679	$2,079	0.25%	$0
D-020-540	358900 5400		INSIGNIA	DIENER KRISTI&BENDER CHRIS	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,007,100	MULTI-FAMILY DWELLING	$1,009,618	$2,518	0.25%	$0
D-020-541	358900 5410		INSIGNIA	ELLIS BRIAN A+SHAWNA	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$932,400	MULTI-FAMILY DWELLING	$934,731	$2,331	0.25%	$0
D-020-542	358900 5420		INSIGNIA	NORDEN GREGORY L+XIAOYUN	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$663,300	MULTI-FAMILY DWELLING	$664,958	$1,658	0.25%	$0
D-020-543	358900 5430		INSIGNIA	WANG DEBBIE	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$632,700	MULTI-FAMILY DWELLING	$634,282	$1,582	0.25%	$0
D-020-544	358900 5440		INSIGNIA	LAI SIYU	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,153,000	MULTI-FAMILY DWELLING	$1,155,882	$2,882	0.25%	$0
D-020-545	358900 5450		INSIGNIA	BACUS MICHAEL PATRICK	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,389,000	MULTI-FAMILY DWELLING	$1,392,472	$3,472	0.25%	$0
D-020-546	358900 5460		INSIGNIA	KANSO MOHAMMAD	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$816,300	MULTI-FAMILY DWELLING	$818,341	$2,041	0.25%	$0
D-020-547	358900 5470		INSIGNIA	YU YINGJUN+LIDONG ZHOU	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$831,600	MULTI-FAMILY DWELLING	$833,679	$2,079	0.25%	$0
D-020-548	358900 5480		INSIGNIA	KIM BRYAN H	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,007,100	MULTI-FAMILY DWELLING	$1,009,618	$2,518	0.25%	$0
D-020-549	358900 5490		INSIGNIA	CHANG I-CHING	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$932,400	MULTI-FAMILY DWELLING	$934,731	$2,331	0.25%	$0
D-020-550	358900 5500		INSIGNIA	WAN QING	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$663,300	MULTI-FAMILY DWELLING	$664,958	$1,658	0.25%	$0
D-020-551	358900 5510		INSIGNIA	MA JONATHAN S+JOHN Y+JEANET	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$632,700	MULTI-FAMILY DWELLING	$634,282	$1,582	0.25%	$0
D-020-552	358900 5520		INSIGNIA	BORDE MADHUSUDAN+USHA-TTEES	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,153,000	MULTI-FAMILY DWELLING	$1,155,882	$2,882	0.25%	$0
D-020-553	358900 5530		INSIGNIA	FAN DAVY+YING-HSUAN LIN	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,389,000	MULTI-FAMILY DWELLING	$1,392,472	$3,472	0.25%	$0
D-020-554	358900 5540		INSIGNIA	SMITH MONIQUE D+DAVID G+JOY	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$816,300	MULTI-FAMILY DWELLING	$818,341	$2,041	0.25%	$0
D-020-555	358900 5550		INSIGNIA	DVCH INVESTMENTS LLC	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-556	358900 5560		INSIGNIA	NORDQUIST DAVID A+SINDHU CU	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-557	358900 5570		INSIGNIA	FU YA HUI	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-558	358900 5580		INSIGNIA	CHU CHUN HSUAN	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$700,150	MULTI-FAMILY DWELLING	$701,900	$1,750	0.25%	$0
D-020-559	358900 5590		INSIGNIA	MITCHELL IAN C	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$666,900	MULTI-FAMILY DWELLING	$668,567	$1,667	0.25%	$0
D-020-560	358900 5600		INSIGNIA	HUANG LISA+JEFFREY BROWN	588 BELL ST	DMC 240/290-440		797,496	1,153	MULTI-FAMILY DWELLING	$1,153,000	MULTI-FAMILY DWELLING	$1,155,882	$2,882	0.25%	$0
D-020-561	358900 5610		INSIGNIA	DONNER JONATHAN E+JANE LOUI	588 BELL ST	DMC 240/290-440		797,496	1,189	MULTI-FAMILY DWELLING	$1,189,000	MULTI-FAMILY DWELLING	$1,191,972	$2,972	0.25%	$0
D-020-562	358900 5620		INSIGNIA	SADIQ RAHEELA+MIAN ATIF M	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-563	358900 5630		INSIGNIA	BINDRA JAGJEET+JANICE E -TT	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-564	358900 5640		INSIGNIA	GUNNAR AMY+JOHN	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-565	358900 5650		INSIGNIA	THANDRA VAMSHI RAO	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-566	358900 5660		INSIGNIA	CHO EUGENE S	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$700,150	MULTI-FAMILY DWELLING	$701,900	$1,750	0.25%	$0
D-020-567	358900 5670		INSIGNIA	PATNIA ABHISHEK	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$685,710	$1,710	0.25%	$0
D-020-568	358900 5680		INSIGNIA	DYDEK GEORGE JAMES+MIHOKO M	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,267,200	MULTI-FAMILY DWELLING	$1,270,368	$3,168	0.25%	$0
D-020-569	358900 5690		INSIGNIA	IRVINE DOUGLAS R+DIANE M	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,527,900	MULTI-FAMILY DWELLING	$1,531,720	$3,820	0.25%	$0
D-020-570	358900 5700		INSIGNIA	CHAU MICHELLE SIN YING+CHAN	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-571	358900 5710		INSIGNIA	TAMAKI BLAINE	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-572	358900 5720		INSIGNIA	KWON JOONG GAB	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-573	358900 5730		INSIGNIA	2011 LIU-HEUER FAMILY TRUST	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-574	358900 5740		INSIGNIA	KOSTIZAK WILLIAM A	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$700,150	MULTI-FAMILY DWELLING	$701,900	$1,750	0.25%	$0
D-020-575	358900 5750		INSIGNIA	LI XIAOSI+WEI GAO	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$685,710	$1,710	0.25%	$0
D-020-576	358900 5760		INSIGNIA	588 BELL STREET 2106N LLC	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,267,200	MULTI-FAMILY DWELLING	$1,270,368	$3,168	0.25%	$0
D-020-577	358900 5770		INSIGNIA	CHRISTEN MICHAEL L+JAMI L	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,527,900	MULTI-FAMILY DWELLING	$1,531,720	$3,820	0.25%	$0
D-020-578	358900 5780		INSIGNIA	CHAU MICHAEL+SYLVIA	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-579	358900 5790		INSIGNIA	SHTIEGMAN ERAN+SHIRLEY S	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-580	358900 5800		INSIGNIA	KHOWAJA FARAH+YASMIN	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-581	358900 5810		INSIGNIA	CHAIR ALLEY PROPERTIES 2203	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-582	358900 5820		INSIGNIA	PEARSON WENDY S+EIMS KATHRY	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$700,150	MULTI-FAMILY DWELLING	$701,900	$1,750	0.25%	$0
D-020-583	358900 5830		INSIGNIA	SHIH NAI WEN	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$685,710	$1,710	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-584	358900 5840		INSIGNIA	HAMBACHER JOHN J+NANCY O	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,267,200	MULTI-FAMILY DWELLING	$1,270,368	$3,168	0.25%	$0
D-020-585	358900 5850		INSIGNIA	ALLAMAN DARYL A	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,527,900	MULTI-FAMILY DWELLING	$1,531,720	$3,820	0.25%	$0
D-020-586	358900 5860		INSIGNIA	HESS MARTY+LORI	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-587	358900 5870		INSIGNIA	SHTIEGMAN MOSHE+IRIT	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-588	358900 5880		INSIGNIA	WINLY LLC	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-589	358900 5890		INSIGNIA	O'DAY KELLI KATHLENE	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-590	358900 5900		INSIGNIA	LEE CHRISTINA JIN	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$700,150	MULTI-FAMILY DWELLING	$701,900	$1,750	0.25%	$0
D-020-591	358900 5910		INSIGNIA	TURNER PATRICK A	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$685,710	$1,710	0.25%	$0
D-020-592	358900 5920		INSIGNIA	CHEN KWEI-SHENG	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,267,200	MULTI-FAMILY DWELLING	$1,270,368	$3,168	0.25%	$0
D-020-593	358900 5930		INSIGNIA	ZAIDI ANITA KM	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,527,900	MULTI-FAMILY DWELLING	$1,531,720	$3,820	0.25%	$0
D-020-594	358900 5940		INSIGNIA	LI TAODUN	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-595	358900 5950		INSIGNIA	LEE HSIU-CHUAN	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-596	358900 5960		INSIGNIA	GAUTIER CHRISTOPHER	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-597	358900 5970		INSIGNIA	BHANJI SHAMSI	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-598	358900 5980		INSIGNIA	CRUM DAVID	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$700,150	MULTI-FAMILY DWELLING	$701,900	$1,750	0.25%	$0
D-020-599	358900 5990		INSIGNIA	OCHS HANS D+UTE H	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$685,710	$1,710	0.25%	$0
D-020-600	358900 6000		INSIGNIA	ROMANZIN CHRISTOPHER ANTHON	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,267,200	MULTI-FAMILY DWELLING	$1,270,368	$3,168	0.25%	$0
D-020-601	358900 6010		INSIGNIA	DUNNINGTON TODD+JULIE	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,527,900	MULTI-FAMILY DWELLING	$1,531,720	$3,820	0.25%	$0
D-020-602	358900 6020		INSIGNIA	CHUNG SOYOUNG	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-603	358900 6030		INSIGNIA	ZHAO YUSI	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-604	358900 6040		INSIGNIA	WANG JOHNNY DON-CHUN	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-605	358900 6050		INSIGNIA	GEORGE MICHAEL M+ELIZABETH	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-606	358900 6060		INSIGNIA	AN RICHARD	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$700,150	MULTI-FAMILY DWELLING	$701,900	$1,750	0.25%	$0
D-020-607	358900 6070		INSIGNIA	DI FURIA PAUL	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$685,710	$1,710	0.25%	$0
D-020-608	358900 6080		INSIGNIA	GEORGE KERRY	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,267,200	MULTI-FAMILY DWELLING	$1,270,368	$3,168	0.25%	$0
D-020-609	358900 6090		INSIGNIA	HOHIMER DAVID H+SUE-ANN	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,527,900	MULTI-FAMILY DWELLING	$1,531,720	$3,820	0.25%	$0
D-020-610	358900 6100		INSIGNIA	DERNER TIMOTHY+WHYTE ALEXAN	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-611	358900 6110		INSIGNIA	GUAN JIAN	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-612	358900 6120		INSIGNIA	SCHULTZ JAMES P+NANCY G	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-613	358900 6130		INSIGNIA	DOWNS MICHAEL J+YALON-DOWNS	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-614	358900 6140		INSIGNIA	KRYVOKRYSENKO ARTEM	588 BELL ST	DMC 240/290-440		797,496	737	MULTI-FAMILY DWELLING	$700,150	MULTI-FAMILY DWELLING	$701,900	$1,750	0.25%	$0
D-020-615	358900 6150		INSIGNIA	COHEN GORDON+PATRICIA	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$685,710	$1,710	0.25%	$0
D-020-616	358900 6160		INSIGNIA	STACKHOUSE CHRISTIAN P+LE M	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,267,200	MULTI-FAMILY DWELLING	$1,270,368	$3,168	0.25%	$0
D-020-617	358900 6170		INSIGNIA	LANCASTER JAMES A+MICHELLE	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,527,900	MULTI-FAMILY DWELLING	$1,531,720	$3,820	0.25%	$0
D-020-618	358900 6180		INSIGNIA	FIGUERA ALEGRE+MARIA ISABEL	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-619	358900 6190		INSIGNIA	SATORETTI SYLVIE+CONTI NERI	588 BELL ST	DMC 240/290-440		797,496	924	MULTI-FAMILY DWELLING	$877,800	MULTI-FAMILY DWELLING	$879,994	$2,194	0.25%	$0
D-020-620	358900 6200		INSIGNIA	ESPAROLINI CHRISTINE C	588 BELL ST	DMC 240/290-440		797,496	1,119	MULTI-FAMILY DWELLING	$1,063,050	MULTI-FAMILY DWELLING	$1,065,708	$2,658	0.25%	$0
D-020-621	358900 6210		INSIGNIA	BAEK SUNG+YONG HO	588 BELL ST	DMC 240/290-440		797,496	1,036	MULTI-FAMILY DWELLING	$984,200	MULTI-FAMILY DWELLING	$986,660	$2,460	0.25%	$0
D-020-622	358900 6220		INSIGNIA	SO BERNARD+MAUREEN	588 BELL ST	DMC 240/290-440		797,496	733	MULTI-FAMILY DWELLING	$696,350	MULTI-FAMILY DWELLING	$698,091	$1,741	0.25%	$0
D-020-623	358900 6230		INSIGNIA	HILDEBRANDT JIM F+LU SU-PIN	588 BELL ST	DMC 240/290-440		797,496	684	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$685,710	$1,710	0.25%	$0
D-020-624	358900 6240		INSIGNIA	JACOBSON JAY S+VICTORIA M	588 BELL ST	DMC 240/290-440		797,496	1,152	MULTI-FAMILY DWELLING	$1,267,200	MULTI-FAMILY DWELLING	$1,270,368	$3,168	0.25%	$0
D-020-625	358900 6250		INSIGNIA	PANG BRIAN+TIFFINIE LVG TRU	588 BELL ST	DMC 240/290-440		797,496	1,389	MULTI-FAMILY DWELLING	$1,527,900	MULTI-FAMILY DWELLING	$1,531,720	$3,820	0.25%	$0
D-020-626	358900 6260		INSIGNIA	ZHOU WEI+CHEN YANHUA	588 BELL ST	DMC 240/290-440		797,496	907	MULTI-FAMILY DWELLING	$861,650	MULTI-FAMILY DWELLING	$863,804	$2,154	0.25%	$0
D-020-627	358900 6270		INSIGNIA	SHIN JEANGSIK+MYUNGSOOK	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$895,050	MULTI-FAMILY DWELLING	$897,288	$2,238	0.25%	$0
D-020-628	358900 6280		INSIGNIA	MURPHY WILLIAM B+HUNG CHI F	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,088,100	MULTI-FAMILY DWELLING	$1,090,820	$2,720	0.25%	$0
D-020-629	358900 6290		INSIGNIA	PETROVA EVGENIYA	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,318,200	MULTI-FAMILY DWELLING	$1,321,495	$3,295	0.25%	$0
D-020-630	358900 6300		INSIGNIA	LEE-YUNG FAMILY TRUST	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,190,700	MULTI-FAMILY DWELLING	$1,193,677	$2,977	0.25%	$0
D-020-631	358900 6310		INSIGNIA	GUAN HUALIN+ZHONG SHENGPING	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,557,900	MULTI-FAMILY DWELLING	$1,561,795	$3,895	0.25%	$0
D-020-632	358900 6320		INSIGNIA	STEWART ROBERT S+PAMELA S	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,880,550	MULTI-FAMILY DWELLING	$1,885,251	$4,701	0.25%	$0
D-020-633	358900 6330		INSIGNIA	ZERDA STEVEN K+LISA A	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$889,200	MULTI-FAMILY DWELLING	$891,423	$2,223	0.25%	$0
D-020-634	358900 6340		INSIGNIA	BADGI AMIT+NAGARAJ DEEPTHI	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$895,050	MULTI-FAMILY DWELLING	$897,288	$2,238	0.25%	$0
D-020-635	358900 6350		INSIGNIA	ZIEMER KENNETH W+SHERYLL L	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,088,100	MULTI-FAMILY DWELLING	$1,090,820	$2,720	0.25%	$0
D-020-636	358900 6360		INSIGNIA	BAGAMERY BRUCE D	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,318,200	MULTI-FAMILY DWELLING	$1,321,495	$3,295	0.25%	$0
D-020-637	358900 6370		INSIGNIA	JARVIS DONALD P	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,190,700	MULTI-FAMILY DWELLING	$1,193,677	$2,977	0.25%	$0
D-020-638	358900 6380		INSIGNIA	MANN JOHN R JR	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,557,900	MULTI-FAMILY DWELLING	$1,561,795	$3,895	0.25%	$0
D-020-639	358900 6390		INSIGNIA	SCHROEDER+NORTON REVOC TRUS	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,880,550	MULTI-FAMILY DWELLING	$1,885,251	$4,701	0.25%	$0
D-020-640	358900 6400		INSIGNIA	FENG YANG+WANG KEXIN	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$889,200	MULTI-FAMILY DWELLING	$891,423	$2,223	0.25%	$0
D-020-641	358900 6410		INSIGNIA	WU MING+FEN-FEN	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$918,000	MULTI-FAMILY DWELLING	$920,295	$2,295	0.25%	$0
D-020-642	358900 6420		INSIGNIA	TOSTEVIN CARL+MCDONOUGH M	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,118,790	$2,790	0.25%	$0
D-020-643	358900 6430		INSIGNIA	MEKEEL GEORGE E+ANGELA R	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,352,000	MULTI-FAMILY DWELLING	$1,355,380	$3,380	0.25%	$0
D-020-644	358900 6440		INSIGNIA	BARTSHE PATRICK	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,247,400	MULTI-FAMILY DWELLING	$1,250,518	$3,118	0.25%	$0
D-020-645	358900 6450		INSIGNIA	OSTERMEYER CINDY+MAUL JENNI	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,557,900	MULTI-FAMILY DWELLING	$1,561,795	$3,895	0.25%	$0
D-020-646	358900 6460		INSIGNIA	LUCERO KAREN+MIKE	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,880,550	MULTI-FAMILY DWELLING	$1,885,251	$4,701	0.25%	$0
D-020-647	358900 6470		INSIGNIA	CHEN ELLEN HUI-CHIN	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$912,000	MULTI-FAMILY DWELLING	$914,280	$2,280	0.25%	$0
D-020-648	358900 6480		INSIGNIA	CHEN YUSHAN	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$918,000	MULTI-FAMILY DWELLING	$920,295	$2,295	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-020-649	358900 6490		INSIGNIA	REASOR STERLING+KITABAYASHI	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,118,790	$2,790	0.25%	$0
D-020-650	358900 6500		INSIGNIA	ARREGLADO ELIZABETH	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,352,000	MULTI-FAMILY DWELLING	$1,355,380	$3,380	0.25%	$0
D-020-651	358900 6510		INSIGNIA	SIMON EDWARD M TRUST	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,247,400	MULTI-FAMILY DWELLING	$1,250,518	$3,118	0.25%	$0
D-020-652	358900 6520		INSIGNIA	YELLE JAMES O+SERENA	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,557,900	MULTI-FAMILY DWELLING	$1,561,795	$3,895	0.25%	$0
D-020-653	358900 6530		INSIGNIA	SUN OWEN H	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,880,550	MULTI-FAMILY DWELLING	$1,885,251	$4,701	0.25%	$0
D-020-654	358900 6540		INSIGNIA	OH AERA	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$912,000	MULTI-FAMILY DWELLING	$914,280	$2,280	0.25%	$0
D-020-655	358900 6550		INSIGNIA	REN HUINAN+LI QING	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$918,000	MULTI-FAMILY DWELLING	$920,295	$2,295	0.25%	$0
D-020-656	358900 6560		INSIGNIA	MASUD FAISAL+MIKAELA	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,118,790	$2,790	0.25%	$0
D-020-657	358900 6570		INSIGNIA	GREENBLATT FAMILY TRUST	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,352,000	MULTI-FAMILY DWELLING	$1,355,380	$3,380	0.25%	$0
D-020-658	358900 6580		INSIGNIA	LIN CHIH YEN	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,247,400	MULTI-FAMILY DWELLING	$1,250,518	$3,118	0.25%	$0
D-020-659	358900 6590		INSIGNIA	TAMAKI BLAINE L+PRECIOSA G	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,557,900	MULTI-FAMILY DWELLING	$1,561,795	$3,895	0.25%	$0
D-020-660	358900 6600		INSIGNIA	MCDADE SANDY D+CHRISTINE AN	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,880,550	MULTI-FAMILY DWELLING	$1,885,251	$4,701	0.25%	$0
D-020-661	358900 6610		INSIGNIA	ZHANG HAN	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$912,000	MULTI-FAMILY DWELLING	$914,280	$2,280	0.25%	$0
D-020-662	358900 6620		INSIGNIA	QIAN KUN	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$918,000	MULTI-FAMILY DWELLING	$920,295	$2,295	0.25%	$0
D-020-663	358900 6630		INSIGNIA	VADDADI PHANI K+SEETA	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,118,790	$2,790	0.25%	$0
D-020-664	358900 6640		INSIGNIA	HARTWELL PETER S+DIANA	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,352,000	MULTI-FAMILY DWELLING	$1,355,380	$3,380	0.25%	$0
D-020-665	358900 6650		INSIGNIA	ZHU CHUNRONG CHAD+YANG JING	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,247,400	MULTI-FAMILY DWELLING	$1,250,518	$3,118	0.25%	$0
D-020-666	358900 6660		INSIGNIA	RR 3305N LLC	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,557,900	MULTI-FAMILY DWELLING	$1,561,795	$3,895	0.25%	$0
D-020-667	358900 6670		INSIGNIA	ORR MARK+DWOSKIN DOROTHY	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,880,550	MULTI-FAMILY DWELLING	$1,885,251	$4,701	0.25%	$0
D-020-668	358900 6680		INSIGNIA	ZOU LAN	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$912,000	MULTI-FAMILY DWELLING	$914,280	$2,280	0.25%	$0
D-020-669	358900 6690		INSIGNIA	XIE ZHICHEN	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$918,000	MULTI-FAMILY DWELLING	$920,295	$2,295	0.25%	$0
D-020-670	358900 6700		INSIGNIA	PANG LIVING TRUST BRIAN & T	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,118,790	$2,790	0.25%	$0
D-020-671	358900 6710		INSIGNIA	FAISON ERIC A+ROGERS AARON	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,352,000	MULTI-FAMILY DWELLING	$1,355,380	$3,380	0.25%	$0
D-020-672	358900 6720		INSIGNIA	DROBOT GREGORY	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,247,400	MULTI-FAMILY DWELLING	$1,250,518	$3,118	0.25%	$0
D-020-673	358900 6730		INSIGNIA	HUANG CHIH-JEN+LO YVONNE	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,557,900	MULTI-FAMILY DWELLING	$1,561,795	$3,895	0.25%	$0
D-020-674	358900 6740		INSIGNIA	VANDEVANTER RUSSELL E	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,880,550	MULTI-FAMILY DWELLING	$1,885,251	$4,701	0.25%	$0
D-020-675	358900 6750		INSIGNIA	HAN KUANG	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$912,000	MULTI-FAMILY DWELLING	$914,280	$2,280	0.25%	$0
D-020-676	358900 6760		INSIGNIA	DONNELLY HUGH+KRISTINA	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$918,000	MULTI-FAMILY DWELLING	$920,295	$2,295	0.25%	$0
D-020-677	358900 6770		INSIGNIA	YU RICHARD C+ANITA M ZANCHE	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,116,000	MULTI-FAMILY DWELLING	$1,118,790	$2,790	0.25%	$0
D-020-678	358900 6780		INSIGNIA	PAO STEPHEN SHI-MING+MARSHA	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,352,000	MULTI-FAMILY DWELLING	$1,355,380	$3,380	0.25%	$0
D-020-679	358900 6790		INSIGNIA	ELGIN MAROON TRUST	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,247,400	MULTI-FAMILY DWELLING	$1,250,518	$3,118	0.25%	$0
D-020-680	358900 6800		INSIGNIA	N3505 LLC	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,557,900	MULTI-FAMILY DWELLING	$1,561,795	$3,895	0.25%	$0
D-020-681	358900 6810		INSIGNIA	HAVENS DARRYL	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,880,550	MULTI-FAMILY DWELLING	$1,885,251	$4,701	0.25%	$0
D-020-682	358900 6820		INSIGNIA	CHEN KUAN-TING	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$912,000	MULTI-FAMILY DWELLING	$914,280	$2,280	0.25%	$0
D-020-683	358900 6830		INSIGNIA	BEASLEY BRUCE+LAURENCE	588 BELL ST	DMC 240/290-440		797,496	918	MULTI-FAMILY DWELLING	$1,009,800	MULTI-FAMILY DWELLING	$1,012,324	$2,524	0.25%	$0
D-020-684	358900 6840		INSIGNIA	LI YI	588 BELL ST	DMC 240/290-440		797,496	1,116	MULTI-FAMILY DWELLING	$1,227,600	MULTI-FAMILY DWELLING	$1,230,669	$3,069	0.25%	$0
D-020-685	358900 6850		INSIGNIA	OLSON MATTHEW E	588 BELL ST	DMC 240/290-440		797,496	1,352	MULTI-FAMILY DWELLING	$1,622,400	MULTI-FAMILY DWELLING	$1,626,456	$4,056	0.25%	$0
D-020-686	358900 6860		INSIGNIA	LIN TZU-EN	588 BELL ST	DMC 240/290-440		797,496	1,134	MULTI-FAMILY DWELLING	$1,587,600	MULTI-FAMILY DWELLING	$1,591,569	$3,969	0.25%	$0
D-020-687	358900 6870		INSIGNIA	GIRAY TIBET+ZIYNET	588 BELL ST	DMC 240/290-440		797,496	1,154	MULTI-FAMILY DWELLING	$1,615,600	MULTI-FAMILY DWELLING	$1,619,639	$4,039	0.25%	$0
D-020-688	358900 6880		INSIGNIA	CORBETT THOMAS	588 BELL ST	DMC 240/290-440		797,496	1,393	MULTI-FAMILY DWELLING	$1,671,600	MULTI-FAMILY DWELLING	$1,675,779	$4,179	0.25%	$0
D-020-689	358900 6890		INSIGNIA	CHI HAOYU+CHEN MINGQI	588 BELL ST	DMC 240/290-440		797,496	912	MULTI-FAMILY DWELLING	$1,003,200	MULTI-FAMILY DWELLING	$1,005,708	$2,508	0.25%	$0
D-020-690	358900 6900		INSIGNIA	JOHNSON BRUCE E	588 BELL ST	DMC 240/290-440		797,496	2,086	MULTI-FAMILY DWELLING	$2,294,600	MULTI-FAMILY DWELLING	$2,300,336	$5,736	0.25%	$0
D-020-691	358900 6910		INSIGNIA	GIBBONS CHRISTOPHER+JULIE	588 BELL ST	DMC 240/290-440		797,496	1,804	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,170,212	$5,412	0.25%	$0
D-020-692	358900 6920		INSIGNIA	DEVINE LIVING TRUST	588 BELL ST	DMC 240/290-440		797,496	1,858	MULTI-FAMILY DWELLING	$2,601,200	MULTI-FAMILY DWELLING	$2,607,703	$6,503	0.25%	$0
D-020-693	358900 6930		INSIGNIA	FLORIDA AISHA MARIE	588 BELL ST	DMC 240/290-440		797,496	2,367	MULTI-FAMILY DWELLING	$3,313,800	MULTI-FAMILY DWELLING	$3,322,084	$8,284	0.25%	$0
D-020-694	358900 6940		INSIGNIA	FRE 614 LLC	588 BELL ST	DMC 240/290-440		797,496	2,086	MULTI-FAMILY DWELLING	$2,294,600	MULTI-FAMILY DWELLING	$2,300,336	$5,736	0.25%	$0
D-020-695	358900 6950		INSIGNIA	SOSKE TRINA L+YEDINSKY SARA	588 BELL ST	DMC 240/290-440		797,496	1,804	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,170,212	$5,412	0.25%	$0
D-020-696	358900 6960		INSIGNIA	WARD JAMES R+ANN MARIE (CO-	588 BELL ST	DMC 240/290-440		797,496	1,858	MULTI-FAMILY DWELLING	$2,601,200	MULTI-FAMILY DWELLING	$2,607,703	$6,503	0.25%	$0
D-020-697	358900 6970		INSIGNIA	LEI KANG N+HUI MING	588 BELL ST	DMC 240/290-440		797,496	2,367	MULTI-FAMILY DWELLING	$3,313,800	MULTI-FAMILY DWELLING	$3,322,084	$8,284	0.25%	$0
D-020-698	358900 6980		INSIGNIA	ROTELLI ILIA	588 BELL ST	DMC 240/290-440		797,496	2,086	MULTI-FAMILY DWELLING	$2,294,600	MULTI-FAMILY DWELLING	$2,300,336	$5,736	0.25%	$0
D-020-699	358900 6990		INSIGNIA	LI KANG -TTEE	588 BELL ST	DMC 240/290-440		797,496	1,804	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,170,212	$5,412	0.25%	$0
D-020-700	358900 7000		INSIGNIA	MCQUEEN CLYDE+COLLEEN	588 BELL ST	DMC 240/290-440		797,496	1,858	MULTI-FAMILY DWELLING	$2,601,200	MULTI-FAMILY DWELLING	$2,607,703	$6,503	0.25%	$0
D-020-701	358900 7010		INSIGNIA	STAKE CHARLES R+SHEN XIAOXI	588 BELL ST	DMC 240/290-440		797,496	2,367	MULTI-FAMILY DWELLING	$3,313,800	MULTI-FAMILY DWELLING	$3,322,084	$8,284	0.25%	$0
D-020-702	358900 7020		INSIGNIA	TAYLOR C DAVID	588 BELL ST	DMC 240/290-440		797,496	2,098	MULTI-FAMILY DWELLING	$2,517,600	MULTI-FAMILY DWELLING	$2,523,894	$6,294	0.25%	$0
D-020-703	358900 7030		INSIGNIA	PAT 4002N LLC	588 BELL ST	DMC 240/290-440		797,496	2,032	MULTI-FAMILY DWELLING	$2,641,600	MULTI-FAMILY DWELLING	$2,648,204	$6,604	0.25%	$0
D-020-704	358900 7040		INSIGNIA	NSIG PH LLC	588 BELL ST	DMC 240/290-440		797,496	1,841	MULTI-FAMILY DWELLING	$2,761,500	MULTI-FAMILY DWELLING	$2,768,404	$6,904	0.25%	$0
D-020-705	358900 7050		INSIGNIA	BENNETT JULIE D	588 BELL ST	DMC 240/290-440		797,496	2,095	MULTI-FAMILY DWELLING	$3,142,500	MULTI-FAMILY DWELLING	$3,150,356	$7,856	0.25%	$0
D-052	235700 0000		ENSO CONDOMINIUM		820 BLANCHARD ST	DMC 240/290-440	13,837	130,410		MIXED USE	$0	MIXED USE	$0	$0	0.00%	$0
D-052-001	235700 0010		ENSO CONDOMINIUM	ARENDS LYNN H	820 BLANCHARD ST	DMC 240/290-440		130,410	909	MIXED USE	$704,475	MIXED USE	$705,532	$1,057	0.15%	$0
D-052-002	235700 0020		ENSO CONDOMINIUM	GOLETZ TIMOTHY+BURLACU STEF	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-003	235700 0030		ENSO CONDOMINIUM	ZIRKLE MARY K	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-004	235700 0040		ENSO CONDOMINIUM	JACKSON MICHAEL & JENNIFER	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-005	235700 0050		ENSO CONDOMINIUM	MISHRA SUNITA	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-006	235700 0060		ENSO CONDOMINIUM	ANTONOVA VERONICA L+ANTONOV	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-007	235700 0070		ENSO CONDOMINIUM	GANDHI SAUMIL	820 BLANCHARD ST	DMC 240/290-440		130,410	878	MIXED USE	$680,450	MIXED USE	$681,471	$1,021	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-052-008	235700 0080		ENSO CONDOMINIUM	RAMESH NIVEDITA	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-009	235700 0090		ENSO CONDOMINIUM	ESSEGHAIER ZOUBAIR	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-010	235700 0100		ENSO CONDOMINIUM	HASANOGLU KAYA Y	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-011	235700 0110		ENSO CONDOMINIUM	EISELE FUMIKO SUZUKI	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-012	235700 0120		ENSO CONDOMINIUM	ZHU BOKANG	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-013	235700 0130		ENSO CONDOMINIUM	BIRKMEYER MEREDITH	820 BLANCHARD ST	DMC 240/290-440		130,410	963	MIXED USE	$746,325	MIXED USE	$747,444	$1,119	0.15%	$0
D-052-014	235700 0140		ENSO CONDOMINIUM	WU YOU	820 BLANCHARD ST	DMC 240/290-440		130,410	589	MIXED USE	$456,475	MIXED USE	$457,160	$685	0.15%	$0
D-052-015	235700 0150		ENSO CONDOMINIUM	ENSO RESIDENTIAL ASSOCITAIO	820 BLANCHARD ST	DMC 240/290-440		130,410	463	MIXED USE	$358,825	MIXED USE	$359,363	$538	0.15%	$0
D-052-016	235700 0160		ENSO CONDOMINIUM	JIN MENGQI+WANG DEPENG	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-017	235700 0170		ENSO CONDOMINIUM	JACKSON MICHAEL J	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-018	235700 0180		ENSO CONDOMINIUM	CHUNG TINA+FANG	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-019	235700 0190		ENSO CONDOMINIUM	WONG KA YING	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-020	235700 0200		ENSO CONDOMINIUM	SKOTDAL CRAIG GOODWIN	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-021	235700 0210		ENSO CONDOMINIUM	LU JIANXIAO	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-022	235700 0220		ENSO CONDOMINIUM	DRIGGERS SCOTT LOUIS	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0
D-052-023	235700 0230		ENSO CONDOMINIUM	KENDALL CLYDE J	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-024	235700 0240		ENSO CONDOMINIUM	VALLARTA LEOPOLDO+JOSEFINA	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-025	235700 0250		ENSO CONDOMINIUM	WELCH VICKI SUE	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$708,800	MIXED USE	$709,863	$1,063	0.15%	$0
D-052-026	235700 0260		ENSO CONDOMINIUM	LI CHOR	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-027	235700 0270		ENSO CONDOMINIUM	HUANG YIFEI+SHINN-TE CHOU	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-028	235700 0280		ENSO CONDOMINIUM	YIP MATTHEW YEE TSING+MEI L	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-029	235700 0290		ENSO CONDOMINIUM	CHUNG MATTHEW	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-030	235700 0300		ENSO CONDOMINIUM	HOU YIFEI+LI YANQIAN	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-031	235700 0310		ENSO CONDOMINIUM	TURECEK VACLAV	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-032	235700 0320		ENSO CONDOMINIUM	RECHNITZ DEBORAH	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0
D-052-033	235700 0330		ENSO CONDOMINIUM	HERDER MICHAEL ADAM	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-034	235700 0340		ENSO CONDOMINIUM	WELLS ALEXANDER E+ANITA BHA	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-035	235700 0350		ENSO CONDOMINIUM	MENIKOFF GREGORY	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$708,800	MIXED USE	$709,863	$1,063	0.15%	$0
D-052-036	235700 0360		ENSO CONDOMINIUM	COLLYER JAMES	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-037	235700 0370		ENSO CONDOMINIUM	WITOUS MICHAEL+JEFFREY D	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-038	235700 0380		ENSO CONDOMINIUM	FREEMAN THOMAS D+RANDI B	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-039	235700 0390		ENSO CONDOMINIUM	SIMMONS WENDY D	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-040	235700 0400		ENSO CONDOMINIUM	LICCIARDI GIACOMO+CHRISTINE	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-041	235700 0410		ENSO CONDOMINIUM	CHU JEFFERY	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-042	235700 0420		ENSO CONDOMINIUM	LOUIE OTWAY	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0
D-052-043	235700 0430		ENSO CONDOMINIUM	GUAN DANNY	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-044	235700 0440		ENSO CONDOMINIUM	DOLAN JOHN F	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-045	235700 0450		ENSO CONDOMINIUM	BROOKFIELD RELOCATION INC	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$686,650	MIXED USE	$687,680	$1,030	0.15%	$0
D-052-046	235700 0460		ENSO CONDOMINIUM	M MCCARTNEY LLC	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-047	235700 0470		ENSO CONDOMINIUM	TONEV GEORGI D	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-048	235700 0480		ENSO CONDOMINIUM	NOVY RICHARD+MERLE ANN	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-049	235700 0490		ENSO CONDOMINIUM	YANG MICHAEL	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-050	235700 0500		ENSO CONDOMINIUM	TRUAX JOHN E+M K	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-051	235700 0510		ENSO CONDOMINIUM	MCELROY JAMES & KAAREN	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-052	235700 0520		ENSO CONDOMINIUM	NELSON DAVID T+GUALDONI KIM	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0
D-052-053	235700 0530		ENSO CONDOMINIUM	MATTSON EDWIN W	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-054	235700 0540		ENSO CONDOMINIUM	MCGLYNN JEFF	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-055	235700 0550		ENSO CONDOMINIUM	WONG JAIME	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$686,650	MIXED USE	$687,680	$1,030	0.15%	$0
D-052-056	235700 0560		ENSO CONDOMINIUM	LIAU MICHAEL	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-057	235700 0570		ENSO CONDOMINIUM	WALKER ALISON+ARANDA ALEXAN	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-058	235700 0580		ENSO CONDOMINIUM	DIMARUCOT ALEXIS PAUL A	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-059	235700 0590		ENSO CONDOMINIUM	WALKER ELIZABETH+ALISON	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-060	235700 0600		ENSO CONDOMINIUM	HOUGHTON ASHLEY MCGARRY+WIL	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-061	235700 0610		ENSO CONDOMINIUM	SENO DAVID KENSO	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-062	235700 0620		ENSO CONDOMINIUM	LEE VIVIAN CHONG	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0
D-052-063	235700 0630		ENSO CONDOMINIUM	SHAH SUNIL J+ LEENA S	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-064	235700 0640		ENSO CONDOMINIUM	LEE EJ	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-065	235700 0650		ENSO CONDOMINIUM	LITTLEFIELD JESSICA K	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$686,650	MIXED USE	$687,680	$1,030	0.15%	$0
D-052-066	235700 0660		ENSO CONDOMINIUM	HITCHCOCK ANDREW J	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-067	235700 0670		ENSO CONDOMINIUM	POGUE RAYMOND A	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-068	235700 0680		ENSO CONDOMINIUM	REICHNER ROBERT J II	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-069	235700 0690		ENSO CONDOMINIUM	LIU ZHIQIANG	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-070	235700 0700		ENSO CONDOMINIUM	MCCALL KEVIN	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-071	235700 0710		ENSO CONDOMINIUM	MALLOY DONALD E	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-072	235700 0720		ENSO CONDOMINIUM	YEH MICHELLE	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-052-073	235700 0730		ENSO CONDOMINIUM	SIROSH JOSEPH+DEEPA VARGHES	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-074	235700 0740		ENSO CONDOMINIUM	NELSON KAREN	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-075	235700 0750		ENSO CONDOMINIUM	SANTANA LUIS F	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$686,650	MIXED USE	$687,680	$1,030	0.15%	$0
D-052-076	235700 0760		ENSO CONDOMINIUM	FELBER RICHARD JAMES JR+FRE	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-077	235700 0770		ENSO CONDOMINIUM	NG AUDREY	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-078	235700 0780		ENSO CONDOMINIUM	CHIU MELISSA MAN YIN	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-079	235700 0790		ENSO CONDOMINIUM	SHAO KUN	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-080	235700 0800		ENSO CONDOMINIUM	STONECIPHER THOMAS K+BRENDA	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-081	235700 0810		ENSO CONDOMINIUM	MARTINEK JAMES P	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-082	235700 0820		ENSO CONDOMINIUM	LEVINE ROBIN J+GLAMBALVO DA	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0
D-052-083	235700 0830		ENSO CONDOMINIUM	ENG RITTA S	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-084	235700 0840		ENSO CONDOMINIUM	MCGILLIARD CHRIS	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-085	235700 0850		ENSO CONDOMINIUM	DEERY-SCHMITT JOHN+DEANNA	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$686,650	MIXED USE	$687,680	$1,030	0.15%	$0
D-052-086	235700 0860		ENSO CONDOMINIUM	KEILER FREDERICK D	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-087	235700 0870		ENSO CONDOMINIUM	OH HEE JIN+KIM SOO B	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-088	235700 0880		ENSO CONDOMINIUM	ROE TERRY	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-089	235700 0890		ENSO CONDOMINIUM	KNOX STILLMAN MATTHIAS	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-090	235700 0900		ENSO CONDOMINIUM	AMAN KRIS D	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-091	235700 0910		ENSO CONDOMINIUM	YUAN SIYU & LIU TIANQIANG	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-092	235700 0920		ENSO CONDOMINIUM	MICHAEL FAMILY HOLDINGS LLC	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0
D-052-093	235700 0930		ENSO CONDOMINIUM	MALONE RYAN	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-094	235700 0940		ENSO CONDOMINIUM	SARMIENTO STEPHEN D	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-095	235700 0950		ENSO CONDOMINIUM	MEINERSHAGEN JULIA L	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$686,650	MIXED USE	$687,680	$1,030	0.15%	$0
D-052-096	235700 0960		ENSO CONDOMINIUM	CRAVEN DIANN L	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$690,525	MIXED USE	$691,561	$1,036	0.15%	$0
D-052-097	235700 0970		ENSO CONDOMINIUM	CHIU OLIVER SINSIK+POHPING	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-098	235700 0980		ENSO CONDOMINIUM	KOTHARI JAY HARSHED	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$595,975	MIXED USE	$596,869	$894	0.15%	$0
D-052-099	235700 0990		ENSO CONDOMINIUM	MILLER ANITA PANG+CHRISTOPH	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$529,325	MIXED USE	$530,119	$794	0.15%	$0
D-052-100	235700 1000		ENSO CONDOMINIUM	HARRIS DONALD SCOTT	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,041,000	MIXED USE	$1,042,562	$1,562	0.15%	$0
D-052-101	235700 1010		ENSO CONDOMINIUM	MONROE DIANE	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$551,800	MIXED USE	$552,628	$828	0.15%	$0
D-052-102	235700 1020		ENSO CONDOMINIUM	SEELY DONA M	820 BLANCHARD ST	DMC 240/290-440		130,410	1,279	MIXED USE	$959,250	MIXED USE	$960,689	$1,439	0.15%	$0
D-052-103	235700 1030		ENSO CONDOMINIUM	BARLAS JEVON	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$612,250	MIXED USE	$613,168	$918	0.15%	$0
D-052-104	235700 1040		ENSO CONDOMINIUM	AZ EVERGREEN HOLDING LLC	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$759,500	MIXED USE	$760,639	$1,139	0.15%	$0
D-052-105	235700 1050		ENSO CONDOMINIUM	CAREY GEORGE+NG CHING LIM	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$686,650	MIXED USE	$687,680	$1,030	0.15%	$0
D-052-106	235700 1060		ENSO CONDOMINIUM	GAO QIN+JIANPING ZHONG	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$735,075	MIXED USE	$736,178	$1,103	0.15%	$0
D-052-107	235700 1070		ENSO CONDOMINIUM	WHITTIER TRUST, TTEE	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$634,425	MIXED USE	$635,377	$952	0.15%	$0
D-052-108	235700 1080		ENSO CONDOMINIUM	BEECH KEVIN NOLAND+SHAERNA	820 BLANCHARD ST	DMC 240/290-440		130,410	769	MIXED USE	$634,425	MIXED USE	$635,377	$952	0.15%	$0
D-052-109	235700 1090		ENSO CONDOMINIUM	ANDERSON ROD	820 BLANCHARD ST	DMC 240/290-440		130,410	683	MIXED USE	$563,475	MIXED USE	$564,320	$845	0.15%	$0
D-052-110	235700 1100		ENSO CONDOMINIUM	HAM SCOTT E+CHRISTINA	820 BLANCHARD ST	DMC 240/290-440		130,410	1,388	MIXED USE	$1,110,400	MIXED USE	$1,112,066	$1,666	0.15%	$0
D-052-111	235700 1110		ENSO CONDOMINIUM	ULMA GEORGE A JR+MCKINSTRY	820 BLANCHARD ST	DMC 240/290-440		130,410	712	MIXED USE	$587,400	MIXED USE	$588,281	$881	0.15%	$0
D-052-112	235700 1120		ENSO CONDOMINIUM	MICHAEL THOMAS K+VICKI JEAN	820 BLANCHARD ST	DMC 240/290-440		130,410	2,279	MIXED USE	$1,880,175	MIXED USE	$1,882,995	$2,820	0.15%	$0
D-052-113	235700 1130		ENSO CONDOMINIUM	ZHENG CHRISTOPHER	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$632,000	MIXED USE	$632,948	$948	0.15%	$0
D-052-114	235700 1140		ENSO CONDOMINIUM	YANG KAREN H	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$808,500	MIXED USE	$809,713	$1,213	0.15%	$0
D-052-115	235700 1150		ENSO CONDOMINIUM	BROADWELL ASHLEY N	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$730,950	MIXED USE	$732,046	$1,096	0.15%	$0
D-052-116	235700 1160		ENSO CONDOMINIUM	ARENDS ESTELLE	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$735,075	MIXED USE	$736,178	$1,103	0.15%	$0
D-052-117	235700 1170		ENSO CONDOMINIUM	KKM SEATTLE LLC	820 BLANCHARD ST	DMC 240/290-440		130,410	1,556	MIXED USE	$1,244,800	MIXED USE	$1,246,667	$1,867	0.15%	$0
D-052-118	235700 1180		ENSO CONDOMINIUM	KOHL GLEN ARLEN+JULIE ABRAH	820 BLANCHARD ST	DMC 240/290-440		130,410	1,670	MIXED USE	$1,336,000	MIXED USE	$1,338,004	$2,004	0.15%	$0
D-052-119	235700 1190		ENSO CONDOMINIUM	BZ KOHL FAMILY LLC	820 BLANCHARD ST	DMC 240/290-440		130,410	1,129	MIXED USE	$931,425	MIXED USE	$932,822	$1,397	0.15%	$0
D-052-120	235700 1200		ENSO CONDOMINIUM	RAMIREZ MICHAEL	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$651,750	MIXED USE	$652,728	$978	0.15%	$0
D-052-121	235700 1210		ENSO CONDOMINIUM	WANG LUPING	820 BLANCHARD ST	DMC 240/290-440		130,410	980	MIXED USE	$808,500	MIXED USE	$809,713	$1,213	0.15%	$0
D-052-122	235700 1220		ENSO CONDOMINIUM	CAREY GEORGE	820 BLANCHARD ST	DMC 240/290-440		130,410	886	MIXED USE	$730,950	MIXED USE	$732,046	$1,096	0.15%	$0
D-052-123	235700 1230		ENSO CONDOMINIUM	FOGG JOHN DAVID+SANDRA	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$735,075	MIXED USE	$736,178	$1,103	0.15%	$0
D-052-124	235700 1240		ENSO CONDOMINIUM	FALLON MAURA + GAU MARK Y	820 BLANCHARD ST	DMC 240/290-440		130,410	1,556	MIXED USE	$1,244,800	MIXED USE	$1,246,667	$1,867	0.15%	$0
D-052-125	235700 1250		ENSO CONDOMINIUM	FALK JENNIFER ANN	820 BLANCHARD ST	DMC 240/290-440		130,410	1,670	MIXED USE	$1,336,000	MIXED USE	$1,338,004	$2,004	0.15%	$0
D-052-126	235700 1260		ENSO CONDOMINIUM	STANDLEY ROBERT F TTEE	820 BLANCHARD ST	DMC 240/290-440		130,410	1,129	MIXED USE	$903,200	MIXED USE	$904,555	$1,355	0.15%	$0
D-052-127	235700 1270		ENSO CONDOMINIUM	VAN SCHRADER THOMAS	820 BLANCHARD ST	DMC 240/290-440		130,410	1,797	MIXED USE	$1,437,600	MIXED USE	$1,439,756	$2,156	0.15%	$0
D-052-128	235700 1280		ENSO CONDOMINIUM	MIZUMOTO MICHAEL+MARGARET	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$651,750	MIXED USE	$652,728	$978	0.15%	$0
D-052-129	235700 1290		ENSO CONDOMINIUM	FRANKE JUSTIN	820 BLANCHARD ST	DMC 240/290-440		130,410	1,893	MIXED USE	$1,514,400	MIXED USE	$1,516,672	$2,272	0.15%	$0
D-052-130	235700 1300		ENSO CONDOMINIUM	OGBURN ROBERT+PATRICIA	820 BLANCHARD ST	DMC 240/290-440		130,410	891	MIXED USE	$735,075	MIXED USE	$736,178	$1,103	0.15%	$0
D-052-131	235700 1310		ENSO CONDOMINIUM	DA VEIGA ALEXANDRE	820 BLANCHARD ST	DMC 240/290-440		130,410	1,556	MIXED USE	$1,244,800	MIXED USE	$1,246,667	$1,867	0.15%	$0
D-052-132	235700 1320		ENSO CONDOMINIUM	MCCLESKEY KATHY A	820 BLANCHARD ST	DMC 240/290-440		130,410	1,670	MIXED USE	$1,336,000	MIXED USE	$1,338,004	$2,004	0.15%	$0
D-052-133	235700 1330		ENSO CONDOMINIUM	WEINSTEIN JEFFREY C	820 BLANCHARD ST	DMC 240/290-440		130,410	1,129	MIXED USE	$959,650	MIXED USE	$961,089	$1,439	0.15%	$0
D-052-134	235700 1340		ENSO CONDOMINIUM	WANG CASPAR	820 BLANCHARD ST	DMC 240/290-440		130,410	790	MIXED USE	$651,750	MIXED USE	$652,728	$978	0.15%	$0
D-052-135	235700 1350		ENSO CONDOMINIUM	MOORE ROBERT E+MARGARET D	820 BLANCHARD ST	DMC 240/290-440		130,410	1,892	MIXED USE	$1,560,900	MIXED USE	$1,563,241	$2,341	0.15%	$0
D-060	253887 0000		FIFTH AVENUE COURT		2132 5TH AVE	DMC 240/290-440	7,573	13,175		MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
D-060-001	253887 0010		FIFTH AVENUE COURT	CARLSON MARTIN+CAROLINE ANE	2132 5TH AVE	DMC 240/290-440		13,175	585	MULTI-FAMILY DWELLING	$351,000	MULTI-FAMILY DWELLING	$351,877	$877	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use WIthout LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-060-002	253887 0020		FIFTH AVENUE COURT	BURKE TIMOTHY	2132 5TH AVE	DMC 240/290-440		13,175	700	MULTI-FAMILY DWELLING	$420,000	MULTI-FAMILY DWELLING	$421,050	$1,050	0.25%	$0
D-060-003	253887 0030		FIFTH AVENUE COURT	ALSEIDI ADNAN	2132 5TH AVE	DMC 240/290-440		13,175	398	MULTI-FAMILY DWELLING	$258,700	MULTI-FAMILY DWELLING	$259,347	$647	0.25%	$0
D-060-004	253887 0040		FIFTH AVENUE COURT	JUNGQUIST DEBRA A	2132 5TH AVE	DMC 240/290-440		13,175	752	MULTI-FAMILY DWELLING	$451,200	MULTI-FAMILY DWELLING	$452,328	$1,128	0.25%	$0
D-060-005	253887 0050		FIFTH AVENUE COURT	CORTELYOU PROPERTIES LLC	2132 5TH AVE	DMC 240/290-440		13,175	396	MULTI-FAMILY DWELLING	$257,400	MULTI-FAMILY DWELLING	$258,043	$643	0.25%	$0
D-060-006	253887 0060		FIFTH AVENUE COURT	IMMIDI KIRAN K+PRIYANKA CHI	2132 5TH AVE	DMC 240/290-440		13,175	386	MULTI-FAMILY DWELLING	$250,900	MULTI-FAMILY DWELLING	$251,527	$627	0.25%	$0
D-060-007	253887 0070		FIFTH AVENUE COURT	HARRIS TRACY E+ROSEMARY A	2132 5TH AVE	DMC 240/290-440		13,175	583	MULTI-FAMILY DWELLING	$349,800	MULTI-FAMILY DWELLING	$350,674	$874	0.25%	$0
D-060-008	253887 0080		FIFTH AVENUE COURT	HARRIS TRACY E+ROSEMARY A M	2132 5TH AVE	DMC 240/290-440		13,175	691	MULTI-FAMILY DWELLING	$414,600	MULTI-FAMILY DWELLING	$415,636	$1,036	0.25%	$0
D-060-009	253887 0090		FIFTH AVENUE COURT	RUTHERFORD TERI SUE	2132 5TH AVE	DMC 240/290-440		13,175	518	MULTI-FAMILY DWELLING	$310,800	MULTI-FAMILY DWELLING	$311,577	$777	0.25%	$0
D-060-010	253887 0100		FIFTH AVENUE COURT	LIN JEFFERSON	2132 5TH AVE	DMC 240/290-440		13,175	411	MULTI-FAMILY DWELLING	$267,150	MULTI-FAMILY DWELLING	$267,818	$668	0.25%	$0
D-060-011	253887 0110		FIFTH AVENUE COURT	LI YOU	2132 5TH AVE	DMC 240/290-440		13,175	380	MULTI-FAMILY DWELLING	$247,000	MULTI-FAMILY DWELLING	$247,617	$617	0.25%	$0
D-060-012	253887 0120		FIFTH AVENUE COURT	HENSON LINDA R+MCCLAIN DEBO	2132 5TH AVE	DMC 240/290-440		13,175	369	MULTI-FAMILY DWELLING	$239,850	MULTI-FAMILY DWELLING	$240,450	$600	0.25%	$0
D-060-013	253887 0130		FIFTH AVENUE COURT	CLARK JOHN C+LYNN MARQUETTE	2132 5TH AVE	DMC 240/290-440		13,175	399	MULTI-FAMILY DWELLING	$259,350	MULTI-FAMILY DWELLING	$259,998	$648	0.25%	$0
D-060-014	253887 0140		FIFTH AVENUE COURT	LIU DAVID WIN	2132 5TH AVE	DMC 240/290-440		13,175	404	MULTI-FAMILY DWELLING	$262,600	MULTI-FAMILY DWELLING	$263,256	$656	0.25%	$0
D-060-015	253887 0150		FIFTH AVENUE COURT	MANORSHARE LLC	2132 5TH AVE	DMC 240/290-440		13,175	418	MULTI-FAMILY DWELLING	$271,700	MULTI-FAMILY DWELLING	$272,379	$679	0.25%	$0
D-060-016	253887 0160		FIFTH AVENUE COURT	TADAIMA LLC	2132 5TH AVE	DMC 240/290-440		13,175	362	MULTI-FAMILY DWELLING	$235,300	MULTI-FAMILY DWELLING	$235,888	$588	0.25%	$0
D-060-017	253887 0170		FIFTH AVENUE COURT	LIU KUO HUI -TTEE	2132 5TH AVE	DMC 240/290-440		13,175	525	MULTI-FAMILY DWELLING	$315,000	MULTI-FAMILY DWELLING	$315,787	$787	0.25%	$0
D-060-018	253887 0180		FIFTH AVENUE COURT	SUBRAMANIAM GOKULRAMKUMAR+S	2132 5TH AVE	DMC 240/290-440		13,175	520	MULTI-FAMILY DWELLING	$312,000	MULTI-FAMILY DWELLING	$312,780	$780	0.25%	$0
D-060-019	253887 0190		FIFTH AVENUE COURT	205 LLC	2132 5TH AVE	DMC 240/290-440		13,175	411	MULTI-FAMILY DWELLING	$267,150	MULTI-FAMILY DWELLING	$267,818	$668	0.25%	$0
D-060-020	253887 0200		FIFTH AVENUE COURT	LI YOU	2132 5TH AVE	DMC 240/290-440		13,175	379	MULTI-FAMILY DWELLING	$246,350	MULTI-FAMILY DWELLING	$246,966	$616	0.25%	$0
D-060-021	253887 0210		FIFTH AVENUE COURT	PATRIZZI DIANNE M	2132 5TH AVE	DMC 240/290-440		13,175	368	MULTI-FAMILY DWELLING	$239,200	MULTI-FAMILY DWELLING	$239,798	$598	0.25%	$0
D-060-022	253887 0220		FIFTH AVENUE COURT	CLARK JOHN C+LYNN M RIDENOU	2132 5TH AVE	DMC 240/290-440		13,175	418	MULTI-FAMILY DWELLING	$271,700	MULTI-FAMILY DWELLING	$272,379	$679	0.25%	$0
D-060-023	253887 0230		FIFTH AVENUE COURT	LUI KUO HUI-TTEE	2132 5TH AVE	DMC 240/290-440		13,175	394	MULTI-FAMILY DWELLING	$256,100	MULTI-FAMILY DWELLING	$256,740	$640	0.25%	$0
D-060-024	253887 0240		FIFTH AVENUE COURT	ELLIS ANDREW	2132 5TH AVE	DMC 240/290-440		13,175	418	MULTI-FAMILY DWELLING	$271,700	MULTI-FAMILY DWELLING	$272,379	$679	0.25%	$0
D-060-025	253887 0250		FIFTH AVENUE COURT	LIU DAVID WIN	2132 5TH AVE	DMC 240/290-440		13,175	362	MULTI-FAMILY DWELLING	$235,300	MULTI-FAMILY DWELLING	$235,888	$588	0.25%	$0
D-060-026	253887 0260		FIFTH AVENUE COURT	GRIFFIN BRIAN J+SANDY G	2132 5TH AVE	DMC 240/290-440		13,175	525	MULTI-FAMILY DWELLING	$315,000	MULTI-FAMILY DWELLING	$315,787	$787	0.25%	$0
D-060-027	253887 0270		FIFTH AVENUE COURT	KOHTZ KRISTOPHER NEAL	2132 5TH AVE	DMC 240/290-440		13,175	520	MULTI-FAMILY DWELLING	$312,000	MULTI-FAMILY DWELLING	$312,780	$780	0.25%	$0
D-060-028	253887 0280		FIFTH AVENUE COURT	HUSSAIN KUMAIL+FAREES	2132 5TH AVE	DMC 240/290-440		13,175	411	MULTI-FAMILY DWELLING	$267,150	MULTI-FAMILY DWELLING	$267,818	$668	0.25%	$0
D-060-029	253887 0290		FIFTH AVENUE COURT	VERZOLA RANDY M	2132 5TH AVE	DMC 240/290-440		13,175	379	MULTI-FAMILY DWELLING	$246,350	MULTI-FAMILY DWELLING	$246,966	$616	0.25%	$0
D-060-030	253887 0300		FIFTH AVENUE COURT	MAJEED MOHAMMED DANISH	2132 5TH AVE	DMC 240/290-440		13,175	368	MULTI-FAMILY DWELLING	$239,200	MULTI-FAMILY DWELLING	$239,798	$598	0.25%	$0
D-060-031	253887 0310		FIFTH AVENUE COURT	CLARK JOHN+RIDENOUR LYNN	2132 5TH AVE	DMC 240/290-440		13,175	418	MULTI-FAMILY DWELLING	$271,700	MULTI-FAMILY DWELLING	$272,379	$679	0.25%	$0
D-060-032	253887 0320		FIFTH AVENUE COURT	109 LLC	2132 5TH AVE	DMC 240/290-440		13,175	368	MULTI-FAMILY DWELLING	$239,200	MULTI-FAMILY DWELLING	$239,798	$598	0.25%	$0
D-060-033	253887 0330		FIFTH AVENUE COURT	HARRIS TRACY E+ROSEMART A M	2132 5TH AVE	DMC 240/290-440		13,175	-	MULTI-FAMILY DWELLING	$70,000	MULTI-FAMILY DWELLING	$70,175	$175	0.25%	$0
D-060-034	253887 0340		FIFTH AVENUE COURT	JUNGQUIST DEBRA A	2132 5TH AVE	DMC 240/290-440		13,175	-	MULTI-FAMILY DWELLING	$70,000	MULTI-FAMILY DWELLING	$70,175	$175	0.25%	$0
D-060-035	253887 0350		FIFTH AVENUE COURT	MCKELVEY MICHAEL	2132 5TH AVE	DMC 240/290-440		13,175	-	MULTI-FAMILY DWELLING	$70,000	MULTI-FAMILY DWELLING	$70,175	$175	0.25%	$0
D-060-036	253887 0360		FIFTH AVENUE COURT	NUETZMANN JASEN & DONNA	2132 5TH AVE	DMC 240/290-440		13,175	-	MULTI-FAMILY DWELLING	$70,000	MULTI-FAMILY DWELLING	$70,175	$175	0.25%	$0
D-060-037	253887 0370		FIFTH AVENUE COURT	HARRIS TRACY E	2132 5TH AVE	DMC 240/290-440		13,175	-	MULTI-FAMILY DWELLING	$70,000	MULTI-FAMILY DWELLING	$70,175	$175	0.25%	$0
D-060-038	253887 0380		FIFTH AVENUE COURT	CLARK JOHN C+LYNN MARQUETTE	2132 5TH AVE	DMC 240/290-440		13,175	-	MULTI-FAMILY DWELLING	$70,000	MULTI-FAMILY DWELLING	$70,175	$175	0.25%	$0
D-140	176600 0000		COSMOPOLITAN		819 VIRGINIA ST	DOC2 500/300-550		5,145	5,145	COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
D-140-001	176600 0010		COSMOPOLITAN	PURPLE SKIES LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	2,301	COMMERCIAL SERVICE	$883,500	COMMERCIAL SERVICE	$884,825	$1,325	0.15%	$0
D-140-002	176600 0020		COSMOPOLITAN	MAJ PROPERTIES LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	2,844	COMMERCIAL SERVICE	$953,000	COMMERCIAL SERVICE	$954,430	$1,430	0.15%	$0
D-140-003	176600 0030		COSMOPOLITAN	COSMOPOLITAN CONDOMINIUM	819 VIRGINIA ST	DOC2 500/300-550		244,651	537	COMMERCIAL SERVICE	$429,600	COMMERCIAL SERVICE	$430,244	$644	0.15%	$0
D-140-004	176600 0040		COSMOPOLITAN	KONO TAKEYOSHI	819 VIRGINIA ST	DOC2 500/300-550		244,651	855	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-140-005	176600 0050		COSMOPOLITAN	LI GUANG+XIAOLU ZHU	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,318	COMMERCIAL SERVICE	$922,600	COMMERCIAL SERVICE	$923,984	$1,384	0.15%	$0
D-140-006	176600 0060		COSMOPOLITAN	YANG JING+YINGMEI QI	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$533,000	COMMERCIAL SERVICE	$533,800	$800	0.15%	$0
D-140-007	176600 0070		COSMOPOLITAN	ADLER RICHARD S+YOUNG BRIAN	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$830,200	COMMERCIAL SERVICE	$831,445	$1,245	0.15%	$0
D-140-008	176600 0080		COSMOPOLITAN	PARKER DAVID R	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-009	176600 0090		COSMOPOLITAN	SADOSKI ANTHONY J	819 VIRGINIA ST	DOC2 500/300-550		244,651	777	COMMERCIAL SERVICE	$505,050	COMMERCIAL SERVICE	$505,808	$758	0.15%	$0
D-140-010	176600 0100		COSMOPOLITAN	MULLANS ALEXANDER J	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$621,030	$930	0.15%	$0
D-140-011	176600 0110		COSMOPOLITAN	MCGOVERN ANN S+EDWARD J	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$921,200	COMMERCIAL SERVICE	$922,582	$1,382	0.15%	$0
D-140-012	176600 0120		COSMOPOLITAN	HUANG CHIN-JUNG	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$533,000	COMMERCIAL SERVICE	$533,800	$800	0.15%	$0
D-140-013	176600 0130		COSMOPOLITAN	MENDELOW MARK S+MICHAEL S	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$830,200	COMMERCIAL SERVICE	$831,445	$1,245	0.15%	$0
D-140-014	176600 0140		COSMOPOLITAN	ZARATE ESTRELLITA D+MARI S	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-015	176600 0150		COSMOPOLITAN	KIM BECKY H	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-016	176600 0160		COSMOPOLITAN	HILL KELSEY E+GORDON F	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$520,000	COMMERCIAL SERVICE	$520,780	$780	0.15%	$0
D-140-017	176600 0170		COSMOPOLITAN	HE PINGYANG	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$335,200	COMMERCIAL SERVICE	$335,703	$503	0.15%	$0
D-140-018	176600 0180		COSMOPOLITAN	YEUNG CARLOS	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$467,350	COMMERCIAL SERVICE	$468,051	$701	0.15%	$0
D-140-019	176600 0190		COSMOPOLITAN	AAF NOOR+BIBI G	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$920,500	COMMERCIAL SERVICE	$921,881	$1,381	0.15%	$0
D-140-020	176600 0200		COSMOPOLITAN	JOHNSON CHERYLE+GARY T	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$621,030	$930	0.15%	$0
D-140-021	176600 0210		COSMOPOLITAN	KUZNETSOV ALEXEY+YULIYA	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$621,030	$930	0.15%	$0
D-140-022	176600 0220		COSMOPOLITAN	MAIER CHASE	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$921,200	COMMERCIAL SERVICE	$922,582	$1,382	0.15%	$0
D-140-023	176600 0230		COSMOPOLITAN	MADERER EYAL	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$533,000	COMMERCIAL SERVICE	$533,800	$800	0.15%	$0
D-140-024	176600 0240		COSMOPOLITAN	THIARA SATINDER	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$830,200	COMMERCIAL SERVICE	$831,445	$1,245	0.15%	$0
D-140-025	176600 0250		COSMOPOLITAN	FRAZIER MARVIN C	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-026	176600 0260		COSMOPOLITAN	BLODGETT SEAN	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-027	176600 0270		COSMOPOLITAN	CHEN JOHN TZE-CHIANG+SANDRA	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$520,000	COMMERCIAL SERVICE	$520,780	$780	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-140-028	176600 0280		COSMOPOLITAN	MIZUKOSHI JUNKO T	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$335,200	COMMERCIAL SERVICE	$335,703	$503	0.15%	$0
D-140-029	176600 0290		COSMOPOLITAN	MUNK WOODY M	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$467,350	COMMERCIAL SERVICE	$468,051	$701	0.15%	$0
D-140-030	176600 0300		COSMOPOLITAN	PERSON BETTY L	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$920,500	COMMERCIAL SERVICE	$921,881	$1,381	0.15%	$0
D-140-031	176600 0310		COSMOPOLITAN	DAVIS ROXANNE E	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$621,030	$930	0.15%	$0
D-140-032	176600 0320		COSMOPOLITAN	O'NEILL STUART K S	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$621,030	$930	0.15%	$0
D-140-033	176600 0330		COSMOPOLITAN	VRG LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$921,200	COMMERCIAL SERVICE	$922,582	$1,382	0.15%	$0
D-140-034	176600 0340		COSMOPOLITAN	CHEN ZHIHAO	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$533,000	COMMERCIAL SERVICE	$533,800	$800	0.15%	$0
D-140-035	176600 0350		COSMOPOLITAN	LINKLETTER TERENCE	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$830,200	COMMERCIAL SERVICE	$831,445	$1,245	0.15%	$0
D-140-036	176600 0360		COSMOPOLITAN	HEITKEMPER DAVID	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-037	176600 0370		COSMOPOLITAN	BROWN ERIC S	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-038	176600 0380		COSMOPOLITAN	GLOVER KENT D	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$520,000	COMMERCIAL SERVICE	$520,780	$780	0.15%	$0
D-140-039	176600 0390		COSMOPOLITAN	SHRIBER MATTHEW	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$335,200	COMMERCIAL SERVICE	$335,703	$503	0.15%	$0
D-140-040	176600 0400		COSMOPOLITAN	NI ANDY	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$467,350	COMMERCIAL SERVICE	$468,051	$701	0.15%	$0
D-140-041	176600 0410		COSMOPOLITAN	LEE IN SOON+YOUNG SOON KWON	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$920,500	COMMERCIAL SERVICE	$921,881	$1,381	0.15%	$0
D-140-042	176600 0420		COSMOPOLITAN	GANGITANO DEBORAH+GEIDE DAV	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$621,030	$930	0.15%	$0
D-140-043	176600 0430		COSMOPOLITAN	WU CLINTON C	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$621,030	$930	0.15%	$0
D-140-044	176600 0440		COSMOPOLITAN	LUDWIG WILLIAM	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$921,200	COMMERCIAL SERVICE	$922,582	$1,382	0.15%	$0
D-140-045	176600 0450		COSMOPOLITAN	PHAM NINA	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$533,000	COMMERCIAL SERVICE	$533,800	$800	0.15%	$0
D-140-046	176600 0460		COSMOPOLITAN	POLETAYEVA VALENTINA	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$830,200	COMMERCIAL SERVICE	$831,445	$1,245	0.15%	$0
D-140-047	176600 0470		COSMOPOLITAN	PADWALKAR ASHWIN P+NGUYEN N	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-048	176600 0480		COSMOPOLITAN	CHEN VINCENT CHIHYU	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$479,700	COMMERCIAL SERVICE	$480,420	$720	0.15%	$0
D-140-049	176600 0490		COSMOPOLITAN	NIKOLAEV VASSILI+YEHUI ZHOU	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$520,000	COMMERCIAL SERVICE	$520,780	$780	0.15%	$0
D-140-050	176600 0500		COSMOPOLITAN	YAN HENRY C	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$335,200	COMMERCIAL SERVICE	$335,703	$503	0.15%	$0
D-140-051	176600 0510		COSMOPOLITAN	GRIMES JOHN	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$467,350	COMMERCIAL SERVICE	$468,051	$701	0.15%	$0
D-140-052	176600 0520		COSMOPOLITAN	LINGAMANENI BHAVANI P	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$920,500	COMMERCIAL SERVICE	$921,881	$1,381	0.15%	$0
D-140-053	176600 0530		COSMOPOLITAN	DEL ROSARIO JUAN CARLOS+ESP	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$621,030	$930	0.15%	$0
D-140-054	176600 0540		COSMOPOLITAN	MILLER DAVID W+NALANI M	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-055	176600 0550		COSMOPOLITAN	JELEZNIAKOV VADIM	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$954,100	COMMERCIAL SERVICE	$955,531	$1,431	0.15%	$0
D-140-056	176600 0560		COSMOPOLITAN	MOFFEIT LISA+SCROGGINS LARR	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-057	176600 0570		COSMOPOLITAN	QU HANLIN	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$859,850	COMMERCIAL SERVICE	$861,140	$1,290	0.15%	$0
D-140-058	176600 0580		COSMOPOLITAN	ZENG XIAO	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-059	176600 0590		COSMOPOLITAN	LIU I-MIJN	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-060	176600 0600		COSMOPOLITAN	BARFUSS BLAKE E	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$540,000	COMMERCIAL SERVICE	$540,810	$810	0.15%	$0
D-140-061	176600 0610		COSMOPOLITAN	TROUT WARREN	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$345,675	COMMERCIAL SERVICE	$346,194	$519	0.15%	$0
D-140-062	176600 0620		COSMOPOLITAN	ZARATE JOSE+STEPHANIE	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$485,325	COMMERCIAL SERVICE	$486,053	$728	0.15%	$0
D-140-063	176600 0630		COSMOPOLITAN	DEANE MATTHEW+DEIRDRE CORLE	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$953,375	COMMERCIAL SERVICE	$954,805	$1,430	0.15%	$0
D-140-064	176600 0640		COSMOPOLITAN	FROST RYAN B	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-065	176600 0650		COSMOPOLITAN	MAHANT KARAN ARUN+RASHI DIX	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-066	176600 0660		COSMOPOLITAN	PALMQUIST CAREN J+BRIAN G	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$954,100	COMMERCIAL SERVICE	$955,531	$1,431	0.15%	$0
D-140-067	176600 0670		COSMOPOLITAN	PRINCIPALE RICHARD+KIMBERLY	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-068	176600 0680		COSMOPOLITAN	GOLDMAN RAN D MD INC	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$859,850	COMMERCIAL SERVICE	$861,140	$1,290	0.15%	$0
D-140-069	176600 0690		COSMOPOLITAN	2001 THORNDYKE LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-070	176600 0700		COSMOPOLITAN	CAREY GEORGE+CHING LIM NG	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-071	176600 0710		COSMOPOLITAN	SLOSS ANDREW+YUJUAN YANG	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$540,000	COMMERCIAL SERVICE	$540,810	$810	0.15%	$0
D-140-072	176600 0720		COSMOPOLITAN	JIAO HAN+NASHI GAN	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$345,675	COMMERCIAL SERVICE	$346,194	$519	0.15%	$0
D-140-073	176600 0730		COSMOPOLITAN	KONNOVA ANASTASSIA	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$485,325	COMMERCIAL SERVICE	$486,053	$728	0.15%	$0
D-140-074	176600 0740		COSMOPOLITAN	BLAKE BRETT	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$953,375	COMMERCIAL SERVICE	$954,805	$1,430	0.15%	$0
D-140-075	176600 0750		COSMOPOLITAN	YEN STANLEY	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-076	176600 0760		COSMOPOLITAN	GUSAKOV SERGEY	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-077	176600 0770		COSMOPOLITAN	PARK BIO F	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$954,100	COMMERCIAL SERVICE	$955,531	$1,431	0.15%	$0
D-140-078	176600 0780		COSMOPOLITAN	TSONEV PETKO	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-079	176600 0790		COSMOPOLITAN	ENG/HUNTINGTON	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$859,850	COMMERCIAL SERVICE	$861,140	$1,290	0.15%	$0
D-140-080	176600 0800		COSMOPOLITAN	HARRIS JULIE L	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-081	176600 0810		COSMOPOLITAN	SHAFI ROSHAN+SIMPSON JANET	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-082	176600 0820		COSMOPOLITAN	LI KEVIN+CHARLES S+HUIHONG	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$540,000	COMMERCIAL SERVICE	$540,810	$810	0.15%	$0
D-140-083	176600 0830		COSMOPOLITAN	STURZA LUCY+NICHOLAS	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$345,675	COMMERCIAL SERVICE	$346,194	$519	0.15%	$0
D-140-084	176600 0840		COSMOPOLITAN	SCHNEIDER MEGAN S	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$485,325	COMMERCIAL SERVICE	$486,053	$728	0.15%	$0
D-140-085	176600 0850		COSMOPOLITAN	VAN KEMPEN RUBEN	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$953,375	COMMERCIAL SERVICE	$954,805	$1,430	0.15%	$0
D-140-086	176600 0860		COSMOPOLITAN	CHA PETER B	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-087	176600 0870		COSMOPOLITAN	TYO DARREN L	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-088	176600 0880		COSMOPOLITAN	LEE LEON LIPANG+CHEN WEI TI	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$954,100	COMMERCIAL SERVICE	$955,531	$1,431	0.15%	$0
D-140-089	176600 0890		COSMOPOLITAN	BHUTANI AMITPAL SINGH	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-090	176600 0900		COSMOPOLITAN	SELHORN MICHAEL G+SUZANNE	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$859,850	COMMERCIAL SERVICE	$861,140	$1,290	0.15%	$0
D-140-091	176600 0910		COSMOPOLITAN	TAM JESSICA	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-092	176600 0920		COSMOPOLITAN	CLARKE BRADY S	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-140-093	176600 0930		COSMOPOLITAN	LE CHRISTINA	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$540,000	COMMERCIAL SERVICE	$540,810	$810	0.15%	$0
D-140-094	176600 0940		COSMOPOLITAN	LEE SUSIEN	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$345,675	COMMERCIAL SERVICE	$346,194	$519	0.15%	$0
D-140-095	176600 0950		COSMOPOLITAN	PAI ZONCHUNG+MEIMAN HSU	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$485,325	COMMERCIAL SERVICE	$486,053	$728	0.15%	$0
D-140-096	176600 0960		COSMOPOLITAN	BOSWELL BRAD R	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$953,375	COMMERCIAL SERVICE	$954,805	$1,430	0.15%	$0
D-140-097	176600 0970		COSMOPOLITAN	MILLER CHRIS	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-098	176600 0980		COSMOPOLITAN	CHEW STEVEN M JR	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-099	176600 0990		COSMOPOLITAN	CHEN LI-FONG+TAN-JEN	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$954,100	COMMERCIAL SERVICE	$955,531	$1,431	0.15%	$0
D-140-100	176600 1000		COSMOPOLITAN	MALHOTRAM VIPUL	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-101	176600 1010		COSMOPOLITAN	EASTWOOD INVESTMENTS LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$859,850	COMMERCIAL SERVICE	$861,140	$1,290	0.15%	$0
D-140-102	176600 1020		COSMOPOLITAN	CHAO YU WEI & CHAO CHIUNG	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-103	176600 1030		COSMOPOLITAN	CURRIER JOHN A+EMERY CAROL	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$498,150	COMMERCIAL SERVICE	$498,897	$747	0.15%	$0
D-140-104	176600 1040		COSMOPOLITAN	HSU ANDY	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$540,000	COMMERCIAL SERVICE	$540,810	$810	0.15%	$0
D-140-105	176600 1050		COSMOPOLITAN	JIANG YUNFEI+MING CONG	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$282,825	COMMERCIAL SERVICE	$283,249	$424	0.15%	$0
D-140-106	176600 1060		COSMOPOLITAN	MAKEN GAURAV	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$485,325	COMMERCIAL SERVICE	$486,053	$728	0.15%	$0
D-140-107	176600 1070		COSMOPOLITAN	LEE STACEY C	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$953,375	COMMERCIAL SERVICE	$954,805	$1,430	0.15%	$0
D-140-108	176600 1080		COSMOPOLITAN	KUNG RUCHANG+MARY CHANGLI W	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$643,950	COMMERCIAL SERVICE	$644,916	$966	0.15%	$0
D-140-109	176600 1090		COSMOPOLITAN	GARKAVI MARK	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-110	176600 1100		COSMOPOLITAN	AZARIOON HENRY	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$987,000	COMMERCIAL SERVICE	$988,481	$1,481	0.15%	$0
D-140-111	176600 1110		COSMOPOLITAN	HEAD CHRISTOPHER W	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$574,000	COMMERCIAL SERVICE	$574,861	$861	0.15%	$0
D-140-112	176600 1120		COSMOPOLITAN	PRAGIN PAVEL+NILA L RUSLEN	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$889,500	COMMERCIAL SERVICE	$890,834	$1,334	0.15%	$0
D-140-113	176600 1130		COSMOPOLITAN	LIAO JAY J+TRAN THIEN THANH	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-114	176600 1140		COSMOPOLITAN	KOENIG SABINE	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-115	176600 1150		COSMOPOLITAN	CHANG WOO YOUNG	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$560,000	COMMERCIAL SERVICE	$560,840	$840	0.15%	$0
D-140-116	176600 1160		COSMOPOLITAN	JIAO HAN+GAN NASHI	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$356,150	COMMERCIAL SERVICE	$356,684	$534	0.15%	$0
D-140-117	176600 1170		COSMOPOLITAN	RUZAEVA OLGA	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$503,300	COMMERCIAL SERVICE	$504,055	$755	0.15%	$0
D-140-118	176600 1180		COSMOPOLITAN	VAN DORN JEANETTE E	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$986,250	COMMERCIAL SERVICE	$987,729	$1,479	0.15%	$0
D-140-119	176600 1190		COSMOPOLITAN	CAMPION CLAUDINE M	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-120	176600 1200		COSMOPOLITAN	BIMS HARRY+SHERYL A	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-121	176600 1210		COSMOPOLITAN	HABERMAN BRENT M- TRUST	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$987,000	COMMERCIAL SERVICE	$988,481	$1,481	0.15%	$0
D-140-122	176600 1220		COSMOPOLITAN	REHBERGER JOHANN	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$574,000	COMMERCIAL SERVICE	$574,861	$861	0.15%	$0
D-140-123	176600 1230		COSMOPOLITAN	CSCS LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$889,500	COMMERCIAL SERVICE	$890,834	$1,334	0.15%	$0
D-140-124	176600 1240		COSMOPOLITAN	KANALOS MARCELA E	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-125	176600 1250		COSMOPOLITAN	BLODGETT DARI R	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-126	176600 1260		COSMOPOLITAN	BELL JOHN L	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$560,000	COMMERCIAL SERVICE	$560,840	$840	0.15%	$0
D-140-127	176600 1270		COSMOPOLITAN	OREN-PINES YARON	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$356,150	COMMERCIAL SERVICE	$356,684	$534	0.15%	$0
D-140-128	176600 1280		COSMOPOLITAN	YU SUNNY	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$503,300	COMMERCIAL SERVICE	$504,055	$755	0.15%	$0
D-140-129	176600 1290		COSMOPOLITAN	ZHUANG XIAOQU+CHENG XIN	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$986,250	COMMERCIAL SERVICE	$987,729	$1,479	0.15%	$0
D-140-130	176600 1300		COSMOPOLITAN	YUN KYONG R	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-131	176600 1310		COSMOPOLITAN	HARVEY ELIZABETH ANN+RICHAR	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-132	176600 1320		COSMOPOLITAN	OH CHRISTINE	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$987,000	COMMERCIAL SERVICE	$988,481	$1,481	0.15%	$0
D-140-133	176600 1330		COSMOPOLITAN	HERRERA ORTIZ JUAN ARTURO	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$574,000	COMMERCIAL SERVICE	$574,861	$861	0.15%	$0
D-140-134	176600 1340		COSMOPOLITAN	CALA LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$889,500	COMMERCIAL SERVICE	$890,834	$1,334	0.15%	$0
D-140-135	176600 1350		COSMOPOLITAN	MILLMAN DANIEL J	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-136	176600 1360		COSMOPOLITAN	LIU WEN-WU+YENG P CHOU	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-137	176600 1370		COSMOPOLITAN	HWANG JOSEPH+LUCIA	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$560,000	COMMERCIAL SERVICE	$560,840	$840	0.15%	$0
D-140-138	176600 1380		COSMOPOLITAN	CHEN YU-CHING	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$356,150	COMMERCIAL SERVICE	$356,684	$534	0.15%	$0
D-140-139	176600 1390		COSMOPOLITAN	HU HUI REVOCABLE TRUST	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$503,300	COMMERCIAL SERVICE	$504,055	$755	0.15%	$0
D-140-140	176600 1400		COSMOPOLITAN	ITANI SARA T	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$986,250	COMMERCIAL SERVICE	$987,729	$1,479	0.15%	$0
D-140-141	176600 1410		COSMOPOLITAN	KUNG CHIN-YUNG+PAO-JUI CHAN	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-142	176600 1420		COSMOPOLITAN	SULTAN HASSAN+REBECCA	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-143	176600 1430		COSMOPOLITAN	SWERLAND MARK	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$987,000	COMMERCIAL SERVICE	$988,481	$1,481	0.15%	$0
D-140-144	176600 1440		COSMOPOLITAN	LESTER STEVEN CHRISTOPHER	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$574,000	COMMERCIAL SERVICE	$574,861	$861	0.15%	$0
D-140-145	176600 1450		COSMOPOLITAN	LEVY JEFFRY A+ANDREA S	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$889,500	COMMERCIAL SERVICE	$890,834	$1,334	0.15%	$0
D-140-146	176600 1460		COSMOPOLITAN	CHEN CHANG HUEI	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-147	176600 1470		COSMOPOLITAN	BROOKS DIANA T	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-148	176600 1480		COSMOPOLITAN	WANG JOHN Y	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$560,000	COMMERCIAL SERVICE	$560,840	$840	0.15%	$0
D-140-149	176600 1490		COSMOPOLITAN	TATUM CLIFFORD+ZUOTIAN	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$356,150	COMMERCIAL SERVICE	$356,684	$534	0.15%	$0
D-140-150	176600 1500		COSMOPOLITAN	AN JENNIFER H;JULIA J	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$503,300	COMMERCIAL SERVICE	$504,055	$755	0.15%	$0
D-140-151	176600 1510		COSMOPOLITAN	STEWART REID A+SCOTT JANET	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$986,250	COMMERCIAL SERVICE	$987,729	$1,479	0.15%	$0
D-140-152	176600 1520		COSMOPOLITAN	JSM CONNECT LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-153	176600 1530		COSMOPOLITAN	KIM NAOMI	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-154	176600 1540		COSMOPOLITAN	FREIDMAN ROY+ALINA KHURGEL	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$987,000	COMMERCIAL SERVICE	$988,481	$1,481	0.15%	$0
D-140-155	176600 1550		COSMOPOLITAN	SEDELL JUSTIN M	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$574,000	COMMERCIAL SERVICE	$574,861	$861	0.15%	$0
D-140-156	176600 1560		COSMOPOLITAN	CHALFONT ROGER D+STACY M B	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$889,500	COMMERCIAL SERVICE	$890,834	$1,334	0.15%	$0
D-140-157	176600 1570		COSMOPOLITAN	SANGAR UDAY	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-140-158	176600 1580		COSMOPOLITAN	SMITH ANDREW W	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$516,600	COMMERCIAL SERVICE	$517,375	$775	0.15%	$0
D-140-159	176600 1590		COSMOPOLITAN	GORUMBA JEFFREY	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$560,000	COMMERCIAL SERVICE	$560,840	$840	0.15%	$0
D-140-160	176600 1600		COSMOPOLITAN	DANTE BEVERLY	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$356,150	COMMERCIAL SERVICE	$356,684	$534	0.15%	$0
D-140-161	176600 1610		COSMOPOLITAN	JOH HEEJIN	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$503,300	COMMERCIAL SERVICE	$504,055	$755	0.15%	$0
D-140-162	176600 1620		COSMOPOLITAN	PARK JONG SOO+CHONG OK+CHRI	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$986,250	COMMERCIAL SERVICE	$987,729	$1,479	0.15%	$0
D-140-163	176600 1630		COSMOPOLITAN	FILIMONOV DENIS	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$667,800	COMMERCIAL SERVICE	$668,802	$1,002	0.15%	$0
D-140-164	176600 1640		COSMOPOLITAN	SABERI ALIREZA	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$691,650	COMMERCIAL SERVICE	$692,687	$1,037	0.15%	$0
D-140-165	176600 1650		COSMOPOLITAN	CHUNG KIUK+MIN JUNG KIM	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$1,019,900	COMMERCIAL SERVICE	$1,021,430	$1,530	0.15%	$0
D-140-166	176600 1660		COSMOPOLITAN	PARK CLAIRE	819 VIRGINIA ST	DOC2 500/300-550		244,651	820	COMMERCIAL SERVICE	$594,500	COMMERCIAL SERVICE	$595,392	$892	0.15%	$0
D-140-167	176600 1670		COSMOPOLITAN	LEE KYUNGSUK D+HYUNGWON	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$919,150	COMMERCIAL SERVICE	$920,529	$1,379	0.15%	$0
D-140-168	176600 1680		COSMOPOLITAN	LIU ZONGYU	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-169	176600 1690		COSMOPOLITAN	DELP JAMES+HOSHI TOMOKO	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-170	176600 1700		COSMOPOLITAN	LYON ROBERT	819 VIRGINIA ST	DOC2 500/300-550		244,651	800	COMMERCIAL SERVICE	$580,000	COMMERCIAL SERVICE	$580,870	$870	0.15%	$0
D-140-171	176600 1710		COSMOPOLITAN	CHANG ERIC	819 VIRGINIA ST	DOC2 500/300-550		244,651	419	COMMERCIAL SERVICE	$366,625	COMMERCIAL SERVICE	$367,175	$550	0.15%	$0
D-140-172	176600 1720		COSMOPOLITAN	KO WEN HSIU	819 VIRGINIA ST	DOC2 500/300-550		244,651	719	COMMERCIAL SERVICE	$521,275	COMMERCIAL SERVICE	$522,057	$782	0.15%	$0
D-140-173	176600 1730		COSMOPOLITAN	FREED RODNEY	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,315	COMMERCIAL SERVICE	$1,019,125	COMMERCIAL SERVICE	$1,020,654	$1,529	0.15%	$0
D-140-174	176600 1740		COSMOPOLITAN	BENEDICT DANNY	819 VIRGINIA ST	DOC2 500/300-550		244,651	954	COMMERCIAL SERVICE	$691,650	COMMERCIAL SERVICE	$692,687	$1,037	0.15%	$0
D-140-175	176600 1750		COSMOPOLITAN	JOSHI PRASANNA	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$700,350	COMMERCIAL SERVICE	$701,401	$1,051	0.15%	$0
D-140-176	176600 1760		COSMOPOLITAN	SUN JUSTIN ET AL	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$1,019,900	COMMERCIAL SERVICE	$1,021,430	$1,530	0.15%	$0
D-140-177	176600 1770		COSMOPOLITAN	SKINNER AMY E	819 VIRGINIA ST	DOC2 500/300-550		244,651	818	COMMERCIAL SERVICE	$593,050	COMMERCIAL SERVICE	$593,940	$890	0.15%	$0
D-140-178	176600 1780		COSMOPOLITAN	ALLEN MATTHEW	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$919,150	COMMERCIAL SERVICE	$920,529	$1,379	0.15%	$0
D-140-179	176600 1790		COSMOPOLITAN	LAU KEVIN	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-180	176600 1800		COSMOPOLITAN	WANG JASON PEI SHENG+FAY HS	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-181	176600 1810		COSMOPOLITAN	ARORA TARUN	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,236	COMMERCIAL SERVICE	$957,900	COMMERCIAL SERVICE	$959,337	$1,437	0.15%	$0
D-140-182	176600 1820		COSMOPOLITAN	ESMAILPOUR AHMAD+GHAZALEH	819 VIRGINIA ST	DOC2 500/300-550		244,651	722	COMMERCIAL SERVICE	$523,450	COMMERCIAL SERVICE	$524,235	$785	0.15%	$0
D-140-183	176600 1830		COSMOPOLITAN	FERRO LUKE+AMY	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,324	COMMERCIAL SERVICE	$1,026,100	COMMERCIAL SERVICE	$1,027,639	$1,539	0.15%	$0
D-140-184	176600 1840		COSMOPOLITAN	YANG SUNG M+EUN K SHIM	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$700,350	COMMERCIAL SERVICE	$701,401	$1,051	0.15%	$0
D-140-185	176600 1850		COSMOPOLITAN	KAY JONATHAN L	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$700,350	COMMERCIAL SERVICE	$701,401	$1,051	0.15%	$0
D-140-186	176600 1860		COSMOPOLITAN	KUNG HUA-CHUN JENNY	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$1,019,900	COMMERCIAL SERVICE	$1,021,430	$1,530	0.15%	$0
D-140-187	176600 1870		COSMOPOLITAN	MO FAN	819 VIRGINIA ST	DOC2 500/300-550		244,651	818	COMMERCIAL SERVICE	$593,050	COMMERCIAL SERVICE	$593,940	$890	0.15%	$0
D-140-188	176600 1880		COSMOPOLITAN	TAN EVAN+JUE WANG	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$919,150	COMMERCIAL SERVICE	$920,529	$1,379	0.15%	$0
D-140-189	176600 1890		COSMOPOLITAN	HAPPE KRISTEN	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-190	176600 1900		COSMOPOLITAN	SIEBERT LUKE+SUZANNE	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-191	176600 1910		COSMOPOLITAN	PUNKE MICHAEL+TRACI	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,236	COMMERCIAL SERVICE	$957,900	COMMERCIAL SERVICE	$959,337	$1,437	0.15%	$0
D-140-192	176600 1920		COSMOPOLITAN	KIM DON R+HANNAH J	819 VIRGINIA ST	DOC2 500/300-550		244,651	722	COMMERCIAL SERVICE	$523,450	COMMERCIAL SERVICE	$524,235	$785	0.15%	$0
D-140-193	176600 1930		COSMOPOLITAN	SUTEDJA MAURITA B	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,324	COMMERCIAL SERVICE	$1,026,100	COMMERCIAL SERVICE	$1,027,639	$1,539	0.15%	$0
D-140-194	176600 1940		COSMOPOLITAN	WAUTIER MARC	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$700,350	COMMERCIAL SERVICE	$701,401	$1,051	0.15%	$0
D-140-195	176600 1950		COSMOPOLITAN	CASO PATRICK T II	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$700,350	COMMERCIAL SERVICE	$701,401	$1,051	0.15%	$0
D-140-196	176600 1960		COSMOPOLITAN	CHANG OAK	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$1,019,900	COMMERCIAL SERVICE	$1,021,430	$1,530	0.15%	$0
D-140-197	176600 1970		COSMOPOLITAN	WOLF DAVID ALLEN	819 VIRGINIA ST	DOC2 500/300-550		244,651	818	COMMERCIAL SERVICE	$593,050	COMMERCIAL SERVICE	$593,940	$890	0.15%	$0
D-140-198	176600 1980		COSMOPOLITAN	MASILI GABRIELE+STIEVANO CR	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$919,150	COMMERCIAL SERVICE	$920,529	$1,379	0.15%	$0
D-140-199	176600 1990		COSMOPOLITAN	MAI CAO+KIM-ANH BUI	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-200	176600 2000		COSMOPOLITAN	AVASARE SONAL	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-201	176600 2010		COSMOPOLITAN	VALDEZ ARTHUR L JR+EDELMIRA	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,236	COMMERCIAL SERVICE	$957,900	COMMERCIAL SERVICE	$959,337	$1,437	0.15%	$0
D-140-202	176600 2020		COSMOPOLITAN	WANG YUSHAN+SHA WEN	819 VIRGINIA ST	DOC2 500/300-550		244,651	722	COMMERCIAL SERVICE	$523,450	COMMERCIAL SERVICE	$524,235	$785	0.15%	$0
D-140-203	176600 2030		COSMOPOLITAN	SKINNER WILLIAM G JR	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,324	COMMERCIAL SERVICE	$1,026,100	COMMERCIAL SERVICE	$1,027,639	$1,539	0.15%	$0
D-140-204	176600 2040		COSMOPOLITAN	BADEN MELVIN+MICHELLE	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$700,350	COMMERCIAL SERVICE	$701,401	$1,051	0.15%	$0
D-140-205	176600 2050		COSMOPOLITAN	HOANG KITHUNG	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$700,350	COMMERCIAL SERVICE	$701,401	$1,051	0.15%	$0
D-140-206	176600 2060		COSMOPOLITAN	LE QUERE PATRICK+HAUSMANN B	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$1,019,900	COMMERCIAL SERVICE	$1,021,430	$1,530	0.15%	$0
D-140-207	176600 2070		COSMOPOLITAN	KUNG YUNGTAI	819 VIRGINIA ST	DOC2 500/300-550		244,651	818	COMMERCIAL SERVICE	$593,050	COMMERCIAL SERVICE	$593,940	$890	0.15%	$0
D-140-208	176600 2080		COSMOPOLITAN	WOODSON LEWIS SHELTON	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$919,150	COMMERCIAL SERVICE	$920,529	$1,379	0.15%	$0
D-140-209	176600 2090		COSMOPOLITAN	BORNING JANNA R & DAVID H	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-210	176600 2100		COSMOPOLITAN	MOORE STAN+JANE	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$535,050	COMMERCIAL SERVICE	$535,853	$803	0.15%	$0
D-140-211	176600 2110		COSMOPOLITAN	KOUMANTAROS PETROS P+YANNIS	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,236	COMMERCIAL SERVICE	$957,900	COMMERCIAL SERVICE	$959,337	$1,437	0.15%	$0
D-140-212	176600 2120		COSMOPOLITAN	RILPOPPAT LLC	819 VIRGINIA ST	DOC2 500/300-550		244,651	722	COMMERCIAL SERVICE	$523,450	COMMERCIAL SERVICE	$524,235	$785	0.15%	$0
D-140-213	176600 2130		COSMOPOLITAN	BLASDEL LONNIE+KATHY	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,324	COMMERCIAL SERVICE	$1,026,100	COMMERCIAL SERVICE	$1,027,639	$1,539	0.15%	$0
D-140-214	176600 2140		COSMOPOLITAN	TANG FELIX CHUN LAP	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$700,350	COMMERCIAL SERVICE	$701,401	$1,051	0.15%	$0
D-140-215	176600 2150		COSMOPOLITAN	LIN STACY S+JEAN CHRISTOPHE	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$724,500	COMMERCIAL SERVICE	$725,587	$1,087	0.15%	$0
D-140-216	176600 2160		COSMOPOLITAN	WORTH LAURA P	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$1,052,800	COMMERCIAL SERVICE	$1,054,379	$1,579	0.15%	$0
D-140-217	176600 2170		COSMOPOLITAN	DOSH BLUEPRINT LLC SERIES S	819 VIRGINIA ST	DOC2 500/300-550		244,651	818	COMMERCIAL SERVICE	$613,500	COMMERCIAL SERVICE	$614,420	$920	0.15%	$0
D-140-218	176600 2180		COSMOPOLITAN	WU VICTOR+MICHELLE PHAM	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$948,800	COMMERCIAL SERVICE	$950,223	$1,423	0.15%	$0
D-140-219	176600 2190		COSMOPOLITAN	REN CHENGLI+XIE XIAOZHU	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-220	176600 2200		COSMOPOLITAN	YUAN BINFENG	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-221	176600 2210		COSMOPOLITAN	NAGY ALEXANDER F	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,236	COMMERCIAL SERVICE	$988,800	COMMERCIAL SERVICE	$990,283	$1,483	0.15%	$0
D-140-222	176600 2220		COSMOPOLITAN	LUU AMY	819 VIRGINIA ST	DOC2 500/300-550		244,651	722	COMMERCIAL SERVICE	$541,500	COMMERCIAL SERVICE	$542,312	$812	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-140-223	176600 2230		COSMOPOLITAN	CHAO YU-WEI+CHIUNG	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,324	COMMERCIAL SERVICE	$1,059,200	COMMERCIAL SERVICE	$1,060,789	$1,589	0.15%	$0
D-140-224	176600 2240		COSMOPOLITAN	WILLIAMS JASON	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$724,500	COMMERCIAL SERVICE	$725,587	$1,087	0.15%	$0
D-140-225	176600 2250		COSMOPOLITAN	KLIMOK BEN	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$724,500	COMMERCIAL SERVICE	$725,587	$1,087	0.15%	$0
D-140-226	176600 2260		COSMOPOLITAN	LAI RICHARD K	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,316	COMMERCIAL SERVICE	$1,052,800	COMMERCIAL SERVICE	$1,054,379	$1,579	0.15%	$0
D-140-227	176600 2270		COSMOPOLITAN	TAM RENEE	819 VIRGINIA ST	DOC2 500/300-550		244,651	818	COMMERCIAL SERVICE	$613,500	COMMERCIAL SERVICE	$614,420	$920	0.15%	$0
D-140-228	176600 2280		COSMOPOLITAN	CAPLAN STEVEN D+CATHY M FEO	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,186	COMMERCIAL SERVICE	$948,800	COMMERCIAL SERVICE	$950,223	$1,423	0.15%	$0
D-140-229	176600 2290		COSMOPOLITAN	MOORE JANE E+STAN G	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-230	176600 2300		COSMOPOLITAN	MOORE STAN G+JANE E	819 VIRGINIA ST	DOC2 500/300-550		244,651	738	COMMERCIAL SERVICE	$553,500	COMMERCIAL SERVICE	$554,330	$830	0.15%	$0
D-140-231	176600 2310		COSMOPOLITAN	MILLER JASON+VICTORIA	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,236	COMMERCIAL SERVICE	$988,800	COMMERCIAL SERVICE	$990,283	$1,483	0.15%	$0
D-140-232	176600 2320		COSMOPOLITAN	WONG PETER+RUTH LEE	819 VIRGINIA ST	DOC2 500/300-550		244,651	722	COMMERCIAL SERVICE	$541,500	COMMERCIAL SERVICE	$542,312	$812	0.15%	$0
D-140-233	176600 2330		COSMOPOLITAN	SECHRIST TODD M+T MICHAEL+M	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,324	COMMERCIAL SERVICE	$1,059,200	COMMERCIAL SERVICE	$1,060,789	$1,589	0.15%	$0
D-140-234	176600 2340		COSMOPOLITAN	WHITE PATRICK	819 VIRGINIA ST	DOC2 500/300-550		244,651	966	COMMERCIAL SERVICE	$724,500	COMMERCIAL SERVICE	$725,587	$1,087	0.15%	$0
D-140-235	176600 2350		COSMOPOLITAN	HADLEY BARBARA M	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,505	COMMERCIAL SERVICE	$1,204,000	COMMERCIAL SERVICE	$1,205,806	$1,806	0.15%	$0
D-140-236	176600 2360		COSMOPOLITAN	BRACY DENNIS P	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,261	COMMERCIAL SERVICE	$1,008,800	COMMERCIAL SERVICE	$1,010,313	$1,513	0.15%	$0
D-140-237	176600 2370		COSMOPOLITAN	FREED RODNEY D	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,403	COMMERCIAL SERVICE	$1,122,400	COMMERCIAL SERVICE	$1,124,084	$1,684	0.15%	$0
D-140-238	176600 2380		COSMOPOLITAN	TATUM CLIFFORD+ZUOTIAN	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,093	COMMERCIAL SERVICE	$819,750	COMMERCIAL SERVICE	$820,980	$1,230	0.15%	$0
D-140-239	176600 2390		COSMOPOLITAN	BASHAW BRADLEY	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,176	COMMERCIAL SERVICE	$882,000	COMMERCIAL SERVICE	$883,323	$1,323	0.15%	$0
D-140-240	176600 2400		COSMOPOLITAN	LI JIAOJIAO	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,113	COMMERCIAL SERVICE	$834,750	COMMERCIAL SERVICE	$836,002	$1,252	0.15%	$0
D-140-241	176600 2410		COSMOPOLITAN	RADHESHWAR PREM+LAURIE	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,498	COMMERCIAL SERVICE	$1,235,850	COMMERCIAL SERVICE	$1,237,704	$1,854	0.15%	$0
D-140-242	176600 2420		COSMOPOLITAN	HOWELL DANIEL D	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,505	COMMERCIAL SERVICE	$1,204,000	COMMERCIAL SERVICE	$1,205,806	$1,806	0.15%	$0
D-140-243	176600 2430		COSMOPOLITAN	LIU KELVIN YEN-HSIANG	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,261	COMMERCIAL SERVICE	$1,008,800	COMMERCIAL SERVICE	$1,010,313	$1,513	0.15%	$0
D-140-244	176600 2440		COSMOPOLITAN	KAWAKAMI SYLVIA	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,403	COMMERCIAL SERVICE	$1,122,400	COMMERCIAL SERVICE	$1,124,084	$1,684	0.15%	$0
D-140-245	176600 2450		COSMOPOLITAN	THOMPSON JAMES E+JANET S	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,093	COMMERCIAL SERVICE	$819,750	COMMERCIAL SERVICE	$820,980	$1,230	0.15%	$0
D-140-246	176600 2460		COSMOPOLITAN	LIU SUYI+SUN WEI	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,176	COMMERCIAL SERVICE	$882,000	COMMERCIAL SERVICE	$883,323	$1,323	0.15%	$0
D-140-247	176600 2470		COSMOPOLITAN	JAIN MEHUL	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,113	COMMERCIAL SERVICE	$834,750	COMMERCIAL SERVICE	$836,002	$1,252	0.15%	$0
D-140-248	176600 2480		COSMOPOLITAN	LOWRY KATHLEEN S	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,498	COMMERCIAL SERVICE	$1,235,850	COMMERCIAL SERVICE	$1,237,704	$1,854	0.15%	$0
D-140-249	176600 2490		COSMOPOLITAN	LEE WEN-CHANG+SU FANG-JUNG	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,919	COMMERCIAL SERVICE	$1,535,200	COMMERCIAL SERVICE	$1,537,503	$2,303	0.15%	$0
D-140-250	176600 2500		COSMOPOLITAN	LE QUERE PATRICK+HAUSMANN B	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,878	COMMERCIAL SERVICE	$1,502,400	COMMERCIAL SERVICE	$1,504,654	$2,254	0.15%	$0
D-140-251	176600 2510		COSMOPOLITAN	KANTOR MARK B+JANE ROSE ZAL	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,715	COMMERCIAL SERVICE	$1,372,000	COMMERCIAL SERVICE	$1,374,058	$2,058	0.15%	$0
D-140-252	176600 2520		COSMOPOLITAN	CHEN RANFENG+TANG LILI	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,684	COMMERCIAL SERVICE	$1,347,200	COMMERCIAL SERVICE	$1,349,221	$2,021	0.15%	$0
D-140-253	176600 2530		COSMOPOLITAN	MARCOUX LORI	819 VIRGINIA ST	DOC2 500/300-550		244,651	1,870	COMMERCIAL SERVICE	$1,496,000	COMMERCIAL SERVICE	$1,498,244	$2,244	0.15%	$0
D-150	872975 0000		2200 RESIDENTIAL CONDOMINIUM		2200 WESTLAKE AVE	DMC 240/290-440	86,134	259,480		COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
D-150-001	872975 0010		2200 RESIDENTIAL CONDOM	BOSHAW PHILLIP+KARLA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,487	COMMERCIAL SERVICE	$1,152,425	COMMERCIAL SERVICE	$1,154,154	$1,729	0.15%	$0
D-150-002	872975 0020		2200 RESIDENTIAL CONDOM	FREDRICKS DAVID N	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,697	COMMERCIAL SERVICE	$1,315,175	COMMERCIAL SERVICE	$1,317,148	$1,973	0.15%	$0
D-150-003	872975 0030		2200 RESIDENTIAL CONDOM	HULING TOM D III+LORI S	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,296	COMMERCIAL SERVICE	$1,004,400	COMMERCIAL SERVICE	$1,005,907	$1,507	0.15%	$0
D-150-004	872975 0040		2200 RESIDENTIAL CONDOM	BRONEMANN ALLEN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,292	COMMERCIAL SERVICE	$1,001,300	COMMERCIAL SERVICE	$1,002,802	$1,502	0.15%	$0
D-150-005	872975 0050		2200 RESIDENTIAL CONDOM	VEZZONI MICHAEL R	2200 WESTLAKE AVE	DMC 240/290-440		259,480	754	COMMERCIAL SERVICE	$584,350	COMMERCIAL SERVICE	$585,227	$877	0.15%	$0
D-150-006	872975 0060		2200 RESIDENTIAL CONDOM	LO HANK S+LYNN J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,266	COMMERCIAL SERVICE	$981,150	COMMERCIAL SERVICE	$982,622	$1,472	0.15%	$0
D-150-007	872975 0070		2200 RESIDENTIAL CONDOM	SEDLIK CHARYL KAY & EARL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,487	COMMERCIAL SERVICE	$1,152,425	COMMERCIAL SERVICE	$1,154,154	$1,729	0.15%	$0
D-150-008	872975 0080		2200 RESIDENTIAL CONDOM	DICKINSON KATHLEEN E LIVING	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,697	COMMERCIAL SERVICE	$1,315,175	COMMERCIAL SERVICE	$1,317,148	$1,973	0.15%	$0
D-150-009	872975 0090		2200 RESIDENTIAL CONDOM	TILFORD TOM+CAMILLA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,296	COMMERCIAL SERVICE	$1,004,400	COMMERCIAL SERVICE	$1,005,907	$1,507	0.15%	$0
D-150-010	872975 0100		2200 RESIDENTIAL CONDOM	STAENBERG JON	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,292	COMMERCIAL SERVICE	$1,001,300	COMMERCIAL SERVICE	$1,002,802	$1,502	0.15%	$0
D-150-011	872975 0110		2200 RESIDENTIAL CONDOM	CHENG SAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$585,900	COMMERCIAL SERVICE	$586,779	$879	0.15%	$0
D-150-012	872975 0120		2200 RESIDENTIAL CONDOM	BRONEMANN FAMILY LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,407	COMMERCIAL SERVICE	$1,090,425	COMMERCIAL SERVICE	$1,092,061	$1,636	0.15%	$0
D-150-013	872975 0130		2200 RESIDENTIAL CONDOM	BIERMANSKI LOTHAR	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,487	COMMERCIAL SERVICE	$1,152,425	COMMERCIAL SERVICE	$1,154,154	$1,729	0.15%	$0
D-150-014	872975 0140		2200 RESIDENTIAL CONDOM	DANIELS BARBARA J TRUST	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,697	COMMERCIAL SERVICE	$1,315,175	COMMERCIAL SERVICE	$1,317,148	$1,973	0.15%	$0
D-150-015	872975 0150		2200 RESIDENTIAL CONDOM	OVERMAN KENNETH E+CANDICE A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,296	COMMERCIAL SERVICE	$1,004,400	COMMERCIAL SERVICE	$1,005,907	$1,507	0.15%	$0
D-150-016	872975 0160		2200 RESIDENTIAL CONDOM	SON MARK+JESSICA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,292	COMMERCIAL SERVICE	$1,001,300	COMMERCIAL SERVICE	$1,002,802	$1,502	0.15%	$0
D-150-017	872975 0170		2200 RESIDENTIAL CONDOM	LAM TAI MUI+CHENG SUN WAH E	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$585,900	COMMERCIAL SERVICE	$586,779	$879	0.15%	$0
D-150-018	872975 0180		2200 RESIDENTIAL CONDOM	VARCHETTA SALVATORE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,407	COMMERCIAL SERVICE	$1,090,425	COMMERCIAL SERVICE	$1,092,061	$1,636	0.15%	$0
D-150-019	872975 0190		2200 RESIDENTIAL CONDOM	KOIS JOHN C+KAREN L	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,487	COMMERCIAL SERVICE	$1,152,425	COMMERCIAL SERVICE	$1,154,154	$1,729	0.15%	$0
D-150-020	872975 0200		2200 RESIDENTIAL CONDOM	KREKOW ASSOCIATES LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,697	COMMERCIAL SERVICE	$1,315,175	COMMERCIAL SERVICE	$1,317,148	$1,973	0.15%	$0
D-150-021	872975 0210		2200 RESIDENTIAL CONDOM	PARK EAST BUILDING INC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,296	COMMERCIAL SERVICE	$1,004,400	COMMERCIAL SERVICE	$1,005,907	$1,507	0.15%	$0
D-150-022	872975 0220		2200 RESIDENTIAL CONDOM	PERKINS ROSS D	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,292	COMMERCIAL SERVICE	$1,001,300	COMMERCIAL SERVICE	$1,002,802	$1,502	0.15%	$0
D-150-023	872975 0230		2200 RESIDENTIAL CONDOM	LEONG TOMMY+JULIE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$585,900	COMMERCIAL SERVICE	$586,779	$879	0.15%	$0
D-150-024	872975 0240		2200 RESIDENTIAL CONDOM	DOWNEY JAMES R	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,407	COMMERCIAL SERVICE	$1,090,425	COMMERCIAL SERVICE	$1,092,061	$1,636	0.15%	$0
D-150-025	872975 0250		2200 RESIDENTIAL CONDOM	PARROTT LES A+LESLIE L	2200 WESTLAKE AVE	DMC 240/290-440		259,480	3,539	COMMERCIAL SERVICE	$2,742,725	COMMERCIAL SERVICE	$2,746,839	$4,114	0.15%	$0
D-150-026	872975 0260		2200 RESIDENTIAL CONDOM	FNDTN HLTHY RELATIONSHIPS	2200 WESTLAKE AVE	DMC 240/290-440		259,480	954	COMMERCIAL SERVICE	$739,350	COMMERCIAL SERVICE	$740,459	$1,109	0.15%	$0
D-150-027	872975 0270		2200 RESIDENTIAL CONDOM	BOWMAN FREDERICK J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,292	COMMERCIAL SERVICE	$1,001,300	COMMERCIAL SERVICE	$1,002,802	$1,502	0.15%	$0
D-150-028	872975 0280		2200 RESIDENTIAL CONDOM	ALMON JAMES A+KAREN E	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$585,900	COMMERCIAL SERVICE	$586,779	$879	0.15%	$0
D-150-029	872975 0290		2200 RESIDENTIAL CONDOM	FINNERAN FRANK K JR+SUSAN M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,407	COMMERCIAL SERVICE	$1,090,425	COMMERCIAL SERVICE	$1,092,061	$1,636	0.15%	$0
D-150-030	872975 0300		2200 RESIDENTIAL CONDOM	MACFARLANE VICTOR B+THADERI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	2,238	COMMERCIAL SERVICE	$2,349,900	COMMERCIAL SERVICE	$2,353,425	$3,525	0.15%	$0
D-150-031	872975 0310		2200 RESIDENTIAL CONDOM	BOCHSLER DAVID J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	2,216	COMMERCIAL SERVICE	$2,216,000	COMMERCIAL SERVICE	$2,219,324	$3,324	0.15%	$0
D-150-032	872975 0320		2200 RESIDENTIAL CONDOM	HAZLEHURST F HAMILTON+PAMEL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,798	COMMERCIAL SERVICE	$1,798,000	COMMERCIAL SERVICE	$1,800,697	$2,697	0.15%	$0
D-150-033	872975 0330		2200 RESIDENTIAL CONDOM	MAYNARD RICHARD L	2200 WESTLAKE AVE	DMC 240/290-440		259,480	577	COMMERCIAL SERVICE	$375,050	COMMERCIAL SERVICE	$375,613	$563	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-150-034	872975 0340		2200 RESIDENTIAL CONDON	ETTEFAGH SYLVIA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	591	COMMERCIAL SERVICE	$384,150	COMMERCIAL SERVICE	$384,726	$576	0.15%	$0
D-150-035	872975 0350		2200 RESIDENTIAL CONDON	VASUCEVAN PARAMESHWARAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,328	COMMERCIAL SERVICE	$863,200	COMMERCIAL SERVICE	$864,495	$1,295	0.15%	$0
D-150-036	872975 0360		2200 RESIDENTIAL CONDON	HOLMES WILLIE L	2200 WESTLAKE AVE	DMC 240/290-440		259,480	964	COMMERCIAL SERVICE	$626,600	COMMERCIAL SERVICE	$627,540	$940	0.15%	$0
D-150-037	872975 0370		2200 RESIDENTIAL CONDON	GUPTA HITESH+PARUL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,313	COMMERCIAL SERVICE	$853,450	COMMERCIAL SERVICE	$854,730	$1,280	0.15%	$0
D-150-038	872975 0380		2200 RESIDENTIAL CONDON	HABIB KAMYAR C	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,218	COMMERCIAL SERVICE	$791,700	COMMERCIAL SERVICE	$792,888	$1,188	0.15%	$0
D-150-039	872975 0390		2200 RESIDENTIAL CONDON	SHUKLA VIPULA K	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,653	COMMERCIAL SERVICE	$1,074,450	COMMERCIAL SERVICE	$1,076,062	$1,612	0.15%	$0
D-150-040	872975 0400		2200 RESIDENTIAL CONDON	VAREY JENNIFER	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,651	COMMERCIAL SERVICE	$1,073,150	COMMERCIAL SERVICE	$1,074,760	$1,610	0.15%	$0
D-150-041	872975 0410		2200 RESIDENTIAL CONDON	DOYLE CASEY D+CHU DINH CAO	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,798	COMMERCIAL SERVICE	$1,168,700	COMMERCIAL SERVICE	$1,170,453	$1,753	0.15%	$0
D-150-042	872975 0420		2200 RESIDENTIAL CONDON	2200 RESIDENTIAL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	365	COMMERCIAL SERVICE	$237,250	COMMERCIAL SERVICE	$237,606	$356	0.15%	$0
D-150-043	872975 0430		2200 RESIDENTIAL CONDON	OBERTO LAURA A+MCELHOE MICH	2200 WESTLAKE AVE	DMC 240/290-440		259,480	589	COMMERCIAL SERVICE	$382,850	COMMERCIAL SERVICE	$383,424	$574	0.15%	$0
D-150-044	872975 0440		2200 RESIDENTIAL CONDON	OBERTO LAURA A+MCELHOE MICH	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$597,595	$895	0.15%	$0
D-150-045	872975 0450		2200 RESIDENTIAL CONDON	T & N HOMESTEAD LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	862	COMMERCIAL SERVICE	$560,300	COMMERCIAL SERVICE	$561,140	$840	0.15%	$0
D-150-046	872975 0460		2200 RESIDENTIAL CONDON	WEI DEVELOPMENT LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,215	COMMERCIAL SERVICE	$789,750	COMMERCIAL SERVICE	$790,935	$1,185	0.15%	$0
D-150-047	872975 0470		2200 RESIDENTIAL CONDON	SUNG HAN YONG	2200 WESTLAKE AVE	DMC 240/290-440		259,480	702	COMMERCIAL SERVICE	$456,300	COMMERCIAL SERVICE	$456,984	$684	0.15%	$0
D-150-048	872975 0480		2200 RESIDENTIAL CONDON	MARCHAND BRIAN A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	885	COMMERCIAL SERVICE	$575,250	COMMERCIAL SERVICE	$576,113	$863	0.15%	$0
D-150-049	872975 0490		2200 RESIDENTIAL CONDON	CHARLOT BARBARA P+LARRY A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	849	COMMERCIAL SERVICE	$551,850	COMMERCIAL SERVICE	$552,678	$828	0.15%	$0
D-150-050	872975 0500		2200 RESIDENTIAL CONDON	LYSEN RAYMOND O & CAROL A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	867	COMMERCIAL SERVICE	$563,550	COMMERCIAL SERVICE	$564,395	$845	0.15%	$0
D-150-051	872975 0510		2200 RESIDENTIAL CONDON	SLEGEL BRIAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	638	COMMERCIAL SERVICE	$414,700	COMMERCIAL SERVICE	$415,322	$622	0.15%	$0
D-150-052	872975 0520		2200 RESIDENTIAL CONDON	CHEVIGNY EUGENIA C	2200 WESTLAKE AVE	DMC 240/290-440		259,480	784	COMMERCIAL SERVICE	$509,600	COMMERCIAL SERVICE	$510,364	$764	0.15%	$0
D-150-053	872975 0530		2200 RESIDENTIAL CONDON	WOERNER MICHELLE W+JEFFRY M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,296	COMMERCIAL SERVICE	$842,400	COMMERCIAL SERVICE	$843,664	$1,264	0.15%	$0
D-150-054	872975 0540		2200 RESIDENTIAL CONDON	DEAN CORY M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$381,550	COMMERCIAL SERVICE	$382,122	$572	0.15%	$0
D-150-055	872975 0550		2200 RESIDENTIAL CONDON	VINOGRADOV NIKOLAI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$597,595	$895	0.15%	$0
D-150-056	872975 0560		2200 RESIDENTIAL CONDON	COURTNEY MARCUS R+MONIQUE A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$447,200	COMMERCIAL SERVICE	$447,871	$671	0.15%	$0
D-150-057	872975 0570		2200 RESIDENTIAL CONDON	CHEE BRIAN E	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$557,700	COMMERCIAL SERVICE	$558,537	$837	0.15%	$0
D-150-058	872975 0580		2200 RESIDENTIAL CONDON	MOBLEY JOSEPH R	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$396,500	COMMERCIAL SERVICE	$397,095	$595	0.15%	$0
D-150-059	872975 0590		2200 RESIDENTIAL CONDON	KOPMAN AMANDA D+HAMMER SIMO	2200 WESTLAKE AVE	DMC 240/290-440		259,480	755	COMMERCIAL SERVICE	$490,750	COMMERCIAL SERVICE	$491,486	$736	0.15%	$0
D-150-060	872975 0600		2200 RESIDENTIAL CONDON	BALWADA RAVI+REKHA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$484,250	COMMERCIAL SERVICE	$484,976	$726	0.15%	$0
D-150-061	872975 0610		2200 RESIDENTIAL CONDON	WEI DEVELOPMENT LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$787,800	COMMERCIAL SERVICE	$788,982	$1,182	0.15%	$0
D-150-062	872975 0620		2200 RESIDENTIAL CONDON	LEE PETER	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$533,650	COMMERCIAL SERVICE	$534,450	$800	0.15%	$0
D-150-063	872975 0630		2200 RESIDENTIAL CONDON	DEAN CORY M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$858,650	COMMERCIAL SERVICE	$859,938	$1,288	0.15%	$0
D-150-064	872975 0640		2200 RESIDENTIAL CONDON	FLETCHER CHRISTOPHER A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$381,550	COMMERCIAL SERVICE	$382,122	$572	0.15%	$0
D-150-065	872975 0650		2200 RESIDENTIAL CONDON	BARRY BRIAN JOHN+JANE CATHE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$597,595	$895	0.15%	$0
D-150-066	872975 0660		2200 RESIDENTIAL CONDON	MIGLIORE MATTHEW NATHAN+ELA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$447,200	COMMERCIAL SERVICE	$447,871	$671	0.15%	$0
D-150-067	872975 0670		2200 RESIDENTIAL CONDON	CHENG JACK	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$557,700	COMMERCIAL SERVICE	$558,537	$837	0.15%	$0
D-150-068	872975 0680		2200 RESIDENTIAL CONDON	YU LING+HUI YING TANG	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$396,500	COMMERCIAL SERVICE	$397,095	$595	0.15%	$0
D-150-069	872975 0690		2200 RESIDENTIAL CONDON	CURRAN JAMES M+AMANDA L PET	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$491,400	COMMERCIAL SERVICE	$492,137	$737	0.15%	$0
D-150-070	872975 0700		2200 RESIDENTIAL CONDON	MYUNG SEHO	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$484,250	COMMERCIAL SERVICE	$484,976	$726	0.15%	$0
D-150-071	872975 0710		2200 RESIDENTIAL CONDON	HOLMES WILLIAM H+MELISSA F	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$787,800	COMMERCIAL SERVICE	$788,982	$1,182	0.15%	$0
D-150-072	872975 0720		2200 RESIDENTIAL CONDON	BECKHAM FAMILTY TRUST	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$533,650	COMMERCIAL SERVICE	$534,450	$800	0.15%	$0
D-150-073	872975 0730		2200 RESIDENTIAL CONDON	HAGAN STACY-ANNE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$858,650	COMMERCIAL SERVICE	$859,938	$1,288	0.15%	$0
D-150-074	872975 0740		2200 RESIDENTIAL CONDON	VAN ZILE DAVID+DONNA DENEEN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$381,550	COMMERCIAL SERVICE	$382,122	$572	0.15%	$0
D-150-075	872975 0750		2200 RESIDENTIAL CONDON	DAHLBY LISA K	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$597,595	$895	0.15%	$0
D-150-076	872975 0760		2200 RESIDENTIAL CONDON	HUNDAL TARLOK S+SURINDER K	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$447,200	COMMERCIAL SERVICE	$447,871	$671	0.15%	$0
D-150-077	872975 0770		2200 RESIDENTIAL CONDON	KAHLER JAMES C	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$557,700	COMMERCIAL SERVICE	$558,537	$837	0.15%	$0
D-150-078	872975 0780		2200 RESIDENTIAL CONDON	WAN MENGHSI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$396,500	COMMERCIAL SERVICE	$397,095	$595	0.15%	$0
D-150-079	872975 0790		2200 RESIDENTIAL CONDON	LINDBERG RANDY LENNART	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$491,400	COMMERCIAL SERVICE	$492,137	$737	0.15%	$0
D-150-080	872975 0800		2200 RESIDENTIAL CONDON	VAN OPPEN CATHERINE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$484,250	COMMERCIAL SERVICE	$484,976	$726	0.15%	$0
D-150-081	872975 0810		2200 RESIDENTIAL CONDON	CHU KEVIN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$787,800	COMMERCIAL SERVICE	$788,982	$1,182	0.15%	$0
D-150-082	872975 0820		2200 RESIDENTIAL CONDON	LEE RAE Y	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$533,650	COMMERCIAL SERVICE	$534,450	$800	0.15%	$0
D-150-083	872975 0830		2200 RESIDENTIAL CONDON	NACHT GAIL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$858,650	COMMERCIAL SERVICE	$859,938	$1,288	0.15%	$0
D-150-084	872975 0840		2200 RESIDENTIAL CONDON	PAT S700 LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$381,550	COMMERCIAL SERVICE	$382,122	$572	0.15%	$0
D-150-085	872975 0850		2200 RESIDENTIAL CONDON	ENGLAND-MARKUN REV TRUST	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$597,595	$895	0.15%	$0
D-150-086	872975 0860		2200 RESIDENTIAL CONDON	WEI DANNY+LILY M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$447,200	COMMERCIAL SERVICE	$447,871	$671	0.15%	$0
D-150-087	872975 0870		2200 RESIDENTIAL CONDON	ROBINSON JEFFREY A+DICKE MA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$557,700	COMMERCIAL SERVICE	$558,537	$837	0.15%	$0
D-150-088	872975 0880		2200 RESIDENTIAL CONDON	VOGEL ASHLEY M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$396,500	COMMERCIAL SERVICE	$397,095	$595	0.15%	$0
D-150-089	872975 0890		2200 RESIDENTIAL CONDON	LANGRAND SYLVAIN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$491,400	COMMERCIAL SERVICE	$492,137	$737	0.15%	$0
D-150-090	872975 0900		2200 RESIDENTIAL CONDON	CUTLIP CHRISTOPHER K	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$484,250	COMMERCIAL SERVICE	$484,976	$726	0.15%	$0
D-150-091	872975 0910		2200 RESIDENTIAL CONDON	DUVDEVANI SHAI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$787,800	COMMERCIAL SERVICE	$788,982	$1,182	0.15%	$0
D-150-092	872975 0920		2200 RESIDENTIAL CONDON	OVERMAN KENNETH E+CANDICE A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$533,650	COMMERCIAL SERVICE	$534,450	$800	0.15%	$0
D-150-093	872975 0930		2200 RESIDENTIAL CONDON	DELIVORE STEPHEN G+LYDIA D R	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$858,650	COMMERCIAL SERVICE	$859,938	$1,288	0.15%	$0
D-150-094	872975 0940		2200 RESIDENTIAL CONDON	LUDLOW ANNE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$381,550	COMMERCIAL SERVICE	$382,122	$572	0.15%	$0
D-150-095	872975 0950		2200 RESIDENTIAL CONDON	ENGLAND-MARKUN REVOCABLE LI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$597,595	$895	0.15%	$0
D-150-096	872975 0960		2200 RESIDENTIAL CONDON	LOUKIANTCHIKOV ROMAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$447,200	COMMERCIAL SERVICE	$447,871	$671	0.15%	$0
D-150-097	872975 0970		2200 RESIDENTIAL CONDON	LEONG WAI KWAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$557,700	COMMERCIAL SERVICE	$558,537	$837	0.15%	$0
D-150-098	872975 0980		2200 RESIDENTIAL CONDON	HASHIM SUHARA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$396,500	COMMERCIAL SERVICE	$397,095	$595	0.15%	$0

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LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-150-099	872975 0990		2200 RESIDENTIAL CONDON	NIJHER KANWARDEEP S+BARINDE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$491,400	COMMERCIAL SERVICE	$492,137	$737	0.15%	$0
D-150-100	872975 1000		2200 RESIDENTIAL CONDON	LEE DAVID J+SHARON	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$484,250	COMMERCIAL SERVICE	$484,976	$726	0.15%	$0
D-150-101	872975 1010		2200 RESIDENTIAL CONDON	YANG KUANG L	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$787,800	COMMERCIAL SERVICE	$788,982	$1,182	0.15%	$0
D-150-102	872975 1020		2200 RESIDENTIAL CONDON	CHANG TAO-YUAN AMOS+HUA-TIN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$533,650	COMMERCIAL SERVICE	$534,450	$800	0.15%	$0
D-150-103	872975 1030		2200 RESIDENTIAL CONDON	PEARSON W E+LAURIE A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$858,650	COMMERCIAL SERVICE	$859,938	$1,288	0.15%	$0
D-150-104	872975 1040		2200 RESIDENTIAL CONDON	WARMACK MATTHEW S	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$381,550	COMMERCIAL SERVICE	$382,122	$572	0.15%	$0
D-150-105	872975 1050		2200 RESIDENTIAL CONDON	WANG MICHAEL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$597,595	$895	0.15%	$0
D-150-106	872975 1060		2200 RESIDENTIAL CONDON	BJRCHALL LAURION+ARLENE KIM	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$447,200	COMMERCIAL SERVICE	$447,871	$671	0.15%	$0
D-150-107	872975 1070		2200 RESIDENTIAL CONDON	WILSON AMANDA C+KURT ANDREW	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$557,700	COMMERCIAL SERVICE	$558,537	$837	0.15%	$0
D-150-108	872975 1080		2200 RESIDENTIAL CONDON	VASDEV SUBHIR+RITU VERMA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$396,500	COMMERCIAL SERVICE	$397,095	$595	0.15%	$0
D-150-109	872975 1090		2200 RESIDENTIAL CONDON	JOHNSON ERIC M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$491,400	COMMERCIAL SERVICE	$492,137	$737	0.15%	$0
D-150-110	872975 1100		2200 RESIDENTIAL CONDON	CHOU MU+SHIU	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$484,250	COMMERCIAL SERVICE	$484,976	$726	0.15%	$0
D-150-111	872975 1110		2200 RESIDENTIAL CONDON	STREATER CORY JAMES	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$787,800	COMMERCIAL SERVICE	$788,982	$1,182	0.15%	$0
D-150-112	872975 1120		2200 RESIDENTIAL CONDON	AMIN RESHEN S	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$533,650	COMMERCIAL SERVICE	$534,450	$800	0.15%	$0
D-150-113	872975 1130		2200 RESIDENTIAL CONDON	LELAND LAURIE L	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$858,650	COMMERCIAL SERVICE	$859,938	$1,288	0.15%	$0
D-150-114	872975 1140		2200 RESIDENTIAL CONDON	SHAH SONALI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$381,550	COMMERCIAL SERVICE	$382,122	$572	0.15%	$0
D-150-115	872975 1150		2200 RESIDENTIAL CONDON	CLEMENTS KENNETH+DANA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$596,700	COMMERCIAL SERVICE	$597,595	$895	0.15%	$0
D-150-116	872975 1160		2200 RESIDENTIAL CONDON	SHRIDHAR KARTIK+AYESHA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$447,200	COMMERCIAL SERVICE	$447,871	$671	0.15%	$0
D-150-117	872975 1170		2200 RESIDENTIAL CONDON	DICKINSON JAMES	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$557,700	COMMERCIAL SERVICE	$558,537	$837	0.15%	$0
D-150-118	872975 1180		2200 RESIDENTIAL CONDON	PARKER JOHN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$411,750	COMMERCIAL SERVICE	$412,368	$618	0.15%	$0
D-150-119	872975 1190		2200 RESIDENTIAL CONDON	BARSHAY PROPERTIES LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$510,300	COMMERCIAL SERVICE	$511,065	$765	0.15%	$0
D-150-120	872975 1200		2200 RESIDENTIAL CONDON	ENGLEBRECHT KAREN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$502,875	COMMERCIAL SERVICE	$503,629	$754	0.15%	$0
D-150-121	872975 1210		2200 RESIDENTIAL CONDON	AFFRONTI MICHAEL A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$818,100	COMMERCIAL SERVICE	$819,327	$1,227	0.15%	$0
D-150-122	872975 1220		2200 RESIDENTIAL CONDON	DILLARD JOSEPH+STELLA FONG	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$554,175	COMMERCIAL SERVICE	$555,006	$831	0.15%	$0
D-150-123	872975 1230		2200 RESIDENTIAL CONDON	RANDALL CLAY R+JAMIE S E	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$891,675	COMMERCIAL SERVICE	$893,013	$1,338	0.15%	$0
D-150-124	872975 1240		2200 RESIDENTIAL CONDON	CHEN JOY YUN-JUNG	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$396,225	COMMERCIAL SERVICE	$396,819	$594	0.15%	$0
D-150-125	872975 1250		2200 RESIDENTIAL CONDON	LEE SEUNG Y	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$619,650	COMMERCIAL SERVICE	$620,579	$929	0.15%	$0
D-150-126	872975 1260		2200 RESIDENTIAL CONDON	MOSTAGHEL ELAHE A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-150-127	872975 1270		2200 RESIDENTIAL CONDON	BELUR RAJIV	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$579,150	COMMERCIAL SERVICE	$580,019	$869	0.15%	$0
D-150-128	872975 1280		2200 RESIDENTIAL CONDON	CHEN ELAINE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$411,750	COMMERCIAL SERVICE	$412,368	$618	0.15%	$0
D-150-129	872975 1290		2200 RESIDENTIAL CONDON	ZOLYOMI ELIZABETH	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$510,300	COMMERCIAL SERVICE	$511,065	$765	0.15%	$0
D-150-130	872975 1300		2200 RESIDENTIAL CONDON	WILLIAMS MACON L+ANN F ET A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$502,875	COMMERCIAL SERVICE	$503,629	$754	0.15%	$0
D-150-131	872975 1310		2200 RESIDENTIAL CONDON	FISHER LYLY+TAZUMA RONALD T	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$818,100	COMMERCIAL SERVICE	$819,327	$1,227	0.15%	$0
D-150-132	872975 1320		2200 RESIDENTIAL CONDON	HENSEL STEVEN M+JENNINGS PA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$554,175	COMMERCIAL SERVICE	$555,006	$831	0.15%	$0
D-150-133	872975 1330		2200 RESIDENTIAL CONDON	HECKATHORN JOSHUA CHRISTIAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$891,675	COMMERCIAL SERVICE	$893,013	$1,338	0.15%	$0
D-150-134	872975 1340		2200 RESIDENTIAL CONDON	BACON JAMES C JR+SUSAN ELLE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$396,225	COMMERCIAL SERVICE	$396,819	$594	0.15%	$0
D-150-135	872975 1350		2200 RESIDENTIAL CONDON	SHIMOKAYI MICHAEL A+LINDA S	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$619,650	COMMERCIAL SERVICE	$620,579	$929	0.15%	$0
D-150-136	872975 1360		2200 RESIDENTIAL CONDON	RAEMONT HARTLEY LIZABETH	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-150-137	872975 1370		2200 RESIDENTIAL CONDON	BERGHUIS PAUL ALAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$579,150	COMMERCIAL SERVICE	$580,019	$869	0.15%	$0
D-150-138	872975 1380		2200 RESIDENTIAL CONDON	CHANG PAUL S	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$411,750	COMMERCIAL SERVICE	$412,368	$618	0.15%	$0
D-150-139	872975 1390		2200 RESIDENTIAL CONDON	SCHWAB THOMAS J+CHRISTIANNE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$510,300	COMMERCIAL SERVICE	$511,065	$765	0.15%	$0
D-150-140	872975 1400		2200 RESIDENTIAL CONDON	AHMADI FABIAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$502,875	COMMERCIAL SERVICE	$503,629	$754	0.15%	$0
D-150-141	872975 1410		2200 RESIDENTIAL CONDON	CHANG SEAN S+LISA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$818,100	COMMERCIAL SERVICE	$819,327	$1,227	0.15%	$0
D-150-142	872975 1420		2200 RESIDENTIAL CONDON	WAIT GEOFFREY P+ELLEN S	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$554,175	COMMERCIAL SERVICE	$555,006	$831	0.15%	$0
D-150-143	872975 1430		2200 RESIDENTIAL CONDON	ARCHAMBAULT CURTIS A+CARLA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$891,675	COMMERCIAL SERVICE	$893,013	$1,338	0.15%	$0
D-150-144	872975 1440		2200 RESIDENTIAL CONDON	JONES STEPHEN D+SONJA L	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	COMMERCIAL SERVICE	$396,225	COMMERCIAL SERVICE	$396,819	$594	0.15%	$0
D-150-145	872975 1450		2200 RESIDENTIAL CONDON	DIXON KAREN K	2200 WESTLAKE AVE	DMC 240/290-440		259,480	918	COMMERCIAL SERVICE	$619,650	COMMERCIAL SERVICE	$620,579	$929	0.15%	$0
D-150-146	872975 1460		2200 RESIDENTIAL CONDON	CHANDEL NITIN + NAMITA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	688	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-150-147	872975 1470		2200 RESIDENTIAL CONDON	SHIRAZI JAVAD K	2200 WESTLAKE AVE	DMC 240/290-440		259,480	858	COMMERCIAL SERVICE	$579,150	COMMERCIAL SERVICE	$580,019	$869	0.15%	$0
D-150-148	872975 1480		2200 RESIDENTIAL CONDON	ELLIOTT JOHN MACARTNEY+FARI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$411,750	COMMERCIAL SERVICE	$412,368	$618	0.15%	$0
D-150-149	872975 1490		2200 RESIDENTIAL CONDON	CAVENDER PATRICIA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	756	COMMERCIAL SERVICE	$510,300	COMMERCIAL SERVICE	$511,065	$765	0.15%	$0
D-150-150	872975 1500		2200 RESIDENTIAL CONDON	TIFFANY GARY J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$502,875	COMMERCIAL SERVICE	$503,629	$754	0.15%	$0
D-150-151	872975 1510		2200 RESIDENTIAL CONDON	PERRY HOPE E	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,212	COMMERCIAL SERVICE	$818,100	COMMERCIAL SERVICE	$819,327	$1,227	0.15%	$0
D-150-152	872975 1520		2200 RESIDENTIAL CONDON	FISHER RAMONA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	821	COMMERCIAL SERVICE	$554,175	COMMERCIAL SERVICE	$555,006	$831	0.15%	$0
D-150-153	872975 1530		2200 RESIDENTIAL CONDON	KHANDEPARKER ASHWIN+POLA VI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,321	COMMERCIAL SERVICE	$891,675	COMMERCIAL SERVICE	$893,013	$1,338	0.15%	$0
D-150-154	872975 1540		2200 RESIDENTIAL CONDON	ENGLAND-MARKUN REVOCABLE LI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,527	COMMERCIAL SERVICE	$1,527,000	COMMERCIAL SERVICE	$1,529,291	$2,291	0.15%	$0
D-150-155	872975 1550		2200 RESIDENTIAL CONDON	MEDINA JORGE M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,367	COMMERCIAL SERVICE	$1,367,000	COMMERCIAL SERVICE	$1,369,051	$2,051	0.15%	$0
D-150-156	872975 1560		2200 RESIDENTIAL CONDON	MOBLEY JOSEPH R	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,151	COMMERCIAL SERVICE	$1,151,000	COMMERCIAL SERVICE	$1,152,727	$1,727	0.15%	$0
D-150-157	872975 1570		2200 RESIDENTIAL CONDON	PICKREN KIMBERLY C-TTEE OF	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,427	COMMERCIAL SERVICE	$1,427,000	COMMERCIAL SERVICE	$1,429,141	$2,141	0.15%	$0
D-150-158	872975 1580		2200 RESIDENTIAL CONDON	REANDEAU ROBERT E+CHANTELLE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,512	COMMERCIAL SERVICE	$1,512,000	COMMERCIAL SERVICE	$1,514,268	$2,268	0.15%	$0
D-150-159	872975 1590		2200 RESIDENTIAL CONDON	GOODMAN CLIFFORD A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,305	COMMERCIAL SERVICE	$783,000	COMMERCIAL SERVICE	$784,175	$1,175	0.15%	$0
D-150-160	872975 1600		2200 RESIDENTIAL CONDON	HALL DAVID W+ANNE E	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,927	COMMERCIAL SERVICE	$1,156,200	COMMERCIAL SERVICE	$1,157,934	$1,734	0.15%	$0
D-150-161	872975 1610		2200 RESIDENTIAL CONDON	LOVEJOY JOSEPH	2200 WESTLAKE AVE	DMC 240/290-440		259,480	904	COMMERCIAL SERVICE	$542,400	COMMERCIAL SERVICE	$543,214	$814	0.15%	$0
D-150-162	872975 1620		2200 RESIDENTIAL CONDON	MENDOZA LUIS	2200 WESTLAKE AVE	DMC 240/290-440		259,480	907	COMMERCIAL SERVICE	$544,200	COMMERCIAL SERVICE	$545,016	$816	0.15%	$0
D-150-163	872975 1630		2200 RESIDENTIAL CONDON	K&L REAL ESTATE PARTNERS LL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,763	COMMERCIAL SERVICE	$1,057,800	COMMERCIAL SERVICE	$1,059,387	$1,587	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-150-164	872975 1640		2200 RESIDENTIAL CONDO	STEFANO CYRENA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,380	COMMERCIAL SERVICE	$828,000	COMMERCIAL SERVICE	$829,242	$1,242	0.15%	$0
D-150-165	872975 1650		2200 RESIDENTIAL CONDO	GOODMAN CLIFFORD A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,453	COMMERCIAL SERVICE	$871,800	COMMERCIAL SERVICE	$873,108	$1,308	0.15%	$0
D-150-166	872975 1660		2200 RESIDENTIAL CONDO	MACKAY DONALD K+MARGARET P	2200 WESTLAKE AVE	DMC 240/290-440		259,480	876	COMMERCIAL SERVICE	$525,600	COMMERCIAL SERVICE	$526,388	$788	0.15%	$0
D-150-167	872975 1670		2200 RESIDENTIAL CONDO	ENG KAREN M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,379	COMMERCIAL SERVICE	$861,875	COMMERCIAL SERVICE	$863,168	$1,293	0.15%	$0
D-150-168	872975 1680		2200 RESIDENTIAL CONDO	MA LI+ZHANG ZONGSHUN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,234	COMMERCIAL SERVICE	$771,250	COMMERCIAL SERVICE	$772,407	$1,157	0.15%	$0
D-150-169	872975 1690		2200 RESIDENTIAL CONDO	SOOKPRANEE PANUT	2200 WESTLAKE AVE	DMC 240/290-440		259,480	840	COMMERCIAL SERVICE	$525,000	COMMERCIAL SERVICE	$525,788	$788	0.15%	$0
D-150-170	872975 1700		2200 RESIDENTIAL CONDO	WALKER ANDERA M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	848	COMMERCIAL SERVICE	$530,000	COMMERCIAL SERVICE	$530,795	$795	0.15%	$0
D-150-171	872975 1710		2200 RESIDENTIAL CONDO	DFAZ LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	819	COMMERCIAL SERVICE	$511,875	COMMERCIAL SERVICE	$512,643	$768	0.15%	$0
D-150-172	872975 1720		2200 RESIDENTIAL CONDO	TONG BERT	2200 WESTLAKE AVE	DMC 240/290-440		259,480	898	COMMERCIAL SERVICE	$561,250	COMMERCIAL SERVICE	$562,092	$842	0.15%	$0
D-150-173	872975 1730		2200 RESIDENTIAL CONDO	MOIN IMAHN ADAM+KAMBIZ+ROYA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,423	COMMERCIAL SERVICE	$1,067,250	COMMERCIAL SERVICE	$1,068,851	$1,601	0.15%	$0
D-150-174	872975 1740		2200 RESIDENTIAL CONDO	NGUYEN TINA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	685	COMMERCIAL SERVICE	$513,750	COMMERCIAL SERVICE	$514,521	$771	0.15%	$0
D-150-175	872975 1750		2200 RESIDENTIAL CONDO	REMBERT JOYCE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	513	COMMERCIAL SERVICE	$384,750	COMMERCIAL SERVICE	$385,327	$577	0.15%	$0
D-150-176	872975 1760		2200 RESIDENTIAL CONDO	ZHANG XIAOXI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-177	872975 1770		2200 RESIDENTIAL CONDO	SNOWDON JESSICA I	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-178	872975 1780		2200 RESIDENTIAL CONDO	SUN JAMES U+JULIE J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	785	COMMERCIAL SERVICE	$588,750	COMMERCIAL SERVICE	$589,633	$883	0.15%	$0
D-150-179	872975 1790		2200 RESIDENTIAL CONDO	GROSBY DAVID N+BONNIE L	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,764	COMMERCIAL SERVICE	$1,323,000	COMMERCIAL SERVICE	$1,324,985	$1,985	0.15%	$0
D-150-180	872975 1800		2200 RESIDENTIAL CONDO	KASSAMALI FAIZAL SULTANALI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,668	COMMERCIAL SERVICE	$1,251,000	COMMERCIAL SERVICE	$1,252,877	$1,877	0.15%	$0
D-150-181	872975 1810		2200 RESIDENTIAL CONDO	BECK FRED L+COLEEN R HOUGH	2200 WESTLAKE AVE	DMC 240/290-440		259,480	745	COMMERCIAL SERVICE	$558,750	COMMERCIAL SERVICE	$559,588	$838	0.15%	$0
D-150-182	872975 1820		2200 RESIDENTIAL CONDO	YANG JU FANG	2200 WESTLAKE AVE	DMC 240/290-440		259,480	822	COMMERCIAL SERVICE	$616,500	COMMERCIAL SERVICE	$617,425	$925	0.15%	$0
D-150-183	872975 1830		2200 RESIDENTIAL CONDO	GOLDBLATT STEVEN M+JOAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,423	COMMERCIAL SERVICE	$1,067,250	COMMERCIAL SERVICE	$1,068,851	$1,601	0.15%	$0
D-150-184	872975 1840		2200 RESIDENTIAL CONDO	RAYMUNDO AIDA O	2200 WESTLAKE AVE	DMC 240/290-440		259,480	685	COMMERCIAL SERVICE	$513,750	COMMERCIAL SERVICE	$514,521	$771	0.15%	$0
D-150-185	872975 1850		2200 RESIDENTIAL CONDO	YEO IVAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	513	COMMERCIAL SERVICE	$384,750	COMMERCIAL SERVICE	$385,327	$577	0.15%	$0
D-150-186	872975 1860		2200 RESIDENTIAL CONDO	KRONEN MARCO	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-187	872975 1870		2200 RESIDENTIAL CONDO	LUU HUEY T	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-188	872975 1880		2200 RESIDENTIAL CONDO	KOO JULIA+CRUZ ANTHONY DA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	828	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$621,932	$932	0.15%	$0
D-150-189	872975 1890		2200 RESIDENTIAL CONDO	CHAN ANDREW+JANET CHAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	543	COMMERCIAL SERVICE	$407,250	COMMERCIAL SERVICE	$407,861	$611	0.15%	$0
D-150-190	872975 1900		2200 RESIDENTIAL CONDO	LAUGHLIN-MCGANN JENNIFER	2200 WESTLAKE AVE	DMC 240/290-440		259,480	822	COMMERCIAL SERVICE	$616,500	COMMERCIAL SERVICE	$617,425	$925	0.15%	$0
D-150-191	872975 1910		2200 RESIDENTIAL CONDO	MAHDAVI MARCEL M+SOUDABEH T	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,402	COMMERCIAL SERVICE	$1,051,500	COMMERCIAL SERVICE	$1,053,077	$1,577	0.15%	$0
D-150-192	872975 1920		2200 RESIDENTIAL CONDO	SU DAVID K	2200 WESTLAKE AVE	DMC 240/290-440		259,480	685	COMMERCIAL SERVICE	$513,750	COMMERCIAL SERVICE	$514,521	$771	0.15%	$0
D-150-193	872975 1930		2200 RESIDENTIAL CONDO	BHUTANI RASHPAL SINGH & BHU	2200 WESTLAKE AVE	DMC 240/290-440		259,480	513	COMMERCIAL SERVICE	$384,750	COMMERCIAL SERVICE	$385,327	$577	0.15%	$0
D-150-194	872975 1940		2200 RESIDENTIAL CONDO	NEWTON RICHARD G+DIANA A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-195	872975 1950		2200 RESIDENTIAL CONDO	IRISH DANIEL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-196	872975 1960		2200 RESIDENTIAL CONDO	LIANG SCOTT+MONA C	2200 WESTLAKE AVE	DMC 240/290-440		259,480	831	COMMERCIAL SERVICE	$623,250	COMMERCIAL SERVICE	$624,185	$935	0.15%	$0
D-150-197	872975 1970		2200 RESIDENTIAL CONDO	PAT W506 LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,810	COMMERCIAL SERVICE	$1,357,500	COMMERCIAL SERVICE	$1,359,536	$2,036	0.15%	$0
D-150-198	872975 1980		2200 RESIDENTIAL CONDO	ENGSTROM CORY J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,668	COMMERCIAL SERVICE	$1,251,000	COMMERCIAL SERVICE	$1,252,877	$1,877	0.15%	$0
D-150-199	872975 1990		2200 RESIDENTIAL CONDO	CHANG TAO-YUAN AMOS	2200 WESTLAKE AVE	DMC 240/290-440		259,480	807	COMMERCIAL SERVICE	$605,250	COMMERCIAL SERVICE	$606,158	$908	0.15%	$0
D-150-200	872975 2000		2200 RESIDENTIAL CONDO	549 BRADFORD LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	822	COMMERCIAL SERVICE	$616,500	COMMERCIAL SERVICE	$617,425	$925	0.15%	$0
D-150-201	872975 2010		2200 RESIDENTIAL CONDO	BLAIR JAMES+FENG CHRISTINE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,423	COMMERCIAL SERVICE	$1,067,250	COMMERCIAL SERVICE	$1,068,851	$1,601	0.15%	$0
D-150-202	872975 2020		2200 RESIDENTIAL CONDO	HUNT KYLE D	2200 WESTLAKE AVE	DMC 240/290-440		259,480	685	COMMERCIAL SERVICE	$513,750	COMMERCIAL SERVICE	$514,521	$771	0.15%	$0
D-150-203	872975 2030		2200 RESIDENTIAL CONDO	FUNK THOMAS+PATRICIA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	513	COMMERCIAL SERVICE	$384,750	COMMERCIAL SERVICE	$385,327	$577	0.15%	$0
D-150-204	872975 2040		2200 RESIDENTIAL CONDO	HARTZELL IRENE J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-205	872975 2050		2200 RESIDENTIAL CONDO	MOHANDESSI SHAMIM	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-206	872975 2060		2200 RESIDENTIAL CONDO	NELSON RICH	2200 WESTLAKE AVE	DMC 240/290-440		259,480	828	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$621,932	$932	0.15%	$0
D-150-207	872975 2070		2200 RESIDENTIAL CONDO	BORHANI MADELINE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	543	COMMERCIAL SERVICE	$407,250	COMMERCIAL SERVICE	$407,861	$611	0.15%	$0
D-150-208	872975 2080		2200 RESIDENTIAL CONDO	PARK JANE+JEONG KI HONG	2200 WESTLAKE AVE	DMC 240/290-440		259,480	822	COMMERCIAL SERVICE	$616,500	COMMERCIAL SERVICE	$617,425	$925	0.15%	$0
D-150-209	872975 2090		2200 RESIDENTIAL CONDO	THFWEST2 LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,423	COMMERCIAL SERVICE	$1,067,250	COMMERCIAL SERVICE	$1,068,851	$1,601	0.15%	$0
D-150-210	872975 2100		2200 RESIDENTIAL CONDO	VAN OPPEN JOHN W	2200 WESTLAKE AVE	DMC 240/290-440		259,480	685	COMMERCIAL SERVICE	$513,750	COMMERCIAL SERVICE	$514,521	$771	0.15%	$0
D-150-211	872975 2110		2200 RESIDENTIAL CONDO	SUH ANGELA G	2200 WESTLAKE AVE	DMC 240/290-440		259,480	513	COMMERCIAL SERVICE	$384,750	COMMERCIAL SERVICE	$385,327	$577	0.15%	$0
D-150-212	872975 2120		2200 RESIDENTIAL CONDO	SON MARK+JESSICA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-213	872975 2130		2200 RESIDENTIAL CONDO	RUMMELHOFF ANN M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-214	872975 2140		2200 RESIDENTIAL CONDO	LAI LILLIAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$457,500	COMMERCIAL SERVICE	$458,186	$686	0.15%	$0
D-150-215	872975 2150		2200 RESIDENTIAL CONDO	RABEL WILLIAM E	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,415	COMMERCIAL SERVICE	$1,061,250	COMMERCIAL SERVICE	$1,062,842	$1,592	0.15%	$0
D-150-216	872975 2160		2200 RESIDENTIAL CONDO	LAMARCA ROLANDO R+MIRYAN G	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,205	COMMERCIAL SERVICE	$903,750	COMMERCIAL SERVICE	$905,106	$1,356	0.15%	$0
D-150-217	872975 2170		2200 RESIDENTIAL CONDO	BROWN MARK T+KATHLEEN H	2200 WESTLAKE AVE	DMC 240/290-440		259,480	543	COMMERCIAL SERVICE	$407,250	COMMERCIAL SERVICE	$407,861	$611	0.15%	$0
D-150-218	872975 2180		2200 RESIDENTIAL CONDO	YEH LESLIE H	2200 WESTLAKE AVE	DMC 240/290-440		259,480	822	COMMERCIAL SERVICE	$616,500	COMMERCIAL SERVICE	$617,425	$925	0.15%	$0
D-150-219	872975 2190		2200 RESIDENTIAL CONDO	DARLING MARTHA A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,423	COMMERCIAL SERVICE	$1,067,250	COMMERCIAL SERVICE	$1,068,851	$1,601	0.15%	$0
D-150-220	872975 2200		2200 RESIDENTIAL CONDO	MERRITT FRANCES M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	685	COMMERCIAL SERVICE	$513,750	COMMERCIAL SERVICE	$514,521	$771	0.15%	$0
D-150-221	872975 2210		2200 RESIDENTIAL CONDO	BAE YONG TAEK	2200 WESTLAKE AVE	DMC 240/290-440		259,480	513	COMMERCIAL SERVICE	$384,750	COMMERCIAL SERVICE	$385,327	$577	0.15%	$0
D-150-222	872975 2220		2200 RESIDENTIAL CONDO	SON MARK A+JESSICA M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-223	872975 2230		2200 RESIDENTIAL CONDO	BAUMANN JONATHAN ERIC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-224	872975 2240		2200 RESIDENTIAL CONDO	LENORA PROPERTIES LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$457,500	COMMERCIAL SERVICE	$458,186	$686	0.15%	$0
D-150-225	872975 2250		2200 RESIDENTIAL CONDO	BARSHAY OLEG JR	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,415	COMMERCIAL SERVICE	$1,061,250	COMMERCIAL SERVICE	$1,062,842	$1,592	0.15%	$0
D-150-226	872975 2260		2200 RESIDENTIAL CONDO	RMH CONDO TRUST	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,205	COMMERCIAL SERVICE	$903,750	COMMERCIAL SERVICE	$905,106	$1,356	0.15%	$0
D-150-227	872975 2270		2200 RESIDENTIAL CONDO	BURNS BRUCE G+KATHERINE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	543	COMMERCIAL SERVICE	$407,250	COMMERCIAL SERVICE	$407,861	$611	0.15%	$0
D-150-228	872975 2280		2200 RESIDENTIAL CONDO	KIM FRANK Y+ANNE E	2200 WESTLAKE AVE	DMC 240/290-440		259,480	822	COMMERCIAL SERVICE	$616,500	COMMERCIAL SERVICE	$617,425	$925	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-150-229	872975 2290		2200 RESIDENTIAL CONDOM	WINGES KIRK D+LINDA D	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,423	COMMERCIAL SERVICE	$1,067,250	COMMERCIAL SERVICE	$1,068,851	$1,601	0.15%	$0
D-150-230	872975 2300		2200 RESIDENTIAL CONDOM	PYM BRUCE M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,238	COMMERCIAL SERVICE	$928,500	COMMERCIAL SERVICE	$929,893	$1,393	0.15%	$0
D-150-231	872975 2310		2200 RESIDENTIAL CONDOM	JANUSA MICHAEL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-232	872975 2320		2200 RESIDENTIAL CONDOM	YU YAN Z	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-233	872975 2330		2200 RESIDENTIAL CONDOM	MUHAMMAD MOOSA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$457,500	COMMERCIAL SERVICE	$458,186	$686	0.15%	$0
D-150-234	872975 2340		2200 RESIDENTIAL CONDOM	FREEDMAN JOEL H+LYNN M ESPO	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,415	COMMERCIAL SERVICE	$1,061,250	COMMERCIAL SERVICE	$1,062,842	$1,592	0.15%	$0
D-150-235	872975 2350		2200 RESIDENTIAL CONDOM	BRINK JEFFREY T+HALEY J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,206	COMMERCIAL SERVICE	$904,500	COMMERCIAL SERVICE	$905,857	$1,357	0.15%	$0
D-150-236	872975 2360		2200 RESIDENTIAL CONDOM	TMCE SEATTLE LLC	2200 WESTLAKE AVE	DMC 240/290-440		259,480	543	COMMERCIAL SERVICE	$407,250	COMMERCIAL SERVICE	$407,861	$611	0.15%	$0
D-150-237	872975 2370		2200 RESIDENTIAL CONDOM	TSAI SHIOU REN & MEI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	822	COMMERCIAL SERVICE	$616,500	COMMERCIAL SERVICE	$617,425	$925	0.15%	$0
D-150-238	872975 2380		2200 RESIDENTIAL CONDOM	ZAPOLSKY DAVID	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,423	COMMERCIAL SERVICE	$1,067,250	COMMERCIAL SERVICE	$1,068,851	$1,601	0.15%	$0
D-150-239	872975 2390		2200 RESIDENTIAL CONDOM	GRONBERG RYAN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,238	COMMERCIAL SERVICE	$928,500	COMMERCIAL SERVICE	$929,893	$1,393	0.15%	$0
D-150-240	872975 2400		2200 RESIDENTIAL CONDOM	MCDAID JOSEPH JOHN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-241	872975 2410		2200 RESIDENTIAL CONDOM	BANGAH KRISHEN JOSEPH	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-242	872975 2420		2200 RESIDENTIAL CONDOM	BROOKS JONATHAN T+FELICIA J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$457,500	COMMERCIAL SERVICE	$458,186	$686	0.15%	$0
D-150-243	872975 2430		2200 RESIDENTIAL CONDOM	HAZLEHURST F HAMILTON JR+PA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,415	COMMERCIAL SERVICE	$1,061,250	COMMERCIAL SERVICE	$1,062,842	$1,592	0.15%	$0
D-150-244	872975 2440		2200 RESIDENTIAL CONDOM	SEELY DONA	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,206	COMMERCIAL SERVICE	$904,500	COMMERCIAL SERVICE	$905,857	$1,357	0.15%	$0
D-150-245	872975 2450		2200 RESIDENTIAL CONDOM	WEINBERGER PETER J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	543	COMMERCIAL SERVICE	$407,250	COMMERCIAL SERVICE	$407,861	$611	0.15%	$0
D-150-246	872975 2460		2200 RESIDENTIAL CONDOM	MUNEKIYO RICHARD M+LORRAINE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	822	COMMERCIAL SERVICE	$616,500	COMMERCIAL SERVICE	$617,425	$925	0.15%	$0
D-150-247	872975 2470		2200 RESIDENTIAL CONDOM	RUEMPING DALE R DR & CAROL	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,427	COMMERCIAL SERVICE	$1,070,250	COMMERCIAL SERVICE	$1,071,855	$1,605	0.15%	$0
D-150-248	872975 2480		2200 RESIDENTIAL CONDOM	CHOI EUNHEE+SUMNER ROBERT J	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,238	COMMERCIAL SERVICE	$928,500	COMMERCIAL SERVICE	$929,893	$1,393	0.15%	$0
D-150-249	872975 2490		2200 RESIDENTIAL CONDOM	QUICK DANIEL FREDERICK	2200 WESTLAKE AVE	DMC 240/290-440		259,480	732	COMMERCIAL SERVICE	$549,000	COMMERCIAL SERVICE	$549,824	$824	0.15%	$0
D-150-250	872975 2500		2200 RESIDENTIAL CONDOM	BHUTANI RASHPAL SINGH+ARVIN	2200 WESTLAKE AVE	DMC 240/290-440		259,480	741	COMMERCIAL SERVICE	$555,750	COMMERCIAL SERVICE	$556,584	$834	0.15%	$0
D-150-251	872975 2510		2200 RESIDENTIAL CONDOM	VARUN GULATI	2200 WESTLAKE AVE	DMC 240/290-440		259,480	610	COMMERCIAL SERVICE	$457,500	COMMERCIAL SERVICE	$458,186	$686	0.15%	$0
D-150-252	872975 2520		2200 RESIDENTIAL CONDOM	CAVENDER PATRICIA A	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,415	COMMERCIAL SERVICE	$1,061,250	COMMERCIAL SERVICE	$1,062,842	$1,592	0.15%	$0
D-150-253	872975 2530		2200 RESIDENTIAL CONDOM	CHEN ROBERT T+ANN C	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,206	COMMERCIAL SERVICE	$904,500	COMMERCIAL SERVICE	$905,857	$1,357	0.15%	$0
D-150-254	872975 2540		2200 RESIDENTIAL CONDOM	SOUTHWICK MICHAEL R	2200 WESTLAKE AVE	DMC 240/290-440		259,480	543	COMMERCIAL SERVICE	$407,250	COMMERCIAL SERVICE	$407,861	$611	0.15%	$0
D-150-255	872975 2550		2200 RESIDENTIAL CONDOM	YEE JANE H	2200 WESTLAKE AVE	DMC 240/290-440		259,480	823	COMMERCIAL SERVICE	$617,250	COMMERCIAL SERVICE	$618,176	$926	0.15%	$0
D-150-256	872975 2560		2200 RESIDENTIAL CONDOM	SISSON LARRY W	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,423	COMMERCIAL SERVICE	$1,280,700	COMMERCIAL SERVICE	$1,282,621	$1,921	0.15%	$0
D-150-257	872975 2570		2200 RESIDENTIAL CONDOM	JAYMES TERRY	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,830	COMMERCIAL SERVICE	$1,647,000	COMMERCIAL SERVICE	$1,649,471	$2,471	0.15%	$0
D-150-258	872975 2580		2200 RESIDENTIAL CONDOM	PERVALZ SUMAIR	2200 WESTLAKE AVE	DMC 240/290-440		259,480	2,065	COMMERCIAL SERVICE	$1,858,500	COMMERCIAL SERVICE	$1,861,288	$2,788	0.15%	$0
D-150-259	872975 2590		2200 RESIDENTIAL CONDOM	WARREN ROBERT P	2200 WESTLAKE AVE	DMC 240/290-440		259,480	1,649	COMMERCIAL SERVICE	$1,484,100	COMMERCIAL SERVICE	$1,486,326	$2,226	0.15%	$0
D-150-260	872975 2600		2200 RESIDENTIAL CONDOM	KUNE J CHRISTINE	2200 WESTLAKE AVE	DMC 240/290-440		259,480	859	COMMERCIAL SERVICE	$859,000	COMMERCIAL SERVICE	$860,289	$1,289	0.15%	$0
D-153	135430 0000		CARBON 56		2015 TERRY AVE	DMC 240/290-440	14,427	41,272		COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
D-153-001	135430 0010		CARBON 56	BUSTAMANTE SERGIO LUIS	2015 TERRY AVE	DMC 240/290-440		41,272	620	COMMERCIAL SERVICE	$372,000	COMMERCIAL SERVICE	$372,558	$558	0.15%	$0
D-153-002	135430 0020		CARBON 56	WONG JASPER	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-003	135430 0030		CARBON 56	TAING JOHN+MARY WU+ET AL	2015 TERRY AVE	DMC 240/290-440		41,272	648	COMMERCIAL SERVICE	$388,800	COMMERCIAL SERVICE	$389,383	$583	0.15%	$0
D-153-004	135430 0040		CARBON 56	STEINBERG ADAM	2015 TERRY AVE	DMC 240/290-440		41,272	648	COMMERCIAL SERVICE	$388,800	COMMERCIAL SERVICE	$389,383	$583	0.15%	$0
D-153-005	135430 0050		CARBON 56	SIMPSON VIVIAN	2015 TERRY AVE	DMC 240/290-440		41,272	648	COMMERCIAL SERVICE	$388,800	COMMERCIAL SERVICE	$389,383	$583	0.15%	$0
D-153-006	135430 0060		CARBON 56	SIMPSON VIVIAN	2015 TERRY AVE	DMC 240/290-440		41,272	781	COMMERCIAL SERVICE	$468,600	COMMERCIAL SERVICE	$469,303	$703	0.15%	$0
D-153-007	135430 0070		CARBON 56	KUO JOHN LIM+GIGI CHEN-KUO	2015 TERRY AVE	DMC 240/290-440		41,272	601	COMMERCIAL SERVICE	$360,600	COMMERCIAL SERVICE	$361,141	$541	0.15%	$0
D-153-008	135430 0080		CARBON 56	MIHOCKA DAREK	2015 TERRY AVE	DMC 240/290-440		41,272	640	COMMERCIAL SERVICE	$384,000	COMMERCIAL SERVICE	$384,576	$576	0.15%	$0
D-153-009	135430 0090		CARBON 56	DANFORD CHRISTOPHER	2015 TERRY AVE	DMC 240/290-440		41,272	671	COMMERCIAL SERVICE	$402,600	COMMERCIAL SERVICE	$403,204	$604	0.15%	$0
D-153-010	135430 0100		CARBON 56	OLEJAR MICHAEL	2015 TERRY AVE	DMC 240/290-440		41,272	650	COMMERCIAL SERVICE	$390,000	COMMERCIAL SERVICE	$390,585	$585	0.15%	$0
D-153-011	135430 0110		CARBON 56	NOPEN BARBARA J+LEROY H	2015 TERRY AVE	DMC 240/290-440		41,272	648	COMMERCIAL SERVICE	$388,800	COMMERCIAL SERVICE	$389,383	$583	0.15%	$0
D-153-012	135430 0120		CARBON 56	YU HAO	2015 TERRY AVE	DMC 240/290-440		41,272	650	COMMERCIAL SERVICE	$390,000	COMMERCIAL SERVICE	$390,585	$585	0.15%	$0
D-153-013	135430 0130		CARBON 56	ZHANG JIANING	2015 TERRY AVE	DMC 240/290-440		41,272	648	COMMERCIAL SERVICE	$388,800	COMMERCIAL SERVICE	$389,383	$583	0.15%	$0
D-153-014	135430 0140		CARBON 56	WEST CASCADES HOLDINGS LLC	2015 TERRY AVE	DMC 240/290-440		41,272	650	COMMERCIAL SERVICE	$390,000	COMMERCIAL SERVICE	$390,585	$585	0.15%	$0
D-153-015	135430 0150		CARBON 56	FARFAN OSCAR	2015 TERRY AVE	DMC 240/290-440		41,272	648	COMMERCIAL SERVICE	$388,800	COMMERCIAL SERVICE	$389,383	$583	0.15%	$0
D-153-016	135430 0160		CARBON 56	CAHILL JEREMY	2015 TERRY AVE	DMC 240/290-440		41,272	650	COMMERCIAL SERVICE	$390,000	COMMERCIAL SERVICE	$390,585	$585	0.15%	$0
D-153-017	135430 0170		CARBON 56	SAYLES ANTHONY	2015 TERRY AVE	DMC 240/290-440		41,272	648	COMMERCIAL SERVICE	$388,800	COMMERCIAL SERVICE	$389,383	$583	0.15%	$0
D-153-018	135430 0180		CARBON 56	BELL SUSAN	2015 TERRY AVE	DMC 240/290-440		41,272	650	COMMERCIAL SERVICE	$390,000	COMMERCIAL SERVICE	$390,585	$585	0.15%	$0
D-153-019	135430 0190		CARBON 56	ENDERS MAX MICHAEL	2015 TERRY AVE	DMC 240/290-440		41,272	867	COMMERCIAL SERVICE	$520,200	COMMERCIAL SERVICE	$520,980	$780	0.15%	$0
D-153-020	135430 0200		CARBON 56	JACOBSON JAYME K	2015 TERRY AVE	DMC 240/290-440		41,272	708	COMMERCIAL SERVICE	$424,800	COMMERCIAL SERVICE	$425,437	$637	0.15%	$0
D-153-021	135430 0210		CARBON 56	ENNIS NICHOLAS ANTONIO+BROW	2015 TERRY AVE	DMC 240/290-440		41,272	777	COMMERCIAL SERVICE	$466,200	COMMERCIAL SERVICE	$466,899	$699	0.15%	$0
D-153-022	135430 0220		CARBON 56	VAUGHN TYLER J	2015 TERRY AVE	DMC 240/290-440		41,272	910	COMMERCIAL SERVICE	$546,000	COMMERCIAL SERVICE	$546,819	$819	0.15%	$0
D-153-023	135430 0230		CARBON 56	WOHLAUER MAX	2015 TERRY AVE	DMC 240/290-440		41,272	660	COMMERCIAL SERVICE	$396,000	COMMERCIAL SERVICE	$396,594	$594	0.15%	$0
D-153-024	135430 0240		CARBON 56	SMITH CHARLES R	2015 TERRY AVE	DMC 240/290-440		41,272	660	COMMERCIAL SERVICE	$396,000	COMMERCIAL SERVICE	$396,594	$594	0.15%	$0
D-153-025	135430 0250		CARBON 56	HOGAN JOSHUA+KYUNG SUK HOGA	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-026	135430 0260		CARBON 56	MCLAUGHLIN CHAD L	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-027	135430 0270		CARBON 56	ABRAHAMSON ANDREA	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-028	135430 0280		CARBON 56	FRIEDMAN PHILLIP B+ERIN D	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-029	135430 0290		CARBON 56	MAY LUI & WAH	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-030	135430 0300		CARBON 56	BUEKELMAN KEVIN C	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-031	135430 0310		CARBON 56	ZARICZNYJ TIMOTHY A	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-032	135430 0320		CARBON 56	CATALFAMO MICHAEL G+GRASSO	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-153-033	135430 0330		CARBON 56	WEISS RHETT L	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-034	135430 0340		CARBON 56	CHHUOR SUSIE+CHEN JUSTIN	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-035	135430 0350		CARBON 56	FUJIMOTO ANNA SUK	2015 TERRY AVE	DMC 240/290-440		41,272	759	COMMERCIAL SERVICE	$455,400	COMMERCIAL SERVICE	$456,083	$683	0.15%	$0
D-153-036	135430 0360		CARBON 56	JIANG DANNING	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-037	135430 0370		CARBON 56	BURK ROBERT L+BLAIR ROBBINS	2015 TERRY AVE	DMC 240/290-440		41,272	1,067	COMMERCIAL SERVICE	$640,200	COMMERCIAL SERVICE	$641,160	$960	0.15%	$0
D-153-038	135430 0380		CARBON 56	COLEBANK WENDY	2015 TERRY AVE	DMC 240/290-440		41,272	868	COMMERCIAL SERVICE	$520,800	COMMERCIAL SERVICE	$521,581	$781	0.15%	$0
D-153-039	135430 0390		CARBON 56	HU FRANKLYN C	2015 TERRY AVE	DMC 240/290-440		41,272	1,142	COMMERCIAL SERVICE	$685,200	COMMERCIAL SERVICE	$686,228	$1,028	0.15%	$0
D-153-040	135430 0400		CARBON 56	LIBERTY LLC	2015 TERRY AVE	DMC 240/290-440		41,272	660	COMMERCIAL SERVICE	$396,000	COMMERCIAL SERVICE	$396,594	$594	0.15%	$0
D-153-041	135430 0410		CARBON 56	MAK BERNARD	2015 TERRY AVE	DMC 240/290-440		41,272	697	COMMERCIAL SERVICE	$418,200	COMMERCIAL SERVICE	$418,827	$627	0.15%	$0
D-153-042	135430 0420		CARBON 56	HOKE DAN+AMY	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-043	135430 0430		CARBON 56	SHARMA LAURIE+PANKAJ	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-044	135430 0440		CARBON 56	LEE-RUSSO JONATHAN	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-045	135430 0450		CARBON 56	DU KEVIN	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-046	135430 0460		CARBON 56	SMILEY JONATHON A	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-047	135430 0470		CARBON 56	KIATKUNGWANGLAI TRIRONK	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-048	135430 0480		CARBON 56	KUO YU-CHUAN K+TZU-CHUN LIN	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-049	135430 0490		CARBON 56	LEE AMY P	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-050	135430 0500		CARBON 56	HAMAR KASEA L	2015 TERRY AVE	DMC 240/290-440		41,272	667	COMMERCIAL SERVICE	$400,200	COMMERCIAL SERVICE	$400,800	$600	0.15%	$0
D-153-051	135430 0510		CARBON 56	HAHN JAY J	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-052	135430 0520		CARBON 56	GARDNER KELDA M	2015 TERRY AVE	DMC 240/290-440		41,272	742	COMMERCIAL SERVICE	$445,200	COMMERCIAL SERVICE	$445,868	$668	0.15%	$0
D-153-053	135430 0530		CARBON 56	LIN KEVIN S	2015 TERRY AVE	DMC 240/290-440		41,272	774	COMMERCIAL SERVICE	$464,400	COMMERCIAL SERVICE	$465,097	$697	0.15%	$0
D-153-054	135430 0540		CARBON 56	SADRO PROPERTY MGMNT LLC	2015 TERRY AVE	DMC 240/290-440		41,272	996	COMMERCIAL SERVICE	$597,600	COMMERCIAL SERVICE	$598,496	$896	0.15%	$0
D-153-055	135430 0550		CARBON 56	MALLISON IAN	2015 TERRY AVE	DMC 240/290-440		41,272	868	COMMERCIAL SERVICE	$520,800	COMMERCIAL SERVICE	$521,581	$781	0.15%	$0
D-153-056	135430 0560		CARBON 56	WATHEN IAN D	2015 TERRY AVE	DMC 240/290-440		41,272	1,142	COMMERCIAL SERVICE	$685,200	COMMERCIAL SERVICE	$686,228	$1,028	0.15%	$0
D-249	253884 0000		5TH AND MADISON		909 5TH AVE	DOC1 U/450/U	9,525	6,490	6,490	COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
D-249-001	253884 0010		5TH AND MADISON	RUNNING SCARED LLC		DOC1 U/450/U	-	140,970	6,490	COMMERCIAL SERVICE	$3,805,800	COMMERCIAL SERVICE	$3,815,314	$9,514	0.25%	$0
D-249-002	253884 0020		5TH AND MADISON	WALKER MILFORD M JR+GWENDOL		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$587,400	COMMERCIAL SERVICE	$588,868	$1,468	0.25%	$0
D-249-003	253884 0030		5TH AND MADISON	MARTINEZ-BOQUE DIEGO		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$724,800	COMMERCIAL SERVICE	$726,612	$1,812	0.25%	$0
D-249-004	253884 0040		5TH AND MADISON	AZAROGLU MITRI		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$484,200	COMMERCIAL SERVICE	$485,410	$1,210	0.25%	$0
D-249-005	253884 0050		5TH AND MADISON	PETERSON KAROLYN		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$547,800	COMMERCIAL SERVICE	$549,169	$1,369	0.25%	$0
D-249-006	253884 0060		5TH AND MADISON	PETERSON KAROLYN D+LAWSON J		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$744,600	COMMERCIAL SERVICE	$746,461	$1,861	0.25%	$0
D-249-007	253884 0070		5TH AND MADISON	MA KEJU+CRAIG MARC A		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$586,800	COMMERCIAL SERVICE	$588,267	$1,467	0.25%	$0
D-249-008	253884 0080		5TH AND MADISON	ILLING JOSEPH R		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$587,400	COMMERCIAL SERVICE	$588,868	$1,468	0.25%	$0
D-249-009	253884 0090		5TH AND MADISON	CRAIG MARC A+MA KEJU		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$724,800	COMMERCIAL SERVICE	$726,612	$1,812	0.25%	$0
D-249-010	253884 0100		5TH AND MADISON	WILLIAMS LESLIE+BAUMAN A		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$484,200	COMMERCIAL SERVICE	$485,410	$1,210	0.25%	$0
D-249-011	253884 0110		5TH AND MADISON	OROZCO DIEGO A JIMENEZ +CAB		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$547,800	COMMERCIAL SERVICE	$549,169	$1,369	0.25%	$0
D-249-012	253884 0120		5TH AND MADISON	WALSH MERRY E		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$744,600	COMMERCIAL SERVICE	$746,461	$1,861	0.25%	$0
D-249-013	253884 0130		5TH AND MADISON	AXELROD JARED		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$586,800	COMMERCIAL SERVICE	$588,267	$1,467	0.25%	$0
D-249-014	253884 0140		5TH AND MADISON	PANG CHEE H+AUDREY YOKE LEN		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$587,400	COMMERCIAL SERVICE	$588,868	$1,468	0.25%	$0
D-249-015	253884 0150		5TH AND MADISON	LEE SOON MO+YOUNG JA LEE		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$724,800	COMMERCIAL SERVICE	$726,612	$1,812	0.25%	$0
D-249-016	253884 0160		5TH AND MADISON	KOTCHAN DAVID+PAULINE SHAW		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$484,200	COMMERCIAL SERVICE	$485,410	$1,210	0.25%	$0
D-249-017	253884 0170		5TH AND MADISON	EDWARDS MATTHEW MICHAEL+WON		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$547,800	COMMERCIAL SERVICE	$549,169	$1,369	0.25%	$0
D-249-018	253884 0180		5TH AND MADISON	BATCHER GREGORY C		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$744,600	COMMERCIAL SERVICE	$746,461	$1,861	0.25%	$0
D-249-019	253884 0190		5TH AND MADISON	TALEBI NIMA		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$586,800	COMMERCIAL SERVICE	$588,267	$1,467	0.25%	$0
D-249-020	253884 0200		5TH AND MADISON	TALAGRAND MICHEL P		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$587,400	COMMERCIAL SERVICE	$588,868	$1,468	0.25%	$0
D-249-021	253884 0210		5TH AND MADISON	MOE JOHN M+KLUMP GREGORY M		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$724,800	COMMERCIAL SERVICE	$726,612	$1,812	0.25%	$0
D-249-022	253884 0220		5TH AND MADISON	GENTRY MICHAEL S+CHRISTINE		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$484,200	COMMERCIAL SERVICE	$485,410	$1,210	0.25%	$0
D-249-023	253884 0230		5TH AND MADISON	REPASS MICHAEL J		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$547,800	COMMERCIAL SERVICE	$549,169	$1,369	0.25%	$0
D-249-024	253884 0240		5TH AND MADISON	SCHICK JOAN		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$744,600	COMMERCIAL SERVICE	$746,461	$1,861	0.25%	$0
D-249-025	253884 0250		5TH AND MADISON	OBRIEN ALLISON		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$586,800	COMMERCIAL SERVICE	$588,267	$1,467	0.25%	$0
D-249-026	253884 0260		5TH AND MADISON	NELSEN HART M+ANNE K		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$587,400	COMMERCIAL SERVICE	$588,868	$1,468	0.25%	$0
D-249-027	253884 0270		5TH AND MADISON	COFFMAN MICHELE M		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$724,800	COMMERCIAL SERVICE	$726,612	$1,812	0.25%	$0
D-249-028	253884 0280		5TH AND MADISON	TOGAWA CHRISTOPHER		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$484,200	COMMERCIAL SERVICE	$485,410	$1,210	0.25%	$0
D-249-029	253884 0290		5TH AND MADISON	CHANG CHU-KANG+WU HUA GU		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$593,450	COMMERCIAL SERVICE	$594,934	$1,484	0.25%	$0
D-249-030	253884 0300		5TH AND MADISON	AN MYONG SUN		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$806,650	COMMERCIAL SERVICE	$808,667	$2,017	0.25%	$0
D-249-031	253884 0310		5TH AND MADISON	TALTON SHERRY L+JEREMY N		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$635,700	COMMERCIAL SERVICE	$637,289	$1,589	0.25%	$0
D-249-032	253884 0320		5TH AND MADISON	FIDLER ASHLEY E+DEVIN JAMES		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$636,350	COMMERCIAL SERVICE	$637,941	$1,591	0.25%	$0
D-249-033	253884 0330		5TH AND MADISON	SHAW SARAH+MULLIGAN BENJAMI		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$785,200	COMMERCIAL SERVICE	$787,163	$1,963	0.25%	$0
D-249-034	253884 0340		5TH AND MADISON	EMPEY MARC E+HEIDI L		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$524,550	COMMERCIAL SERVICE	$525,861	$1,311	0.25%	$0
D-249-035	253884 0350		5TH AND MADISON	LI ZHEN		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$639,100	COMMERCIAL SERVICE	$640,698	$1,598	0.25%	$0
D-249-036	253884 0360		5TH AND MADISON	WILLIAMS KERRY B		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$868,700	COMMERCIAL SERVICE	$870,872	$2,172	0.25%	$0
D-249-037	253884 0370		5TH AND MADISON	CHIU WEI-RU		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-038	253884 0380		5TH AND MADISON	ROGERS JAY A+LOUISE M		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-039	253884 0390		5TH AND MADISON	BENEDIKTSON DANIEL BROWN		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-040	253884 0400		5TH AND MADISON	CHEUNG TSUI LING		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0

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LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-249-041	253884 0410		5TH AND MADISON	LEE HON-CHEUNG+CHI MAN CHAN		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$639,100	COMMERCIAL SERVICE	$640,698	$1,598	0.25%	$0
D-249-042	253884 0420		5TH AND MADISON	HSU MICHAEL+EVELYN		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$868,700	COMMERCIAL SERVICE	$870,872	$2,172	0.25%	$0
D-249-043	253884 0430		5TH AND MADISON	CHANG PAUL HSIANG CHUN		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-044	253884 0440		5TH AND MADISON	KASOFF LARRY M		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-045	253884 0450		5TH AND MADISON	FRIEDMAN ADINA M		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-046	253884 0460		5TH AND MADISON	JOHNSON PATRICIA S		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-047	253884 0470		5TH AND MADISON	MCALEES JASON DAVID		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$639,100	COMMERCIAL SERVICE	$640,698	$1,598	0.25%	$0
D-249-048	253884 0480		5TH AND MADISON	SYBERS MARIO B+KONTULIS MAR		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$868,700	COMMERCIAL SERVICE	$870,872	$2,172	0.25%	$0
D-249-049	253884 0490		5TH AND MADISON	GODWIN ARTHUR R II+MCDANIEL		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-050	253884 0500		5TH AND MADISON	WILSON AARON G		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-051	253884 0510		5TH AND MADISON	GRISE-CRISMANI DIANE+GIORGI		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-052	253884 0520		5TH AND MADISON	HANSBERGER JASON THOMAS+COU		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-053	253884 0530		5TH AND MADISON	FREYTAG ANTHONY M+LESLIE L		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$639,100	COMMERCIAL SERVICE	$640,698	$1,598	0.25%	$0
D-249-054	253884 0540		5TH AND MADISON	TORGERSON JAMES		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$868,700	COMMERCIAL SERVICE	$870,872	$2,172	0.25%	$0
D-249-055	253884 0550		5TH AND MADISON	MCKENZIE KENNETH P+DEBRA L		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-056	253884 0560		5TH AND MADISON	LEE JIN		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-057	253884 0570		5TH AND MADISON	KETTLER JASON H		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-058	253884 0580		5TH AND MADISON	LIANG KAN+SUSAN Z SU		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-059	253884 0590		5TH AND MADISON	STEWART DAVID CLIVE		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$639,100	COMMERCIAL SERVICE	$640,698	$1,598	0.25%	$0
D-249-060	253884 0600		5TH AND MADISON	IRWIN DAVID GERARD+BENNETT		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$868,700	COMMERCIAL SERVICE	$870,872	$2,172	0.25%	$0
D-249-061	253884 0610		5TH AND MADISON	GOUSSIOU ANNA		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-062	253884 0620		5TH AND MADISON	SAFKARI KURUSH REV TRUST		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-063	253884 0630		5TH AND MADISON	AMEND MICHAEL W+ASHLEY JEFF		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-064	253884 0640		5TH AND MADISON	YU LOC A		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-065	253884 0650		5TH AND MADISON	BLEVINS SACHIKO		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$639,100	COMMERCIAL SERVICE	$640,698	$1,598	0.25%	$0
D-249-066	253884 0660		5TH AND MADISON	VANECKO ANDREA D		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$868,700	COMMERCIAL SERVICE	$870,872	$2,172	0.25%	$0
D-249-067	253884 0670		5TH AND MADISON	AWASTHI VIDYA+PUNITA		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-068	253884 0680		5TH AND MADISON	WEINSTEIN CARL D+SARAH WEIS		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-069	253884 0690		5TH AND MADISON	MALHOTRA PARAS+RUCHIKA TULS		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-070	253884 0700		5TH AND MADISON	VANECKO ANDREA D		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-071	253884 0710		5TH AND MADISON	SON DANIEL		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$661,925	COMMERCIAL SERVICE	$663,580	$1,655	0.25%	$0
D-249-072	253884 0720		5TH AND MADISON	ROBERTS GARY		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$899,725	COMMERCIAL SERVICE	$901,974	$2,249	0.25%	$0
D-249-073	253884 0730		5TH AND MADISON	ROSENFELD JEFFREY D		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-074	253884 0740		5TH AND MADISON	MARCHICK JILL E		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-075	253884 0750		5TH AND MADISON	FRANDSEN GEORGE M -TTEE		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-076	253884 0760		5TH AND MADISON	KIERSTEAD JANET K+DONALD M		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-077	253884 0770		5TH AND MADISON	SHIFTAN NICHOLAS		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$661,925	COMMERCIAL SERVICE	$663,580	$1,655	0.25%	$0
D-249-078	253884 0780		5TH AND MADISON	DAO TOM		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$899,725	COMMERCIAL SERVICE	$901,974	$2,249	0.25%	$0
D-249-079	253884 0790		5TH AND MADISON	BELUCHE RAMON A+LINDA A		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-080	253884 0800		5TH AND MADISON	BERNAL JEROLD S		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-081	253884 0810		5TH AND MADISON	BINGMAN THOMAS+LANE SEAN L		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-082	253884 0820		5TH AND MADISON	AZNAR FERNANDO		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-083	253884 0830		5TH AND MADISON	DUBOIS+COOKSEY+BISCHOFF		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$661,925	COMMERCIAL SERVICE	$663,580	$1,655	0.25%	$0
D-249-084	253884 0840		5TH AND MADISON	DIAZ JANET M+BROWN TOBIN J		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$899,725	COMMERCIAL SERVICE	$901,974	$2,249	0.25%	$0
D-249-085	253884 0850		5TH AND MADISON	RAGAB AYMAN		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-086	253884 0860		5TH AND MADISON	FOGEL LEE+JANIE L		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-087	253884 0870		5TH AND MADISON	SONG LIN		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-088	253884 0880		5TH AND MADISON	CHARTBANCHACHAI PISIT		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-089	253884 0890		5TH AND MADISON	JIMENEZ JILMA V		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$661,925	COMMERCIAL SERVICE	$663,580	$1,655	0.25%	$0
D-249-090	253884 0900		5TH AND MADISON	NORMAN LAWRENCE+JOHANSEN KR		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$899,725	COMMERCIAL SERVICE	$901,974	$2,249	0.25%	$0
D-249-091	253884 0910		5TH AND MADISON	LIAN SPENCER+THORNTON ROSS		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-092	253884 0920		5TH AND MADISON	VAN METER DANIEL		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-093	253884 0930		5TH AND MADISON	PIATEK MICHAEL+MELISSA SZOC		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-094	253884 0940		5TH AND MADISON	WOLF KYLE N+JEANNE A		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-095	253884 0950		5TH AND MADISON	MEE GEORGIA KATE		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$661,925	COMMERCIAL SERVICE	$663,580	$1,655	0.25%	$0
D-249-096	253884 0960		5TH AND MADISON	SEIDENSTICKER ROBERT B JR		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$899,725	COMMERCIAL SERVICE	$901,974	$2,249	0.25%	$0
D-249-097	253884 0970		5TH AND MADISON	FOSTER DAWN S+BRUCE A		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-098	253884 0980		5TH AND MADISON	WALKER MEREDITH		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-099	253884 0990		5TH AND MADISON	BEAMAN DEREK M+PAUTZ WENDY		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-100	253884 1000		5TH AND MADISON	ROSENE HARVEY D+MARCELLA L		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-101	253884 1010		5TH AND MADISON	TOWNSEND OREN		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$661,925	COMMERCIAL SERVICE	$663,580	$1,655	0.25%	$0
D-249-102	253884 1020		5TH AND MADISON	HAUCK SUSAN+BELL JASON		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$899,725	COMMERCIAL SERVICE	$901,974	$2,249	0.25%	$0
D-249-103	253884 1030		5TH AND MADISON	BASS PILAR		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-104	253884 1040		5TH AND MADISON	BURNS THOMAS W+WALTERS-BURN		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-105	253884 1050		5TH AND MADISON	MOLLNER FAMILY LLC		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-249-106	253884 1060		5TH AND MADISON	DING GUANGHAO		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-108	253884 1080		5TH AND MADISON	KILBERG LORI+JAMES A		DOC1 U/450/U		140,970	2,154	COMMERCIAL SERVICE	$1,615,500	COMMERCIAL SERVICE	$1,619,539	$4,039	0.25%	$0
D-249-109	253884 1090		5TH AND MADISON	DAVIDHEISER ROGER S		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-110	253884 1100		5TH AND MADISON	CIDENT LAW		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-111	253884 1110		5TH AND MADISON	RILEY JOHN+CHRISTINE		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-112	253884 1120		5TH AND MADISON	KELLY REBECCA R+KJI		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-113	253884 1130		5TH AND MADISON	ALLEN SHERMAN V		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$684,750	COMMERCIAL SERVICE	$686,462	$1,712	0.25%	$0
D-249-114	253884 1140		5TH AND MADISON	GOTTSCHLICH MICHELLE J-TTEE		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$930,750	COMMERCIAL SERVICE	$933,077	$2,327	0.25%	$0
D-249-115	253884 1150		5TH AND MADISON	BAYTREE LIVING LLC		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-116	253884 1160		5TH AND MADISON	STROMBOM CATHY J+DAVID G+PA		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-117	253884 1170		5TH AND MADISON	CONSTANTINIDES KYPROS		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-118	253884 1180		5TH AND MADISON	GULI LLC		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-119	253884 1190		5TH AND MADISON	REPASS JOANNE M		DOC1 U/450/U		140,970	913	COMMERCIAL SERVICE	$684,750	COMMERCIAL SERVICE	$686,462	$1,712	0.25%	$0
D-249-120	253884 1200		5TH AND MADISON	COMSTOCK PL LLC		DOC1 U/450/U		140,970	1,241	COMMERCIAL SERVICE	$930,750	COMMERCIAL SERVICE	$933,077	$2,327	0.25%	$0
D-249-121	253884 1210		5TH AND MADISON	GRAY JASON IRVING		DOC1 U/450/U		140,970	978	COMMERCIAL SERVICE	$684,600	COMMERCIAL SERVICE	$686,311	$1,711	0.25%	$0
D-249-122	253884 1220		5TH AND MADISON	LAMPSON HOLDINGS II LLC		DOC1 U/450/U		140,970	979	COMMERCIAL SERVICE	$685,300	COMMERCIAL SERVICE	$687,013	$1,713	0.25%	$0
D-249-123	253884 1230		5TH AND MADISON	CULLEN LAURA M		DOC1 U/450/U		140,970	1,208	COMMERCIAL SERVICE	$845,600	COMMERCIAL SERVICE	$847,714	$2,114	0.25%	$0
D-249-124	253884 1240		5TH AND MADISON	COLEMAN DAVID H		DOC1 U/450/U		140,970	807	COMMERCIAL SERVICE	$564,900	COMMERCIAL SERVICE	$566,312	$1,412	0.25%	$0
D-249-125	253884 1250		5TH AND MADISON	GRAHAM ANDREW C		DOC1 U/450/U		140,970	2,209	COMMERCIAL SERVICE	$2,650,800	COMMERCIAL SERVICE	$2,657,427	$6,627	0.25%	$0
D-249-126	253884 1260		5TH AND MADISON	SHEFFIELD ROBERT+FRANCINE		DOC1 U/450/U		140,970	1,958	COMMERCIAL SERVICE	$2,153,800	COMMERCIAL SERVICE	$2,159,184	$5,384	0.25%	$0
D-249-127	253884 1270		5TH AND MADISON	KOPP MICHAEL E+JULIE KRUGER		DOC1 U/450/U		140,970	2,043	COMMERCIAL SERVICE	$2,247,300	COMMERCIAL SERVICE	$2,252,918	$5,618	0.25%	$0
D-304	258500 0000		FLORENTINE CONDOMINIUM		526 1ST AVE S	PSM-85-120	43,527	13,418	13,418	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
D-304-001	258500 0010		FLORENTINE CONDOMINIUM	BICKEL LOREN G	526 1ST AVE S	PSM-85-120		154,628	1,251	MULTI-FAMILY DWELLING	$500,400	MULTI-FAMILY DWELLING	$507,906	$7,506	1.50%	$0
D-304-002	258500 0020		FLORENTINE CONDOMINIUM	HAGEDORN TINA M	526 1ST AVE S	PSM-85-120		154,628	1,036	MULTI-FAMILY DWELLING	$414,400	MULTI-FAMILY DWELLING	$420,616	$6,216	1.50%	$0
D-304-003	258500 0030		FLORENTINE CONDOMINIUM	FREEMAN MILLER III+LINDA D	526 1ST AVE S	PSM-85-120		154,628	1,259	MULTI-FAMILY DWELLING	$503,600	MULTI-FAMILY DWELLING	$511,154	$7,554	1.50%	$0
D-304-004	258500 0040		FLORENTINE CONDOMINIUM	FORBES ERIC	526 1ST AVE S	PSM-85-120		154,628	1,115	MULTI-FAMILY DWELLING	$446,000	MULTI-FAMILY DWELLING	$452,690	$6,690	1.50%	$0
D-304-005	258500 0050		FLORENTINE CONDOMINIUM	SEVERSON TODD J+DIANA M RIG	526 1ST AVE S	PSM-85-120		154,628	1,298	MULTI-FAMILY DWELLING	$519,200	MULTI-FAMILY DWELLING	$526,988	$7,788	1.50%	$0
D-304-006	258500 0060		FLORENTINE CONDOMINIUM	DEFRAIA ROBERT+GINA	526 1ST AVE S	PSM-85-120		154,628	1,166	MULTI-FAMILY DWELLING	$466,400	MULTI-FAMILY DWELLING	$473,396	$6,996	1.50%	$0
D-304-007	258500 0070		FLORENTINE CONDOMINIUM	BERTRAND JEFF P	526 1ST AVE S	PSM-85-120		154,628	1,229	MULTI-FAMILY DWELLING	$491,600	MULTI-FAMILY DWELLING	$498,974	$7,374	1.50%	$0
D-304-008	258500 0080		FLORENTINE CONDOMINIUM	ESTEBAN LUIS+PATSULA SARAH	526 1ST AVE S	PSM-85-120		154,628	1,110	MULTI-FAMILY DWELLING	$444,000	MULTI-FAMILY DWELLING	$450,660	$6,660	1.50%	$0
D-304-009	258500 0090		FLORENTINE CONDOMINIUM	BAUMGARTNER JACLYN A	526 1ST AVE S	PSM-85-120		154,628	1,260	MULTI-FAMILY DWELLING	$504,000	MULTI-FAMILY DWELLING	$511,560	$7,560	1.50%	$0
D-304-010	258500 0100		FLORENTINE CONDOMINIUM	CROW DOUGLAS A+JILL R	526 1ST AVE S	PSM-85-120		154,628	1,105	MULTI-FAMILY DWELLING	$442,000	MULTI-FAMILY DWELLING	$448,630	$6,630	1.50%	$0
D-304-011	258500 0110		FLORENTINE CONDOMINIUM	FLORENTINE HOMEOWNERS ASSN	526 1ST AVE S	PSM-85-120		154,628	1,297	MULTI-FAMILY DWELLING	$518,800	MULTI-FAMILY DWELLING	$526,582	$7,782	1.50%	$0
D-304-012	258500 0120		FLORENTINE CONDOMINIUM	SCHWISOW M+HECKLER J	526 1ST AVE S	PSM-85-120		154,628	1,031	MULTI-FAMILY DWELLING	$412,400	MULTI-FAMILY DWELLING	$418,586	$6,186	1.50%	$0
D-304-013	258500 0130		FLORENTINE CONDOMINIUM	SAVAGE ANDREA J+AALAND MICH	526 1ST AVE S	PSM-85-120		154,628	1,230	MULTI-FAMILY DWELLING	$492,000	MULTI-FAMILY DWELLING	$499,380	$7,380	1.50%	$0
D-304-014	258500 0140		FLORENTINE CONDOMINIUM	GLENISKY GARY+BROWN TRACEY	526 1ST AVE S	PSM-85-120		154,628	1,418	MULTI-FAMILY DWELLING	$567,200	MULTI-FAMILY DWELLING	$575,708	$8,508	1.50%	$0
D-304-015	258500 0150		FLORENTINE CONDOMINIUM	OBRIEN WILLIAM	526 1ST AVE S	PSM-85-120		154,628	1,258	MULTI-FAMILY DWELLING	$503,200	MULTI-FAMILY DWELLING	$510,748	$7,548	1.50%	$0
D-304-016	258500 0160		FLORENTINE CONDOMINIUM	O'DONNELL WILSON E+CAROL B	526 1ST AVE S	PSM-85-120		154,628	1,435	MULTI-FAMILY DWELLING	$574,000	MULTI-FAMILY DWELLING	$582,610	$8,610	1.50%	$0
D-304-017	258500 0170		FLORENTINE CONDOMINIUM	CHANG JEFFREY GIN-HWA+YIN J	526 1ST AVE S	PSM-85-120		154,628	1,286	MULTI-FAMILY DWELLING	$514,400	MULTI-FAMILY DWELLING	$522,116	$7,716	1.50%	$0
D-304-018	258500 0180		FLORENTINE CONDOMINIUM	KANY BRIAN S	526 1ST AVE S	PSM-85-120		154,628	1,113	MULTI-FAMILY DWELLING	$445,200	MULTI-FAMILY DWELLING	$451,878	$6,678	1.50%	$0
D-304-019	258500 0190		FLORENTINE CONDOMINIUM	LUTZ DAVID+MELISSA LOH	526 1ST AVE S	PSM-85-120		154,628	1,217	MULTI-FAMILY DWELLING	$486,800	MULTI-FAMILY DWELLING	$494,102	$7,302	1.50%	$0
D-304-020	258500 0200		FLORENTINE CONDOMINIUM	GRAVES DAVID PETER	526 1ST AVE S	PSM-85-120		154,628	1,103	MULTI-FAMILY DWELLING	$441,200	MULTI-FAMILY DWELLING	$447,818	$6,618	1.50%	$0
D-304-021	258500 0210		FLORENTINE CONDOMINIUM	HUGHES PAUL R+BROADHEAD HEI	526 1ST AVE S	PSM-85-120		154,628	1,259	MULTI-FAMILY DWELLING	$503,600	MULTI-FAMILY DWELLING	$511,154	$7,554	1.50%	$0
D-304-022	258500 0220		FLORENTINE CONDOMINIUM	WOLCZKO STEFAN	526 1ST AVE S	PSM-85-120		154,628	1,024	MULTI-FAMILY DWELLING	$409,600	MULTI-FAMILY DWELLING	$415,744	$6,144	1.50%	$0
D-304-023	258500 0230		FLORENTINE CONDOMINIUM	BERG ALEX W	526 1ST AVE S	PSM-85-120		154,628	1,298	MULTI-FAMILY DWELLING	$519,200	MULTI-FAMILY DWELLING	$526,988	$7,788	1.50%	$0
D-304-024	258500 0240		FLORENTINE CONDOMINIUM	URSINO CHRISTIAN	526 1ST AVE S	PSM-85-120		154,628	1,313	MULTI-FAMILY DWELLING	$525,200	MULTI-FAMILY DWELLING	$533,078	$7,878	1.50%	$0
D-304-025	258500 0250		FLORENTINE CONDOMINIUM	CAMPBELL ROGER	526 1ST AVE S	PSM-85-120		154,628	1,480	MULTI-FAMILY DWELLING	$592,000	MULTI-FAMILY DWELLING	$600,880	$8,880	1.50%	$0
D-304-026	258500 0260		FLORENTINE CONDOMINIUM	BALDWIN MARY M+HAMMOND JEAN	526 1ST AVE S	PSM-85-120		154,628	1,387	MULTI-FAMILY DWELLING	$554,800	MULTI-FAMILY DWELLING	$563,122	$8,322	1.50%	$0
D-304-027	258500 0270		FLORENTINE CONDOMINIUM	SHULTZ/GALLARDO	526 1ST AVE S	PSM-85-120		154,628	1,644	MULTI-FAMILY DWELLING	$657,600	MULTI-FAMILY DWELLING	$667,464	$9,864	1.50%	$0
D-304-028	258500 0280		FLORENTINE CONDOMINIUM	HERMAN SHERRY M	526 1ST AVE S	PSM-85-120		154,628	1,251	MULTI-FAMILY DWELLING	$500,400	MULTI-FAMILY DWELLING	$507,906	$7,506	1.50%	$0
D-304-029	258500 0290		FLORENTINE CONDOMINIUM	WEISE SHARON L	526 1ST AVE S	PSM-85-120		154,628	1,036	MULTI-FAMILY DWELLING	$414,400	MULTI-FAMILY DWELLING	$420,616	$6,216	1.50%	$0
D-304-030	258500 0300		FLORENTINE CONDOMINIUM	NORMAN GRACE M+ROSELER JASO	526 1ST AVE S	PSM-85-120		154,628	1,259	MULTI-FAMILY DWELLING	$503,600	MULTI-FAMILY DWELLING	$511,154	$7,554	1.50%	$0
D-304-031	258500 0310		FLORENTINE CONDOMINIUM	LEW-HAILER SANDRA L-TTEE	526 1ST AVE S	PSM-85-120		154,628	1,115	MULTI-FAMILY DWELLING	$446,000	MULTI-FAMILY DWELLING	$452,690	$6,690	1.50%	$0
D-304-032	258500 0320		FLORENTINE CONDOMINIUM	BUTLER GEOFFREY A+LIN CHEN	526 1ST AVE S	PSM-85-120		154,628	1,312	MULTI-FAMILY DWELLING	$524,800	MULTI-FAMILY DWELLING	$532,672	$7,872	1.50%	$0
D-304-033	258500 0330		FLORENTINE CONDOMINIUM	JOHNSON SHELLY A	526 1ST AVE S	PSM-85-120		154,628	1,166	MULTI-FAMILY DWELLING	$466,400	MULTI-FAMILY DWELLING	$473,396	$6,996	1.50%	$0
D-304-034	258500 0340		FLORENTINE CONDOMINIUM	BAIRDS POLLY A	526 1ST AVE S	PSM-85-120		154,628	1,244	MULTI-FAMILY DWELLING	$497,600	MULTI-FAMILY DWELLING	$505,064	$7,464	1.50%	$0
D-304-035	258500 0350		FLORENTINE CONDOMINIUM	DERESH DANIEL+MEGAN RISING	526 1ST AVE S	PSM-85-120		154,628	1,110	MULTI-FAMILY DWELLING	$444,000	MULTI-FAMILY DWELLING	$450,660	$6,660	1.50%	$0
D-304-036	258500 0360		FLORENTINE CONDOMINIUM	MIYAKE WAYNE J	526 1ST AVE S	PSM-85-120		154,628	1,260	MULTI-FAMILY DWELLING	$504,000	MULTI-FAMILY DWELLING	$511,560	$7,560	1.50%	$0
D-304-037	258500 0370		FLORENTINE CONDOMINIUM	SHAW BRIDGET LEE	526 1ST AVE S	PSM-85-120		154,628	1,105	MULTI-FAMILY DWELLING	$442,000	MULTI-FAMILY DWELLING	$448,630	$6,630	1.50%	$0
D-304-038	258500 0380		FLORENTINE CONDOMINIUM	BERGAN STEVEN E	526 1ST AVE S	PSM-85-120		154,628	1,312	MULTI-FAMILY DWELLING	$524,800	MULTI-FAMILY DWELLING	$532,672	$7,872	1.50%	$0
D-304-039	258500 0390		FLORENTINE CONDOMINIUM	SAMOST MARIAH N	526 1ST AVE S	PSM-85-120		154,628	1,031	MULTI-FAMILY DWELLING	$412,400	MULTI-FAMILY DWELLING	$418,586	$6,186	1.50%	$0
D-304-040	258500 0400		FLORENTINE CONDOMINIUM	BORACCHINI MICHAEL ANGELO	526 1ST AVE S	PSM-85-120		154,628	1,244	MULTI-FAMILY DWELLING	$497,600	MULTI-FAMILY DWELLING	$505,064	$7,464	1.50%	$0
D-304-041	258500 0410		FLORENTINE CONDOMINIUM	COMPTNO TERRI L	526 1ST AVE S	PSM-85-120		154,628	1,418	MULTI-FAMILY DWELLING	$567,200	MULTI-FAMILY DWELLING	$575,708	$8,508	1.50%	$0
D-304-042	258500 0420		FLORENTINE CONDOMINIUM	HULL MITCHELL S+AKIKO S	526 1ST AVE S	PSM-85-120		154,628	1,258	MULTI-FAMILY DWELLING	$503,200	MULTI-FAMILY DWELLING	$510,748	$7,548	1.50%	$0
D-304-043	258500 0430		FLORENTINE CONDOMINIUM	FORONDA RICARDO LOO	526 1ST AVE S	PSM-85-120		154,628	1,435	MULTI-FAMILY DWELLING	$574,000	MULTI-FAMILY DWELLING	$582,610	$8,610	1.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-304-044	258500 0440		FLORENTINE CONDOMINIUM	DROBYN MARTA+HANSON MICHAEL	526 1ST AVE S	PSM-85-120		154,628	1,300	MULTI-FAMILY DWELLING	$520,000	MULTI-FAMILY DWELLING	$527,800	$7,800	1.50%	$0
D-304-045	258500 0450		FLORENTINE CONDOMINIUM	RECK TERRY J+JANET SUE	526 1ST AVE S	PSM-85-120		154,628	1,113	MULTI-FAMILY DWELLING	$445,200	MULTI-FAMILY DWELLING	$451,878	$6,678	1.50%	$0
D-304-046	258500 0460		FLORENTINE CONDOMINIUM	CATANZARO TONY J	526 1ST AVE S	PSM-85-120		154,628	1,231	MULTI-FAMILY DWELLING	$492,400	MULTI-FAMILY DWELLING	$499,786	$7,386	1.50%	$0
D-304-047	258500 0470		FLORENTINE CONDOMINIUM	WILLIAMS RUSSELL	526 1ST AVE S	PSM-85-120		154,628	1,103	MULTI-FAMILY DWELLING	$441,200	MULTI-FAMILY DWELLING	$447,818	$6,618	1.50%	$0
D-304-048	258500 0480		FLORENTINE CONDOMINIUM	ENGLUND STEVEN E+KRISTIN T	526 1ST AVE S	PSM-85-120		154,628	1,259	MULTI-FAMILY DWELLING	$503,600	MULTI-FAMILY DWELLING	$511,154	$7,554	1.50%	$0
D-304-049	258500 0490		FLORENTINE CONDOMINIUM	NICHOLS AMY+SCOTT B	526 1ST AVE S	PSM-85-120		154,628	1,024	MULTI-FAMILY DWELLING	$409,600	MULTI-FAMILY DWELLING	$415,744	$6,144	1.50%	$0
D-304-050	258500 0500		FLORENTINE CONDOMINIUM	HOLMES JURELL	526 1ST AVE S	PSM-85-120		154,628	1,312	MULTI-FAMILY DWELLING	$524,800	MULTI-FAMILY DWELLING	$532,672	$7,872	1.50%	$0
D-304-051	258500 0510		FLORENTINE CONDOMINIUM	LEE SU-HUA	526 1ST AVE S	PSM-85-120		154,628	1,313	MULTI-FAMILY DWELLING	$525,200	MULTI-FAMILY DWELLING	$533,078	$7,878	1.50%	$0
D-304-052	258500 0520		FLORENTINE CONDOMINIUM	SAKAGUCHI ANN M	526 1ST AVE S	PSM-85-120		154,628	1,480	MULTI-FAMILY DWELLING	$592,000	MULTI-FAMILY DWELLING	$600,880	$8,880	1.50%	$0
D-304-053	258500 0530		FLORENTINE CONDOMINIUM	COX JAMES O+NELSON RUTHANN	526 1ST AVE S	PSM-85-120		154,628	1,387	MULTI-FAMILY DWELLING	$554,800	MULTI-FAMILY DWELLING	$563,122	$8,322	1.50%	$0
D-304-054	258500 0540		FLORENTINE CONDOMINIUM	HEIDERGOTT ALISON G	526 1ST AVE S	PSM-85-120		154,628	1,644	MULTI-FAMILY DWELLING	$657,600	MULTI-FAMILY DWELLING	$667,464	$9,864	1.50%	$0
D-304-055	258500 0550		FLORENTINE CONDOMINIUM	MILLER DOUGLAS R	526 1ST AVE S	PSM-85-120		154,628	1,251	MULTI-FAMILY DWELLING	$500,400	MULTI-FAMILY DWELLING	$507,906	$7,506	1.50%	$0
D-304-056	258500 0560		FLORENTINE CONDOMINIUM	MAR WAYNE A	526 1ST AVE S	PSM-85-120		154,628	1,036	MULTI-FAMILY DWELLING	$414,400	MULTI-FAMILY DWELLING	$420,616	$6,216	1.50%	$0
D-304-057	258500 0570		FLORENTINE CONDOMINIUM	VAN DER VELDEN LISA J+KARL	526 1ST AVE S	PSM-85-120		154,628	1,259	MULTI-FAMILY DWELLING	$503,600	MULTI-FAMILY DWELLING	$511,154	$7,554	1.50%	$0
D-304-058	258500 0580		FLORENTINE CONDOMINIUM	TRAN DAVID V	526 1ST AVE S	PSM-85-120		154,628	1,115	MULTI-FAMILY DWELLING	$446,000	MULTI-FAMILY DWELLING	$452,690	$6,690	1.50%	$0
D-304-059	258500 0590		FLORENTINE CONDOMINIUM	COLE RILEY J+COLE BRYAN C+T	526 1ST AVE S	PSM-85-120		154,628	1,312	MULTI-FAMILY DWELLING	$524,800	MULTI-FAMILY DWELLING	$532,672	$7,872	1.50%	$0
D-304-060	258500 0600		FLORENTINE CONDOMINIUM	WILL-CHAN LLC	526 1ST AVE S	PSM-85-120		154,628	1,166	MULTI-FAMILY DWELLING	$466,400	MULTI-FAMILY DWELLING	$473,396	$6,996	1.50%	$0
D-304-061	258500 0610		FLORENTINE CONDOMINIUM	BRISTOW ANN	526 1ST AVE S	PSM-85-120		154,628	1,244	MULTI-FAMILY DWELLING	$497,600	MULTI-FAMILY DWELLING	$505,064	$7,464	1.50%	$0
D-304-062	258500 0620		FLORENTINE CONDOMINIUM	LUK KAREN G	526 1ST AVE S	PSM-85-120		154,628	1,110	MULTI-FAMILY DWELLING	$444,000	MULTI-FAMILY DWELLING	$450,660	$6,660	1.50%	$0
D-304-063	258500 0630		FLORENTINE CONDOMINIUM	ABRAHAM RAHEL	526 1ST AVE S	PSM-85-120		154,628	1,260	MULTI-FAMILY DWELLING	$504,000	MULTI-FAMILY DWELLING	$511,560	$7,560	1.50%	$0
D-304-064	258500 0640		FLORENTINE CONDOMINIUM	FRANK CORVIN I	526 1ST AVE S	PSM-85-120		154,628	1,105	MULTI-FAMILY DWELLING	$442,000	MULTI-FAMILY DWELLING	$448,630	$6,630	1.50%	$0
D-304-065	258500 0650		FLORENTINE CONDOMINIUM	KIKUCHI FRED N+SUE S	526 1ST AVE S	PSM-85-120		154,628	1,312	MULTI-FAMILY DWELLING	$524,800	MULTI-FAMILY DWELLING	$532,672	$7,872	1.50%	$0
D-304-066	258500 0660		FLORENTINE CONDOMINIUM	SIROCHMAN JEFFREY M	526 1ST AVE S	PSM-85-120		154,628	1,031	MULTI-FAMILY DWELLING	$412,400	MULTI-FAMILY DWELLING	$418,586	$6,186	1.50%	$0
D-304-067	258500 0670		FLORENTINE CONDOMINIUM	DENNIS SUSAN	526 1ST AVE S	PSM-85-120		154,628	1,244	MULTI-FAMILY DWELLING	$497,600	MULTI-FAMILY DWELLING	$505,064	$7,464	1.50%	$0
D-304-068	258500 0680		FLORENTINE CONDOMINIUM	CASSIDY CHRISTOPHER P	526 1ST AVE S	PSM-85-120		154,628	1,418	MULTI-FAMILY DWELLING	$567,200	MULTI-FAMILY DWELLING	$575,708	$8,508	1.50%	$0
D-304-069	258500 0690		FLORENTINE CONDOMINIUM	ROONEY NOEL J	526 1ST AVE S	PSM-85-120		154,628	1,258	MULTI-FAMILY DWELLING	$503,200	MULTI-FAMILY DWELLING	$510,748	$7,548	1.50%	$0
D-304-070	258500 0700		FLORENTINE CONDOMINIUM	VODDER DOUG W+RANAE K	526 1ST AVE S	PSM-85-120		154,628	1,435	MULTI-FAMILY DWELLING	$574,000	MULTI-FAMILY DWELLING	$582,610	$8,610	1.50%	$0
D-304-071	258500 0710		FLORENTINE CONDOMINIUM	DRAGO JAN+NOEL	526 1ST AVE S	PSM-85-120		154,628	1,300	MULTI-FAMILY DWELLING	$520,000	MULTI-FAMILY DWELLING	$527,800	$7,800	1.50%	$0
D-304-072	258500 0720		FLORENTINE CONDOMINIUM	HORNE DEBORAH J	526 1ST AVE S	PSM-85-120		154,628	1,113	MULTI-FAMILY DWELLING	$445,200	MULTI-FAMILY DWELLING	$451,878	$6,678	1.50%	$0
D-304-073	258500 0730		FLORENTINE CONDOMINIUM	MATTHYS JOSEPH F+TARA H MCC	526 1ST AVE S	PSM-85-120		154,628	1,231	MULTI-FAMILY DWELLING	$492,400	MULTI-FAMILY DWELLING	$499,786	$7,386	1.50%	$0
D-304-074	258500 0740		FLORENTINE CONDOMINIUM	PHERRIBO ALEXANDER H	526 1ST AVE S	PSM-85-120		154,628	1,103	MULTI-FAMILY DWELLING	$441,200	MULTI-FAMILY DWELLING	$447,818	$6,618	1.50%	$0
D-304-075	258500 0750		FLORENTINE CONDOMINIUM	ALLMENDINGER STEPHEN+VALERI	526 1ST AVE S	PSM-85-120		154,628	1,259	MULTI-FAMILY DWELLING	$503,600	MULTI-FAMILY DWELLING	$511,154	$7,554	1.50%	$0
D-304-076	258500 0760		FLORENTINE CONDOMINIUM	BENNETT ALISON L	526 1ST AVE S	PSM-85-120		154,628	1,024	MULTI-FAMILY DWELLING	$409,600	MULTI-FAMILY DWELLING	$415,744	$6,144	1.50%	$0
D-304-077	258500 0770		FLORENTINE CONDOMINIUM	CRAWFORD MARY B+SAMUEL W	526 1ST AVE S	PSM-85-120		154,628	1,312	MULTI-FAMILY DWELLING	$524,800	MULTI-FAMILY DWELLING	$532,672	$7,872	1.50%	$0
D-304-078	258500 0780		FLORENTINE CONDOMINIUM	ISSOMBO GAETAN	526 1ST AVE S	PSM-85-120		154,628	1,313	MULTI-FAMILY DWELLING	$525,200	MULTI-FAMILY DWELLING	$533,078	$7,878	1.50%	$0
D-304-079	258500 0790		FLORENTINE CONDOMINIUM	CAMACHO STEVE	526 1ST AVE S	PSM-85-120		154,628	1,480	MULTI-FAMILY DWELLING	$592,000	MULTI-FAMILY DWELLING	$600,880	$8,880	1.50%	$0
D-304-080	258500 0800		FLORENTINE CONDOMINIUM	KROSS KARLA A+KEVIN L	526 1ST AVE S	PSM-85-120		154,628	1,387	MULTI-FAMILY DWELLING	$554,800	MULTI-FAMILY DWELLING	$563,122	$8,322	1.50%	$0
D-304-081	258500 0810		FLORENTINE CONDOMINIUM	SCHARF CARL BRADLEY & ANN	526 1ST AVE S	PSM-85-120		154,628	1,644	MULTI-FAMILY DWELLING	$657,600	MULTI-FAMILY DWELLING	$667,464	$9,864	1.50%	$0
D-304-082	258500 0820		FLORENTINE CONDOMINIUM	CONNELL JANE A	526 1ST AVE S	PSM-85-120		154,628	1,602	MULTI-FAMILY DWELLING	$640,800	MULTI-FAMILY DWELLING	$650,412	$9,612	1.50%	$0
D-304-083	258500 0830		FLORENTINE CONDOMINIUM	ONESTY DAWN L +ASPRY ZOE	526 1ST AVE S	PSM-85-120		154,628	1,330	MULTI-FAMILY DWELLING	$532,000	MULTI-FAMILY DWELLING	$539,980	$7,980	1.50%	$0
D-304-084	258500 0840		FLORENTINE CONDOMINIUM	PHILLIPS JONATHAN C+MEGAN -	526 1ST AVE S	PSM-85-120		154,628	1,634	MULTI-FAMILY DWELLING	$653,600	MULTI-FAMILY DWELLING	$663,404	$9,804	1.50%	$0
D-304-085	258500 0850		FLORENTINE CONDOMINIUM	WILL HANS-MARTIN+EVDOXIA PS	526 1ST AVE S	PSM-85-120		154,628	1,433	MULTI-FAMILY DWELLING	$573,200	MULTI-FAMILY DWELLING	$581,798	$8,598	1.50%	$0
D-304-086	258500 0860		FLORENTINE CONDOMINIUM	LAZO LARRY J+DANA L	526 1ST AVE S	PSM-85-120		154,628	1,637	MULTI-FAMILY DWELLING	$654,800	MULTI-FAMILY DWELLING	$664,622	$9,822	1.50%	$0
D-304-087	258500 0870		FLORENTINE CONDOMINIUM	VANDER STOEP PAUL B+KARI LE	526 1ST AVE S	PSM-85-120		154,628	1,436	MULTI-FAMILY DWELLING	$574,400	MULTI-FAMILY DWELLING	$583,016	$8,616	1.50%	$0
D-304-088	258500 0880		FLORENTINE CONDOMINIUM	SMITH SANDRA K	526 1ST AVE S	PSM-85-120		154,628	1,638	MULTI-FAMILY DWELLING	$655,200	MULTI-FAMILY DWELLING	$665,028	$9,828	1.50%	$0
D-304-089	258500 0890		FLORENTINE CONDOMINIUM	MILES WANDRA K	526 1ST AVE S	PSM-85-120		154,628	1,437	MULTI-FAMILY DWELLING	$574,800	MULTI-FAMILY DWELLING	$583,422	$8,622	1.50%	$0
D-304-090	258500 0900		FLORENTINE CONDOMINIUM	LEWIS PAUL W+DIANE RODILL	526 1ST AVE S	PSM-85-120		154,628	1,638	MULTI-FAMILY DWELLING	$655,200	MULTI-FAMILY DWELLING	$665,028	$9,828	1.50%	$0
D-304-091	258500 0910		FLORENTINE CONDOMINIUM	INGALLINA CHRISTOPHER +TONI	526 1ST AVE S	PSM-85-120		154,628	1,437	MULTI-FAMILY DWELLING	$574,800	MULTI-FAMILY DWELLING	$583,422	$8,622	1.50%	$0
D-304-092	258500 0920		FLORENTINE CONDOMINIUM	LATOUSEK JOHN F+KRISTIN	526 1ST AVE S	PSM-85-120		154,628	1,645	MULTI-FAMILY DWELLING	$658,000	MULTI-FAMILY DWELLING	$667,870	$9,870	1.50%	$0
D-304-093	258500 0930		FLORENTINE CONDOMINIUM	REAM BRANDY JEAN	526 1ST AVE S	PSM-85-120		154,628	1,253	MULTI-FAMILY DWELLING	$501,200	MULTI-FAMILY DWELLING	$508,718	$7,518	1.50%	$0
D-304-094	258500 0940		FLORENTINE CONDOMINIUM	MARGOLIS JEFFREY N	526 1ST AVE S	PSM-85-120		154,628	1,638	MULTI-FAMILY DWELLING	$655,200	MULTI-FAMILY DWELLING	$665,028	$9,828	1.50%	$0
D-304-095	258500 0950		FLORENTINE CONDOMINIUM	NORTON NILE PAUL+SARAH STRO	526 1ST AVE S	PSM-85-120		154,628	1,516	MULTI-FAMILY DWELLING	$606,400	MULTI-FAMILY DWELLING	$615,496	$9,096	1.50%	$0
D-304-096	258500 0960		FLORENTINE CONDOMINIUM	HIRAYAMA MARK K	526 1ST AVE S	PSM-85-120		154,628	1,638	MULTI-FAMILY DWELLING	$655,200	MULTI-FAMILY DWELLING	$665,028	$9,828	1.50%	$0
D-304-097	258500 0970		FLORENTINE CONDOMINIUM	BEHREND DENNIS K+BRANDON GA	526 1ST AVE S	PSM-85-120		154,628	1,830	MULTI-FAMILY DWELLING	$732,000	MULTI-FAMILY DWELLING	$742,980	$10,980	1.50%	$0
D-304-098	258500 0980		FLORENTINE CONDOMINIUM	MALONE LINDSEY P+NIKLAS C	526 1ST AVE S	PSM-85-120		154,628	1,645	MULTI-FAMILY DWELLING	$658,000	MULTI-FAMILY DWELLING	$667,870	$9,870	1.50%	$0
D-304-099	258500 0990		FLORENTINE CONDOMINIUM	DEFREITAS SCOTT	526 1ST AVE S	PSM-85-120		154,628	1,437	MULTI-FAMILY DWELLING	$574,800	MULTI-FAMILY DWELLING	$583,422	$8,622	1.50%	$0
D-304-100	258500 1000		FLORENTINE CONDOMINIUM	POLICELLO GEORGE E II	526 1ST AVE S	PSM-85-120		154,628	1,638	MULTI-FAMILY DWELLING	$655,200	MULTI-FAMILY DWELLING	$665,028	$9,828	1.50%	$0
D-304-101	258500 1010		FLORENTINE CONDOMINIUM	PATCH BRIAN J	526 1ST AVE S	PSM-85-120		154,628	1,437	MULTI-FAMILY DWELLING	$574,800	MULTI-FAMILY DWELLING	$583,422	$8,622	1.50%	$0
D-304-102	258500 1020		FLORENTINE CONDOMINIUM	FERO BRITTANY+SCOTT T	526 1ST AVE S	PSM-85-120		154,628	1,638	MULTI-FAMILY DWELLING	$655,200	MULTI-FAMILY DWELLING	$665,028	$9,828	1.50%	$0
D-304-103	258500 1030		FLORENTINE CONDOMINIUM	GUSS MATTHEW & CHERYL HART	526 1ST AVE S	PSM-85-120		154,628	1,253	MULTI-FAMILY DWELLING	$501,200	MULTI-FAMILY DWELLING	$508,718	$7,518	1.50%	$0
D-304-104	258500 1040		FLORENTINE CONDOMINIUM	HASTETTER ERICA H	526 1ST AVE S	PSM-85-120		154,628	1,645	MULTI-FAMILY DWELLING	$658,000	MULTI-FAMILY DWELLING	$667,870	$9,870	1.50%	$0
D-304-105	258500 1050		FLORENTINE CONDOMINIUM	AKMAN SYD+ALENE R	526 1ST AVE S	PSM-85-120		154,628	1,713	MULTI-FAMILY DWELLING	$685,200	MULTI-FAMILY DWELLING	$695,478	$10,278	1.50%	$0
D-304-106	258500 1060		FLORENTINE CONDOMINIUM	BERUBE LAURENCE G+ELIZABETH	526 1ST AVE S	PSM-85-120		154,628	1,952	MULTI-FAMILY DWELLING	$780,800	MULTI-FAMILY DWELLING	$792,512	$11,712	1.50%	$0
D-304-107	258500 1070		FLORENTINE CONDOMINIUM	ADAMS CHARLES GIBBS+KRISTIE	526 1ST AVE S	PSM-85-120		154,628	1,759	MULTI-FAMILY DWELLING	$703,600	MULTI-FAMILY DWELLING	$714,154	$10,554	1.50%	$0
D-304-108	258500 1080		FLORENTINE CONDOMINIUM	NAULT THOMAS M+MARILYN R	526 1ST AVE S	PSM-85-120		154,628	2,106	MULTI-FAMILY DWELLING	$842,400	MULTI-FAMILY DWELLING	$855,036	$12,636	1.50%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-304-109	258500 1090		FLORENTINE CONDOMINIUM	DENNY LESLIE	526 1ST AVE S	PSM-85-120		154,628	733	MULTI-FAMILY DWELLING	$307,000	MULTI-FAMILY DWELLING	$311,912	$4,912	1.60%	$0
D-304-110	258500 1100		FLORENTINE CONDOMINIUM	EDMONDS CREAN LLC	526 1ST AVE S	PSM-85-120		154,628	2,938	MULTI-FAMILY DWELLING	$992,700	MULTI-FAMILY DWELLING	$1,008,583	$15,883	1.60%	$0
D-304-111	258500 1110		FLORENTINE CONDOMINIUM	PEAPOD HOLDINGS LLC	526 1ST AVE S	PSM-85-120		154,628	2,925	MULTI-FAMILY DWELLING	$988,300	MULTI-FAMILY DWELLING	$1,004,113	$15,813	1.60%	$0
D-304-112	258500 1120		FLORENTINE CONDOMINIUM	BLAIRSTON INVESTMENTS LLC	526 1ST AVE S	PSM-85-120		154,628	765	MULTI-FAMILY DWELLING	$320,400	MULTI-FAMILY DWELLING	$325,526	$5,126	1.60%	$0
D-304-113	258500 1130		FLORENTINE CONDOMINIUM	CHERRY STREET-STADIUM LLC	526 1ST AVE S	PSM-85-120		154,628	814	MULTI-FAMILY DWELLING	$341,000	MULTI-FAMILY DWELLING	$346,456	$5,456	1.60%	$0
D-304-114	258500 1140		FLORENTINE CONDOMINIUM	SUYAMA LINDA	526 1ST AVE S	PSM-85-120		154,628	1,092	MULTI-FAMILY DWELLING	$457,400	MULTI-FAMILY DWELLING	$464,718	$7,318	1.60%	$0
D-304-115	258500 1150		FLORENTINE CONDOMINIUM	SUNDQUIST LEE G+CAROL	526 1ST AVE S	PSM-85-120		154,628	1,819	MULTI-FAMILY DWELLING	$698,400	MULTI-FAMILY DWELLING	$709,574	$11,174	1.60%	$0
D-304-116	258500 1160		FLORENTINE CONDOMINIUM	COATES JOHN J III	526 1ST AVE S	PSM-85-120		154,628	2,332	MULTI-FAMILY DWELLING	$895,400	MULTI-FAMILY DWELLING	$909,726	$14,326	1.60%	$0
E-002	257028 0000		FIX BUILDING THE CONDOMINIUM		1507 WESTERN AVE	PMM-85	10,022	4,450	4,450	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
E-002-001	257028 0010		FIX BUILDING THE CONDOM	CARLSON SARA S	1507 WESTERN AVE	PMM-85		24,640	1,968	MULTI-FAMILY DWELLING	$164,900	MULTI-FAMILY DWELLING	$165,312	$412	0.25%	$0
E-002-002	257028 0020		FIX BUILDING THE CONDOM	MORRIS HOLLY M	1507 WESTERN AVE	PMM-85		24,640	582	MULTI-FAMILY DWELLING	$349,200	MULTI-FAMILY DWELLING	$359,676	$10,476	3.00%	$0
E-002-003	257028 0030		FIX BUILDING THE CONDOM	MILKOVICH KRISTINE	1507 WESTERN AVE	PMM-85		24,640	703	MULTI-FAMILY DWELLING	$421,800	MULTI-FAMILY DWELLING	$434,454	$12,654	3.00%	$0
E-002-004	257028 0040		FIX BUILDING THE CONDOM	FREEMAN RAY C III	1507 WESTERN AVE	PMM-85		24,640	795	MULTI-FAMILY DWELLING	$477,000	MULTI-FAMILY DWELLING	$491,310	$14,310	3.00%	$0
E-002-005	257028 0050		FIX BUILDING THE CONDOM	SCHNEIDER ROBERT H	1507 WESTERN AVE	PMM-85		24,640	505	MULTI-FAMILY DWELLING	$303,000	MULTI-FAMILY DWELLING	$312,090	$9,090	3.00%	$0
E-002-006	257028 0060		FIX BUILDING THE CONDOM	SCHNEIDER ROBERT H	1507 WESTERN AVE	PMM-85		24,640	638	MULTI-FAMILY DWELLING	$382,800	MULTI-FAMILY DWELLING	$394,284	$11,484	3.00%	$0
E-002-007	257028 0070		FIX BUILDING THE CONDOM	DALES KIM O	1507 WESTERN AVE	PMM-85		24,640	597	MULTI-FAMILY DWELLING	$358,200	MULTI-FAMILY DWELLING	$368,946	$10,746	3.00%	$0
E-002-008	257028 0080		FIX BUILDING THE CONDOM	RUF JOHN AUSTIN+TONYA M JEN	1507 WESTERN AVE	PMM-85		24,640	709	MULTI-FAMILY DWELLING	$425,400	MULTI-FAMILY DWELLING	$438,162	$12,762	3.00%	$0
E-002-009	257028 0090		FIX BUILDING THE CONDOM	HERNANDEZ DANIELLE C	1507 WESTERN AVE	PMM-85		24,640	815	MULTI-FAMILY DWELLING	$489,000	MULTI-FAMILY DWELLING	$503,670	$14,670	3.00%	$0
E-002-010	257028 0100		FIX BUILDING THE CONDOM	PEUGH DAVID	1507 WESTERN AVE	PMM-85		24,640	1,153	MULTI-FAMILY DWELLING	$691,800	MULTI-FAMILY DWELLING	$712,554	$20,754	3.00%	$0
E-002-011	257028 0110		FIX BUILDING THE CONDOM	RABEL J KATHLEEN	1507 WESTERN AVE	PMM-85		24,640	1,503	MULTI-FAMILY DWELLING	$125,900	MULTI-FAMILY DWELLING	$126,215	$315	0.25%	$0
E-002-012	257028 0120		FIX BUILDING THE CONDOM	SETHER REBECCA	1507 WESTERN AVE	PMM-85		24,640	597	MULTI-FAMILY DWELLING	$358,200	MULTI-FAMILY DWELLING	$368,946	$10,746	3.00%	$0
E-002-013	257028 0130		FIX BUILDING THE CONDOM	JONES ALAN W	1507 WESTERN AVE	PMM-85		24,640	709	MULTI-FAMILY DWELLING	$425,400	MULTI-FAMILY DWELLING	$438,162	$12,762	3.00%	$0
E-002-014	257028 0140		FIX BUILDING THE CONDOM	FINCH JANE A	1507 WESTERN AVE	PMM-85		24,640	815	MULTI-FAMILY DWELLING	$489,000	MULTI-FAMILY DWELLING	$503,670	$14,670	3.00%	$0
E-002-015	257028 0150		FIX BUILDING THE CONDOM	TOOMAN A RONALD+TOOMAN VIVI	1507 WESTERN AVE	PMM-85		24,640	840	MULTI-FAMILY DWELLING	$504,000	MULTI-FAMILY DWELLING	$519,120	$15,120	3.00%	$0
E-002-016	257028 0160		FIX BUILDING THE CONDOM	HENRY JONI	1507 WESTERN AVE	PMM-85		24,640	1,024	MULTI-FAMILY DWELLING	$614,400	MULTI-FAMILY DWELLING	$632,832	$18,432	3.00%	$0
E-002-017	257028 0170		FIX BUILDING THE CONDOM	SHERRIFF WILLIAM STEWART	1507 WESTERN AVE	PMM-85		24,640	594	MULTI-FAMILY DWELLING	$356,400	MULTI-FAMILY DWELLING	$367,092	$10,692	3.00%	$0
E-002-018	257028 0180		FIX BUILDING THE CONDOM	SUNDE LARRY+DEBORAH NARINE	1507 WESTERN AVE	PMM-85		24,640	709	MULTI-FAMILY DWELLING	$425,400	MULTI-FAMILY DWELLING	$438,162	$12,762	3.00%	$0
E-002-019	257028 0190		FIX BUILDING THE CONDOM	SUNDE LARRY+DEBORAH S NARIN	1507 WESTERN AVE	PMM-85		24,640	824	MULTI-FAMILY DWELLING	$494,400	MULTI-FAMILY DWELLING	$509,232	$14,832	3.00%	$0
E-002-020	257028 0200		FIX BUILDING THE CONDOM	SCHNEIDER ROBERT H	1507 WESTERN AVE	PMM-85		24,640	598	MULTI-FAMILY DWELLING	$358,800	MULTI-FAMILY DWELLING	$369,564	$10,764	3.00%	$0
E-002-021	257028 0210		FIX BUILDING THE CONDOM	KITSAP COMMUNITY FOUNDATION	1507 WESTERN AVE	PMM-85		24,640	969	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$598,842	$17,442	3.00%	$0
E-002-022	257028 0220		FIX BUILDING THE CONDOM	BEVILL J RICHARD	1507 WESTERN AVE	PMM-85		24,640	979	MULTI-FAMILY DWELLING	$328,100	MULTI-FAMILY DWELLING	$338,271	$10,171	3.10%	$0
E-002-023	257028 0230		FIX BUILDING THE CONDOM	SKILLING MICAH	1507 WESTERN AVE	PMM-85		24,640	579	MULTI-FAMILY DWELLING	$347,400	MULTI-FAMILY DWELLING	$357,822	$10,422	3.00%	$0
E-002-024	257028 0240		FIX BUILDING THE CONDOM	ASLIN THOMAS H	1507 WESTERN AVE	PMM-85		24,640	849	MULTI-FAMILY DWELLING	$509,400	MULTI-FAMILY DWELLING	$524,682	$15,282	3.00%	$0
E-002-025	257028 0250		FIX BUILDING THE CONDOM	KODAMA LILLY YURIKO	1507 WESTERN AVE	PMM-85		24,640	694	MULTI-FAMILY DWELLING	$416,400	MULTI-FAMILY DWELLING	$428,892	$12,492	3.00%	$0
E-002-026	257028 0260		FIX BUILDING THE CONDOM	NEME SANTIAGO+FERKING TODD	1507 WESTERN AVE	PMM-85		24,640	989	MULTI-FAMILY DWELLING	$593,400	MULTI-FAMILY DWELLING	$611,202	$17,802	3.00%	$0
E-002-027	257028 0270		FIX BUILDING THE CONDOM	SILENT-AIRE USA INC	1507 WESTERN AVE	PMM-85		24,640	821	MULTI-FAMILY DWELLING	$574,700	MULTI-FAMILY DWELLING	$591,941	$17,241	3.00%	$0
E-002-028	257028 0280		FIX BUILDING THE CONDOM	LARKIN KELLY A+HOLMES DEAN	1507 WESTERN AVE	PMM-85		24,640	872	MULTI-FAMILY DWELLING	$610,400	MULTI-FAMILY DWELLING	$628,712	$18,312	3.00%	$0
E-002-029	257028 0290		FIX BUILDING THE CONDOM	BONNEY SHIRLEY	1507 WESTERN AVE	PMM-85		24,640	980	MULTI-FAMILY DWELLING	$588,000	MULTI-FAMILY DWELLING	$605,640	$17,640	3.00%	$0
E-002-030	257028 0300		FIX BUILDING THE CONDOM	LONGEST MATTHEW E	1507 WESTERN AVE	PMM-85		24,640	795	MULTI-FAMILY DWELLING	$477,000	MULTI-FAMILY DWELLING	$491,310	$14,310	3.00%	$0
E-002-031	257028 0310		FIX BUILDING THE CONDOM	ACOSTA CAROLYN+MCENIRY DAVI	1507 WESTERN AVE	PMM-85		24,640	795	MULTI-FAMILY DWELLING	$477,000	MULTI-FAMILY DWELLING	$491,310	$14,310	3.00%	$0
E-002-032	257028 0320		FIX BUILDING THE CONDOM	WALLACE RONALD EVAN	1507 WESTERN AVE	PMM-85		24,640	785	MULTI-FAMILY DWELLING	$471,000	MULTI-FAMILY DWELLING	$485,130	$14,130	3.00%	$0
E-005	332400 0000		HILLCLIMB COURT CONDOMINIUM		1425 WESTERN AVE	PMM-85	26,533	85,949	85,949	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
E-005-001	332400 0010		HILLCLIMB COURT CONDOM	WOLDSON MYRTLE ESTATE OF	1425 WESTERN AVE	PMM-85		81,900	81,900	MULTI-FAMILY DWELLING	$12,608,000	MULTI-FAMILY DWELLING	$12,974,010	$366,010	2.90%	$0
E-005-002	332400 0020		HILLCLIMB COURT CONDOM	NO BOUNDARIES LTD	1425 WESTERN AVE	PMM-85		44,850	759	MULTI-FAMILY DWELLING	$550,275	MULTI-FAMILY DWELLING	$566,783	$16,508	3.00%	$0
E-005-003	332400 0030		HILLCLIMB COURT CONDOM	SAMPSON STEVE	1425 WESTERN AVE	PMM-85		44,850	863	MULTI-FAMILY DWELLING	$625,675	MULTI-FAMILY DWELLING	$644,445	$18,770	3.00%	$0
E-005-004	332400 0040		HILLCLIMB COURT CONDOM	MARTIN SIMON J	1425 WESTERN AVE	PMM-85		44,850	861	MULTI-FAMILY DWELLING	$624,225	MULTI-FAMILY DWELLING	$642,952	$18,727	3.00%	$0
E-005-005	332400 0050		HILLCLIMB COURT CONDOM	LOWDERMILK MARK DOUGLAS+SUS	1425 WESTERN AVE	PMM-85		44,850	759	MULTI-FAMILY DWELLING	$550,275	MULTI-FAMILY DWELLING	$566,783	$16,508	3.00%	$0
E-005-006	332400 0060		HILLCLIMB COURT CONDOM	EDDY ROGER COE	1425 WESTERN AVE	PMM-85		44,850	755	MULTI-FAMILY DWELLING	$547,375	MULTI-FAMILY DWELLING	$563,796	$16,421	3.00%	$0
E-005-007	332400 0070		HILLCLIMB COURT CONDOM	CASTANO CARLOS	1425 WESTERN AVE	PMM-85		44,850	874	MULTI-FAMILY DWELLING	$633,650	MULTI-FAMILY DWELLING	$652,659	$19,009	3.00%	$0
E-005-008	332400 0080		HILLCLIMB COURT CONDOM	STANGLER RONNIE SUE MD	1425 WESTERN AVE	PMM-85		44,850	585	MULTI-FAMILY DWELLING	$424,125	MULTI-FAMILY DWELLING	$436,849	$12,724	3.00%	$0
E-005-009	332400 0090		HILLCLIMB COURT CONDOM	HIRSCH CINDY M	1425 WESTERN AVE	PMM-85		44,850	585	MULTI-FAMILY DWELLING	$424,125	MULTI-FAMILY DWELLING	$436,849	$12,724	3.00%	$0
E-005-010	332400 0100		HILLCLIMB COURT CONDOM	WRIGHT DANIEL STUART	1425 WESTERN AVE	PMM-85		44,850	571	MULTI-FAMILY DWELLING	$413,975	MULTI-FAMILY DWELLING	$426,394	$12,419	3.00%	$0
E-005-011	332400 0110		HILLCLIMB COURT CONDOM	BELLINI CLAUDIO+SANDRA TANZ	1425 WESTERN AVE	PMM-85		44,850	530	MULTI-FAMILY DWELLING	$384,250	MULTI-FAMILY DWELLING	$395,777	$11,527	3.00%	$0
E-005-012	332400 0120		HILLCLIMB COURT CONDOM	KAPLAN BARNETT M	1425 WESTERN AVE	PMM-85		44,850	533	MULTI-FAMILY DWELLING	$386,425	MULTI-FAMILY DWELLING	$398,018	$11,593	3.00%	$0
E-005-013	332400 0130		HILLCLIMB COURT CONDOM	KLEIN DANIEL E	1425 WESTERN AVE	PMM-85		44,850	577	MULTI-FAMILY DWELLING	$418,325	MULTI-FAMILY DWELLING	$430,875	$12,550	3.00%	$0
E-005-014	332400 0140		HILLCLIMB COURT CONDOM	HASTINGS JAY D & CHRISTINE	1425 WESTERN AVE	PMM-85		44,850	553	MULTI-FAMILY DWELLING	$400,925	MULTI-FAMILY DWELLING	$412,953	$12,028	3.00%	$0
E-005-015	332400 0150		HILLCLIMB COURT CONDOM	COLLINS WILLIAM J	1425 WESTERN AVE	PMM-85		44,850	1,042	MULTI-FAMILY DWELLING	$729,400	MULTI-FAMILY DWELLING	$751,282	$21,882	3.00%	$0
E-005-016	332400 0160		HILLCLIMB COURT CONDOM	SCHMITZ LESLIE RAE+BRIAN HE	1425 WESTERN AVE	PMM-85		44,850	1,066	MULTI-FAMILY DWELLING	$746,200	MULTI-FAMILY DWELLING	$768,586	$22,386	3.00%	$0
E-005-017	332400 0170		HILLCLIMB COURT CONDOM	JONES SUSAN H+ZANGARI MARCO	1425 WESTERN AVE	PMM-85		44,850	1,060	MULTI-FAMILY DWELLING	$742,000	MULTI-FAMILY DWELLING	$764,260	$22,260	3.00%	$0
E-005-018	332400 0180		HILLCLIMB COURT CONDOM	JONES SUSAN H+ZANGARI MARCO	1425 WESTERN AVE	PMM-85		44,850	1,038	MULTI-FAMILY DWELLING	$726,600	MULTI-FAMILY DWELLING	$748,398	$21,798	3.00%	$0
E-005-019	332400 0190		HILLCLIMB COURT CONDOM	HOBSON WILLIAM E	1425 WESTERN AVE	PMM-85		44,850	1,043	MULTI-FAMILY DWELLING	$730,100	MULTI-FAMILY DWELLING	$752,003	$21,903	3.00%	$0
E-005-020	332400 0200		HILLCLIMB COURT CONDOM	GAFFNEY DENISE M	1425 WESTERN AVE	PMM-85		44,850	1,038	MULTI-FAMILY DWELLING	$726,600	MULTI-FAMILY DWELLING	$748,398	$21,798	3.00%	$0
E-005-021	332400 0210		HILLCLIMB COURT CONDOM	VALLIERES ERIC+CHRISTINE A	1425 WESTERN AVE	PMM-85		44,850	1,045	MULTI-FAMILY DWELLING	$731,500	MULTI-FAMILY DWELLING	$753,445	$21,945	3.00%	$0
E-005-022	332400 0220		HILLCLIMB COURT CONDOM	MAIETTA JOHN G	1425 WESTERN AVE	PMM-85		44,850	1,047	MULTI-FAMILY DWELLING	$732,900	MULTI-FAMILY DWELLING	$754,887	$21,987	3.00%	$0
E-005-023	332400 0230		HILLCLIMB COURT CONDOM	CHANG LOUISA	1425 WESTERN AVE	PMM-85		44,850	1,038	MULTI-FAMILY DWELLING	$726,600	MULTI-FAMILY DWELLING	$748,398	$21,798	3.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-005-024	332400 0240		HILLCLIMB COURT CONDON	SCHMIDT CLIFFORD BJR+MICHE	1425 WESTERN AVE	PMM-85		44,850	1,045	MULTI-FAMILY DWELLING	$731,500	MULTI-FAMILY DWELLING	$753,445	$21,945	3.00%	$0
E-005-025	332400 0250		HILLCLIMB COURT CONDON	BLARNEY PLACE LLC	1425 WESTERN AVE	PMM-85		44,850	1,043	MULTI-FAMILY DWELLING	$730,100	MULTI-FAMILY DWELLING	$752,003	$21,903	3.00%	$0
E-005-026	332400 0260		HILLCLIMB COURT CONDON	MANN MARY RUTH	1425 WESTERN AVE	PMM-85		44,850	1,050	MULTI-FAMILY DWELLING	$735,000	MULTI-FAMILY DWELLING	$757,050	$22,050	3.00%	$0
E-005-027	332400 0270		HILLCLIMB COURT CONDON	APODACA ROBERT J	1425 WESTERN AVE	PMM-85		44,850	992	MULTI-FAMILY DWELLING	$793,600	MULTI-FAMILY DWELLING	$817,408	$23,808	3.00%	$0
E-005-028	332400 0280		HILLCLIMB COURT CONDON	ROBERTS MICHAEL J	1425 WESTERN AVE	PMM-85		44,850	1,013	MULTI-FAMILY DWELLING	$810,400	MULTI-FAMILY DWELLING	$834,712	$24,312	3.00%	$0
E-005-029	332400 0290		HILLCLIMB COURT CONDON	PETERSON CHARLES A	1425 WESTERN AVE	PMM-85		44,850	1,087	MULTI-FAMILY DWELLING	$1,195,700	MULTI-FAMILY DWELLING	$1,231,571	$35,871	3.00%	$0
E-005-030	332400 0300		HILLCLIMB COURT CONDON	WRIGHT MERRILL	1425 WESTERN AVE	PMM-85		44,850	1,064	MULTI-FAMILY DWELLING	$1,170,400	MULTI-FAMILY DWELLING	$1,205,512	$35,112	3.00%	$0
E-005-031	332400 0310		HILLCLIMB COURT CONDON	MANAWADU BINGUMAL RANJITH	1425 WESTERN AVE	PMM-85		44,850	1,067	MULTI-FAMILY DWELLING	$1,173,700	MULTI-FAMILY DWELLING	$1,208,911	$35,211	3.00%	$0
E-005-032	332400 0320		HILLCLIMB COURT CONDON	MANAWADU BINGUMAL R	1425 WESTERN AVE	PMM-85		44,850	1,068	MULTI-FAMILY DWELLING	$1,174,800	MULTI-FAMILY DWELLING	$1,210,044	$35,244	3.00%	$0
E-005-033	332400 0330		HILLCLIMB COURT CONDON	PAYNE ERIN E+WHALEN JOSIAH	1425 WESTERN AVE	PMM-85		44,850	1,065	MULTI-FAMILY DWELLING	$1,171,500	MULTI-FAMILY DWELLING	$1,206,645	$35,145	3.00%	$0
E-005-034	332400 0340		HILLCLIMB COURT CONDON	MILLER MELINDA L	1425 WESTERN AVE	PMM-85		44,850	1,063	MULTI-FAMILY DWELLING	$1,169,300	MULTI-FAMILY DWELLING	$1,204,379	$35,079	3.00%	$0
E-005-035	332400 0350		HILLCLIMB COURT CONDON	HASSON DAVID+MICHELE L	1425 WESTERN AVE	PMM-85		44,850	1,064	MULTI-FAMILY DWELLING	$1,170,400	MULTI-FAMILY DWELLING	$1,205,512	$35,112	3.00%	$0
E-005-036	332400 0360		HILLCLIMB COURT CONDON	REDDINGTON MARK A+CAROL C M	1425 WESTERN AVE	PMM-85		44,850	1,081	MULTI-FAMILY DWELLING	$1,297,200	MULTI-FAMILY DWELLING	$1,336,116	$38,916	3.00%	$0
E-005-037	332400 0370		HILLCLIMB COURT CONDON	CENTER GROUP #3 LLC	1425 WESTERN AVE	PMM-85	-	1,964	1,964	MULTI-FAMILY DWELLING	$896,300	MULTI-FAMILY DWELLING	$923,189	$26,889	3.00%	$0
E-005-038	332400 0380		HILLCLIMB COURT CONDON	PECK KEVIN A+ROXANNE SPRING	1425 WESTERN AVE	PMM-85	-	44,850	1,299	MULTI-FAMILY DWELLING	$435,300	MULTI-FAMILY DWELLING	$448,359	$13,059	3.00%	$0
E-005-039	332400 0390		HILLCLIMB COURT CONDON	CENTER GROUP #3 LLC	1425 WESTERN AVE	PMM-85	-	786	786	MULTI-FAMILY DWELLING	$358,700	MULTI-FAMILY DWELLING	$369,461	$10,761	3.00%	$0
E-024	609450 0000		98 UNION CONDOMINIUM	(Condo Air Rights allocation = 66.67%)	98 UNION ST	PMM-85	17,751	77,824		MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
E-024-001	609450 0010		98 UNION CONDOMINIUM	SHIH DANIEL J	98 UNION ST	PMM-85		77,824	559	MULTI-FAMILY DWELLING	$349,375	MULTI-FAMILY DWELLING	$359,856	$10,481	3.00%	$0
E-024-002	609450 0020		98 UNION CONDOMINIUM	PORTER ROBERT E+JUDITH B	98 UNION ST	PMM-85		77,824	1,126	MULTI-FAMILY DWELLING	$703,750	MULTI-FAMILY DWELLING	$724,862	$21,112	3.00%	$0
E-024-003	609450 0030		98 UNION CONDOMINIUM	MATZ CARL+JOANNE L	98 UNION ST	PMM-85		77,824	690	MULTI-FAMILY DWELLING	$414,000	MULTI-FAMILY DWELLING	$426,420	$12,420	3.00%	$0
E-024-004	609450 0040		98 UNION CONDOMINIUM	CHU KEN	98 UNION ST	PMM-85		77,824	690	MULTI-FAMILY DWELLING	$414,000	MULTI-FAMILY DWELLING	$426,420	$12,420	3.00%	$0
E-024-005	609450 0050		98 UNION CONDOMINIUM	STAVIG GORDON & JOAN	98 UNION ST	PMM-85		77,824	1,140	MULTI-FAMILY DWELLING	$684,000	MULTI-FAMILY DWELLING	$704,520	$20,520	3.00%	$0
E-024-006	609450 0060		98 UNION CONDOMINIUM	BELLER SUSAN+TYLER MADELYN	98 UNION ST	PMM-85		77,824	577	MULTI-FAMILY DWELLING	$346,200	MULTI-FAMILY DWELLING	$356,586	$10,386	3.00%	$0
E-024-007	609450 0070		98 UNION CONDOMINIUM	JEZICK PAUL R	98 UNION ST	PMM-85		77,824	1,293	MULTI-FAMILY DWELLING	$775,800	MULTI-FAMILY DWELLING	$799,074	$23,274	3.00%	$0
E-024-008	609450 0080		98 UNION CONDOMINIUM	JIN FAN	98 UNION ST	PMM-85		77,824	1,036	MULTI-FAMILY DWELLING	$621,600	MULTI-FAMILY DWELLING	$640,248	$18,648	3.00%	$0
E-024-009	609450 0090		98 UNION CONDOMINIUM	FUNK ARTHUR DOMINIC	98 UNION ST	PMM-85		77,824	1,036	MULTI-FAMILY DWELLING	$621,600	MULTI-FAMILY DWELLING	$640,248	$18,648	3.00%	$0
E-024-010	609450 0100		98 UNION CONDOMINIUM	TJENOS DIANE+WYNAR JOAN CRI	98 UNION ST	PMM-85		77,824	636	MULTI-FAMILY DWELLING	$397,500	MULTI-FAMILY DWELLING	$409,425	$11,925	3.00%	$0
E-024-011	609450 0110		98 UNION CONDOMINIUM	MICHELSEN MILLER INGRID A	98 UNION ST	PMM-85		77,824	559	MULTI-FAMILY DWELLING	$349,375	MULTI-FAMILY DWELLING	$359,856	$10,481	3.00%	$0
E-024-012	609450 0120		98 UNION CONDOMINIUM	GLEASON JOHN	98 UNION ST	PMM-85		77,824	2,012	MULTI-FAMILY DWELLING	$1,257,500	MULTI-FAMILY DWELLING	$1,295,225	$37,725	3.00%	$0
E-024-014	609450 0140		98 UNION CONDOMINIUM	HUBBARD GREG R	98 UNION ST	PMM-85		77,824	690	MULTI-FAMILY DWELLING	$414,000	MULTI-FAMILY DWELLING	$426,420	$12,420	3.00%	$0
E-024-015	609450 0150		98 UNION CONDOMINIUM	JEFFERY RAELENE	98 UNION ST	PMM-85		77,824	1,145	MULTI-FAMILY DWELLING	$687,000	MULTI-FAMILY DWELLING	$707,610	$20,610	3.00%	$0
E-024-016	609450 0160		98 UNION CONDOMINIUM	ANDERSON ROY W+BETTY KAY	98 UNION ST	PMM-85		77,824	577	MULTI-FAMILY DWELLING	$346,200	MULTI-FAMILY DWELLING	$356,586	$10,386	3.00%	$0
E-024-017	609450 0170		98 UNION CONDOMINIUM	SNAPP G MARK	98 UNION ST	PMM-85		77,824	636	MULTI-FAMILY DWELLING	$381,600	MULTI-FAMILY DWELLING	$393,048	$11,448	3.00%	$0
E-024-018	609450 0180		98 UNION CONDOMINIUM	SCHEFFER JONATHAN L+SUSANNA	98 UNION ST	PMM-85		77,824	1,036	MULTI-FAMILY DWELLING	$621,600	MULTI-FAMILY DWELLING	$640,248	$18,648	3.00%	$0
E-024-019	609450 0190		98 UNION CONDOMINIUM	PAI AJIT	98 UNION ST	PMM-85		77,824	1,036	MULTI-FAMILY DWELLING	$621,600	MULTI-FAMILY DWELLING	$640,248	$18,648	3.00%	$0
E-024-020	609450 0200		98 UNION CONDOMINIUM	BELLER SUSAN/TYLER MADELYN	98 UNION ST	PMM-85		77,824	1,296	MULTI-FAMILY DWELLING	$777,600	MULTI-FAMILY DWELLING	$800,928	$23,328	3.00%	$0
E-024-021	609450 0210		98 UNION CONDOMINIUM	BURKE JEFFREY	98 UNION ST	PMM-85		77,824	778	MULTI-FAMILY DWELLING	$486,250	MULTI-FAMILY DWELLING	$500,837	$14,587	3.00%	$0
E-024-022	609450 0220		98 UNION CONDOMINIUM	TULLY DENNIS+DORENE R	98 UNION ST	PMM-85		77,824	559	MULTI-FAMILY DWELLING	$349,375	MULTI-FAMILY DWELLING	$359,856	$10,481	3.00%	$0
E-024-023	609450 0230		98 UNION CONDOMINIUM	LASTER DANIEL	98 UNION ST	PMM-85		77,824	1,154	MULTI-FAMILY DWELLING	$721,250	MULTI-FAMILY DWELLING	$742,887	$21,637	3.00%	$0
E-024-024	609450 0240		98 UNION CONDOMINIUM	MOTOKO WATSON	98 UNION ST	PMM-85		77,824	726	MULTI-FAMILY DWELLING	$435,600	MULTI-FAMILY DWELLING	$448,668	$13,068	3.00%	$0
E-024-025	609450 0250		98 UNION CONDOMINIUM	CARDELL BARBARA JANET	98 UNION ST	PMM-85		77,824	690	MULTI-FAMILY DWELLING	$414,000	MULTI-FAMILY DWELLING	$426,420	$12,420	3.00%	$0
E-024-026	609450 0260		98 UNION CONDOMINIUM	PATANKAR VISHNU A+CHIKKABAL	98 UNION ST	PMM-85		77,824	1,143	MULTI-FAMILY DWELLING	$685,800	MULTI-FAMILY DWELLING	$706,374	$20,574	3.00%	$0
E-024-027	609450 0270		98 UNION CONDOMINIUM	FUNK ARTHUR D	98 UNION ST	PMM-85		77,824	577	MULTI-FAMILY DWELLING	$346,200	MULTI-FAMILY DWELLING	$356,586	$10,386	3.00%	$0
E-024-028	609450 0280		98 UNION CONDOMINIUM	TURNER WILLIAM S+SUSAN F	98 UNION ST	PMM-85		77,824	778	MULTI-FAMILY DWELLING	$466,800	MULTI-FAMILY DWELLING	$480,804	$14,004	3.00%	$0
E-024-029	609450 0290		98 UNION CONDOMINIUM	LANE THOMAS D+KJERSTI	98 UNION ST	PMM-85		77,824	1,262	MULTI-FAMILY DWELLING	$788,750	MULTI-FAMILY DWELLING	$812,412	$23,662	3.00%	$0
E-024-030	609450 0300		98 UNION CONDOMINIUM	COBURN RANDY SUE	98 UNION ST	PMM-85		77,824	969	MULTI-FAMILY DWELLING	$605,625	MULTI-FAMILY DWELLING	$623,794	$18,169	3.00%	$0
E-024-031	609450 0310		98 UNION CONDOMINIUM	MI YUEYANG	98 UNION ST	PMM-85		77,824	969	MULTI-FAMILY DWELLING	$605,625	MULTI-FAMILY DWELLING	$623,794	$18,169	3.00%	$0
E-024-032	609450 0320		98 UNION CONDOMINIUM	JOHNSON SPENCER A	98 UNION ST	PMM-85		77,824	636	MULTI-FAMILY DWELLING	$397,500	MULTI-FAMILY DWELLING	$409,425	$11,925	3.00%	$0
E-024-033	609450 0330		98 UNION CONDOMINIUM	CROWL JOHN S JR	98 UNION ST	PMM-85		77,824	559	MULTI-FAMILY DWELLING	$349,375	MULTI-FAMILY DWELLING	$359,856	$10,481	3.00%	$0
E-024-034	609450 0350		98 UNION CONDOMINIUM	RICE NORMAN BLANN+CONSTANCE	98 UNION ST	PMM-85		77,824	2,012	MULTI-FAMILY DWELLING	$1,257,500	MULTI-FAMILY DWELLING	$1,295,225	$37,725	3.00%	$0
E-024-035	609450 0360		98 UNION CONDOMINIUM	KENLEY JOHN H& MANN KELLY M	98 UNION ST	PMM-85		77,824	726	MULTI-FAMILY DWELLING	$435,600	MULTI-FAMILY DWELLING	$448,668	$13,068	3.00%	$0
E-024-036	609450 0370		98 UNION CONDOMINIUM	KLINE STEPHEN B+BARBARA E	98 UNION ST	PMM-85		77,824	1,143	MULTI-FAMILY DWELLING	$685,800	MULTI-FAMILY DWELLING	$706,374	$20,574	3.00%	$0
E-024-037	609450 0380		98 UNION CONDOMINIUM	RAINES CHRIS D+MARGARET RAI	98 UNION ST	PMM-85		77,824	577	MULTI-FAMILY DWELLING	$346,200	MULTI-FAMILY DWELLING	$356,586	$10,386	3.00%	$0
E-024-038	609450 0390		98 UNION CONDOMINIUM	DEA GREGORY M	98 UNION ST	PMM-85		77,824	636	MULTI-FAMILY DWELLING	$381,600	MULTI-FAMILY DWELLING	$393,048	$11,448	3.00%	$0
E-024-039	609450 0400		98 UNION CONDOMINIUM	NEPOM BARBARA & GERALD	98 UNION ST	PMM-85		77,824	969	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$598,842	$17,442	3.00%	$0
E-024-040	609450 0410		98 UNION CONDOMINIUM	COOK ANDREA	98 UNION ST	PMM-85		77,824	969	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$598,842	$17,442	3.00%	$0
E-024-041	609450 0420		98 UNION CONDOMINIUM	ENLOW LOUIS R+MARY LOU	98 UNION ST	PMM-85		77,824	1,262	MULTI-FAMILY DWELLING	$757,200	MULTI-FAMILY DWELLING	$779,916	$22,716	3.00%	$0
E-024-042	609450 0430		98 UNION CONDOMINIUM	CRIDDLE WILLIAM D+MARILYN	98 UNION ST	PMM-85		77,824	730	MULTI-FAMILY DWELLING	$456,250	MULTI-FAMILY DWELLING	$469,937	$13,687	3.00%	$0
E-024-043	609450 0440		98 UNION CONDOMINIUM	BEALL ALAN C	98 UNION ST	PMM-85		77,824	559	MULTI-FAMILY DWELLING	$349,375	MULTI-FAMILY DWELLING	$359,856	$10,481	3.00%	$0
E-024-044	609450 0450		98 UNION CONDOMINIUM	BUFFINGTON VERONICA	98 UNION ST	PMM-85		77,824	1,154	MULTI-FAMILY DWELLING	$721,250	MULTI-FAMILY DWELLING	$742,887	$21,637	3.00%	$0
E-024-045	609450 0460		98 UNION CONDOMINIUM	WILLIAMS CAROLE JO	98 UNION ST	PMM-85		77,824	726	MULTI-FAMILY DWELLING	$435,600	MULTI-FAMILY DWELLING	$448,668	$13,068	3.00%	$0
E-024-046	609450 0470		98 UNION CONDOMINIUM	SWANSON JAMES M+MARY M	98 UNION ST	PMM-85		77,824	1,897	MULTI-FAMILY DWELLING	$1,138,200	MULTI-FAMILY DWELLING	$1,172,346	$34,146	3.00%	$0
E-024-047	609450 0490		98 UNION CONDOMINIUM	MILLER JR ROBERT B+ROSEMARY	98 UNION ST	PMM-85		77,824	577	MULTI-FAMILY DWELLING	$346,200	MULTI-FAMILY DWELLING	$356,586	$10,386	3.00%	$0
E-024-048	609450 0500		98 UNION CONDOMINIUM	HARRIS DEBBIE+BILL	98 UNION ST	PMM-85		77,824	730	MULTI-FAMILY DWELLING	$438,000	MULTI-FAMILY DWELLING	$451,140	$13,140	3.00%	$0
E-024-049	609450 0510		98 UNION CONDOMINIUM	PIERRE TRACEY LYNN	98 UNION ST	PMM-85		77,824	772	MULTI-FAMILY DWELLING	$482,500	MULTI-FAMILY DWELLING	$496,975	$14,475	3.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-024-050	609450 0520		98 UNION CONDOMINIUM	KIM ANDREW K	98 UNION ST	PMM-85		77,824	1,292	MULTI-FAMILY DWELLING	$807,500	MULTI-FAMILY DWELLING	$831,725	$24,225	3.00%	$0
E-024-051	609450 0530		98 UNION CONDOMINIUM	SCHAFER CRAIG S	98 UNION ST	PMM-85		77,824	969	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$598,842	$17,442	3.00%	$0
E-024-052	609450 0540		98 UNION CONDOMINIUM	SUGIYAMA MASAMI+MAY T	98 UNION ST	PMM-85		77,824	1,263	MULTI-FAMILY DWELLING	$757,800	MULTI-FAMILY DWELLING	$780,534	$22,734	3.00%	$0
E-024-053	609450 0550		98 UNION CONDOMINIUM	LEVINE KYLE J	98 UNION ST	PMM-85		77,824	838	MULTI-FAMILY DWELLING	$502,800	MULTI-FAMILY DWELLING	$517,884	$15,084	3.00%	$0
E-024-054	609450 0560		98 UNION CONDOMINIUM	RASO PAULA DEVON	98 UNION ST	PMM-85		77,824	772	MULTI-FAMILY DWELLING	$482,500	MULTI-FAMILY DWELLING	$496,975	$14,475	3.00%	$0
E-024-055	609450 0570		98 UNION CONDOMINIUM	SELIG JOHN	98 UNION ST	PMM-85		77,824	1,295	MULTI-FAMILY DWELLING	$809,375	MULTI-FAMILY DWELLING	$833,656	$24,281	3.00%	$0
E-024-056	609450 0580		98 UNION CONDOMINIUM	DELANEY JOHN W	98 UNION ST	PMM-85		77,824	969	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$598,842	$17,442	3.00%	$0
E-024-057	609450 0590		98 UNION CONDOMINIUM	MCCLINTOCK MARTIN R+JANETTE	98 UNION ST	PMM-85		77,824	1,263	MULTI-FAMILY DWELLING	$757,800	MULTI-FAMILY DWELLING	$780,534	$22,734	3.00%	$0
E-024-058	609450 0600		98 UNION CONDOMINIUM	BOYKIN CHARLES L	98 UNION ST	PMM-85		77,824	838	MULTI-FAMILY DWELLING	$502,800	MULTI-FAMILY DWELLING	$517,884	$15,084	3.00%	$0
E-024-059	609450 0620		98 UNION CONDOMINIUM	RAMSAY-JENKINS ANN	98 UNION ST	PMM-85		77,824	1,907	MULTI-FAMILY DWELLING	$1,191,875	MULTI-FAMILY DWELLING	$1,227,631	$35,756	3.00%	$0
E-024-060	609450 0630		98 UNION CONDOMINIUM	SERRA LLC UBI 602-583-036	98 UNION ST	PMM-85		77,824	969	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$598,842	$17,442	3.00%	$0
E-024-061	609450 0640		98 UNION CONDOMINIUM	CHILDS VICTORIA S	98 UNION ST	PMM-85		77,824	1,263	MULTI-FAMILY DWELLING	$757,800	MULTI-FAMILY DWELLING	$780,534	$22,734	3.00%	$0
E-024-062	609450 0650		98 UNION CONDOMINIUM	HOSFIELD DALE R +ANDREA M	98 UNION ST	PMM-85		77,824	838	MULTI-FAMILY DWELLING	$502,800	MULTI-FAMILY DWELLING	$517,884	$15,084	3.00%	$0
E-024-063	609450 0660		98 UNION CONDOMINIUM	HIMMELFARB DEBORAH KLEIN+JO	98 UNION ST	PMM-85		77,824	3,101	MULTI-FAMILY DWELLING	$1,938,125	MULTI-FAMILY DWELLING	$1,996,269	$58,144	3.00%	$0
E-024-064	609450 0690		98 UNION CONDOMINIUM	JOHNSON SPENCER A+JULIA	98 UNION ST	PMM-85		77,824	1,263	MULTI-FAMILY DWELLING	$757,800	MULTI-FAMILY DWELLING	$780,534	$22,734	3.00%	$0
E-024-065	609450 0700		98 UNION CONDOMINIUM	ANANDAN PADMANABHAN	98 UNION ST	PMM-85		77,824	838	MULTI-FAMILY DWELLING	$502,800	MULTI-FAMILY DWELLING	$517,884	$15,084	3.00%	$0
E-024-066	609450 0710		98 UNION CONDOMINIUM	CANADY JANE	98 UNION ST	PMM-85		77,824	772	MULTI-FAMILY DWELLING	$482,500	MULTI-FAMILY DWELLING	$496,975	$14,475	3.00%	$0
E-024-068	609450 0730		98 UNION CONDOMINIUM	DEWITTY H RANDI	98 UNION ST	PMM-85		77,824	969	MULTI-FAMILY DWELLING	$581,400	MULTI-FAMILY DWELLING	$598,842	$17,442	3.00%	$0
E-024-069	609450 0740		98 UNION CONDOMINIUM	ROONEY DAWN FAIRLEY	98 UNION ST	PMM-85		77,824	1,263	MULTI-FAMILY DWELLING	$757,800	MULTI-FAMILY DWELLING	$780,534	$22,734	3.00%	$0
E-024-070	609450 0750		98 UNION CONDOMINIUM	MAGNANO PAUL	98 UNION ST	PMM-85		77,824	838	MULTI-FAMILY DWELLING	$502,800	MULTI-FAMILY DWELLING	$517,884	$15,084	3.00%	$0
E-024-071	609450 0760		98 UNION CONDOMINIUM	KELBAUGH DOUGLAS S+KATHLEEN	98 UNION ST	PMM-85		77,824	2,073	MULTI-FAMILY DWELLING	$1,762,050	MULTI-FAMILY DWELLING	$1,814,911	$52,861	3.00%	$0
E-024-072a	609450 0720		98 UNION CONDOMINIUM	MILLER DAVID	98 UNION ST	PMM-85		77,824	1,295	MULTI-FAMILY DWELLING	$777,000	MULTI-FAMILY DWELLING	$800,310	$23,310	3.00%	$0
E-024-073	609450 0780		98 UNION CONDOMINIUM	SWISTAK SHAWN MICHAEL+NATAL	98 UNION ST	PMM-85		77,824	1,211	MULTI-FAMILY DWELLING	$726,600	MULTI-FAMILY DWELLING	$748,398	$21,798	3.00%	$0
E-024-074	609450 0790		98 UNION CONDOMINIUM	MAUDSLEN CLIFTON & LINDA E	98 UNION ST	PMM-85		77,824	1,007	MULTI-FAMILY DWELLING	$604,200	MULTI-FAMILY DWELLING	$622,326	$18,126	3.00%	$0
E-024-075	609450 0820		98 UNION CONDOMINIUM	BOESCHENSTEIN PETER H	98 UNION ST	PMM-85		77,824	1,171	MULTI-FAMILY DWELLING	$819,700	MULTI-FAMILY DWELLING	$844,291	$24,591	3.00%	$0
E-024-076	609450 0830		98 UNION CONDOMINIUM	LAGERBERG STEVEN	98 UNION ST	PMM-85		77,824	990	MULTI-FAMILY DWELLING	$693,000	MULTI-FAMILY DWELLING	$713,790	$20,790	3.00%	$0
E-024-077	609450 0770		98 UNION CONDOMINIUM	STAVIG GORDON H+JOAN W	98 UNION ST	PMM-85		77,824	2,397	MULTI-FAMILY DWELLING	$2,037,450	MULTI-FAMILY DWELLING	$2,098,573	$61,123	3.00%	$0
E-035	253883 0000		FIFTEEN TWENTY-ONE	SECOND AVENUE CONDOMINIUM	1521 2ND AVE	DMC 240/290-440	16,192	271,986	271,986	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
E-035-001	253883 0030		FIFTEEN TWENTY-ONE	SECC LUSH US LLC	1521 2ND AVE	DMC 240/290-440		271,986	547	MULTI-FAMILY DWELLING	$229,100	MULTI-FAMILY DWELLING	$235,286	$6,186	2.70%	$0
E-035-002	253883 0040		FIFTEEN TWENTY-ONE	SECC LUSH US LLC	1521 2ND AVE	DMC 240/290-440		271,986	1,211	MULTI-FAMILY DWELLING	$507,200	MULTI-FAMILY DWELLING	$520,894	$13,694	2.70%	$0
E-035-003	253883 0050		FIFTEEN TWENTY-ONE	SECC CHRISTIAN SCIENCE READING	1521 2ND AVE	DMC 240/290-440		271,986	1,093	MULTI-FAMILY DWELLING	$457,800	MULTI-FAMILY DWELLING	$470,161	$12,361	2.70%	$0
E-035-004	253883 0060		FIFTEEN TWENTY-ONE	SECC WEBER BLAINE J+JULIE M BINI	1521 2ND AVE	DMC 240/290-440		271,986	1,811	MULTI-FAMILY DWELLING	$2,354,300	MULTI-FAMILY DWELLING	$2,417,856	$63,566	2.70%	$0
E-035-005	253883 0070		FIFTEEN TWENTY-ONE	SECC SZETO JOSEPH W+SUE H LI	1521 2ND AVE	DMC 240/290-440		271,986	1,959	MULTI-FAMILY DWELLING	$1,959,000	MULTI-FAMILY DWELLING	$2,011,893	$52,893	2.70%	$0
E-035-006	253883 0080		FIFTEEN TWENTY-ONE	SECC SALZBERG MICHAEL J+SHARON D	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,729,000	MULTI-FAMILY DWELLING	$1,775,683	$46,683	2.70%	$0
E-035-007	253883 0090		FIFTEEN TWENTY-ONE	SECC GEWALD ANTHONY+DONA GOLDEN	1521 2ND AVE	DMC 240/290-440		271,986	1,642	MULTI-FAMILY DWELLING	$2,134,600	MULTI-FAMILY DWELLING	$2,192,234	$57,634	2.70%	$0
E-035-008	253883 0100		FIFTEEN TWENTY-ONE	SECC JEONG EUISEOK	1521 2ND AVE	DMC 240/290-440		271,986	1,710	MULTI-FAMILY DWELLING	$2,223,000	MULTI-FAMILY DWELLING	$2,283,021	$60,021	2.70%	$0
E-035-009	253883 0120		FIFTEEN TWENTY-ONE	SECC ROTTSOLK JAMES E+ASA M	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$1,968,000	MULTI-FAMILY DWELLING	$2,021,136	$53,136	2.70%	$0
E-035-010	253883 0130		FIFTEEN TWENTY-ONE	SECC MCKELVEY PATRICK	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,729,000	MULTI-FAMILY DWELLING	$1,775,683	$46,683	2.70%	$0
E-035-011	253883 0140		FIFTEEN TWENTY-ONE	SECC JIANG CINDY	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-012	253883 0150		FIFTEEN TWENTY-ONE	SECC SPUNK BLAIR+ERIC	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-013	253883 0160		FIFTEEN TWENTY-ONE	SECC W T B FINANCIAL CORPORATION	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-014	253883 0170		FIFTEEN TWENTY-ONE	SECC BERESFORD SHIRLEY A A+DONAL	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$1,968,000	MULTI-FAMILY DWELLING	$2,021,136	$53,136	2.70%	$0
E-035-015	253883 0180		FIFTEEN TWENTY-ONE	SECC ROTH GREGORY	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,729,000	MULTI-FAMILY DWELLING	$1,775,683	$46,683	2.70%	$0
E-035-016	253883 0190		FIFTEEN TWENTY-ONE	SECC SAARIO ROSS	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-017	253883 0200		FIFTEEN TWENTY-ONE	SECC MAURER ELIZABETH KAY+SCHULM	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-018	253883 0210		FIFTEEN TWENTY-ONE	SECC LING DOROTHY H	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-019	253883 0220		FIFTEEN TWENTY-ONE	SECC NAGEL JENNIFER P+THOMAS JOH	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,066,400	MULTI-FAMILY DWELLING	$2,122,193	$55,793	2.70%	$0
E-035-020	253883 0230		FIFTEEN TWENTY-ONE	SECC HO PAUL CHUNGMING	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,815,450	MULTI-FAMILY DWELLING	$1,864,467	$49,017	2.70%	$0
E-035-021	253883 0240		FIFTEEN TWENTY-ONE	SECC WARD MICHAEL J+STEPHANIE M	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-022	253883 0250		FIFTEEN TWENTY-ONE	SECC TSUKAMOTO YUKO	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-023	253883 0260		FIFTEEN TWENTY-ONE	SECC MCHUGH T DEANNA M TTEE	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-024	253883 0270		FIFTEEN TWENTY-ONE	SECC ANTONSEN VEBJORN+CLAUDIA	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,066,400	MULTI-FAMILY DWELLING	$2,122,193	$55,793	2.70%	$0
E-035-025	253883 0280		FIFTEEN TWENTY-ONE	SECC COOKE ERIN A	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,815,450	MULTI-FAMILY DWELLING	$1,864,467	$49,017	2.70%	$0
E-035-026	253883 0290		FIFTEEN TWENTY-ONE	SECC RIKER GREGORY+JANIS L	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-027	253883 0300		FIFTEEN TWENTY-ONE	SECC AUSTIN MARYBETH	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-028	253883 0310		FIFTEEN TWENTY-ONE	SECC TIBERGIEN MARK & ARLENE	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-029	253883 0320		FIFTEEN TWENTY-ONE	SECC HARTMAN JEFFREY A+LUCINDA H	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,066,400	MULTI-FAMILY DWELLING	$2,122,193	$55,793	2.70%	$0
E-035-030	253883 0330		FIFTEEN TWENTY-ONE	SECC CHEN AMOS+WANG LIHUA	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,815,450	MULTI-FAMILY DWELLING	$1,864,467	$49,017	2.70%	$0
E-035-031	253883 0340		FIFTEEN TWENTY-ONE	SECC ROSS STACY E+GAIL A	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-032	253883 0350		FIFTEEN TWENTY-ONE	SECC O'BEIRNE GERRARD A C	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-033	253883 0360		FIFTEEN TWENTY-ONE	SECC MOURE ANTONIO -TTEE	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-034	253883 0370		FIFTEEN TWENTY-ONE	SECC ASLAKSEN JAMES G+CONNIE J	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,066,400	MULTI-FAMILY DWELLING	$2,122,193	$55,793	2.70%	$0
E-035-035	253883 0380		FIFTEEN TWENTY-ONE	SECC ZAGOTTA WILLIAM N+SUZANNE B	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,815,450	MULTI-FAMILY DWELLING	$1,864,467	$49,017	2.70%	$0
E-035-036	253883 0390		FIFTEEN TWENTY-ONE	SECC CHENG STACEY Y+WANG WILSON	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-037	253883 0400		FIFTEEN TWENTY-ONE	SECC SCHERP CHRISTIAN U+LULY P Y	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-035-038	253883 0410		FIFTEEN TWENTY-ONE SECC	DESYATNIKOVA STELLA	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-039	253883 0420		FIFTEEN TWENTY-ONE SECC	BATES JOHN A+CAROLYN CORVI	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-040	253883 0430		FIFTEEN TWENTY-ONE SECC	SHIH DAVID	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-041	253883 0440		FIFTEEN TWENTY-ONE SECC	CUNIFF JILL R	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-042	253883 0450		FIFTEEN TWENTY-ONE SECC	BURNS SHEILA M	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-043	253883 0460		FIFTEEN TWENTY-ONE SECC	WOLFF ROBERT W+MARGARET A	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-044	253883 0470		FIFTEEN TWENTY-ONE SECC	GOLSTON ALLAN+BRYANT STEPHE	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-045	253883 0480		FIFTEEN TWENTY-ONE SECC	CANALES DEBRA ANN	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-046	253883 0490		FIFTEEN TWENTY-ONE SECC	KANT KOTAGAL SHASHI+KOTAGAL	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-047	253883 0500		FIFTEEN TWENTY-ONE SECC	VAVREK GERARD G+MELANIE H	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-048	253883 0510		FIFTEEN TWENTY-ONE SECC	KATZ FAMILY REAL ESTATE LLC	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-049	253883 0520		FIFTEEN TWENTY-ONE SECC	MEYER CHARLES W+LYNN A	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-050	253883 0530		FIFTEEN TWENTY-ONE SECC	BURRUS EUGENE A+LEAH S	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-051	253883 0540		FIFTEEN TWENTY-ONE SECC	THOMPSON ROBERT+DEBRA	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-052	253883 0550		FIFTEEN TWENTY-ONE SECC	ANURAS SANDRA K+COLDHAM AND	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-053	253883 0560		FIFTEEN TWENTY-ONE SECC	PRICE RYAN	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-054	253883 0570		FIFTEEN TWENTY-ONE SECC	MCQUAID MICHAEL E+KATHERINE	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-055	253883 0580		FIFTEEN TWENTY-ONE SECC	BHATIA PRASHANT	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-056	253883 0590		FIFTEEN TWENTY-ONE SECC	BENNETT CLINT+BARBARA	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-057	253883 0600		FIFTEEN TWENTY-ONE SECC	HSU FREDERICK	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-058	253883 0610		FIFTEEN TWENTY-ONE SECC	INGRAM WILLIAM D+JULIA V-T	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-035-059	253883 0620		FIFTEEN TWENTY-ONE SECC	ALGER GLENN MERRIAL+VALERIE	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-060	253883 0630		FIFTEEN TWENTY-ONE SECC	GLASSY DANETTE S	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-061	253883 0640		FIFTEEN TWENTY-ONE SECC	MCELROY JAMES P+KAAREN E	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,137,200	MULTI-FAMILY DWELLING	$2,194,904	$57,704	2.70%	$0
E-035-062	253883 0650		FIFTEEN TWENTY-ONE SECC	MICHAEL ERIKA B	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,239,900	MULTI-FAMILY DWELLING	$2,300,377	$60,477	2.70%	$0
E-035-063	253883 0660		FIFTEEN TWENTY-ONE SECC	BRINDLE ALEXANDER W SR	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,553,600	MULTI-FAMILY DWELLING	$2,622,547	$68,947	2.70%	$0
E-035-064	253883 0670		FIFTEEN TWENTY-ONE SECC	WALTON RAYMOND+BEAN SUSAN M	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-065	253883 0680		FIFTEEN TWENTY-ONE SECC	LEE RAYMOND	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-066	253883 0690		FIFTEEN TWENTY-ONE SECC	BORTH JOHN CLEVE+JUDITH J	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,301,600	MULTI-FAMILY DWELLING	$2,363,743	$62,143	2.70%	$0
E-035-067	253883 0700		FIFTEEN TWENTY-ONE SECC	LEDBETTER JAMES F	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,412,200	MULTI-FAMILY DWELLING	$2,477,329	$65,129	2.70%	$0
E-035-068	253883 0710		FIFTEEN TWENTY-ONE SECC	GILBERT DENNIS	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,553,600	MULTI-FAMILY DWELLING	$2,622,547	$68,947	2.70%	$0
E-035-069	253883 0720		FIFTEEN TWENTY-ONE SECC	LINDSAY NEIL R+KEIROUZ DANY	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-070	253883 0730		FIFTEEN TWENTY-ONE SECC	COHEN DEBORAH BOGIN+OSTERBE	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-071	253883 0740		FIFTEEN TWENTY-ONE SECC	KLUGMAN KEITH+MAGDERIE	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,301,600	MULTI-FAMILY DWELLING	$2,363,743	$62,143	2.70%	$0
E-035-072	253883 0750		FIFTEEN TWENTY-ONE SECC	HUGHART DAVID P	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,412,200	MULTI-FAMILY DWELLING	$2,477,329	$65,129	2.70%	$0
E-035-073	253883 0760		FIFTEEN TWENTY-ONE SECC	MCCABE APARTMENTS LLC	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,553,600	MULTI-FAMILY DWELLING	$2,622,547	$68,947	2.70%	$0
E-035-074	253883 0770		FIFTEEN TWENTY-ONE SECC	LIN FUYAU+JESSIE MEEI-SHENN	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-075	253883 0780		FIFTEEN TWENTY-ONE SECC	BAYLEY JOAN VIRGINIA	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-076	253883 0790		FIFTEEN TWENTY-ONE SECC	SLYNGSTAD GREG+MIMI	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,301,600	MULTI-FAMILY DWELLING	$2,363,743	$62,143	2.70%	$0
E-035-077	253883 0800		FIFTEEN TWENTY-ONE SECC	PHILLIPS DENISE	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,412,200	MULTI-FAMILY DWELLING	$2,477,329	$65,129	2.70%	$0
E-035-078	253883 0810		FIFTEEN TWENTY-ONE SECC	LEVENTHAL FAMILY TRUST	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,553,600	MULTI-FAMILY DWELLING	$2,622,547	$68,947	2.70%	$0
E-035-079	253883 0820		FIFTEEN TWENTY-ONE SECC	ORINKARD JOHN+JANET	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-080	253883 0830		FIFTEEN TWENTY-ONE SECC	VERGA CAROL+DORN NANCY E	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-081	253883 0840		FIFTEEN TWENTY-ONE SECC	LAUGHLIN JOHN BISHOP	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,301,600	MULTI-FAMILY DWELLING	$2,363,743	$62,143	2.70%	$0
E-035-082	253883 0850		FIFTEEN TWENTY-ONE SECC	MOSES VICTOR C & MARY K	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,412,200	MULTI-FAMILY DWELLING	$2,477,329	$65,129	2.70%	$0
E-035-083	253883 0860		FIFTEEN TWENTY-ONE SECC	JAFFARIAN ERNEST L	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,553,600	MULTI-FAMILY DWELLING	$2,622,547	$68,947	2.70%	$0
E-035-084	253883 0870		FIFTEEN TWENTY-ONE SECC	EASTERDAY JODY+WILLS ANDREW	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-085	253883 0880		FIFTEEN TWENTY-ONE SECC	ALGER EUGENE+AGNES	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-086	253883 0890		FIFTEEN TWENTY-ONE SECC	TANASE THEODORE T+PRISCILLA	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,301,600	MULTI-FAMILY DWELLING	$2,363,743	$62,143	2.70%	$0
E-035-087	253883 0900		FIFTEEN TWENTY-ONE SECC	DRISCOLL FAMILY TRUST	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,412,200	MULTI-FAMILY DWELLING	$2,477,329	$65,129	2.70%	$0
E-035-088	253883 0910		FIFTEEN TWENTY-ONE SECC	DAWGS REIGN LLC	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,553,600	MULTI-FAMILY DWELLING	$2,622,547	$68,947	2.70%	$0
E-035-089	253883 0920		FIFTEEN TWENTY-ONE SECC	BAUTISTA ALBERTO J+CLARISSA	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-090	253883 0930		FIFTEEN TWENTY-ONE SECC	SUNDBERG WAYNE+KATHLEEN	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-091	253883 0940		FIFTEEN TWENTY-ONE SECC	SOLBERG JOHN+LISA	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,301,600	MULTI-FAMILY DWELLING	$2,363,743	$62,143	2.70%	$0
E-035-092	253883 0950		FIFTEEN TWENTY-ONE SECC	GAZECKI JOHN E+EVANS CYNTHI	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,412,200	MULTI-FAMILY DWELLING	$2,477,329	$65,129	2.70%	$0
E-035-093	253883 0960		FIFTEEN TWENTY-ONE SECC	HUNG CECILIA L F+LEUNG T S	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,553,600	MULTI-FAMILY DWELLING	$2,622,547	$68,947	2.70%	$0
E-035-094	253883 0970		FIFTEEN TWENTY-ONE SECC	ABRAMS RONALD	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,164,800	MULTI-FAMILY DWELLING	$2,223,250	$58,450	2.70%	$0
E-035-095	253883 0980		FIFTEEN TWENTY-ONE SECC	OSEMELE KELECHI K	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$1,901,900	MULTI-FAMILY DWELLING	$1,953,251	$51,351	2.70%	$0
E-035-096	253883 0990		FIFTEEN TWENTY-ONE SECC	WASENMILLER JAMES E+KRISTIE	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,301,600	MULTI-FAMILY DWELLING	$2,363,743	$62,143	2.70%	$0
E-035-097	253883 1000		FIFTEEN TWENTY-ONE SECC	CHRIST ADOLPH E+GRACE H	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,412,200	MULTI-FAMILY DWELLING	$2,477,329	$65,129	2.70%	$0
E-035-098	253883 1010		FIFTEEN TWENTY-ONE SECC	SHIH DANIEL J	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,736,000	MULTI-FAMILY DWELLING	$2,809,872	$73,872	2.70%	$0
E-035-099	253883 1020		FIFTEEN TWENTY-ONE SECC	SCOTT KAREN A (TRUSTEE)	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,361,600	MULTI-FAMILY DWELLING	$2,425,363	$63,763	2.70%	$0
E-035-100	253883 1030		FIFTEEN TWENTY-ONE SECC	HALLADAY TIMOTHY N	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$2,074,800	MULTI-FAMILY DWELLING	$2,130,820	$56,020	2.70%	$0
E-035-101	253883 1040		FIFTEEN TWENTY-ONE SECC	CHANDORKAR VIBHAS D+ARUNDHA	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,466,000	MULTI-FAMILY DWELLING	$2,532,582	$66,582	2.70%	$0
E-035-102	253883 1050		FIFTEEN TWENTY-ONE SECC	MARQUEZ HECTOR F+VIVIANA	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,584,500	MULTI-FAMILY DWELLING	$2,654,282	$69,782	2.70%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-035-103	253883 1060		FIFTEEN TWENTY-ONE SEC	CTICKNOR CAROLYN M+DONALD E	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,736,000	MULTI-FAMILY DWELLING	$2,809,872	$73,872	2.70%	$0
E-035-104	253883 1070		FIFTEEN TWENTY-ONE SEC	CHUN LESTER W C (TRUSTEE)	1521 2ND AVE	DMC 240/290-440		271,986	1,968	MULTI-FAMILY DWELLING	$2,361,600	MULTI-FAMILY DWELLING	$2,425,363	$63,763	2.70%	$0
E-035-105	253883 1080		FIFTEEN TWENTY-ONE SEC	WEXLER ROBERT M	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$2,074,800	MULTI-FAMILY DWELLING	$2,130,820	$56,020	2.70%	$0
E-035-106	253883 1090		FIFTEEN TWENTY-ONE SEC	BROWN GEORGE H+BARBARA J	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,466,000	MULTI-FAMILY DWELLING	$2,532,582	$66,582	2.70%	$0
E-035-107	253883 1100		FIFTEEN TWENTY-ONE SEC	GOTTLIEB ROBERT M	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,584,500	MULTI-FAMILY DWELLING	$2,654,282	$69,782	2.70%	$0
E-035-108	253883 1110		FIFTEEN TWENTY-ONE SEC	WARING M BARTON	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,736,000	MULTI-FAMILY DWELLING	$2,809,872	$73,872	2.70%	$0
E-035-109	253883 1120		FIFTEEN TWENTY-ONE SEC	JUSTEN WILLIAM J+SANDRA L	1521 2ND AVE	DMC 240/290-440		271,986	1,988	MULTI-FAMILY DWELLING	$2,385,600	MULTI-FAMILY DWELLING	$2,450,011	$64,411	2.70%	$0
E-035-110	253883 1130		FIFTEEN TWENTY-ONE SEC	WILLIAMS WHITNEY	1521 2ND AVE	DMC 240/290-440		271,986	1,729	MULTI-FAMILY DWELLING	$2,074,800	MULTI-FAMILY DWELLING	$2,130,820	$56,020	2.70%	$0
E-035-111	253883 1140		FIFTEEN TWENTY-ONE SEC	GERSHMAN IGOR+YELENA	1521 2ND AVE	DMC 240/290-440		271,986	1,644	MULTI-FAMILY DWELLING	$2,466,000	MULTI-FAMILY DWELLING	$2,532,582	$66,582	2.70%	$0
E-035-112	253883 1150		FIFTEEN TWENTY-ONE SEC	AMERITEK INC	1521 2ND AVE	DMC 240/290-440		271,986	1,723	MULTI-FAMILY DWELLING	$2,584,500	MULTI-FAMILY DWELLING	$2,654,282	$69,782	2.70%	$0
E-035-113	253883 1160		FIFTEEN TWENTY-ONE SEC	BOSCO LLC	1521 2ND AVE	DMC 240/290-440		271,986	2,602	MULTI-FAMILY DWELLING	$3,903,000	MULTI-FAMILY DWELLING	$4,008,381	$105,381	2.70%	$0
E-035-114	253883 1170		FIFTEEN TWENTY-ONE SEC	TUPPER DANIEL W+PATRICIA	1521 2ND AVE	DMC 240/290-440		271,986	1,890	MULTI-FAMILY DWELLING	$2,268,000	MULTI-FAMILY DWELLING	$2,329,236	$61,236	2.70%	$0
E-035-115	253883 1180		FIFTEEN TWENTY-ONE SEC	MARIN ANDREW P+CYNTHIA J	1521 2ND AVE	DMC 240/290-440		271,986	1,734	MULTI-FAMILY DWELLING	$2,080,800	MULTI-FAMILY DWELLING	$2,136,982	$56,182	2.70%	$0
E-035-116	253883 1190		FIFTEEN TWENTY-ONE SEC	KATZ FRANK+ELISE	1521 2ND AVE	DMC 240/290-440		271,986	2,658	MULTI-FAMILY DWELLING	$3,987,000	MULTI-FAMILY DWELLING	$4,094,649	$107,649	2.70%	$0
E-035-117	253883 1200		FIFTEEN TWENTY-ONE SEC	ALLISON HARVEY+MEI WENG	1521 2ND AVE	DMC 240/290-440		271,986	2,602	MULTI-FAMILY DWELLING	$3,903,000	MULTI-FAMILY DWELLING	$4,008,381	$105,381	2.70%	$0
E-035-118	253883 1210		FIFTEEN TWENTY-ONE SEC	VITITOE SUSAN HOOVER+WILLIA	1521 2ND AVE	DMC 240/290-440		271,986	1,890	MULTI-FAMILY DWELLING	$2,268,000	MULTI-FAMILY DWELLING	$2,329,236	$61,236	2.70%	$0
E-035-119	253883 1220		FIFTEEN TWENTY-ONE SEC	WU PIN-JOU	1521 2ND AVE	DMC 240/290-440		271,986	1,734	MULTI-FAMILY DWELLING	$2,080,800	MULTI-FAMILY DWELLING	$2,136,982	$56,182	2.70%	$0
E-035-120	253883 1230		FIFTEEN TWENTY-ONE SEC	WARREN TODD+RUTH	1521 2ND AVE	DMC 240/290-440		271,986	2,658	MULTI-FAMILY DWELLING	$3,987,000	MULTI-FAMILY DWELLING	$4,094,649	$107,649	2.70%	$0
E-035-121	253883 1240		FIFTEEN TWENTY-ONE SEC	CARPER DANIEL+MARGARET (TRU	1521 2ND AVE	DMC 240/290-440		271,986	2,602	MULTI-FAMILY DWELLING	$3,903,000	MULTI-FAMILY DWELLING	$4,008,381	$105,381	2.70%	$0
E-035-122	253883 1250		FIFTEEN TWENTY-ONE SEC	ROBINSON JEFFREY DAVID+CARO	1521 2ND AVE	DMC 240/290-440		271,986	1,890	MULTI-FAMILY DWELLING	$2,268,000	MULTI-FAMILY DWELLING	$2,329,236	$61,236	2.70%	$0
E-035-123	253883 1260		FIFTEEN TWENTY-ONE SEC	DTR 2008 FAMILY TRUST	1521 2ND AVE	DMC 240/290-440		271,986	1,734	MULTI-FAMILY DWELLING	$2,080,800	MULTI-FAMILY DWELLING	$2,136,982	$56,182	2.70%	$0
E-035-124	253883 1270		FIFTEEN TWENTY-ONE SEC	CARPER DANIEL EMERY+MARGARE	1521 2ND AVE	DMC 240/290-440		271,986	2,658	MULTI-FAMILY DWELLING	$3,987,000	MULTI-FAMILY DWELLING	$4,094,649	$107,649	2.70%	$0
E-035-125	253883 1280		FIFTEEN TWENTY-ONE SEC	LOEB RICHARD	1521 2ND AVE	DMC 240/290-440		271,986	2,602	MULTI-FAMILY DWELLING	$3,903,000	MULTI-FAMILY DWELLING	$4,008,381	$105,381	2.70%	$0
E-035-126	253883 1290		FIFTEEN TWENTY-ONE SEC	RHYMES DOUGLAS M+SUSAN LEE	1521 2ND AVE	DMC 240/290-440		271,986	1,890	MULTI-FAMILY DWELLING	$2,268,000	MULTI-FAMILY DWELLING	$2,329,236	$61,236	2.70%	$0
E-035-127	253883 1300		FIFTEEN TWENTY-ONE SEC	GAYLORD WILLIAM+CAROLYN	1521 2ND AVE	DMC 240/290-440		271,986	1,734	MULTI-FAMILY DWELLING	$2,080,800	MULTI-FAMILY DWELLING	$2,136,982	$56,182	2.70%	$0
E-035-128	253883 1310		FIFTEEN TWENTY-ONE SEC	WARSHAL JERROLD Z & ARDEE R	1521 2ND AVE	DMC 240/290-440		271,986	2,658	MULTI-FAMILY DWELLING	$3,987,000	MULTI-FAMILY DWELLING	$4,094,649	$107,649	2.70%	$0
E-035-129	253883 1320		FIFTEEN TWENTY-ONE SEC	FRIEDMAN DANIEL S+MYRA A	1521 2ND AVE	DMC 240/290-440		271,986	2,602	MULTI-FAMILY DWELLING	$3,903,000	MULTI-FAMILY DWELLING	$4,008,381	$105,381	2.70%	$0
E-035-130	253883 1330		FIFTEEN TWENTY-ONE SEC	ROSENBERG RICHARD A	1521 2ND AVE	DMC 240/290-440		271,986	1,890	MULTI-FAMILY DWELLING	$2,268,000	MULTI-FAMILY DWELLING	$2,329,236	$61,236	2.70%	$0
E-035-131	253883 1340		FIFTEEN TWENTY-ONE SEC	NORK SEAN E+FLORENCE UNNO	1521 2ND AVE	DMC 240/290-440		271,986	1,734	MULTI-FAMILY DWELLING	$2,080,800	MULTI-FAMILY DWELLING	$2,136,982	$56,182	2.70%	$0
E-035-132	253883 1350		FIFTEEN TWENTY-ONE SEC	REDMAN ERIC+HEATHER	1521 2ND AVE	DMC 240/290-440		271,986	2,658	MULTI-FAMILY DWELLING	$3,987,000	MULTI-FAMILY DWELLING	$4,094,649	$107,649	2.70%	$0
E-035-133	253883 1360		FIFTEEN TWENTY-ONE SEC	FOTI FRANK J	1521 2ND AVE	DMC 240/290-440		271,986	2,602	MULTI-FAMILY DWELLING	$3,903,000	MULTI-FAMILY DWELLING	$4,008,381	$105,381	2.70%	$0
E-035-134	253883 1370		FIFTEEN TWENTY-ONE SEC	THE ALLEN FAMILY REVOCABLE	1521 2ND AVE	DMC 240/290-440		271,986	1,890	MULTI-FAMILY DWELLING	$2,268,000	MULTI-FAMILY DWELLING	$2,329,236	$61,236	2.70%	$0
E-035-135	253883 1380		FIFTEEN TWENTY-ONE SEC	HAWLEY ERIC R+GWEN LOWERY	1521 2ND AVE	DMC 240/290-440		271,986	1,734	MULTI-FAMILY DWELLING	$2,080,800	MULTI-FAMILY DWELLING	$2,136,982	$56,182	2.70%	$0
E-035-136	253883 1390		FIFTEEN TWENTY-ONE SEC	MASSENA DARRIN W	1521 2ND AVE	DMC 240/290-440		271,986	2,658	MULTI-FAMILY DWELLING	$3,987,000	MULTI-FAMILY DWELLING	$4,094,649	$107,649	2.70%	$0
E-035-137	253883 1400		FIFTEEN TWENTY-ONE SEC	1521 RESIDENTIAL TRUST	1521 2ND AVE	DMC 240/290-440		271,986	2,863	MULTI-FAMILY DWELLING	$3,721,900	MULTI-FAMILY DWELLING	$3,822,391	$100,491	2.70%	$0
E-035-138	253883 1410		FIFTEEN TWENTY-ONE SEC	PEYREE ROBERT T+JENNIFER A	1521 2ND AVE	DMC 240/290-440		271,986	2,260	MULTI-FAMILY DWELLING	$2,712,000	MULTI-FAMILY DWELLING	$2,785,224	$73,224	2.70%	$0
E-035-139	253883 1420		FIFTEEN TWENTY-ONE SEC	COBB FAMILY TRUST	1521 2ND AVE	DMC 240/290-440		271,986	2,601	MULTI-FAMILY DWELLING	$3,901,500	MULTI-FAMILY DWELLING	$4,006,841	$105,341	2.70%	$0
E-035-140	253883 1430		FIFTEEN TWENTY-ONE SEC	PEYREE THOMAS H+SALLY L -RE	1521 2ND AVE	DMC 240/290-440		271,986	2,847	MULTI-FAMILY DWELLING	$3,701,100	MULTI-FAMILY DWELLING	$3,801,030	$99,930	2.70%	$0
E-035-141	253883 1440		FIFTEEN TWENTY-ONE SEC	KATZ FRANK+ELISE	1521 2ND AVE	DMC 240/290-440		271,986	2,260	MULTI-FAMILY DWELLING	$2,712,000	MULTI-FAMILY DWELLING	$2,785,224	$73,224	2.70%	$0
E-035-142	253883 1450		FIFTEEN TWENTY-ONE SEC	BABSON STEPHEN E+MELISSA	1521 2ND AVE	DMC 240/290-440		271,986	2,600	MULTI-FAMILY DWELLING	$3,900,000	MULTI-FAMILY DWELLING	$4,005,300	$105,300	2.70%	$0
E-035-143	253883 1460		FIFTEEN TWENTY-ONE SEC	RRRR INVESTMENTS LLC	1521 2ND AVE	DMC 240/290-440		271,986	2,999	MULTI-FAMILY DWELLING	$3,898,700	MULTI-FAMILY DWELLING	$4,003,965	$105,265	2.70%	$0
E-035-144	253883 1470		FIFTEEN TWENTY-ONE SEC	PEYREE SCOTT & MICHELLE	1521 2ND AVE	DMC 240/290-440		271,986	2,453	MULTI-FAMILY DWELLING	$2,943,600	MULTI-FAMILY DWELLING	$3,023,077	$79,477	2.70%	$0
E-035-145	253883 1480		FIFTEEN TWENTY-ONE SEC	RRRR INVESTMENTS LLC	1521 2ND AVE	DMC 240/290-440		271,986	2,778	MULTI-FAMILY DWELLING	$4,167,000	MULTI-FAMILY DWELLING	$4,279,509	$112,509	2.70%	$0
E-035-146	253883 0110		FIFTEEN TWENTY-ONE SEC	SIROTA PETER+XIMENA DEL PIL	1521 2ND AVE	DMC 240/290-440		271,986	1,824	MULTI-FAMILY DWELLING	$2,371,200	MULTI-FAMILY DWELLING	$2,435,222	$64,022	2.70%	$0
E-043	606501 0000		NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)		1401 2ND AVE	DMC 240/290-440	23,081	143,808		MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
E-043-002	606501 0006		NEWMARK TOWER CONDO NEWMARK TOWER HOA		1401 2ND AVE	DMC 240/290-440		143,808	-	MULTI-FAMILY DWELLING	$125,000	MULTI-FAMILY DWELLING	$128,438	$3,438	2.75%	$0
E-043-003	606501 0010		NEWMARK TOWER CONDO WONG ANTHONY M		1401 2ND AVE	DMC 240/290-440		143,808	506	MULTI-FAMILY DWELLING	$354,200	MULTI-FAMILY DWELLING	$363,941	$9,741	2.75%	$0
E-043-004	606501 0020		NEWMARK TOWER CONDO LOUIE WILLIAM W		1401 2ND AVE	DMC 240/290-440		143,808	1,078	MULTI-FAMILY DWELLING	$754,600	MULTI-FAMILY DWELLING	$775,352	$20,752	2.75%	$0
E-043-005	606501 0030		NEWMARK TOWER CONDO BATEMAN JEAN M		1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$442,250	MULTI-FAMILY DWELLING	$454,412	$12,162	2.75%	$0
E-043-006	606501 0040		NEWMARK TOWER CONDO CALKINS JEFF		1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$691,650	MULTI-FAMILY DWELLING	$710,670	$19,020	2.75%	$0
E-043-007	606501 0050		NEWMARK TOWER CONDO CARSLEY JOEL W+NICOLE C		1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$354,900	MULTI-FAMILY DWELLING	$364,660	$9,760	2.75%	$0
E-043-008	606501 0060		NEWMARK TOWER CONDO MONTI DANIELE+ROSELLA CASEL		1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$702,800	MULTI-FAMILY DWELLING	$722,127	$19,327	2.75%	$0
E-043-009	606501 0070		NEWMARK TOWER CONDO GEORGE PETER		1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$421,400	MULTI-FAMILY DWELLING	$432,989	$11,589	2.75%	$0
E-043-010	606501 0080		NEWMARK TOWER CONDO HAN JOO YOUNG		1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$469,000	MULTI-FAMILY DWELLING	$481,898	$12,898	2.75%	$0
E-043-011	606501 0090		NEWMARK TOWER CONDO MULDOON MICHAEL		1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$679,000	MULTI-FAMILY DWELLING	$697,673	$18,673	2.75%	$0
E-043-012	606501 0100		NEWMARK TOWER CONDO HUNG JUI FU		1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$357,700	MULTI-FAMILY DWELLING	$367,537	$9,837	2.75%	$0
E-043-013	606501 0110		NEWMARK TOWER CONDO LIESEMER KIRK+KATHERINE+LIE		1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$718,475	MULTI-FAMILY DWELLING	$738,233	$19,758	2.75%	$0
E-043-014	606501 0120		NEWMARK TOWER CONDO AKADA ALAN SHIGETO		1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$516,925	MULTI-FAMILY DWELLING	$531,140	$14,215	2.75%	$0
E-043-015	606501 0130		NEWMARK TOWER CONDO LAROSE LISA		1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$457,500	MULTI-FAMILY DWELLING	$470,081	$12,581	2.75%	$0
E-043-016	606501 0140		NEWMARK TOWER CONDO DANNER GEORGE III+RUTH E		1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$715,500	MULTI-FAMILY DWELLING	$735,176	$19,676	2.75%	$0
E-043-017	606501 0150		NEWMARK TOWER CONDO TOMLINSON RICHARD LEE+YINGX		1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-018	606501 0160		NEWMARK TOWER CONDO ALBRIGHT THOMAS EDWARD+HOLL		1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$727,900	MULTI-FAMILY DWELLING	$747,917	$20,017	2.75%	$0
E-043-019	606501 0170		NEWMARK TOWER CONDO CHEN BINYAN+LIU YI		1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-020	606501 0180		NEWMARK TOWER CONDO LIU I-MIJN		1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-021	606501 0190		NEWMARK TOWER CONDO JOHNSTON COURTNEY D+CLAIRE		1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$703,250	MULTI-FAMILY DWELLING	$722,589	$19,339	2.75%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-043-022	606501 0200		NEWMARK TOWER CONDO	FORBES REVOCABLE LIVING TRU	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-023	606501 0210		NEWMARK TOWER CONDO	MEYER GREGORY+KENDELYN	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$743,250	MULTI-FAMILY DWELLING	$763,689	$20,439	2.75%	$0
E-043-024	606501 0220		NEWMARK TOWER CONDO	WATSON THOMAS	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$534,750	MULTI-FAMILY DWELLING	$549,456	$14,706	2.75%	$0
E-043-025	606501 0230		NEWMARK TOWER CONDO	WANG NATALIE	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$457,500	MULTI-FAMILY DWELLING	$470,081	$12,581	2.75%	$0
E-043-026	606501 0240		NEWMARK TOWER CONDO	WANG WIN	1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$715,500	MULTI-FAMILY DWELLING	$735,176	$19,676	2.75%	$0
E-043-027	606501 0250		NEWMARK TOWER CONDO	LU TINGI+ANNE DIONISIO	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-028	606501 0260		NEWMARK TOWER CONDO	FU WANGXI+REN KELAN	1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$727,900	MULTI-FAMILY DWELLING	$747,917	$20,017	2.75%	$0
E-043-029	606501 0270		NEWMARK TOWER CONDO	YOUNG OWEN	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-030	606501 0280		NEWMARK TOWER CONDO	LEI LEI	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-031	606501 0290		NEWMARK TOWER CONDO	VAUPELL JAMES ROBERT	1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$703,250	MULTI-FAMILY DWELLING	$722,589	$19,339	2.75%	$0
E-043-032	606501 0300		NEWMARK TOWER CONDO	MARAZITA SHERRY L	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-033	606501 0310		NEWMARK TOWER CONDO	LEE DAE Y+MELANIE B	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$743,250	MULTI-FAMILY DWELLING	$763,689	$20,439	2.75%	$0
E-043-034	606501 0320		NEWMARK TOWER CONDO	MOOSMANN MICHAEL R	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$534,750	MULTI-FAMILY DWELLING	$549,456	$14,706	2.75%	$0
E-043-035	606501 0330		NEWMARK TOWER CONDO	MANN GERALD A	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$457,500	MULTI-FAMILY DWELLING	$470,081	$12,581	2.75%	$0
E-043-036	606501 0340		NEWMARK TOWER CONDO	CARRIGAN ANDREW J+BARBARA J	1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$715,500	MULTI-FAMILY DWELLING	$735,176	$19,676	2.75%	$0
E-043-037	606501 0350		NEWMARK TOWER CONDO	MARSHALL WITHERIDGE J.B	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-038	606501 0360		NEWMARK TOWER CONDO	SPROULE MING Z+JAMES F	1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$727,900	MULTI-FAMILY DWELLING	$747,917	$20,017	2.75%	$0
E-043-039	606501 0370		NEWMARK TOWER CONDO	HODSDON ANTHONY J R	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-040	606501 0380		NEWMARK TOWER CONDO	EVANS CASEY	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-041	606501 0390		NEWMARK TOWER CONDO	BRYANT ERICK C	1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$703,250	MULTI-FAMILY DWELLING	$722,589	$19,339	2.75%	$0
E-043-042	606501 0400		NEWMARK TOWER CONDO	KENNEDY JANET L	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-043	606501 0410		NEWMARK TOWER CONDO	BRAUN ROBERT	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$743,250	MULTI-FAMILY DWELLING	$763,689	$20,439	2.75%	$0
E-043-044	606501 0420		NEWMARK TOWER CONDO	BRITTON-SIMMONS BRIAN: BRIT	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$534,750	MULTI-FAMILY DWELLING	$549,456	$14,706	2.75%	$0
E-043-045	606501 0430		NEWMARK TOWER CONDO	DAISE JOHN W	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$457,500	MULTI-FAMILY DWELLING	$470,081	$12,581	2.75%	$0
E-043-046	606501 0440		NEWMARK TOWER CONDO	HANLEY LEO P & ELAINE M -TT	1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$715,500	MULTI-FAMILY DWELLING	$735,176	$19,676	2.75%	$0
E-043-047	606501 0450		NEWMARK TOWER CONDO	LIM SAI YONG+PHOOI YEW	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-048	606501 0460		NEWMARK TOWER CONDO	LIU YICHING ANDREW	1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$727,900	MULTI-FAMILY DWELLING	$747,917	$20,017	2.75%	$0
E-043-049	606501 0470		NEWMARK TOWER CONDO	AQUINO SERAFIN	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-050	606501 0480		NEWMARK TOWER CONDO	CHANG CRAIG	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-051	606501 0490		NEWMARK TOWER CONDO	APANA MARI & EGOR JUDITH	1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$703,250	MULTI-FAMILY DWELLING	$722,589	$19,339	2.75%	$0
E-043-052	606501 0500		NEWMARK TOWER CONDO	YOUNG MICHAEL & LAURIE	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-053	606501 0510		NEWMARK TOWER CONDO	DURIO DEBRA R	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$743,250	MULTI-FAMILY DWELLING	$763,689	$20,439	2.75%	$0
E-043-054	606501 0520		NEWMARK TOWER CONDO	NAGY JOEL G+SUSAN L	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$534,750	MULTI-FAMILY DWELLING	$549,456	$14,706	2.75%	$0
E-043-055	606501 0530		NEWMARK TOWER CONDO	WALL CHRISTOPHER A	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$501,420	$13,420	2.75%	$0
E-043-056	606501 0540		NEWMARK TOWER CONDO	MERKLE DANIEL R	1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$763,200	MULTI-FAMILY DWELLING	$784,188	$20,988	2.75%	$0
E-043-057	606501 0550		NEWMARK TOWER CONDO	GRANT & CALDER TRUST	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-058	606501 0560		NEWMARK TOWER CONDO	CHAMBERLIN O SCOTT	1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$727,900	MULTI-FAMILY DWELLING	$747,917	$20,017	2.75%	$0
E-043-059	606501 0570		NEWMARK TOWER CONDO	APOSTOL EDWARD	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-060	606501 0580		NEWMARK TOWER CONDO	SASJIMA MASU	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-061	606501 0590		NEWMARK TOWER CONDO	ROBERTS TERRY+NANCY	1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$703,250	MULTI-FAMILY DWELLING	$722,589	$19,339	2.75%	$0
E-043-062	606501 0600		NEWMARK TOWER CONDO	WAUGH JERRY E	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-063	606501 0610		NEWMARK TOWER CONDO	QI FEIYJIA LU	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$792,800	MULTI-FAMILY DWELLING	$814,602	$21,802	2.75%	$0
E-043-064	606501 0620		NEWMARK TOWER CONDO	LIDDELL JOHN A+GENE C	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$570,400	MULTI-FAMILY DWELLING	$586,086	$15,686	2.75%	$0
E-043-065	606501 0630		NEWMARK TOWER CONDO	MCCLOUD KURTIS R+LISA	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$501,420	$13,420	2.75%	$0
E-043-066	606501 0640		NEWMARK TOWER CONDO	DAHAL YASHA	1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$691,650	MULTI-FAMILY DWELLING	$710,670	$19,020	2.75%	$0
E-043-067	606501 0650		NEWMARK TOWER CONDO	NEWMARK 1203 LLC	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-068	606501 0660		NEWMARK TOWER CONDO	HOUCK ANDREW W & THEDA	1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$727,900	MULTI-FAMILY DWELLING	$747,917	$20,017	2.75%	$0
E-043-069	606501 0670		NEWMARK TOWER CONDO	MARTIN KIRA A	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-070	606501 0680		NEWMARK TOWER CONDO	DEGRACE WILLIAM G	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-071	606501 0690		NEWMARK TOWER CONDO	DESAI ANISH	1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$703,250	MULTI-FAMILY DWELLING	$722,589	$19,339	2.75%	$0
E-043-072	606501 0700		NEWMARK TOWER CONDO	AOKI SUMMIE	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-073	606501 0710		NEWMARK TOWER CONDO	YANG LULY	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$792,800	MULTI-FAMILY DWELLING	$814,602	$21,802	2.75%	$0
E-043-074	606501 0720		NEWMARK TOWER CONDO	SUH SANG HO+CATHERINE M LUB	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$570,400	MULTI-FAMILY DWELLING	$586,086	$15,686	2.75%	$0
E-043-075	606501 0730		NEWMARK TOWER CONDO	KING JAMES R III	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$501,420	$13,420	2.75%	$0
E-043-076	606501 0740		NEWMARK TOWER CONDO	PANG SANDY	1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$763,200	MULTI-FAMILY DWELLING	$784,188	$20,988	2.75%	$0
E-043-077	606501 0750		NEWMARK TOWER CONDO	LEE JAMES M+BELINDA W	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-078	606501 0760		NEWMARK TOWER CONDO	GOTO ANDREW Y+BERYL M+SAM S	1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$727,900	MULTI-FAMILY DWELLING	$747,917	$20,017	2.75%	$0
E-043-079	606501 0770		NEWMARK TOWER CONDO	SHAIMAN BARBARA	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-080	606501 0780		NEWMARK TOWER CONDO	DIFURIA JULIEANNE	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-081	606501 0790		NEWMARK TOWER CONDO	VALENTINE LEIGH K+KAZON R	1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$703,250	MULTI-FAMILY DWELLING	$722,589	$19,339	2.75%	$0
E-043-082	606501 0800		NEWMARK TOWER CONDO	MORGAN STEVEN S & CAROL H	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-083	606501 0810		NEWMARK TOWER CONDO	NORK SEAN E	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$792,800	MULTI-FAMILY DWELLING	$814,602	$21,802	2.75%	$0
E-043-084	606501 0820		NEWMARK TOWER CONDO	HILTON PATRICIA -TTEE	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$570,400	MULTI-FAMILY DWELLING	$586,086	$15,686	2.75%	$0
E-043-085	606501 0830		NEWMARK TOWER CONDO	MONDO VIDA LLC	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$488,000	MULTI-FAMILY DWELLING	$501,420	$13,420	2.75%	$0
E-043-086	606501 0840		NEWMARK TOWER CONDO	1502 NEWMARK LLC	1401 2ND AVE	DMC 240/290-440		143,808	954	MULTI-FAMILY DWELLING	$763,200	MULTI-FAMILY DWELLING	$784,188	$20,988	2.75%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-043-087	606501 0850		NEWMARK TOWER CONDO	LLOYD JEFFREY S+MARCIA B	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-088	606501 0860		NEWMARK TOWER CONDO	ACHARYA MADHUMITA+AJIT PAND	1401 2ND AVE	DMC 240/290-440		143,808	1,004	MULTI-FAMILY DWELLING	$727,900	MULTI-FAMILY DWELLING	$747,917	$20,017	2.75%	$0
E-043-089	606501 0870		NEWMARK TOWER CONDO	MCKEOWN KRISTE L	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-090	606501 0880		NEWMARK TOWER CONDO	ARORA PUNEET	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-091	606501 0890		NEWMARK TOWER CONDO	MCINERNEY KAREN S+MARK C	1401 2ND AVE	DMC 240/290-440		143,808	970	MULTI-FAMILY DWELLING	$703,250	MULTI-FAMILY DWELLING	$722,589	$19,339	2.75%	$0
E-043-092	606501 0900		NEWMARK TOWER CONDO	SHINN GEORGE R	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-093	606501 0910		NEWMARK TOWER CONDO	GILLELAND SUSAN MARIE	1401 2ND AVE	DMC 240/290-440		143,808	991	MULTI-FAMILY DWELLING	$792,800	MULTI-FAMILY DWELLING	$814,602	$21,802	2.75%	$0
E-043-094	606501 0920		NEWMARK TOWER CONDO	BATINCHOK JUDITH E	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$570,400	MULTI-FAMILY DWELLING	$586,086	$15,686	2.75%	$0
E-043-095	606501 0930		NEWMARK TOWER CONDO	CHANG KUNG	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-096	606501 0940		NEWMARK TOWER CONDO	WAUGH JERRY F	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-097	606501 0950		NEWMARK TOWER CONDO	JACOBSON ELDON L & JENNYFER	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-098	606501 0960		NEWMARK TOWER CONDO	DA SILVA JONATHAN	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-099	606501 0970		NEWMARK TOWER CONDO	HUBBARD STEPHEN+MAUREEN	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-100	606501 0980		NEWMARK TOWER CONDO	ANDERSTONE BENJAMIN	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-101	606501 0990		NEWMARK TOWER CONDO	CUMMINS WILLIAM S	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0
E-043-102	606501 1000		NEWMARK TOWER CONDO	MUNRO LYNDA D+HUGH II	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-103	606501 1010		NEWMARK TOWER CONDO	FLASKERUD JEFF	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-104	606501 1020		NEWMARK TOWER CONDO	KRAFT GEORGE MD	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-105	606501 1030		NEWMARK TOWER CONDO	GRIGGS GORDON W+VALERIE L S	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-106	606501 1040		NEWMARK TOWER CONDO	LIU YU PING ANDY	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-107	606501 1050		NEWMARK TOWER CONDO	CARVER CHAD+ANH K LAO	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-108	606501 1060		NEWMARK TOWER CONDO	NUSCA GIANLUIGI	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-109	606501 1070		NEWMARK TOWER CONDO	STEERE PAUL J+MJOI	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-110	606501 1080		NEWMARK TOWER CONDO	NG MAUREEN	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-111	606501 1090		NEWMARK TOWER CONDO	SWEENEY JEFFERY+EVA YOUNG	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0
E-043-112	606501 1100		NEWMARK TOWER CONDO	DEAN TERESA M	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-113	606501 1110		NEWMARK TOWER CONDO	ADAMS JOHN S+ANDREA L	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-114	606501 1120		NEWMARK TOWER CONDO	CARRIGAN ANDREW J+BARBARA J	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-115	606501 1130		NEWMARK TOWER CONDO	BRITTON-SIMMONS KEVIN H	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-116	606501 1140		NEWMARK TOWER CONDO	FAIRLEY MICHAEL G+DARLENE	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-117	606501 1150		NEWMARK TOWER CONDO	PATTERSON SUZANNE J	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-118	606501 1160		NEWMARK TOWER CONDO	SANDBERG SUSAN Y	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-119	606501 1170		NEWMARK TOWER CONDO	MORGAN STEVEN S & CAROL H	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-120	606501 1180		NEWMARK TOWER CONDO	GOTO BRUCE	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-121	606501 1190		NEWMARK TOWER CONDO	LAI IRENE	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0
E-043-122	606501 1200		NEWMARK TOWER CONDO	STARK FREDERICK B+KATHLEEN	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-123	606501 1210		NEWMARK TOWER CONDO	JOHNSTON MR & MRS CARDEN	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-124	606501 1220		NEWMARK TOWER CONDO	CHO KWON HAING+CHONG SOOK	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-125	606501 1230		NEWMARK TOWER CONDO	LUMI JAAN	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-126	606501 1240		NEWMARK TOWER CONDO	SCHACHTER ARIE	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-127	606501 1250		NEWMARK TOWER CONDO	BAGLIEN ELLEN	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-128	606501 1260		NEWMARK TOWER CONDO	BRELSFORD LLOYD	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-129	606501 1270		NEWMARK TOWER CONDO	SCHACHTER ARIE	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-130	606501 1280		NEWMARK TOWER CONDO	SANDBERG STEPHEN F	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-131	606501 1290		NEWMARK TOWER CONDO	NOLAN RICHARD & PAMELA	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0
E-043-132	606501 1300		NEWMARK TOWER CONDO	NEU MATTHEW VIRGIL+GRECO PA	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-133	606501 1310		NEWMARK TOWER CONDO	CHEUNG MOON-WAH+TSE SAU-KAY	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-134	606501 1320		NEWMARK TOWER CONDO	KABEL ROBERT & BARBARA	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-135	606501 1330		NEWMARK TOWER CONDO	FALL SHEILA+MICHAEL	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-136	606501 1340		NEWMARK TOWER CONDO	1415 2ND AVENUE 2002 LLC	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-137	606501 1350		NEWMARK TOWER CONDO	KANG HYEON+MARLA	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-138	606501 1360		NEWMARK TOWER CONDO	KAUSHAL NABEEL	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-139	606501 1370		NEWMARK TOWER CONDO	BICIERRO MARIA LUISA H	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-140	606501 1380		NEWMARK TOWER CONDO	DAHLKE PAUL ERIC	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-141	606501 1390		NEWMARK TOWER CONDO	TRAN THOAI+SUONG	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0
E-043-142	606501 1400		NEWMARK TOWER CONDO	DANIELS THEODORE+BARBARA	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-143	606501 1410		NEWMARK TOWER CONDO	LIU YICHING ANDREW	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-144	606501 1420		NEWMARK TOWER CONDO	DELANEY JOHN+ROBERTA TRUST	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-145	606501 1430		NEWMARK TOWER CONDO	FALL MICHAEL+SHEILA	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-146	606501 1440		NEWMARK TOWER CONDO	COPPENRATH KARLE L-TTEE OF	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-147	606501 1450		NEWMARK TOWER CONDO	DIRKS JEFF+ANGELA LIV TRUST	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-148	606501 1460		NEWMARK TOWER CONDO	MATTHIES WILLIAM+BONITA	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-149	606501 1470		NEWMARK TOWER CONDO	CASO PATRICK T II	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-150	606501 1480		NEWMARK TOWER CONDO	DOWNTOWN WALKERS PARADISE L	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-151	606501 1490		NEWMARK TOWER CONDO	LACY ANN E	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-043-152	606501 1500		NEWMARK TOWER CONDO	CONKLIN DANIEL G+KURBAT SE	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-153	606501 1510		NEWMARK TOWER CONDO	DESAI ANISH	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-154	606501 1520		NEWMARK TOWER CONDO	LEFEBVRE RONALD D+GALA -TTE	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-155	606501 1530		NEWMARK TOWER CONDO	NAMCO USA LTD	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-156	606501 1540		NEWMARK TOWER CONDO	1415 2ND AVENUE 2202 LLC	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-157	606501 1550		NEWMARK TOWER CONDO	VIGOREN LEAH R	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-158	606501 1560		NEWMARK TOWER CONDO	BEH HAN NAN	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-159	606501 1570		NEWMARK TOWER CONDO	GLYNN BERNARD J JR	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-160	606501 1580		NEWMARK TOWER CONDO	KURLON SARA J	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-161	606501 1590		NEWMARK TOWER CONDO	FLOWER GERARD	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0
E-043-162	606501 1600		NEWMARK TOWER CONDO	DOW CHARLES	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-163	606501 1610		NEWMARK TOWER CONDO	DIRKS JEFF+ANGELA LIV TRUST	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-164	606501 1620		NEWMARK TOWER CONDO	TURNER ROBERT B+SUSAN S	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-165	606501 1630		NEWMARK TOWER CONDO	LO KARIN	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-166	606501 1640		NEWMARK TOWER CONDO	KRIZANICH LYN ANN+RICHARD K	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-167	606501 1650		NEWMARK TOWER CONDO	EADY HANNA+KAREN	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-168	606501 1660		NEWMARK TOWER CONDO	DREWETT JOHANN R	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-169	606501 1670		NEWMARK TOWER CONDO	YAMAGUCHI MASATOSHI	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-170	606501 1680		NEWMARK TOWER CONDO	TOMSKI ELIZABETH+MARK A	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-171	606501 1690		NEWMARK TOWER CONDO	SCHERB RUDOLF A+YASUE	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0
E-043-172	606501 1700		NEWMARK TOWER CONDO	ZERBIN TRACY	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-173	606501 1710		NEWMARK TOWER CONDO	MANHEIM PAUL & VIVIENNE	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-174	606501 1720		NEWMARK TOWER CONDO	MANHEIM PAUL & VIVIENNE	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-175	606501 1730		NEWMARK TOWER CONDO	MELLAND LINDA L	1401 2ND AVE	DMC 240/290-440		143,808	610	MULTI-FAMILY DWELLING	$518,500	MULTI-FAMILY DWELLING	$532,759	$14,259	2.75%	$0
E-043-176	606501 1740		NEWMARK TOWER CONDO	JAFFARIAN ERNEST	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$817,700	MULTI-FAMILY DWELLING	$840,187	$22,487	2.75%	$0
E-043-177	606501 1750		NEWMARK TOWER CONDO	ROBINSON LISA	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$367,575	MULTI-FAMILY DWELLING	$377,683	$10,108	2.75%	$0
E-043-178	606501 1760		NEWMARK TOWER CONDO	MOELLER LIVING TRUST	1401 2ND AVE	DMC 240/290-440		143,808	1,015	MULTI-FAMILY DWELLING	$735,875	MULTI-FAMILY DWELLING	$756,112	$20,237	2.75%	$0
E-043-179	606501 1770		NEWMARK TOWER CONDO	DOLIN ROBERT W	1401 2ND AVE	DMC 240/290-440		143,808	602	MULTI-FAMILY DWELLING	$436,450	MULTI-FAMILY DWELLING	$448,452	$12,002	2.75%	$0
E-043-180	606501 1780		NEWMARK TOWER CONDO	BUTTE SALEEM+YOUSAF SADIA	1401 2ND AVE	DMC 240/290-440		143,808	670	MULTI-FAMILY DWELLING	$485,750	MULTI-FAMILY DWELLING	$499,108	$13,358	2.75%	$0
E-043-181	606501 1790		NEWMARK TOWER CONDO	BUTTE SALEEM	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$711,225	MULTI-FAMILY DWELLING	$730,784	$19,559	2.75%	$0
E-043-182	606501 1800		NEWMARK TOWER CONDO	DOW FAYE & CHARLES	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$370,475	MULTI-FAMILY DWELLING	$380,663	$10,188	2.75%	$0
E-043-183	606501 1810		NEWMARK TOWER CONDO	DUCHARME JEFFREY T	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$848,300	MULTI-FAMILY DWELLING	$871,628	$23,328	2.75%	$0
E-043-184	606501 1820		NEWMARK TOWER CONDO	DOW CHARLES+FAYE	1401 2ND AVE	DMC 240/290-440		143,808	713	MULTI-FAMILY DWELLING	$606,050	MULTI-FAMILY DWELLING	$622,716	$16,666	2.75%	$0
E-043-185	606501 1830		NEWMARK TOWER CONDO	EVANS MARILYN I	1401 2ND AVE	DMC 240/290-440		143,808	667	MULTI-FAMILY DWELLING	$583,625	MULTI-FAMILY DWELLING	$599,675	$16,050	2.75%	$0
E-043-186	606501 1840		NEWMARK TOWER CONDO	OLES DOUGLAS S	1401 2ND AVE	DMC 240/290-440		143,808	962	MULTI-FAMILY DWELLING	$841,750	MULTI-FAMILY DWELLING	$864,898	$23,148	2.75%	$0
E-043-187	606501 1850		NEWMARK TOWER CONDO	CHEUNG MICHAEL & THERESA	1401 2ND AVE	DMC 240/290-440		143,808	507	MULTI-FAMILY DWELLING	$380,250	MULTI-FAMILY DWELLING	$390,707	$10,457	2.75%	$0
E-043-188	606501 1860		NEWMARK TOWER CONDO	BEHAR DANA D+RENA J HOFFMAN	1401 2ND AVE	DMC 240/290-440		143,808	1,022	MULTI-FAMILY DWELLING	$766,500	MULTI-FAMILY DWELLING	$787,579	$21,079	2.75%	$0
E-043-189	606501 1870		NEWMARK TOWER CONDO	LOUIE LINCOLN A+MARIE D	1401 2ND AVE	DMC 240/290-440		143,808	660	MULTI-FAMILY DWELLING	$495,000	MULTI-FAMILY DWELLING	$508,613	$13,613	2.75%	$0
E-043-190	606501 1880		NEWMARK TOWER CONDO	NOVAK RYAN J	1401 2ND AVE	DMC 240/290-440		143,808	760	MULTI-FAMILY DWELLING	$570,000	MULTI-FAMILY DWELLING	$585,675	$15,675	2.75%	$0
E-043-191	606501 1890		NEWMARK TOWER CONDO	ARONSON HENRY M	1401 2ND AVE	DMC 240/290-440		143,808	981	MULTI-FAMILY DWELLING	$735,750	MULTI-FAMILY DWELLING	$755,983	$20,233	2.75%	$0
E-043-192	606501 1900		NEWMARK TOWER CONDO	ARONSON HENRY M	1401 2ND AVE	DMC 240/290-440		143,808	511	MULTI-FAMILY DWELLING	$383,250	MULTI-FAMILY DWELLING	$393,789	$10,539	2.75%	$0
E-043-193	606501 1910		NEWMARK TOWER CONDO	FALL MICHAEL+SHEILA	1401 2ND AVE	DMC 240/290-440		143,808	998	MULTI-FAMILY DWELLING	$873,250	MULTI-FAMILY DWELLING	$897,264	$24,014	2.75%	$0
E-043-194	606501 1920		NEWMARK TOWER CONDO	BRITTON-SIMMONS BRIAN+ROSEN	1401 2ND AVE	DMC 240/290-440		143,808	806	MULTI-FAMILY DWELLING	$705,250	MULTI-FAMILY DWELLING	$724,644	$19,394	2.75%	$0
E-051	256800 0000		FISCHER STUDIO BUILDING	CONDOMINIUM	1519 3RD AVE	DRC 85-170	6,485	10,468	10,468	MULTI-FAMILY DWELLING	$0	MULTI-FAMILY DWELLING	$0	$0	0.00%	$0
E-051-001	256800 0010		FISCHER STUDIO BUILDING	TOMLINSON DOWNTON LLC	1519 3RD AVE	DRC 85-170		26,102	5,105	MULTI-FAMILY DWELLING	$1,176,100	MULTI-FAMILY DWELLING	$1,200,798	$24,698	2.10%	$0
E-051-002	256800 0020		FISCHER STUDIO BUILDING	TOMLINSON DOWNTON LLC	1519 3RD AVE	DRC 85-170		26,102	5,363	MULTI-FAMILY DWELLING	$1,976,800	MULTI-FAMILY DWELLING	$2,018,313	$41,513	2.10%	$0
E-051-003	256800 0030		FISCHER STUDIO BUILDING	HARRIS CHRISTOPHER L	1519 3RD AVE	DRC 85-170		26,102	433	MULTI-FAMILY DWELLING	$216,500	MULTI-FAMILY DWELLING	$220,830	$4,330	2.00%	$0
E-051-004	256800 0040		FISCHER STUDIO BUILDING	CLISE MICHELE DURKSON	1519 3RD AVE	DRC 85-170		26,102	890	MULTI-FAMILY DWELLING	$467,250	MULTI-FAMILY DWELLING	$476,595	$9,345	2.00%	$0
E-051-005	256800 0050		FISCHER STUDIO BUILDING	TOMLINSON TIMOTHY T	1519 3RD AVE	DRC 85-170		26,102	1,751	MULTI-FAMILY DWELLING	$1,050,600	MULTI-FAMILY DWELLING	$1,071,612	$21,012	2.00%	$0
E-051-006	256800 0060		FISCHER STUDIO BUILDING	ALLRED GAYDI S	1519 3RD AVE	DRC 85-170		26,102	1,275	MULTI-FAMILY DWELLING	$669,375	MULTI-FAMILY DWELLING	$682,762	$13,387	2.00%	$0
E-051-007	256800 0080		FISCHER STUDIO BUILDING	STEWART CHARLES	1519 3RD AVE	DRC 85-170		26,102	1,339	MULTI-FAMILY DWELLING	$803,400	MULTI-FAMILY DWELLING	$819,468	$16,068	2.00%	$0
E-051-008	256800 0090		FISCHER STUDIO BUILDING	CROSSETT DEEDEE (TRUSTEE)	1519 3RD AVE	DRC 85-170		26,102	540	MULTI-FAMILY DWELLING	$283,500	MULTI-FAMILY DWELLING	$289,170	$5,670	2.00%	$0
E-051-009	256800 0110		FISCHER STUDIO BUILDING	FISCHER STUDIO BUILDING	1519 3RD AVE	DRC 85-170		26,102	677	MULTI-FAMILY DWELLING	$355,425	MULTI-FAMILY DWELLING	$362,533	$7,108	2.00%	$0
E-051-010	256800 0120		FISCHER STUDIO BUILDING	JOHNSON KYLE L	1519 3RD AVE	DRC 85-170		26,102	630	MULTI-FAMILY DWELLING	$330,750	MULTI-FAMILY DWELLING	$337,365	$6,615	2.00%	$0
E-051-011	256800 0130		FISCHER STUDIO BUILDING	ROMERO OSCAR+ROSA	1519 3RD AVE	DRC 85-170		26,102	434	MULTI-FAMILY DWELLING	$217,000	MULTI-FAMILY DWELLING	$221,340	$4,340	2.00%	$0
E-051-012	256800 0140		FISCHER STUDIO BUILDING	BRENNAN BRENDA	1519 3RD AVE	DRC 85-170		26,102	947	MULTI-FAMILY DWELLING	$497,175	MULTI-FAMILY DWELLING	$507,118	$9,943	2.00%	$0
E-051-013	256800 0150		FISCHER STUDIO BUILDING	MUCKLESTONE KELLY KRUSE	1519 3RD AVE	DRC 85-170		26,102	383	MULTI-FAMILY DWELLING	$191,500	MULTI-FAMILY DWELLING	$195,330	$3,830	2.00%	$0
E-051-014	256800 0160		FISCHER STUDIO BUILDING	JOBE BRIAN	1519 3RD AVE	DRC 85-170		26,102	683	MULTI-FAMILY DWELLING	$358,575	MULTI-FAMILY DWELLING	$365,746	$7,171	2.00%	$0
E-051-015	256800 0170		FISCHER STUDIO BUILDING	WILKENS NICOLAAS	1519 3RD AVE	DRC 85-170		26,102	720	MULTI-FAMILY DWELLING	$378,000	MULTI-FAMILY DWELLING	$385,560	$7,560	2.00%	$0
E-051-016	256800 0180		FISCHER STUDIO BUILDING	FIRESTONE BRUCE M	1519 3RD AVE	DRC 85-170		26,102	635	MULTI-FAMILY DWELLING	$333,375	MULTI-FAMILY DWELLING	$340,042	$6,667	2.00%	$0
E-051-017	256800 0190		FISCHER STUDIO BUILDING	LENHARDT PIERRE+MARIANE	1519 3RD AVE	DRC 85-170		26,102	1,377	MULTI-FAMILY DWELLING	$826,200	MULTI-FAMILY DWELLING	$842,724	$16,524	2.00%	$0
E-051-018	256800 0200		FISCHER STUDIO BUILDING	JOHNSON ERICA	1519 3RD AVE	DRC 85-170		26,102	382	MULTI-FAMILY DWELLING	$191,000	MULTI-FAMILY DWELLING	$194,820	$3,820	2.00%	$0
E-051-019	256800 0220		FISCHER STUDIO BUILDING	YEAWORTH DAVID V JR+NICOLE	1519 3RD AVE	DRC 85-170		26,102	722	MULTI-FAMILY DWELLING	$379,050	MULTI-FAMILY DWELLING	$386,631	$7,581	2.00%	$0
E-051-020	256800 0230		FISCHER STUDIO BUILDING	BARDETTI MASSIMO+HERVEY KAT	1519 3RD AVE	DRC 85-170		26,102	649	MULTI-FAMILY DWELLING	$340,725	MULTI-FAMILY DWELLING	$347,539	$6,814	2.00%	$0
E-051-021	256800 0240		FISCHER STUDIO BUILDING	RINGEN KNUT+RANDALL JACKY L	1519 3RD AVE	DRC 85-170		26,102	521	MULTI-FAMILY DWELLING	$273,525	MULTI-FAMILY DWELLING	$278,995	$5,470	2.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-051-022	256800 0250		FISCHER STUDIO BUILDING	LUI MAY & WAH	1519 3RD AVE	DRC 85-170		26,102	851	MULTI-FAMILY DWELLING	$468,050	MULTI-FAMILY DWELLING	$477,411	$9,361	2.00%	$0
E-051-023	256800 0270		FISCHER STUDIO BUILDING	HOWSE GARY A	1519 3RD AVE	DRC 85-170		26,102	2,476	MULTI-FAMILY DWELLING	$1,547,500	MULTI-FAMILY DWELLING	$1,578,450	$30,950	2.00%	$0
E-051-024	256800 0280		FISCHER STUDIO BUILDING	RAMSEY DAVID R	1519 3RD AVE	DRC 85-170		26,102	724	MULTI-FAMILY DWELLING	$398,200	MULTI-FAMILY DWELLING	$406,164	$7,964	2.00%	$0
E-051-025	256800 0290		FISCHER STUDIO BUILDING	LONGYEAR MICHAEL J	1519 3RD AVE	DRC 85-170		26,102	629	MULTI-FAMILY DWELLING	$345,950	MULTI-FAMILY DWELLING	$352,869	$6,919	2.00%	$0
E-051-026	256800 0300		FISCHER STUDIO BUILDING	RINGEN KNUT+JACKY L-TTEES	1519 3RD AVE	DRC 85-170		26,102	1,993	MULTI-FAMILY DWELLING	$1,245,625	MULTI-FAMILY DWELLING	$1,270,537	$24,912	2.00%	$0
E-051-027	256800 0310		FISCHER STUDIO BUILDING	MUCKLESTONE ROBERT S	1519 3RD AVE	DRC 85-170		26,102	382	MULTI-FAMILY DWELLING	$200,550	MULTI-FAMILY DWELLING	$204,561	$4,011	2.00%	$0
E-051-028	256800 0330		FISCHER STUDIO BUILDING	MARQUAND ED	1519 3RD AVE	DRC 85-170		26,102	1,248	MULTI-FAMILY DWELLING	$686,400	MULTI-FAMILY DWELLING	$700,128	$13,728	2.00%	$0
E-051-029	256800 0350		FISCHER STUDIO BUILDING	MUCKLESTONE ROBERT S	1519 3RD AVE	DRC 85-170		26,102	2,809	MULTI-FAMILY DWELLING	$1,825,850	MULTI-FAMILY DWELLING	$1,862,367	$36,517	2.00%	$0
E-078	762875 0000		SEABOARD BUILDING CON	DOMINIUM	1500 4TH AVE	DRC 85-170	10,120	100,446	61,309	COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
E-078-001	762875 0010		SEABOARD BUILDING CON	SEATTLE 1500 FOURTH LLC	1500 4TH AVE	DRC 85-170	-	35,475	-	COMMERCIAL SERVICE	$27,816,500	COMMERCIAL SERVICE	$28,372,830	$556,330	2.00%	$0
E-078-002	762875 0020		SEABOARD BUILDING CON	MANORSHARE LLC	1500 4TH AVE	DRC 85-170		35,475	863	COMMERCIAL SERVICE	$474,650	COMMERCIAL SERVICE	$484,143	$9,493	2.00%	$0
E-078-003	762875 0030		SEABOARD BUILDING CON	MACALLISO TERRY L	1500 4TH AVE	DRC 85-170		35,475	1,825	COMMERCIAL SERVICE	$1,003,750	COMMERCIAL SERVICE	$1,023,825	$20,075	2.00%	$0
E-078-004	762875 0040		SEABOARD BUILDING CON	SLUTSKY ELON	1500 4TH AVE	DRC 85-170		35,475	883	COMMERCIAL SERVICE	$485,650	COMMERCIAL SERVICE	$495,363	$9,713	2.00%	$0
E-078-005	762875 0050		SEABOARD BUILDING CON	CATALYST PROPERTIES	1500 4TH AVE	DRC 85-170		35,475	1,832	COMMERCIAL SERVICE	$1,007,600	COMMERCIAL SERVICE	$1,027,752	$20,152	2.00%	$0
E-078-006	762875 0060		SEABOARD BUILDING CON	MAYES CHARLES G+JANETTE A	1500 4TH AVE	DRC 85-170		35,475	1,666	COMMERCIAL SERVICE	$916,300	COMMERCIAL SERVICE	$934,626	$18,326	2.00%	$0
E-078-007	762875 0070		SEABOARD BUILDING CON	SEABOARD 705 LLC	1500 4TH AVE	DRC 85-170		35,475	710	COMMERCIAL SERVICE	$390,500	COMMERCIAL SERVICE	$398,310	$7,810	2.00%	$0
E-078-008	762875 0080		SEABOARD BUILDING CON	ALSEIDI ADNAN	1500 4TH AVE	DRC 85-170		35,475	863	COMMERCIAL SERVICE	$474,650	COMMERCIAL SERVICE	$484,143	$9,493	2.00%	$0
E-078-009	762875 0090		SEABOARD BUILDING CON	SHEVCHENKO CHRISTIAN T	1500 4TH AVE	DRC 85-170		35,475	1,825	COMMERCIAL SERVICE	$1,003,750	COMMERCIAL SERVICE	$1,023,825	$20,075	2.00%	$0
E-078-010	762875 0100		SEABOARD BUILDING CON	TREVENA JOHN+GIN	1500 4TH AVE	DRC 85-170		35,475	883	COMMERCIAL SERVICE	$485,650	COMMERCIAL SERVICE	$495,363	$9,713	2.00%	$0
E-078-011	762875 0110		SEABOARD BUILDING CON	MACKAY WILLIAM R+CAROLYN M	1500 4TH AVE	DRC 85-170		35,475	1,832	COMMERCIAL SERVICE	$1,007,600	COMMERCIAL SERVICE	$1,027,752	$20,152	2.00%	$0
E-078-012	762875 0120		SEABOARD BUILDING CON	BEAMAN KATHRYN LEIGH+MATTHE	1500 4TH AVE	DRC 85-170		35,475	1,666	COMMERCIAL SERVICE	$916,300	COMMERCIAL SERVICE	$934,626	$18,326	2.00%	$0
E-078-013	762875 0130		SEABOARD BUILDING CON	MANORSHARE LLC	1500 4TH AVE	DRC 85-170		35,475	710	COMMERCIAL SERVICE	$390,500	COMMERCIAL SERVICE	$398,310	$7,810	2.00%	$0
E-078-014	762875 0140		SEABOARD BUILDING CON	KALINN PROPERTIES LLC	1500 4TH AVE	DRC 85-170		35,475	863	COMMERCIAL SERVICE	$474,650	COMMERCIAL SERVICE	$484,143	$9,493	2.00%	$0
E-078-015	762875 0150		SEABOARD BUILDING CON	NEUSCHWANGER MARY L	1500 4TH AVE	DRC 85-170		35,475	1,825	COMMERCIAL SERVICE	$1,003,750	COMMERCIAL SERVICE	$1,023,825	$20,075	2.00%	$0
E-078-016	762875 0160		SEABOARD BUILDING CON	RITTER HENRY JOSEPH STEVEN	1500 4TH AVE	DRC 85-170		35,475	821	COMMERCIAL SERVICE	$451,550	COMMERCIAL SERVICE	$460,581	$9,031	2.00%	$0
E-078-017	762875 0170		SEABOARD BUILDING CON	LI AGNES T C REVOCABLE LIVI	1500 4TH AVE	DRC 85-170		35,475	1,812	COMMERCIAL SERVICE	$996,600	COMMERCIAL SERVICE	$1,016,532	$19,932	2.00%	$0
E-078-018	762875 0180		SEABOARD BUILDING CON	CRONE DUANE H+PAMELA J	1500 4TH AVE	DRC 85-170		35,475	1,647	COMMERCIAL SERVICE	$905,850	COMMERCIAL SERVICE	$923,967	$18,117	2.00%	$0
E-078-019	762875 0190		SEABOARD BUILDING CON	MACMASTER MARY HEATHER	1500 4TH AVE	DRC 85-170		35,475	710	COMMERCIAL SERVICE	$390,500	COMMERCIAL SERVICE	$398,310	$7,810	2.00%	$0
E-078-020	762875 0200		SEABOARD BUILDING CON	ALSEIDI ADNAN A	1500 4TH AVE	DRC 85-170		35,475	817	COMMERCIAL SERVICE	$449,350	COMMERCIAL SERVICE	$458,337	$8,987	2.00%	$0
E-078-021	762875 0210		SEABOARD BUILDING CON	YANG LULY+CHRISTIAN SCHERP	1500 4TH AVE	DRC 85-170		35,475	2,644	COMMERCIAL SERVICE	$1,520,300	COMMERCIAL SERVICE	$1,550,706	$30,406	2.00%	$0
E-078-022	762875 0220		SEABOARD BUILDING CON	BAUER JOHN H	1500 4TH AVE	DRC 85-170		35,475	2,535	COMMERCIAL SERVICE	$1,457,625	COMMERCIAL SERVICE	$1,486,777	$29,152	2.00%	$0
E-078-023	762875 0230		SEABOARD BUILDING CON	HAMMOND JOSEPH W+M KATHRYN	1500 4TH AVE	DRC 85-170		35,475	903	COMMERCIAL SERVICE	$496,650	COMMERCIAL SERVICE	$506,583	$9,933	2.00%	$0
E-078-024	762875 0240		SEABOARD BUILDING CON	GRIFFIN MATT	1500 4TH AVE	DRC 85-170		35,475	1,939	COMMERCIAL SERVICE	$1,454,250	COMMERCIAL SERVICE	$1,483,335	$29,085	2.00%	$0
E-078-025	762875 0250		SEABOARD BUILDING CON	ELGIN RONALD A+BONNIE K	1500 4TH AVE	DRC 85-170		35,475	1,991	COMMERCIAL SERVICE	$1,493,250	COMMERCIAL SERVICE	$1,523,115	$29,865	2.00%	$0
E-107	636400 0000		OLIVE 8		737 OLIVE WAY	DOC2 500/300-550	29,160	230,145		COMMERCIAL SERVICE	$0	COMMERCIAL SERVICE	$0	$0	0.00%	$0
E-107-001	636400 0010		OLIVE 8	HOU KEVIN & SIANG HSU	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,342,250	COMMERCIAL SERVICE	$1,355,672	$13,422	1.00%	$0
E-107-002	636400 0020		OLIVE 8	MAN CHRISTINA S	737 OLIVE WAY	DOC2 500/300-550		230,145	696	COMMERCIAL SERVICE	$591,600	COMMERCIAL SERVICE	$597,516	$5,916	1.00%	$0
E-107-003	636400 0030		OLIVE 8	STEWART LAURA LEE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,583	COMMERCIAL SERVICE	$1,345,550	COMMERCIAL SERVICE	$1,359,005	$13,455	1.00%	$0
E-107-004	636400 0040		OLIVE 8	WARREN TOBIN R	737 OLIVE WAY	DOC2 500/300-550		230,145	826	COMMERCIAL SERVICE	$702,100	COMMERCIAL SERVICE	$709,121	$7,021	1.00%	$0
E-107-005	636400 0050		OLIVE 8	BRYANT ARTHUR STEVEN	737 OLIVE WAY	DOC2 500/300-550		230,145	678	COMMERCIAL SERVICE	$576,300	COMMERCIAL SERVICE	$582,063	$5,763	1.00%	$0
E-107-006	636400 0060		OLIVE 8	LOPEZ JOHN+MARY	737 OLIVE WAY	DOC2 500/300-550		230,145	684	COMMERCIAL SERVICE	$581,400	COMMERCIAL SERVICE	$587,214	$5,814	1.00%	$0
E-107-007	636400 0070		OLIVE 8	HSIAO WEN-SHIANG	737 OLIVE WAY	DOC2 500/300-550		230,145	657	COMMERCIAL SERVICE	$558,450	COMMERCIAL SERVICE	$564,034	$5,584	1.00%	$0
E-107-008	636400 0080		OLIVE 8	VANDORN JEANETTE E -TTEE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,342,250	COMMERCIAL SERVICE	$1,355,672	$13,422	1.00%	$0
E-107-009	636400 0090		OLIVE 8	AGUIRRE AIDA REYES	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-010	636400 0100		OLIVE 8	REDDY PODDUTURU+INDIRA	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-011	636400 0110		OLIVE 8	HEAD RICHARD+LOIS J	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-012	636400 0120		OLIVE 8	SAMTANI RAJIV K	737 OLIVE WAY	DOC2 500/300-550		230,145	678	COMMERCIAL SERVICE	$576,300	COMMERCIAL SERVICE	$582,063	$5,763	1.00%	$0
E-107-013	636400 0130		OLIVE 8	MENON AJAY+PREM	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-014	636400 0140		OLIVE 8	HILBERT STEPHEN B	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-015	636400 0150		OLIVE 8	BRASHEARS JAMES H	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-016	636400 0160		OLIVE 8	OH JEFFREY HAN	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-017	636400 0170		OLIVE 8	SEAVER DANIEL M+MICHELE M M	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-018	636400 0180		OLIVE 8	LOBACK HANS C+JULIE Y	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$568,750	COMMERCIAL SERVICE	$574,437	$5,687	1.00%	$0
E-107-019	636400 0190		OLIVE 8	GREEN OASIS LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,342,250	COMMERCIAL SERVICE	$1,355,672	$13,422	1.00%	$0
E-107-020	636400 0200		OLIVE 8	PODOLSKY NANCY J+ANATOLY V	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-021	636400 0210		OLIVE 8	SULUI MARGARET	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-022	636400 0220		OLIVE 8	TIMOSHENKO YEVGENIY	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-023	636400 0230		OLIVE 8	JEVENS THOMAS J+HEATHER	737 OLIVE WAY	DOC2 500/300-550		230,145	678	COMMERCIAL SERVICE	$576,300	COMMERCIAL SERVICE	$582,063	$5,763	1.00%	$0
E-107-024	636400 0240		OLIVE 8	SINGH LUCHO A+EDNA C SINGH	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-025	636400 0250		OLIVE 8	SUDIRMAN NOREEN	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-026	636400 0260		OLIVE 8	BOYD STEFAN M	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-027	636400 0270		OLIVE 8	COLE JEFFREY+ANGELA HSIEH	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-028	636400 0280		OLIVE 8	WILLIAMS LESLIE	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-029	636400 0290		OLIVE 8	HUI MAN LUNG+NG WING+WONG K	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$568,750	COMMERCIAL SERVICE	$574,437	$5,687	1.00%	$0
E-107-030	636400 0300		OLIVE 8	PANDJI FRANK	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,342,250	COMMERCIAL SERVICE	$1,355,672	$13,422	1.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-107-031	636400 0310		OLIVE 8	BRAYTON SQUARE LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-032	636400 0320		OLIVE 8	HSU CHIA-CHUN	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-033	636400 0330		OLIVE 8	HAUCK VICKIE	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-034	636400 0340		OLIVE 8	WILHELM EARL E+CHIEN-CHIU	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-035	636400 0350		OLIVE 8	CHANDOO JUSTIN	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,181,250	COMMERCIAL SERVICE	$1,193,062	$11,812	1.00%	$0
E-107-036	636400 0360		OLIVE 8	LINES MICHAEL C	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-037	636400 0370		OLIVE 8	BOSCH STEPHEN M+ELIZABETH S	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-038	636400 0380		OLIVE 8	BEUTLER ROGER	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-039	636400 0390		OLIVE 8	CLIBBORN ERICA	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-040	636400 0400		OLIVE 8	LUITEN GERALD E	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$568,750	COMMERCIAL SERVICE	$574,437	$5,687	1.00%	$0
E-107-041	636400 0410		OLIVE 8	COMAIR MICHELE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,342,250	COMMERCIAL SERVICE	$1,355,672	$13,422	1.00%	$0
E-107-042	636400 0420		OLIVE 8	LIAO SUNNY	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-043	636400 0430		OLIVE 8	GUSMORINO PAUL A III	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-044	636400 0440		OLIVE 8	ALLENSPACH PETER+NATALIE	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-045	636400 0450		OLIVE 8	HUANG BRIAN W	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-046	636400 0460		OLIVE 8	JOHNSTON ROBERT GRANT SR+JU	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-047	636400 0470		OLIVE 8	CHEN LINDA	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-048	636400 0480		OLIVE 8	WONG CHERIE	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-049	636400 0490		OLIVE 8	FLOWER ALINE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-050	636400 0500		OLIVE 8	MILLER ANDREW	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-051	636400 0510		OLIVE 8	MA BRIAN	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$568,750	COMMERCIAL SERVICE	$574,437	$5,687	1.00%	$0
E-107-052	636400 0520		OLIVE 8	MOTULSKY HARVEY	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,342,250	COMMERCIAL SERVICE	$1,355,672	$13,422	1.00%	$0
E-107-053	636400 0530		OLIVE 8	SANCHEZ GLORIA ADRIANA HERN	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-054	636400 0540		OLIVE 8	WONG FATT HENG+WONG BRANDON	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-055	636400 0550		OLIVE 8	GILSON ALLYN	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-056	636400 0560		OLIVE 8	LI JENNY	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-057	636400 0570		OLIVE 8	COMAIR INVESTMENTS LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-058	636400 0580		OLIVE 8	KARR LAWRENCE R JR	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-059	636400 0590		OLIVE 8	EICHNER JERROLD+MARY HUTCHI	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-060	636400 0600		OLIVE 8	ZHANG ZAOZAO	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-061	636400 0610		OLIVE 8	CHIEN GRACE YIHUI	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-062	636400 0620		OLIVE 8	FLOGEL CHRISTINE HUS	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$568,750	COMMERCIAL SERVICE	$574,437	$5,687	1.00%	$0
E-107-063	636400 0630		OLIVE 8	NO 8 LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,342,250	COMMERCIAL SERVICE	$1,355,672	$13,422	1.00%	$0
E-107-064	636400 0640		OLIVE 8	WILLIAMS JORDAN TYLER	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-065	636400 0650		OLIVE 8	BUCKLEY ALEXANDRA J-TTEE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-066	636400 0660		OLIVE 8	PASCUAL CLYDE R	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-067	636400 0670		OLIVE 8	COLERON JEFFREY+KRUSE RHIAN	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-068	636400 0680		OLIVE 8	PASKIN SORREL R	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-069	636400 0690		OLIVE 8	ANDERSON STEVEN	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-070	636400 0700		OLIVE 8	CHANG CHING SUNG	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-071	636400 0710		OLIVE 8	CHONG BRIAN+XU SHAN	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-072	636400 0720		OLIVE 8	GUCHEE ROBERT C+KELLE D	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-073	636400 0730		OLIVE 8	MCCOWN RAYMOND CRAIG+DEBRA	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$552,500	COMMERCIAL SERVICE	$558,025	$5,525	1.00%	$0
E-107-074	636400 0740		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,380,600	COMMERCIAL SERVICE	$1,394,406	$13,806	1.00%	$0
E-107-075	636400 0750		OLIVE 8	GLICK DAVID	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$626,301	$6,201	1.00%	$0
E-107-076	636400 0760		OLIVE 8	TREDWAY TRENT+ANNISA J	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-077	636400 0770		OLIVE 8	BOSCH STEPHEN+ELIZABETH	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-078	636400 0780		OLIVE 8	WANG YAO	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-079	636400 0790		OLIVE 8	SCHALLER JANE G	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-080	636400 0800		OLIVE 8	HANSEN KEVIN L	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-081	636400 0810		OLIVE 8	BENZATTI DANILO LANDUCCI	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-082	636400 0820		OLIVE 8	HARDEN MICHELLE+CLIFFORD B	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-083	636400 0830		OLIVE 8	STAMP PROPERTIES LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-084	636400 0840		OLIVE 8	KNOSTMAN CHARLES W+JONI L	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$552,500	COMMERCIAL SERVICE	$558,025	$5,525	1.00%	$0
E-107-085	636400 0850		OLIVE 8	MISHRA DEBI	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,380,600	COMMERCIAL SERVICE	$1,394,406	$13,806	1.00%	$0
E-107-086	636400 0860		OLIVE 8	CHEN WEI-CHING	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$620,100	COMMERCIAL SERVICE	$626,301	$6,201	1.00%	$0
E-107-087	636400 0870		OLIVE 8	ROGERS JAY	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-088	636400 0880		OLIVE 8	SILVA YARA+MATTHIESEN LARS	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-089	636400 0890		OLIVE 8	HUANG LISA+BROWN JEFFREY A	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-090	636400 0900		OLIVE 8	COTA TODD+SLOAN MATTHEW	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-091	636400 0910		OLIVE 8	KUO ANGELA	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-092	636400 0920		OLIVE 8	LEUNG CHRISTINE WAI-CHING	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-093	636400 0930		OLIVE 8	MISHRA DEBI+MADHAVI	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-094	636400 0940		OLIVE 8	KEGEL FAMILY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$627,210	$6,210	1.00%	$0
E-107-095	636400 0950		OLIVE 8	DAVY MICHAEL	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-107-096	636400 0960		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,380,600	COMMERCIAL SERVICE	$1,394,406	$13,806	1.00%	$0
E-107-097	636400 0970		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-098	636400 0980		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-099	636400 0990		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-100	636400 1000		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-101	636400 1010		OLIVE 8	OLAND JOHN E+JUDITH W -TTEE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-102	636400 1020		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-103	636400 1030		OLIVE 8	LAM NATALIE Y	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-104	636400 1040		OLIVE 8	POLLOCK RONALD	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-105	636400 1050		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-106	636400 1060		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$568,750	COMMERCIAL SERVICE	$574,437	$5,687	1.00%	$0
E-107-107	636400 1070		OLIVE 8	KEGEL WALLY W+BERNICE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,380,600	COMMERCIAL SERVICE	$1,394,406	$13,806	1.00%	$0
E-107-108	636400 1080		OLIVE 8	BUCHBINDER CARL+JESSICA R	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-109	636400 1090		OLIVE 8	G S MILLIMAN LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-110	636400 1100		OLIVE 8	JORDAN WALDO L+GAYNELLE	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-111	636400 1110		OLIVE 8	WALSH MICHAEL F+GERALYN M	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-112	636400 1120		OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-113	636400 1130		OLIVE 8	KALB JUDY	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-114	636400 1140		OLIVE 8	SHAW GREGORY LAURENCE+THERE	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-115	636400 1150		OLIVE 8	PHELPS DONALD G	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-116	636400 1160		OLIVE 8	BHASIN ANITA+WELLS ALEX	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-117	636400 1170		OLIVE 8	WONG PETER+LEE RUTH	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-118	636400 1180		OLIVE 8	ATER LEGACY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,380,600	COMMERCIAL SERVICE	$1,394,406	$13,806	1.00%	$0
E-107-119	636400 1190		OLIVE 8	DI FURIA DIANE	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-120	636400 1200		OLIVE 8	WANG SIN-YAW+I-WOAN LEE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-121	636400 1210		OLIVE 8	CHITRAKAR RAMYA+KANDARP DIN	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-122	636400 1220		OLIVE 8	YU MARY	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-123	636400 1230		OLIVE 8	SMITH CHARLES+MAGGIE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-124	636400 1240		OLIVE 8	TANG HAN	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-125	636400 1250		OLIVE 8	MERRITT RICHARD R	737 OLIVE WAY	DOC2 500/300-550		230,145	837	COMMERCIAL SERVICE	$711,450	COMMERCIAL SERVICE	$718,564	$7,114	1.00%	$0
E-107-126	636400 1260		OLIVE 8	CAO YAQUN+YUAN LIAO	737 OLIVE WAY	DOC2 500/300-550		230,145	1,096	COMMERCIAL SERVICE	$931,600	COMMERCIAL SERVICE	$940,916	$9,316	1.00%	$0
E-107-127	636400 1270		OLIVE 8	CLINE JAMES H JR	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-128	636400 1280		OLIVE 8	MATISON SASHA+EKATERINA MUS	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-129	636400 1290		OLIVE 8	TRACEY BRIAN J+JOANNE M	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,457,300	COMMERCIAL SERVICE	$1,471,873	$14,573	1.00%	$0
E-107-130	636400 1300		OLIVE 8	YOON HYUN C+MIRA	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-131	636400 1310		OLIVE 8	EICK ROBERT F+JANET C	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-132	636400 1320		OLIVE 8	SCHULTE GARY B+DIANE C TTEE	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-133	636400 1330		OLIVE 8	SUN YUZHUO	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-134	636400 1340		OLIVE 8	ASHLEY JOSEPH	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-135	636400 1350		OLIVE 8	ASHLEY JOSEPH	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-136	636400 1360		OLIVE 8	LIU KELLY D	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-137	636400 1370		OLIVE 8	BUTLER KATE M	737 OLIVE WAY	DOC2 500/300-550		230,145	1,096	COMMERCIAL SERVICE	$931,600	COMMERCIAL SERVICE	$940,916	$9,316	1.00%	$0
E-107-138	636400 1380		OLIVE 8	RICHARDSON PAUL J+BARBARA A	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-139	636400 1390		OLIVE 8	MCNAMARA DAN	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-140	636400 1400		OLIVE 8	MOORE SUSANNE+WILSON C III	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,380,600	COMMERCIAL SERVICE	$1,394,406	$13,806	1.00%	$0
E-107-141	636400 1410		OLIVE 8	STARK ROBERT+IBOLYA	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$654,550	COMMERCIAL SERVICE	$661,095	$6,545	1.00%	$0
E-107-142	636400 1420		OLIVE 8	MIRANDA-STEINER JOSE EMMAMU	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-143	636400 1430		OLIVE 8	LAMOUREUX THOMAS+LAMOUREUX	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-144	636400 1440		OLIVE 8	737 OLIVE WAY #3104 LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-145	636400 1450		OLIVE 8	GRUENKEMEIER JENS	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-146	636400 1460		OLIVE 8	ERWIN CHARLES	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-147	636400 1470		OLIVE 8	JORDAN COLBY	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-148	636400 1480		OLIVE 8	MCKELVEY ALEXANDER D	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-149	636400 1490		OLIVE 8	KITTICHARTPHAYAK AMORN	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$586,500	COMMERCIAL SERVICE	$592,365	$5,865	1.00%	$0
E-107-150	636400 1500		OLIVE 8	KLINKOWSKI STEFAN	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-151	636400 1510		OLIVE 8	DE LA GUERRA LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,457,300	COMMERCIAL SERVICE	$1,471,873	$14,573	1.00%	$0
E-107-152	636400 1520		OLIVE 8	SINGER DEREK	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-153	636400 1530		OLIVE 8	GARTER RUSSELL E	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-154	636400 1540		OLIVE 8	PAI ITA	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-155	636400 1550		OLIVE 8	LIU SIYE+TIAN YE	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-156	636400 1560		OLIVE 8	PESHAWARIA SALIM KARAN+RAHE	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-157	636400 1570		OLIVE 8	STARBARD JOHN F	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-158	636400 1580		OLIVE 8	TAN KY	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-159	636400 1590		OLIVE 8	CHRISTINE DONALD R+BARBARA	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-160	636400 1600		OLIVE 8	STANG TROY	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$627,210	$6,210	1.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-107-161	636400 1610		OLIVE 8	LAM WAI MAN	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-162	636400 1620		OLIVE 8	BASS STEVE+MARGARET	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,457,300	COMMERCIAL SERVICE	$1,471,873	$14,573	1.00%	$0
E-107-163	636400 1630		OLIVE 8	RIFFKIN JAY+COURTNEY BLETHE	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-164	636400 1640		OLIVE 8	AVALONE STEPHEN D+LAURA E	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-165	636400 1650		OLIVE 8	FUENTES JOSE	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-166	636400 1660		OLIVE 8	INOUE KOICHI	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-167	636400 1670		OLIVE 8	REZAEI KASRA ATTARAN+MAHNAZ	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-168	636400 1680		OLIVE 8	WANG & LEE LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-169	636400 1690		OLIVE 8	ZHU XIAOLIN	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-170	636400 1700		OLIVE 8	ONG SING HIN	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-171	636400 1710		OLIVE 8	VANDENBERG BRUCE+JACQUELINE	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$627,210	$6,210	1.00%	$0
E-107-172	636400 1720		OLIVE 8	SHIMIZU AYA+AILY	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$617,500	COMMERCIAL SERVICE	$623,675	$6,175	1.00%	$0
E-107-173	636400 1730		OLIVE 8	HARMON KURT E+YANITY JOSEPH	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,687,400	COMMERCIAL SERVICE	$1,704,274	$16,874	1.00%	$0
E-107-174	636400 1740		OLIVE 8	LAIWALA FAMILY REVOCABLE TR	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-175	636400 1750		OLIVE 8	LEE ALEX	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-176	636400 1760		OLIVE 8	ZHU XIAOLIN	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-177	636400 1770		OLIVE 8	MCELROY JAMES P & KAAREN E	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-178	636400 1780		OLIVE 8	DONCKERS LARRY E+CATHY J	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-179	636400 1790		OLIVE 8	CHEN YEN-WEI+KANAKO J NAGAT	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-180	636400 1800		OLIVE 8	NANDA SUKANTA KUMAR + PANDA	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-181	636400 1810		OLIVE 8	MULLANEY SUSAN E+KAULS SHAR	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-182	636400 1820		OLIVE 8	KIM CHI YONG+FINN JOSEPH FR	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$655,500	COMMERCIAL SERVICE	$662,055	$6,555	1.00%	$0
E-107-183	636400 1830		OLIVE 8	STOCKMAN SHERRI	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$617,500	COMMERCIAL SERVICE	$623,675	$6,175	1.00%	$0
E-107-184	636400 1840		OLIVE 8	WILLIAMS KENNETH+ROBERTA	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,687,400	COMMERCIAL SERVICE	$1,704,274	$16,874	1.00%	$0
E-107-185	636400 1850		OLIVE 8	LIAN ZONGSHENG	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-186	636400 1860		OLIVE 8	MARK CARY A+LESLYE L -TTEES	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-187	636400 1870		OLIVE 8	LAM MING MING	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-188	636400 1880		OLIVE 8	MCELROY KAAREN E+JAMES P	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-189	636400 1890		OLIVE 8	HARRIS GREGORY R+LINDA F	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-190	636400 1900		OLIVE 8	HILDEBRANDT JIM+LU SU PING	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-191	636400 1910		OLIVE 8	MCLANE JAISHREE S+DANIEL P	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-192	636400 1920		OLIVE 8	LIN KATHERINE M	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$982,800	COMMERCIAL SERVICE	$992,628	$9,828	1.00%	$0
E-107-193	636400 1930		OLIVE 8	KHOO ROBERT	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$627,210	$6,210	1.00%	$0
E-107-194	636400 1940		OLIVE 8	KHOO ROBERT	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-195	636400 1950		OLIVE 8	EISENBERG JOEL	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,687,400	COMMERCIAL SERVICE	$1,704,274	$16,874	1.00%	$0
E-107-196	636400 1960		OLIVE 8	ARENDS ESTELLE	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-197	636400 1970		OLIVE 8	KOENEN MARK A	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-198	636400 1980		OLIVE 8	PACIFIC COAST PARTNERS L L	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-199	636400 1990		OLIVE 8	KONG KATHRYN L	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-200	636400 2000		OLIVE 8	STEIN MARK+JUDITH	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-201	636400 2010		OLIVE 8	JONES PATRICK	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-202	636400 2020		OLIVE 8	TOWLER WILLIAM+DAWN AI MARI	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-203	636400 2030		OLIVE 8	KEGEL GARY	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-204	636400 2040		OLIVE 8	NICHOLSON JEFF S+MARY E	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$627,210	$6,210	1.00%	$0
E-107-205	636400 2050		OLIVE 8	ABOU SSAMRA SAMIR	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-206	636400 2060		OLIVE 8	MCCABE APARTMENTS LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	1,534	COMMERCIAL SERVICE	$1,687,400	COMMERCIAL SERVICE	$1,704,274	$16,874	1.00%	$0
E-107-207	636400 2070		OLIVE 8	LEWIS BLAKE S+DANELA	737 OLIVE WAY	DOC2 500/300-550		230,145	689	COMMERCIAL SERVICE	$585,650	COMMERCIAL SERVICE	$591,506	$5,856	1.00%	$0
E-107-208	636400 2080		OLIVE 8	LESHINSKY YAN+GRIGOREVA NIN	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-209	636400 2090		OLIVE 8	FENG XIN	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-210	636400 2100		OLIVE 8	LEE ALBERT+BARBARA WANG	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-211	636400 2110		OLIVE 8	EDMONDS DARYL+TOMMA	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-212	636400 2120		OLIVE 8	GHASSEMI FARHAD	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-213	636400 2130		OLIVE 8	PARK JONG S	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-214	636400 2140		OLIVE 8	SIVARAJAN MURALI	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-215	636400 2150		OLIVE 8	CHEN AMOS S	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$627,210	$6,210	1.00%	$0
E-107-216	636400 2160		OLIVE 8	SCHIANO CRESCENZO	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-217	636400 2170		OLIVE 8	BATHIJA GOPAL P+LATIKA G	737 OLIVE WAY	DOC2 500/300-550		230,145	2,225	COMMERCIAL SERVICE	$2,447,500	COMMERCIAL SERVICE	$2,471,975	$24,475	1.00%	$0
E-107-218	636400 2180		OLIVE 8	WAKAZUNI KENNETH T+MARILYN	737 OLIVE WAY	DOC2 500/300-550		230,145	1,586	COMMERCIAL SERVICE	$1,348,100	COMMERCIAL SERVICE	$1,361,581	$13,481	1.00%	$0
E-107-219	636400 2190		OLIVE 8	MILLER STEPHEN T+LADEEN M	737 OLIVE WAY	DOC2 500/300-550		230,145	823	COMMERCIAL SERVICE	$699,550	COMMERCIAL SERVICE	$706,545	$6,995	1.00%	$0
E-107-220	636400 2200		OLIVE 8	STEELE JENNIFER+HOEKSTRA JO	737 OLIVE WAY	DOC2 500/300-550		230,145	680	COMMERCIAL SERVICE	$578,000	COMMERCIAL SERVICE	$583,780	$5,780	1.00%	$0
E-107-221	636400 2210		OLIVE 8	GOLDMAN JAMES H+CAROLYN A S	737 OLIVE WAY	DOC2 500/300-550		230,145	1,350	COMMERCIAL SERVICE	$1,147,500	COMMERCIAL SERVICE	$1,158,975	$11,475	1.00%	$0
E-107-222	636400 2220		OLIVE 8	CALL DARREN R+SUSAN B	737 OLIVE WAY	DOC2 500/300-550		230,145	808	COMMERCIAL SERVICE	$686,800	COMMERCIAL SERVICE	$693,668	$6,868	1.00%	$0
E-107-223	636400 2230		OLIVE 8	LAZAR RICHARD JOHN JR	737 OLIVE WAY	DOC2 500/300-550		230,145	834	COMMERCIAL SERVICE	$708,900	COMMERCIAL SERVICE	$715,989	$7,089	1.00%	$0
E-107-224	636400 2240		OLIVE 8	PATEL KERIN L	737 OLIVE WAY	DOC2 500/300-550		230,145	1,092	COMMERCIAL SERVICE	$928,200	COMMERCIAL SERVICE	$937,482	$9,282	1.00%	$0
E-107-225	636400 2250		OLIVE 8	JOHNSTONE MURRAY A	737 OLIVE WAY	DOC2 500/300-550		230,145	690	COMMERCIAL SERVICE	$621,000	COMMERCIAL SERVICE	$627,210	$6,210	1.00%	$0

Waterfront Seattle Formation Special Benefit Study

Residential Condominiums with Associated Retail Units

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-107-226	636400 2260		OLIVE 8	TIEN JOHNNY T	737 OLIVE WAY	DOC2 500/300-550		230,145	650	COMMERCIAL SERVICE	$585,000	COMMERCIAL SERVICE	$590,850	$5,850	1.00%	$0
E-107-227	636400 2270		OLIVE 8	CAHILL PATRICK A	737 OLIVE WAY	DOC2 500/300-550		230,145	4,315	COMMERCIAL SERVICE	$6,904,000	COMMERCIAL SERVICE	$6,973,040	$69,040	1.00%	$0
E-107-228	636400 2280		OLIVE 8	LAPIN JAY+LINDA	737 OLIVE WAY	DOC2 500/300-550		230,145	2,224	COMMERCIAL SERVICE	$2,668,800	COMMERCIAL SERVICE	$2,695,488	$26,688	1.00%	$0
E-107-229	636400 2290		OLIVE 8	OLIVE EIGHT REALTY LLC	737 OLIVE WAY	DOC2 500/300-550		230,145	2,317	COMMERCIAL SERVICE	$2,780,400	COMMERCIAL SERVICE	$2,808,204	$27,804	1.00%	$0
										Totals:	**$4,295,511,095**		**$4,353,091,183**	**$57,580,088**		**$0**

Totals

Total Special Benefit	$57,580,088
Cost/Benefit Ratio	0.00%
Total Assessment	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

LID Map Number	King Co. Property Tax ID	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
A-003	766620 2312	EDGEWATER INN LAND - Pier Improvements	DEPT OF NATURAL RESOURCES	2411 ALASKAN WAY	DH1/45	41,124	-	-	Commercial Use	$3,665,000	Commercial Use	$3,726,000	$61,000	1.1753%	$0
A-004	766620 2315	EDGEWATER INN LAND - Pier Improvements	DEPT OF NATURAL RESOURCES	2411 ALASKAN WAY	DH1/45	4,083	-	-	Commercial Use	$612,000	Commercial Use	$616,000	$4,000	0.6536%	$0
A-005	766620 2317	EDGEWATER INN HOTEL	STATE OF WASHINGTON	2411 ALASKAN WAY	DH1/45	94,500	122,309	122,309	Commercial Use	$97,511,000	Commercial Use	$98,493,000	$982,000	1.0071%	$0
A-006	766620 2310	EDGEWATER INN LAND - Pier Improvements	OLESON JULIA	2411 ALASKAN WAY	DH1/45	4,905	-	-	Commercial Use	$736,000	Commercial Use	$741,000	$5,000	0.6793%	$0
A-007	766620 2320	World Trade Center North	PORT OF SEATTLE	2401 ELLIOTT AVE	DH2/75	39,448	251,044	153,177	Commercial Use	$64,919,500	Commercial Use	$65,219,500	$300,000	0.4621%	$0
A-008	678095 0000	PIER 66 UPLANDS CONDOMINIUM		2323 ELLIOTT AVE	DH2/75	42,338	275,982	262,288	Commercial Use	$403,500	Commercial Use	$403,500	$0	0.0000%	$0
A-008-001	678095 0010	PIER 66 UPLANDS CONDOMINIUM	PORT OF SEATTLE	2323 ELLIOTT AVE	DH2/75	-	275,982	262,288	Commercial Use	$5,796,000	Commercial Use	$5,856,000	$60,000	1.0352%	$0
A-008-002	678095 0020	PIER 66 UPLANDS CONDOMINIUM	PORT OF SEATTLE	2323 ELLIOTT AVE	DH2/75	-	275,982	262,288	Commercial Use	$5,795,300	Commercial Use	$5,855,300	$60,000	1.0353%	$0
A-008-003	678095 0030	PIER 66 UPLANDS CONDOMINIUM	PORT OF SEATTLE	2323 ELLIOTT AVE	DH2/75	-	275,982	262,288	Commercial Use	$5,749,300	Commercial Use	$5,809,500	$60,000	1.0436%	$0
A-008-004	678095 0040	PIER 66 UPLANDS CONDOMINIUM	PORT OF SEATTLE	2323 ELLIOTT AVE	DH2/75	-	275,982	262,288	Commercial Use	$5,654,000	Commercial Use	$5,714,000	$60,000	1.0612%	$0
A-008-005	678095 0050	PIER 66 UPLANDS CONDOMINIUM	PORT OF SEATTLE	2323 ELLIOTT AVE	DH2/75	-	275,982	262,288	Commercial Use	$3,488,000	Commercial Use	$3,488,000	$35,000	1.0107%	$0
A-008-006	678095 0060	PIER 66 UPLANDS CONDOMINIUM	2323 ELLIOTT AVENUE LLC	2323 ELLIOTT AVE	DH2/75	-	275,982	262,288	Commercial Use	$13,170,500	Commercial Use	$13,270,500	$100,000	0.7591%	$0
A-008-007	678095 0070	PIER 66 UPLANDS CONDOMINIUM	2323 ELLIOTT AVENUE LLC	2323 ELLIOTT AVE	DH2/75	-	275,982	262,288	Commercial Use	$13,529,500	Commercial Use	$13,629,500	$100,000	0.7391%	$0
A-009	766620 2325	PORT OF SEATTLE BELL HARBOR COMPLEX & CONFERENCE CENTER	PORT OF SEATTLE	2201 ALASKAN WAY	DH1/45	4,900	175,857	175,857	Commercial Use	$41,300,000	Commercial Use	$42,711,000	$1,411,000	3.4165%	$0
A-010	766620 2327	PORT OF SEATTLE PIER 66 & CONFERENCE CENTER - LAND	STATE OF WASHINGTON	2201 ALASKAN WAY	DH1/45	109,780	-	-	Commercial Use	$38,723,000	Commercial Use	$39,033,000	$310,000	0.8006%	$0
A-011	197720 0135	World Trade Center-West	PORT OF SEATTLE	2200 ALASKAN WAY	DH2/85	26,380	87,500	70,000	Commercial Use	$36,189,500	Commercial Use	$36,574,500	$385,000	1.0638%	$0
A-012	197720 0187	World Trade Center-East	LPF WTC EAST LLC	2211 ELLIOTT AVE	DH2/85	45,358	374,405	186,117	Commercial Use	$120,590,000	Commercial Use	$121,811,000	$1,221,000	1.0125%	$0
A-013	197720 0920	BURLINGTON NORTHERN ROW	BNSF	56 LENORA ST	DH2/85	157,870	-	-	Regional Use	$110,159,000	Regional Use	$110,159,000	$0	0.0000%	$0
A-014	766620 2345	SEATTLE MARRIOTT WATERFRONT	MARRIOTT BUSINESS SERVICES	2100 ALASKAN WAY	DH2/85	64,016	254,273	254,273	Commercial Use	$169,986,000	Commercial Use	$175,321,000	$5,335,000	3.1385%	$0
A-015	766620 2340	PORT OF SEATTLE	PORT OF SEATTLE	2000 ALASKAN WAY	DH1/45	1,330	-	-	Commercial Use	$200,000	Commercial Use	$201,000	$1,000	0.5000%	$0
A-016	766620 2342	PORT OF SEATTLE - MARINA	DEPT OF NATURAL RESOURCES	2000 ALASKAN WAY	DH1/45	156,800	-	-	Commercial Use	$11,760,000	Commercial Use	$11,917,000	$157,000	1.3350%	$0
A-018	766620 2363	PIER 62 & 63 PARK	SEATTLE CITY OF DPR	1915 ALASKAN WAY	DH1/45	46,500	-	-	Open Space/Recreation	$6,510,000	Open Space/Recreation	$6,510,000	$0	0.0000%	$0
A-019A	766620 2360	PIER 62 & 63 PARK	SEATTLE CITY OF DPR	1901 ALASKAN WAY	DH1/45	538	-	-	Open Space/Recreation	$81,000	Open Space/Recreation	$81,000	$0	0.0000%	$0
A-019B	766620 2365	PIERS 60 & 61 AQUARIUM & PARK	SEATTLE CITY OF DPR	1515 ALASKAN WAY	DH1/45	538	247	247	Commercial Use	$81,000	Commercial Use	$82,000	$1,000	1.2346%	$0
A-020A	766620 2381	HARBORSCAPE PROFESSIONAL BUILDING	City of Seattle of SDOT	1528 ALASKAN WAY	DH2/55	3,598	6,460	6,460	Commerical Use	$3,269,000	Commercial Use	$3,269,000	$0	0.0000%	$0
A-020B	766620 2362	PIER 62 & 63 PARK	SEATTLE CITY OF DPR	1539 ALASKAN WAY	DH1/45	39,040	-	-	Open Space/Recreation	$5,075,000	Open Space/Recreation	$5,075,000	$0	0.0000%	$0
A-021	766620 2380	PARKING	City of Seattle of SDOT	1500 ALASKAN WAY	DH2/55	13,249	-	-	Commercial Use	$9,274,000	Commercial Use	$9,274,000	$0	0.0000%	$0
A-022	766620 2367	SEATTLE AQUARIUM	SEATTLE CITY OF DPR	1483 ALASKAN WAY	DH1/45	106,750	12,023	12,023	Commercial Use	$7,046,000	Commercial Use	$7,259,000	$213,000	3.0230%	$0
A-023	766620 2368	SEATTLE AQUARIUM	SEATTLE CITY OF DPR	1501 ALASKAN WAY	DH1/45	36,800	16,080	16,080	Commercial Use	$3,938,000	Commercial Use	$4,012,000	$74,000	1.8791%	$0
A-024	766620 2422	PIER 59 SEATTLE AQUARIUM	DEPT OF NATURAL RESOURCES	1421 ALASKAN WAY	DH1/45	63,475	-	-	Commercial Use	$8,506,000	Commercial Use	$8,633,000	$127,000	1.4931%	$0
A-025	766620 2420	PIER 59 SEATTLE AQUARIUM	SEATTLE CITY OF DPR	1421 ALASKAN WAY	DH1/45	4,300	53,365	53,365	Commercial Use	$645,000	Commercial Use	$654,000	$9,000	1.3953%	$0
A-026	766620 2427	WATERFRONT PARK	SEATTLE CITY OF DPR	1421 ALASKAN WAY	DH1/45	64,125	-	-	Open Space/Recreation	$3,847,000	Open Space/Recreation	$3,847,000	$0	0.0000%	$0
A-027	766620 2430	WATERFRONT PARK	SEATTLE CITY OF DPR	1421 ALASKAN WAY	DH1/45	90,927	-	-	Open Space/Recreation	$4,175,000	Open Space/Recreation	$4,175,000	$0	0.0000%	$0
A-028	766620 2431	DNR LEASE #22-003710 (66% OF INCOME VALUE OF 2435 - PIER 57 BAY PAVILION	DEPT OF NATURAL RESOURCES		DH1/45	89,100	-	-	Commercial Use	$28,042,000	Commercial Use	$28,752,000	$710,000	2.5319%	$0
A-029	766620 2434	DNR LEASE 51-88238 - (New Lease Assoc w/Pier 57 Great Wheel)	STATE OF WASHINGTON - DNR		DH1/45	1,160	-	-	Commercial Use	$58,000	Commercial Use	$60,000	$2,000	3.4483%	$0
A-030	766620 2435	PIER 57 BAY PAVILION	PIER 57 CORP	1301 ALASKAN WAY	DH1/45	21,726	43,728	43,728	Commercial Use	$4,928,000	Commercial Use	$5,246,000	$318,000	6.4529%	$0
A-031	766620 2440	PUBLIC STORAGE	PUBLIC STORAGE	1334 ALASKAN WAY	DMC-170	18,001	95,330	58,309	Commercial Use	$19,202,000	Commercial Use	$19,773,000	$571,000	2.9736%	$0
A-032	766620 2445	SEATTLE STEAM CORP	BIF II DISTRICT ENERGY HOLD	1319 WESTERN AVE	DMC-170	18,003	23,520	23,520	Open Space/Public Utility	$16,202,500	Open Space/Public Utility	$16,202,500	$0	0.0000%	$0
A-033	766620 2450	CYRENE	MLR 55 LLC C/O ASSET MNGMT	50 UNIVERSITY ST	DMC-170	13,423	200,132	124,850	Multi-Family/Commercial	$98,176,000	Multi-Family/Commercial	$101,099,000	$2,923,000	2.9773%	$0
A-034	766620 2451	OLD RAILROAD RIGHT-OF-WAY	MLR 55 LLC C/O ASSET MNGMT	50 UNIVERSITY ST	DMC-170	1,920	-	-	Commercial Use	$96,000	Commercial Use	$96,000	$0	0.0000%	$0
A-035	766620 2477	53 University	UNIVERSITY & WESTERN LLC	51 UNIVERSITY ST	DMC-170	17,992	113,413	97,822	Commercial Use	$43,512,000	Commercial Use	$44,730,000	$1,218,000	2.7991%	$0
A-036	766620 2482	1201 WESTERN BUILDING	MSI 1201 LLC	1201 WESTERN AVE	DMC-170	16,080	122,836	96,637	Commercial Use	$37,818,000	Commercial Use	$38,677,000	$1,059,000	2.8003%	$0
A-037	766620 2481	NORTHERN PACIFIC RAILROAD - RAILROAD RIGHT-OF-WAY	MSI 1201 LLC	1210 ALASKAN WAY	DMC-170	1,920	-	-	Commercial Use	$96,000	Commercial Use	$96,000	$0	0.0000%	$0
A-038	766620 2485	PIER 55 & 56 LLC	PIERS 55 & 56 LLC	1101 ALASKAN WAY	DH1/45	76,775	54,348	54,348	Commercial Use	$24,420,000	Commercial Use	$25,212,000	$792,000	3.2431%	$0
A-039	766620 2487	PIER 55/56 DNR LEASE #22-075186 - DNR owns shell, tenant owns rest of bldg from	PIERS 55 & 56 LLC	1201 ALASKAN WAY	DH1/45	107,692	37,464	22,681	Commercial Use	$16,998,000	Commercial Use	$17,456,000	$458,000	2.6944%	$0
A-040	766620 2495	PIER 54 IVARS ACRES OF CLAMS	IVAR S	1101 ALASKAN WAY	DH1/45	51,750	62,900	41,900	Commercial Use	$25,925,000	Commercial Use	$26,814,000	$889,000	3.4291%	$0
A-041	766620 2497	Waterlot Portion/Back Part of Building Leased to Ivars	IVAR S	1103 ALASKAN WAY	DH1/45	74,250	24,500	24,500	Commercial Use	$12,522,000	Commercial Use	$12,931,000	$409,000	3.2663%	$0
A-042	766620 2505	SURFACE PARKING LOT (VACANT LAND)	WOLDSON MYRTLE ESTATE OF	1100 ALASKAN WAY	DMC-170	35,233	-	-	Commercial Use	$35,233,000	Commercial Use	$36,466,000	$1,233,000	3.4996%	$0
A-044	766620 2500	FIRE STATION	SEATTLE CITY OF FAS	925 ALASKAN WAY	DH1/45	36,540	5,868	5,868	Commercial Use	$5,501,000	Commercial Use	$5,501,000	$0	0.0000%	$0
A-045	766620 2501	FIRE STATION WATERLOT	SEATTLE CITY OF FAS	929 ALASKAN WAY	DH1/45	45,250	-	-	Commercial Use	$2,263,000	Commercial Use	$2,353,000	$90,000	3.9770%	$0
A-046	766620 2525	MARITIME BUILDING	BCSP MARITIME BUILDING	911 WESTERN AVE	DMC-170	35,958	242,274	210,675	Commercial Use	$64,671,000	Commercial Use	$65,782,000	$1,111,000	1.7179%	$0
A-047	766620 2545	COMMUTER CENTER BUILDING	COMMUTER CENTER LLC	65 MARION ST	DMC-170	26,907	32,160	24,000	Commercial Redevelopment	$24,279,500	Commercial Redevelopment	$24,983,500	$704,000	2.8986%	$0
A-048	766620 2560	SURFACE PAVEMENT PARKING LOT (VACANT LOT)	COMMUTER CENTER LLC	801 WESTERN AVE	DMC-170	5,050	-	-	Commercial Redevelopment	$3,535,000	Commercial Redevelopment	$3,638,000	$103,000	2.9137%	$0
A-049	766620 2561	VACANT LAND (see ml 2555 & 2560)	COMMUTER CENTER LLC	800 ALASKAN WAY S	DMC-170	574	-	-	Commercial Redevelopment	$402,000	Commercial Redevelopment	$414,000	$12,000	2.9851%	$0
A-050	766620 2620	WASHINGTON STATE FERRY TERMINAL	WASHINGTON STATE FERRIES	801 ALASKAN WAY	DH1/45	156,752	14,400	14,400	Commercial Use	$28,493,000	Commercial Use	$28,728,000	$235,000	0.8248%	$0
A-051	766620 2625	WASHINGTON STATE FERRY TERMINAL	DEPT OF NATURAL RESOURCES	801 ALASKAN WAY	DH1/45	232,175	-	-	Commercial Use	$23,218,000	Commercial Use	$23,566,000	$348,000	1.4988%	$0
A-052	766620 2565	POLSON BUILDING	POLSON HOLDINGS LLC	623 WESTERN AVE	PSM 100/100-130	18,000	112,560	98,088	Commercial Use	$28,599,500	Commercial Use	$29,385,500	$786,000	2.7483%	$0
A-053	766620 2566	RAILROAD RIGHT-OF-WAY (VACANT LAND)	L & B PROPERTY INVESTMENTS	700 ALASKAN WAY S	PSM 100/100-130	840	-	-	Regional Use	$252,000	Regional Use	$260,000	$8,000	3.1746%	$0
A-054	766620 2570	WESTERN BUILDING - 619 WESTERN	L & B PROPERTY INVESTMENTS	619 WESTERN AVE	PSM 100/100-130	15,000	86,229	73,619	Commercial Use	$24,943,000	Commercial Use	$25,627,000	$686,000	2.7503%	$0
A-055	766620 2575	SURFACE PAVEMENT PARKING LOT - DIAMOND PARKING LOT - (VACANT LOT)	OSIB SEATTLE PIONEER SQUARE	60 YESLER WAY	PSM 100/100-130	8,849	-	-	Commercial Use	$4,133,000	Commercial Use	$4,644,000	$131,000	2.9027%	$0
A-056	766620 2612	VACANT LEASEHOLD 1303/PIER 52	STATE OF WASHINGTON DOT	801 ALASKAN WAY S	DH1/45	51,810	-	-	Commercial Use	$2,591,000	Commercial Use	$2,668,000	$77,000	2.9718%	$0
B-086	065400 0026	Elliott Bay Plaza - I	2400 ELLIOTT LLC	2400 ELLIOTT AVE	DMR/C 95/75	28,773	148,236	68,457	Multi-Family/Commercial	$63,774,000	Multi-Family/Commercial	$63,908,000	$134,000	0.2101%	$0
B-087	065300 0056	Berkshire on Elliott	2400 ELLIOTT LLC	2415 WESTERN AVE	DMR/C 95/75	26,549	177,415	85,251	Multi-Family/Commercial	$62,035,000	Multi-Family/Commercial	$62,167,000	$132,000	0.2128%	$0
B-100	065300 0095	ILIUM BUILDING (87 WALL ST)	DENNY REGRADE ASSOCIATES	87 WALL ST	DMR/C 95/75	7,200	14,130	14,130	Multi-Family/Commercial Redevelopment	$6,480,000	Multi-Family/Commercial Redevelopment	$6,490,000	$10,000	0.1543%	$0
B-101	065300 0100	THE ACE HOTEL & RETAIL:CYCLOPS/RUDYS	GLASER ONE LLC	2423 1ST AVE	DMR/C 95/65	6,660	18,055	16,105	Multi-Family/Commercial	$9,158,000	Multi-Family/Commercial	$9,172,000	$14,000	0.1529%	$0
B-102	070000 0000	BELLTOWN VIEW		2407 1ST AVE	DMR/C 95/65	13,320	1,161,974	1,161,974	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
B-102-001	070000 0010	BELLTOWN VIEW	LOW INCOME HOUSING INSTITUT	2407 1ST AVE	DMR/C 95/65	-	71,554	71,554	Multi-Family/Commercial	$574,000	Multi-Family/Commercial	$575,000	$1,000	0.1742%	$0
B-102-002	070000 0020	BELLTOWN VIEW	LOW INCOME HOUSING INSTITUT	2407 1ST AVE	DMR/C 95/65	-	569,694	569,694	Multi-Family/Commercial	$4,571,000	Multi-Family/Commercial	$4,582,000	$11,000	0.2406%	$0
B-102-003	070000 0030	BELLTOWN VIEW	LOW INCOME HOUSING INSTITUT	2407 1ST AVE	DMR/C 95/65	-	70,837	70,837	Multi-Family/Commercial	$568,000	Multi-Family/Commercial	$569,000	$1,000	0.1761%	$0
B-102-004	070000 0040	BELLTOWN VIEW	LOW INCOME HOUSING INSTITUT	2407 1ST AVE	DMR/C 95/65	-	146,443	146,443	Multi-Family/Commercial	$1,175,000	Multi-Family/Commercial	$1,178,000	$3,000	0.2553%	$0
B-102-005	070000 0050	BELLTOWN VIEW LLC	LIH BELLTOWN VIEW LLC	2407 1ST AVE	DMR/C 95/65	-	303,446	303,446	Multi-Family/Commercial	$2,435,000	Multi-Family/Commercial	$2,441,000	$6,000	0.2464%	$0
B-103	065300 0120	HULL BUILDING (HISTORICAL LANDMARK BUILDING ORD. #108518 7/17/1979)	HULL BUILDING LLC	2405 1ST AVE	DMR/C 95/65	6,660	16,800	16,800	Multi-Family/Commercial Redevelopment	$4,662,000	Multi-Family/Commercial Redevelopment	$4,681,000	$19,000	0.4076%	$0
B-105	065600 0195	WINDERMERE REAL ESTATE	WALL STREET ASSOC LLC	2420 2ND AVE	DMR/C 95/65	6,480	6,480	6,480	Multi-Family/Commercial Redevelopment	$7,128,000	Multi-Family/Commercial Redevelopment	$7,163,000	$35,000	0.4910%	$0
B-106	065600 0190	WINDERMERE MORTGAGE SERVICES	SBL INVESTMENT LLC	2412 2ND AVE	DMR/C 95/65	6,480	5,520	5,520	Multi-Family/Commercial Redevelopment	$7,128,000	Multi-Family/Commercial Redevelopment	$7,163,000	$35,000	0.4910%	$0
B-107	065600 0180	LEXINGTON CONCORD APTS	YOUNG WOMENS CHRISTIAN ASSN	2408 2ND AVE	DMR/C 95/65	12,960	33,440	27,879	Multi-Family/Commercial Development	$14,256,000	Multi-Family/Commercial Development	$14,326,000	$70,000	0.4910%	$0
B-108	065400 0505	Arthaus	55 BATTERY LLC	2334 ELLIOTT AVE	DMR/C 95/75	21,240	155,643	89,439	Multi-Family/Commercial	$64,097,000	Multi-Family/Commercial	$64,332,000	$235,000	0.3666%	$0
B-109	065400 0185	2300 Elliott	EQR-BE TAX DEPARTMENT	2300 ELLIOTT AVE	DMR/C 95/75	21,600	112,676	68,204	Multi-Family/Commercial	$36,829,000	Multi-Family/Commercial	$37,010,000	$181,000	0.4915%	$0
B-110	065400 0515	FORMER MARS HILL CHURCH	PTI WESTERN 2012 LLC	2333 WESTERN AVE	DMR/C 95/75	14,400	14,900	14,900	Multi-Family/Commercial Redevelopment	$10,080,000	Multi-Family/Commercial Redevelopment	$10,135,000	$55,000	0.5456%	$0
B-111	065400 0525	SURFACE PARKING LOT (VACANT LAND)	SUNRISE INVESTMENT COMPANY	WESTERN AVE	DMR/C 95/75	7,200	-	-	Multi-Family/Commercial Redevelopment	$5,040,000	Multi-Family/Commercial Redevelopment	$5,070,000	$30,000	0.5952%	$0
B-112	065400 0530	COMPTON BUILDING	SUNRISE INVESTMENT COMPANY	2315 WESTERN AVE	DMR/C 95/75	7,200	28,800	28,800	Multi-Family/Commercial Redevelopment	$5,040,000	Multi-Family/Commercial Redevelopment	$5,063,000	$23,000	0.4560%	$0
B-114	065400 0230	PARKING LOT	SEATTLE CITY OF SCL	2330 WESTERN AVE	DMR/C 95/75	7,200	-	-	Multi-Family/Commercial Redevelopment	$5,040,000	Multi-Family/Commercial Redevelopment	$5,065,000	$25,000	0.4960%	$0
B-116	065400 0280	OREGON APTS	OREGON APTS	2301 1ST AVE	DMR/C 95/65	18,480	56,776	33,545	Multi-Family/Commercial Redevelopment	$14,322,000	Multi-Family/Commercial Redevelopment	$14,322,000	$0	0.0000%	$0
B-117	065500 0043	CATHOLIC SEAMANS CLUB	ABADAN HOLDINGS LLC	2330 1ST AVE	DMR/C 95/65	5,169	12,400	9,920	Multi-Family/Commercial Redevelopment	$3,677,000	Multi-Family/Commercial Redevelopment	$3,893,000	$16,000	0.4127%	$0
B-119	065500 0030	BARNES BUILDING (HISTORIC LANDMARK BUILDING ORD. #107754 10/23/1978)	BARNES BROOKE A	2320 1ST AVE	DMR/C 95/65	4,440	13,916	10,568	Multi-Family/Commercial Redevelopment	$3,552,000	Multi-Family/Commercial Redevelopment	$3,567,000	$15,000	0.4223%	$0
B-120	065500 0010	SURFACE PARKING LOT (VACANT LAND)	SMITH FAMILY TRUST	2310 1ST AVE	DMR/C 95/65	13,320	-	-	Multi-Family/Commercial Redevelopment	$7,992,000	Multi-Family/Commercial Redevelopment	$8,022,000	$30,000	0.3754%	$0
B-121	065500 0005	Endless Knot/Dorothy Day House	WOMEN S WESTLAKE LIMITED	2300 1ST AVE	DMR/C 95/65	4,660	23,015	23,015	Multi-Family/Commercial Redevelopment	$4,995,000	Multi-Family/Commercial Redevelopment	$4,995,000	$0	0.0000%	$0
B-122	065500 0075	RAINIA GARDENS (transitional womens housing)	ARCHDIOCESAN HOUSING AUTH	2301 2ND AVE	DMR/C 95/65	6,360	39,910	33,550	Multi-Family/Commercial Use	$13,040,000	Multi-Family/Commercial Use	$13,040,000	$0	0.0000%	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area / SF	Gross Building Area / SF	Net Building Area / SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-123	065500 0070		WASABI BISTRO	NO BOUNDARIES LTD	2311 2ND AVE	DMR/C 95/65	12,960	9,120	9,120	Multi-Family/Commercial Redevelopment	$10,368,000	Multi-Family/Commercial Redevelopment	$10,408,000	$40,000	0.3858%	$0
B-124	065500 0055		RETAIL STORES	NO BOUNDARIES LTD	2319 2ND AVE	DMR/C 95/65	6,480	14,938	14,938	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,204,000	$20,000	0.3858%	$0
B-125	065500 0030		CITY HOSTEL SEATTLE (FMR WILLIAM TELL APTS)	WILLIAM TELL INVESTORS LLC	2327 2ND AVE	DMR/C 95/65	6,480	17,040	13,000	Multi-Family/Commercial Use	$14,789,000	Multi-Family/Commercial Use	$14,841,000	$52,000	0.3516%	$0
B-126	065500 0045		RETAIL/RESTAURANT	2331 LLC	2331 2ND AVE	DMR/C 95/65	6,480	5,900	5,900	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,204,000	$20,000	0.3858%	$0
B-127	065600 0250		MARRAKASH / MADRO RESTAURANT/BAR	IP & GILMAN LLC	2330 2ND AVE	DMR/C 95/65	6,480	6,480	6,480	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,194,000	$10,000	0.1929%	$0
B-128	065600 0235		OFFICE/RETAIL BUILDING	2320 SECOND LLC	2322 2ND AVE	DMR/C 95/65	6,345	19,020	12,680	Multi-Family/Commercial Redevelopment	$5,076,000	Multi-Family/Commercial Redevelopment	$5,086,000	$10,000	0.1970%	$0
B-129	065600 0230		ART GALLERY	BUTLER JANET I	2312 2ND AVE	DMR/C 95/65	6,615	9,030	6,480	Multi-Family/Commercial Redevelopment	$5,292,000	Multi-Family/Commercial Redevelopment	$5,302,000	$10,000	0.1890%	$0
B-130	065600 0220		206 Bell	206 BELL LLC	2304 2ND AVE	DMR/C 95/65	12,720	116,049	82,838	Multi-Family/Commercial	$58,813,000	Multi-Family/Commercial	$58,961,000	$148,000	0.2482%	$0
B-131	197720 0165		OFFICE BUILDING/ APT & LIVE/WORK UNIT	MOUNTAINBLUE LLC	55 BELL ST	DMR/C 95/75	11,295	8,520	7,474	Multi-Family/Commercial Redevelopment	$7,340,500	Multi-Family/Commercial Redevelopment	$7,391,500	$51,000	0.6948%	$0
B-132	197720 0185		ELLIOTT POINTE APTS	ELLIOTT POINTE LLC	2226 ELLIOTT AVE	DMR/C 95/75	17,988	97,517	55,251	Multi-Family/Commercial	$25,416,000	Multi-Family/Commercial	$25,597,000	$181,000	0.7121%	$0
B-134	197720 0245		ELLIOTT COURT	ALLEGRA PROPERTIES	2305 WESTERN AVE	DMR/C 95/75	14,000	82,065	47,265	Multi-Family/Commercial	$26,168,000	Multi-Family/Commercial	$26,558,000	$445,000	1.7045%	$0
B-135	197720 0565		PARKING LOT	PHILLIPS KENNETH M SR		DMR/C 95/75	14,400	-	-	Multi-Family/Commercial Redevelopment	$10,080,000	Multi-Family/Commercial Redevelopment	$10,160,000	$80,000	0.7937%	$0
B-136	197720 0580		SURFACE PARKING LOT	NHM PROPERTIES		DMR/C 95/75	7,200	-	-	Multi-Family/Commercial Redevelopment	$5,040,000	Multi-Family/Commercial Redevelopment	$5,080,000	$40,000	0.7937%	$0
B-137	197720 0600		FOUNDATION NIGHTCLUB / OFFICE BUILDING	ALLEGRA PROPERTIES	2224 WESTERN AVE	DMR/C 95/75	7,200	14,400	14,400	Multi-Family/Commercial Redevelopment	$5,040,000	Multi-Family/Commercial Redevelopment	$5,080,000	$40,000	0.7937%	$0
B-138	197720 0605		UNION STABLES BUILDING	2200 WESTERN AVENUE LLC	2200 WESTERN AVE	DMR/C 95/75	14,400	68,400	68,400	Commercial Use	$24,921,500	Commercial Use	$25,221,500	$300,000	1.2038%	$0
B-139	197720 0570		VOLTA	CONNELL VOLTA LLC	2233 1ST AVE	DMR/C 95/65	6,660	54,550	30,213	Multi-Family/Commercial	$20,823,000	Multi-Family/Commercial	$10,951,000	$128,000	0.6147%	$0
B-140	024630 0000		APEX HOTEL CONDOMINIUM		2225 1ST AVE	DMR/C 95/65	6,661	30,700	24,040	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
B-140-001	024630 0010		APEX HOTEL CONDOMINIUM	BELLTOWN COLLECTIVE LLC	2225 1ST AVE	DMR/C 95/65	-	19,980	13,320	Multi-Family/Commercial	$3,761,000	Multi-Family/Commercial	$3,784,000	$23,000	0.6113%	$0
B-140-002	024630 0020		APEX HOTEL CONDOMINIUM	APEX BELLTOWN CO-OP	2225 1ST AVE	DMR/C 95/65	-	10,720	10,131	Multi-Family/Commercial	$2,625,000	Multi-Family/Commercial	$2,641,000	$16,000	0.6093%	$0
B-141	197720 0590		BELL TOWER APARTMENTS (SHA)	SEATTLE HOUSING AUTHORITY	2215 1ST AVE	DMR/C 95/65	13,320	95,700	68,400	Multi-Family/Commercial	$30,449,000	Multi-Family/Commercial	$30,449,000	$0	0.0000%	$0
B-142	197720 0610		HOTEL SCARGO	PLYMOUTH HOUSING GROUP	2207 1ST AVE	DMR/C 95/65	6,660	29,340	29,340	Multi-Family/Commercial	$8,285,000	Multi-Family/Commercial	$8,285,000	$0	0.0000%	$0
B-143	197720 0615		LEWISTON HOTEL	LEWISTON HOTEL LMTD PRTNRSH	2201 1ST AVE	DMR/C 95/65	6,660	27,140	27,140	Multi-Family/Commercial	$8,297,000	Multi-Family/Commercial	$8,297,000	$0	0.0000%	$0
B-144	197720 0505		THE NATASHA	2134 WESTERN LLC	2134 WESTERN AVE	DMR/C 95/75	21,600	180,805	114,593	Multi-Family/Commercial Redevelopment	$17,280,000	Multi-Family/Commercial Redevelopment	$17,526,000	$246,000	1.4236%	$0
B-145	197720 0540		ELLIOTT BAY BICYCLES	2114 WESTERN AVENUE LLC	2114 WESTERN AVE	DMR/C 95/75	7,200	14,400	14,400	Multi-Family/Commercial Redevelopment	$5,760,000	Multi-Family/Commercial Redevelopment	$5,860,000	$100,000	1.7361%	$0
B-146	197720 0545		EVANS & CLARK	JOHN BRIAN LOSH-WESTERN AVE	2110 WESTERN AVE	DMR/C 95/75	4,800	9,600	9,400	Multi-Family/Commercial Redevelopment	$3,840,000	Multi-Family/Commercial Redevelopment	$3,899,000	$59,000	1.5365%	$0
B-147	197720 0546		VENTANA APTS	WESTERN & LENORA	2100 WESTERN AVE	DMR/C 95/75	6,880	68,628	45,147	Multi-Family/Commercial	$24,610,000	Multi-Family/Commercial	$25,032,000	$422,000	1.7148%	$0
B-148	197720 0547		Assoc Land (see Minor 0546)	WESTERN & LENORA	86 LENORA ST	DMR/C 95/75	2,720	-	-	Multi-Family/Commercial	$1,904,000	Multi-Family/Commercial	$1,924,000	$20,000	1.0504%	$0
B-149	295370 0000		GURY/SCHILLSTAD CONDOMINIUM		2101 1ST AVE	DMR/C 95/65	13,335	44,104	39,808	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
B-149-001	295370 0010		GURY/SCHILLSTAD CONDOMINIUM	MOSCATEL FAMILY LLC	2105 1ST AVE	DMR/C 95/65	-	11,434	11,434	Multi-Family/Commercial	$4,068,000	Multi-Family/Commercial	$4,154,000	$65,000	1.5974%	$0
B-149-002	295370 0020		GURY/SCHILLSTAD CONDOMINIUM	M&M COMPANY	2101 1ST AVE	DMR/C 95/65	-	11,160	11,160	Multi-Family/Commercial	$3,289,000	Multi-Family/Commercial	$3,344,000	$55,000	1.6721%	$0
B-149-003	295370 0030		GURY/SCHILLSTAD CONDOMINIUM	MEZISTRANO LEON B+SYLVIA	2101 1ST AVE	DMR/C 95/65	-	21,460	17,164	Multi-Family/Commercial	$5,790,000	Multi-Family/Commercial	$5,884,000	$94,000	1.6235%	$0
B-150	197720 0535		MUD BAY	MOSCATEL FAMILY LLC	2113 1ST AVE	DMR/C 95/65	6,660	7,560	7,560	Multi-Family/Commercial Redevelopment	$5,328,000	Multi-Family/Commercial Redevelopment	$5,397,000	$69,000	1.2950%	$0
B-151	197720 0530		RETAIL	MOSCATEL FAMILY LLC	2121 1ST AVE	DMR/C 95/65	6,660	12,000	6,000	Multi-Family/Commercial Redevelopment	$5,328,000	Multi-Family/Commercial Redevelopment	$5,397,000	$69,000	1.2950%	$0
B-153	197720 0625		WHITE & HITCHCOCK BUILDING/LOCAL 360 RESTAURANT	BELL FIRST LLC	2218 1ST AVE	DMR/C 95/65	13,320	22,710	22,080	Multi-Family/Commercial Redevelopment	$10,656,000	Multi-Family/Commercial Redevelopment	$10,706,000	$50,000	0.4692%	$0
B-154	197720 0646		Restaurant Night Club - TIA LOU	ENTERPRISE 2218 LLC	2218 1ST AVE	DMR/C 95/65	6,600	8,515	8,515	Multi-Family/Commercial Redevelopment	$5,280,000	Multi-Family/Commercial Redevelopment	$5,305,000	$25,000	0.4735%	$0
B-155	197720 0660		HOTEL STRAND-AMBER RESTAURANT	2212 FIRST AVENUE LLC	2212 1ST AVE	DMR/C 95/65	6,660	19,980	18,660	Multi-Family/Commercial	$6,790,000	Multi-Family/Commercial	$6,790,000	$0	0.0000%	$0
B-156	197720 0665		PARKING LOT	KAPLAN FP LLC	2210 1ST AVE	DMR/C 95/65	6,660	-	-	Multi-Family/Commercial Redevelopment	$5,328,000	Multi-Family/Commercial Redevelopment	$5,360,000	$32,000	0.6006%	$0
B-157	065600 0245		RETAIL/OFFICE BUILDING	F L REAL ESTATE	2324 2ND AVE	DMR/C 95/65	6,480	9,778	9,778	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,209,000	$25,000	0.4823%	$0
B-158	197720 0681		DONALD HOTEL & RETAIL	DONALD HOTEL LLC	2204 1ST AVE	DMR/C 95/65	6,660	9,990	8,330	Multi-Family/Commercial Redevelopment	$5,328,000	Multi-Family/Commercial Redevelopment	$5,368,000	$40,000	0.7508%	$0
B-159	197720 0631		MARKET/SPA	METROPOLITAN MGMT CO	123 BELL ST	DMR/C 95/65	2,520	6,000	4,800	Multi-Family/Commercial Redevelopment	$2,016,000	Multi-Family/Commercial Redevelopment	$2,026,000	$10,000	0.4960%	$0
B-160	197720 0630		BELL STREET BUILDING	BELL SECOND LLC	115 BELL ST	DMR/C 95/65	10,440	13,717	13,717	Multi-Family/Commercial Redevelopment	$8,352,000	Multi-Family/Commercial Redevelopment	$8,392,000	$40,000	0.4789%	$0
B-161	197720 0650		CONCEPT ONE APTS	CONCEPT ONE APARTMENTS LLC	2219 2ND AVE	DMR/C 95/65	12,720	80,771	54,262	Multi-Family/Commercial	$25,282,000	Multi-Family/Commercial	$25,402,000	$120,000	0.4746%	$0
B-162	197720 0670		PINTXO Spanish Restaurant	168 INVESTMENT PROJECTS LLC	2209 2ND AVE	DMR/C 95/65	4,536	3,960	3,960	Multi-Family/Commercial Redevelopment	$3,629,000	Multi-Family/Commercial Redevelopment	$3,665,000	$36,000	0.9920%	$0
B-163	197720 0671		THE HUMPHREY APTS	THE HUMPHREY	2205 2ND AVE	DMR/C 95/65	8,424	50,376	37,976	Multi-Family/Commercial	$18,359,000	Multi-Family/Commercial	$18,359,000	$0	0.0000%	$0
B-164	069400 0035		MEXICAN KITCHEN	MINGUAN REALTY LLC	2234 2ND AVE	DMR/C 95/65	6,480	6,480	6,480	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,199,000	$15,000	0.2894%	$0
B-165	069400 0030		RETAIL & APTS	RAIN CITY PROPERTIES LLC	2224 2ND AVE	DMR/C 95/65	6,480	13,000	9,600	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,210,000	$26,000	0.5015%	$0
B-166	069400 0020		RETAIL/OFFICE	ZACRI INC	2218 2ND AVE	DMR/C 95/65	9,720	17,000	17,000	Multi-Family/Commercial Redevelopment	$7,776,000	Multi-Family/Commercial Redevelopment	$7,801,000	$25,000	0.3215%	$0
B-167	069400 0015		TULA'S RESTAURANT & LOUNGE	ZACRI INC	2214 2ND AVE	DMR/C 95/65	3,240	3,240	3,240	Multi-Family/Commercial Redevelopment	$2,592,000	Multi-Family/Commercial Redevelopment	$2,599,000	$7,000	0.2701%	$0
B-168	069680 0000		BELLTOWN CENTER-LILLIAN RICE CENTER(SENIOR SERVICES)		2206 2ND AVE	DMR/C 95/65	6,363	14,080	28,635	Multi-family/Commercial Development	$0	Multi-family/Commercial Development	-	$0	0.0000%	$0
B-168-001	069680 0010		BELLTOWN CENTER-LILLIAN RICE CENTER(SENIOR SERVICES)	SENIOR SVCS SEA/KING CTY	2208 2ND AVE	DMR/C 95/65	-	18,290	14,220	Multi-family/Commercial Development	$7,418,000	Multi-family/Commercial Development	$7,418,000	$0	0.0000%	$0
B-168-002	069680 0020		BELLTOWN CENTER-LILLIAN RICE CENTER(SENIOR SERVICES)	BELLTOWN SENIOR APTS LLC	2206 2ND AVE	DMR/C 95/65	-	17,790	14,435	Multi-family/Commercial Development	$6,473,000	Multi-family/Commercial Development	$6,473,000	$0	0.0000%	$0
B-169	069400 0005		CROCODILE CAFE	SECOND & BLANCHARD LLC	2200 2ND AVE	DMR/C 95/65	6,480	6,480	6,480	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,199,000	$15,000	0.2894%	$0
B-170	197720 0690		RESTAURANTS/RETAIL	MICHAELIDIS MICHAEL	2130 1ST AVE	DMR/C 95/65	6,660	3,420	3,420	Multi-Family/Commercial Redevelopment	$5,328,000	Multi-Family/Commercial Redevelopment	$5,400,000	$72,000	1.3514%	$0
B-171	197720 0705		PARKING LOT	NHM PROPERTIES	2122 1ST AVE	DMR/C 95/65	6,660	-	-	Multi-Family/Commercial Redevelopment	$5,328,000	Multi-Family/Commercial Redevelopment	$5,392,000	$64,000	1.2012%	$0
B-172	197720 0710		PARKING LOT	NHM PROPERTIES	2120 1ST AVE	DMR/C 95/65	6,660	-	-	Multi-Family/Commercial Redevelopment	$5,328,000	Multi-Family/Commercial Redevelopment	$5,392,000	$64,000	1.2012%	$0
B-173	197720 0730		FEDERAL ARMY NAVY CLUB/CLUB	SCHALOUM PROPERTIES LLC	2112 1ST AVE	DMR/C 95/65	6,660	13,320	13,320	Multi-Family/Commercial Redevelopment	$5,328,000	Multi-Family/Commercial Redevelopment	$5,392,000	$64,000	1.2012%	$0
B-174	197720 0735		PATAGONIA BUILDING (MIXED USE)	FIRST & LENORA MIX USE LLC	2100 1ST AVE	DMR/C 95/65	13,320	20,130	19,920	Multi-Family/Commercial Redevelopment	$10,656,000	Multi-Family/Commercial Redevelopment	$10,816,000	$160,000	1.5015%	$0
B-175	197720 0740		PNWB TELECOMMUNICATIONS	CENTURYLINK REAL ESTATE	120 LENORA ST	DMR/C 95/65	12,960	193,500	139,000	Commercial Use	$28,625,500	Commercial Use	$28,840,500	$215,000	0.7511%	$0
B-176	197720 0725		D.W. Close	BARO MIKE	2117 2ND AVE	DMR/C 95/65	6,480	16,860	10,380	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,215,000	$31,000	0.5980%	$0
B-177	197720 0720		EL REY APTS	COMMUNITY PSYCHIATRIC CLINI	2119 2ND AVE	DMR/C 95/65	6,480	29,796	11,146	Multi-Family/Commercial	$6,065,000	Multi-Family/Commercial	$6,065,000	$0	0.0000%	$0
B-178	197720 0695		RIVOLI APTS	CLARK D EDSON	2127 2ND AVE	DMR/C 95/65	10,080	35,520	25,711	Multi-Family/Commercial	$11,401,000	Multi-Family/Commercial	$11,401,000	$0	0.0000%	$0
B-179	197720 0696		COTERIE ROOM & OFFICE	BELLTOWN REAL PROPERTIES LL	115 BLANCHARD ST	DMR/C 95/65	2,880	8,640	8,640	Multi-Family/Commercial Redevelopment	$2,774,000	Multi-Family/Commercial Redevelopment	$2,787,000	$13,000	0.4686%	$0
B-180	197720 1145		CASTLE APTS	CASTLE LLC	2132 2ND AVE	DMR/C 95/65	6,480	32,760	23,240	Multi-Family/Commercial	$11,284,000	Multi-Family/Commercial	$11,335,000	$51,000	0.4520%	$0
B-181	197720 1160		OFFICE BUILDING	ABADAN HOLDINGS LLC	2124 2ND AVE	DMR/C 95/65	6,480	12,000	12,000	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,204,000	$20,000	0.3858%	$0
B-182	197720 1165		WHISKEY BAY & UNDER THE NEEDLE	MVA 2120 LLC	2120 2ND AVE	DMR/C 95/65	6,480	6,880	6,880	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,210,000	$26,000	0.5015%	$0
B-183	197720 1181		BELLTOWN CENTER	MICHAELIDIS MICHAEL	2106 2ND AVE	DMR/C 95/65	12,960	23,920	23,920	Multi-Family/Commercial Redevelopment	$10,368,000	Multi-Family/Commercial Redevelopment	$10,430,000	$62,000	0.5980%	$0
B-184	197720 1200		PARKING LOT	DEPT OF NATURAL RESOURCES	2100 2ND AVE	DMR/C 95/65	6,480	-	-	Multi-Family/Commercial Redevelopment	$5,184,000	Multi-Family/Commercial Redevelopment	$5,236,000	$52,000	1.0031%	$0
B-185	197720 0180		MARKET PLACE ONE & TWO	PPF OFF 2001 WESTERN AVENUE	2001 WESTERN AVE	PMM-85	61,212	276,685	131,142	Commercial Use	$75,579,500	Commercial Use	$77,329,500	$1,750,000	2.3154%	$0
B-186	197720 0186		PIKE PLACE MARKET PARK	SEATTLE CITY OF DPR	1900 WESTERN AVE	PMM-85	14,900	-	-	Commercial Use	$14,900,000	Commercial Use	$14,900,000	$0	0.0000%	$0
B-187	516090 0000		MARKETFRONT		1901 WESTERN AVE	PMM-85	39,144	173,700	158,335	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
B-187-001	516090 0010		MARKETFRONT	PIKE PLACE MARKET PDA	1901 WESTERN AVE	PMM-85	-	146,338	146,338	Multi-Family/Commercial	$34,137,000	Multi-Family/Commercial	$35,141,000	$1,004,000	2.9411%	$0
B-187-002	516090 0020		MARKETFRONT	PIKE PLACE MARKET PDA	1901 WESTERN AVE	PMM-85	-	28,961	28,961	Multi-Family/Commercial	$12,725,000	Multi-Family/Commercial	$12,725,000	$0	0.0000%	$0
B-188	197720 0185		NORTH ARCADE OF PUBLIC MARKET	SEATTLE CITY OF SDOT	1901 PIKE PL	PMM-85	13,070	3,600	3,060	Commercial Use	$9,149,000	Commercial Use	$9,416,000	$267,000	2.9184%	$0
B-191	197720 0471		MARKET PLACE TOWER (Condo Air Rights allocation = 23.4%)	PMSA MARKET PLACE TOWER WA	2019 1ST AVE	PMM-85	17,392	354,086	186,088	Commercial Use	$123,964,500	Commercial Use	$126,510,500	$2,546,000	2.0538%	$0
B-195	197720 0405		THE CHAMPION BUILDING	DCM THE CHAMPION BUILDING L	1926 PIKE PL	PMM-85	7,200	21,600	21,600	Commercial Use	$10,780,500	Commercial Use	$11,110,500	$330,000	3.0611%	$0
B-196	197720 0410		SOAMS BLDG	PIKE PL MARKET PDA	1916 PIKE PL	PMM-85	7,200	19,800	19,800	Commercial Use	$11,033,500	Commercial Use	$11,368,500	$335,000	3.0362%	$0
B-197	197720 0415		DUNN BLDG/Starbucks	PIKE PL MARKET PDA	1912 PIKE PL	PMM-85	7,200	10,860	10,860	Commercial Use	$5,537,500	Commercial Use	$5,707,500	$170,000	3.0700%	$0
B-198	800855 0000		STUART HOUSE CONDOMINIUM		80 STEWART ST	PMM-85	14,416	43,248	24,845	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
B-198-001	800855 0005		STUART HOUSE CONDOMINIUM	PIKE PL MARKET PDA	80 STEWART ST	PMM-85	14,416	-	-	Commercial Use	$10,812,000	Commercial Use	$11,136,000	$324,000	2.9967%	$0
B-198-002	800855 0010		STUART HOUSE CONDOMINIUM	PIKE PLACE MARKET PRESERVAT	80 STEWART ST	PMM-85	-	17,948	10,311	Commercial Use	$6,185,000	Commercial Use	$6,308,000	$123,000	1.9887%	$0
B-198-003	800855 0020		STUART HOUSE CONDOMINIUM	PIKE PLACE MARKET PRESERVAT	80 STEWART ST	PMM-85	-	16,910	9,714	Commercial Use	$5,827,000	Commercial Use	$5,943,000	$116,000	1.9937%	$0
B-198-004	800855 0030		STUART HOUSE CONDOMINIUM	PIKE PLACE MARKET PRESERVAT	80 STEWART ST	PMM-85	-	8,190	4,820	Commercial Use	$2,891,000	Commercial Use	$2,949,000	$58,000	2.0062%	$0
B-199	197720 0435		FAIRMONT APTS AND JONES BLDG	TW FAIRMOUNT PARTNERS L P	1901 1ST AVE	PMM-85	13,320	49,848	44,000	Commercial Use	$16,732,000	Commercial Use	$17,156,000	$424,000	2.5371%	$0
B-200	197720 0420		ALASKA TRADE BUILDING	ATB LLC	1917 1ST AVE	PMM-85	6,660	36,160	27,277	Commercial Use	$9,142,000	Commercial Use	$9,325,000	$183,000	2.0018%	$0
B-201	197720 0416		BUTTERWORTH BUILDING	MCALEESE PROPERTIES LLC	1921 1ST AVE	PMM-85	3,330	15,784	12,537	Commercial Use	$4,556,000	Commercial Use	$4,647,000	$91,000	1.9974%	$0
B-202	197720 0415		SMITH BLOCK BUILDING/Empire Rokes	LAURENCIA LLC	1923 1ST AVE	PMM-85	3,330	14,360	12,810	Commercial Use	$4,411,000	Commercial Use	$4,515,000	$104,000	2.3577%	$0
B-203	197720 0595		LIVINGSTON BAKER MIXED USE	PIKE PLACE MARKET PDA	1925 1ST AVE	PMM-85	13,320	70,850	50,234	Multi-Family/Commercial	$23,343,000	Multi-Family/Commercial	$23,641,000	$298,000	1.2766%	$0

Waterfront Seattle Formation Special Benefit Study

All Other Properties

LID Map Number	King Co Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-204	197720 0855		CST & LENORA BUILDING	WA TOWER 12 APARTMENTS LLC	2080 1ST AVE	DMC 240/290-440	15,320	58,148	37,569	Commercial Use	$16,602,500	Commercial Use	$16,902,500	$300,000	1.8078%	$0
B-205	197720 0875		SURFACE PARKING LOT (VACANT LAND)	DERMODY GROUP LLC	2020 1ST AVE	DMC 240/290-440	6,660	-	-	Commercial Redevelopment	$7,992,000	Commercial Redevelopment	$8,136,000	$144,000	1.8018%	$0
B-206	197720 0890		VAIN	BASTA MATT	2018 1ST AVE	DMC 240/290-440	3,330	9,990	9,804	Commercial Redevelopment	$3,996,000	Commercial Redevelopment	$4,068,000	$72,000	1.8018%	$0
B-208	197720 0900		TOWER 12 (formerly surface parking)	WA TOWER 12 APARTMENTS LLC	134 VIRGINIA ST	DMC 240/290-440	12,720	-	-	Multi-Family/Commercial	$13,992,000	Multi-Family/Commercial	$14,272,000	$280,000	2.0011%	$0
B-209	197720 0865		TOWER 12	WA TOWER 12 APARTMENTS LLC	2015 2ND AVE	DMC 240/290-440	6,360	559,059	318,185	Multi-Family/Commercial	$210,273,000	Multi-Family/Commercial	$214,342,000	$4,069,000	1.9351%	$0
B-211	197720 1090		THE LENORA APTS	FGB2 LENORA LLC+CWS LENORA	211 LENORA ST	DMC 240/290-440	19,440	139,650	76,125	Multi-Family/Commercial	$46,327,000	Multi-Family/Commercial	$47,324,000	$797,000	1.7130%	$0
B-212	197720 1125		TRUST PARKING BUILDING	2014 2ND AVE LLC	2014 2ND AVE	DMC 240/290-440	6,480	12,960	12,960	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,908,000	$132,000	1.6975%	$0
B-213	197720 1130		RETAIL/OFFICE BUILDING	TCL LLC	2006 2ND AVE	DMC 240/290-440	6,480	12,960	12,960	Commercial Use	$7,776,000	Commercial Use	$7,908,000	$132,000	1.6975%	$0
B-214	197620 0030		CITY LIGHT SUBSTATION	SEATTLE CITY OF SCL	1312 WESTERN AVE	DMC-170	21,555	-	-	Open Space/ Public Utility	$10,777,500	Open Space/ Public Utility	$10,777,500	$0	0.0000%	$0
B-215	197720 1140		PALLADIAN HOTEL	COHANIM PALLADIAN APARTMENT	2000 2ND AVE	DMC 240/290-440	6,480	60,087	60,087	Multi-Family/Commercial	$59,211,000	Multi-Family/Commercial	$60,251,000	$1,040,000	1.7564%	$0
B-216	197620 0031		SEATTLE STEAM CORP-silo	BIF II DISTRICT ENERGY HOLD		DMC-170	7,245	-	-	Open Space/ Public Utility	$6,520,500	Open Space/ Public Utility	$6,520,500	$0	0.0000%	$0
B-217	197720 0620		TERMINAL SALES OFFICE BUILDING	TSB LLC	1932 1ST AVE	DMC-145	9,990	102,846	79,140	Commercial Use	$27,323,500	Commercial Use	$27,869,500	$546,000	1.9983%	$0
B-218	609467 0000		FOUR SEASONS HOTEL		1321 1ST AVE	DMC 240/290-440	21,800	248,694	248,694	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
B-218-001	609467 0030		FOUR SEASONS HOTEL	SHG GARAGE SPE	1321 1ST AVE	DMC 240/290-440	-	52,281	52,281	Commercial Use	$7,252,000	Commercial Use	$7,468,000	$216,000	2.9785%	$0
B-218-002	609467 0020		FOUR SEASONS HOTEL	SHG RETAIL SPE LLC	1321 1ST AVE	DMC 240/290-440	-	2,984	2,984	Commercial Use	$3,148,000	Commercial Use	$3,248,000	$100,000	3.1766%	$0
B-218-003	609467 0030		FOUR SEASONS HOTEL	SHG HOTEL SPE LLC	1321 1ST AVE	DMC 240/290-440	-	193,429	193,429	Commercial Use	$150,273,000	Commercial Use	$154,807,000	$4,529,000	3.0138%	$0
B-219	197720 0935		Office BUILDING W/RETAIL ON 1ST FLOOR	1924 FIRST BUILDING LLC	1924 1ST AVE	DMC-145	3,330	12,720	11,770	Commercial Use	$5,220,500	Commercial Use	$5,320,500	$100,000	1.9153%	$0
B-222	197620 0060		SULTAN HOTEL/Lusty Lady	TOLIAS C T FAMILY LLP	1315 1ST AVE	DMC 240/290-440	4,440	24,850	4,400	Commercial Redevelopment	$4,884,000	Commercial Redevelopment	$5,025,000	$141,000	2.8870%	$0
B-223	197720 0940		OXFORD APARTMENTS	1909 OXFORD LLC	1909 1ST AVE	DMC-145	8,660	40,706	24,467	Multi-Family/Commercial	$16,998,000	Multi-Family/Commercial	$17,277,000	$284,000	1.6713%	$0
B-224	197620 0062		Air Rights	FIRST & UNION PROPERTIES LL	1315 1ST AVE	DMC 240/290-440				Commercial Use	$2,223,000	Commercial Use	$2,223,000	$0	0.0000%	$0
B-225	197720 0955		HOTEL (ASSOC W/0960 TO SOUTH)	FIRST&STEWART HOTEL OWNER	1910 1ST AVE	DMC-145	6,540	-	-	Multi-Family/Commercial	$5,558,000	Multi-Family/Commercial	$5,698,000	$139,000	2.5004%	$0
B-226	197620 0070		Harbor Steps Northwest Building	EQR-HARBOR STEPS LLC	1306 WESTERN AVE	DMC-170	15,360	184,094	114,588	Multi-Family/Commercial	$70,441,000	Multi-Family/Commercial	$72,383,000	$1,942,000	2.7569%	$0
B-227	197720 0960		THOMPSON SEATTLE HOTEL & APARTMENTS	FIRST&STEWART HOTEL OWNER	110 STEWART ST	DMC-145	13,080	253,644	166,495	Multi-Family/Commercial	$98,047,000	Multi-Family/Commercial	$100,503,000	$2,461,000	2.5101%	$0
B-228	197620 0075		Harbor Steps NE Tower	EQR-HARBOR STEPS LLC	1301 1ST AVE	DMC 240/290-440	14,280	313,955	202,736	Multi-Family/Commercial	$113,225,000	Multi-Family/Commercial	$118,386,000	$5,161,000	2.7433%	$0
B-229	197720 0670		PLYMOUTH ON STEWART APTS	SECOND & STEWART LLC	116 STEWART ST	DMC 240/290-440	6,480	55,882	37,874	Multi-Family/Commercial	$17,247,000	Multi-Family/Commercial	$17,247,000	$0	0.0000%	$0
B-230	197620 0076		HARBOR STEPS (SE TOWER)	EQR-HARBOR STEPS LLC	1201 1ST AVE	DMC 240/290-440	50,727	450,789	275,644	Multi-Family/Commercial	$150,976,000	Multi-Family/Commercial	$154,704,000	$3,728,000	2.4693%	$0
B-231	197720 0950		Vittoria Apartments	VIKTORIA SEATTLE LLC	1915 2ND AVE	DMC 240/290-440	12,720	237,186	165,000	Multi-Family/Commercial	$154,131,000	Multi-Family/Commercial	$157,198,000	$3,067,000	1.9899%	$0
B-232	766620 2465		HARBOR STEPS (SW TOWER)	EQR-HARBOR STEPS LLC	1212 WESTERN AVE	DMC-170	28,800	507,497	143,127	Multi-Family/Commercial	$99,837,000	Multi-Family/Commercial	$102,333,000	$2,496,000	2.5001%	$0
B-233	197720 0946		Office Bldg	PACIFIC VIRGINIA LLC	1919 2ND AVE	DMC 240/290-440	3,240	16,200	11,025	Commercial Use	$4,128,000	Commercial Use	$4,178,000	$72,000	1.7535%	$0
B-235	197720 0945		Great Jones Home	PACIFIC VIRGINIA LLC	1921 2ND AVE	DMC 240/290-440	3,240	3,240	3,240	Commercial Redevelopment	$3,564,000	Commercial Redevelopment	$3,626,000	$62,000	1.7396%	$0
B-236	766620 2510		REPUBLIC PARKING NORTHWEST GARAGE (WATERMARK PARKING GARAGE)	WOLDSON MYRTLE ESTATE OF	1300 WESTERN AVE	DMC-170	25,565	105,600	105,600	Commercial Redevelopment	$25,565,000	Commercial Redevelopment	$26,268,000	$703,000	2.7499%	$0
B-237	197720 0930		SURFACE PARKING LOT	PACIFIC VIRGINIA LLC	1929 2ND AVE	DMC 240/290-440	4,860	-	-	Commercial Redevelopment	$4,860,000	Commercial Redevelopment	$4,950,000	$90,000	1.8519%	$0
B-239	197720 0926		TERMINAL SALES BUILDING ANNEX (SAME OWNERSHIP W/ACCT #197720-0920)	PACIFIC VIRGINIA LLC	1931 2ND AVE	DMC 240/290-440	4,860	24,300	24,044	Commercial Use	$6,836,500	Commercial Use	$6,981,500	$123,000	1.8231%	$0
B-240	918450 0000		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM		1301 2ND AVE	DOC1 U/450/U	54,021	1,592,914	1,167,601	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
B-240-001	918450 0010		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM	FSP-RIC LLC	1301 2ND AVE	DOC1 U/450/U	-	297,457	297,457	Commercial Use	$45,480,000	Commercial Use	$45,880,000	$400,000	0.8795%	$0
B-240-002	918450 0020		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM	FSP-RIC LLC	1301 2ND AVE	DOC1 U/450/U	-	872,026	872,026	Commercial Use	$525,300,000	Commercial Use	$533,300,000	$8,000,000	1.5228%	$0
B-240-003	918450 0030		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM	MUSEUM DEVELOPMENT AUTH	1301 2ND AVE	DOC1 U/450/U	-	108,347	108,347	Commercial Use	$18,181,000	Commercial Use	$18,306,000	$123,000	0.6873%	$0
B-240-004	918450 0040		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM	SEATTLE ART MUSEUM	1301 2ND AVE	DOC1 U/450/U	-	59,648	59,648	Commercial Use	$10,009,000	Commercial Use	$10,079,000	$70,000	0.6984%	$0
B-240-005	918450 0050		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM	SEATTLE ART MUSEUM	1301 2ND AVE	DOC1 U/450/U	-	60,621	60,621	Commercial Use	$10,173,000	Commercial Use	$10,243,000	$70,000	0.6881%	$0
B-240-006	918450 0060		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM	SEATTLE ART MUSEUM	1301 2ND AVE	DOC1 U/450/U	-	60,393	60,393	Commercial Use	$10,134,000	Commercial Use	$10,204,000	$70,000	0.6907%	$0
B-240-007	918450 0070		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM	SEATTLE ART MUSEUM	1301 2ND AVE	DOC1 U/450/U	-	32,440	32,440	Commercial Use	$5,444,000	Commercial Use	$5,484,000	$40,000	0.7348%	$0
B-240-008	918450 0080		RUSSELL INVESTMENST CENTER- SEATTLE ART MUSEUM PROJECT CONDOMINIUM	SEATTLE ART MUSEUM	1301 2ND AVE	DOC1 U/450/U	-	30,398	30,398	Commercial Use	$6,819,000	Commercial Use	$6,859,000	$40,000	0.5866%	$0
B-241	197720 0915		SURFACE PARKING LOT (VACANT LAND)	PACIFIC VIRGINIA LLC	1935 2ND AVE	DMC 240/290-440	3,240	-	-	Commercial Redevelopment	$3,564,000	Commercial Redevelopment	$3,634,000	$70,000	1.9641%	$0
B-242	197470 0025		Benaroya Hall	SEATTLE CITY OF FAS	1301 3RD AVE	DOC1 U/450/U	65,180	284,100	284,100	Commercial Use	$47,647,000	Commercial Use	$48,047,000	$400,000	0.8395%	$0
B-243	197720 3035		MOORE HOTEL & THEATRE	THE MOORE MGTBL	1926 2ND AVE	DMC 240/290-440	21,220	122,810	93,530	Commercial Redevelopment	$25,542,000	Commercial Redevelopment	$25,925,000	$383,000	1.4995%	$0
B-244	197470 0010		SEATTLE ART MUSEUM	MUSEUM DEVELOPMENT AUROTHITY	1300 1ST AVE	DMC 240/290-440	30,571	154,660	154,660	Commercial Use	$42,800,000	Commercial Use	$43,015,000	$215,000	0.5023%	$0
B-245	197720 1060		JOSEPHINUM	ARCHDIOCESAN HOUSING AUTHOR	1902 2ND AVE	DMC 240/290-440	15,660	152,619	90,862	Multi-Family/Commercial	$41,337,000	Multi-Family/Commercial	$41,337,000	$0	0.0000%	$0
B-246	197470 0120		1201 THIRD AVE (Former Washington Mutual Tower)	1201 TAB OWNER LLC	1201 3RD AVE	DOC1 U/450/U	56,400	1,413,575	1,128,575	Commercial Use	$716,942,500	Commercial Use	$721,442,500	$4,500,000	0.6277%	$0
B-247	197470 0175		GALLAND & SENECA BUILDINGS	2ND AVENUE REAL ESTATE INVE	112 SENECA ST	DOC1 U/450/U	25,920	-	-	Commercial Redevelopment	$31,104,000	Commercial Redevelopment	$31,726,000	$622,000	1.9987%	$0
B-248	197470 0170		HOTEL DILLER	1216 PROPERTY: BAYVIEW FARM	1216 1ST AVE	DMC 240/290-440	8,880	34,680	25,380	Commercial Redevelopment	$10,656,000	Commercial Redevelopment	$10,869,000	$213,000	1.9989%	$0
B-249	197470 0130		FREEDMAN'S LOANS (RETAIL)	2ND AVENUE REAL ESTATE INVE	1206 1ST AVE	DMC 240/290-440	12,765	-	-	Commercial Redevelopment	$14,041,500	Commercial Redevelopment	$14,322,500	$281,000	2.0012%	$0
B-250	197470 0210		VACANT LOT- Play Yard	2ND AVENUE REAL ESTATE INVE	116 SENECA ST	DMC 240/290-440	4,995	-	-	Commercial Redevelopment	$5,994,000	Commercial Redevelopment	$6,114,000	$120,000	2.0020%	$0
B-251	094200 0030		2ND & SENECA BUILDING	SECOND & SENECA TOWER LLC	1191 2ND AVE	DOC1 U/450/U	34,690	635,303	434,563	Commercial Use	$288,843,500	Commercial Use	$292,343,500	$3,500,000	1.2117%	$0
B-252	094200 0025		SDL OFFICE BUILDING	SECOND & SENECA OFFICE LLC	1101 2ND AVE	DMC 240/290-440	21,678	147,672	84,799	Commercial Use	$39,135,000	Commercial Use	$39,683,000	$548,000	1.4003%	$0
B-253	094200 0045		SECURITY PACIFIC	SECOND & SPRING PROPERTY OW	1108 2ND AVE	DOC1 U/450/U	13,920	91,674	58,814	Commercial Use	$20,807,000	Commercial Use	$21,015,000	$208,000	0.9997%	$0
B-254	094200 0070		SECURITY PACIFIC (MID-RISE OFFICE BUILDING)	SECOND & SPRING PROPERTY OW	1100 2ND AVE	DOC1 U/450/U	13,920	81,168	73,850	Commercial Use	$22,246,500	Commercial Use	$22,491,500	$245,000	1.1013%	$0
B-255	766620 2515		NATIONAL BUILDING	KING WESTERN INC	1008 WESTERN AVE	DMC-170	24,000	167,860	132,869	Commercial Use	$51,417,000	Commercial Use	$52,702,000	$1,285,000	2.4983%	$0
B-256	197460 0025		ALEXIS HOTEL (ARLINGTON BLDG)	ALEXIS HOTEL	1009 1ST AVE	DMC-170	13,318	99,714	99,714	Commercial Use	$39,229,000	Commercial Use	$40,277,000	$1,048,000	2.6713%	$0
B-257	197460 0035		ALEXIS HOTEL	ALEXIS HOTEL	1007 1ST AVE	DMC-170	13,311	79,200	79,200	Commercial Use	$13,754,000	Commercial Use	$14,657,000	$903,000	6.5672%	$0
B-258	766620 2550		FEDERAL OFFICE BLDG (OLD)	C/O ACQUISITION MGMT DIV	909 1ST AVE	DMC-170	59,279	300,000	168,000	Commercial Use	$51,918,500	Commercial Use	$51,918,500	$0	0.0000%	$0
B-259	093900 0515		HOLYOKE BUILDING	MSI HOLYOKE LLC	1018 1ST AVE	DMC 240/290-440	6,660	39,960	34,910	Commercial Use	$11,437,500	Commercial Use	$11,683,500	$246,000	2.1508%	$0
B-260	093900 0530		THE STANDARD BUILDING	KAR STANDARD LLC	1012 1ST AVE	DMC 240/290-440	6,660	39,200	36,152	Commercial Use	$15,510,000	Commercial Use	$15,836,000	$326,000	2.1019%	$0
B-261	347000 0000		HOTEL 1000		1000 1ST AVE	DMC 240/290-440	8,245	155,386	133,161	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
B-261-001	347000 0010		HOTEL 1000	LH SEATTLE HOTEL LLC	1000 1ST AVE	DMC 240/290-440		22,225		Commercial Use	$2,270,000	Commercial Use	$2,327,000	$57,000	2.5110%	$0
B-261-002	347000 0020		HOTEL 1000	LH SEATTLE HOTEL LLC	1000 1ST AVE	DMC 240/290-440	-	133,161	133,161	Commercial Use	$80,001,000	Commercial Use	$82,015,000	$2,014,000	2.5173%	$0
B-262	093900 0520		FEDERAL RESERVE BANK OF S F	1015 SECOND AVENUE LLC	1015 2ND AVE	DOC1 U/450/U	25,920	91,091	67,141	Commercial Use	$23,328,000	Commercial Use	$23,795,000	$467,000	2.0019%	$0
B-264	093900 0435		999 THIRD (WELLS FARGO CENTER)	999 THIRD AV PROP OWNER LLC	999 3RD AVE	DOC1 U/450/U	56,400	1,323,055	983,600	Commercial Use	$623,656,000	Commercial Use	$627,656,000	$4,000,000	0.6414%	$0
B-265	093900 0575		JACKSON FEDERAL BUILDING	C/O ACQUISITION MGMT DIV	915 2ND AVE	DMC 340/290-440	56,400	861,221	600,000	Commercial Use	$179,418,500	Commercial Use	$179,418,500	$0	0.0000%	$0
B-266	766620 2340		The Post at Pier 52 Apartments	888 WESTERN AVE APTS CAP LL	888 WESTERN AVE	DMC-170	23,980	267,620	155,592	Multi-Family/Commercial	$105,271,000	Multi-Family/Commercial	$107,634,000	$2,363,000	2.2447%	$0
B-267	859140 0005		COLMAN BUILDING	COLMAN PROPERTIES LTD PTNRS	801 1ST AVE	DMC-170	24,066	205,521	141,736	Commercial Use	$54,246,500	Commercial Use	$55,331,000	$1,085,000	2.0001%	$0
B-268	093900 0335		EXCHANGE BLDG	BFP EXCHANGE BUILDING PROPE	821 2ND AVE	DMC 340/290-440	21,240	184,302	295,515	Commercial Use	$103,229,000	Commercial Use	$106,723,000	$1,494,000	1.4198%	$0
B-269	093900 0345		KEY BANK	KEY BANK OF WASHINGTON	815 2ND AVE	DMC 340/290-440	6,960	21,970	11,622	Commercial Redevelopment	$8,352,000	Commercial Redevelopment	$8,519,000	$167,000	1.9995%	$0
B-270	093900 0355		NORTON BUILDING	NORTON BUILDING LLC	801 2ND AVE	DMC 340/290-440	28,200	331,695	247,095	Commercial Use	$102,895,500	Commercial Use	$104,284,500	$1,389,000	1.3499%	$0
B-271	093900 0300		SEATTLE TRUST COURT & MARION BUILDING	DLIC MARION	818 2ND AVE	DOC1 U/450/U	39,240	151,712	83,385	Commercial Redevelopment	$54,936,000	Commercial Redevelopment	$55,485,000	$549,000	0.9993%	$0
B-272	766620 2380		DAILY JOURNAL BUILDING	DAILY JOURNAL OF COMM INC	83 COLUMBIA ST	PSM 100/100-130	10,080	56,500	40,000	Commercial Use	$13,860,000	Commercial Use	$14,151,000	$291,000	2.0996%	$0
B-273	859140 0100		SEATTLE STEAM COMPANY	BIF II DISTRICT ENERGY HOLD	619 POST AVE	PSM 100/100-130	19,173	44,067	44,067	Open Space /Public Utility	$13,421,000	Open Space /Public Utility	$13,421,000	$0	0.0000%	$0
B-274	859140 0035		CPL PARKING (GARAGE W/ BANK & OFFICE/RETAIL	1ST & COLUMBIA GARAGE LLC	701 1ST AVE	PSM 100/100-130	26,640	252,108	248,108	Commercial Use	$34,393,000	Commercial Use	$35,098,000	$705,000	2.0498%	$0
B-276	859140 0055		7-ELEVEN	JRD KING LLC	627 1ST AVE	PSM 100/100-130	3,330	9,900	6,600	Commercial Use	$2,740,500	Commercial Use	$2,795,500	$55,000	2.0069%	$0
B-277	859140 0060		Emerald City Bldg	DIAMOND PARKING INC	625 1ST AVE	PSM 100/100-130	3,600	12,360	12,360	Commercial Use	$3,557,500	Commercial Use	$3,632,500	$75,000	2.1082%	$0
B-278	859140 0065		DIAMOND PARKING LOT (SURFACE PARKING LOT - VACANT LAND)	DIAMOND PARKING #80-0886	615 1ST AVE	PSM 100/100-130	7,780	-	-	Commercial Redevelopment	$5,640,500	Commercial Redevelopment	$5,750,500	$110,000	1.9502%	$0
B-280	859140 0075		MUTUAL LIFE BUILDING	HISTORIC SEA PRESERVATION	605 1ST AVE	PSM 100/100-130	8,100	56,700	54,100	Commercial Use	$16,787,500	Commercial Use	$17,175,500	$388,000	2.2993%	$0
B-281	093900 0165		PARKING GARAGE (PARKING STRUCTURE GARAGE) - (SEE ACCT #093900-0175 FOR IMP DATA)	SYSTEM PROPERTY DEV CO INC		PSM 100/100-130	6,660	-	-	Commercial Redevelopment	$4,662,000	Commercial Redevelopment	$4,752,000	$90,000	1.9305%	$0
B-282	093900 0175		PARKING GARAGE STRUCTURE - (PORTION OF BUILDING ON ACCT #093900-0165)	SEARLES SAMANTHA MUSCATELLM	714 1ST AVE	PSM 100/100-130	13,320	70,380	70,380	Commercial Use	$10,398,000	Commercial Use	$10,598,000	$200,000	1.9234%	$0
B-283	093900 0135		110 CHERRY BUILDING	GOOD ARTS LLC	110 CHERRY ST	PSM 100/100-130	6,660	28,600	23,002	Commercial Use	$6,654,500	Commercial Use	$6,774,500	$120,000	1.8033%	$0
B-284	550050 0000		MILLENNIUM TOWER CONDOMINIUM		719 2ND AVE	DMC 340/290-440				Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
B-284-001	550050 0010		MILLENNIUM TOWER CONDOMINIUM	719 SECOND AVE LLC	719 2ND AVE	DMC 340/290-440	14,111	318,149	201,122	Commercial Use	$119,574,500	Commercial Use	$121,368,500	$1,794,000	1.5003%	$0
B-286	093900 0150		HOGE BUILDING	TEMASEK LLC	705 2ND AVE	DMC 340/290-440	6,480	116,640	96,076	Commercial Use	$30,577,000	Commercial Use	$30,877,000	$300,000	1.9646%	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

LID Map Number	King Co. Property Tax ID	Condo Unit	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-287	093900 0240		FOSTER & MARSHALL BUILDING - UNITED WAY	UNITED WAY OF KING COUNTY	720 2ND AVE	DMC 340/290-440	13,920	52,248	52,248	Commercial Redevelopment	$16,704,000	Commercial Redevelopment	$16,871,000	$167,000	0.9968%	$0
B-288	093900 0260		DEXTER HORTON BUILDING	PACIFIC DEXTER HORTON LLC	710 2ND AVE	DMC 340/290-440	28,200	388,934	336,155	Commercial Use	$170,762,000	Commercial Use	$172,470,000	$1,708,000	1.0002%	$0
B-289	093900 0150		PIONEER BUILDING	PIONEER BUILDING LEVEL OFFI	600 1ST AVE	PSM 100/100-150	12,769	89,553	72,000	Commercial Use	$23,853,500	Commercial Use	$24,282,500	$427,000	1.6151%	$0
B-290	093900 0160		Pioneer Place Park	SEATTLE CITY OF DPR	100 1ST AVE	PSM 100/100-150	14,003	-	-	Open Space/Recreation	$9,802,000	Open Space/Recreation	$9,802,000	$0	0.0000%	$0
B-291	093900 0140		HOWARD BUILDING	HOWARD BUILDING SEATTLE LLC	614 1ST AVE	PSM 100/100-150	4,368	23,492	24,960	Commercial Use	$6,747,000	Commercial Use	$6,867,000	$120,000	1.7786%	$0
B-292	093900 0125		LOWMAN AND HANFORD BUILDING	616 1ST AVENUE LLC	616 1ST AVE	PSM 100/100-130	3,960	28,480	24,820	Commercial Use	$7,439,500	Commercial Use	$7,560,500	$130,000	1.7474%	$0
B-293	093900 0120		LOWMAN BUILDING	LOWMAN BLDG PARTNERS LLC	107 CHERRY ST	PSM 100/100-150	5,670	65,535	45,554	Multi-Family/Commercial	$15,844,000	Multi-Family/Commercial	$15,844,000	$0	0.0000%	$0
B-294	093900 0130		BRODERICK BUILDING	HRA BRODERICK LP	619 2ND AVE	PSM 100/100-130	12,960	92,693	69,746	Commercial Use	$24,157,000	Commercial Use	$24,544,000	$387,000	1.6020%	$0
B-295	093900 0155		BUTLER GARAGE	UPP BUTLER GARAGE SEATTLE L	603 2ND AVE	PSM 100/100-150	12,960	149,040	149,040	Commercial Use	$30,701,000	Commercial Use	$31,106,000	$403,000	1.3129%	$0
B-296	093900 0180		COURTYARD MARRIOTT PIONEER SQUARE (ALASKA BLDG)	618 SECOND AVENUE LIMITED P	612 2ND AVE	PSM 100/100-130	12,960	163,984	163,984	Commercial Use	$135,987,000	Commercial Use	$138,717,000	$2,730,000	2.0075%	$0
B-297	093900 0100		Corona Lofts	SAMIS LAND CO-CORONA LLC	606 2ND AVE	PSM 100/100-130	6,480	39,594	26,738	Multi-Family/Commercial	$14,055,500	Multi-Family/Commercial	$14,353,500	$270,000	1.9169%	$0
B-298	093900 0115		HARTFORD BUILDING	SAMIS LAND CO	600 2ND AVE	PSM 100/100-130	6,480	20,028	12,960	Commercial Use	$4,580,000	Commercial Use	$4,640,000	$60,000	1.3100%	$0
B-299	093900 0023		COLLINS BUILDING	SAMIS FOUNDATION	520 2ND AVE	PSM 100/100-130	8,640	50,176	41,259	Commercial Use	$15,994,000	Commercial Use	$16,194,000	$200,000	1.2503%	$0
B-300	093900 0055		FLORENCE BLDG	UPI SMITH TOWER LLC	512 2ND AVE	PSM 100/100-130	4,320	8,640	4,827	Commercial Redevelopment	$3,024,000	Commercial Redevelopment	$3,074,000	$50,000	1.6534%	$0
B-301	093900 0060		SMITH TOWER	UPI SMITH TOWER LLC	502 2ND AVE	PSM-245	12,121	304,346	256,481	Commercial Use	$114,584,500	Commercial Use	$115,734,500	$1,150,000	1.0036%	$0
B-302	093900 0005		SHIKINO SHIP PARKING GARAGE	HTK MANAGEMENT LLC	515 2ND AVE	PSM 100/100-170	19,276	55,410	55,410	Commercial Redevelopment	$13,565,500	Commercial Redevelopment	$13,763,500	$200,000	1.7293%	$0
B-303	766620 2594		One Yesler Bldg/Al Boraino Restorante	ONE YESLER LLC	1 YESLER WAY	PSM 100/100-120	3,792	5,140	4,960	Commercial Redevelopment	$3,033,500	Commercial Redevelopment	$3,121,500	$88,000	2.9009%	$0
B-304	524780 0005		BEST WESTERN PLUS PIONEER SQUARE HOTEL	PIONEER SQUARE HOTEL CO	77 YESLER WAY	PSM 100/100-120	14,865	45,500	34,780	Commercial Use	$32,057,000	Commercial Use	$32,900,000	$843,000	2.6297%	$0
B-305	524780 0015		Vacant	APH CORPORATION	104 ALASKAN WAY S	PSM 100/100-170	9,433	-	-	Commercial Redevelopment	$6,339,000	Commercial Redevelopment	$6,524,000	$185,000	2.7051%	$0
B-306	524780 0025		PRUDENTIAL BUILDING	PRU 114 LLC	114 ALASKAN WAY S	PSM 100/100-120	8,802	74,211	46,219	Commercial Use	$21,627,000	Commercial Use	$22,177,000	$550,000	2.5431%	$0
B-307	524780 0030		WASHINGTON PARK BLDG	WASHINGTON PARK BLDG	68 S WASHINGTON ST	PSM 100/100-120	9,306	44,558	35,882	Commercial Use	$13,351,500	Commercial Use	$13,635,500	$284,000	2.5019%	$0
B-308	524780 0055		YESLER BUILDING	SAMIS LAND CO	93 YESLER WAY	PSM-100	1,068	6,923	4,128	Commercial Use	$1,887,000	Commercial Use	$1,934,000	$47,000	2.4907%	$0
B-309	524780 0046		GATZERT AND SCHWABACHER BUILDING	SAMIS LAND CO	105 1ST AVE S	PSM-100	7,064	42,804	31,494	Multi-Family/Commercial	$12,568,000	Multi-Family/Commercial	$12,844,000	$276,000	2.1961%	$0
B-310	524780 0041		TERRY DENNY BUILDING/NORTHERN HOTEL	TERRY DENNY BUILDING LLC	111 1ST AVE S	PSM-100	11,508	78,779	55,113	Multi-Family/Commercial	$19,176,000	Multi-Family/Commercial	$19,622,000	$446,000	2.3254%	$0
B-311	524780 0035		MAYNARD BUILDING	PSQ PORTFOLIO LP	119 1ST AVE S	PSM-100	6,660	38,376	33,322	Commercial Use	$11,633,000	Commercial Use	$11,895,000	$262,000	2.2523%	$0
B-312	524780 0480		OLYMPIC BLOCK BUILDING	BRICKMAN OLYMPIC LLC	102 1ST AVE S	PSM-100	5,179	54,390	44,200	Commercial Use	$18,098,000	Commercial Use	$18,514,000	$416,000	2.2986%	$0
B-314	524780 0461		LIBBY BUILDING	BRICKMAN OLYMPIC LLC	104 1ST AVE S	PSM-100	5,550	36,330	26,450	Commercial Use	$13,203,500	Commercial Use	$13,444,500	$241,000	2.1511%	$0
B-315	524780 0466		CITY CLUB BUILDING	1750 FIFTH AVE LLC	132 1ST AVE S	PSM-100	4,440	18,160	9,508	Commercial Use	$4,015,000	Commercial Use	$4,101,000	$86,000	2.1420%	$0
B-316	524780 0470		STATE HOTEL BUILDING	STATE HOTEL LLC	134 1ST AVE S	PSM-100	4,440	21,840	15,140	Commercial Use	$5,862,000	Commercial Use	$5,989,000	$126,000	2.1501%	$0
B-317	524780 0481		DEL MAR BUILDING (HOTEL DEL MAR BUILDING)	SBD PROPERTIES INC	108 S WASHINGTON ST	PSM-100	4,440	22,840	14,656	Commercial Use	$5,711,000	Commercial Use	$5,837,000	$126,000	2.2063%	$0
B-318	524780 0530		MERCHANTS CAFE/HOTEL	SGS INVESTMENTS LLC	109 YESLER WAY	PSM 100/100-120	1,800	7,560	6,720	Commercial Use	$3,455,000	Commercial Use	$3,514,000	$59,000	1.7077%	$0
B-319	524780 0545		KORN BUILDING	JM PIONEER SQUARE LLC+KM PI	119 YESLER WAY	PSM 100/100-120	4,860	20,260	12,180	Commercial Use	$3,276,500	Commercial Use	$3,335,500	$57,000	1.7386%	$0
B-320	524780 0535		RETAIL BUILDING (AL & BOB'S SAVEWAY MARKET)	JM PIONEER SQUARE LLC+KM PI	107 OCCIDENTAL AVE S	PSM 100/100-120	9,990	21,470	9,990	Commercial Redevelopment	$5,994,000	Commercial Redevelopment	$6,069,000	$75,000	1.2513%	$0
B-321	524780 0530		RETAIL BLDG	117 OCCIDENTAL LLC	117 OCCIDENTAL AVE S	PSM 100/100-120	3,330	6,660	6,660	Commercial Redevelopment	$1,998,000	Commercial Redevelopment	$2,023,000	$25,000	1.2513%	$0
B-322	524780 0525		RETAIL BUILDING	STRATTON PROPERTIES INC	116 S WASHINGTON ST	PSM 100/100-120	1,700	4,140	3,220	Commercial Use	$1,090,000	Commercial Use	$1,112,000	$22,000	2.0183%	$0
B-323	524780 0520		RETAIL BUILDING	RALEGH LLC	118 S WASHINGTON ST	PSM 100/100-120	1,720	4,680	3,120	Commercial Use	$1,248,000	Commercial Use	$1,273,000	$25,000	2.0032%	$0
B-324	524780 0515		RETAIL/RESTAURANT AND LOUNGE BUILDING	RALEGH LLC	124 S WASHINGTON ST	PSM 100/100-120	3,240	6,480	3,240	Commercial Redevelopment	$1,944,000	Commercial Redevelopment	$1,983,000	$39,000	2.0062%	$0
B-325	524780 0555		INTERURBAN BUILDING (OLD SMITH TOWER ANNEX BUILDING)	INTERURBAN BLDG	102 OCCIDENTAL AVE S	PSM 100/100-120	13,320	75,496	54,270	Commercial Use	$19,968,000	Commercial Use	$20,168,000	$200,000	1.0016%	$0
B-326	524780 0565		U-PARK PARKING LOT - SURFACE PAVEMENT PARKING LOT (VACANT LAND)	DIAMOND PARKING 51-0879 2.2	112 OCCIDENTAL AVE S	PSM 100/100-120	6,660	-	-	Commercial Redevelopment	$3,996,000	Commercial Redevelopment	$4,036,000	$40,000	1.0010%	$0
B-327	524780 0570		U-PARK PARKING LOT - SURFACE PAVEMENT PARKING LOT - VACANT LAND	DIAMOND PARKING 51-0879 2.2	122 OCCIDENTAL AVE S	PSM 100/100-120	6,660	-	-	Commercial Redevelopment	$4,828,500	Commercial Redevelopment	$4,888,500	$60,000	1.2426%	$0
B-328	524780 0595		METROPOLE	METROPOLE PROPERTY LLC	411 2ND AVENUE EXTS	PSM 100/100-120	6,960	27,645	27,645	Commercial Use	$4,694,000	Commercial Use	$4,736,000	$42,000	0.8948%	$0
B-329	524780 0580		RETAIL STORE	COOPER GERALD	409 2ND AVENUE EXTS	PSM 100/100-120	3,000	6,440	3,040	Commercial Redevelopment	$1,800,000	Commercial Redevelopment	$1,816,000	$16,000	0.8889%	$0
B-330	524780 0575		RETAIL BUILDING	164 SOUTH WASHINGTON STREET	164 S WASHINGTON ST	PSM 100/100-120	9,720	20,880	20,880	Commercial Redevelopment	$4,860,000	Commercial Redevelopment	$4,921,000	$61,000	1.2551%	$0
B-331	524780 0070		THE COMPASS CENTER	COMPASS CENTER-PIONEER SQUA	77 S WASHINGTON ST	PSM 100/100-120	3,842	21,600	21,600	Multi-family/Commercial Development	$3,195,000	Multi-family/Commercial Development	$3,195,000	$0	0.0000%	$0
B-332	524780 0065		ST CHARLES HOTEL	ST CHARLES ASSOCIATES	81 S WASHINGTON ST	PSM 100/100-120	4,200	16,503	12,715	Commercial Use	$3,590,000	Commercial Use	$3,680,000	$90,000	2.5070%	$0
B-333	524780 0090		The Compass Center	COMPASS-KARLSTROM	210 ALASKAN WAY S	PSM 100/100-120	8,077	36,000	36,000	Multi-family/Commercial Development	$7,432,000	Multi-family/Commercial Development	$7,432,000	$0	0.0000%	$0
B-334	524780 0080		OK HOTEL APTS & Artist Studios	GEORGE MCELROY & ASSC INC	212 ALASKAN WAY S	PSM 100/100-120	8,114	42,534	33,126	Multi-Family/Commercial	$8,483,000	Multi-Family/Commercial	$8,483,000	$0	0.0000%	$0
B-335	524780 0095		BOSTON HOTEL	222 ALASKAN LLC	76 S MAIN ST	PSM 100/100-120	2,150	9,540	7,820	Commercial Use	$3,470,000	Commercial Use	$3,572,000	$102,000	2.9395%	$0
B-336	524780 0100		80 MAIN	MPRE HOLDINGS LLC	80 S MAIN ST	PSM 100/100-120	6,000	38,717	28,990	Multi-Family/Commercial	$20,607,000	Multi-Family/Commercial	$21,234,000	$627,000	2.9566%	$0
B-337	524780 0130		J & M HOTEL BUILDING	J&M CAPITAL GROUP LLC	201 1ST AVE S	PSM-100	6,660	25,450	25,450	Commercial Use	$6,360,000	Commercial Use	$6,503,000	$143,000	2.2484%	$0
B-338	524780 0120		SKAGIT HOTEL BUILDING/THE CENTRAL	MAKENSAY REAL ESTATE SERVIC	207 1ST AVE S	PSM-100	3,330	13,370	8,700	Commercial Use	$3,227,500	Commercial Use	$3,298,500	$71,000	2.1988%	$0
B-339	524780 0125		Marathon Building	PIONEER SQUARE MARATHON BU	209 1ST AVE S	PSM-100	3,330	13,740	12,090	Commercial Use	$3,151,000	Commercial Use	$3,220,000	$69,000	2.1888%	$0
B-340	524780 0115		LUCKY HOTEL/KILLION BUILDING	OH INVESTMENTS LLC C/O SAM	211 1ST AVE S	PSM-100	3,330	13,370	11,654	Multi-Family/Commercial	$3,013,000	Multi-Family/Commercial	$3,079,000	$66,000	2.1905%	$0
B-341	524780 0110		RETAIL W/APARTMENT UNITS	METROPOLITAN MGMT CO	213 1ST AVE S	PSM-100	3,330	16,974	11,520	Commercial Use	$4,065,000	Commercial Use	$4,143,000	$78,000	1.9188%	$0
B-342	524780 0105		NEW ENGLAND BUILDING	MCKENSAY REAL ESTATE	219 1ST AVE S	PSM-100	6,660	33,800	22,578	Commercial Use	$9,371,500	Commercial Use	$9,582,500	$211,000	2.2515%	$0
B-343	524780 0380		BUTTNICK BUILDING	BUTTNICK BUILDING LP	202 1ST AVE S	PSM-100	6,660	28,216	28,216	Commercial Use	$8,445,000	Commercial Use	$8,631,000	$186,000	2.2025%	$0
B-344	524780 0585		CITY LOAN BUILDING	CITY LOAN BUILDING LP	206 1ST AVE S	PSM-100	3,330	20,413	19,415	Commercial Use	$6,317,000	Commercial Use	$6,450,000	$133,000	2.1054%	$0
B-345	524780 0890		GRAND CENTRAL ON THE PARK (GRAND CENTRAL HOTEL)	UPI GRAND CENTRAL LLC	216 1ST AVE S	PSM-100	16,650	84,750	70,343	Commercial Use	$22,910,000	Commercial Use	$23,414,000	$504,000	2.1999%	$0
B-346	524780 0405		OCCIDENTAL CITY PARK (VACANT LAND)	SEATTLE CITY OF DPR	117 S WASHINGTON ST	PSM 100/100-120	26,640	-	-	Open Space/Recreation	$18,648,000	Open Space/Recreation	$18,648,000	$0	0.0000%	$0
B-347	524780 0614		200 Occidental (Weyerhaeuser HQ)	CENTER OF PIONEER SQUARE LL	159 S WASHINGTON ST	PSM 100/100-120	26,640	213,803	183,374	Commercial Use	$85,926,000	Commercial Use	$86,699,000	$773,000	0.8996%	$0
B-348	524780 0690		Vacant Land	165 169 S WASHINGTON LLC	165 S WASHINGTON ST	PSM 100/100-120	1,800	-	-	Commercial Redevelopment	$900,000	Commercial Redevelopment	$909,000	$9,000	1.0000%	$0
B-349	524780 0682		Vacant Land	165 169 S WASHINGTON LLC	167 S WASHINGTON ST	PSM 100/100-120	2,700	-	-	Commercial Redevelopment	$1,350,000	Commercial Redevelopment	$1,364,000	$14,000	1.0370%	$0
B-350	524780 0675		McCoy's Firehouse	CHRYSTALS LLC	173 S WASHINGTON ST	PSM 100/100-120	1,980	3,600	1,600	Commercial Redevelopment	$1,089,000	Commercial Redevelopment	$1,100,000	$11,000	1.0101%	$0
B-351	524780 0665		RETAIL	211 PIONEER SQUARE LLC	207 2ND AVE S	PSM 100/100-120	6,480	11,818	5,820	Commercial Redevelopment	$3,240,000	Commercial Redevelopment	$3,272,000	$32,000	0.9877%	$0
B-352	524780 0660		Lockeow/WATERFALL PLACE	NAFICY INVESTMENTS INC	215 2ND AVE S	PSM 100/100-120	6,480	38,765	24,425	Multi-Family/Commercial	$5,896,500	Multi-Family/Commercial	$5,955,500	$59,000	1.0006%	$0
B-353	524780 0655		CASEY WATERFALL PARK	ANNIE E CASEY FOUNDATION	219 2ND AVE S	PSM 100/100-120	6,480	-	-	Open Space/Recreation	$648,000	Open Space/Recreation	$648,000	$0	0.0000%	$0
B-355	524780 0140		C.R. H COMPANY STORAGE WAREHOUSE)	ANNE CRIPPEN MICHELSON LLC	304 ALASKAN WAY S	PSM 100/100-120	6,871	22,200	16,650	Commercial Redevelopment	$4,811,000	Commercial Redevelopment	$4,931,000	$120,000	2.4943%	$0
B-356	524780 0150		OLD SEATTLE PARKING GARAGE	UV 316 ALASKAN WAY LLC	316 ALASKAN WAY S	PSM 100/100-120	20,766	63,000	63,000	Commercial Redevelopment	$14,536,000	Commercial Redevelopment	$14,958,000	$422,000	2.9031%	$0
B-357	524780 0190		BREAD OF LIFE MISSION	BREAD OF LIFE MISSION ASSN	97 S MAIN ST	PSM-100	4,440	18,010	18,010	Multi-family/Commercial Development	$4,190,000	Multi-family/Commercial Development	$4,283,000	$93,000	2.2196%	$0
B-358	524780 0185		SURFACE PARKING LOT (DIAMOND PARKING LOT)/(VACANT LAND)	DIAMOND PARK INC	101 1ST AVE S	PSM-100	5,550	-	-	Commercial Redevelopment	$3,330,000	Commercial Redevelopment	$3,405,000	$75,000	2.2523%	$0
B-359	524780 0180		MAUD BUILDING	MAUD LLC	311 1ST AVE S	PSM-100	3,330	13,330	12,960	Commercial Use	$4,008,000	Commercial Use	$4,096,000	$88,000	2.1978%	$0
B-360	524780 0170		CROWN HOTEL BUILDING	PIONEER SQUARE CROWN BUILDI	313 1ST AVE S	PSM-100	3,330	16,830	14,190	Commercial Use	$3,866,000	Commercial Use	$3,951,000	$85,000	2.1987%	$0
B-362	524780 0320		GLOBE BUILDING - ELLIOT BAY BOOKS	GLOBE PARTNERS LLC	310 1ST AVE S	PSM-100	13,320	69,817	55,268	Commercial Use	$17,141,000	Commercial Use	$17,518,000	$377,000	2.1994%	$0
B-363	610825 0000		THE NORD MASTER		314 1ST AVE S	PSM-100	-	-	-	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
B-363-001	610825 0010		THE NORD MASTER	JACQADYMIC INVESTMENT LLC	314 1ST AVE S	PSM-100	1,665	6,660	4,680	Commercial Use	$1,884,500	Commercial Use	$1,924,500	$40,000	2.1226%	$0
B-364	093900 0475		1000 2ND AVENUE BUILDING	SEUG HOLDINGS COMPANY LLC	1000 2ND AVE	DOC1 U/450/U	25,920	589,921	440,169	Commercial Use	$200,159,500	Commercial Use	$202,161,500	$2,002,000	1.0002%	$0
B-366	524780 0555		SEATTLE QUILT BUILDING	PSQ PORTFOLIO LP	316 1ST AVE S	PSM-100	6,660	50,120	35,163	Multi-Family/Commercial	$12,693,500	Multi-Family/Commercial	$12,960,500	$267,000	2.1034%	$0
B-367	524780 0545		JACKSON BUILDING	PSQ PORTFOLIO LP	322 1ST AVE S	PSM-100	3,330	13,320	11,280	Commercial Use	$3,499,000	Commercial Use	$3,535,000	$76,000	2.1723%	$0
B-368	524780 0665		UNION TRUST ANNEX	INTEGRUS SEATTLE LLC	117 S MAIN ST	PSM 100/100-120	6,000	32,081	27,762	Commercial Use	$8,960,500	Commercial Use	$9,117,500	$157,000	1.7521%	$0
B-369	524780 0660		UNION TRUST BUILDING	DRUMMOND LLC	119 S MAIN ST	PSM 100/100-120	7,320	39,030	26,320	Commercial Use	$10,421,500	Commercial Use	$10,603,500	$182,000	1.7464%	$0
B-370	524780 0655		WALTHAM BLOCK/OCCIDENTAL BUILDING	MAKENSAY REAL ESTATE SERVIC	311 B OCCIDENTAL AVE S	PSM 100/100-120	6,660	28,760	17,900	Commercial Use	$7,180,000	Commercial Use	$7,288,000	$108,000	1.5042%	$0
B-371	524780 0650		HERMAN BLUMENTHAL BUILDING	SAMIS FOUNDATION	122 S JACKSON ST	PSM 100/100-120	6,660	28,142	17,663	Commercial Use	$5,188,500	Commercial Use	$5,279,500	$91,000	1.7539%	$0
B-372	524780 0605		OCCIDENTAL MALL	SMITH MARTIN INC	300 OCCIDENTAL AVE S	PSM 100/100-120	26,640	164,580	111,300	Commercial Use	$39,726,500	Commercial Use	$40,064,500	$338,000	0.8508%	$0
B-373	524780 0725		FIRE STATION #2	SEATTLE CITY OF FAS	301 2ND AVE S	PSM 100/100-120	12,960	49,951	49,951	Commercial Use	$7,776,000	Commercial Use	$7,834,000	$58,000	0.7459%	$0
B-374	524780 0720		DUNCAN BUILDING	MA KEYSAY REAL ESTATE	315 2ND AVE S	PSM 100/100-120	6,480	25,920	21,778	Commercial Use	$5,954,000	Commercial Use	$5,984,000	$30,000	0.5039%	$0
B-375	524780 0715		CADILLAC HOTEL/HISTORICAL SOCIETY	HISTORIC SEATTLE PDA	319 2ND AVE S	PSM 100/100-120	6,480	26,000	26,000	Commercial Use	$5,132,500	Commercial Use	$5,170,500	$38,000	0.7404%	$0
B-376	524780 0205		OLD THEATRE-POST OFFICE BUILDING	HUDSON MERRILL PLACE LLC	91 S JACKSON ST	PSM 100/100-120	10,829	36,075	26,135	Commercial Use	$8,025,500	Commercial Use	$8,226,500	$201,000	2.5043%	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

LID Map Number	King Co. Property Tax ID	Property Name	Tax Payer Name	Property Address	Zoning	Land Area / SF	Gross Building Area / SF	Net Building Area / SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
B-378	547960 0000	MERRILL PLACE BUILDING CONDOMINIUM		401 1ST AVE S	PSM 100/100-120	-	-	-	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
B-378-001	547960 0010	MERRILL PLACE BUILDING CONDOMINIUM	HUDSON MERRILL PLACE LLC	401 1ST AVE S	PSM 100/100-120	5,487	28,798	28,798	Commercial Use	$8,825,000	Commercial Use	$9,145,000	$220,000	2.4650%	$0
B-379	524780 0200	KING ST CROSSING - 411 FIRST (FORMERLY MERRILL PLACE)	HUDSON MERRILL PLACE LLC	411 1ST AVE S	PSM 100/100-120	74,378	154,159	128,774	Commercial Use	$41,996,000	Commercial Use	$42,962,000	$966,000	2.3002%	$0
B-381A	524780 0201	450 Alaskan - King's St. Crossing	HUDSON MERRILL PLACE LLC	450 Alaskan Way S	PSM 100/100-120	12,121	224,714	166,803	Commercial Use	$95,641,000	Commercial Use	$98,032,000	$2,391,000	2.5000%	$0
B-381B	524780 0204	HUDSON MEERRILL PLACE LLC-Value on A-Bldg on both lots	HUDSON MEERRILL PLACE LLC	450 Alaskan Way S	PSM 100/100-120	12,121	-	-	Commercial Use	$8,485,000	Commercial Use	$8,594,000	$109,000	1.2846%	$0
B-382	524780 0255	HERITAGE BUILDING	GREF 111 SOUTH JACKSON LP	101 S JACKSON ST	PSM 100/100-120	14,965	78,920	69,700	Commercial Use	$36,633,500	Commercial Use	$37,433,500	$800,000	2.1838%	$0
B-383	524780 0265	FISHER BUILDING	ONE FIFTEEN SOUTH JACKSON L	115 S JACKSON ST	PSM 100/100-120	8,100	21,600	21,600	Commercial Use	$4,548,000	Commercial Use	$4,628,000	$80,000	1.7590%	$0
B-385	524780 0300	WESTLAND BUILDING DSHS	ONE HUNDRED KING LLC	100 S KING ST	PSM 100/100-120	13,764	73,260	63,814	Commercial Use	$17,760,500	Commercial Use	$18,131,500	$391,000	2.2015%	$0
B-386	524780 0280	F X MCCRORY'S BUILDING	FOUR NINETEEN OCCIDENTAL LL	419 OCCIDENTAL AVE S	PSM 100/100-120	13,961	99,440	88,779	Commercial Use	$18,848,500	Commercial Use	$19,223,500	$377,000	2.0002%	$0
B-387	524780 0735	WASHINGTON SHOE CO	WASHINGTON SHOE BUILDING LL	400 OCCIDENTAL AVE S	PSM 100/100-120	14,985	93,240	79,180	Commercial Use	$23,362,500	Commercial Use	$23,654,500	$292,000	1.2499%	$0
B-388	524780 0756	COURT IN THE SQUARE (ENTRANCE TO NORTHCOAST & GOLDSMITH BUILDINGS)	IC USA NO 8 PROPERTY L P		PSM 100/100-120	3,330	-	-	Commercial Use	$1,665,000	Commercial Use	$10,000	$0.6006%	$0	
B-389	524780 0745	NORTHCOAST BUILDING - COURT IN THE SQUARE	IC USA NO 8 PROPERTY L P	171 S JACKSON ST	PSM 100/100-120	12,960	71,280	63,973	Commercial Use	$19,974,000	Commercial Use	$20,174,000	$200,000	1.0013%	$0
B-390	524780 0755	GOLDSMITH BUILDING - COURT IN THE SQUARE	IC USA NO 8 PROPERTY LP	166 S KING ST	PSM 100/100-120	11,880	89,100	77,715	Commercial Use	$26,429,000	Commercial Use	$26,746,000	$317,000	1.1994%	$0
B-391	524780 0760	GREYBAR BUILDING	BEEBE REALTY INC	416 OCCIDENTAL AVE S	PSM 100/100-120	13,875	36,630	36,630	Commercial Redevelopment	$9,019,000	Commercial Redevelopment	$9,154,000	$135,000	1.4968%	$0
C-027	065600 0200	SURFACE PARKING LOT (VACANT LAND)	3RD & WALL PROPERTIES LLC	2421 3RD AVE	DMR/R 145/65	12,960	-	-	Commercial Redevelopment	$14,256,000	Commercial Redevelopment	$14,271,000	$15,000	0.1052%	$0
C-028	065600 0215	2401 3RD AVE	CHAINGUE DEVELOPMENT BELLTOWN	2401 3RD AVE	DMR/R 145/65	12,720	167,344	100,306	Commercial Redevelopment	$15,264,000	Commercial Redevelopment	$15,294,000	$30,000	0.1965%	$0
C-029	065600 0470	THIRD & BATTERY BUILDING (also unit w/ -0475)	SELIG REAL ESTATE HOLDING BA	2400 3RD AVE	DMR/R 145/65	12,720	95,576	81,330	Commercial Use	$31,951,000	Commercial Use	$32,001,000	$50,000	0.1565%	$0
C-031	065600 0480	FOURTH & BATTERY BUILDING	SELIG MARTIN	2401 4TH AVE	DMR/C 280/125	25,920	234,000	200,429	Commercial Use	$80,963,500	Commercial Use	$81,063,500	$100,000	0.1235%	$0
C-032	065600 0250	Fountain Court	ESSEX PROPERTY TRUST INC	2400 4TH AVE	DMR/C 280/125	95,680	328,947	216,476	Multi-Family/Commercial	$114,124,000	Multi-Family/Commercial	$114,265,000	$141,000	0.1235%	$0
C-033	065600 0255	S.K.B. ARCHITECTS	HOT RAIN LLC	2333 3RD AVE	DMR/R 145/65	12,954	8,360	8,360	Multi-Family/Commercial Redevelopment	$10,363,000	Multi-Family/Commercial Redevelopment	$10,378,000	$15,000	0.1447%	$0
C-034	065600 0275	BINDER PRODUCTS INC	2333 THIRD LLC	2323 3RD AVE	DMR/R 145/65	3,254	1,960	1,960	Multi-Family/Commercial Redevelopment	$2,603,000	Multi-Family/Commercial Redevelopment	$2,610,000	$7,000	0.2689%	$0
C-035	867035 0000	TRAUGOTT TERRACE		2313 3RD AVE	DMR/R 145/65	9,534	39,962	26,641	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
C-035-001	867035 0010	TRAUGOTT TERRACE	ARCHDIOCESAN HOUSING AUTHOR	2313 3RD AVE	DMR/R 145/65	-	33,685	20,364	Multi-Family/Commercial	$4,275,000	Multi-Family/Commercial	$4,275,000	$0	0.0000%	$0
C-035-002	867035 0020	TRAUGOTT TERRACE	TRAUGOTT TERRACE LP	2313 3RD AVE	DMR/R 145/65	-	6,277	6,277	Multi-Family/Commercial	$12,964,000	Multi-Family/Commercial	$12,964,000	$0	0.0000%	$0
C-036	065600 0290	BELLTOWN INN	2301 THIRD LLC LP	2301 3RD AVE	DMR/R 145/65	12,724	57,800	43,734	Multi-Family/Commercial	$58,949,000	Multi-Family/Commercial	$59,096,000	$147,000	0.2494%	$0
C-037	065600 0585	RETAIL/OFFICE BUILDING	3RD & BATTERY 2 LLC	2350 3RD AVE	DMR/R 145/65	6,480	11,310	9,680	Multi-Family/Commercial Redevelopment	$7,128,000	Multi-Family/Commercial Redevelopment	$7,138,000	$10,000	0.1403%	$0
C-038	065600 0550	MODA APTS	EQR RE *AX DEPT	2312 3RD AVE	DMR/R 145/65	23,440	203,940	123,056	Multi-Family/Commercial	$98,761,000	Multi-Family/Commercial	$98,956,000	$195,000	0.1974%	$0
C-039	065600 0540	THE ADAMS APTS	BELLTOWN APARTMENTS LLC	304 BELL ST	DMR/R 145/65	6,480	18,300	14,000	Multi-Family/Commercial	$6,738,000	Multi-Family/Commercial	$6,770,000	$32,000	0.4749%	$0
C-040	065600 0590	PARKING LOT	PHILLIPS KENNETH M JR	2331 4TH AVE	DMR/C 280/125	6,480	-	-	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,138,000	$10,000	0.1403%	$0
C-041	065600 0595	OFFICE BUILDING	JT SHEN ENTERPRISES LLC	2325 4TH AVE	DMR/C 280/125	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,138,000	$10,000	0.1403%	$0
C-042	065600 0600	FLEMING APTS	CAPITOL HILL HOUSING IMPROV	2321 4TH AVE	DMR/C 280/125	6,480	21,284	16,142	Multi-Family/Commercial	$7,683,000	Multi-Family/Commercial	$7,683,000	$0	0.0000%	$0
C-043	065600 0605	TWO BELLS TAVERN	CAMPANE LE DUE	2315 4TH AVE	DMR/C 280/125	6,480	5,030	5,030	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,138,000	$10,000	0.1403%	$0
C-044	065600 0615	OFFICE/WAREHOUSE	314 BELL LLC	314 BELL ST	DMR/C 280/125	12,960	7,200	7,200	Multi-family/Commercial Redevelopment	$14,256,000	Multi-family/Commercial Redevelopment	$14,271,000	$15,000	0.1052%	$0
C-045	069600 0160	FIRE STATION #2	SEATTLE CITY OF FAS	2320 4TH AVE	DMR/C 280/125	19,440	37,740	31,620	Multi-family/Commercial Redevelopment	$19,440,000	Multi-family/Commercial Redevelopment	$19,480,000	$40,000	0.2058%	$0
C-046	069600 0155	RETAIL BUILDING (Future Condo Site - TeamRise Development)	TEAMRISE BELL TOWER LLC	2316 4TH AVE	DMR/C 280/125	6,480	4,230	4,230	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,148,000	$20,000	0.2806%	$0
C-047	069600 0145	RETAIL BUILDING (Future Condo Site - TeamRise Development)	TEAMRISE BELL TOWER LLC	2306 4TH AVE	DMR/C 280/125	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,148,000	$20,000	0.2806%	$0
C-048	069600 0140	FRANKLIN APTS (Future Condo Site - TeamRise Development)	TEAMRISE BELL TOWER LLC	2302 4TH AVE	DMR/C 280/125	6,480	22,320	18,000	Multi-family/Commercial Redevelopment	$7,776,000	Multi-family/Commercial Redevelopment	$7,796,000	$20,000	0.2572%	$0
C-049	069600 0040	REGRADE PARK	SEATTLE CITY OF DPR	2231 3RD AVE	DMR/R 145/65	12,960	-	-	Multi-family/Commercial Redevelopment	$10,368,000	Multi-family/Commercial Redevelopment	$10,368,000	$0	0.0000%	$0
C-050	069600 0050	DAN'S BELLTOWN GROCERY	SHANSBY VERNON E	2221 3RD AVE	DMR/R 145/65	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$5,184,000	Multi-family/Commercial Redevelopment	$5,199,000	$15,000	0.2894%	$0
C-051	069600 0055	2217 3rd Avenue	LOS ROMEROS COURT COMPANY LL	2217 3RD AVE	DMR/R 145/65	6,350	47,343	33,828	Multi-Family/Commercial	$19,378,000	Multi-Family/Commercial	$19,440,000	$62,000	0.3200%	$0
C-053	069600 0110	RESTAURANTS	MICHAELIDIS MICHAEL	2230 3RD AVE	DMR/R 145/65	6,480	6,480	6,480	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
C-054	069600 0105	SEVILLE BUILDING	PARV LLC	2226 3RD AVE	DMR/R 145/65	6,480	10,000	10,000	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
C-055	069600 0090	PARKING LOT	PHILLIPS KENNETH M SR+KENNE	2216 3RD AVE	DMR/R 145/65	6,480	-	-	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
C-056	069600 0100	PARKING LOT	PHILLIPS KENNETH M JR-TRUST	2220 3RD AVE	DMR/R 145/65	6,480	-	-	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
C-057	069600 0080	CORNELIUS APTS	CORNELIUS APARTMENTS LLC	306 BLANCHARD ST	DMR/R 145/65	12,960	86,592	69,132	Multi-Family/Commercial	$32,544,000	Multi-Family/Commercial	$32,620,000	$76,000	0.2335%	$0
C-058	069600 0115	SECURITY HOUSE	HOUSING RESOURCES GROUP	2223 4TH AVE	DMR/C 280/125	12,960	91,600	67,350	Multi-Family/Commercial	$23,833,000	Multi-Family/Commercial	$23,833,000	$0	0.0000%	$0
C-059	069600 0125	SPITFIRE	2219 FOURTH L L C	2219 4TH AVE	DMR/C 280/125	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
C-060	069600 0130	Shelby Apts	CD ONE LLC	2201 4TH AVE	DMR/C 280/125	19,440	142,063	76,183	Multi-Family/Commercial	$48,622,000	Multi-Family/Commercial	$48,658,000	$116,000	0.2391%	$0
C-061	069600 0095	CHARLESGATE APTS	CHARLESGATE LLC	2250 4TH AVE	DMR/C 280/125	12,960	34,060	25,900	Multi-family/Commercial Redevelopment	$14,256,000	Multi-family/Commercial Redevelopment	$14,296,000	$40,000	0.2806%	$0
C-062	069600 0090	WAREHOUSE/PARKING BUILDING	S A N LLC	2218 4TH AVE	DMR/C 280/125	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,148,000	$20,000	0.2806%	$0
C-063	069600 0080	KAYE-SMITH PRODUCTIONS	S A N LLC	2212 4TH AVE	DMR/C 280/125	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,148,000	$20,000	0.2806%	$0
C-064	069600 0070	KAYE-SMITH PRODUCTIONS	S A N LLC	2208 4TH AVE	DMR/C 280/125	6,480	9,120	9,120	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,148,000	$20,000	0.2806%	$0
C-065	069600 0065	OFFICE BUILDING	FOURTH & BLANCHARD GROUP	2200 4TH AVE	DMR/C 280/125	6,480	8,000	7,630	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,148,000	$20,000	0.2806%	$0
C-066	197720 1150	MARKHAM BUILDING	DIAMOND PARKING PROPERTIES	2133 3RD AVE	DMR/R 145/65	6,480	11,179	11,179	Multi-family/Commercial Redevelopment	$6,480,000	Multi-family/Commercial Redevelopment	$6,500,000	$20,000	0.3086%	$0
C-067	197720 1155	Senior Apts - mirrors -1155 1170 1171 1177	PLYMOUTH HOUSING GROUP	2127 3RD AVE	DMR/R 145/65	6,360	96,980	59,495	Multi-Family/Commercial	$21,029,000	Multi-Family/Commercial	$21,029,000	$0	0.0000%	$0
C-068	197720 1170	Assoc Land for Minor 1155	PLYMOUTH HOUSING GROUP	2119 3RD AVE	DMR/R 145/65	4,770	-	-	Multi-Family/Commercial	$3,578,000	Multi-Family/Commercial	$3,578,000	$0	0.0000%	$0
C-069	197720 1171	Assoc Land for Minor 1155	PLYMOUTH HOUSING GROUP	2115 3RD AVE	DMR/R 145/65	4,770	-	-	Multi-Family/Commercial	$3,578,000	Multi-Family/Commercial	$3,578,000	$0	0.0000%	$0
C-070	197720 1175	Assoc Land for Minor 1155	PLYMOUTH HOUSING GROUP	2113 3RD AVE	DMR/R 145/65	3,180	-	-	Multi-Family/Commercial	$2,385,000	Multi-Family/Commercial	$2,385,000	$0	0.0000%	$0
C-071	197720 1190	ARMY BUILDING	SAMIS LAND CO	2107 3RD AVE	DMR/R 145/65	6,480	12,960	12,400	Multi-family/Commercial Redevelopment	$6,480,000	Multi-family/Commercial Redevelopment	$6,500,000	$20,000	0.3086%	$0
C-072	197720 1195	SIG'S BARBER SHOP W/SURFACE PARKING LOT	SAMIS FOUNDATION	2101 3RD AVE	DMR/R 145/65	6,480	1,000	1,000	Multi-family/Commercial Redevelopment	$6,480,000	Multi-family/Commercial Redevelopment	$6,500,000	$20,000	0.3086%	$0
C-073	069400 0195	Mexican Consulate	MICHAELIDIS MICHAEL	2132 3RD AVE	DMR/R 145/65	4,860	9,720	9,720	Multi-family/Commercial Redevelopment	$5,346,000	Multi-family/Commercial Redevelopment	$5,356,000	$10,000	0.1871%	$0
C-074	872745 0000	2124 THIRD AVENUE CONDOMINIUM		2124 3RD AVE	DMR/R 145/65	8,100	10,510	10,510	Multi-Family/Commercial	$5,000,000	Multi-Family/Commercial	$5,000,000	$0	0.0000%	$0
C-074-001	872745 0010	2124 THIRD AVENUE CONDOMINIUM	SSF ASSOCIATES LLC	2124 3RD AVE	DMR/R 145/65		10,509	4,487	Multi-Family/Commercial	$1,306,500	Multi-Family/Commercial	$1,311,500	$5,000	0.3827%	$0
C-074-002	872745 0020	2124 THIRD AVENUE CONDOMINIUM	SSF ASSOCIATES LLC	2124 3RD AVE	DMR/R 145/65		10,509	2,749	Multi-Family/Commercial	$795,000	Multi-Family/Commercial	$798,000	$3,000	0.3774%	$0
C-074-003	872745 0030	2124 THIRD AVENUE CONDOMINIUM	JOHNSON ARCHITECTURE & PLAN	2124 3RD AVE	DMR/R 145/65	-	10,509	3,274	Multi-Family/Commercial	$953,500	Multi-Family/Commercial	$956,500	$3,000	0.3146%	$0
C-075	069400 0180	NADM BUILDING	SELIG REAL ESTATE HOLDINGS	2118 3RD AVE	DMR/R 145/65	6,480	14,500	12,960	Multi-family/Commercial Redevelopment	$7,128,000	Multi-family/Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
C-076	872731 0000	2112 THIRD AVE BLDG		2112 3RD AVE	DMR/R 145/65	6,480	37,440	24,071	Commercial Use	$11,451,500	Commercial Use	$11,451,500	$0	0.0000%	$0
C-076-001	872731 0010	2112 THIRD AVE BLDG	PATTERSON MICHAEL A	2112 3RD AVE	DMR/R 145/65	-	20,796	6,015	Commercial Use	$1,910,500	Commercial Use	$1,916,500	$6,000	0.3141%	$0
C-076-002	872731 0020	2112 THIRD AVE BLDG	PATTERSON MICHAEL A	2112 3RD AVE	DMR/R 145/65	-	20,796	6,020	Commercial Use	$1,912,000	Commercial Use	$1,918,000	$6,000	0.3138%	$0
C-076-003	872731 0030	2112 THIRD AVE BLDG	PATTERSON MICHAEL A	2112 3RD AVE	DMR/R 145/65	-	20,796	6,016	Commercial Use	$1,911,000	Commercial Use	$1,917,000	$6,000	0.3140%	$0
C-076-004	872731 0040	2112 THIRD AVE BLDG	PATTERSON MICHAEL A	2112 3RD AVE	DMR/R 145/65	-	20,796	6,020	Commercial Use	$1,912,000	Commercial Use	$1,918,000	$6,000	0.3138%	$0
C-078	069400 0205	FOURTH & BLANCHARD BUILDING	SREH 2014 LLC	307 BLANCHARD ST	DMC 240/290-440	38,880	543,876	397,878	Commercial Use	$186,546,000	Commercial Use	$186,921,000	$375,000	0.2010%	$0
C-079	069600 0025	Downtown Family Medical	LADY WHITE INVESTMENTS LLC	2324 4TH AVE	DMC 240/290-440	12,960	26,670	24,000	Commercial Redevelopment	$14,256,000	Commercial Redevelopment	$14,296,000	$40,000	0.2806%	$0
C-080	069600 0015	ARRIVE	SEATTLE TOWER I LLC	2316 4TH AVE	DMC 240/290-440	12,960	523,378	322,246	Commercial Use	$33,680,000	Commercial Use	$34,680,000	$1,000,000	2.8027%	$0
C-081	069600 0005	CINEMAMA THEATRE	ENTERTAINMENT PROPERTIES IN	2100 4TH AVE	DMC 240/290-440	12,960	19,800	19,800	Commercial Redevelopment	$15,552,000	Commercial Redevelopment	$15,602,000	$50,000	0.3213%	$0
C-082	197720 1095	OAC BLDG - CONSTRUCTION SITE	Lenora Holdings Company	2033 3RD AVE	DMC 240/290-440	19,440	18,360	18,360	Commercial Redevelopment	$23,328,000	Commercial Redevelopment	$23,445,000	$117,000	0.5016%	$0
C-085	197720 1120	SYLVIA ODOMS PLACE	2013 THIRD AVENUE LLC	2017 3RD AVE	DMC 240/290-440	3,180	-	-	Multi-Family/Commercial	$2,226,000	Multi-Family/Commercial	$2,226,000	$0	0.0000%	$0
C-086	197720 1121	SYLVIA ODOMS PLACE	2013 THIRD AVENUE LLC	2013 3RD AVE	DMC 240/290-440	3,180	41,706	25,473	Multi-Family/Commercial	$15,546,000	Multi-Family/Commercial	$15,546,000	$0	0.0000%	$0
C-087	197720 1135	Swifty Printing	NIKFARD RUAN+NIKFARD,GEORG	2001 3RD AVE	DMC 240/290-440	12,960	25,920	25,920	Commercial Redevelopment	$15,552,000	Commercial Redevelopment	$15,661,000	$109,000	0.7009%	$0
C-088	197720 1225	PARKING LOT	ALTUS GROUP US INC		DMC 240/290-440	6,360	-	-	Commercial Redevelopment	$8,904,000	Commercial Redevelopment	$8,954,000	$50,000	0.5613%	$0
C-089	197720 1231	SURFACE PARKING LOT (VACANT LAND)	AQUILA ANNA G	2015 4TH AVE	DMC 240/290-440	6,480	-	-	Commercial Redevelopment	$9,072,000	Commercial Redevelopment	$9,122,000	$50,000	0.5513%	$0
C-090	197720 1240	parking lot	ALTUS GROUP US INC		DMC 240/290-440	6,360	-	-	Commercial Use	$8,904,000	Commercial Use	$8,954,000	$50,000	0.5613%	$0
C-091	197720 1255	Surface Pavement Parking Lot (Vacant)	ALTUS GROUP US INC	309 VIRGINIA ST	DMC 240/290-440	6,360	-	-	Commercial Redevelopment	$8,904,000	Commercial Redevelopment	$8,954,000	$50,000	0.5613%	$0
C-092	197720 1210	CVS PHARMACY	CVS	2015 4TH AVE	DMC 240/290-440	6,480	11,160	11,160	Commercial Use	$8,784,500	Commercial Use	$8,814,500	$30,000	0.3703%	$0
C-093	197720 1215	Jiffy Lube	SEATTLE DOWNTOWN SILVER CLO	2021 4TH AVE	DMC 240/290-440	6,480	3,060	3,060	Commercial Use	$6,480,000	Commercial Use	$6,530,000	$50,000	0.7716%	$0
C-094	197720 1230	STRATFORD ON FOURTH	XERAD LLC	2013 4TH AVE	DMC 240/290-440	6,480	32,460	25,600	Multi-Family/Commercial	$13,827,000	Multi-Family/Commercial	$13,923,000	$96,000	0.7008%	$0
C-095	872960 0000	2024 THIRD AVE/YWCA		2024 3RD AVE	DMC 240/290-440	18,974	116,947	94,880	Multi-family/Commercial Redevelopment	$0	Multi-family/Commercial Redevelopment	$0	$0	0.0000%	$0

Waterfront Seattle Formation Special Benefit Study

All Other Properties

LID Edge Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Gross Benefit	Special Benefit % Change	Total Preliminary Assessment
C-095-001	872969 0010		2024 THIRD AVE/YWCA	YWCA/SEATTLE & KING &	2024 3RD AVE	DMC 240/290-440	-	56,928	27,097	Multi-family/Commercial Development	$10,201,000	Multi-family/Commercial Development	$10,201,000	$0	0.0000%	$0
C-095-002	872969 0020		2024 THIRD AVE/YWCA	ANGELINES LLC	2024 3RD AVE	DMC 240/290-440	-	94,880	67,185	Multi-family/Commercial Development	$22,048,000	Multi-family/Commercial Development	$22,048,000	$0	0.0000%	$0
C-096	197720 1245		MARSHALL BUILDING/Dahlia Lounge	TOBA GROUP	916 VIRGINIA ST	DMC 240/290-440	12,960	52,800	46,212	Commercial Redevelopment	$18,144,000	Commercial Redevelopment	$18,243,000	$99,000	0.5456%	$0
C-097	065900 0970		WARWICK HOTEL SEATTLE	WARWICK CORP	401 LENORA ST	DMC 240/290-440	19,440	181,890	119,850	Commercial Use	$118,271,000	Commercial Use	$119,162,000	$891,000	0.7534%	$0
C-098	065900 0965		THE VIRGINIAN APTS	QUEENSBOROUGH DEV CO INC	2014 4TH AVE	DMC 240/290-440	6,480	21,130	14,940	Multi-Family/Commercial	$8,483,000	Multi-Family/Commercial	$8,526,000	$43,000	0.7444%	$0
C-099	160450 0000		HOTEL ANDRA (ASSAGIO & LOLA)		2000 4TH AVE	DMC 240/290-440	12,957	116,604	116,604	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
C-099-001	160450 0010		HOTEL ANDRA (ASSAGIO & LOLA)	WELLS FARGO CMS	2000 4TH AVE	DMC 240/290-440	-	7,714	7,714	Commercial Use	$4,432,000	Commercial Use	$4,466,000	$34,000	0.7671%	$0
C-099-002	160450 0020		HOTEL ANDRA (ASSAGIO & LOLA)	WELLS FARGO CMS	2000 4TH AVE	DMC 240/290-440	-	108,890	108,890	Commercial Use	$73,986,000	Commercial Use	$74,543,000	$557,000	0.7528%	$0
C-100	197720 1040		TONYS DOWNTOWN PARKING GARAGE	THIRD & VIRGINIA LLC	1931 3RD AVE	DMC 240/290-440	6,480	6,480	6,480	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,845,000	$69,000	0.8873%	$0
C-101	197720 1045		TRUST BUILDING (HEIDEN BUILDING)	THIRD & VIRGINIA LLC	1929 3RD AVE	DMC 240/290-440	6,480	19,440	13,600	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,845,000	$69,000	0.8873%	$0
C-102	197720 1050		HADDON HALL	PLYMOUTH HOUSING GROUP	1921 3RD AVE	DMC 240/290-440	6,480	40,109	29,000	Multi-Family/Commercial	$12,580,000	Multi-Family/Commercial	$12,580,000	$0	0.0000%	$0
C-103	197720 1055		BELLTOWN SELF-STORAGE	DOWNTOWN MINI WAREHOUSE	1915 3RD AVE	DMC 240/290-440	6,480	46,580	30,742	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,845,000	$69,000	0.8873%	$0
C-104	197720 1070		Bergman Luggage	BARNES BRODIE A	1907 3RD AVE	DMC 240/290-440	12,960	25,920	25,920	Commercial Redevelopment	$15,552,000	Commercial Redevelopment	$15,744,000	$192,000	1.2346%	$0
C-105	197720 1260		SECURITIES MARKET BUILDING (ASSOCIATE W/ACCTS #1280, #1295, & #1315)	WASHINGTON SECURITIES CO	901 VIRGINIA ST	DOC2 500/300-550	27,840	172,201	66,120	Commercial Redevelopment	$30,624,000	Commercial Redevelopment	$30,774,000	$150,000	0.4898%	$0
C-106	197720 1280		SECURITIES MARKET BUILDING (IMP DATA ON ACCT #197720-1295)	WASHINGTON SECURITIES CO	1916 3RD AVE	DOC2 500/300-550	13,920	-	-	Commercial Redevelopment	$15,312,000	Commercial Redevelopment	$15,382,000	$70,000	0.4572%	$0
C-107	197720 1295		SECURITIES MARKET BUILDING (ASSOC. PARCEL ACCT #1280, #1280, 1295 & #1315)	WASHINGTON SECURITIES CO	1908 3RD AVE	DOC2 500/300-550	13,920	141,631	141,631	Commercial Redevelopment	$15,312,000	Commercial Redevelopment	$15,461,000	$149,000	0.9731%	$0
C-108	197720 1315		SECURITIES BUILDING (ac unit block - 1295,1280, 1280)	WASHINGTON SECURITIES CO	1904 3RD AVE	DOC2 500/300-550	27,840	161,180	139,567	Commercial Use	$49,582,500	Commercial Use	$50,036,500	$446,000	0.8983%	$0
C-110	065900 0400		CENTENNIAL BUILDING	WESTLAKE PARK ASSOCIATES	410 STEWART ST	DOC2 500/300-550	12,960	44,098	27,555	Commercial Redevelopment	$13,552,000	Commercial Redevelopment	$13,569,000	$117,000	0.7523%	$0
C-111	197470 0030		Benaroya Hall	SEATTLE CITY OF FAS	1931 3RD AVE	DOC1 U/450/U	14,280			Commercial Use	$19,992,000	Commercial Use	$19,992,000	$0	0.0000%	$0
C-112	197470 0055		Benaroya Hall	SEATTLE CITY OF FAS	200 UNIVERSITY ST	DOC1 U/450/U	7,140			Commercial Use	$9,996,000	Commercial Use	$9,996,000	$0	0.0000%	$0
C-113	197470 0080		US POST OFFICE	USPS SEATTLE POST OFFICE	301 UNION ST	DOC1 U/450/U	11,109	96,530	40,120	Commercial Use	$13,331,000	Commercial Use	$13,331,000	$0	0.0000%	$0
C-114	197470 0081		US POST OFFICE (ASSOC PARCEL TO ACCT #197470-0080)	UNIVERSITY OF WASHINGTON	311 UNION ST	DOC1 U/450/U	17,691	-	-	Commercial Use	$24,767,500	Commercial Use	$24,767,500	$0	0.0000%	$0
C-115	197470 0105		WASHINGTON BUILDING PARKING GARAGE	BOARD OF REGENTS OF UNIVERS	1300 3RD AVE	DOC1 U/450/U	13,320	99,900	99,900	Commercial Redevelopment	$18,648,000	Commercial Redevelopment	$18,914,000	$266,000	1.4264%	$0
C-116	000140 0005		SKINNER-IBM-WASH-COBB-FAI-PUGET SOUND PLAZA BLDS	UNIVERSITY OF WASHINGTON	1326 5TH AVE	DOC1 U/450/U	147,253	1,183,759	1,183,759	Commercial Use	$489,533,000	Commercial Use	$492,683,000	$3,150,000	0.6435%	$0
C-117	000140 0010		RAINIER PLAZA-FAIRMONT OLYMPIC HOTEL	UNIVERSITY OF WASHINGTON	1301 5TH AVE	DOC1 U/450/U	147,300	1,179,998	1,082,703	Commercial Use /Redevelopment	$648,871,000	Commercial Use /Redevelopment	$654,480,000	$5,609,000	0.8644%	$0
C-118	197520 0005		SEATTLE TOWER	DP BUNKER HILL LLC	1218 3RD AVE	DOC1 U/450/U	13,320	216,571	169,883	Commercial Use	$95,533,500	Commercial Use	$96,207,500	$669,000	0.7003%	$0
C-119	197520 0015		1200 THIRD	EXPEDITORS INTERNATIONAL OF	1200 3RD AVE	DOC1 U/450/U	13,320	189,175	149,585	Commercial Use	$48,651,000	Commercial Use	$49,113,000	$462,000	0.9496%	$0
C-120	094200 0050		1111 THIRD AVE BUILDING	1111 3RD AVE PROPERTY OWNER L	1111 3RD AVE	DOC1 U/450/U	28,360	776,762	574,672	Commercial Use	$356,929,000	Commercial Use	$358,929,000	$2,000,000	0.5603%	$0
C-121	230270 0000		1122 3RD AVE PARCEL 319 CONDOMINIUM		1122 3RD AVE	DOC1 U/450/U	-	-	-	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
C-121-001	230270 0005		1122 3RD AVE PARCEL 319 CONDOMINIUM	QWEST CORPORATION	1122 3RD AVE	DOC1 U/450/U	14,415	230,860	186,300	Commercial Use	$59,689,000	Commercial Use	$60,189,000	$500,000	0.8377%	$0
C-122	094200 0140		Abraham Lincoln Building	WALLYSONS INC	1110 3RD AVE	DOC1 U/450/U	12,210	186,768	133,160	Commercial Use	$44,561,000	Commercial Use	$44,962,000	$401,000	0.8999%	$0
C-123	094200 0120		HOTEL SEATTLE	HEART OF SEATTLE INC	315 SENECA ST	DOC1 U/450/U	3,600	36,240	36,240	Commercial Use	$30,971,000	Commercial Use	$31,281,000	$310,000	1.0009%	$0
C-124	094200 0115		RETAIL/OFFICE BUILDING(STARBUCKS)	MICHAELIDIS MICHAEL	1119 4TH AVE	DOC1 U/450/U	3,060	8,640	8,280	Commercial Use	$4,284,000	Commercial Use	$4,345,000	$61,000	1.4239%	$0
C-125	094200 0145		HOTEL MONACO	RUNNING REBELS OWNER LLC	1101 4TH AVE	DOC1 U/450/U	19,980	133,163	133,884	Commercial Use	$102,760,000	Commercial Use	$103,793,000	$1,033,000	1.0053%	$0
C-126	094200 0165		W HOTEL - SEATTLE	SUPERIOR SEATTLE REALTY LL	411 SENECA ST	DOC1 U/450/U	18,315	333,176	272,015	Commercial Use	$173,218,000	Commercial Use	$174,961,000	$1,743,000	1.0063%	$0
C-127	094200 0110		EXECUTIVE HOTEL PACIFIC	EXECUTIVE HOTEL SEATTLE	400 SPRING ST	DOC1 U/450/U	8,325	65,009	65,009	Commercial Use	$66,824,000	Commercial Use	$66,989,000	$165,000	0.2470%	$0
C-128	093900 0485		1015 THIRD AVENUE BLDG - EXPEDITORS INTERNATIONAL	EXPEDITORS INTERNATIONAL	1015 3RD AVE	DOC1 U/450/U	26,640	293,576	210,692	Commercial Use	$103,236,500	Commercial Use	$103,752,500	$516,000	0.4998%	$0
C-129	094200 0500		SAFECO PLAZA / 1001 FOURTH AVENUE	SEATTLESC PLAZA 2 LLC	1001 4TH AVE	DOC1 U/450/U	57,110	1,162,659	793,679	Commercial Use	$395,271,000	Commercial Use	$397,271,000	$2,000,000	0.5060%	$0
C-130	094200 0275		SEATTLE PUBLIC LIBRARY	SEATTLE CITY OF SPL	1000 4TH AVE	DOC1 U/450/U	55,440	412,000	412,000	Public/Utility	$96,505,500	Public/Utility	$96,698,500	$193,000	0.2000%	$0
C-131	094200 0545		FOURTH & MADISON	T C & E MADISON LLC	925 4TH AVE	DOC1 U/450/U	42,840	1,052,469	845,533	Commercial Use	$520,644,500	Commercial Use	$522,927,500	$2,283,000	0.3999%	$0
C-132	094200 0530		YMCA (BUILDING #2)	YMCA OF GREATER SEATTLE	314 MARION ST	DOC1 U/450/U	14,280	103,911	97,231	Commercial Use	$17,802,000	Commercial Use	$17,802,000	$0	0.0000%	$0
C-133	094200 0365		901 FIFTH AVENUE (FORMER BK OF CAL OFFICE)	901 5TH AVE LL LLC	901 5TH AVE	DOC1 U/450/U	49,755	505,106	340,589	Commercial Use	$322,512,000	Commercial Use	$323,512,000	$1,000,000	0.3101%	$0
C-134	093900 0510		Seattle Metropolitan CREDIT UNION	D L L C	801 3RD AVE	DOC1 U/450/U	13,320	63,990	38,131	Commercial Redevelopment	$18,648,000	Commercial Redevelopment	$18,834,000	$186,000	0.9974%	$0
C-135	094200 0550		CENTRAL BUILDING	KBS SOR CENTRAL BUILDING LL	810 3RD AVE	DOC1 U/450/U	26,640	201,480	171,105	Commercial Use	$65,357,000	Commercial Use	$65,742,000	$385,000	0.5891%	$0
C-136	094200 0555		PACIFIC HOTEL/APTS	PLYMOUTH HOUSING GROUP	117 MARION ST	DOC1 U/450/U	13,320	45,620	26,240	Multi-Family/Commercial	$19,586,000	Multi-Family/Commercial	$19,586,000	$0	0.0000%	$0
C-137	094200 0575		BUDGET PARKING GARAGE	TOCK LLC	801 4TH AVE	DOC1 U/450/U	13,320	33,359	33,359	Commercial Redevelopment	$19,860,000	Commercial Redevelopment	$20,160,000	$180,000	0.9059%	$0
C-138	094200 0510		RAINIER CLUB (HISTORICAL LANDMARK)	RAINIER CLUB	811 COLUMBIA ST	DOC1 U/450/U	28,560	57,452	57,452	Commercial Redevelopment	$42,840,000	Commercial Redevelopment	$43,126,000	$286,000	0.6676%	$0
C-139	093900 0245		OLD CHAMBER of COMMERCE BLDG	SEIU LOCAL 775	215 COLUMBIA ST	DMC 340/290-440	13,920	99,185	51,345	Commercial Redevelopment	$13,312,000	Commercial Redevelopment	$13,427,000	$115,000	0.7510%	$0
C-140	094200 0590		PACIFIC BLDG	BRICKMAN PACIFIC LLC	712 3RD AVE	DOC1 U/450/U	14,280	227,556	129,000	Commercial Use	$62,214,500	Commercial Use	$62,325,500	$111,000	0.1496%	$0
C-141	094200 0595		FOURTH AND COLUMBIA PARKING GARAGE	4TH AND COLUMBIA LLC	719 4TH AVE	DOC1 U/450/U	14,280	72,000	72,000	Commercial Redevelopment	$24,276,000	Commercial Redevelopment	$24,523,000	$247,000	1.0173%	$0
C-142	094200 0640		COLUMBIA CENTER (former B of A. Tower)	GC COLUMBIA LLC	413 COLUMBIA ST	DOC1 U/450/U	59,266	1,952,220	1,526,621	Commercial Use	$989,795,500	Commercial Use	$992,764,500	$2,969,000	0.3000%	$0
C-143	094200 0610		DOUBLETREE ARCTIC CLUB HOTEL - SEATTLE	ARCTIC CLUB HOTEL LLC	700 3RD AVE	DOC1 U/450/U	14,280	104,352	83,964	Commercial Use	$553,313,000	Commercial Use	$553,850,000	$537,000	1.0073%	$0
C-144	094200 0615		United PARKING GARAGE	4TH AND COLUMBIA LLC	701 4TH AVE	DOC1 U/450/U	14,280	28,560	28,560	Commercial Redevelopment	$24,276,000	Commercial Redevelopment	$24,523,000	$247,000	1.0173%	$0
C-145	093900 0090		CHERRY STREET PARKING GARAGE	DIAMOND PARKING INC #0853	213 CHERRY ST	DMC 340/290-440	9,360	54,960	54,960	Commercial Redevelopment	$12,824,000	Commercial Redevelopment	$12,965,000	$141,000	1.0959%	$0
C-146	093900 0085		ST CHARLES HOTEL APTS	PLYMOUTH HOUSING GROUP	619 3RD AVE	DMC 340/290-440	3,920	23,318	14,928	Multi-Family/Commercial	$7,282,000	Multi-Family/Commercial	$7,282,000	$0	0.0000%	$0
C-147	093900 0105		LYON BUILDING (AIDS HOUSING OF WASHINGTON (AHW))	DOWNTOWN EMERGENCY SERVICE	601 3RD AVE	DMC 340/290-440	13,320	63,732	53,261	Multi-Family/Commercial	$14,296,000	Multi-Family/Commercial	$14,296,000	$0	0.0000%	$0
C-148	094200 0810		SEATTLE CITY HALL (SEATTLE MUNICIPAL BUILDING)	SEATTLE CITY OF FAS	600 4TH AVE	DOC1 U/450/U	59,280	213,978	161,104	Commercial Use	$81,318,500	Commercial Use	$81,570,500	$252,000	0.3099%	$0
C-149	094200 0855		Vacant Lot	SEATTLE CITY OF FAS	601 4TH AVE	DMC 340/290-440	57,120	-	-	Commercial Redevelopment	$79,968,000	Commercial Redevelopment	$80,768,000	$800,000	1.0004%	$0
C-150	093900 0035		OLD DREXEL HOTEL	SAMIS FOUNDATION	519 3RD AVE	PSM 100/100-120	6,660	19,140	8,600	Commercial Redevelopment	$3,996,000	Commercial Redevelopment	$4,036,000	$40,000	1.0010%	$0
C-151	093900 0040		501 THIRD AVENUE MORRISON HOTEL	MORRISON HOTEL LLC	501 3RD AVE	PSM 100/100-120	19,980	199,840	127,982	Multi-family/Commercial Development	$52,612,000	Multi-family/Commercial Development	$52,612,000	$0	0.0000%	$0
C-152	094200 0860		KING COUNTY COURTHOUSE	KING COUNTY-FMD FACILITIES	516 3RD AVE	DMC 340/290-440	57,120	540,360	482,760	Commercial Use	$102,901,000	Commercial Use	$103,210,000	$309,000	0.3003%	$0
C-153	094200 0820		KING COUNTY ADMINISTRATION BUILDING	KING COUNTY-FMD FACILITIES	500 4TH AVE	DMC 340/290-440	59,280	224,857	157,329	Commercial Use	$65,208,000	Commercial Use	$65,407,000	$199,000	0.3052%	$0
C-154	093900 0555		PREFONTAINE PARK (VACANT LAND)	SEATTLE CITY OF DPR	425 3RD AVE	PSM 100/100-120	2,277			Open Space/Recreation	$683,000	Open Space/Recreation	$683,000	$0	0.0000%	$0
C-155	094200 1145		CITY HALL PARK	SEATTLE CITY OF DPR	450 3RD AVE	PSM 100/100-120	24,500			Open Space/Recreation	$12,250,000	Open Space/Recreation	$12,250,000	$0	0.0000%	$0
C-156	094200 1095		Retail/Office	KING COUNTY-FMD FACILITIES	420 4TH AVE	DMC 340/290-440	4,260	10,556	10,556	Commercial Redevelopment	$3,408,000	Commercial Redevelopment	$3,412,000	$4,000	0.1174%	$0
C-157	094200 1135		PARKING LOT (VACANT LAND)	PROFESSIONAL COMMONS	416 4TH AVE	DMC 340/290-440	6,660	-	-	Commercial Redevelopment	$4,662,000	Commercial Redevelopment	$4,667,000	$5,000	0.1073%	$0
C-158	094200 1120		WORK RELEASE FACILITY-Hotel Reynolds	THE MARY IMA LLC	410 4TH AVE	DMC 340/290-440	6,660	35,820	31,660	Multi-family/Commercial Development	$5,328,000	Multi-family/Commercial Development	$5,333,000	$5,000	0.0938%	$0
C-159	094200 1140		PARKING GARAGE STRUCTURE	DIAMOND FAMILY INVESTMENTS	400 4TH AVE	DMC 340/290-440	6,660	19,980	19,980	Commercial Redevelopment	$4,662,000	Commercial Redevelopment	$4,667,000	$5,000	0.1073%	$0
C-160	524780 0955		QUINTESSA APTS	CAP VI QUINTESSA LLC	201 YESLER WAY	PSM 100/100-120	6,480	90,939	63,912	Multi-Family/Commercial	$43,383,000	Multi-Family/Commercial	$43,383,000	$0	0.0000%	$0
C-161	524780 0960		SALVATION ARMY HARBOR LIGHT	ARCHDIOCESAN HOUSING AUTH	416 2ND AVENUE EXT S	PSM 100/100-120	6,455	18,810	18,500	Commercial Redevelopment	$4,519,000	Commercial Redevelopment	$4,519,000	$0	0.0000%	$0
C-162	156270 0000		CHIEF SEATTLE CLUB		406 2ND AVENUE EXT S	PSM 100/100-120	5,811	23,813	22,168	Multi-family/Commercial Development	$0	Multi-family/Commercial Development	$0	$0	0.0000%	$0
C-162-001	156270 0010		CHIEF SEATTLE CLUB	CHIEF SEATTLE CLUB	406 2ND AVENUE EXT S	PSM 100/100-120	-	12,013	11,084	Multi-family/Commercial Development	$2,288,000	Multi-family/Commercial Development	$2,311,000	$23,000	1.0052%	$0
C-162-002	156270 0020		CHIEF SEATTLE CLUB	MONTEREY LOFTS LLC	406 2ND AVENUE EXT S	PSM 100/100-120	-	11,350	8,634	Multi-family/Commercial Development	$2,288,000	Multi-family/Commercial Development	$2,311,000	$23,000	1.0052%	$0
C-163	524780 0980		Retail & Rooming House	MOSCATEL ANTHONY	208 S WASHINGTON ST	PSM 100/100-120	2,517	9,940	7,485	Commercial Use	$1,386,000	Commercial Use	$1,396,000	$10,000	0.7215%	$0
C-164	524780 0985		SURFACE PAVEMENT PARKING LOT- (VACANT LAND) PARKING LOT TO ACCT #524780-0985	123 THIRD LLC	224 S WASHINGTON ST	PSM 100/100-120	3,600	-	-	Commercial Redevelopment	$1,440,000	Commercial Redevelopment	$1,447,000	$7,000	0.4861%	$0
C-165	524780 1000		FRYE APARTMENTS HUD 221(d)(3)	LOW INCOME HOUSING INSTITUT	225 YESLER WAY	PSM 100/100-120	21,600	177,364	141,500	Multi-Family/Commercial	$32,540,000	Multi-Family/Commercial	$32,540,000	$0	0.0000%	$0
C-166	524780 0985		WALTHEW BUILDING	123 THIRD LLC	123 3RD AVE S	PSM 100/100-120	3,600	18,300	13,400	Commercial Use	$3,904,500	Commercial Use	$3,914,500	$10,000	0.2561%	$0
C-167	856660 0000		TASHIRO-KAPLAN BUILDING		101 PREFONTAINE PL S	PSM 100/100-120	25,087	117,950	117,950	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
C-167-001	856660 0010		TASHIRO-KAPLAN BUILDING	TASHIRO-KAPLAN LIMITED PART	101 PREFONTAINE PL S	PSM 100/100-120		5,948	5,948	Commercial Use	$2,476,000	Commercial Use	$2,481,000	$5,000	0.2019%	$0
C-167-002	856660 0020		TASHIRO-KAPLAN BUILDING	ARTSPACE PROJECTS	101 PREFONTAINE PL S	PSM 100/100-120		11,210	11,210	Commercial Use	$4,666,000	Commercial Use	$4,677,000	$9,000	0.1928%	$0
C-167-003	856660 0030		TASHIRO-KAPLAN BUILDING	TASHIRO-KAPLAN LIMITED PART	101 PREFONTAINE PL S	PSM 100/100-120		13,125	13,125	Commercial Use	$5,027,000	Commercial Use	$5,037,000	$10,000	0.1989%	$0
C-167-004	856660 0040		TASHIRO-KAPLAN BUILDING	ARTSPACE PROJECTS	101 PREFONTAINE PL S	PSM 100/100-120		66,839	66,839	Commercial Use	$14,843,000	Commercial Use	$14,843,000	$0	0.0000%	$0
C-167-005	856660 0050		TASHIRO-KAPLAN BUILDING	ARTSPACE PROJECTS	101 PREFONTAINE PL S	PSM 100/100-120		6,741	6,741	Commercial Use	$2,587,000	Commercial Use	$2,592,000	$5,000	0.1933%	$0
C-167-006	856660 0060		TASHIRO-KAPLAN BUILDING	TASHIRO ARTS BUILDING LLC	101 PREFONTAINE PL S	PSM 100/100-120		14,087	14,087	Commercial Use	$5,552,000	Commercial Use	$5,563,000	$11,000	0.1981%	$0
C-168	524780 1045		PREFONTAINE BUILDING	SEAVEST MANAGEMENT	110 PREFONTAINE PL S	PSM 100/100-120	10,398	73,470	54,981	Commercial Use	$14,818,000	Commercial Use	$14,833,000	$15,000	0.1012%	$0
C-169	524780 0985		Maser s-SECOND AVENUE EXTENSION	MASIN ROBERT	201 S WASHINGTON ST	PSM 100/100-120	1,800	5,016	4,146	Commercial Use	$900,000	Commercial Use	$909,000	$9,000	1.0000%	$0
C-170	524780 0990		MASINS BUILDING - new office	MASIN ROBERT	212 2ND AVE S	PSM 100/100-120	7,189	36,879	33,647	Commercial Use	$6,691,500	Commercial Use	$6,943,500	$52,000	0.7546%	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
C-171	524780 0900		KURUVAJI & CORDATIES BLDGS	240 SECOND LLC	208 S MAIN ST	PSM 100/100-120	9,800	58,805	49,000	Commercial Use	$14,592,500	Commercial Use	$14,684,500	$102,000	0.6990%	$0
C-172	524780 0915		Number 1 Teriyaki	MASINS ON MAIN LLC	301 2ND AVENUE EXT S	PSM 100/100-120	1,008	-	-	Commercial Use	$302,500	Commercial Use	$303,500	$1,000	0.3306%	$0
C-173	524780 0945		DUPPENTHALER BUILDING	UNION GOSPEL MISSION	211 S WASHINGTON ST	PSM 100/100-120	3,144	9,000	8,568	Commercial Use	$1,415,000	Commercial Use	$1,422,000	$7,000	0.4947%	$0
C-174	524780 0940		Office & Apt	BLIXOM ROBERT B	219 S WASHINGTON ST	PSM 100/100-120	1,110	4,190	3,995	Commercial Use	$866,500	Commercial Use	$870,500	$4,000	0.4616%	$0
C-175	524780 0935		WASHINGTON COURT BUILDING (UNION GOSPEL OFFICE)	UNION GOSPEL MISSION	221 S WASHINGTON ST	PSM 100/100-120	2,370	12,815	11,185	Commercial Use	$2,349,000	Commercial Use	$2,355,000	$6,000	0.2554%	$0
C-176	524780 0920		SURFACE PAVEMENT PARKING LOT (VACANT LAND)	SEATTLE UNION GOSPEL MISSIO	200 2ND EXT S	PSM 100/100-120	2,040	-	-	Commercial Redevelopment	$816,000	Commercial Redevelopment	$818,000	$2,000	0.2451%	$0
C-177	524780 0930		ACE HOTEL (UNION GOSPEL MISSION BUILDING)	UNION GOSPEL MISSION	207 3RD AVE S	PSM 100/100-120	4,500	29,820	29,820	Multi-family/Commercial Development	$3,806,000	Multi-family/Commercial Development	$3,818,000	$12,000	0.3153%	$0
C-178	524780 1060		UNION HOTEL APARTMENTS	DOWNTOWN EMERGENCY SERVICE	204 3RD AVE S	PSM 100/120-150	7,180	23,027	16,902	Multi-Family/Commercial	$8,778,000	Multi-Family/Commercial	$8,778,000	$0	0.0000%	$0
C-179	524780 1065		THE 1904 NORTON BUILDING	KING COUNTY-HARBORVIEW	206 3RD AVE S	PSM 100/120-150	3,630	18,300	11,520	Commercial Use	$3,417,000	Commercial Use	$3,424,000	$7,000	0.2049%	$0
C-181	524780 1085		Foster White Gallery/Seattle Fire Dept	PTL PROPERTY LP	220 3RD AVE S	PSM 100/120-150	10,820	33,640	32,040	Commercial Use	$6,572,500	Commercial Use	$6,572,500	$0	0.0000%	$0
C-182	524780 1095		BURLINGTON NORTHERN	BNSF	201 4TH AVE S	PSM 100/120-150	21,330	-	-	Regional Use	$6,399,000	Regional Use	$6,409,000	$10,000	0.1563%	$0
C-183	524780 1097		EX BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY	LOFTS CONDOMINIUMS THE		PSM 100/120-150	5,100	-	-	Commercial Use	$1,530,000	Commercial Use	$1,534,000	$4,000	0.2614%	$0
C-184	524780 0845		SURFACE PAVEMENT PARKING LOT (VACANT LAND)	NOONAN BRUCE D	NOONAN BRUCE D	PSM 100/100-120	12,960	-	-	Commercial Redevelopment	$6,480,000	Commercial Redevelopment	$6,528,000	$48,000	0.7362%	$0
C-185	524780 0855		MOSES BUILDING	ZOLTAR HOLDINGS LLC	312 2ND AVE S	PSM 100/100-120	6,480	26,830	25,954	Commercial Use	$6,486,000	Commercial Use	$6,518,000	$32,000	0.4934%	$0
C-186	524780 0860		THE OLD FULTON HOTEL BUILDING	FULTON BUILDING LLC	318 2ND AVE S	PSM 100/100-120	6,480	13,178	6,588	Commercial Redevelopment	$3,240,000	Commercial Redevelopment	$3,256,000	$16,000	0.4938%	$0
C-187	524780 0880		THE OLD CANNERY WORKERS & WO LOCAL 37 UNION BUILDING	AMUNDSON RON E	213 S MAIN ST	PSM 100/100-120	5,760	11,520	5,760	Commercial Redevelopment	$2,592,000	Commercial Redevelopment	$2,598,000	$6,000	0.2315%	$0
C-188	524780 0875		MOTTMAN BUILDING	SAMIS LAND CO	307 3RD AVE S	PSM 100/100-120	7,196	41,920	10,800	Commercial Use	$9,034,500	Commercial Use	$9,057,500	$23,000	0.2546%	$0
C-189	524780 0865		U.S. Rubber Bldg	SAMIS FOUNDATION	319 3RD AVE S	PSM 100/100-120	14,400	72,000	36,740	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,218,000	$18,000	0.2500%	$0
C-190	524780 1315		SEATTLE LIGHTING FIXTURE COMPANY	UNION INVESTORS	222 2ND AVENUE EXT S	PSM 100/120-150	6,060	31,100	31,100	Commercial Use	$4,979,500	Commercial Use	$4,989,500	$10,000	0.2008%	$0
C-191	524780 1320		SEATTLE LIGHTING FIXTURE COMPANY	UNION INVESTORS	210 2ND AVENUE EXT S	PSM 100/120-150	4,225	12,384	12,384	Commercial Use	$2,268,500	Commercial Use	$2,273,500	$5,000	0.2204%	$0
C-192	524780 1140		GN RWY SPUR TRACKS & SHACK (RAILROAD RIGHT-OF-WAY)	BNSF	4TH AVE S	PSM 100/120-150	23,759	-	-	Regional Use	$7,121,500	Regional Use	$7,121,500	$0	0.0000%	$0
C-193	524780 1330		SURFACE PAVEMENT CUSTOMER PARKING LOT- SEATTLE LIGHTING FIXTURE CO	UNION INVESTORS	206 2ND AVE	PSM 100/120-150	1,604	-	-	Commercial Use	$641,500	Commercial Use	$641,500	$0	0.0000%	$0
D-011	069700 0064		CITY UNIVERSITY BUILDING (Former Group Health)	SABEY CORPORATION	521 WALL ST	DMC 240/290-440	50,112	192,620	132,780	Commercial Redevelopment	$60,134,500	Commercial Redevelopment	$60,184,500	$50,000	0.0831%	$0
D-012	069700 0940		SURFACE PARKING LOT (VACANT LAND)	CLISE PROPERTIES INC	601 WALL ST	DMC 240/290-440	13,005	-	-	Commercial Redevelopment	$15,603,500	Commercial Redevelopment	$15,618,500	$15,000	0.0961%	$0
D-013	069700 0955		VACANT LAND	CLISE PROPERTIES INC	611 WALL ST	DMC 240/290-440	477	-	-	Commercial Redevelopment	$477,000	Commercial Redevelopment	$477,000	$0	0.0000%	$0
D-015	069700 0325		ELEPHANT CAR WASH	CLISE PROPERTIES INC	616 BATTERY ST	DMC 340/290-440	16,965	4,100	4,100	Commercial Redevelopment	$22,758,000	Commercial Redevelopment	$22,778,000	$20,000	0.0879%	$0
D-016	069700 0390		SURFACE PARKING LOT (VACANT LAND/ALL STAR RENT-A-CAR	ROBISON JAMES L+DWARDINE	2404 7TH AVE	DMC 240/290-440	2,750	-	-	Commercial Redevelopment	$2,750,000	Commercial Redevelopment	$2,752,000	$2,000	0.0727%	$0
D-017	069600 0175		5TH & BELL BUILDING	BAE FAB PROPERTY OWNER LLC	2301 5TH AVE	DMR/C 280/125	12,720	287,471	196,487	Commercial Use	$78,727,500	Commercial Use	$78,877,500	$150,000	0.1903%	$0
D-018	069600 0185		5TH & BELL BLDG - ECON UNIT OF -0175	HOPKINS INVESTMENTS LLC	2319 5TH AVE	DMR/C 280/125	6,360	-	-	Commercial Use	$6,360,000	Commercial Use	$6,375,000	$15,000	0.2358%	$0
D-019	069600 0195		5TH & BELL BLDG - ECON UNIT OF -0175	HOPKINS INVESTMENTS LLC	2301 5TH AVE	DMR/C 280/125	19,080	-	-	Commercial Use	$20,988,000	Commercial Use	$21,028,000	$40,000	0.1906%	$0
D-021	069700 0265		SIXTH AND BATTERY BUILDING/Antioch	6TH AND BATTERY BLDG LLC	2326 6TH AVE	DMC 240/290-440	19,452	64,800	64,800	Commercial Redevelopment	$23,342,500	Commercial Redevelopment	$23,362,500	$20,000	0.0857%	$0
D-022	069700 0295		MIDAS MUFFLER	SEVENTH & BATTERY LLC	2351 7TH AVE	DMC 240/290-440	12,960	6,480	6,480	Commercial Redevelopment	$15,552,000	Commercial Redevelopment	$15,567,000	$15,000	0.0963%	$0
D-023	069700 0305		PARKING LOT W/SMALL BUILDING AS PARKING ATTENDANT OFFICE	CLISE PROPERTIES INC	2301 7TH AVE	DMC 240/290-440	25,920	-	-	Commercial Redevelopment	$31,104,000	Commercial Redevelopment	$31,134,000	$30,000	0.0963%	$0
D-024	069700 0260		SURFACE PAVEMENT PARKING LOT (VACANT LAND)	6TH & BATTERY BUILDING LLC	2300 6TH AVE	DMC 240/290-440	19,452	-	-	Commercial Redevelopment	$23,376,500	Commercial Redevelopment	$23,391,500	$13,000	0.0556%	$0
D-025	069700 0400		BEEBE REALTY INC	BEEBE REALTY INC	2320 7TH AVE	DMC 240/290-440	33,440	23,662	23,662	Commercial Redevelopment	$35,440,000	Commercial Redevelopment	$35,480,000	$40,000	0.1129%	$0
D-026	069700 0435		BEST WESTERN LOYAL INN	SEATTLE LOYAL INN LLC	2501 8TH AVE	DMC 240/290-440	34,960	44,416	44,416	Commercial Redevelopment	$38,456,000	Commercial Redevelopment	$38,494,000	$38,000	0.0988%	$0
D-027	066000 0395		SHILLA RESTAURANT	NORTH AMERICA SEATTLE DEVEL	2300 8TH AVE	DMC 240/290-440	9,878	14,000	5,640	Commercial Redevelopment	$9,878,000	Commercial Redevelopment	$9,888,000	$10,000	0.1012%	$0
D-028	069600 0105		BELLTOWN COMMUNITY CENTER (former ZUM Fitness)	2335 FIFTH AVENUE LLC	415 BELL ST	DMR/C 280/125	6,480	6,480	6,480	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
D-029	069600 0110		RETAIL STORE / SEATTLE GLASSBLOWING / THAI TREASURE	2227 LLOC	2227 5TH AVE	DMR/C 280/125	6,480	7,720	6,480	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
D-030	069600 0115		OFFICE BUILDING	2235 FIFTH AVE LLC	2221 5TH AVE	DMR/C 280/125	6,480	5,400	5,400	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
D-031	069600 0120		COLLAGE SALON	KAYE-SMITH ENTERPRISES INC	2217 5TH AVE	DMR/C 280/125	8,450	3,600	3,600	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
D-032	069600 0130		2211 BUILDING	KAYE-SMITH ENTERPRISES INC	2211 5TH AVE	DMR/C 280/125	6,460	12,960	12,960	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
D-033	069600 0135		WINDHAM APTS	WINDHAM APARTMENTS LLC	420 BLANCHARD ST	DMR/C 280/125	6,480	37,500	30,000	Multi-Family/Commercial	$9,556,000	Multi-Family/Commercial	$9,556,000	$0	0.0000%	$0
D-034	069700 0210		SURFACE PAVEMENT PARKING LOT (VACANT LAND)	CLISE PROPERTIES INC	2131 5TH AVE	DMC 240/290-440	22,680	-	-	Commercial Redevelopment	$27,216,000	Commercial Redevelopment	$27,261,000	$45,000	0.1653%	$0
D-035	069700 0186		WESLEY SCHOOL FOR GIRLS	2218 FIFTH LLC	2218 5TH AVE	DMC 240/290-440	6,480	7,080	7,080	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,791,000	$15,000	0.1929%	$0
D-036	069700 0170		HOTEL 5	DREAM LEGACY PRU SPE LLC	2200 5TH AVE	DMC 240/290-440	16,200	68,410	52,210	Commercial Use	$42,710,000	Commercial Use	$42,796,000	$86,000	0.2014%	$0
D-037	069700 0230		SURFACE PAVEMENT PARKING LOT (VACANT LAND)	BEEBE REALTY INC	2229 6TH AVE	DMC 340/290-440	6,480	-	-	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,791,000	$15,000	0.1929%	$0
D-038	069700 0235		BLANCHARD PLAZA	BIT INVESTMENT SEVENT THREE	2201 6TH AVE	DMC 340/290-440	25,920	578,002	255,618	Commercial Use	$124,065,500	Commercial Use	$124,215,500	$150,000	0.1209%	$0
D-039	066000 0110		DENNY BUILDING PARKING GARAGE	MARINO PROPERTY CO	2224 BELL ST	DMC 340/290-440	12,960	61,500	61,500	Commercial Redevelopment	$15,552,000	Commercial Redevelopment	$15,582,000	$30,000	0.1929%	$0
D-040	066000 0080		DENNY BLDG	MARINO PROPERTY CO	2200 6TH AVE	DMC 340/290-440	25,920	206,000	169,185	Commercial Use	$52,874,500	Commercial Use	$52,974,500	$100,000	0.1891%	$0
D-041	066000 0130		OFFICE BUILDING	AMAZON COM	2229 7TH AVE	DMC 340/290-440	12,960	7,420	7,420	Commercial Redevelopment	$15,552,000	Commercial Redevelopment	$15,582,000	$30,000	0.1929%	$0
D-042	066000 0150		COLLEGE DORMS FOR CORNISH COLLEGE (OLD DAYS INN MOTEL)	AMAZON COM	2205 7TH AVE	DMC 340/290-440	25,920	47,080	39,260	Commercial Redevelopment	$31,104,000	Commercial Redevelopment	$31,164,000	$60,000	0.1929%	$0
D-043	066000 0545		DEVELOPMENT LOT FOR AMAZON'S RUFUS BLOCK 21	AMAZON COM	2230 7TH AVE	DMC 340/290-440	12,960	-	-	Commercial Redevelopment	$14,256,000	Commercial Redevelopment	$14,281,000	$25,000	0.1754%	$0
D-044	066000 0840		DEVELOPMENT LOT FOR AMAZON'S RUFUS BLOCK 21	AMAZON COM	2220 7TH AVE	DMC 340/290-440	6,480	-	-	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
D-045	066000 0535		DEVELOPMENT LOT FOR AMAZON'S RUFUS BLOCK 21	AMAZON COM	2210 7TH AVE	DMC 340/290-440	6,480	-	-	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
D-046	066000 0125		DEVELOPMENT LOT FOR AMAZON'S RUFUS BLOCK 21	AMAZON COM	2200 7TH AVE	DMC 340/290-440	12,960	-	-	Commercial Redevelopment	$14,256,000	Commercial Redevelopment	$14,281,000	$25,000	0.1754%	$0
D-047	066000 0555		DEVELOPMENT LOT FOR AMAZON'S RUFUS BLOCK 21	ACORN DEVELOPMENT LLC	2213 8TH AVE	DMC 340/290-440	27,648	-	-	Commercial Redevelopment	$30,413,000	Commercial Redevelopment	$30,473,000	$60,000	0.1973%	$0
D-048	066000 0875		DEVELOPMENT LOT FOR AMAZON'S RUFUS BLOCK 21	AMAZON COM	2201 8TH AVE	DMC 340/290-440	11,232	-	-	Commercial Redevelopment	$12,355,000	Commercial Redevelopment	$17,180,000	$25,000	0.2023%	$0
D-049	066000 0445		RETAIL BUILDING	CLISE PROPERTIES INC	2250 8TH AVE	DMC 240/290-440	6,480	9,540	8,560	Commercial Redevelopment	$6,480,000	Commercial Redevelopment	$6,490,000	$10,000	0.1543%	$0
D-050	066000 0415		LA QUINTA INN & SUITES - SEATTLE	CLISE PROPERTIES INC	2224 8TH AVE	DMC 240/290-440	12,960	61,160	48,720	Commercial Use	$20,351,000	Commercial Use	$20,427,000	$36,000	0.1769%	$0
D-051	066000 0405		2202 8TH AVENUE	2202 EIGHTH AVENUE LLC	2208 8TH AVE	DMC 240/290-440	19,080	632,252	353,568	Multi-Family/Commercial	$79,538,000	Multi-Family/Commercial	$79,618,000	$80,000	0.1006%	$0
D-053	872976 0000		2201 WESTLAKE OFFICE/RETAIL		820 BLANCHARD ST	DMC 240/290-440	26,754	525,049	323,192	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
D-053-001	872976 0010		2201 WESTLAKE OFFICE/RETAIL	SVF WESTLAKE LLC	820 BLANCHARD ST	DMC 240/290-440		24,000	24,000	Commercial Use	$10,331,500	Commercial Use	$10,326,500	$15,000	0.1455%	$0
D-053-002	872976 0020		2201 WESTLAKE OFFICE/RETAIL	SVF WESTLAKE SEATTLE LLC	820 BLANCHARD ST	DMC 240/290-440		488,156	286,299	Commercial Use	$155,385,000	Commercial Use	$155,520,000	$135,000	0.0868%	$0
D-054	066000 5410		Enso	CITY INVESTORS II LLC	2211 WESTLAKE AVE	DMC 240/290-440	3,623	-	-	Commercial Redevelopment	$3,623,000	Commercial Redevelopment	$3,627,000	$4,000	0.1104%	$0
D-055	069600 0035		LEE COURT	FIFTH AND BLANCHARD ASSOCIA	2133 5TH AVE	DMC 240/290-440	6,360	41,814	26,406	Multi-Family/Commercial	$17,912,000	Multi-Family/Commercial	$17,968,000	$56,000	0.3126%	$0
D-056	069600 0040		EXELTECH OFFICE BUILDING	KURUVILLA PROPERTIES & INVE	2127 5TH AVE	DMC 240/290-440	6,480	6,460	6,460	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,143,000	$15,000	0.2104%	$0
D-057	069600 0045		OFFICE BUILDING	SEATTLE 2121 LLC	2121 5TH AVE	DMC 240/290-440	6,480	11,360	11,360	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,148,000	$20,000	0.2806%	$0
D-058	069600 0050		OFFICE BUILDING	2121 LLC	2115 5TH AVE	DMC 240/290-440	6,480	8,640	8,640	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,148,000	$20,000	0.2806%	$0
D-059	069600 0055		The Martin	MARTIN APARTMENTS LLC	2105 5TH AVE	DMC 240/290-440	12,720	295,754	189,708	Multi-Family/Commercial	$118,922,000	Multi-Family/Commercial	$119,269,000	$347,000	0.2922%	$0
D-061	066000 0015		Top Pot Donuts	FIFTH AVE COMMERCIAL LLC	2124 5TH AVE	DMC 240/290-440	5,400	5,400	5,400	Commercial Redevelopment	$6,480,000	Commercial Redevelopment	$6,493,000	$13,000	0.2315%	$0
D-062	066000 0020		SURFACE PARKING LOT (VACANT LAND)	BEEBE REALTY INC	2116 5TH AVE	DMC 240/290-440	6,480	-	-	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,791,000	$15,000	0.1929%	$0
D-063	066000 0010		KINGS INN	KANG YOON WON + HAENG JA	2106 5TH AVE	DMC 240/290-440	12,960	31,700	18,740	Commercial Redevelopment	$15,552,000	Commercial Redevelopment	$15,630,000	$78,000	0.5015%	$0
D-064	066000 0005		RETAIL / OFFICE BLDG	13 FIFTH AVE	2100 5TH AVE	DMC 240/290-440	6,480	9,150	8,940	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,791,000	$15,000	0.1929%	$0
D-065	066000 0040		Via6 Apartments	ALTUS GROUP US INC	2133 6TH AVE	DMC 340/290-440	25,440	676,169	426,069	Multi-Family/Commercial	$350,119,000	Multi-Family/Commercial	$351,078,000	$957,000	0.2733%	$0
D-066	066000 0070		6th and Lenora Apts. (Imp on -0040)	ALTUS GROUP US INC	520 LENORA ST	DMC 340/290-440	12,720	-	-	Multi-Family/Commercial	$19,080,000	Multi-Family/Commercial	$19,128,000	$48,000	0.2516%	$0
D-067	066000 0195		AMAZON - RUFUS BLOCK 19-bld on -0220	AMAZON COM	2130 6TH AVE	DOC2 500/300-550	12,960	-	-	Commercial Use	$14,256,000	Commercial Use	$14,306,000	$50,000	0.3507%	$0
D-068	066000 1113		RETAIL STRIP STORES	WSCC PFD ACCOUNTING	915 HOWELL ST	DMC 340/290-440	3,840	3,840	3,840	Commercial Redevelopment	$3,840,000	Commercial Redevelopment	$3,860,000	$20,000	0.5208%	$0
D-069	066000 0176		AMAZON - RUFUS BLOCK 19-bld on -0220	AMAZON COM	2120 6TH AVE	DOC2 500/300-550	12,960	-	-	Commercial Use	$14,256,000	Commercial Use	$14,306,000	$50,000	0.3507%	$0
D-070	066000 1114		PARKING	WSCC PFD ACCOUNTING	920 OLIVE WAY	DMC 340/290-440	10,363	-	-	Commercial Redevelopment	$10,363,000	Commercial Redevelopment	$10,413,000	$50,000	0.4823%	$0
D-071	066000 0165		AMAZON - RUFUS BLOCK 19-bld on -0220	AMAZON COM	620 LENORA ST	DOC2 500/300-550	12,960	-	-	Commercial Use	$14,256,000	Commercial Use	$14,306,000	$50,000	0.3507%	$0
D-072	066000 1095		Sound Transit Field Office	WSCC PFD ACCOUNTING	901 HOWELL ST	DMC 340/290-440	9,436	-	-	Commercial Redevelopment	$10,401,500	Commercial Redevelopment	$10,453,500	$52,000	0.4999%	$0
D-073	066000 0205		AMAZON - RUFUS BLOCK 19-bld carried on -0220	AMAZON COM	2131 7TH AVE	DOC2 500/300-550	12,960	-	-	Commercial Use	$14,256,000	Commercial Use	$14,306,000	$50,000	0.3507%	$0
D-074	066000 0215		AMAZON - RUFUS BLOCK 19-bld carried on -0220	AMAZON COM	2120 6TH AVE	DOC2 500/300-550	6,480	-	-	Commercial Use	$7,128,000	Commercial Use	$7,158,000	$30,000	0.4209%	$0
D-075	066000 0220		AMAZON - RUFUS BLOCK 19	AMAZON COM	2101 7TH AVE	DOC2 500/300-550	19,440	1,599,350	1,062,508	Commercial Use	$806,353,500	Commercial Use	$807,553,500	$1,000,000	0.1240%	$0
D-076	066000 0275		Amazon Tower 3 (under const)	AMAZON COM	2130 7TH AVE	DOC2 500/300-550	6,480	-	-	Commercial Redevelopment	$7,128,000	Commercial Redevelopment	$7,153,000	$25,000	0.3507%	$0
D-077	066000 0270		Amazon Tower 3 (under const)	AMAZON COM	2122 7TH AVE	DOC2 500/300-550	32,400	-	-	Commercial Redevelopment	$35,640,000	Commercial Redevelopment	$35,740,000	$100,000	0.2806%	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

LID Map Number	Bing Co-Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-078	066000 0180		Amazon Tower 3 (under const)	AMAZON COM	2121 8TH AVE	DOC2 500/300-550	19,589	-	-	Commercial Redevelopment	$21,548,000	Commercial Redevelopment	$21,596,000	$50,000	0.2320%	$0
D-079	066000 0520		Amazon Tower 3 (under const)	AMAZON COM	2101 8TH AVE	DOC2 500/300-550	18,478	-	-	Commercial Redevelopment	$20,326,000	Commercial Redevelopment	$20,376,000	$50,000	0.2460%	$0
D-080	066000 0515		THE BUTCHER'S TABLE REST & OFFICES	2121 WESTLAKE AVE LLC	2121 WESTLAKE AVE	DMC 240/290-440	9,334	26,029	26,029	Commercial Redevelopment	$10,267,500	Commercial Redevelopment	$10,277,500	$10,000	0.0974%	$0
D-081	066000 0510		SURFACE PAVEMENT PARKING LOT (VACANT LAND) TO JOKER RESTAURANT	2121 WESTLAKE AVE LLC	2115 WESTLAKE AVE	DMC 240/290-440	5,845	-	-	Commercial Redevelopment	$6,429,500	Commercial Redevelopment	$6,435,500	$6,000	0.0933%	$0
D-082	066000 0500		Dental Office & Coffee Shop	LARSEN BRIAN	2115 WESTLAKE AVE	DMC 240/290-440	3,015	3,804	3,736	Commercial Redevelopment	$3,015,000	Commercial Redevelopment	$3,018,000	$3,000	0.0995%	$0
D-083	065900 0585		VACANT LAND	FIFTH LENORA PROJECT LLC	423 LENORA ST	DMC 240/290-440	2,400	-	-	Commercial Redevelopment	$2,880,000	Commercial Redevelopment	$2,890,000	$10,000	0.3472%	$0
D-084	065900 0590		VACANT LAND	FIFTH LENORA PROJECT LLC	421 LENORA ST	DMC 240/290-440	4,080	-	-	Commercial Redevelopment	$4,896,000	Commercial Redevelopment	$4,916,000	$20,000	0.4085%	$0
D-085	065900 0935		CONSTRUCTION SITE OFFICE (FORMER NARA GRILL)	CITY INVESTORS XIX LLC	2025 5TH AVE	DMC 240/290-440	3,240	4,800	4,800	Commercial Redevelopment	$3,888,000	Commercial Redevelopment	$3,908,000	$20,000	0.5144%	$0
D-086	065900 1000		SURFACE PARKING LOT (VACANT LAND)	FIFTH LENORA PROJECT LLC	2019 5TH AVE	DMC 240/290-440	9,720	-	-	Commercial Redevelopment	$13,668,000	Commercial Redevelopment	$13,668,000	$80,000	0.4409%	$0
D-087	065900 1010		PARKING LOT	CHAINQUI DEVELOPMENT VIRGIN	2015 5TH AVE	DMC 240/290-440	6,480	-	-	Commercial Redevelopment	$11,016,000	Commercial Redevelopment	$11,099,000	$83,000	0.7534%	$0
D-088	065900 1015		SHERIDAN APTS	CHAINQUI DEVELOPMENT VIRGIN	2011 5TH AVE	DMC 240/290-440	6,480	36,860	23,920	Commercial Redevelopment	$11,016,000	Commercial Redevelopment	$11,099,000	$83,000	0.7534%	$0
D-089	065900 1020		GRIFFIN BUILDING	CHAINQUI DEVELOPMENT VIRGIN	2005 5TH AVE	DMC 240/290-440	6,480	32,856	26,456	Commercial Redevelopment	$11,016,000	Commercial Redevelopment	$11,099,000	$83,000	0.7534%	$0
D-090	065900 0920		JORDAN BUILDING/Plateia Kitchen	MICHAELIDIS MICHAEL	2030 5TH AVE	DOC2 500/300-550	6,480	16,360	13,670	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,791,000	$15,000	0.1929%	$0
D-091	065900 0905		PARKING GARAGE / DATA CENTER	2020 FIFTH AVENUE LLC	2020 5TH AVE	DOC2 500/300-550	12,960	72,000	72,000	Commercial Use	$23,138,000	Commercial Use	$23,188,000	$50,000	0.2161%	$0
D-092	065900 0890		WESTIN BUILDING GARAGE	2001 SIXTH LLC	2000 5TH AVE	DOC2 500/300-550	19,440	171,000	2,000	Commercial Redevelopment	$23,328,000	Commercial Redevelopment	$23,428,000	$100,000	0.4287%	$0
D-093	065900 0930		SIXTH & LENORA BUILDING (former Active Voice Bldg)	CUSE INC & HAMMER CO	2033 6TH AVE	DOC2 500/300-550	25,920	169,020	156,737	Commercial Use	$60,233,000	Commercial Use	$60,383,000	$150,000	0.2490%	$0
D-094	065900 0950		THE WESTIN BUILDING	2001 SIXTH LLC	2001 6TH AVE	DOC2 500/300-550	12,960	429,403	386,103	Commercial Use	$164,261,500	Commercial Use	$164,611,500	$350,000	0.2131%	$0
D-095	065900 0775		AMAZON - PHASE 1- BLOCK 14 (MPS ON -0880)	ACORN DEVELOPMENT LLC	2000 6TH AVE	DOC2 500/300-550	41,760	-	-	Commercial Use	$50,112,000	Commercial Use	$50,323,000	$599,000	0.4371%	$0
D-096	065900 0860		AMAZON - PHASE 1- BLOCK 14 (IMP DATA ON -0880)	ACORN DEVELOPMENT LLC	2031 7TH AVE	DOC2 500/300-550	13,920	-	-	Commercial Use	$16,704,000	Commercial Use	$16,774,000	$70,000	0.4191%	$0
D-097	065900 0870		AMAZON - PHASE 1 -BLOCK 14 (IMPS ON -0880)	ACORN DEVELOPMENT LLC	2011 7TH AVE	DOC2 500/300-550	13,920	-	-	Commercial Use	$16,704,000	Commercial Use	$16,774,000	$70,000	0.4191%	$0
D-098	065900 0880		AMAZON DOPPLER (-0880/-0870/-0860/-0775)	ACORN DEVELOPMENT LLC	2001 WESTLAKE AVE	DOC2 500/300-550	8,746	1,484,180	997,176	Commercial Use	$746,641,500	Commercial Use	$747,641,500	$1,000,000	0.1339%	$0
D-099	065900 0740		LARNED APTS	CAPITOL HILL HOUSING IMPROV	2030 7TH AVE	DOC2 500/300-550	3,868	23,568	18,854	Commercial Redevelopment	$7,039,000	Commercial Redevelopment	$7,039,000	$0	0.0000%	$0
D-100	065900 0730		Little Darlings	M I C LIMITED	2027 WESTLAKE AVE	DOC2 500/300-550	3,273	9,430	6,100	Commercial Redevelopment	$3,927,500	Commercial Redevelopment	$3,942,500	$15,000	0.3819%	$0
D-101	065900 0430		ICON GRILL	1921-27 FIFTH AVENUE HOLDIN	1927 5TH AVE	DOC2 500/300-550	6,480	22,381	22,381	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,808,000	$32,000	0.4115%	$0
D-102	065900 0435		SUPERIOR REPROGRAPHICS	1921-27 FIFTH AVENUE HOLDIN	1923 5TH AVE	DOC2 500/300-550	6,480	18,280	18,280	Commercial Redevelopment	$7,776,000	Commercial Redevelopment	$7,808,000	$32,000	0.4115%	$0
D-103	065900 0440		RETAIL & OFFICE	1921-27 FIFTH AVENUE HOLDIN	1921 5TH AVE	DOC2 500/300-550	3,240	6,880	6,480	Commercial Redevelopment	$3,888,000	Commercial Redevelopment	$3,904,000	$16,000	0.4115%	$0
D-104	065900 0445		AVIS PARKING GARAGE (ASSOC W/MAYFLOWER PARK HOTEL)	AVIS RENT A CAR SYSTEM LLC	1913 5TH AVE	DOC2 500/300-550	9,720	64,080	64,080	Commercial Redevelopment	$11,664,000	Commercial Redevelopment	$11,722,000	$58,000	0.4973%	$0
D-105	065900 0455		FUTURE HOTEL SITE (SURFACE PARKING LOT/VACANT LAND)	SEATTLE OWNTH HOTEL&RESIDEN	434 STEWART ST	DOC2 500/300-550	12,720	-	-	Commercial Redevelopment	$16,536,000	Commercial Redevelopment	$16,635,000	$99,000	0.5987%	$0
D-106	065900 0475		WESTIN HOTEL	STARWOOD HOTELS& RESORTS	1900 5TH AVE	DOC2 500/300-550	71,884	961,990	759,332	Commercial Use	$483,436,000	Commercial Use	$487,573,000	$4,137,000	0.8557%	$0
D-107	065900 0600		MCDONALDS	PMP ENTERPRISES LLC	1950 6TH AVE	DOC2 500/300-550	4,267	8,450	5,740	Commercial Use	$5,635,000	Commercial Use	$5,685,000	$50,000	0.8873%	$0
D-108	065900 0585		TIMES SQUARE BUILDING (THE VANCE CORPORATION)	TIMES SQUARE BLDG LLC	414 OLIVE WAY	DOC2 500/300-550	10,240	73,599	59,615	Commercial Use	$24,079,500	Commercial Use	$24,260,500	$181,000	0.7517%	$0
D-109	065900 0581		VACANT- MCGRAW SQUARE	SEATTLE CITY OF DPR	1801 WESTLAKE AVE	DOC2 500/300-550	638	-	-	Open Space / Recreational Use	$789,500	Open Space / Recreational Use	$789,500	$0	0.0000%	$0
D-110	065900 0380		Bank Of America	BANK OF AMERICA	500 OLIVE WAY	DOC2 500/300-550	21,600	31,890	31,890	Commercial Redevelopment	$28,080,000	Commercial Redevelopment	$28,298,000	$218,000	0.7764%	$0
D-111	065900 0345		WESTLAKE SQUARE-CITY PARK AREA	SEATTLE CITY OF DPR	531 STEWART ST	DOC2 500/300-550	469	-	-	Open Space / Recreational Use	$656,500	Open Space / Recreational Use	$656,500	$0	0.0000%	$0
D-112	065900 0355		PLAZA 600 BUILDING	PLAZA 600 LLC	600 STEWART ST	DOC2 500/300-550	21,351	265,851	213,979	Commercial Use	$86,838,000	Commercial Use	$87,088,000	$250,000	0.2879%	$0
D-113	065900 0610		Metropolitan Tower	METROPOLITAN TOWER	1942 WESTLAKE AVE	DOC2 500/300-550	24,960	538,339	336,321	Multi-Family/Commercial	$286,948,000	Multi-Family/Commercial	$287,659,000	$711,000	0.2478%	$0
D-114	065900 0625		HOTEL MAX PARKING	HOTEL MAX	1907 7TH AVE	DOC2 500/300-550	7,272	36,000	36,000	Commercial Redevelopment	$7,999,000	Commercial Redevelopment	$8,029,000	$30,000	0.3750%	$0
D-115	065900 0640		HOTEL MAX	HOTEL MAX	620 STEWART ST	DOC2 500/300-550	6,360	61,410	56,836	Commercial Use	$56,372,000	Commercial Use	$56,598,000	$226,000	0.4009%	$0
D-116	065900 0650		LLOYD BUILDING	COMPRISE VENTURE LLC	601 STEWART ST	DOC2 500/300-550	6,355	63,409	47,017	Commercial Use	$18,841,500	Commercial Use	$18,941,500	$100,000	0.5307%	$0
D-117	065900 0540		PAVED PARKING LOT	COMPRISE VENTURE LLC	1818 6TH AVE	DOC2 500/300-550	7,146	-	-	Commercial Redevelopment	$8,575,000	Commercial Redevelopment	$8,650,000	$75,000	0.8746%	$0
D-118	065900 0530		BANK & PARKING GARAGE	COMPRISE VENTURE LLC	600 OLIVE WAY	DOC2 500/300-550	11,124	89,148	89,148	Commercial Redevelopment	$14,461,000	Commercial Redevelopment	$14,560,000	$99,000	0.6846%	$0
D-119	065900 0565		TOWER BLDG	TOWER BUILDING LLC	1807 7TH AVE	DOC2 500/300-550	15,525	204,790	134,175	Commercial Use	$49,705,500	Commercial Use	$49,930,500	$225,000	0.4527%	$0
D-120	065900 0555		PARKING LOT	COMPRISE VENTURE LLC	1825 7TH AVE	DOC2 500/300-550	13,551	-	-	Commercial Redevelopment	$17,616,500	Commercial Redevelopment	$17,691,500	$75,000	0.4257%	$0
D-121	065900 0750		WEST 8TH	CPT WEST 8TH LLC	2001 8TH AVE	DOC2 500/300-550	34,108	754,005	498,691	Commercial Use	$375,038,500	Commercial Use	$375,338,500	$300,000	0.0800%	$0
D-122	065900 0715		WEST LAKE HOTEL (low income housing)	ARCHDIOCESAN HOUSING AUTHOR	2008 WESTLAKE AVE	DOC2 500/300-550	8,511	39,201	23,850	Commercial Redevelopment	$10,213,500	Commercial Redevelopment	$10,213,500	$0	0.0000%	$0
D-123	065900 0710		Fare Start	FARESTART	700 VIRGINIA ST	DOC2 500/300-550	7,200	33,600	31,855	Commercial Use	$8,926,500	Commercial Use	$8,946,500	$20,000	0.2241%	$0
D-124	065900 0675		Federal Courthouse	C/O ACQUISITION MGMT DIV	711 VIRGINIA ST	DOC2 500/300-550	15,360	-	-	Commercial Use	$18,432,000	Commercial Use	$18,432,000	$0	0.0000%	$0
D-125	065900 0685		Federal Courthouse	C/O ACQUISITION MGMT DIV	1921 8TH AVE	DOC2 500/300-550	29,824	-	-	Commercial Use	$35,789,000	Commercial Use	$35,789,000	$0	0.0000%	$0
D-126	066000 2410		METROPOLITAN PARK II - EAST	BENAROYA CAPITAL CO LLC	1730 MINOR AVE	DMC 340/290-440	41,600	497,513	363,727	Commercial Use	$172,684,000	Commercial Use	$172,808,000	$123,000	0.0724%	$0
D-127	065900 0650		U S Courthouse and OFC Bldg.	C/O ACQUISITION MGMT DIV	1506 7TH AVE	DOC2 500/300-550	38,400	615,000	615,000	Commercial Use	$208,981,000	Commercial Use	$208,981,000	$0	0.0000%	$0
D-128	065900 0645		Federal Courthouse	C/O ACQUISITION MGMT DIV	722 STEWART ST	DOC2 500/300-550	6,784	-	-	Commercial Use	$8,141,000	Commercial Use	$8,141,000	$0	0.0000%	$0
D-129	065900 0265		Stewart Court	HOUSING RESOURCES GROUP	1835 8TH AVE	DOC2 500/300-550	13,447	98,222	45,713	Multi-Family/Commercial	$27,122,000	Multi-Family/Commercial	$27,122,000	$0	0.0000%	$0
D-130	065900 0305		8th + Olive (formerly 720 Olive)	720 OLIVE WAY VENTURES LLC	720 OLIVE WAY	DOC2 500/300-550	27,072	390,458	300,710	Commercial Use	$191,204,000	Commercial Use	$191,969,000	$765,000	0.4001%	$0
D-131	065900 0255		1700 7th Avenue (imp data un -0253)	1700 7TH LP	1700 7TH AVE	DOC2 500/300-550	13,481	-	-	Commercial Use	$16,117,000	Commercial Use	$16,186,000	$69,000	0.4281%	$0
D-132	065900 0235		1700 Seventh Avenue	1700 7TH LP	1700 7TH AVE	DOC2 500/300-550	22,050	747,747	497,489	Commercial Use	$213,523,000	Commercial Use	$214,373,000	$850,000	0.3981%	$0
D-133	066000 0525		RETAIL STORES	CETINCEUR ATTILA	2107 9TH AVE	DMC 240/290-440	6,340	18,410	11,570	Commercial Redevelopment	$6,340,000	Commercial Redevelopment	$6,350,000	$10,000	0.1577%	$0
D-134	066000 0540		STRATUS APARTMENTS	NINTH AND LENORA LLC	2120 WESTLAKE AVE	DMC 240/290-440	7,020	-	-	Multi-Family/Commercial	$9,126,000	Multi-Family/Commercial	$9,140,000	$14,000	0.1534%	$0
D-135	066000 0545		STRATUS APARTMENTS	NINTH AND LENORA LLC	2118 WESTLAKE AVE	DMC 240/290-440	14,400	613,760	399,075	Multi-Family/Commercial	$298,958,000	Multi-Family/Commercial	$299,324,000	$366,000	0.1224%	$0
D-136	066000 0485		LAND PARCEL - FUTURE PARK?	SEATTLE CITY OF DPR	2100 WESTLAKE AVE	DMC 240/290-440	8,722	-	-	Commercial Redevelopment	$8,722,000	Commercial Redevelopment	$8,732,000	$10,000	0.1147%	$0
D-137	609490 0000		NINTH AND LENORA		2021 9TH AVE	DMC 240/290-440	30,709	108,444	106,374	Commercial Use	$14,447,500	Commercial Use	$14,447,500	$0	0.0000%	$0
D-137-001	609490 0010		NINTH AND LENORA	NINTH & LENORA CONDO ASSOC	2021 9TH AVE	DMC 240/290-440	-	26,499	26,499	Commercial Use	$2,439,500	Commercial Use	$2,449,500	$10,000	0.4099%	$0
D-137-002	609490 0020		NINTH AND LENORA	NINTH & LENORA CONDO ASSOC	2021 9TH AVE	DMC 240/290-440	-	26,937	25,753	Commercial Use	$5,871,500	Commercial Use	$5,886,500	$15,000	0.2555%	$0
D-137-003	609490 0030		NINTH AND LENORA	NINTH & LENORA CONDO ASSOC	2021 9TH AVE	DMC 240/290-440	-	28,171	27,265	Commercial Use	$2,152,000	Commercial Use	$2,162,000	$10,000	0.4647%	$0
D-137-004	609490 0040		NINTH AND LENORA	NINTH & LENORA CONDO ASSOC	2021 9TH AVE	DMC 240/290-440	-	26,837	26,837	Commercial Use	$2,835,500	Commercial Use	$2,840,500	$5,000	0.1763%	$0
D-138	066000 0575		Lenore & Eight	EIGHTH & LENORA L L C	2030 8TH AVE	DMC 240/290-440	15,360	492,461	286,732	Multi-Family/Commercial	$236,131,000	Multi-Family/Commercial	$236,481,000	$350,000	0.1482%	$0
D-139	066000 0565		SEATTLE POLICE DEPARTMENT - WEST PRECINCT STATION	SEATTLE CITY OF FAS	810 VIRGINIA ST	DMC 240/290-440	46,080	97,288	52,658	Commercial Use	$50,658,000	Commercial Use	$50,788,000	$100,000	0.1973%	$0
D-141	228505 0000		818 STEWART		818 STEWART ST	DOC2 500/300-550	27,603	362,033	237,527	Commercial Use	$105,993,000	Commercial Use	$105,993,000	$0	0.0000%	$0
D-141-001	228505 0010		818 STEWART	818 STEWART ST ACQUIS LLC	818 STEWART ST	DOC2 500/300-550	-	356,266	231,760	Commercial Use	$123,815,000	Commercial Use	$124,015,000	$200,000	0.1615%	$0
D-141-002	228505 0020		818 STEWART	SOUND CREDIT UNION	818 STEWART ST	DOC2 500/300-550	-	5,780	5,780	Commercial Use	$2,830,000	Commercial Use	$2,830,000	$20,000	0.7067%	$0
D-142	066000 0650		1918 Eighth Office Tower & ec parcels 0635 & 0635	1918 EIGHTH AVENUE ACQ LLC	801 VIRGINIA ST	DOC2 500/300-550	14,360	876,139	668,342	Commercial Use	$416,316,500	Commercial Use	$416,716,500	$400,000	0.0961%	$0
D-143	066000 0639		1918 8th Bldg (imp data on -0650)	1918 EIGHTH AVENUE ACQ LLC	1918 8TH AVE	DOC2 500/300-550	7,080	-	-	Commercial Use	$7,080,000	Commercial Use	$7,095,000	$15,000	0.2119%	$0
D-144	066000 0655		1918 8th Bldg (imp data on -0650)	1918 EIGHTH AVENUE ACQ LLC	1914 8TH AVE	DOC2 500/300-550	7,078	-	-	Commercial Use	$7,078,000	Commercial Use	$7,093,000	$15,000	0.2119%	$0
D-145	066000 0625		Watermark CREDIT UNION	BROWN VIRGINIA	800 STEWART ST	DOC2 500/300-550	13,555	43,506	26,771	Commercial Use	$16,365,000	Commercial Use	$16,465,000	$100,000	0.6111%	$0
D-146	066000 0708		HYATT REGENCY SEATTLE	ELLIOTT NE LLC	808 HOWELL ST	DOC2 500/300-550	63,583	1,400,666	1,062,251	Commercial Use	$408,531,000	Commercial Use	$409,170,000	$639,000	0.1564%	$0
D-147	066000 0740		EIGHTH AND HOWELL - ASSOC PARCEL	LOT B LLC	815 HOWELL ST	DOC2 500/300-550	26,820	-	-	Commercial Use	$26,820,000	Commercial Use	$27,068,000	$248,000	0.9933%	$0
D-148	066000 0820		SALEY RESTAURANT	MAZON MICHAEL E	800 OLIVE WAY	DOC2 500/300-550	2,667	630	630	Commercial Redevelopment	$2,667,000	Commercial Redevelopment	$2,672,000	$5,000	0.1875%	$0
D-149	872974 0000		2200 WESTLAKE (PAN PACIFIC, WHOLE FOODS & CONDOS)		2200 WESTLAKE AVE	DMC 240/290-440	25,439	188,277	188,277	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
D-149-001	872974 0010		2200 WESTLAKE (PAN PACIFIC, WHOLE FOODS & CONDOS)	WRI 2200 WESTLAKE LP	2200 WESTLAKE AVE	DMC 340/290-440	-	24,352	24,352	Commercial Use	$12,195,000	Commercial Use	$12,233,000	$18,000	0.1476%	$0
D-149-003	872974 0030		2200 WESTLAKE (PAN PACIFIC, WHOLE FOODS & CONDOS)	RHLP SEATTLE ASSOCIATES LLC	2200 WESTLAKE AVE	DMC 240/290-440	-	107,237	107,237	Commercial Use	$59,330,000	Commercial Use	$59,395,000	$65,000	0.1096%	$0
D-149-004	872974 0040		2200 WESTLAKE (PAN PACIFIC, WHOLE FOODS & CONDOS)	WRI 2200 WESTLAKE LP	2200 WESTLAKE AVE	DMC 240/290-440	-	43,616	43,616	Commercial Use	$20,098,000	Commercial Use	$20,128,000	$30,000	0.1493%	$0
D-149-005	872974 0050		2201 WESTLAKE (PAN PACIFIC, WHOLE FOODS & CONDOS)	WRI 2200 WESTLAKE LP	2200 WESTLAKE AVE		-	13,072	13,072	Commercial Use	$8,032,000	Commercial Use	$8,048,000	$16,000	0.1992%	$0
D-151	066000 1324		CORNISH COLLEGE OF THE ARTS - STUDENT HOUSING	CORNISH COLLEGE OF THE ARTS	2023 TERRY AVE	DMC 240/290-440	10,620	157,623	149,836	Multi-Family/Commercial	$60,154,000	Multi-Family/Commercial	$60,189,000	$35,000	0.0582%	$0
D-152	026980 0000		ARISTO, THE CONDOMINIUM		2015 TERRY AVE	DMC 240/290-440	-	-	-	Commercial Redevelopment	$0	Commercial Redevelopment	$0	$0	0.0000%	$0
D-152-001	026980 0020		ARISTO, THE CONDOMINIUM	LUI WAH (GPRT) +WAH LUI ITR	2015 TERRY AVE	DMC 240/290-440	17,980	9,732	9,732	Commercial Redevelopment	$9,732,000	Commercial Redevelopment	$9,747,000	$15,000	0.1541%	$0
D-154	066000 1370		Parking Garage	SPRUCE STREET SCHOOL	922 VIRGINIA ST	DMC 240/290-440	7,200	9,600	7,200	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,215,000	$15,000	0.2083%	$0
D-155	066000 1365		Spruce Street School	SPRUCE STREET SCHOOL	914 VIRGINIA ST	DMC 240/290-440	7,200	22,860	22,860	Commercial Redevelopment	$8,640,000	Commercial Redevelopment	$8,655,000	$15,000	0.1736%	$0
D-156	066000 1310		Social Security Administration	CREIGHTON JOHN	901 LENORA ST	DMC 240/290-440	21,600	21,600	21,600	Commercial Redevelopment	$23,760,000	Commercial Redevelopment	$23,810,000	$50,000	0.2104%	$0

Waterfront Seattle Formation Special Benefit Study

All Other Properties

LID Map Number	King Co Property Tax ID	Property Name	Tax Payer Name	Property Address	Zoning	Land Area / SF	Given Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit % Change	Total Preliminary Assessment
D-157	066000 0305	STORAGE BUILDING	CORNISH COLLEGE OF THE ARTS	2014 9TH AVE	DMC 240/290-440	7,200	28,800	28,800	Commercial Redevelopment	$7,920,000	Commercial Redevelopment	$7,993,000	$15,500	0.1984%	$0
D-158	066000 1280	YUEN LUI + CLEANERS	CORNISH COLLEGE OF THE ARTS	2000 9TH AVE	DMC 240/290-440	14,400	34,200	23,843	Commercial Redevelopment	$15,840,000	Commercial Redevelopment	$15,870,000	$30,000	0.1894%	$0
D-159	066000 1255	1915 TERRY BLDG (Amazon - Kumo Bldg)	SEATTLE CHILDREN'S HOSPITAL	1915 TERRY AVE	DMC 340/290-440	42,560	274,162	263,216	Commercial Use	$124,410,000	Commercial Use	$124,610,000	$200,000	0.1608%	$0
D-160	066000 1240	Print Time	DIAMOND PARKING INC	1932 9TH AVE	DMC 340/290-440	7,200	5,880	5,880	Commercial Redevelopment	$7,920,000	Commercial Redevelopment	$7,935,000	$15,000	0.1894%	$0
D-161	066000 1235	JULIE APARTMENTS	CHILDRENS HEALTHCARE SYSTEM	1922 9TH AVE	DMC 340/290-440	7,200	30,160	24,242	Multi-Family/Commercial	$8,938,000	Multi-Family/Commercial	$8,938,000	$0	0.0000%	$0
D-162	066000 1230	9th & Stewart Life Sciences Bldg	CHILDRENS HEALTHCARE SYSTEM	1916 9TH AVE	DMC 340/290-440	7,200	-	-	Commercial Redevelopment	$8,640,000	Commercial Redevelopment	$8,660,000	$20,000	0.2313%	$0
D-163	066000 1225	9th & Stewart Life Sciences Bldg	CHILDRENS HEALTHCARE SYSTEM	1906 9TH AVE	DMC 340/290-440	7,200	-	-	Commercial Redevelopment	$8,640,000	Commercial Redevelopment	$8,660,000	$20,000	0.2313%	$0
D-164	066000 1215	9th & Stewart Life Sciences Bldg- Childrens	CHILDRENS HEALTHCARE SYSTEM	1900 9TH AVE	DMC 340/290-440	13,360	299,070	219,788	Commercial Use	$127,082,000	Commercial Use	$127,182,000	$100,000	0.0787%	$0
D-165	066000 2190	PARKING	SEATTLE LAND BL LLC	1815 TERRY AVE	DMC 340/290-440	7,080	-	-	Commercial Redevelopment	$8,496,000	Commercial Redevelopment	$8,538,000	$42,000	0.4944%	$0
D-166	066000 1170	Aspira - Apartments	T-C ASPIRA LLC	1823 TERRY AVE	DMC 340/290-440	20,414	317,164	294,449	Multi-Family/Commercial	$182,251,000	Multi-Family/Commercial	$182,611,000	$360,000	0.1975%	$0
D-167	066000 2195	RESIDENCE INN BY MARRIOTT	SEATTLE LAND BL LLC	1801 TERRY AVE	DMC 340/290-440	7,200	236,367	179,528	Commercial Use	$76,125,000	Commercial Use	$76,509,000	$384,000	0.5044%	$0
D-168	274800 0000	Gethsemane Lutheran Church & Apts	GETHSEMANE LUTHERAN CHURCH	911 STEWART ST	DMC 340/290-440	13,557	67,403	67,403	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
D-168-001	274800 0010	Gethsemane Lutheran Church & Apts	GETHSEMANE LUTHERAN CHURCH	911 STEWART ST	DMC 340/290-440	-	12,785	10,560	Multi-Family/Commercial	$1,435,500	Multi-Family/Commercial	$1,435,500	$0	0.0000%	$0
D-168-002	274800 0030	Gethsemane Lutheran Church & Apts	GETHSEMANE LUTHERAN CHURCH	911 STEWART ST	DMC 340/290-440	-	17,889	17,889	Multi-Family/Commercial	$2,431,500	Multi-Family/Commercial	$2,435,500	$4,000	0.1645%	$0
D-168-003	274800 0050	Gethsemane Lutheran Church & Apts	9TH & STEWART LLC	911 STEWART ST	DMC 340/290-440	-	36,729	31,200	Multi-Family/Commercial	$16,186,000	Multi-Family/Commercial	$16,186,000	$0	0.0000%	$0
D-169	066000 1135	1800 NINTH	HART 1800 NINTH AVENUE LLC	1800 9TH AVE	DMC 340/290-440	28,320	480,640	305,837	Commercial Use	$167,368,000	Commercial Use	$167,703,000	$335,000	0.2002%	$0
D-170	066000 1420	CORNISH COLLEGE OF THE ARTS	CORNISH COLLEGE OF THE ARTS	1000 LENORA ST	DMC 240/290-440	31,050	126,593	126,593	Commercial Redevelopment	$34,155,000	Commercial Redevelopment	$34,185,000	$30,000	0.0878%	$0
D-171	066000 1475	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	CORNISH COLLEGE OF THE ARTS	2031 BOREN AVE	DMC 240/290-440	7,200	-	-	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-172	066000 1480	Surface Pavement Parking- Assoc w/ Terry Housing Apts -1460	GRAHAM PARKING	2023 BOREN AVE	DMC 240/290-440	7,200			Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-173	066000 1485	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	FRIENDS OF RECOVERY CAFE	2023 BOREN AVE	DMC 240/290-440	7,200			Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-174	066000 1490	RAISBECK PERFORMANCE HALL/CORNISH	CORNISH COLLEGE OF THE ARTS	2015 BOREN AVE	DMC 240/290-440	13,950	7,940	7,940	Commercial Redevelopment	$13,950,000	Commercial Redevelopment	$13,964,000	$14,000	0.1004%	$0
D-175	066000 1505	YOUTHCARE - ORION CENTER	CORNISH COLLEGE OF THE ARTS	1020 VIRGINIA ST	DMC 240/290-440	3,300	7,004	7,004	Commercial Redevelopment	$3,300,000	Commercial Redevelopment	$3,309,000	$9,000	0.0909%	$0
D-176	066000 1470	ALPHA CINE	CORNISH COLLEGE OF THE ARTS	1001 LENORA ST	DMC 240/290-440	7,200	21,600	21,600	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-177	066000 1460	TERRY AVENUE HOUSING	TERRY APTS	2020 TERRY AVE	DMC 240/290-440	18,611	65,210	40,078	Multi-Family/Commercial	$46,008,000	Multi-Family/Commercial	$46,008,000	$0	0.0000%	$0
D-178	066000 1455	GRAHAM APTS	GRAHAM APTS	2014 TERRY AVE	DMC 240/290-440	2,619	7,920	4,900	Multi-Family/Commercial	$4,677,000	Multi-Family/Commercial	$4,677,000	$0	0.0000%	$0
D-179	066000 1445	CORNISH COLLEGE CLASSROOMS	CORNISH COLLEGE OF THE ARTS	1000 VIRGINIA ST	DMC 240/290-440	14,400	28,800	28,800	Commercial Redevelopment	$14,400,000	Commercial Redevelopment	$14,414,000	$14,000	0.0972%	$0
D-180	066000 1510	SURFACE PARKING LOT (VACANT LAND)	CHILDRENS HEALTHCARE SYSTEM	1024 STEWART ST	DMC 340/290-440	42,360	-	-	Commercial Redevelopment	$46,596,000	Commercial Redevelopment	$46,646,000	$50,000	0.1073%	$0
D-181	066000 1530	SURFACE PARKING LOT (VACANT LAND)	CHILDRENS HEALTHCARE SYSTEM	1001 VIRGINIA ST	DMC 340/290-440	14,160	-	-	Commercial Redevelopment	$15,576,000	Commercial Redevelopment	$15,606,000	$30,000	0.1926%	$0
D-182	066000 1525	Vacant RETAIL STORE	CHILDRENS HEALTHCARE SYSTEM	1920 TERRY AVE	DMC 340/290-440	14,160	6,000	6,000	Commercial Redevelopment	$15,576,000	Commercial Redevelopment	$15,606,000	$30,000	0.1926%	$0
D-183	066000 1512	SURFACE PARKING LOT (VACANT LOT)	SEATTLE CHILDRENS HOSPITAL	1906 TERRY AVE	DMC 340/290-440	13,334	-	-	Commercial Redevelopment	$14,667,500	Commercial Redevelopment	$14,697,500	$30,000	0.2043%	$0
D-184	337440 0000	HILL7 - Hilton Garden Inn & Office Building	1821 BOREN AVENUE LLC	1821 BOREN AVE	DMC 340/290-440	41,619	585,533	428,832	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
D-184-001	337440 0010	HILL7 - Hilton Garden Inn & Office Building	HUDSON 1099 STEWART STREET	1821 BOREN AVE	DMC 340/290-440	-	358,207	143,152	Commercial Use	$101,849,000	Commercial Use	$102,196,000	$347,000	0.3407%	$0
D-184-002	337440 0020	HILL7 - Hilton Garden Inn & Office Building	MIDTOWN21 LLC	1818 TERRY AVE	DMC 340/290-440	-	431,326	283,680	Commercial Use	$179,950,000	Commercial Use	$180,125,000	$175,000	0.0973%	$0
D-185	066000 1605	Midtown21 UNDER CONST	MIDTOWN21 LLC	1005 STEWART ST	DMC 340/290-440	13,334	489,821	373,458	Commercial Use	$330,279,000	Commercial Use	$330,479,000	$200,000	0.0606%	$0
D-186	066000 1600	MIDTOWN21 (AMAZON)	MIDTOWN21 LLC	1818 TERRY AVE	DMC 340/290-440	3,540	-	-	Commercial Use	$4,248,000	Commercial Use	$4,268,000	$20,000	0.4708%	$0
D-187	066000 1200	PARKING LOT	SEATTLE LAND BL LLC	914 HOWELL ST	DMC 340/290-440	6,960	-	-	Commercial Use	$8,352,000	Commercial Use	$8,394,000	$42,000	0.5029%	$0
D-188	066000 1595	MIDTOWN21 (AMAZON)	MIDTOWN21 LLC	1820 TERRY AVE	DMC 340/290-440	3,540	-	-	Commercial Use	$4,248,000	Commercial Use	$4,268,000	$20,000	0.4708%	$0
D-189	066000 1580	"BIG HOUSE" - VACANT BUILDING	INSIGNIA 2006 LLC+SEAWEST	1800 TERRY AVE	DMC 340/290-440	21,600	93,660	76,860	Commercial Redevelopment	$25,920,000	Commercial Redevelopment	$26,020,000	$100,000	0.3858%	$0
D-190	066000 1675	SEATTLE HONDA	WSCC PFD ACCOUNTING	1711 BOREN AVE	DMC 340/290-440	26,392	9,120	9,120	Commercial Redevelopment	$31,670,500	Commercial Redevelopment	$31,770,500	$100,000	0.3158%	$0
D-191	066000 1670	SEATTLE HONDA CAR LOT (VACANT LAND)	WASHINGTON STATE CONVENTION	1711 BOREN AVE	DMC 340/290-440	6,980	-	-	Commercial Redevelopment	$8,376,000	Commercial Redevelopment	$8,401,000	$25,000	0.2985%	$0
D-192	066000 1639	SEATTLE HONDA CAR LOT	WSCC PFD ACCOUNTING	1708 TERRY AVE	DMC 340/290-440	7,200	-	-	Commercial Redevelopment	$8,640,000	Commercial Redevelopment	$8,666,000	$26,000	0.3009%	$0
D-193	066000 1655	SEATTLE HONDA CAR LOT (VACANT LAND)	WSCC PFD ACCOUNTING	1004 OLIVE WAY	DMC 340/290-440	7,200			Commercial Redevelopment	$8,640,000	Commercial Redevelopment	$8,670,000	$30,000	0.3472%	$0
D-194	066000 2245	Recovery Cafe	FRIENDS OF RECOVERY CAFE	2023 BOREN AVE	DMC 240/290-440	8,071	9,453	8,000	Commercial Redevelopment	$8,071,000	Commercial Redevelopment	$8,076,000	$5,000	0.0620%	$0
D-195	066000 2230	VACANT LAND - (OLD DENNY CENTER)	2014 RIVERVIEW LLC	1100 VIRGINIA ST	DMC 240/290-440	25,500	-	-	Commercial Redevelopment	$25,525,000	Commercial Redevelopment	$25,525,000	$25,000	0.0980%	$0
D-196	066000 2195	CITY OF SEATTLE (SEATTLE POLICE COMMUNICATION GARAGE)	SEATTLE CITY OF FAS	1933 MINOR AVE	DMC 240/290-440	14,400	3,788	3,788	Commercial Redevelopment	$14,414,000	Commercial Redevelopment	$14,414,000	$14,000	0.0972%	$0
D-197	066000 2210	MODERN DIGITAL	1901 MINOR LLC	1921 MINOR AVE	DMC 240/290-440	7,200	6,000	6,000	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-198	066000 2215	VACANT LAND	1901 MINOR LLC	1915 MINOR AVE	DMC 240/290-440	7,200	-	-	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-199	066000 2220	SURFACE PARKING LOT (VACANT LAND)	1901 MINOR LLC	1909 MINOR AVE	DMC 240/290-440	7,200	-	-	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-200	066000 2225	SURFACE PARKING LOT (VACANT LAND)	1901 MINOR LLC	1901 MINOR AVE	DMC 240/290-440	6,432	-	-	Commercial Redevelopment	$6,432,000	Commercial Redevelopment	$6,438,000	$6,000	0.0933%	$0
D-201	066000 2190	Group Home	COMMUNITY PSYCH CLINIC	1930 BOREN AVE	DMC 240/290-440	14,400	16,520	16,520	Commercial Redevelopment	$18,720,000	Commercial Redevelopment	$18,720,000	$0	0.0000%	$0
D-202	066000 2170	Fasso Office Bldg	GZI BOREN LLC	1916 BOREN AVE	DMC 240/290-440	22,800	21,852	21,600	Commercial Redevelopment	$25,080,000	Commercial Redevelopment	$25,105,000	$25,000	0.0997%	$0
D-203	066000 2155	DOLLAR CAR RENTAL	BOREN & STEWART LLC	1900 BOREN AVE	DMC 240/290-440	5,160	256	256	Commercial Redevelopment	$5,160,000	Commercial Redevelopment	$5,163,000	$3,000	0.0969%	$0
D-204	066000 2115	SURFACE PARKING LOT (VACANT LAND)	NIPO DOWNTOWN HOTEL INC	1121 STEWART ST	DMC 240/290-440	9,960	-	-	Commercial Redevelopment	$9,960,000	Commercial Redevelopment	$9,970,000	$10,000	0.1004%	$0
D-205	066000 2125	KINECTS	TRITELL LLC	1823 MINOR AVE	DMC 240/290-440	17,700	512,963	444,203	Multi-Family/Commercial	$253,562,000	Multi-Family/Commercial	$253,878,000	$316,000	0.1246%	$0
D-206	066000 2140	RETAIL/RESIDENTIAL BUILDING	STONE SQUARED PROPERTIES LL	1809 MINOR AVE	DMC 240/290-440	7,200	11,594	11,594	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,210,000	$10,000	0.1389%	$0
D-207	066000 2145	Market House Corned Beef	DIAMOND PARKING INC #0847A	1114 HOWELL ST	DMC 240/290-440	3,600	3,370	3,370	Commercial Redevelopment	$3,600,000	Commercial Redevelopment	$3,604,000	$4,000	0.1111%	$0
D-208	066000 2150	Re-Bar Tavern	1120 HOWELL LLC	1114 HOWELL ST	DMC 240/290-440	3,600	3,600	3,600	Commercial Redevelopment	$3,600,000	Commercial Redevelopment	$3,604,000	$4,000	0.1111%	$0
D-209	864770 0000	TILT 49		1812 BOREN AVE	DMC 240/290-440	41,657	947,181	652,274	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
D-209-001	864770 0010	TILT 49	AMLI RESIDENTIAL	1812 BOREN AVE	DMC 240/290-440	-	541,054	360,000	Multi-Family/Commercial	$258,274,000	Multi-Family/Commercial	$258,589,000	$315,000	0.1220%	$0
D-209-002	864770 0020	TILT 49	AMLI RESIDENTIAL	1812 BOREN AVE	DMC 240/290-440	-	406,127	292,274	Multi-Family/Commercial	$179,109,000	Multi-Family/Commercial	$179,298,000	$189,000	0.1055%	$0
D-210	066000 2030	1100 OLIVE BUILDING - CHILDREN S HOSPITAL LAB BLDG	TMT OLIVE LAB INC	1100 OLIVE WAY	DMC 340/290-440	33,090	86,588	38,545	Commercial Redevelopment	$33,090,000	Commercial Redevelopment	$33,190,000	$100,000	0.3021%	$0
D-211	066000 2050	METROPOLITAN PARK I (West) OFFICE BLDG	SPUS7 METRO PARK WEST LP	1701 MINOR AVE	DMC 340/290-440	42,330	413,715	316,041	Commercial Use	$151,009,500	Commercial Use	$151,159,500	$150,000	0.0993%	$0
D-212	068000 2295	VACANT LAND	PROJECT STEWART LLC	1221 DENNY WAY	DMC 240/290-440	11,500	-		Commercial Redevelopment	$11,500,000	Commercial Redevelopment	$11,511,000	$11,000	0.0957%	$0
D-213	066000 2300	VACANT LAND	PROJECT STEWART LLC	1221 DENNY WAY	DMC 240/290-440	3,180			Commercial Redevelopment	$3,180,000	Commercial Redevelopment	$3,183,000	$3,000	0.0943%	$0
D-214	066000 2305	VACANT LAND	PROJECT STEWART LLC	1221 DENNY WAY	DMC 240/290-440	3,180	-	-	Commercial Redevelopment	$3,180,000	Commercial Redevelopment	$3,183,000	$3,000	0.0943%	$0
D-215	066000 2280	SURFACE PARKING LOT (VACANT LAND) (PARKING LOT TO ACCT #066000-2230)	PROJECT STEWART LLC	1201 DENNY WAY	DMC 240/290-440	8,900	-	-	Commercial Redevelopment	$8,900,000	Commercial Redevelopment	$8,909,000	$9,000	0.1011%	$0
D-216	066000 2285	Kreosan Linotype	PROJECT STEWART LLC	1930 MINOR AVE	DMC 240/290-440	7,200	4,200	4,200	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-217	066000 2260	Small Office/Shop Building	PROJECT STEWART LLC	1914 MINOR AVE	DMC 240/290-440	7,200	3,675	3,675	Commercial Redevelopment	$7,200,000	Commercial Redevelopment	$7,207,000	$7,000	0.0972%	$0
D-218	066000 2264	Open Office	PROJECT STEWART LLC	1200 STEWART ST	DMC 240/290-440	13,360	14,280	14,280	Commercial Redevelopment	$13,360,000	Commercial Redevelopment	$13,374,000	$14,000	0.1048%	$0
D-219	066000 2381	METROPOLITAN PARK NORTH BUILDING	HUDSON MET PARK NORTH LLC	1204 HOWELL ST	DMC 240/290-440	42,600	380,312	184,691	Commercial Use	$116,275,500	Commercial Use	$116,375,500	$100,000	0.0860%	$0
D-220	066000 1940	BALFOUR PLACE APTS	BALFOUR PLACE PARTNERS LLC	1820 MINOR AVE	DMC 240/290-440	24,360	140,049	97,080	Multi-Family/Commercial	$50,070,000	Multi-Family/Commercial	$50,070,000	$0	0.0000%	$0
D-221	066000 2335	ARON COURT	LOW INCOME HOUSING INSTITUT	1830 MINOR AVE	DMC 240/290-440	3,600	12,136	8,512	Commercial Redevelopment	$3,060,000	Commercial Redevelopment	$3,060,000	$0	0.0000%	$0
D-222	066000 2310	Nexus Condos - minors 2310 and 2325	1200 HOWELL STREET LLC	1814 MINOR AVE	DMC 240/290-440	4,800	-	-	Commercial Redevelopment	$5,280,000	Commercial Redevelopment	$5,290,000	$10,000	0.1894%	$0
D-223	066000 2325	Nexus Condos - minors 2310 and 2325	1200 HOWELL STREET LLC		DMC 240/290-440	9,600	-	-	Commercial Redevelopment	$9,600,000	Commercial Redevelopment	$9,619,000	$19,000	0.1979%	$0
D-224	713750 0055	SURFACE PARKING LOT	MARTINEZ DAVID+GRACIELA	1810 COURT PL	DMC 240/290-440	731	-	-	Commercial Redevelopment	$585,000	Commercial Redevelopment	$586,000	$1,000	0.1709%	$0
D-225	713750 0010	1811 Eastlake Project	DESC 1811 ASSOCIATES LLC	1811 EASTLAKE AVE	DMC 240/290-440	10,563	41,461	17,892	Multi-Family/Commercial	$13,907,000	Multi-Family/Commercial	$13,907,000	$0	0.0000%	$0
D-226	713750 0005	RAZZI'S PIZZERIA	RAZZIS PROPERTY DOWNTOWN LL	1314 HOWELL ST	DMC 240/290-440	2,950	2,220	2,220	Commercial Redevelopment	$2,065,000	Commercial Redevelopment	$2,066,000	$1,000	0.0484%	$0
D-227	066000 2700	Youthcare	YOUTHCARE	1305 DENNY WAY	DMC 240/290-440	3,438	3,510	3,510	Commercial Redevelopment	$2,750,500	Commercial Redevelopment	$2,751,500	$1,000	0.0364%	$0
D-228	066000 2695	Youthcare	YOUTHCARE	1828 YALE AVE	DMC 240/290-440	6,300	6,240	6,240	Commercial Redevelopment	$5,040,000	Commercial Redevelopment	$5,041,000	$1,000	0.0198%	$0
D-229	066000 2650	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	DIAMOND PARKING INC #0824	1818 YALE AVE	DMC 240/290-440	7,200	-	-	Commercial Use	$5,760,000	Commercial Use	$5,762,000	$2,000	0.0347%	$0
D-230	066000 2685	SPRINGHILL SUITES SEATTLE LAND (ASSOC W/2680)	MOODY NATIONAL YALE-SEATTLE	1812 YALE AVE	DMC 240/290-440	7,200	-	-	Commercial Use	$7,200,000	Commercial Use	$7,207,000	$7,000	0.0972%	$0
D-231	066000 2680	SPRINGHILL SUITES - SEATTLE	MOODY NATIONAL YALE-SEATTLE	1800 YALE AVE	DMC 240/290-440	14,400	171,866	96,001	Commercial Use	$70,807,000	Commercial Use	$70,862,000	$55,000	0.0777%	$0
D-232	197670 0125	TWO UNION SQUARE	UNION SQUARE LLC	601 UNION ST	DOC1 U/450/U	89,550	1,605,578	1,137,666	Commercial Use	$850,080,500	Commercial Use	$854,330,500	$4,250,000	0.5000%	$0
D-233	197570 0025	WASHINGTON ATHLETIC CLUB	WASHINGTON ATHLETIC CLUB	1325 6TH AVE	DOC1 U/450/U	21,000	305,548	174,070	Commercial Use	$70,877,000	Commercial Use	$71,236,000	$359,000	0.5063%	$0
D-234	197670 0155	ONE UNION SQUARE	UNION SQUARE LLC	600 UNIVERSITY ST	DOC1 U/450/U	36,592	794,592	667,331	Commercial Use	$373,184,000	Commercial Use	$374,304,000	$1,120,000	0.3001%	$0
D-235	780292 0000	HILTON SEATTLE HOTEL & PARKING GARAGE		1301 6TH AVE	DOC1 U/450/U	21,393	332,210	126,240	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
D-235-001	780292 0010	HILTON SEATTLE HOTEL & PARKING GARAGE	10-1301 HSW OWNER LLC	1301 6TH AVE	DOC1 U/450/U	-	126,240	126,240	Commercial Use	$133,164,000	Commercial Use	$134,500,000	$1,336,000	1.0031%	$0

Waterfront Seattle Formation Special Benefit Study

All Other Properties

LID Map Number	King Co. Property Tax ID	Property Name	Tax Payer Name	Property Address	Zoning	Land Area / SF	Gross Building Area / SF	Net Building Area / SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-235-002	780290 0020	HILTON SEATTLE HOTEL & PARKING GARAGE	PF SEATTLE HILTON LLC	1301 6TH AVE	DOC1 U/450/U	-	305,970	-	Commercial Use	$48,104,000	Commercial Use	$48,348,000	$244,000	0.5072%	$0
D-236	197670 0185	PARK PLACE-WS LEASE	WH PARK PLACE LLC	1200 6TH AVE	DOC1 U/450/U	600	-	-	Commercial Use	$720,000	Commercial Use	$726,000	$6,000	0.8333%	$0
D-237	197670 0185	PARK PLACE OFFICE BLDG	WH PARK PLACE LLC	1200 6TH AVE	DOC1 U/450/U	23,700	456,304	310,633	Commercial Use	$132,015,000	Commercial Use	$132,345,000	$330,000	0.2500%	$0
D-238	197570 0006	PLYMOUTH CONG CHURCH	PLYMOUTH CONGREGATIONAL CH	1217 6TH AVE	DOC1 U/450/U	28,800	73,058	73,058	Commercial Redevelopment	$40,320,000	Commercial Redevelopment	$40,720,000	$460,000	0.9921%	$0
D-239	094200 0035	CROWNE PLAZA	TODAYS HOTEL SEATTLE CORPOR	1113 6TH AVE	DOC1 U/450/U	14,400	315,952	258,352	Commercial Use	$213,308,000	Commercial Use	$214,916,000	$1,608,000	0.7518%	$0
D-240	230195 0000	YMCA 1118-5TH AVE BUILDING CONDOMINIUM		1118 5TH AVE	DOC1 U/450/U	14,400	107,572	94,038	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
D-240-001	230195 0010	YMCA 1118-5TH AVE BUILDING CONDOMINIUM	Y W C A OF SEATTLE	1118 5TH AVE	DOC1 U/450/U	-	74,225	64,865	Commercial Use	$14,825,000	Commercial Use	$14,898,000	$73,000	0.4924%	$0
D-240-002	230195 0020	YMCA 1118-5TH AVE BUILDING CONDOMINIUM	Y W S A	1118 5TH AVE	DOC1 U/450/U	-	33,347	29,171	Commercial Use	$6,154,000	Commercial Use	$6,185,000	$31,000	0.5087%	$0
D-241	094200 0255	WOMENS UNIVERSITY CLUB	WOMENS UNIVERSITY CLUB	1105 6TH AVE	DOC1 U/450/U	14,400	39,320	31,880	Commercial Redevelopment	$17,280,000	Commercial Redevelopment	$17,444,000	$164,000	0.9491%	$0
D-242	094200 0170	OLYMPIC HOTEL PARKING GARAGE	UNIVERSITY OF WASHINGTON	415 SENECA ST	DOC1 U/450/U	28,800	284,210	278,930	Commercial Redevelopment	$43,200,000	Commercial Redevelopment	$43,776,000	$576,000	1.3333%	$0
D-243	094200 0265	HOTEL VINTAGE	WOLFPACK OWNER LLC	1300 5TH AVE	DOC1 U/450/U	14,400	67,390	67,390	Commercial Use	$51,595,000	Commercial Use	$52,113,000	$518,000	1.0040%	$0
D-244	094200 0270	Nakamura Federal Courthouse	C/O ACQUISITION MGMT DIV	1010 5TH AVE	DOC1 U/450/U	61,440	190,009	160,142	Commercial Use	$67,584,000	Commercial Use	$67,584,000	$0	0.0000%	$0
D-245	094200 0430	RENAISSANCE SEATTLE HOTEL	MADISON HOTEL LLC	515 MADISON ST	DOC1 U/450/U	21,600	427,472	342,472	Commercial Use	$231,181,000	Commercial Use	$232,343,000	$1,162,000	0.5026%	$0
D-246	094200 0415	Madison Centre (under const)	MADISON CENTRE LLC	920 5TH AVE	DOC1 U/450/U	14,160	990,000	733,669	Commercial Use	$469,864,000	Commercial Use	$471,133,000	$1,269,000	0.2701%	$0
D-247	094200 0445	Madison Centre (imp data carried on -0415)	MADISON CENTRE LLC	920 5TH AVE	DOC1 U/450/U	14,160	-	-	Commercial Use	$16,992,000	Commercial Use	$17,041,000	$49,000	0.2884%	$0
D-248	094200 0460	DOVER APTS	DIMITROV DOVER APARTMENTS	901 6TH AVE	DOC1 U/450/U	7,200	41,452	32,550	Multi-Family/Commercial	$10,443,000	Multi-Family/Commercial	$10,464,000	$21,000	0.2011%	$0
D-250	094200 0530	F5 Tower Office/Hotel (assoc w/minor -0532)	FIFTH & COLUMBIA INVESTORS	811 5TH AVE	DOC1 U/450/U	14,555	41,536	41,536	Commercial Use	$18,804,000	Commercial Use	$18,879,000	$75,000	0.3989%	$0
D-251	094200 0532	F5 Tower Office/Hotel (assoc w/minor -0530)	FIFTH & COLUMBIA INVESTORS	801 5TH AVE	DOC1 U/450/U	16,162	953,690	786,612	Commercial Use	$432,080,000	Commercial Use	$433,160,000	$1,080,000	0.2500%	$0
D-252	094200 0511	N/A	FIFTH&COLUMBIAN INVESTORS	N/A	CHECK WITH JURIS.	-	-	-	Commercial Use	$5,040,000	Commercial Use	$5,040,000	$0	0.0000%	$0
D-253	094200 0470	800 Fifth Avenue	800 FIFTH AVE PARTNERS	800 5TH AVE	DOC1 U/450/U	61,440	1,249,055	914,733	Commercial Use	$487,371,500	Commercial Use	$488,871,500	$1,500,000	0.3078%	$0
D-254	094200 0710	SEATTLE MUNICIPAL TOWER	SEATTLE CITY OF FAS	700 5TH AVE	DOC1 U/450/U	15,360	-	-	Commercial Use	$18,432,000	Commercial Use	$18,531,000	$99,000	0.5371%	$0
D-255	094200 0720	SEATTLE MUNICIPAL TOWER	SEATTLE CITY OF FAS	525 COLUMBIA ST	DOC1 U/450/U	15,360	1,193,187	1,011,547	Commercial Use	$495,684,500	Commercial Use	$496,884,500	$1,200,000	0.2421%	$0
D-256	094200 0750	Seattle Justice Center	SEATTLE CITY OF FAS	600 5TH AVE	DOC1 U/450/U	28,800	310,490	310,490	Commercial Use	$73,009,500	Commercial Use	$73,184,500	$175,000	0.2333%	$0
D-257	094200 0760	SEAPARK PARKING GARAGE	SEATTLE CITY OF FAS	609 6TH AVE	DOC1 U/450/U	28,768	213,346	213,346	Commercial Redevelopment	$43,260,000	Commercial Redevelopment	$43,260,000	$108,000	0.2503%	$0
D-259	094200 1010	KING COUNTY CORRECTIAL FACILITY	KING COUNTY-FMD ADULT DET	500 5TH AVE	DOC1 U/450/U	57,256	385,274	385,274	Commercial Use	$57,256,000	Commercial Use	$57,256,000	$0	0.0000%	$0
D-260	094200 1080	JEFFERSON APTS	ARGYLE CAPITAL GROUP	411 JEFFERSON ST	DMC 340/290-440	2,400	8,640	6,552	Commercial Redevelopment	$2,280,000	Commercial Redevelopment	$2,291,000	$11,000	0.4825%	$0
D-261	094200 1105	CHINOOK BLDG -King County Administration & Services	KING COUNTY-FMD FACILITIES	401 5TH AVE	DMC 340/290-440	28,320	372,242	303,939	Commercial Use	$93,533,500	Commercial Use	$93,633,500	$100,000	0.1069%	$0
D-262	094200 1030	KING COUNTY PARKING GARAGE	KING COUNTY-FMD FACILITIES	415 6TH AVE	DMC 340/290-440	82,432	241,811	241,811	Commercial Redevelopment	$74,189,000	Commercial Redevelopment	$74,289,000	$100,000	0.1348%	$0
D-263	094200 1150	YESLER BUILDING	KING COUNTY-FMD FACILITIES	400 YESLER WAY	PSM 100/100-120	16,266	114,395	90,040	Commercial Use	$21,945,000	Commercial Use	$21,945,000	$55,000	0.2506%	$0
D-264	094200 1155	Fifth & Yesler Bldg	YESLER INVESTMENT CO LLC	500 5TH AVE	DMC 340/290-440	26,738	413,264	275,166	Commercial Use	$118,068,500	Commercial Use	$118,218,500	$150,000	0.1270%	$0
D-265	524780 1160	King Street Station-RIMR/AMTRAK	SEATTLE CITY OF SDOT	301 S JACKSON ST	PSM 100/100-120	57,609	67,755	67,755	Regional Use	$28,804,500	Regional Use	$29,020,500	$216,000	0.7499%	$0
D-266	524780 0795	King Street Center	KING COUNTY-FMD FACILITIES	201 S JACKSON ST	PSM 100/100-120	57,437	446,261	321,474	Commercial Use	$135,050,000	Commercial Use	$135,723,000	$673,000	0.4984%	$0
D-267	524780 1161	BNSF	BNSF		PSM 100/100-120	17,629	-	-	Regional Use	$7,051,500	Regional Use	$7,051,500	$0	0.0000%	$0
D-268	524780 1180	BURLINGTON NORTHERN RAILROAD TRACKS	BNSF	301 S JACKSON ST	PSM-85-120	37,297	-	-	Regional Use	$20,513,500	Regional Use	$20,513,500	$0	0.0000%	$0
D-306	795300 0000	STADIUM PLACE MASTER		121 S KING ST	PSM-85-120	103,221	619,416	372,257	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
D-306-001	795300 0010	STADIUM PLACE MASTER	C/O ALTUS GROUP US INC	121 S KING ST	PSM-85-120	-	-	-	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
D-306-002	795300 0020	STADIUM PLACE MASTER	C/O ALTUS GROUP US INC	121 S KING ST	PSM-85-120	-	-	-	Multi-Family/Commercial	$25,048,000	Multi-Family/Commercial	$25,261,000	$213,000	0.8504%	$0
D-306-003	795300 0030	STADIUM PLACE MASTER	C/O ALTUS GROUP US INC	121 S KING ST	PSM-85-120	-	-	-	Multi-Family/Commercial	$21,573,000	Multi-Family/Commercial	$21,789,000	$216,000	1.0013%	$0
D-306-004	795300 0040	STADIUM PLACE MASTER	C/O ALTUS GROUP US INC	121 S KING ST	PSM-85-120	-	-	-	Multi-Family/Commercial	$147,356,000	Multi-Family/Commercial	$148,808,000	$1,452,000	0.9854%	$0
D-306-005	795300 0050	STADIUM PLACE MASTER	C/O ALTUS GROUP US INC	121 S KING ST	PSM-85-120	-	-	-	Multi-Family/Commercial	$79,262,000	Multi-Family/Commercial	$80,042,000	$780,000	0.9841%	$0
D-418	766620 2630	PIER 46	STATE OF WASHINGTON	201 ALASKAN WAY S	DH1/45	295,680	-	-	Commercial Use	$38,438,000	Commercial Use	$38,734,000	$296,000	0.7701%	$0
D-419	766620 2631	JACKSON ST LANDING	PORT OF SEATTLE		IG1 U/85	29,025	-	-	Commercial Use	$3,190,000	Commercial Use	$3,219,000	$29,000	0.9091%	$0
D-420	766620 2632	PIER 48 - LEASEHOLD 1731	STATE OF WASHINGTON	101 ALASKAN WAY S	DH1/45	169,000	-	-	Commercial Use	$16,900,000	Commercial Use	$17,069,000	$169,000	1.0000%	$0
D-421	766620 2635	BURLINGTON NORTHERN RAILROAD TRACKS (VACANT LAND)	BNSF	301 S JACKSON ST	PSM-85-120	62,600	-	-	Regional Use	$34,430,000	Regional Use	$34,430,000	$0	0.0000%	$0
D-452	766620 4855	RAILROAD YARD OFFICE	BNSF	707 4TH AVE S	IC-65	99,836	-	-	Regional Land Use	$42,931,000	Regional Land Use	$42,931,000	$0	0.0000%	$0
D-453	766620 4856	RR ROW	BNSF RAILWAY COMPANY		IC-65	43,079	-	-	Regional Use	$8,616,000	Regional Use	$8,616,000	$0	0.0000%	$0
D-455	766620 4876	EXHIBITION HALL & PKG GARAGE & SPORTS STADIUM (CENTURY LINK)	FIRST & GOAL INC	800 OCCIDENTAL AVE S	IC-65	1,341,856	793,990	793,990	Stadium/Commercial Use	$783,478,000	Stadium/Commercial Use	$796,161,000	$2,682,000	0.3360%	$0
D-456	766620 4878	STADIUM PLACE EAST -assoc and #795300-0000	255 SOUTH KING STREET LP	255 S KING ST	PSM-85-120	65,352	680,770	680,916	Commercial Use	$178,610,000	Commercial Use	$179,297,000	$687,000	0.3846%	$0
D-457	766620 4879	Gridiron Condominium	GRIDIRON INVESTORS LLC	590 1ST AVE S	PSM-85-120	17,171	162,986	162,986	Multi-Family/Commercial	$76,068,000	Multi-Family/Commercial	$77,209,000	$1,141,000	1.5000%	$0
D-458	766620 4880	Narrow Strip, No. End of Stad. Site	WAST PUBLIC STADIUM AUTHOR		PSM-85-120	30,455	-	-	Stadium/Commercial Use	$19,786,000	Stadium/Commercial Use	$20,157,000	$361,000	1.8236%	$0
D-459	766620 4886	Narrow Strip North End Of Stadium Site	KING COUNTY-WASTE WATER		PSM-85-120	14,565	-	-	Open Space/Public Use	$8,011,000	Open Space/Public Use	$8,011,000	$0	0.0000%	$0
D-476	766620 6485	SAFECO FIELD	WASHINGTON ST MAJOR LEAGUE	1250 1ST AVE S	IC-65	544,881	1,718,000	1,718,000	Stadium/Commercial Use	$481,340,000	Stadium/Commercial Use	$481,918,000	$578,000	0.1201%	$0
D-477	766620 6525	Parking Garage Safeco Field-IMPS on -4483 (Bldg 2)	WASH ST BASEBALL STADIUM	1500 OCCIDENTAL AVE S	IC-85	143,710	-	-	Stadium/Commercial Use	$138,448,000	Stadium/Commercial Use	$138,614,000	$166,000	0.1199%	$0
D-478	766620 6580	SAFECO FIELD	WASHINGTON STATE PUBLIC	1200 1ST AVE S	IC-65	9,000	-	-	Stadium/Commercial Use	$7,950,500	Stadium/Commercial Use	$7,960,500	$10,000	0.1258%	$0
D-479	766620 6585	SAFECO FIELD	WASHINGTON STATE PUBLIC		IC-65	18,000	-	-	Stadium/Commercial Use	$15,901,000	Stadium/Commercial Use	$15,920,000	$19,000	0.1195%	$0
D-480	766620 6590	SAFECO FIELD	WASH STATE MAJOR LEAGUE		IC-65	9,000	-	-	Stadium/Commercial Use	$7,950,500	Stadium/Commercial Use	$7,960,500	$10,000	0.1258%	$0
D-481	766620 6595	SAFECO FIELD	WASHINGTON STATE BASEBALL		IC-65	9,000	-	-	Stadium/Commercial Use	$7,950,500	Stadium/Commercial Use	$7,960,500	$10,000	0.1258%	$0
D-482	766620 6600	SAFECO FIELD	WASH STATE MAJOR LEAGUE		IC-65	9,000	-	-	Stadium/Commercial Use	$7,950,500	Stadium/Commercial Use	$7,960,500	$10,000	0.1258%	$0
D-483	766620 6605	SAFECO FIELD	WASH ST MAJOR LEAGUE		IC-65	18,000	-	-	Stadium/Commercial Use	$15,901,000	Stadium/Commercial Use	$15,920,000	$19,000	0.1195%	$0
D-484	766620 6615	SAFECO FIELD	WASH STATE MAJOR LEAGUE		IC-65	9,000	-	-	Stadium/Commercial Use	$7,950,500	Stadium/Commercial Use	$7,960,500	$10,000	0.1258%	$0
D-485	766620 6620	SAFECO FIELD	WA ST MAJOR LEAGUE BASEBALL		IC-65	18,000	-	-	Stadium/Commercial Use	$15,901,000	Stadium/Commercial Use	$15,920,000	$19,000	0.1195%	$0
D-486	766620 6630	PARKING LOT	CEDERSTRAND RENTALS LLC	600 1ST AVE S	PSM-85-120	2,300	-	-	Commercial Redevelopment	$1,495,000	Commercial Redevelopment	$1,514,000	$19,000	1.2709%	$0
D-487	766620 6631	OFC/WHSE BLDG	CEDERSTRAND RENTALS LLC	820 1ST AVE S	PSM-85-120	10,200	20,150	20,150	Commercial Redevelopment	$6,630,000	Commercial Redevelopment	$6,713,000	$83,000	1.2519%	$0
D-488	766620 6640	ROEBLING BLDG	ROEBLING SEATTLE LLC	900 1ST AVE S	PSM-85-120	14,328	58,970	38,000	Commercial Redevelopment	$9,313,000	Commercial Redevelopment	$9,429,000	$116,000	1.2456%	$0
D-489	766620 6655	WAREHOUSE/Marble & Granite Fabricators	ROSEN INVESTMENT CO	902 1ST AVE S	PSM-85-120	5,923	6,818	5,871	Commercial Redevelopment	$3,850,000	Commercial Redevelopment	$3,898,000	$48,000	1.2468%	$0
D-490	766620 6660	ARTISTS GALLERY	ROSEN INVESTMENT CO	904 1ST AVE S	PSM-85-120	12,300	13,380	12,300	Commercial Redevelopment	$7,995,000	Commercial Redevelopment	$8,095,000	$100,000	1.2508%	$0
D-491	766620 6670	DIAMOND PARKING LOT	DIAMOND PARKING INC #0874	912 1ST AVE S	PSM-85-120	12,586	-	-	Commercial Redevelopment	$8,181,000	Commercial Redevelopment	$8,283,000	$102,000	1.2468%	$0
D-492	766620 6678	PALMER BLDG	1000 1ST AVE SOUTH LP	1000 1ST AVE S	PSM-85-120	12,013	75,600	60,808	Commercial Use	$19,065,000	Commercial Use	$19,218,000	$153,000	0.8025%	$0
D-493	766620 6678	Retail Store	1000 1ST AVENUE SOUTH LP	1002 1ST AVE S	PSM-85-120	10,323	2,250	2,250	Commercial Redevelopment	$6,710,000	Commercial Redevelopment	$6,770,000	$60,000	0.8942%	$0
D-494	766620 6650	1016 1st Ave Bldg	1016 1ST AVE SOUTH LP	1014 1ST AVE S	PSM-85-120	10,078	47,000	41,612	Commercial Use	$9,910,500	Commercial Use	$9,586,500	$76,000	0.7991%	$0
D-495	766620 6700	F & D INC	B & E INVESTMENTS LLC	1022 1ST AVE S	PSM-85-120	6,400	44,733	33,600	Commercial Use	$7,611,000	Commercial Use	$7,668,000	$57,000	0.7489%	$0
D-496	766620 6705	KAUMAN/BLACKSMITH S RETAIL	B & E INVESTMENTS LLC	1028 1ST AVE S	PSM-85-120	9,000	8,700	8,700	Commercial Redevelopment	$5,850,000	Commercial Redevelopment	$5,894,000	$44,000	0.7521%	$0
D-497	766620 6710	PARKING LOT	HORTON PETER	1030 1ST AVE S	PSM-85-120	9,750	-	-	Commercial Redevelopment	$6,337,500	Commercial Redevelopment	$6,381,500	$44,000	0.6943%	$0
D-498	766620 6715	PARKING LOT	APPLE MARVIN J	1ST AVE S	PSM-85-120	8,250	-	-	Commercial Redevelopment	$5,362,500	Commercial Redevelopment	$5,400,500	$38,000	0.7086%	$0
D-499	766620 6720	SILVER CLOUD INN - STADIUM	STADIUM SILVER CLOUD INN LL	1046 1ST AVE S	PSM-85-120	19,275	168,449	129,181	Commercial Use	$103,710,000	Commercial Use	$104,461,000	$751,000	0.7241%	$0
D-500	766620 6830	101 KING STREET	MSI - 1ST & KING LLC	500 1ST AVE S	PSM-85-120	11,946	87,885	67,031	Commercial Use	$23,307,500	Commercial Use	$23,807,500	$500,000	2.1452%	$0
D-501	766620 6850	CHIPPERS RESTAURANT	JCL HOLDINGS LLC	538 1ST AVE S	PSM-85-120	2,625	3,725	3,725	Commercial Redevelopment	$1,050,000	Commercial Use	$1,067,000	$17,000	1.6190%	$0
D-502	766620 6855	Washington Shoe Bldg	REEDO LP	542 1ST AVE S	PSM-85-120	13,500	66,842	60,552	Commercial Use	$21,808,500	Commercial Use	$21,649,500	$341,000	1.6003%	$0
D-503	766620 6855	NORDIC BUILDING	NORDIC COLD STORAGE CO	548 1ST AVE S	PSM-85-120	14,264	63,400	58,700	Commercial Use	$10,360,500	Commercial Use	$10,526,500	$166,000	1.6022%	$0
D-504	766620 6865	HEARTWOOD/FOBES BUILDING	F B & P INVESTMENTS	558 1ST AVE S	PSM-85-120	10,950	74,700	63,750	Commercial Use	$11,160,500	Commercial Use	$11,339,500	$178,000	1.6019%	$0
D-505	766620 6871	PROVIDENT BUILDING	MSI PROVIDENT LLC	568 1ST AVE S	PSM-85-120	10,748	75,288	55,683	Commercial Use	$18,726,000	Commercial Use	$19,026,000	$300,000	1.6021%	$0
D-506	766620 6895	KING ST CROSSING - 83 KING STREET	HUDSON FIRST & KING LLC	505 1ST AVE S	PSM-85-120	26,780	204,504	183,028	Commercial Use	$71,259,500	Commercial Use	$72,827,500	$1,568,000	2.2004%	$0
D-507	766620 6900	KING ST CROSSING - 505 FIRST AVENUE BUILDING	HUDSON FIRST & KING LLC	541 1ST AVE S	PSM-85-120	47,868	443,509	285,914	Commercial Use	$149,415,000	Commercial Use	$151,030,000	$1,615,000	1.7502%	$0
D-508	766620 6933	TRIANGLE HOTEL & BAR TAVERN	TRIANGLE BUILDING LLC	553 1ST AVE S	PSM-85-120	731	2,844	2,600	Commercial Use	$723,500	Commercial Use	$750,500	$25,000	3.4559%	$0
D-509	766620 6943	VACANT LAND	STATE OF WASH	550 ALASKAN WAY S	IC-65	8,058			Commercial Redevelopment	$1,611,500	Commercial Redevelopment	$1,611,500	$0	0.0000%	$0
D-510	766620 6945	VACANT	STATE OF WASHINGTON	90 S DEARBORN ST	IC-65	10,061			Regional Land Use	$2,012,500	Regional Land Use	$2,012,500	$0	0.0000%	$0
D-511	766620 6950	DOT LAND- FORMER W O S C A TERMINALS-NOW VACANT	STATE OF WASHINGTON DOT	801 1ST AVE S	IC-65	135,699	-	-	Regional Land Use	$27,132,000	Regional Land Use	$27,399,000	$267,000	0.9841%	$0

Waterfront Seattle Formation Special Benefit Study

All Other Properties

LID Map Number	King Co. Property Tax ID	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/ SF	Net Building Area/ SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
D-512	766620 6955	DOT	STATE OF WASHINGTON DOT	1041 1ST AVE S	IC-65	37,550	38,492	38,492	Commercial Redevelopment	$9,387,500	Commercial Redevelopment	$9,481,500	$94,000	1.0013%	$0
D-513	766620 6966	PYRAMID ALEHOUSE, BREWERY AND RESTAURANT	1201 BUILDING LLC	1201 1ST AVE S	IC-65	104,920	64,512	62,932	Commercial Redevelopment	$20,984,000	Commercial Redevelopment	$21,089,000	$105,000	0.5004%	$0
D-514	766620 6970	DOT LAND - FORMER WOSCA TERMINAL - NOW VACANT	STATE OF WASH-DOT	600 ALASKAN WAY S	IC-65	166,350	-	-	Regional Land Use	$33,272,000	Regional Land Use	$33,272,000	$0	0.0000%	$0
D-515	766620 6990	GREAT FIDDNS	QG SEATTLE LLC	1251 1ST AVE S	IC-65	62,400	41,276	41,276	Commercial Redevelopment	$12,480,000	Commercial Redevelopment	$12,511,000	$31,000	0.2484%	$0
D-518	766620 7012	FORTUNE TRANSFER CO	SEATTLE HOMETOWN FANS L L C	72 S ATLANTIC ST	IC-65	57,545	11,880	11,880	Commercial Redevelopment	$6,909,000	Commercial Redevelopment	$6,525,000	$16,000	0.2458%	$0
D-519	766620 7025	VACANT LOT-IMPS ON -7012	SEATTLE HOMETOWN FANS L L C	5 ATLANTIC ST	IC-65	9,858	-	-	Commercial Redevelopment	$1,971,500	Commercial Redevelopment	$1,976,500	$5,000	0.2536%	$0
E-001	659835 0000	PC-I SOUTH CONDOMINIUM	PIKE PLACE MARKET	1531 WESTERN AVE	PMM-85	48,971	197,395	197,395	Commercial Use	$24,334,000	Commercial Use	$25,087,000	$753,000	3.0944%	$0
E-001-001	659835 0010	PC-I SOUTH CONDOMINIUM	PIKE PLACE MARKET	1531 WESTERN AVE	PMM-85	-	153,231	153,231	Commercial Use	$31,958,000	Commercial Use	$32,875,000	$917,000	2.8694%	$0
E-001-002	659835 0020	PC-I SOUTH CONDOMINIUM	PIKE PLACE MARKET PDA	1531 WESTERN AVE	PMM-85	-	38,800	38,800	Commercial Use	$13,802,000	Commercial Use	$13,802,000	$0	0.0000%	$0
E-001-003	659835 0030	PC-I SOUTH CONDOMINIUM	PIKE PLACE MARKET	1531 WESTERN AVE	PMM-85	-	1,440	1,440	Commercial Use	$785,000	Commercial Use	$809,000	$24,000	3.0573%	$0
E-001-004	659835 0040	PC-I SOUTH CONDOMINIUM	PIKE PLACE MARKET	1531 WESTERN AVE	PMM-85	-	1,155	1,155	Commercial Use	$407,000	Commercial Use	$419,000	$12,000	2.9484%	$0
E-001-005	659835 0050	PC-I SOUTH CONDOMINIUM	PIKE PLACE MARKET	1531 WESTERN AVE	PMM-85	-	2,769	2,769	Commercial Use	$1,933,000	Commercial Use	$1,991,000	$58,000	3.0035%	$0
E-003	197620 0300	MADORE BUILDING	INTER CO-OP USA NOT 7 ASSOC	1501 WESTERN AVE	PMM-85	9,040	40,715	33,645	Commercial Use	$11,173,500	Commercial Use	$11,508,500	$335,000	2.9982%	$0
E-004	766620 2390	BAKUN BLDG	WSDOT REAL ESTATE SERVICES	1426 ALASKAN WAY	PMM-85	4,372	16,118	16,129	Commercial Use	$5,173,000	Commercial Use	$5,333,000	$160,000	3.0925%	$0
E-006	766620 2405	MARKET SQUARE	1415 WESTERN LLC	1414 ALASKAN WAY	PMM-85	9,289	51,218	44,074	Commercial Use	$15,152,000	Commercial Use	$15,612,000	$460,000	3.0359%	$0
E-007	766620 2410	ANTIQUE WAREHOUSE	NO BOUNDARIES LTD	1400 ALASKAN WAY	PMM-85	14,432	16,600	14,280	Commercial Redevelopment	$14,432,000	Commercial Redevelopment	$14,937,000	$505,000	3.4992%	$0
E-008	197620 0160	Marketside Flats Acts & Rest.	SMRE MARKETSIDE LLC	84 UNION ST	PMM-85	7,200	31,578	22,918	Multi-Family/Commercial	$11,445,000	Multi-Family/Commercial	$11,778,000	$333,000	2.9096%	$0
E-009	197620 0140	POST ALLEY COURT - APTS	POST ALLEY COURT APTS	1406 WESTERN AVE	PMM-85	7,200	42,765	29,874	Multi-Family/Commercial	$18,506,000	Multi-Family/Commercial	$19,042,000	$536,000	2.8964%	$0
E-010	744270 0000	ROSS MANOR	SEATTLE HOUSING AUTHORITY	1420 WESTERN AVE	PMM-85	14,400	70,919	54,420	Multi-Family/Commercial	$496,000	Multi-Family/Commercial	$496,000	$0	0.0000%	$0
E-010-001	744270 0010	ROSS MANOR	SEATTLE HOUSING AUTHORITY	1420 WESTERN AVE	PMM-85	-	3,806	1,339	Multi-Family/Commercial	$505,000	Multi-Family/Commercial	$505,000	$0	0.0000%	$0
E-010-002	744270 0020	ROSS MANOR	SEATTLE HOUSING AUTHORITY	1420 WESTERN AVE	PMM-85	-	67,113	50,614	Multi-Family/Commercial	$19,740,000	Multi-Family/Commercial	$19,740,000	$0	0.0000%	$0
E-011	419360 0000	LASALLE THE	PIKE PL MARKET PDA	1430 WESTERN AVE	PMM-85	14,393	77,088	77,088	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-011-001	419360 0010	LASALLE THE	PIKE PL MARKET PDA	1430 WESTERN AVE	PMM-85	-	30,649	30,649	Commercial Use	$14,042,000	Commercial Use	$14,446,000	$404,000	2.8771%	$0
E-011-002	419360 0020	LASALLE THE	PIKE PL MARKET PDA	1430 WESTERN AVE	PMM-85	-	19,557	19,557	Commercial Use	$15,638,000	Commercial Use	$15,638,000	$0	0.0000%	$0
E-011-003	419360 0030	LASALLE THE	PIKE PL MARKET PDA	1430 WESTERN AVE	PMM-85	-	6,882	6,882	Commercial Use	$2,650,000	Commercial Use	$2,726,000	$76,000	2.8679%	$0
E-012	197620 0205	MAIN ARCADE	PIKE PL MARKET PDA	1501 PIKE PL	PMM-85	30,804	69,623	68,623	Commercial Use	$38,813,000	Commercial Use	$40,013,000	$1,200,000	3.0917%	$0
E-013	516050 0000	MARKET HOUSE CONDOMINIUM		1531 1ST AVE	PMM-85	13,219	66,460	51,715	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
E-013-001	516050 0010	MARKET HOUSE CONDOMINIUM	PIKE PLACE MARKET	1531 1ST AVE	PMM-85	-	12,795	10,590	Multi-Family/Commercial	$9,475,000	Multi-Family/Commercial	$9,475,000	$0	0.0000%	$0
E-013-002	516050 0020	MARKET HOUSE CONDOMINIUM	PIKE PLACE MARKET PRESERVAT	1531 1ST AVE	PMM-85	-	33,663	21,025	Multi-Family/Commercial	$13,064,000	Multi-Family/Commercial	$13,440,000	$376,000	2.8781%	$0
E-014	197620 0185	PIKE PLACE MARKET	PIKE PL MARKET PDA	1567 PIKE PL	PMM-85	1,960	-	-	Commercial Use	$1,372,000	Commercial Use	$1,411,000	$39,000	2.8426%	$0
E-015	197620 0170	POR OF ST PIKE PLACE MKT	PIKE PL MARKET PDA	1581 PIKE PL	PMM-85	939	-	-	Commercial Use	$657,500	Commercial Use	$676,500	$19,000	2.8897%	$0
E-016	268480 0000	GARDEN CENTER BLDG. CONDOMINIUM		1606 PIKE PL	PMM-85	5,235	9,491	9,491	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-016-001	268480 0010	GARDEN CENTER BLDG. CONDOMINIUM	2110 INVESTMENTS LLC	1606 PIKE PL	PMM-85	-	5,000	5,000	Commercial Use	$4,488,500	Commercial Use	$4,628,500	$140,000	3.1191%	$0
E-016-002	268480 0020	GARDEN CENTER BLDG. CONDOMINIUM	COLLINS ALFRED & SHIRLEY	1606 PIKE PL	PMM-85	-	3,060	3,060	Commercial Use	$2,440,000	Commercial Use	$2,515,000	$75,000	3.0738%	$0
E-016-003	268480 0030	GARDEN CENTER BLDG. CONDOMINIUM	MCI LLC	1606 PIKE PL	PMM-85	-	1,431	1,431	Commercial Use	$1,083,500	Commercial Use	$1,116,500	$33,000	3.0457%	$0
E-017	197720 0050	INN AT THE MARKET	INN AT MARKET	86 PINE ST	PMM-85	12,278	71,150	57,424	Commercial Use	$49,252,000	Commercial Use	$50,792,000	$1,540,000	3.1268%	$0
E-018	197620 0165	TRIANGLE BLDG	PIKE PL MARKET PDA	1534 PIKE PL	PMM-85	2,303	9,840	9,840	Commercial Use	$5,140,000	Commercial Use	$5,294,000	$154,000	2.9963%	$0
E-019	197620 0190	TRIANGLE BUILDING #2 & #3 (IMP DATA ON ACCT #197620-0195)	PIKE PL MARKET PDA	1532 PIKE PL	PMM-85	810	-	-	Commercial Redevelopment	$648,000	Commercial Redevelopment	$665,000	$17,000	2.6235%	$0
E-020	197620 0195	TRIANGLE BUILDING #2 & #3 (ASSOCIATE PARCEL W/ACCT #197620-0190)	PIKE PL MARKET PDA	1520 PIKE PL	PMM-85	805	4,911	2,537	Commercial Use	$1,504,000	Commercial Use	$1,549,000	$45,000	2.9918%	$0
E-021	197620 0210	SANITARY MARKET	PIKE PL MARKET PDA	1513 1ST AVE	PMM-85	13,909	45,500	45,500	Commercial Use	$20,967,000	Commercial Use	$21,596,000	$629,000	3.0000%	$0
E-022	197620 0230	CORNER MARKET	PIKE PL MARKET PDA	1505 1ST AVE	PMM-85	8,059	23,380	23,380	Commercial Use	$10,397,000	Commercial Use	$10,712,000	$315,000	3.0297%	$0
E-023	197620 0105	THE ECONOMY MARKET	PIKE PL MARKET PDA	1423 1ST AVE	PMM-85	14,409	49,280	49,280	Commercial Use	$25,613,000	Commercial Use	$26,388,000	$775,000	3.0258%	$0
E-025	787710 0000	SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.3333%)		98 UNION ST	PMM-85	8,874	79,645	79,645	Commercial Use	$28,338,000	Commercial Use	$28,338,000	$0	0.0000%	$0
E-025-002	787710 0020	SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.3333%)	GAMEUN WASHINGTON ASSOCIAT	98 UNION ST	PMM-85	-	40,215	40,215	Commercial Use	$16,193,000	Commercial Use	$16,193,000	$0	0.0000%	$0
E-025-003	787710 0030	SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.3333%)	FIRST & UNION BUILDING LLC	98 UNION ST	PMM-85	-	1,387	1,387	Commercial Use	$947,000	Commercial Use	$977,000	$30,000	3.1679%	$0
E-025-004	787710 0040	SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.3333%)	FIRST & UNION BUILDING LLC	98 UNION ST	PMM-85	-	451	451	Commercial Use	$310,000	Commercial Use	$320,000	$10,000	3.2258%	$0
E-025-005	787710 0050	SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.3333%)	FIRST & UNION BUILDING LLC	98 UNION ST	PMM-85	-	436	436	Commercial Use	$297,500	Commercial Use	$307,500	$10,000	3.3613%	$0
E-025-006	787710 0060	SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.3333%)	FIRST & UNION BUILDING LLC	98 UNION ST	PMM-85	-	1,393	1,393	Commercial Use	$951,000	Commercial Use	$981,000	$30,000	3.1546%	$0
E-025-007	787710 0070	SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.3333%)	FIRST & UNION BUILDING LLC	98 UNION ST	PMM-85	-	43,552	43,552	Commercial Use	$16,753,500	Commercial Use	$17,256,500	$503,000	3.0024%	$0
E-025-008	787710 0160	SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.3333%)	98 UNION CONDO	98 UNION ST	PMM-85	-	928	928	Commercial Use	$633,500	Commercial Use	$653,500	$20,000	3.1571%	$0
E-026	197720 0020	FIRST & STEWART BUILDING	L&B CIP FIRST & STEWART LLC	101 STEWART ST	DMC-145	9,917	115,857	94,333	Commercial Use	$46,576,000	Commercial Use	$47,691,000	$1,115,000	2.3939%	$0
E-027	197720 0030	Atwood	ATWOOD APT	104 PINE ST	DMC-145	7,104	51,578	29,941	Multi-Family/Commercial	$20,864,000	Multi-Family/Commercial	$21,470,000	$606,000	2.9045%	$0
E-028	197720 0015	MJA Bldg.	MIRADOR CWZ LLC	113 STEWART ST	DMC 240/290-440	8,365	25,434	16,000	Commercial Use	$10,038,000	Commercial Use	$10,279,000	$241,000	2.4009%	$0
E-029	111708 0000	BROADACRES BUILDING		1601 2ND AVE	DMC 240/290-440	12,194	132,958	112,686	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-029-001	111708 0010	BROADACRES BUILDING	MIRADOR CWZ LLC	1601 2ND AVE	DMC 240/290-440	-	12,194	12,194	Commercial Use	$1,500,000	Commercial Use	$1,500,000	$0	0.0000%	$0
E-029-002	111708 0020	BROADACRES BUILDING	LBA RV-COMPANY II LP	1601 2ND AVE	DMC 240/290-440	12,194	-	-	Commercial Use	$62,121,500	Commercial Use	$63,923,500	$1,802,000	2.9008%	$0
E-030	197570 0600	GATEWOOD HOTEL	101 PINE STREET LLC	107 PINE ST	DMC-145	12,543	50,510	34,100	Commercial Redevelopment	$13,043,000	Commercial Redevelopment	$15,419,000	$376,000	2.4395%	$0
E-031	197570 0620	SURFACE PAVEMENT PARKING LOT (VACANT LAND) - DIAMOND PARKING LOT	SAMIS FOUNDATION	1512 1ST AVE	DMC-145	13,320	-	-	Commercial Redevelopment	$15,985,000	Commercial Redevelopment	$16,481,000	$496,000	3.1029%	$0
E-032	197570 0640	Deja Vu Showgirls	PACIFIC PORTFOLIO	1510 1ST AVE	DMC-145	6,660	13,320	13,320	Commercial Redevelopment	$7,992,000	Commercial Redevelopment	$8,240,000	$248,000	3.1031%	$0
E-033	197570 0655	Bruderer Building	SAMIS FOUNDATION	102 PIKE ST	DMC-145	6,272	12,654	12,654	Commercial Redevelopment	$7,326,500	Commercial Redevelopment	$7,571,500	$243,000	3.2162%	$0
E-034	197570 0605	DOYLE BUILDING	FANA DOYLE LLC	119 PINE ST	DMC 240/290-440	8,964	47,686	34,000	Commercial Use	$13,836,000	Commercial Use	$14,236,000	$400,000	2.8910%	$0
E-036	197570 0646	Hard Rock Cafe	KLM REALTY MANAGEMENT LLC	114 PIKE ST	DMC 240/290-440	6,990	16,000	16,000	Commercial Use	$12,087,000	Commercial Use	$12,425,000	$338,000	2.7964%	$0
E-037	197570 0645	EITEL BUILDING (2ND AND PIKE BUILDING)	EITEL ASSOCIATES LLC	1501 2ND AVE	DMC 240/290-440	5,592	44,928	5,616	Commercial Redevelopment	$6,710,000	Commercial Redevelopment	$6,905,000	$195,000	2.9061%	$0
E-038	197570 0540	HAHN BUILDING - GREEN TORTOISE HOSTEL	MARKETVIEW PLACE ASSOCIATES	101 PIKE ST	DMC-145	6,272	22,251	21,229	Commercial Redevelopment	$7,526,000	Commercial Redevelopment	$7,750,000	$226,000	3.0029%	$0
E-039	197570 0555	SURFACE PARKING LOT (VACANT LAND)	5DST LLC	1430 1ST AVE	DMC-145	6,660	-	-	Commercial Redevelopment	$7,992,000	Commercial Redevelopment	$8,232,000	$240,000	3.0030%	$0
E-040	197570 0560	SHERWOOD BUILDING	1426 PIKE AVENUE L L C	1414 1ST AVE	DMC 240/290-440	13,320	25,920	12,138	Commercial Redevelopment	$13,985,000	Commercial Redevelopment	$16,465,000	$480,000	3.0028%	$0
E-041	197570 0580	POLL BUILDING	HAROLD POLL BUILDING LLC	110 UNION ST	DMC 240/290-440	13,320	79,920	58,000	Commercial Use	$27,629,500	Commercial Use	$28,458,500	$829,000	3.0004%	$0
E-042	606500 0000	NEWMARK BUILDING THE CONDOMINIUM (Condo Air Rights-60% allocation)		1401 2ND AVE	DMC 240/290-440	15,367	208,122	200,729	Commercial Use	$154,000	Commercial Use	$154,000	$0	0.0000%	$0
E-042-001	606500 0020	NEWMARK BUILDING THE CONDOMINIUM (Condo Air Rights-40% allocation)	TARGET CORPORATION	1401 2ND AVE	DMC 240/290-440	-	102,810	102,810	Commercial Use	$45,880,000	Commercial Use	$47,165,000	$1,283,000	2.7969%	$0
E-042-002	606500 0030	NEWMARK BUILDING THE CONDOMINIUM (Condo Air Rights-40% allocation)	TARGET CORPORATION	1401 2ND AVE	DMC 240/290-440	-	106,108	106,108	Commercial Use	$13,275,000	Commercial Use	$13,575,000	$300,000	2.2599%	$0
E-044	766389 0000	HELIOS (SECOND AND PINE)		206 PINE ST	DMC 240/290-440	26,751	745,470	491,866	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
E-044-001	766389 0010	HELIOS (SECOND AND PINE)	EQR-SECOND & PINE LLC	206 PINE ST	DMC 240/290-440	-	555,958	306,374	Multi-Family/Commercial	$241,555,000	Multi-Family/Commercial	$246,362,000	$4,807,000	1.9900%	$0
E-044-002	766389 0020	HELIOS (SECOND AND PINE)	6B-WW SEATTLE LLC	206 PINE ST	DMC 240/290-440	-	183,492	185,492	Multi-Family/Commercial	$119,722,000	Multi-Family/Commercial	$122,129,000	$2,407,000	2.0103%	$0
E-045	197720 0560	BON MACY'S PARKING GARAGE	PINE GARAGE LLC	1601 3RD AVE	DRC 85-170	31,262	349,184	349,184	Commercial Use	$56,993,000	Commercial Use	$58,133,000	$1,140,000	2.0002%	$0
E-046	197570 0420	SECOND & PINE APTS	BREIER SCHEETZ PROPERTIES	211 PINE ST	DMC 240/290-440	5,724	42,078	26,186	Multi-Family/Commercial	$13,509,000	Multi-Family/Commercial	$13,741,000	$232,000	2.0158%	$0
E-047	197570 0435	PARKING LOT	CHROMER BUILDING LLC	1526 2ND AVE	DMC 240/290-440	6,480	-	-	Commercial Use	$7,776,000	Commercial Use	$7,978,000	$202,000	2.5977%	$0
E-048	197570 0440	CHROMER BUILDING	CHROMER BUILDING LLC	1516 2ND AVE	DMC 240/290-440	12,960	63,540	52,000	Commercial Use	$18,167,000	Commercial Use	$18,621,000	$454,000	2.4990%	$0
E-049	197570 0460	WEST EDGE GARAGE	UBS REALTY INVESTORS	200 PIKE ST	DMC 240/290-440	12,582	99,296	99,296	Commercial Use	$16,873,000	Commercial Use	$19,364,000	$491,000	2.6016%	$0
E-050	638530 0000	OLYMPIC TOWER CONDOMINIUM		217 PINE ST	DRC 85-170	-	-	-	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-050-001	638530 0005	OLYMPIC TOWER CONDOMINIUM	OLYMPIC TOWER LLC	217 PINE ST	DRC 85-170	12,217	99,470	76,805	Commercial Use	$27,027,500	Commercial Use	$27,567,500	$540,000	1.9980%	$0
E-052	197570 0450	Aaron Brothers	1513 THIRD AVENUE LLC	1513 3RD AVE	DRC 85-170	6,480	8,760	6,000	Commercial Use	$6,480,000	Commercial Use	$6,610,000	$130,000	2.0062%	$0
E-053	197570 0465	MELBOURNE TOWER OFF	DONCASTER INVESTMENTS	1511 3RD AVE	DRC 85-170	12,582	130,893	98,770	Commercial Use	$37,529,500	Commercial Use	$38,355,500	$826,000	2.2009%	$0
E-054	197570 0480	WEST EDGE TOWER	URBAN VISIONS	1430 2ND AVE	DMC 240/290-440	18,709	567,403	347,876	Commercial Use	$226,299,000	Commercial Use	$230,377,000	$4,078,000	1.8020%	$0
E-055	197570 0515	SWIFTSURE PARKING GARAGE	GARAGE LIMITED PARTNERSHIP	1400 2ND AVE	DMC 240/290-440	19,440	203,198	203,198	Commercial Use	$29,160,000	Commercial Use	$29,889,000	$729,000	2.5000%	$0
E-056	197570 0485	KRESS BUILDING	ROIC WASHINGTON LLC	1419 3RD AVE	DRC 85-170	19,591	78,360	74,616	Commercial Use	$27,038,500	Commercial Use	$27,711,500	$673,000	2.4890%	$0
E-057	197570 0511	GLEN HOTEL	LOW INCOME HOUSING INSTITUT	1413 3RD AVE	DRC 85-170	6,660	27,230	19,980	Multi-Family/Commercial	$7,992,000	Multi-Family/Commercial	$7,992,000	$0	0.0000%	$0
E-058	197570 0525	MANN BUILDING/WILD GINGER/TRIPLE DOOR	MANN BUILDING	1401 3RD AVE	DRC 85-170	13,320	52,549	48,338	Commercial Use	$17,701,500	Commercial Use	$18,091,500	$390,000	2.2032%	$0

Waterfront Seattle Formation Special Benefit Study

All Other Properties

LID Map Number	King Co. Property Tax ID	Property Name	The Paper Name	Property Address	Zoning	Land Area / SF	Gross Building Area / SF	Net Building Area / SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Preliminary Assessment
E-059	863423 0000	300 PINE STREET		300 PINE ST	DRC 85-170	81,176	746,365	746,365	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-059-001	863423 0010	300 PINE STREET	MACYS WEST STORES INC	300 PINE ST	DRC 85-170	-	189,789	189,789	Commercial Use	599,907,000	Commercial Use	$101,487,000	$1,580,000	1.5814%	$0
E-059-002	863423 0020	300 PINE STREET	PINE STREET OWNER LP	300 PINE ST	DRC 85-170	-	485,164	485,164	Commercial Use	$269,014,000	Commercial Use	$273,584,000	$4,570,000	1.6987%	$0
E-059-003	863423 0030	300 PINE STREET	MACYS WEST STORES INC	300 PINE ST	DRC 85-170	-	71,412	71,412	Commercial Use	$28,378,000	Commercial Use	$28,973,000	$595,000	2.0966%	$0
E-060	276470 0000	GILMORE THE		1530 3RD AVE	DRC 85-170	13,106	66,459	66,459	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.0000%	$0
E-060-001	276470 0010	GILMORE THE	OUTPARCEL INVESTMENT PARTNE	1530 3RD AVE	DRC 85-170	-	3,934	3,934	Multi-Family/Commercial	$2,234,000	Multi-Family/Commercial	$2,265,000	$31,000	1.3876%	$0
E-060-002	276470 0020	GILMORE THE	OUTPARCEL INVESTMENT PARTNE	1530 3RD AVE	DRC 85-170	-	3,242	3,242	Multi-Family/Commercial	$1,849,000	Multi-Family/Commercial	$1,875,000	$26,000	1.4062%	$0
E-060-003	276470 0030	GILMORE THE	CHURCH OF SCIENTOLOGY OF WA	1530 3RD AVE	DRC 85-170	-	9,045	9,045	Multi-Family/Commercial	$3,571,000	Multi-Family/Commercial	$3,621,000	$50,000	1.4002%	$0
E-060-004	276470 0040	GILMORE THE	GILMORE APTS	1530 3RD AVE	DRC 85-170	-	50,238	50,238	Multi-Family/Commercial	$19,535,000	Multi-Family/Commercial	$19,535,000	$0	0.0000%	$0
E-061	197570 0365	CENTURY SQUARE RETAIL	WEST JAMES D	1525 4TH AVE	DRC 85-170	20,068	57,428	37,268	Commercial Use	$36,718,500	Commercial Use	$37,452,500	$734,000	1.9990%	$0
E-062	197570 0380	CENTURY BUILDING	GIBRALTAR LLC	1518 3RD AVE	DRC 85-170	6,960	59,400	39,940	Commercial Use	$12,723,500	Commercial Use	$12,980,500	$255,000	2.0039%	$0
E-063	197570 0390	CENTURY SQUARE	UBS REALTY INVESTORS	1501 4TH AVE	DRC 85-170	41,760	755,000	587,771	Commercial Use	$424,760,000	Commercial Use	$431,131,000	$6,371,000	1.4999%	$0
E-064	197570 0400	ROSS DRESS FOR LESS	ROSS STORES	301 PIKE ST	DRC 85-170	19,980	83,118	83,118	Commercial Use	$74,789,500	Commercial Use	$75,334,500	$545,000	2.1985%	$0
E-065	197570 0340	VANCE BUILDING & STERLING BLDG	RSGF VANCE BUILDING LLC	1402 3RD AVE	DRC 85-170	19,425	157,080	150,786	Commercial Use	$49,894,000	Commercial Use	$50,642,000	$748,000	1.4992%	$0
E-066	197570 0305	JOSHUA GREEN BUILDING	JGB LLC	1425 4TH AVE	DRC 85-170	13,320	109,266	91,744	Commercial Use	$39,384,000	Commercial Use	$40,172,000	$788,000	2.0008%	$0
E-067	197570 0325	Office Depot	STICKNEY SVRETA	1423 4TH AVE	DRC 85-170	6,660	16,713	16,340	Commercial Use	$10,153,500	Commercial Use	$10,305,500	$152,000	1.4970%	$0
E-068	197570 0330	Miken Bldg	HRA MIKEN LP	1417 4TH AVE	DRC 85-170	6,660	60,660	52,380	Commercial Use	$19,648,000	Commercial Use	$19,943,000	$295,000	1.5014%	$0
E-069	197570 0345	1411 Fourth Avenue Building	ONNI 1411 LLC	1411 4TH AVE	DRC 85-170	12,765	150,059	123,430	Commercial Use	$44,723,000	Commercial Use	$45,260,000	$537,000	1.2007%	$0
E-070	065900 0030	MAYFLOWER PARK HOTEL [ASSOC W/065900-0445]	ASPEN FLOWER LLC+MAYFLOWER	405 OLIVE WAY	DRC 85-170	8,320	88,434	80,538	Commercial Use	$64,423,000	Commercial Use	$65,232,000	$809,000	1.2558%	$0
E-071	065900 0075	SHERMAN CLAY	819 WG LLC	1624 4TH AVE	DRC 85-170	5,400	27,000	23,000	Commercial Use	$8,289,500	Commercial Use	$8,393,500	$104,000	1.2546%	$0
E-072	065900 0020	WELLS FARGO BANK	FIRST INTERSTATE BANK	1620 4TH AVE	DRC 85-170	6,480	17,460	12,087	Commercial Use	$7,128,000	Commercial Use	$7,278,000	$150,000	2.1044%	$0
E-073	930150 0000	WESTLAKE CENTER		400 PINE ST	DRC 85-170	63,965	484,655	480,375	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-073-001	930150 0010	WESTLAKE CENTER	TEACHERS INSURANCE&ANNUITY ASSOC	400 PINE ST	DRC 85-170	-	369,996	353,107	Commercial Use	$209,249,500	Commercial Use	$211,551,500	$2,302,000	1.1001%	$0
E-073-002	930150 0020	WESTLAKE CENTER	WESTLAKE CENTER ASSOCIATES	400 PINE ST	DRC 85-170	-	113,459	109,199	Commercial Use	$96,336,000	Commercial Use	$98,376,000	$2,040,000	2.0996%	$0
E-073-003	930150 0030	WESTLAKE CENTER	WESTLAKE CENTER ASSOCIATES	400 PINE ST	DRC 85-170	-	1,200	1,200	Commercial Use	$1,178,000	Commercial Use	$1,203,000	$25,000	2.1222%	$0
E-074	197570 0175	WESTLAKE PARK	SEATTLE CITY OF DPR	PINE ST	DRC 85-170	4,132	-	-	Open Space/Recreation	$4,132,000	Open Space/Recreation	$4,132,000	$0	0.0000%	$0
E-075	197570 0180	N end Seahawk Center	FIFTH & PINE LLC	413 PINE ST	DRC 85-170	14,292	76,485	66,517	Commercial Use	$46,752,500	Commercial Use	$47,687,500	$935,000	1.9999%	$0
E-076	197570 0195	Westlake Place	STELLAR CASCADE LLC	1516 4TH AVE	DRC 85-170	4,837	35,200	30,600	Commercial Use	$14,668,000	Commercial Use	$14,947,000	$279,000	1.9021%	$0
E-077	197570 0200	Middle of Seahawk Center	FIFTH & PINE LLC	1513 5TH AVE	DRC 85-170	14,400	88,717	83,567	Commercial Use	$47,054,000	Commercial Use	$47,807,000	$753,000	1.6003%	$0
E-078	197570 0220	OFFICE	UNICO PROPERTIES	1505 5TH AVE	DRC 85-170	13,200	97,720	84,614	Commercial Use	$40,867,500	Commercial Use	$41,667,500	$800,000	1.9578%	$0
E-080	197570 0221	OFFICE & RETAIL BUILDING UND 1/2 INT (PORTION OF THE OLD NORDSTROM BUILDING)	UNICO PROPERTIES	1505-5TH AVE	-	-	-	-	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-081	197570 0235	FOURTH & PIKE BUILDING	FOURTH & PIKE (DE) LLC	1424 4TH AVE	DRC 85-170	12,210	132,326	93,042	Commercial Use	$38,333,000	Commercial Use	$39,233,000	$700,000	1.8166%	$0
E-082	197570 0240	WASHINGTON FEDERAL BUILDING	WASHINGTON FEDERAL SAVINGS	425 PIKE ST	DRC 85-170	13,200	109,830	83,160	Commercial Use	$50,297,000	Commercial Use	$51,197,000	$900,000	1.7894%	$0
E-083	197570 0255	MOTIF SEATTLE	SEATTLE 1415 HOTEL OWNER	1415 5TH AVE	DRC 85-170	19,640	332,067	272,787	Commercial Use	$133,378,000	Commercial Use	$137,289,000	$1,911,000	1.4116%	$0
E-084	197570 0275	IMPERIAL HOTEL BUILDING	4TH AVENUE BLDG LLC	1404 4TH AVE	DRC 85-170	6,660	35,840	35,480	Commercial Use	$15,769,000	Commercial Use	$15,942,000	$173,000	1.0971%	$0
E-085	197570 0290	FOURTH & UNION BUILDING/Men s Warehouse	FOURTH & UNION LLC	400 UNION ST	DRC 85-170	6,105	30,525	26,246	Commercial Use	$10,650,000	Commercial Use	$10,767,000	$117,000	1.0986%	$0
E-086	197570 0280	Turgon Rane	DOCES FIFTH AVENUE LLC	1407 5TH AVE	DRC 85-170	5,100	15,790	15,100	Commercial Use	$7,128,500	Commercial Use	$7,206,500	$78,000	1.0942%	$0
E-087	197570 0281	WASHINGTON MUTUAL	JPMORGAN CHASE BANK NATIONA	1405 5TH AVE	DRC 85-170	8,700	25,910	24,480	Commercial Use	$10,301,000	Commercial Use	$10,456,000	$155,000	1.5047%	$0
E-088	065900 0085	MEDICAL DENTAL BUILDING	GRE MEDICAL DENTAL BLDG LLC	507 OLIVE WAY	DRC 85-170	24,820	363,914	292,038	Commercial Use	$131,415,000	Commercial Use	$132,092,000	$677,000	0.4999%	$0
E-089	065900 0070	NORDSTROM DOWNTOWN	NORDSTROM INC/ATTN: TAX DEP	500 PINE ST	DRC 85-170	64,768	691,430	644,365	Commercial Use	$239,901,500	Commercial Use	$243,739,500	$3,838,000	1.5998%	$0
E-090	197570 0120	SIXTH AND PINE BUILDING	SIXTH & PINE BUILDING LLC	523 PINE ST	DRC 85-170	8,360	67,560	48,468	Multi-Family/Commercial	$17,246,000	Multi-Family/Commercial	$17,479,000	$233,000	1.3510%	$0
E-091	197570 0115	O'SHEA BUILDING/GAP	O'SHEA BLDG CO OF SEATTLE	501 PINE ST	DRC 85-170	13,560	79,957	65,417	Commercial Use	$43,322,000	Commercial Use	$44,122,000	$800,000	1.8466%	$0
E-092	197570 0135	CENTRAL HOTEL HENRY THE EIGHTH	1518 FIFTH AVENUE LLC	1520 5TH AVE	DRC 85-170	14,400	82,808	57,720	Commercial Use	$17,280,000	Commercial Use	$17,626,000	$346,000	2.0021%	$0
E-093	197570 0155	BANANA REPUBLIC	COLSEUM BUILDING	1506 5TH AVE	DRC 85-170	13,200	36,904	16,200	Commercial Use	$19,437,000	Commercial Use	$19,845,000	$408,000	2.0991%	$0
E-094	197570 0125	DECATUR BUILDING	LCF DECATUR LLC	1511 6TH AVE	DRC 85-170	21,600	127,268	71,233	Commercial Use	$16,416,000	Commercial Use	$16,716,500	$422,000	1.1493%	$0
E-095	197570 0160	520 PIKE BUILDING	520 PIKE STREET INC	520 PIKE ST	DRC 85-170	13,200	500,000	362,650	Commercial Use	$192,233,500	Commercial Use	$194,533,500	$2,300,000	1.1965%	$0
E-096	197570 0080	US Bank Centre	CITY CENTRE ASSOCIATES	1420 5TH AVE	DRC 85-170	57,770	1,345,072	922,344	Commercial Use	$729,962,500	Commercial Use	$717,262,500	$7,300,000	1.0001%	$0
E-097	197570 0055	LOGAN BLDG	LOGAN BUILDING LLC	1400 5TH AVE	DRC 85-170	13,800	155,918	127,806	Commercial Use	$54,704,500	Commercial Use	$55,304,500	$600,000	1.0968%	$0
E-098	780411 0000	SIXTH AND UNION Parking & Retail CONDOMINIUM		1403 6TH AVE	DRC 85-170	16,702	134,426	134,426	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-098-001	780411 0010	SIXTH AND UNION Parking & Retail CONDOMINIUM	WASHINGTON ATHLETIC CLUB	1403 6TH AVE	DRC 85-170	-	113,195	113,195	Commercial Use	$19,871,000	Commercial Use	$19,993,000	$122,000	0.6140%	$0
E-098-002	780411 0020	SIXTH AND UNION Parking & Retail CONDOMINIUM	CITY CENTRE ASSOCIATES IV	1403 6TH AVE	DRC 85-170	-	21,231	21,231	Commercial Use	$26,760,000	Commercial Use	$27,095,000	$335,000	1.2519%	$0
E-099	660047 0000	PACIFIC PLACE CONDOMINIUM		600 PINE ST	DOC2 500/300-550	90,494	779,969	359,784	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-099-001	660047 0010	PACIFIC PLACE CONDOMINIUM	MPH PACIFIC LLC	600 PINE ST	DOC2 500/300-550	45,247	339,784	359,784	Commercial Use	$318,196,000	Commercial Use	$323,605,000	$5,409,000	1.6999%	$0
E-099-002	660047 0020	PACIFIC PLACE CONDOMINIUM	MPH PP GARAGE LLC	600 PINE ST	DOC2 500/300-550	45,247	440,185	440,185	Commercial Use	$82,662,000	Commercial Use	$83,287,000	$620,000	0.7500%	$0
E-100	197670 0005	FOREVER 21	601 PINE STREET INVESTMENT	601 PINE ST	DOC2 500/300-550	15,120	78,920	69,856	Commercial Use	$41,757,000	Commercial Use	$42,383,000	$626,000	1.4991%	$0
E-101	197670 0010	ROOSEVELT HOTEL [FUTURE HOTEL THEODORE]	ROOSEVELT HOTEL OWNER LLC	1531 7TH AVE	DOC2 500/300-550	8,400	98,834	88,591	Commercial Use	$59,414,000	Commercial Use	$60,220,000	$806,000	1.3566%	$0
E-102	197670 0045	MERIDIAN WEST (Nketown, Levis Only Parking)	REGENCY MERIDIAN LLC	1506 6TH AVE	DOC2 500/300-550	23,606	147,852	147,852	Commercial Use	$67,698,500	Commercial Use	$68,578,500	$880,000	1.2999%	$0
E-103	197670 0055	MERIDIAN CENTER EAST	REGENCY MERIDIAN LLC	1501 7TH AVE	DOC2 500/300-550	32,214	267,335	267,335	Commercial Use	$75,216,500	Commercial Use	$76,166,500	$950,000	1.2630%	$0
E-104	197670 0095	SHERATON HOTEL - SEATTLE	SUSA-DBA SEATTLE SHERATON	1400 6TH AVE	DOC2 500/300-550	88,425	1,083,207	926,614	Commercial Use	$565,007,000	Commercial Use	$573,536,000	$8,529,000	1.5095%	$0
E-105	065900 0165	1600 SEVENTH AVENUE (QWEST PLAZA)	C/O MARVIN F POER & CO	1600 7TH AVE	DOC2 500/300-550	42,360	603,241	609,845	Commercial Use	$286,333,000	Commercial Use	$289,333,000	$3,000,000	1.0477%	$0
E-106	225513 0000	HYATT AT OLIVE 8		737 OLIVE WAY	DOC2 500/300-550	29,160	399,189	287,065	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-106-001	225513 0010	HYATT AT OLIVE 8	HEDREEN LLC	737 OLIVE WAY	DOC2 500/300-550	-	-	-	Commercial Use	$197,185,000	Commercial Use	$199,171,000	$1,986,000	1.0072%	$0
E-108	065900 0220	PARAMOUNT HOTEL	8TH & PINE JOINT VENTURE	724 PINE ST	DOC2 500/300-550	29,160	399,189	287,065	Commercial Use	$57,460,000	Commercial Use	$58,240,000	$780,000	1.3573%	$0
E-109	197670 0411	Below grade land parcel	WASHINGTON STATE TRADE &	700 PIKE ST	DOC2 500/300-550				Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-110	619500 0000	NW Block Condo-Convention Center & Elliott Grand Hyatt Seattle		700 PIKE ST	DOC2 500/300-550	87,790	415,795	322,551	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-110-001	619500 0030	NW Block Condo-Convention Center & Elliott Grand Hyatt Seattle	WASHINGTON STATE CONVENTION	700 PIKE ST	DOC2 500/300-550	-	319,610	226,376	Commercial Use	$32,520,000	Commercial Use	$33,011,000	$491,000	1.5098%	$0
E-110-002	619500 0035	NW Block Condo-Convention Center & Elliott Grand Hyatt Seattle	HEDREEN HOTEL LLC	700 PIKE ST	DOC2 500/300-550	-	-	-	Commercial Use	$183,845,000	Commercial Use	$186,626,000	$2,781,000	1.5127%	$0
E-111	679212 0000	PINE ST. CONDO - ELLIOTT GRAND HYATT SEATTLE & PARKING/RETAIL		700 PIKE ST	DOC2 500/300-550	87,790	518,497	38,588	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-111-001	679212 0010	PINE ST. CONDO - ELLIOTT GRAND HYATT SEATTLE & PARKING/RETAIL	HEDREEN HOTEL LLC	700 PIKE ST	DOC2 500/300-550	-	153,314		Commercial Use	$80,858,000	Commercial Use	$82,082,000	$1,224,000	1.5138%	$0
E-111-002	679212 0020	PINE ST. CONDO - ELLIOTT GRAND HYATT SEATTLE & PARKING/RETAIL	7TH & PINE LLC	700 PIKE ST	DOC2 500/300-550	-	363,183	38,588	Commercial Use	$60,636,000	Commercial Use	$61,548,000	$912,000	1.5041%	$0
E-112	197620 0105	WASH STATE CONVENTION CTR	STATE OF WASHINGTON	800 UNION ST	DMC 340/290-440	68,648	946,212	946,212	Commercial Use	$158,732,000	Commercial Use	$159,682,000	$950,000	0.5985%	$0
E-113	534290 0000	ONE CONVENTION PLACE (OFFICE CONDO)		701 PIKE ST	DMC 340/290-440	21,760	538,933	413,080	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-113-001	534290 0010	ONE CONVENTION PLACE (OFFICE CONDO)	SFERS REAL ESTATE CORP FF	701 PIKE ST	DMC 340/290-440	-	84,660	84,660	Commercial Use	$8,945,500	Commercial Use	$8,995,500	$50,000	0.5589%	$0
E-113-002	534290 0020	ONE CONVENTION PLACE (OFFICE CONDO)	WASHINGTON STATE CONVENTION	701 PIKE ST	DMC 340/290-440	-	103,680	103,680	Commercial Use	$17,398,000	Commercial Use	$17,498,000	$100,000	0.5748%	$0
E-113-003	534290 0030	ONE CONVENTION PLACE (OFFICE CONDO)	SFERS REAL ESTATE CORP FF	701 PIKE ST	DMC 340/290-440	-	350,593	350,593	Commercial Use	$168,529,500	Commercial Use	$170,029,500	$1,500,000	0.8901%	$0
E-114	214129 0000	EAGLES AUDITORIUM CONDOMINIUM/ACT Theater		700 UNION ST	DMC 340/290-440	21,000	166,791	149,075	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-114-001	214129 0010	EAGLES AUDITORIUM CONDOMINIUM/ACT Theater	EAGLES THEATRE CENTRE	700 UNION ST	DMC 340/290-440	-	128,861	128,861	Commercial Use	$30,462,000	Commercial Use	$30,593,000	$131,000	0.4300%	$0
E-114-002	214129 0020	EAGLES AUDITORIUM CONDOMINIUM/ACT Theater	EAGLES AUDITORIUM APTS	700 UNION ST	DMC 340/290-440	-	37,930	20,214	Commercial Use	$7,593,000	Commercial Use	$7,593,000	$0	0.0000%	$0
E-115	066000 0835	The Olivian	OLIVE WAY HIGH RISE LP	809 OLIVE WAY	DOC2 500/300-550	13,160	501,239	269,758	Multi-Family/Commercial	$139,497,000	Multi-Family/Commercial	$140,521,000	$1,024,000	0.7341%	$0
E-116	066000 0820	Parking (& Old Camlin Cabanas- 32 ROOMS - Boarded up)	8TH & PINE PARTNERS LP	1618 8TH AVE	DOC2 500/300-550	14,160	54,240	54,240	Commercial Use	$16,992,000	Commercial Use	$17,142,000	$150,000	0.8828%	$0
E-117	066000 0808	PKG	8TH & PINE PARTNERS LP	802 PINE ST	DOC2 500/300-550	13,320	-	-	Commercial Use	$12,984,000	Commercial Use	$16,144,000	$160,000	1.0010%	$0
E-118	066000 0845	THE OLIVIAN APTS	OLIVE WAY HIGH RISE LP	809 OLIVE WAY	DOC2 500/300-550	14,108	-	-	Multi-Family/Commercial	$19,731,000	Multi-Family/Commercial	$19,899,000	$148,000	0.7495%	$0
E-119	066000 0825	WORLDMARK BY WYNDHAM (CAMLIN)	WORLDMARK THE CLUB	1619 9TH AVE	DOC2 500/300-550	14,275	84,068	82,432	Commercial Use	$27,047,000	Commercial Use	$27,252,000	$205,000	0.7579%	$0
E-120	066000 0860	NINE/PINE a 74-Unit Apt	JJ & G CAMLIN LLC	1601 8TH AVE	DOC2 500/300-550	7,080	74,509	57,291	Multi-Family/Commercial	$26,240,000	Multi-Family/Commercial	$26,433,000	$193,000	0.7355%	$0
E-121	066000 0865	Impson Minor 0860	J&G CAMLIN LLC	820 PINE ST	DOC2 500/300-550	6,240			Multi-Family/Commercial	$8,112,000	Multi-Family/Commercial	$8,172,000	$60,000	0.7396%	$0
E-122	066000 0900	TOWER 801 APARTMENTS	GATEWAY PINE INC	801 PINE ST	DMC 340/290-440	13,450	179,745	123,753	Multi-Family/Commercial	$74,634,000	Multi-Family/Commercial	$75,184,000	$550,000	0.7099%	$0
E-123	066000 0915	PREMIERE ON PINE apt tower	HARI PINE LLC	815 PINE ST	DMC 340/290-440	13,334	495,477	280,750	Multi-Family/Commercial	$276,212,000	Multi-Family/Commercial	$278,248,000	$2,036,000	0.7371%	$0

Waterfront Seattle Formation Special Benefit Study
All Other Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area / SF	Gross Building Area / SF	Net Building Area / SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Charge	Total Preliminary Assessment
E-124	615995 0000		WSCTC NORTHEAST BLOCK		1515 9TH AVE	DMC 340/290-440	58,972	241,543	241,543	Commercial Use	$0	Commercial Use	$0	$0	0.0000%	$0
E-124-001	615995 0010		WSCTC NORTHEAST BLOCK	WASHINGTON STATE CONVENTION	1515 9TH AVE	DMC 340/290-440	-	140,850	140,850	Commercial Use	$47,885,000	Commercial Use	$48,364,000	$479,000	1.0003%	$0
E-124-002	615995 0020		WSCTC NORTHEAST BLOCK	WASHINGTON STATE CONVENTION	1515 9TH AVE	DMC 340/290-440	-	63,804	63,804	Commercial Use	$21,466,000	Commercial Use	$21,681,000	$215,000	1.0016%	$0
E-124-003	615995 0030		WSCTC NORTHEAST BLOCK	WASHINGTON STATE CONVENTION	1515 9TH AVE	DMC 340/290-440	-	37,389	37,389	Commercial Use	$13,210,000	Commercial Use	$13,342,000	$132,000	0.9992%	$0
E-125	066000 1025		METRO TUNNEL TRANSIT STATION	KING COUNTY-TRANSIT	906 PINE ST	DMC 340/290-440	123,848	-	-	Commercial Redevelopment	$99,078,500	Commercial Redevelopment	$99,821,500	$743,000	0.7499%	$0
E-126	066000 1715		SEATTLE HONDA	WSCC PFD ACCOUNTING	1017 OLIVE WAY	DMC 340/290-440	21,600	67,224	67,224	Commercial Redevelopment	$17,280,000	Commercial Redevelopment	$17,380,000	$100,000	0.5787%	$0
E-127	066000 1700		SURFACE PAVEMENT PARKING LOT (VACANT LAND)	KING COUNTY-TRANSIT	1620 9TH AVE	DMC 340/290-440	54,293	-	-	Commercial Redevelopment	$38,005,000	Commercial Redevelopment	$38,275,000	$270,000	0.7104%	$0
E-128	066000 0955		PARAMOUNT NORTHWEST	SEATTLE THEATRE GROUP	901 PINE ST	DMC 340/290-440	27,060	102,761	93,201	Commercial Use	$23,507,000	Commercial Use	$23,707,000	$200,000	0.8508%	$0
E-129	066000 0975		SURFACE PARKING LOT (VACANT LAND)	CPSRTA (SOUND TRANSIT)	919 PINE ST	DMC 340/290-440	28,256	-	-	Commercial Redevelopment	$22,588,000	Commercial Redevelopment	$22,728,000	$140,000	0.6198%	$0
E-130	066000 0945		PARKING LOT (TDR's Sold)	SEATTLE THEATRE GROUP	1500 9TH AVE	DMC 340/290-440	6,076	-	-	Commercial Use	$4,861,000	Commercial Use	$4,875,000	$14,000	0.2880%	$0
E-131	066000 1575		PARKING	WSCC PFD ACCOUNTING	1105 OLIVE WAY	DMC 340/290-440	7,200	-	-	Commercial Redevelopment	$5,040,000	Commercial Redevelopment	$5,055,000	$15,000	0.2976%	$0
E-132	066000 1970		OLIVE TOWER APTS	OLIVE TOWER APTS	1626 BOREN AVE	DMC 340/290-440	7,100	50,141	34,725	Multi-Family/Commercial	$14,485,000	Multi-Family/Commercial	$14,485,000	$0	0.0000%	$0
E-133	066000 1980		OLIVE TOWER APT PKG	OLIVE TOWER PARKING	1628 BOREN AVE	DMC 340/290-440	1,375	-	-	Multi-Family/Commercial	$1,375,000	Multi-Family/Commercial	$1,378,000	$3,000	0.2182%	$0
											$44,538,817,500		$44,895,951,500	$357,134,000		$0

Totals	
Total Special Benefit	$357,134,000
Cost/Benefit Ratio	
Total Preliminary Assessment	$0

Aerial/Recommended LID Boundary Map

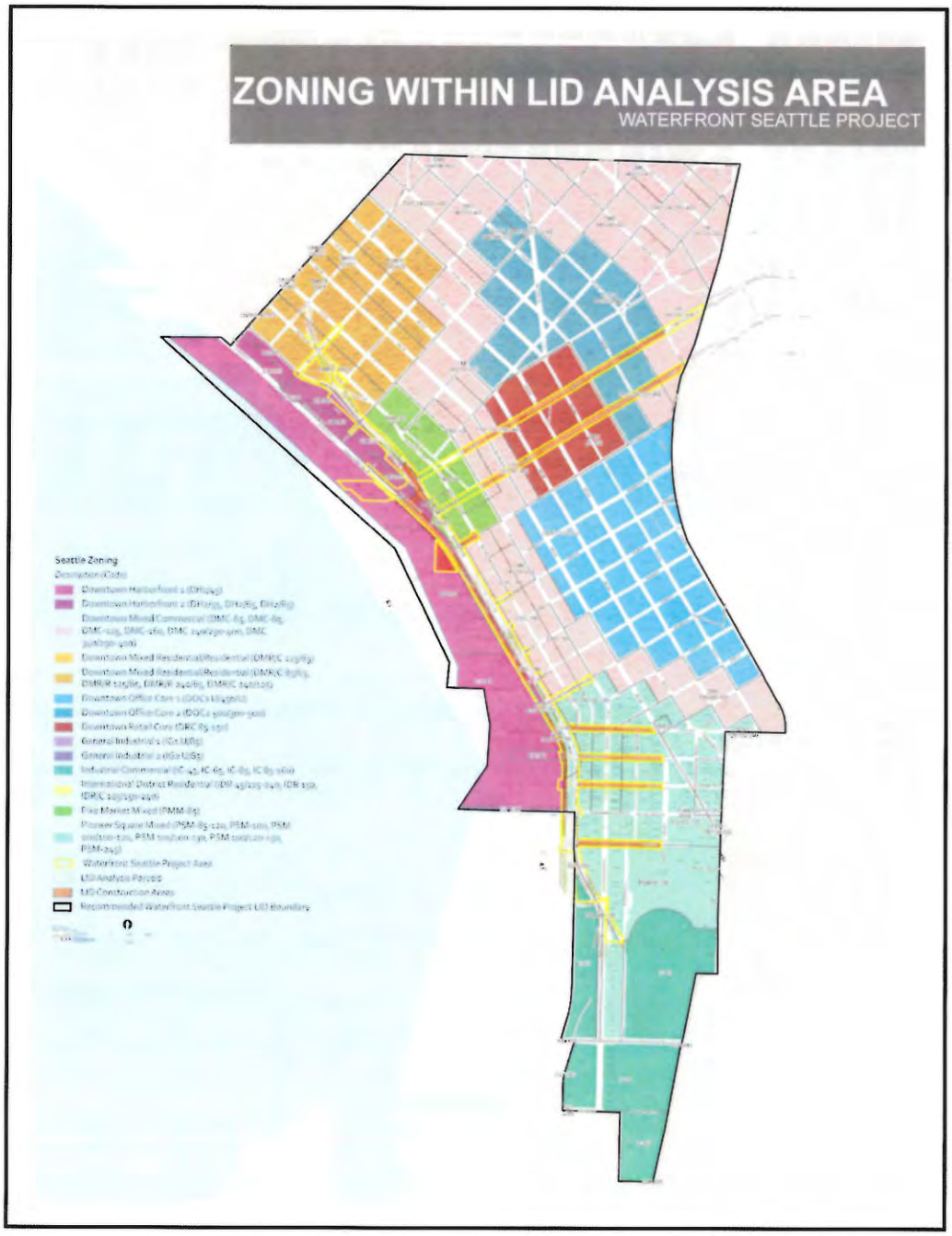
Waterfront Seattle Program Map

Waterfront Aerial---Future Depiction

Waterfront Aerial---Future Depiction Looking North

Special Benefit Study Area

Zoning Within LID Analysis Area Map



Executive Summary

Recommended Preliminary LID Boundary: As shown in more detail on the maps included with this report, the recommended LID boundaries are generally described as Denny Way on the north, Wall Street on the northwest (due to the presence of the Olympic Sculpture Park and Myrtle Edwards Park northwest of Wall Street), Puget Sound and the waterfront proper to the west, Interstate Highway 5 and 4th Avenue South on the east, and portions of South Massachusetts Avenue/Edgar Martinez Drive (Safeco Field) on the south.

Definition of Special Benefit: Special benefit is defined as: The difference in the fair market value of the property without the improvement and the fair market value of the property with the improvement (commonly called "before and after," more properly called "without and with")." (Local Road Improvement Districts Manual for Washington State. Sixth Edition. 2009.)

Project Overview: The LID project would construct the following six main elements: (1) Promenade--a continuous public open space extending along the west side of Alaskan Way from S. King Street to Pine Street, (2) Overlook Walk--situated immediately west of the recently completed Pike Place MarketFront building, it would feature a 28-foot-high elevated "lid" over the surface street, 47,000± SF of open space with excellent view amenities and an accessible pedestrian pathway with many connections between the Pike Place Market and the waterfront, (3) Pioneer Square Street Improvements--streetscape and new roadway/ sidewalk improvements on portions of S Main Street, S Washington Street, Yesler Way and S King Street from Alaskan Way/First Avenue east to 2nd Avenue S, creating pedestrian-friendly links from Pioneer Square to the waterfront, (4) Union Street Pedestrian Connection--a universally accessible pedestrian link between the new waterfront and Western Avenue with an elevated pedestrian walkway and elevator extending from the southwest corner of Union Street and Western Avenue to the eastern side of Alaskan Way, (5) Pike/Pine Streetscape Improvements--pedestrian improvements along Pike and Pine Streets from First Avenue to Melrose Avenue, providing enhanced pedestrian access to and

from the Pike Place Market and waterfront., and (6) Waterfront Park--located between Pier 57 and Pier 59, the park provides a unique atmosphere for social gatherings/performance spaces with excellent view amenities.

The total project cost is approximately $700 million. LID improvement costs are estimated at approximately $320 million, with funding provided through a variety of sources. Further discussion of both the before (without) and after (with) elements is in subsequent sections of this report and in the Addenda.

Neighborhood Descriptions:

Although neighborhoods typically blend into one another at the peripheries, six can be identified within the recommended LID boundary; they are known as Belltown, Denny Triangle, Waterfront, Retail/Commercial Core, West Edge/Pike Place Market, and the Pioneer Square/Stadium District. Characteristics of each neighborhood and land use regulations affecting each are described in more detail in the report.

Summary of Individual Parcels:

Within the recommended LID boundary, there are approximately 6,130 individual tax parcels, comprised of a mix of residential/commercial condominium units, high rise office towers, other office properties, hotels, retail spaces (waterfront and non-waterfront), historic structures and special purpose properties including sports stadiums, an art museum, a performance hall, a convention center and a ferry terminal. Of this total, about 4,960 tax parcels are residential condo units in 54 projects. Considering the large number of parcels (individual ownerships), recommended preliminary assessments and other pertinent information on each has been compiled on a lengthy spreadsheet separate from the remaining 1,170± ownerships, for ease of reading and comprehension. The same type of information on the other 1,170± parcels is aggregated on a second spreadsheet.

Special Benefit/Proportionate Assessment Methodology:

Enabling legislation providing authority to levy assessments by an LID is statutory in Washington State. All assessments must meet two criteria: (1) the amount of an assessment on a particular parcel may not

materially exceed the special benefit to that parcel and (2) all assessments within the district must be fair and in rough proportion to all other assessments. This is a mass appraisal report prepared under the requirements set forth in the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Institute. Market value is estimated for each parcel within the recommended LID boundary based on highest and best use, both without and with the improvement project completed as of the date of this study. The increase in value, if any, is the special benefit accruing to that parcel due to the project.

Based on Washington State legal statutes, the fee simple interest in the market value of each individual parcel is estimated herein.

Valuation Summary:

Because the project elements focus on the waterfront, Pike/Pine corridor and Pike Place market vicinities, these areas experience the highest special benefit, as reflected in the following spreadsheets. Property abutting the waterfront improvements generally reflects the highest range in special benefit; from approx. 2.5% to less than 4% of estimated market value without the project, depending on location and use. These increases in value are based on total property value, comprised of both land and improvements. The Pike/Pine corridor reflects the second highest increases in market value due to the project, generally ranging from 1% or less at the eastern periphery of the corridor to over 3% of market value without the project at the western (Pike Place Market Area) end. The Pioneer Square neighborhood generally experiences slightly less special benefit as it is not as close to significant project amenities such as the Overlook Walk. Average property value increases are slightly less than for the Pike/Pine corridor to the north. Similarly, the Belltown, Denny Triangle and Stadium District neighborhoods reflect lesser (1±%) market value increases.

Because the project is anticipated to have some positive impact on tourism levels, hotel and retail land uses typically reflect a slightly higher special benefit compared to nearby properties with different uses, the magnitude of which depends on various elements affecting value. Similarly, condominium/apartment complexes and office buildings also experience various degrees of market value increases relative to proximity to the LID improvements.

The table below summarizes the estimated special benefit ranges for each affected property type, based on the percentages of property value increase.

Estimated Special Benefit Ranges By Property Class

Property Class	Percentage of Property Value Increase	
	High	Low
Land value	<4.00%	<0.50%
Office/Retail	<3.50%	<0.50%
Hotel	<3.50%	<1.00%
Apartment/Subsidized housing	3.00%	0.00%
Residential condominium	3.00%	<0.50%
Waterfront	<4.00%	<0.50%
Special purpose	<0.50%	<0.50%

Based on the analysis completed to date, which is subject to change, the total estimated special benefit to assessable property within the recommended LID boundary is $414,714,100 (Rd). The findings resulting from this study, which is subject to the accompanying assumptions and limiting conditions, as of March 1, 2018, are as follows:

Residential & Associated Retail - Total Estimated Market Value Without LID	$ 4,295,511,100 (Rd)
All Other Properties - Total Estimated Market Value Without LID	$44,538,817,500 (Rd)
Total Estimated Market Value Without LID	$48,834,328,600 (Rd)
Residential & Associated Retail - Total Estimated Market Value With LID	$ 4,353,091,200 (Rd)
All Other Properties - Total Estimated Market Value With LID	$44,895,951,500 (Rd)
Total Estimated Market Value With LID	$49,249,042,700 (Rd)
Residential & Associated Retail - Special Benefit	$ 57,580,100 (Rd)
All Other Properties - Special Benefit	$ 357,134,000 (Rd)
Total Estimated Special Benefit	$ 414,714,100 (Rd)

As of the date of this document, the City of Seattle has not set the formation special benefit cost/benefit ratio. The formation special benefit cost/benefit ratio is anticipated to be determined in late May 2018. Multiplying the individual special benefit estimates for the affected parcels by this constant cost/benefit ratio results in recommended proportionate assessments to each parcel.

WATERFRONT SEATTLE LID PROJECT

The Seattle waterfront is densely developed with various maritime docks, (public ferry, tour boat, cruise ship), public piers/parks, hotels and retail/cultural attractions including the Seattle Aquarium and adjacent Pike Place Market. East of the generally west-facing waterfront are the Belltown neighborhood, Pioneer Square/ Stadium District and the retail/ commercial core; one of the most densely developed portions of the downtown central business district. The Seattle waterfront is the most urbanized portion of the Elliott Bay shoreline and attracts locals and tourists year-round. The area is well-known for its public attractions including the Seattle Aquarium, Pike Place Market, "Seattle Great Wheel" Ferris wheel, "Wings over Washington" amusement park ride, and a variety of retail spaces, marinas and restaurants with spectacular views of Puget Sound, together with small public spaces and access to boardwalks adjacent to several of the historic piers.

Additional projects in the waterfront vicinity are either planned, underway or have been recently completed; the elements studied herein (and upon which the estimated special benefit to affected properties is based) are those denoted by the City of Seattle as the "Waterfront Seattle Program". Some of the related but separate projects are listed below, followed by a list of the major elements of the Waterfront Seattle Program.

Without the LID Project (Before)

Based on information provided by the City of Seattle, without the LID project, or in the "before" condition, none of the LID project elements would be built. However, as stated above, there are several ongoing projects in the subject area that are separate from the LID and are assumed complete for purposes of this analysis. Major changes assumed to be in place in the "before" condition include:

- The Alaskan Way Viaduct Replacement project is assumed complete; the viaduct has been removed and Alaskan Way is reconstructed at conventional street level.
- The Seawall project is assumed complete, with new sidewalks.
- The Pike Place MarketFront project is assumed complete.
- The Pier 62/63 Phase 1 rebuild is assumed complete.

Without the LID project, it is assumed that SDOT (Seattle State Department of Transportation) will construct the improvements along the new Alaskan Way to their design standards and using WSDOT (Washington State Department of Transportation) funding.

With the LID Project (After)

The purpose of the project is to create a more pedestrian-friendly waterfront with convenient and safe connections to the downtown core, Pike Place Market, Pioneer Square, the Stadium District and Belltown. The goal is to improve safety and accessibility with high-quality pedestrian connections as well as provide public gathering spaces, permanent and temporary amenities, access to the water and educational experiences to draw both locals and tourists to businesses and destinations along the waterfront.

The major improvements are:

- *The Promenade* would be a continuous public open space extending along the west side of Alaskan Way from S King Street to Pine Street designed for walking, sitting, gathering and viewing the waterfront.
- *Overlook Walk,* immediately west of the recently completed Pike Place MarketFront building, would feature a 28-foot-high elevated lid over the surface street, 47,000 SF of open space with excellent view amenities and an accessible pedestrian pathway with many connections between the Pike Place Market and the waterfront.
- *Pioneer Square Street Improvements* would include streetscape on S. Main, S. Washington, Yesler Way, and S King Streets. The improvements would include new sidewalk paving and landscaping to create more pedestrian-friendly links between the waterfront and Pioneer Square. Improvements could include curb extensions, new seating opportunities and coordinated development of sidewalk cafes with food and beverage uses fronting on these streets. Because this area lies within the Pioneer Square Preservation District, improvements would be made in accordance with the Preservation District guidelines.
- *Union Street Pedestrian Connection* would be a universally accessible pedestrian link between the new waterfront and Western Avenue. An elevated pedestrian walkway, stairs and elevator would extend from the southwest corner of Union Street and Western Avenue to the eastern side of Alaskan Way.

- *Pike/Pine Streetscape Improvements* would include pedestrian improvements along Pike and Pine Streets from First Avenue to Melrose Avenue, providing enhanced pedestrian access to and from the Pike Place Market and waterfront.
- *Waterfront Park,* located between Pier 57 and Pier 59, would provide a unique atmosphere for social gathering/performance spaces with excellent view amenities, water features and a play area.

More detailed information was provided by the City of Seattle on the Waterfront Seattle Program; this data can be found at www.waterfrontseattle.org.

Summary of Formation Special Benefit Study and Assumptions Forming the Basis of Recommended Assessments – Waterfront Seattle LID Project

Introduction

Utilizing limited assignment/mass appraisal techniques, the special benefit study involves appraisal of the market value of the fee simple interest in each subject parcel both without the local improvement district (LID) and with the local improvement district assumed completed. The difference in market value, if any, of each parcel without and with the LID is the special benefit accruing due to the project. The terms "without' and "with" are used instead of ·'before" and "after'" to remove the inference of a time interval between the two value estimates. The meaning of the two sets of terms is identical.

Recommended Preliminary LID Boundary:

As shown in more detail on the maps included with this report, the recommended LID boundaries are generally described as Denny Way on the north, Wall Street on the northwest (due to the presence of the Olympic Sculpture Park and Myrtle Edwards Park northwest of Wall Street), Puget Sound and the waterfront proper to the west, Interstate Highway 5 and 4th Avenue South on the east, and portions of South Massachusetts Avenue/Edgar Martinez Drive (Safeco Field) on the south.

Client and Intended Users

The client is the City of Seattle Department of Finance and Administration Services. Intended users of this report are the City of Seattle, its appointed representatives and owners of property within the recommended LID boundary.

Purpose and Intended Use of the Study

The purpose and intent of this study is to estimate recommended preliminary assessments to assist the City of Seattle in allocating appropriate, proportionate assessments to each assessable tax parcel within the LID boundary which is specially benefitted by the project and to aid in their decision as to whether to form the LID. To accomplish this, estimates of market value of the fee simple interest in each of the parcels within the boundary, based on respective highest and best use, are made, both without and with completion of the LID project as of the date of this formation special benefit study.

Exposure Period

An exposure period is the estimated length of time the property interest being appraised has been offered on the market prior to a hypothetical sale at market value as of the effective appraisal date. Based on review of comparable sales and discussions with market participants, exposure period for various parcels within the recommended LID boundary is estimated at 6 to 9 months.

Washington State Definition of Market Value

"Fair Market Value" is the amount in cash which a well-informed buyer, willing but not obliged to buy the property, would pay, and which a well-informed seller, willing but not obligated to sell it would accept, taking into consideration all uses to which the property is adapted and might in reason be applied (Washington Pattern Instruction 150.08).

Based on Washington State legal statutes and case law, the fee simple interest in each individual parcel is estimated herein.

Definition of Fee Simple Interest

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat ("The Appraisal of Real Estate" (Fourteenth Edition, 2013), Appraisal Institute, page 354).

Highest and Best Use

Highest and best use is the most fundamental premise upon which estimations of market value are based. According to "The Appraisal of Real Estate" (Fourteen Edition, 2013), highest and best use is defined as:

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value."

The primary reason for estimating the highest and best use of land as vacant is to estimate land value. If there is an existing improvement on the site, the land is viewed as though vacant. A conclusion is then reached as to what use creates the highest residual to the land or the highest land value. It is then possible to identify comparable sales of vacant land.

Highest and best use of property as improved considers the existing improvements and estimates whether they represent the maximally productive use or create the highest market value. If not, a decision must be made as to whether the improvements should be expanded, renovated, converted or razed to make way for that use which produces the highest return to an investor.

Market sale prices often indicate that an increase in the value of real property within the LID boundary occurs as a result of a proposed project. This anticipatory increment in value is called project enhancement and, as in eminent domain procedures, is not included in the estimate of value without, or before, the LID project. The market value estimate with the LID project assumed

completed within a reasonable time recognizes changes in locational characteristics, intensity of use and value resulting from the project.

Interim Use and Interim Value

The use that a site or improved property is put to until it is ready for its highest and best use has traditionally been known as the *interim use*. An interim use is not the highest and best use of the property at the present time, and it should not be represented as the subject property's current highest and best use. Rather, the current highest and best use of a property with an interim use would be to leave the property as is until land value rises to a level that modification of the interim use (or demolition of the improvements and redevelopment for some other use) is financially feasible. An interim use may or may not contribute to value until the highest and best use of the property can be achieved.

Anticipatory Use and Market Value

In some instances, highest and best use of a parcel of land or an improved property may be anticipatory investment. Anticipatory highest and best use of unimproved land would be to remain vacant until development is justified by market demand, which occurs frequently when real estate markets are oversupplied. For many parcels, however, achieving the highest and best use requires some change or improvement which may be provided by the LID project.

Within this analysis, anticipatory use reflects the current market's anticipation of intensity of use as measured by buyers and sellers in the marketplace both without and with the LID project. Market value for an anticipatory use is not an estimate of projected future value but reflects the current market for real estate based on its highest and best use. Anticipatory use resulting in project enhancement is not recognized in the valuation of real estate under the "without LID" premise.

Definition and Discussion of Special Benefit

A special benefit is defined as a specific, measurable increase in value of certain real property in excess of enhancement to the general area (and benefitting the public at large) due to a public improvement project. It is measured as the difference, accruing by reason of the LID project, between market value of each parcel studied, without the LID project, and market value of the same parcel with the LID project completed and as of the same date. For this analysis, the date of valuation is March 1, 2018.

Enabling legislation providing authority to levy assessments by an LID is statutory in Washington State. All assessments must meet two criteria: (1) the amount of an assessment on a particular parcel may not materially exceed the special benefit to that parcel and (2) all assessments within the district must be fair and in rough proportion to all other assessments.

Formation Special Benefit/Proportionate Assessment Study Methodology

The formation special benefit study uses mass appraisal techniques and is reported in a summary format including narrative and tabular presentation. This report is intended to comply with Standard 6 of the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Foundation for a summary mass appraisal report. As such, it includes limited discussions of the data, reasoning and analyses utilized in the valuation process; supporting documentation is retained in the appraiser's files. The depth of discussion is specific to the needs of the client, the City of Seattle, and for the intended use stated herein. The report conforms to the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include USPAP, as well as additional reporting requirements discussed. The aggregate conclusions presented are subject to specific assumptions and limiting conditions. The first estimate is of market value without the project and the second is with the project assumed completed as of the same date. The increase in value, if any, is the special benefit accruing to that parcel due to the project.

Recent sales of comparable commercial and multi-family residential land, together with local commercial and apartment lease rates, were researched. Supply and demand information, as well as vacancy rates and absorption costs pertaining to the local commercial and residential markets, were considered. Developers of some projects proposed (or underway) in the subject vicinity were interviewed to obtain (when possible) perspective on the LID project and its influence on property values.

As of the date of this document, the City of Seattle has not set the formation special benefit cost/benefit ratio. The formation special benefit cost/benefit ratio is anticipated to be determined in late May 2018. Multiplying the individual special benefit estimates for the affected parcels by this constant cost/benefit ratio results in recommended proportionate assessments to each parcel.

Definition of Local Improvement District

An LID is a defined geographical area with a specific improvement of a public nature which provides a special benefit to the real property within its boundaries. The increase in market value of each ownership provides for a portion of the cost of improvements to be paid by the owners of the benefited property over a period of time, usually 10 to 20 years.

Date of Valuation

The effective date of the applicable land use regulations and valuation analysis contained in this report is March 1, 2018.

Purpose of the Analysis

The purpose of this study is to provide estimates of special benefit and recommended preliminary assessments to all assessable parcels resulting from the City of Seattle LID improvement project as described herein.

Use of the Study

This study is intended for use by the client and their authorized representatives for internal purposes. It is a mass appraisal report prepared in accordance with the requirements set forth under "Standard 6: Mass Appraisal, Development and Reporting" of the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Institute and, as such, utilizes limited appraisal valuation techniques.

Primary Phases of the Assignment

Valbridge Property Advisors | Puget Sound was requested by the client to perform the following tasks:

1. Estimate special benefit and recommend LID boundaries and preliminary assessments to each parcel.
2. Prepare preliminary assessment rolls including map number, ownership, tax parcel number, site address, land area, brief improvements description, zoning, probable market value without the LID and probable market value with the LID assumed completed. As of the date of this document, City of Seattle has not set the formation special benefit cost/benefit ratio. The formation special benefit cost/benefit ratio is anticipated to be determined in late May 2018. Multiplying the individual special benefit estimates for the affected parcels by this constant cost/benefit ratio results in recommended proportionate assessments to each parcel.
3. Prepare a formation special benefit/proportionate assessment study report summarizing pertinent findings.

The scope of work for Phases I and II of this assignment (completed to date), as taken from documentation provided by the client, consists of the following major items:

1. Determine general LID boundaries
2. Prepare a LID parcel map
3. LID Boundary Recommendation and Total Special Benefit Memo
4. Investigate physical and economic characteristics of each parcel and inspect exterior of each parcel
5. Review market data and develop special benefit study for LID formation
6. Develop Report

Extraordinary Assumptions

An extraordinary assumption is defined as that which, if found to be false, could alter the opinion of market value. It presumes as fact otherwise uncertain information about the legal, physical or economic characteristics of the subject properties. Refer to page ten for a description of the "before" conditions, which are considered to be extraordinary assumptions. After, or with, the LID, the improvements are assumed to be complete.

Hypothetical Conditions

A hypothetical condition is that which is contrary to what exists but is supposed for purposes of analysis. For this study, market value of each parcel is estimated without the LID and again assuming that the LID project has been completed.

Legal Description of Proposed Project

The local improvement district is located in portions of Section 6 of Township 24 North, Range 4 East, and Section 31 of Township 25 North, Range 4 East, WM, in the City of Seattle, King County, Washington. A more detailed legal description is to be provided by the City of Seattle.

Scope of the Study

The scope of the study and this report which resulted from the assignment involved estimating the current market value of each assessable parcel, both without and with the LID project completed. As part of this assignment, the appraiser made number of independent investigations and analyses. Area and neighborhood research included examination of data such as demographic information, land use policies and trends, growth forecasts and employment statistics pertaining to King County and the City of Seattle. The purpose of the assignment is to recommend LID boundaries and preliminary assessments based on special benefit resulting from the LID-funded improvements within the Waterfront Seattle Project as it is currently designed and described in the Addenda. The study area analyzed is bounded to the west by the Seattle waterfront, on the east by Interstate Highway 5, north by Denny Way and to the south by a portion of South Massachusetts Street, as visually depicted on the maps included in this report.

The difference in estimated market value of individual parcels without the improvement project and again with the project assumed completed, as of the same date, is the special benefit estimate. Estimated value ranges without and with the LID project are refined into valuation conclusions based on factors affecting market value of individual parcels. Examples of such factors include changes in locational characteristics, differing highest and best use, or potential development density before/after completion of the LID improvements. Electronic data based on records of the King County Assessor's office forms the basis of the preliminary assessment roll spreadsheets which are integral parts of this report. The right is reserved to make revisions, if necessary, to the analysis of individual parcels and special benefit estimates made herein are subject to change if additional relevant information is provided.

Identification of Study Areas and Neighborhoods

The initial LID study area contained approximately 760 acres and 9,610± individual property parcels comprised of 1,330± commercial-related parcels and 8,280± individual condominiums that are primarily residential, but also include office and retail units. It was generally bounded by Denny Way to the north, Puget Sound to the west, Interstate Highway 5 to the east and S Massachusetts Street/S Holgate Street to the south. The properties included a range of commercial, public/institutional, and multi-family residential uses.

For purposes of analysis in the 2017 economic feasibility study, this larger vicinity was divided into five smaller study areas, each of which is described below. Because the five designated study areas do not conform with established neighborhood boundaries, following the descriptions of these areas are brief summaries of six distinct neighborhoods found within the recommended LID boundary: Denny Triangle, Belltown, Pike Place Market/West Edge, Retail/Commercial Core, Waterfront, and Pioneer Square/Stadium District.

Area A

Area A incorporates the central waterfront; this is one of the most directly impacted portions of the subject LID as this section includes the Waterfront Park. Generally, Area A starts to the south at S Washington Street and extends north to Vine Street (directly along the Elliott Bay shoreline and Alaskan Way).

Overall, in the "before" condition, the area to the west of Alaskan Way (Elliott Bay piers) is highly developed with various maritime uses and the Washington State Ferries Colman Dock ferry terminal, retail centers, public parks/piers, the Seattle Aquarium, the Edgewater Hotel, small boat marinas, the Bell Street Pier and a cruise ship terminal and conference center. Generally, the greatest concentration of retail and cultural development is located on Piers 54 through 59 (Seattle Aquarium). To the north is Pier 66 (private small boat marina), a cruise ship terminal, Pier 67 (Edgewater Hotel) and Pier 69 (Port of Seattle headquarters and Victoria Clipper dock), parking lots and additional improvements.

The east side of Alaskan Way, south of Pike Street, is less developed. This is due in large part to the former presence of an elevated viaduct and to a lesser extent the overall uphill slope that leads from the waterfront to the downtown core. Generally, more developed east/west connections between the waterfront and the uphill core area are centered around the Harbor Steps apartments development, Pike Place Market and the Bell Street pedestrian stairs/elevator and overpass, which connects the waterfront to the upland portion of the World Trade Center as well as the Belltown neighborhood.

North of Pike Street, Alaskan Way was not encumbered by the former viaduct and current development includes a Marriot Hotel, Waterfront Landing residential condominiums and World Trade Center Seattle. With the LID completed, the waterfront Area A is benefited by the Promenade, which creates better open space and aesthetic amenities. Additionally, the area is enhanced by the Overlook Walk/Pike Place Market new pedestrian connections, together with the new Union Street connection.

In the Pioneer Square area, the new S Washington Street, S Main Street, S King Street and Yesler Way improvements will help provide better pedestrian routes to/from the waterfront. It should be noted that Alaskan Way will be widened to eight lanes in this area both without and with the LID completed.

Areas B and C

These two areas are approximately ¼- to ½-mile east of the incorporate several of the project's smaller east-west streetsc south at S King Street and extends north to Denny Way (mov Avenue to 2nd Avenue). Area C has the same north/south start Avenue and extends east to the vicinity of 4th Avenue.

As discussed further in this report, the roughly rectangular shaped area north of Union Street and south of Olive Way (east of Alaskan Way and west of Convention Place) is excluded from Areas B and C as it represents the Pike/Pine Corridor (Area E).

These two areas incorporate the Pioneer Square, West Edge, Retail Core and Belltown downtown neighborhoods. Overall, in the "before" condition, highly developed east/west connections between the waterfront and this core area of downtown Seattle are centered around the Harbor Steps and Pike Place Market. While other pedestrian/street connections exist, they are relatively underdeveloped and consist of older and less visible stairwells, pedestrian bridges, and/or lower traffic roadways with various levels of streetscape buildout that lead to dead end cul-de-sacs, alleyways or parking lots. These underdeveloped streetscape connections are due largely to the past presence of an elevated viaduct and, to some extent, the overall uphill slope of the downtown core. In the "after" condition, key east/west streets within Areas B and C will receive streetscape upgrades that create more welcoming, cohesive and navigable connections from the waterfront/Alaskan Way to the core areas of these neighborhoods. S King Street, S Main Street, S Washington Street, Yesler Way, Columbia, Seneca, and Bell Streets will see two to four city blocks of streetscape upgrades that start at Alaskan Way (the Pike and Pine Street corridors will be upgraded east to 9th Avenue).

Within Areas B and C, Pioneer Square is the southernmost neighborhood. The district has one of the highest concentration of historic (late 19th century and early 20th century) buildings in Seattle and is on the National Register of Historic Places (Pioneer Square-Skid Row Historic District). Notable structures include the Smith Tower, Pioneer Building, Occidental Square, Union Station and the Arctic Building. Due in part to its historic nature, the neighborhood draws extensive tourism activity and predominant building uses center on boutique ground level retail, restaurant, coffee shop, and art gallery businesses with office and/or multi-family uses above. Newer construction mixed use multi-family and hotel complexes are located at

the southern end of the area, near the athletic stadiums (Safeco Field and CenturyLink Field). Several large social service providers are also located within the Pioneer Square area.

Pioneer Square is bounded roughly by Alaskan Way S on the west; by S King Street on the south; by 4th Avenue S on the east (north to Yesler Way) and located between Alaskan Way S and 3rd Avenue northwest to Columbia Street. Because Yesler Way marks the boundary between two different plat areas, the street grid north of Yesler Way does not necessarily line up with the area's narrower and more angled southern street grid area; therefore, the northern "border" of the Pioneer Square district has a zigzag pattern along numerous streets. Generally, elevation changes within the neighborhood are upward from west to east.

The southern end of the district, west to east from Alaskan Way S to 2nd Avenue S and south to north from S King Street to Yesler Way, has overall level topography. Elevations start at around 20 feet above mean sea level to the west and end at around 25 feet at the easternmost boundary. North of Yesler Way, topography begins a distinct upward climb. From Alaskan Way S to 1st Avenue, average elevation increases by 10 feet and from 1st Avenue to 2nd Avenue, average elevation increases by 15 feet. From 2nd Avenue to 3rd Avenue, average elevation increases another 30 feet. Overall, the northern end of the Pioneer Square neighborhood has an elevation increase, west to east, of over 50 feet.

Due to the historic nature of the Pioneer Square neighborhood, in addition to the conventional zoning regulations, the area is subject to the **Pioneer Square Preservation District** overlay. Per city ordinance ".....the Pioneer Square Preservation Board (hereafter "the Board") was created to advise the Director of the Department of Neighborhoods. In accordance with the ordinance establishing the District and the Use and Development Guidelines, the Board recommends appropriate use, site development and architecture of the private and public buildings and the use of the space therein. The Board also reviews and rules upon any

improvements within the public rights of way, open space and areaways throughout the District. (7/99)".

The improvements within the historic district require a Certificate of Approval to be issued by the Board and the Director of the Department of Neighborhoods before the City will issue any permits. Due in large part to the underlying zoning restrictions on height and density and the extra certifications, land values in this portion of Areas B and C are lower than what is observed through most of the downtown core.

The "West Edge" neighborhood of the Seattle downtown core is in the center of the former LID study area. The area consists of mid- to high-rise mixed use buildings that generally feature ground level retail with residential, office, or hotel uses above. Along Western Avenue, Post Alley and 1st Avenue, improvements are generally low- to mid-rise mixed use residential, retail, civic and parking garages. Moving east between 2nd and 3rd Avenues, the general character of the neighborhood changes, with a substantial increase in high-rise office-oriented construction that includes several sky-line buildings such as the Wells Fargo Financial Center, Chase Tower (formerly WaMu) and Russell Investment Center. The West Edge is also home to the Benaroya Symphony Hall, Seattle Art Museum and Moore Theater.

The district's boundaries begin at Columbia Street, east of Alaskan Way S and west, but not including the buildings on the west side of 3rd Avenue and end at Virginia Street. Currently, this section of downtown Seattle is experiencing tremendous growth and redevelopment, with several mixed use high-rise towers currently under construction on what were once multiple tax lot sites improved with older low-rise retail and office structures. Overall elevation changes within the neighborhood are upward from west to east. The western side, along Western Avenue and Post Alley, has overall level topography. East of Post Alley, topography begins a steep upward slope. From Post Alley to 1st Avenue, average elevation increases by 10 feet and from 1st Avenue to 2nd Avenue, average elevation increases by 40 feet. From 2nd Avenue to 3rd Avenue, the average elevation climbs another 35 feet. Overall, the neighborhood has an elevation change from west to east of over 95 feet.

17-0291 Summary of Waterfront Seattle Project Formation SB/Proportional Assessment Study for LID - *Copyright © 2018*

The commercial core is located east of the West Edge neighborhood, in the east-central portion of the LID study area. This is one of the most densely developed portions of the downtown Seattle business core. The southern end of the district consists of mid- to high-rise office and mixed use buildings that generally feature ground level retail with office, multi-family, hotel or civic uses above.

The northernmost section of the district consists of a dense retail center of low- to mid-rise buildings anchored by national flagship retail stores, multi-story indoor retail malls, several mid to high-rise hotels, and the Seattle Convention Center. Civic and art centers located within this northern area include the Seattle Public Library Main Branch, the 5Th Avenue Theater, Paramount Theater, and the ACT Theater.

Generally, the district's boundaries begin at Yesler Way, east of 3rd Avenue S. and west of the I-5 Interstate. Moving north, the district eastern boundary line follows Interstate 5 and expands out to 9th Avenue; the Retail/ Commercial Core district ends south of Olive Way. Properties within the West Edge and Retail/Commercial Core areas have highly permissible zoning overlays that allow for various levels of density that include high-rise construction; the three-main zoning designations in these two study areas are Downtown Mixed Commercial, Downtown Office Core I and II, and Downtown Retail Core.

Downtown Mixed Commercial (65, 85, 125, 160, 240/290-400, 340/290-400): "Areas characterized by lower scale office, retail and commercial uses related to activity in the office core, retail core or other moderate-scale commercial cores in the Downtown Urban Center, and with use patterns that may include housing. These areas provide for less intensive activity along the western and northern edges of the Downtown retail core and Downtown office core."' The area between the government sector and University Street is more office/commercial than retail-oriented.

Maximum Height: 65 to 400 feet (Depends on official zoning designation, Building Use, and other permitted variances/bonuses).

Base FAR*:

- DMC 65: 4
- DMC 85: 4.5
- DMC 85/65-150: 3
- DMC 125; 160; 240/290-400; and 340/290-400: 5

Maximum FAR:

- DMC 65: 4
- DMC 85: 4.5
- DMC 85/65-150: 5
- DMC 125; 240/290-400: 7
- DMC 340/290-400: 10

*Acquisition of Regional Development Credits can add bonus FAR, as can various uses and amenity additions.

Downtown Office Core 1: "Areas that provide high density office and commercial activities with related support services and retail shopping. The density of office activity shall be greater in this area than any other part of downtown."

Maximum Height:	Unlimited
Base FAR:	6
Maximum FAR*:	20

*Acquisition of Regional Development Credits can add bonus FAR as can various uses and amenity additions.

Downtown Retail Core: "Areas that provide highly concentrated, regional retail shopping activity in the core of downtown. Retail shopping, entertainment and consumer services predominate at street level, and related and supporting uses occur in the upper floors of buildings. Office and other commercial uses may also be present, but at a density and scale of development that does not conflict with the primary retail function or make the street level environment less conducive to shopping."

Minimum Height:	85 feet
Maximum Height:	N/A (Depends on official zoning designation, Building Use, and other permitted variances/bonuses)
Base FAR:	3
Maximum FAR:	5

At the northern end of Study Areas B and C is the Belltown neighborhood. The vicinity consists mainly of mid- to low-rise mixed use buildings that generally have ground level retail with residential, office, or hotel uses above. Currently, this section of Downtown Seattle is experiencing visible growth and redevelopment, with several mixed use mid- to high-rise towers currently under construction on what were once multiple tax lot sites improved with older low-rise retail and office

buildings, as well as significant remodeling and updating of older historic apartment and retail building sites. Recently, a high concentration of proposed or under construction high-rise developments have made a presence along the northeast and southeast portions of the neighborhood.

Overall, the neighborhood is predominantly known for its residential, retail, restaurant, and night life amenities. Well known establishments and sites include the Cinerama, Moore Theater, and the outdoor Olympic Sculpture Park. In addition to its concentration of restaurant, bar, and boutique retail establishments, Belltown has a high concentration of private universities, including the Art Institute of Seattle, Antioch University, Argosy University, and the Seattle School of Theology and Psychology.

Belltown is bounded on the north by Denny Way, beyond which lies the Seattle Center and Queen Anne Hill, on the southwest by Elliott Bay, on the southeast by Virginia Street, and on the northeast by 5th Avenue, beyond which lies the Denny Triangle. All the neighborhood's northwest- and southeast-bound streets are major thoroughfares (Alaskan Way and Elliott, Western, 1st, 2nd, 3rd, and 4th Avenues); major northeast- and southwest-bound thoroughfares are Broad, Wall, and Battery Streets (State Route 99).

Properties within the Belltown neighborhood have a slightly less permissible zoning overlay than those directly to the south. The southern end of the area has a mix of Downtown Mixed Commercial (DMC) and Downtown Mixed Residential (DMR) designations. The DMR zoning overlay generally has lower height limits than the DMC and is predominantly focused on encouraging mixed use multi-family style construction.

Downtown Mixed Residential and Commercial (65, 85, 125, 160, 240/290-400, 340/290-400): "Areas characterized by lower scale residential, office, retail and commercial uses related to activity in the office core, retail core or other moderate-scale commercial cores in the Downtown Urban Center, and with use patterns that may include housing. These areas provide for less intensive activity along the western and northern edges of the Downtown retail core and Downtown office core."

Maximum Height: 65 to 400 feet (Depends on official zoning designation, building use, and other permitted variances/bonuses).

Downtown Mixed Residential (DMR) Coverage and Floor Size Limits (except lots in DMR/R 95/65 zones)*:

Percent of Coverage Permitted By Lot Size

Elevation of portion of structure (in feet)	0—19,000 square feet	19,001—25,000 square feet	25,001—38,000 square feet	Greater than 38,000 square feet
65 or less	100%	100%	100%	100%
Greater than 65 up to 85	75%	65%	55%	45%
Greater than 85 up to 145	65%	55%	50%	40%
Greater than 145 up to 280	NA	45%	40%	35%

**Acquisition of Regional Development Credits can add bonus FAR, as can various uses and amenity additions.*

Area D

Area D is approximately ¾- to 1-mile to the east and south of the proposed waterfront park improvements. Generally, this area represents the outer limits of the LID boundary and demonstrates the lowest level of project impact/benefit. This area incorporates the Stadium/SODO business and industrial areas to the south of Safeco Field (ending at S Holgate Street), the historical International District (south of Yesler Way, east of 4th Avenue S, and west of Interstate 5), downtown areas along 5th and 6th Avenue (west of Interstate 5) and the Denny Triangle ("Denny Regrade") neighborhood to the north (south of Denny Way, east of 5th Avenue, northwest of Olive Way and west of Interstate 5). As previously mentioned, the roughly rectangular area north of Union Street and south of Olive Way (east of Alaskan Way and west of Convention Place) is excluded from Area D as it represents the Pike/Pine Upgrade Corridor.

The northernmost section of this area consists of the Denny Triangle ("Denny Regrade") neighborhood. Once a lower intensity area dominated by single story warehouse and retail uses, within the last 10 years it has rapidly expanded to become an intensely developed multi-family and office mid- to high-rise expansion region due to the growth of Amazon.com and the large, speculative developments by local firms such as Vulcan and Graystar.

Generally, the Denny Triangle neighborhood boundaries begin at Denny Way, east of 5th Avenue and west of I-5. Moving south, the eastern boundary line follows Interstate 5 and its western boundary follows 5th Avenue; both end at the neighborhood's southern boundary along Olive Way. Zoning includes a mix of DMC and DMR overlays.

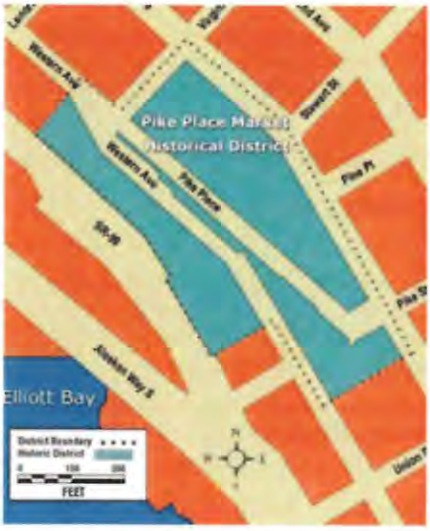
Moving south along 5th and 6th Avenue, through the retail core and municipal tower areas of downtown Seattle, Area D ends at the International District. Generally, the neighborhood boundaries begin at Yesler Way, east of 4th Avenue and west of Interstate I-5. Moving south, the district's eastern boundary line follows I-5 and its western boundary follows 4th Avenue; both end at the neighborhood's southern boundary along the S Royal Brougham Way/I-90 freeway on/off ramps. There are three distinct areas within the overall International District; Chinatown, Japantown, and Little Saigon. The Seattle Chinatown Historic District is on the National Register of Historic Places.

Like Pioneer Square and Pike Place Market, the area is covered under the International Special Review District overlay under which, per City ordinance, various development and improvement changes must first gain approval from the historical preservation board and the Director of the Department of Neighborhoods. Due in large part to the underlying zoning restrictions on height and density and the extra certifications required, plus the unique characteristics of the historic buildings, land values in this region of Area D mirror those observed in the Pioneer Square neighborhood and are generally significantly lower than surrounding higher density development areas.

Area E

Area E incorporates the main Pike/Pine corridor of downtown Seattle. As previously discussed, significant streetscape additions and reconstruction will be performed along the length of Pike and Pine Streets, from Alaskan Way to the south to Interstate 5 at the north. Area E includes the immediate areas to the north and south, beginning on the south side of Olive Way and ending along the north side of Union Street.

In the "before" condition, the Pike and Pine corridor streets have various levels of overall streetscape buildout that varies from minimal older concrete sidewalks/curbs with vintage street lights, little public landscaping and no pedestrian and bike amenities to the more robust public pavilion space buildout found at Westlake Park, Westlake Center and the Washington Convention Center. In the "after" condition, this study area has a cohesive updated streetscape buildout along both major arterial roadways that will incorporate new wider sidewalks, crosswalks, lighting, public seating, extensive landscaping, bike facilities and wayfinding signage.



The southwestern end of Area E centers around the Pike Place Market. Moving north, the streetscape transitions into the downtown area's main retail center, consisting of a mix of historic and new construction mid-rise buildings anchored by national flagship retail stores (Nordstrom, Macy's), two multi-story indoor retail malls (Westlake Center and Pacific Place), several mid- to high-rise hotels, and the Seattle Convention Center at the district's northernmost point. Currently, this section of downtown Seattle is experiencing sustained growth and redevelopment, with several significant remodels and expansions recently announced at both the Pacific Place and Westlake Center malls, the recent completion of the Premier on Pine, and the current construction of the Helios project at 2nd Avenue and Pike Street.

Overall, properties within Area E have highly permissible zoning overlays that allow for various levels of density including high-rise construction; the four main zoning designations in this study area are Pike Market Mixed, Downtown Office Core I and II, and Downtown Retail Core.

Due to the historic nature of the Pike Place Market, the market and immediately surrounding area fall under the **Pike Place Market Historical District** overlay. Per city ordinance, a preservation board was created to oversee various improvement changes within the designated district. The

Board recommends appropriate use, site development and architecture of the private and public buildings. Improvements located within the historic district require a Certificate of Approval to be issued by the Board and the Director of the Department of Neighborhoods before the City will issue any permits. Due in large part to the underlying zoning restrictions on height, density, and extra certification requirements, plus the overall unique characteristics of the market, land values in this region mirror those observed in the Pioneer Square neighborhood and are generally significantly lower than the surrounding higher density areas.

Neighborhood Descriptions

Although neighborhoods typically blend into one another at the peripheries, six can be identified within the recommended LID boundary; they are known as Belltown, Denny Triangle, Waterfront, Retail Core, West Edge/Pike Place Market, and the Pioneer Square/Stadium District. Each is described briefly below, with major zoning classifications listed in the a subsequent "Land Use Regulations" section.

Belltown

The subject neighborhood farthest to the northwest is Belltown; although extending beyond the recommended LID boundary to the vicinity of Denny Way, the portion within the boundary is bordered by Wall Street to the northwest, 5th Avenue to the northeast, Lenora Street to the southeast and Elliott Avenue and the waterfront neighborhood to the southwest, forming a roughly rectangular shape. All the neighborhood's northwest/southeast streets are major thoroughfares (Alaska Way and Elliott, Western, 1st through 4th avenues) and the main northeast/southwest thoroughfares are Broad, Wall and Battery streets (aka State Route 99).

Land uses in Belltown consist mainly of mid- to low-rise mixed use buildings with ground level retail and residential, office or hotels above. This section of downtown Seattle is experiencing significant growth and redevelopment, with several mixed use mid- to high-rise towers under construction on what were once multiple tax lots containing older low-rise retail and office structures, as well as extensive remodeling and updating of older historic apartments and retail building sites. Recently a high concentration of proposed or under construction high-rise developments have made entries along the northeast and southeast portions of the neighborhood.

The Belltown neighborhood is known for its residential, retail, restaurant and night life amenities including the Cinerama Theater, several jazz venues and other nightclubs, and the outdoor Olympic Sculpture Park. In addition to the numerous restaurant, bar and boutique establishments, Belltown has a high concentration of private universities including the Art Institute of Seattle, Antioch University, Argosy University and the Seattle School of Theology and Psychology.

Denny Triangle

Historically known as the "Denny Regrade", this neighborhood is in the northeastern portion of the recommended LID boundary. It extends to Denny Way on the north and is generally bounded by I-5 on the east, Olive Way on the southeast, 5th and 6th avenues on the southwest, and a small portion of Wall Street on the northwest.

Once a low intensity use area dominated by single story warehouse and retail uses, within the last ten years the Denny Triangle has rapidly expanded to become an intensely developed multi-family residential and office mid- to high-rise expansion region due to the growth of Amazon.com and large, speculative developments by local companies such as Vulcan and Graystar. There are also some long-established retail uses, primarily restaurants, due in part to the area's close proximity to the Seattle Center (to the north and not in the subject area).

Waterfront

The waterfront neighborhood generally encompasses a series of piers extending west from Alaskan Way into Puget Sound and a strip of properties along the east side of Alaskan Way, running northwesterly between Alaskan Way and Western Avenue/Elliott Avenue within the northern portion of the recommended LID boundary.

The area to the west of Alaskan Way (Elliott Bay piers) is highly developed with various maritime uses and the Washington State Ferry System's Colman Dock terminal, retail centers, public parks/piers, the Seattle Aquarium, the Edgewater Hotel, small boat marinas, the Bell Street Pier, the "Great Wheel" amusement ride, and a cruise ship terminal and conference center. The highest concentration of retail and cultural development is located on Piers 54 through 59 (Seattle Aquarium). Further north is Pier 66 (private small boat marina), a cruise ship terminal, Pier 67 (Edgewater Hotel) and Pier 69 (Port of Seattle headquarters and Victoria Clipper dock), together with parking lots and additional improvements. The Waterfront Trolley, a service using old-fashioned trolley cars, runs along the entire waterfront and is heavily used by sightseers and other visitors to the area, especially in the summer.

The east side of Alaskan Way south of Pike Street is less developed; this is due in large part to the former presence of an elevated, two-tiered street known as a viaduct (bridge-like structure) and to a lesser extent the overall uphill slope that leads from the waterfront to the downtown central business district ("downtown core"). Generally, more developed east-west connections between the waterfront and the uphill core area are centered around the Harbor Steps condominium development, the Pike Place Market vicinity and the Bell Street pedestrian stairs/elevator and overpass, which connects the waterfront to the upland portion of the World Trade Center and the Belltown neighborhood.

North of Pike Street along the waterfront, Alaskan Way was not encumbered by the former viaduct and current development includes a Marriot Hotel, Waterfront Landing residential condominiums and World Trade Center Seattle. With the LID completed, the waterfront neighborhood will benefit from the Promenade, creating better streetscapes, open space areas and other aesthetically pleasing amenities. Additionally, the area is enhanced by the new Overlook Walk/Pike Place Market pedestrian connections, together with the improved Union Street connection.

Retail/Commercial Core

The southern portion of this neighborhood is generally known as the "government sector" since many of the office buildings are government-owned and provide a wide variety of public services. Together with the rest of the "Retail Core" neighborhood, boundaries are approximately Yesler Way on the south, I-5 on the east, mid-block between 2nd and 3rd avenues on the west, and portions of Olive Way and Lenora Street to the north. Also located in this neighborhood is what is sometimes known as the "Pike/Pine Corridor", two major thoroughfares through downtown connecting with access to Interstate 5; both these streets are flanked with intense retail and office uses as well as theaters and other entertainment venues.

This neighborhood, in the east-central portion of the recommended LID boundary, is one of the most densely developed portions of the downtown Seattle business district. The southern end contains mid- to high-rise office and mixed-use structures that generally feature ground level retail with office, multi-family residential, hotel or civic uses above. The northern portion of the neighborhood consists of a dense retail center of low- to mid-rise buildings anchored by national flagship retail stores, multi-story indoor retail malls, several mid- to high-rise hotels, and the Washington State Convention Center. Other arts and civic land uses within this northern portion of the retail core include the Seattle Public Library's main branch, the 5th Avenue Theater, Paramount Theater, and the ACT Theater.

West Edge/Pike Place Market

Generally rectangular and situated near the center of the recommended LID boundary, this neighborhood is bordered by Lenora Street on the northwest, mid-block between 2nd and 3rd avenues on the northeast, mid-block between Western Avenue and Alaskan Way on the southwest, and Columbia/Cherry streets on the southeast.

Most of the neighborhood consists of mid- to high-rise mixed-use buildings that generally feature ground level retail with residential, office or hotel uses above. Along Western Avenue, Post Alley and 1st Avenue, improvements are generally older low- to mid-rise mixed use residential, retail, civic uses and parking garages. Along 2nd Avenue, the general character of the neighborhood changes, with an increase in high-rise office-oriented construction that includes several skyline buildings such as the Wells Fargo Financial Center, Chase Tower (formerly WaMu) and Russell Investment Center. The West Edge neighborhood is also home to the Benaroya Symphony Hall, the Seattle Art museum and the historic Moore Theater. This section of downtown Seattle is experiencing sustained growth and redevelopment, with several major remodels and expansions recently announced at both the Pacific Place and Westlake Center malls, the recent completion of the Premier on Pine and the Helios hotel and apartment project at 2nd Avenue and Pike Street.

One of the dominant features of the neighborhood is the Pike Place Market, an historic multi-level indoor/outdoor retail market containing shops selling a wide variety of produce, seafood, flowers, baked goods, artisan crafts and locally made souvenirs, second hand items, as well as quaint restaurants and lower level gaming arcades. This part of the neighborhood draws tourists and locals alike on a year-round basis; the first-ever Starbuck's outlet (opened in 1971) is a perennial favorite. Due to its unique and historic nature, the market and immediately surrounding area fall under the Pike Place Market Historical District zoning overlay.

Pioneer Square/Stadium District

The southernmost neighborhood within the recommended LID boundary, this district is generally bordered by portions of S Massachusetts Street and Edgar Martinez Drive on the south, 4th Avenue South on the east, Alaskan Way on the west, portions of Cherry and Columbia streets on the northwest and 3rd Avenue on the northeast.

In the northern portion of the neighborhood, a park known as Pioneer Square--to the east of the intersection of 1st Avenue and Yesler Way--gives the neighborhood its name. In days past, many railroad, shipyard, lumber and other workers lived in the "cold water flats", hostels and rooming houses that were abundant along 1st Avenue, known as Skid Row or Skid Road, a term that originally referred to the path along which timber workers skidded logs. The district has one of the highest concentrations of historic (late 19th century and early 20th century) buildings in the city.

Due in part to its historic nature, the neighborhood attracts extensive tourism activity and building uses focus on boutique ground level retail, restaurants, coffee shops and art galleries with office/residential uses above. Notable structures include the Smith Tower, Pioneer Building,

Occidental Square, Arctic Building, Union Station (former railway station, now the headquarters of Sound Transit), and King Street Station (Amtrak long distance trains and Sounder commuter trains). Several large social service providers are also located in the Pioneer Square area.

Further south in the neighborhood are CenturyLink Field, a multi-purpose stadium and event center that is also home to the NFL franchise Seattle Seahawks and Major League Soccer's Seattle Sounders, and Safeco field (home of Major League Baseball's Seattle Mariners). These two venues provide a vibrant character to the southern portion of the neighborhood and land uses around the stadiums consist mainly of open air parking lots, parking garages, bars/restaurants, and small retail spaces on the ground level of older buildings with office/residential uses above. The athletic district has also attracted newer hotel and multi-family residential complexes to the area.

Individual properties in the affected neighborhoods within the recommended LID boundary specially benefit from the project to varying degrees due to enhanced pedestrian connectivity, improved aesthetic appeal and other factors affecting market value. Favorable market elements include increased retail and hotel revenues, lower vacancy rates, lower capitalization rates, and reduced risk in the marketplace for investors.

Parcel Descriptions

Within the recommended LID boundary, there are approximately 6,130 individual tax parcels, comprised of a mix of residential/commercial condominium units, high rise office towers, other office properties, hotels, apartment buildings, retail spaces (waterfront and non-waterfront), historic structures and special purpose properties including sports stadiums, an art museum, a performance hall, a convention center and a ferry terminal.

Of this total, about 4,960 tax parcels are residential condo units in 54± projects. Considering the large number of parcels (individual ownerships), recommended preliminary assessments and other pertinent information on each has been compiled on a lengthy spreadsheet separate from the remaining 1,170± ownerships, for ease of reading and comprehension. The same type of information on the other 1,170± parcels is aggregated on a second spreadsheet; property types on the latter spreadsheet consist primarily of high rise office buildings, high rise condominium and apartment structures, retail uses (both within larger buildings and "stand alone" space), hotels, older buildings in the Pike Place market vicinity, sports stadiums, and various historic and special use properties.

17-0291 Summary of Waterfront Seattle Project Formation SB/Proportional Assessment Study for LID - *Copyright © 2018*

Land Use Regulations

A summary of the predominant zoning designations covering each subject neighborhood follows. Further detail on these classifications and maps can be found in the 2017 economic feasibility study and on various websites created and maintained by the City of Seattle.

Belltown

Except for a square in the neighborhood's eastern corner (4th/5th avenues between Blanchard and Lenora streets), the entire area is zoned Downtown Mixed Residential with varying allowable densities and height restrictions. As stated above, further detail on precise zoning for individual parcels can be found elsewhere. The square area described above is zoned Downtown Mixed Commercial.

Denny Triangle

The northern portions of this neighborhood are zoned Downtown Mixed Commercial and the remaining portions are designated Downtown Office Core 2.

Waterfront

Except for narrow strips of land on the upland (east) side of Alaskan Way, the entire waterfront neighborhood is a mix of Downtown Harborfront 1 and Downtown Harborfront 2. These strips are zoned Downtown Mixed Residential, Pike Market Mixed, Downtown Mixed Commercial, and Pioneer Square Mixed, consistent with designations for the adjacent neighborhoods to the east.

Retail/Commercial Core

Small portions at the southern end of the Retail/Commercial Core neighborhood are zoned Pioneer Square Mixed and Downtown Mixed Commercial while the larger part of the neighborhood is designated Downtown Office Core 1.

West Edge/Pike Place Market

Three zoning designations (again, with varying density and height restrictions) cover this neighborhood; Pike Market Mixed to the northwest, Downtown Office Core to the southeast, and Downtown Mixed Commercial for the remainder.

Pioneer Square/Stadium District

Most of the northern portion of the neighborhood, in the Pioneer Square vicinity, is zoned Pioneer Square Mixed, and the southern area (including both stadiums) is zoned Industrial Commercial.

Basis of Valuation

As discussed on the following pages, numerous studies were reviewed that provided varying elements of comparability to the subject project. These studies, together with extensive information on the local Seattle market, were utilized to make estimates of probable increases in market value (special benefit) resulting from the Waterfront Seattle Project. Following the discussion of these other major municipal projects, a summary valuation analysis is presented.

Comparable Projects and Research

Projects involving similar improvements across the country were researched for indications of impacts on property values and the geographic radius of special probable benefit created by such projects. Research includes published studies and reports on waterfront, park and street beautification projects, as well as interviews with real estate brokers and appraisers in many of the affected neighborhoods. These projects are compared to the elements of the Waterfront Seattle LID to help understand how project improvements affect real estate marketing times, demand and overall property values.

It is important to remember that 1) while aspects of the projects discussed and used for comparison purposes are similar, none of the projects discussed are highly similar to the Waterfront Seattle LID (i.e., differences in view amenity, specific improvements, neighborhood and parcel characteristics, etc.); and 2) ongoing and proposed construction will have profound impacts on market value of individual subject properties; the magnitude of such impacts, considering the current strength of local market demand, is the major influence on property values with waterfront projects (the subject and others, including removal of the viaduct) contributing in varying degrees.

Economic Studies

HR&A Advisors completed an economic study in 2013 to determine the benefits of investment in public space and related infrastructure specific to the Seattle waterfront. However, their study considered the economic impacts of all waterfront area improvements, including removal of the existing two-tiered viaduct (viewed herein as a separate project, together with others listed on page 1). HR&A estimated that the waterfront area has potential to generate $1.7 billion to $3.6 billion in new economic value (tourism and real estate values) with redevelopment as envisioned by the City of Seattle. This benefit is in fact created by a combination of several factors: 1) current and forecasted strong demand and extensive new and proposed construction; 2) several other projects not related to the LID (including viaduct removal and Alaskan Way reconstruction); and 3) improvements and enhancements provided by the subject project. An updated study is being prepared but is not available at the time of this writing.

An article titled *The Impact of Parks on Property Values: A Review of the Empirical Evidence*, published by the National Recreation and Park Association in 2001 (updated in 2014) summarized the findings of a study completed by the Department of Recreation, Park and Tourism Sciences at Texas A & M University. This article refers to approximately 30 studies that investigate the "proximate principle" that suggests a positive impact of 20%, on average, on property values "abutting or fronting a passive park area." It goes on to conclude that if it is a heavily used park catering to large numbers

of active recreation users, then the proximate value may only reach 10% and affect properties two or three blocks away. Key points in the article include:

- "The premise that parks and open space have a positive impact on property values derives from the observation that people frequently are willing to pay a larger amount of money for a home located close to these types of areas, than they are for a comparable home further away."
- Some types of parks are more desirable than others; large, flat open spaces are less preferred than natural areas.
- Large public parks tend to encourage new residential development within a city which can expand and strengthen the tax base.
- Linear parks tend to create a higher benefit since there is more frontage compared to large circular or rectangular parks.
- Properties that have frontage along the park or a superior view of the park tend to see the greatest increase in value.
- Design features of the park can affect the impact on surrounding property values; "parks that serve primarily active recreation users were likely to show much smaller proximate value increase than those accommodating only passive use." Neighborhood parks that are primarily used by the surrounding residents result in a higher increase in property value than larger parks that attract active users from outside the neighborhood due to the adverse effects of noise, nuisance and congestion.
- Some circumstances can negatively affect surrounding property values including poor park maintenance or the fact that the "park is not easily visible from nearby streets and, thus, provides opportunities for anti-social behavior," or the privacy of nearby properties is compromised.

As described earlier, the author of the article, John L. Crompton, most recently updated his study in 2014 and the findings have been used by municipalities across the country. Crompton based his findings on empirical evidence going back to early 1900s England and early developments in the United States, all the way through major municipal development in the 1990s and beyond. He looked at greenway trails, water-based features, golf courses, parks and open space. The "proximate principal" represents a "capitalization" of park land into increased property values and a widening of the tax base. Two major findings based on his results include the location and proximity of property to the park improvements and a grading system as described below.

In relation to residential and multi-unit buildings – both in urban and suburban environments:

- 75% of the benefit from a park is captured within 500 feet, or three blocks.
- The remaining 25% of the benefit is likely dissipated over a 500- to 2,000-foot range, or 4 to 12 city blocks.

The following exhibit summarizes Crompton's grading scale for park amenities.

Exhibit A Park Quality Scale for Determining Proximate Premiums

Unusual Excellence: A signature park; exceptionally attractive; natural resource based; distinctive landscaping and/or topography; often mentioned in sales advertisements for nearby properties; well maintained; genuine ambiance; engenders a high level of community pride and "passionate attachment."

Above Average: Natural resource based; has charm and dignity; regarded with affection by the local community; pleasant, well maintained.

Average: Rather nondescript; not really "noticed" by the local community; adequately maintained; no distinguishing features.

Below Average: Sterile; absence of landscaping or trees; athletic fields with noise, lights, congestion; intensive use.

Dispirited, Blighted: Dilapidated, decrepit facilities; broken equipment; unkempt, dirty; unofficial depository for trash; noisy; undesirable groups congregate there; rejected and avoided by the community.

- Condominiums within a three-block radius experience an increase in property value of:

Quality of Park	Distance	*Green* Premium
Excellent – Average	1 block	***16-20%***
Excellent	1-3 blocks (500ft)	***15%***
Above Average	1-3 blocks (500ft)	***10%***
Average	1-3 blocks (500ft)	***5%***
Poor	1-3 blocks (500ft)	***-5%***

When looking at the Waterfront Seattle project, it is important to consider that there is an existing waterfront amenity; the current waterfront area can be rated as average to above average since it provides a unique public amenity. With the project elements completed, the area will be upgraded to excellent, which indicates an average 5% increase in condominium values situated within three blocks. Note that this is an average based on empirical data and is utilized for background information when analyzing the subject project elements.

The above article sets up a good basis for the argument that a large, linear, well-maintained public park that attracts active users- such as the Seattle waterfront park- will likely have a positive impact on residential property values and that the most benefit is evident within a two- to three-block radius.

The Waterfront Seattle LID also includes elements of street beautification along the waterfront as well as along the Pike and Pine corridors. *The Economic Benefits of Sustainable Streets* was published

in 2014 by the New York City Department of Transportation and looks at the effects of "street projects that improve safety and design and that welcome pedestrians, cyclists and transit riders..." Similar to the previous article cited, this publication is the summary of a multitude of studies but is focused on street design projects. This study relies on retail sales as a measure of the impact on surrounding property values. The basic premise of the New York study is that "changes in travel patterns, spending patterns and neighborhood desirability caused by changes in the street environment can impact businesses' and property owners' bottom lines, most directly by affecting retail sales but also retail rents, office rents, and commercial property values." Some additional key observations in the study include:

- Changes to the street have a direct correlation to the "potential customers making trips to that street or change the frequency or spending patterns of their trips."
- Improving access through parking, bike lanes, bike parking and transit services can increase the customer base.
- "Creating a more comfortable and enjoyable public realm" will encourage potential customers, once already on site, to stay for longer durations and "potentially result in their patronizing local businesses more than they otherwise would." Features with this goal in mind usually include "functional improvements such as benches, tables and chairs, wayfinding signage and urban design enhancements such as distinctive paving, landscaping, street lighting and public art.

The study noted that while there exists a long history of studies documenting the increases to safety and mobility that updated streetscapes provide, it has only been in the last four to five years that municipalities have focused on the economic impacts that a cohesive "urban village" streetscape can produce. The New York report evaluated several measures of local economic activity, including sales at street level retail and restaurant/food service businesses, to provide indicators of the overall market health of a particular neighborhood. A paired data approach was taken where specific areas of study were charted based on recent street improvement projects and then compared to areas without similar streetscape upgrades. Before and after data was collected on the subject sites and compared to changes seen within comparable neighborhoods over the same time frame.

The NYCDOT study focused on eight case study areas; all had project components similar to the subject LID. Project features included the addition of a significant amount of converted pedestrian space with the introduction of coordinated landscaping, public seating areas, and improved loading areas for people leaving their parked cars. Angled parking was introduced along the roadways and improvements were made to all marked crosswalks. One case study found that within the first year of the project's completion, sale prices in the study area went up 18% and within the second year, prices were up 48%. The three comparison or control neighborhoods saw only a 4% to 13% rise in the same 1-year time period and only 7% to 22% rise in the second year (one test neighborhood actually had a 9% drop in sales). These figures indicate an increase in value due to the project of 5% to 14%. The same type of increased sale prices was observed throughout the various case study areas.

While the New York real estate market is unique, this study provides a good indication of the positive effect that streetscape projects provide to a neighborhood while excluding the water view amenity. Assuming the Alaskan Way viaduct replacement is complete in the "before" scenario, it is reasonable that enhancing the streetscapes in the subject area will increase property values in the range of 4% up to 10% of the "before" market value, reflected in lower vacancy and higher rental rates for well- located properties abutting the streetscape area and less for those further away from the improvements.

Specific Improvement Projects

Research was also completed on six municipal improvement projects across the country and in Canada to compare various project components and the general effect on real estate markets. Many of the projects researched included an enhanced view amenity that is not being considered for the subject area; since the Alaskan Way viaduct replacement project is assumed complete, the view amenity will not change due to the LID project. Observation of projects in other markets is not necessarily indicative of the Seattle market and the following sections are presented to provide market-based historical evidence in a similar vein, to be used as background data only.

Tom McCall Waterfront Park, Portland OR

This is a 36.59-acre park located along the Willamette River at the east end of the Portland, Oregon CBD. Spurred by the 1974 removal of six-lane Harbor Drive, the park was constructed and opened to the public in 1978. The park extends approximately 2.1 miles and is bordered by River Place to the south, the Steel Bridge to the north, Naito Parkway and the Portland CBD to the west, and the Willamette River to the east. In October 2012, Tom McCall Waterfront Park was voted one of America's ten greatest public spaces by the American Planning Association.

In 2000, prompted by the need for extensive repairs to the seawall and reconfiguration of Naito Parkway, plans began for an extensive remodel of the existing park facilities. Starting in 2003 and continuing through 2011, overall improvements to the green space included new designated pathways for pedestrians, cyclists, and joggers, updated public boat docks, new public gardens, upgrades to existing kids' play fountains, and the construction of three distinct public plazas suitable for larger public events. The Salmon Springs/Waterfront Plaza at the north end of the park was designed to accommodate an expansion of the weekly Burnside Saturday Market craft fair from its historical neighborhood location to the west down to and within the park. Street beautification projects along several connector roadways were completed to facilitate better overall pedestrian

circulation from the park to the adjacent Portland CBD. This included the installation of larger, decorative pedestrian crosswalks, expanded sidewalks, streetscape landscaping, and new directional signs.

To date, six interviews have been conducted with area brokers familiar with the residential, commercial, and office markets in downtown Portland. The brokers were asked how, if at all, the waterfront park upgrades affected overall market rental rates and what general perceptions were held by market participants regarding the park's influence on potential values. Generally, in terms of retail and office rents, due to the presence of heavily trafficked Naito Parkway between the river park amenities and the larger downtown, the consensus of brokers has been that the highest level of positive influence was seen within the immediate one- to two-block radius of the three new/upgraded public pavilions. These three public spaces primarily act as the main entry points to the park and have the greatest sense of overall connectivity to the larger Portland CBD. It was noted several times by brokers that the expansion of the Saturday market into the park helped bring larger crowds to the Historic/Burnside neighborhood areas and contributed to the lowering of overall vacancy rates.

Two brokers familiar with the business district located at the southern end of the park area (World Trade Center office buildings and several other high-rise medical/office structures) indicated that before the upgrades were completed, proximity to the park was negatively perceived due to lack of upgraded infrastructure and perception of the area as being somewhat unsafe. That perception has drastically changed over the last 10 years and proximity to the park is currently used in marketing materials to attract larger companies from neighborhoods further west.

Based on research from CoStar, properties within the six blocks adjacent to the park maintain much lower vacancy rates and show an average of 16% higher sale prices. It is important to note that some of the increase in property values can be attributed to the waterfront view amenity. Similar to the Waterfront Seattle project, the view amenity exists without the park enhancements. However, conversations with brokers in the Portland area, including Nick Kassab, director of HFF, indicated that before park renovations were complete, the waterfront area had the perception of being unsafe and was not inviting to pedestrians or tourists. Since completion of the park improvements, development activity has increased and perception of the area has drastically changed; it is now viewed as a significant amenity to surrounding property and much of the increase in property values is attributable to the park.

In comparison to the subject project and recognizing the viaduct removal before the project, currently strong tourism and economic conditions, it is reasonable to conclude that the impact from the Waterfront Seattle project on surrounding property would be most significant in the immediate two- to three-block radius of the improvements and dissipate further away. The data collected on Tom McCall Waterfront Park indicated an average 16% higher sale price per square foot for similar properties within six blocks of the park compared to those further away; some of the value is created by the waterfront view amenity. It is reasonable that the subject improvement project, which

excludes any increased view amenity, would range from nominal (outlying areas) up to 10% (areas directly adjacent to project elements).

Rose Kennedy Greenway, Boston MA

The Rose Fitzgerald Kennedy Greenway officially opened in Boston, Massachusetts in October 2008 and consists of an approximately 1-mile long, 15-acre greenway created on land that opened up due to demolition of the John F. Fitzgerald Expressway (the park is located above the "Big Dig" tunnel). One of the largest public park projects completed in Boston to date, it consists of landscaped greenways, gardens, several plazas, public fountains and art, and public boat docks within the river frontage portions. The park travels through the Waterfront, North End, Financial, and Historic Chinatown neighborhoods of Boston. Funding for the improvements was based on a 50%-50% public/private funding model. Currently, each dollar from the state/city government is leveraged by more than one dollar of private support.

In March 2010, a study was completed by HR&A Advisors for the Boston Redevelopment Authority detailing overall market changes within a four-block radius of the RFK Greenway. The study used several different valuation approaches and took into careful consideration various controls to account for real estate trends and variations in the data sets. The market areas abutting the expressway demonstrated property values and market rents significantly lower than other nearby Boston CBD neighborhoods. Once demolition of the expressway and construction of the greenway was completed, these four-block radius neighborhoods quickly saw increases in overall market values to levels that mirror and, in some markets, exceed the overall Boston CBD. This trend was most visible in the residential and office markets.

Fifteen years since the Central Artery/Tunnel project began, the value of commercial properties along the mile-long Rose Fitzgerald Kennedy Greenway strip increased by $2.3 billion, up 79% - close to double the citywide 41% increase in assessed commercial property values in the same period. A 2006 study indicated that projects worth $5.3 billion had been completed or were underway within ¼-mile from the project from 2003 through 2005 – including 4,200± housing units.

While Boston features a diverse CBD, the impact of the Rose Kennedy Greenway is visible, based on research from *CoStar Properties*. Since the CBD is surrounded by water on three sides, the six-block radius immediately west of the park was researched so as not to have the results impacted by other water or unique features. Commercial properties within the closest three blocks maintain a lower vacancy rate and higher per square foot sale price. The three-block radius has a five-year average vacancy rate of 9.6% and is currently at 5%, while the three blocks further west have a five-year

average vacancy rate of 11.9% and a current rate of 10.7%. Properties closer to the park also generally command a higher sale price; office properties within a three-block radius of the park currently sell for approximately $562/SF with a 5-year average of $440/SF while properties further west are currently selling for $473/SF with a 5-year average of $426/SF. Properties within the three-block radius are selling for approximately 19% more than properties in the four- to six block-radius.

Neighborhoods near the Rose Kennedy Greenway have experienced a large increase in property values based on land use changes and demolition of the expressway. The enhanced view amenity is a major factor that is not considered for the Waterfront Seattle project. Research was done while attempting to eliminate the view amenity; values within six blocks of Rose Kennedy Greenway still show a 19±% premium compared to those further away but even that increase is influenced by changes in land use. Vacancy rates may be the best indicator of the park's influence on nearby property values; within three blocks of Rose Kennedy Greenway, vacancy rates are historically 2% to 5% lower than the adjacent three blocks further away, even considering buildings with similar view amenity. A lower vacancy rate in a strong economy is correlated with higher rental rates and overall sale prices.

Hudson River Park, New York NY

Hudson River Park contains 500± acres and is located on Manhattan's west side waterfront in an area that was previously known as a wasteland, featuring only minimal warehouse properties and older businesses. After over 25 years of planning, the park began to take shape in the late 90s and was finished in the early 2000s. It features sports fields, mini golf, a carousel, a promenade, dog parks, play areas, bike paths and other waterfront amenities. Evidence of a revitalized neighborhood directly corresponded to the park project; with real estate sales activity increasing as soon as park construction began. Condominium construction and prices also rose.

In 2008, a report entitled *The Impact of the Hudson River Park on Property Values* was completed by an appointed committee known as "Friends of Hudson River Park". The committee was made up of objective local real estate professionals, public planners, lawyers, and government employees. The committee reviewed all sales of property bordering the park from 1990 through 2005 as well as various economic published studies referring to the area. Based on their research, the following key conclusions were made:

- The properties within a three-block radius of the park saw the most increase in value and "approximately 20% of the value of properties within the first two blocks of the Greenwich Village section of the park can be attributed to the park."
- Real estate prices saw a significant increase when the park officially opened in 2003 and continued to grow at a fast pace through 2005.
- The park made a significant impact on condominium values; price increases of up to 80% were observed.
- The study qualifies their research and acknowledges an improving real estate market overall as well as an increase in value due to high quality condominium developers.
- Value of the properties within three blocks of the completed Greenwich Village section of the park were positively impacted.

The Hudson River Park project featured a dramatic change in land use and complete redevelopment of the area, unlike the enhancement project for the Seattle waterfront. This study is included for informational purposes to illustrate the positive effect of parks in metropolitan areas; however, it is reasonable that the Seattle waterfront will see a lesser increase in property values than the Boston neighborhoods, as shown above, based on the project elements.

The Embarcadero, San Francisco CA

The Embarcadero parkway is a series of interconnected parks, pedestrian/cycle rights-of-way, public plazas and public/private docks that run alongside the eastern waterfront and the 8-lane Embarcadero in San Francisco. The three-mile long parkway runs along an engineered sea wall and covers reclaimed land formally occupied by the elevated Embarcadero Freeway. The freeway was demolished in 1991, after being damaged in a 1989 earthquake. The Embarcadero right-of-way begins at the intersection of Second Street and King Street, near AT&T Park, and travels north, passing under the San Francisco–Oakland Bay Bridge. From there, the Embarcadero continues north past the Ferry Building at Market Street, Fisherman's Wharf, and Pier 39, before ending at Pier 45. The vision behind the extensive public space improvements and park land was to reestablish a connection between the expanding San Francisco CBD to what at the time was an underutilized Bayfront area. The main components of the project, all of which were completed by the early 2000s, were:

- A new alignment for the Embarcadero boulevard that incorporates bicycle lanes and an exclusive right-of-way for an extension of the F streetcar line from the Ferry Building to Fisherman's Wharf (service started in 2000); a water-side pedestrian promenade that runs from Fisherman's Wharf to China Basin Channel (Herb Caen Way); an extension of MUNI's

light-rail system south of Townsend Street along an exclusive right-of-way in the center of the Embarcadero, completed in 1997;
- An underground MUNI switching yard that was originally to be placed under the elevated freeway;
- Open-space pavilions and greenscape public park improvements.

The Embarcadero is a well-studied public benefit project and the area has several ongoing improvement/enhancement projects currently under review. Overall, a Port of San Francisco public statement that the waterfront partnership "singularly changed the character of the northern waterfront from an industrial service corridor to an outdoor living room for San Francisco" best sums up project impacts.

Current market-related reports indicate that the greatest value enhancement due to the Embarcadero project was observed within the bayfront/port side public/private properties (most located on piers). Residential and retail properties located alongside the eastern half of the Embarcadero expressway have shown marked improvements associated with proximity to the public park/pavilion areas along the three-mile stretch. While the project is considered to have completely revitalized the waterfront area, there are no special benefits associated with the project beyond a one- to two-block radius east of the expressway.

Due to the unique geographical and neighborhood characteristics of San Francisco, as well as design of the interconnected parks, it is difficult to measure the direct impact on property values due to the project. The CBD has many points of interest and features that attract pedestrians, tourists and property owners. Also, the park project was completed during the same time the Embarcadero Freeway was demolished, which created an enhanced view amenity that many adjacent properties lacked. According to reports published by the city and interviews with brokers, there has been a positive impact on demand for property near the park and it is used as a marketing tool for leasing and sales. The greatest impact is reportedly within the two-block radius east of the expressway and on the bayfront properties. Brokers indicate a 10% to 20% increase in values of properties adjacent to the enhanced portions of the park compared to similar properties a few blocks away.

Recognizing that the value increase in San Francisco is largely related to the enhanced view amenity, it is reasonable that the market impact from the subject waterfront development would be significantly less, based on the assumption utilized herein that the Alaskan Way viaduct was removed in the before (without LID) valuation scenario.

Millennium Park, Chicago IL

Millennium Park is a portion of Grant Park in Chicago, IL. It is one of the world's largest "green roofs" as it is constructed on top of a railroad yard and large parking

garages; an area that was previously underutilized. Although some features were completed earlier, the park officially opened in 2004 and upgrades have continued since. The park features major art installations, an ice skating rink, a pedestrian bridge, a theater, a promenade and other public spaces including a 4,000-seat band shell. The cost of the park reached $500± million when completed and it had a reported 3 million visitors within the first year with annual attendance growing thereafter. The park won praise from *The New York Times* and *Time* magazine for being an accessible and innovative public space that helps define the city.

A 2014 article published in the *Chicago Tribune* recognized the ten-year anniversary of the park and looked at its impact on surrounding real estate. The article refers to a study conducted by Texas A & M University that found condominium units with a view of the park had purchase prices approximately 29% higher than comparable units without a view. The study also attributed $2.45 billion in new condominium, office and hotel construction in the park vicinity to the year-round benefit and attraction of the park's amenities, while also considering the improving economy in this timeframe. "To be sure, some of the building would have happened anyway. But without Millennium Park, the boom wouldn't necessarily have occurred to the degree and not with the speed it has", said Gail Lissner, vice president of Appraisal Research Counselors, a Chicago-based company that appraises commercial and residential properties. The case study prepared by Texas A & M University in 2011 showed that Millennium Park has a significant economic impact on the overall city of Chicago. They concluded that approximately 12% of Chicago tourists visit the park and these visitors account for $1.4 billion in direct spending in the park vicinity and over $78 million in tax revenue. This directly creates jobs in the neighborhood and "increased the number of residential units in a previously underutilized part of the city by 57%, resulting in an increase in residential housing and population growth."

According to CoStar, rental rates and sale prices vary widely in the area due to property specifics, points of interest and geographical features; however, there is a clear trend of lower vacancy rates for office properties within a three-block radius of the park and similar results were shown for retail property. The three-block radius from the park has a five-year average vacancy rate of 13.1% and is currently at 10.1%, while the three blocks further west have a five-year average vacancy rate of 16.2% and a current rate of 14±%.

A study conducted by Texas A&M University found that condominium units with a view of Millennium Park had purchase prices that were 29% higher than comparable units without a view. The same study also attributed $2.45 billion in new condominium, office and hotel construction in the park vicinity to the new public amenities, noting that market conditions were improving since the opening of the park. Mesa Development LLC in Chicago reported that between 2005 and 2014, 1,391 new condo units were constructed adjacent to the park (within a two-block radius) and the units with views sell for 25% to 30% higher than those lacking the view amenity.

Similar to the Hudson River Park project, Millennium Park drastically changed the neighborhood and surrounding land uses. The higher sale prices for condominiums is largely a result of the view

amenity. As in Boston, the best indicator of positive influence from the park project is lower vacancy rates for properties within a six-block radius of the park, with the lowest rates in the immediate three-block area. Based on the research conducted on the Chicago market and the impact of Millennium Park, the market evidence derived from the study shows decreases in vacancy. It is reasonable to conclude that the Waterfront Seattle project will experience stronger demand and substantially lower vacancy with the most benefit to properties within the first three-block radius of the improvements.

False Creek Conceptual Plan/Stanley Park, Vancouver B.C.

The Southeast False Creek Master Plan is a recently approved public/private redevelopment project located at the east end of False Creek harbor by the City of Vancouver, BC. This represents the third and last segment of a waterfront revitalization project that started in the mid 90's. In October 2015, the city approved the removal of the current Georgia and Dunsmuir Viaducts and implementation of the proposed redevelopment plan. The 80-acre area is owned by the city and land use has historically been industrial. A large segment (60 acres) has been set aside for public/private development of multi-family mixed use retail buildings and a 20-acre segment designated for waterfront parkland and public open space. This project offers a unique opportunity to interview various market participants concerning the influences of an approved and funded waterfront redevelopment plan.

Collingwood Appraisal Ltd. in New Westminster, BC provided data on 322 sales of apartments and condominium units occurring between June 2016 and March 2017. The properties were located within a 6-block radius of Stanley Park and the waterfront of English Bay and Coal Harbor. Paired analysis suggests a premium of 12% to 16% paid for properties within a six-block radius of the park and waterfront amenities. In comparison to the subject project, some of the paired sales data is influenced by view amenities. Recognizing this, together with the unique nature of the Stanley Park/ Coal Harbor market areas, it is probable that the value impact of the Waterfront Seattle project on the condominium market would be below the range noted above.

Summary

Well-designed park and street improvement projects have a positive effect on surrounding neighborhoods and property values. Parks and "walkable" streets spur more activity from residents as well as make areas more inviting to tourists. These projects create a wider tax base for the city and create jobs in construction, public service, hotels, retail and services in nearby neighborhoods.

Most of the comparable projects include an enhanced view amenity, which is not considered for the subject neighborhood since the Alaskan Way Viaduct replacement project is assumed to be

complete in the "before" scenario and therefore the view amenity does not change due to the LID project.

Based on research conducted and discussed, there is a positive impact on all property types within a three-block radius of an improved park with a lower yet still measurable impact on properties up to twelve blocks away. Many studies show that approximately 75% of the benefit from an improved park is captured within the first three blocks and the remaining 25% dissipated for up to twelve blocks.

This increase is well-supported in the indicated ranges shown in New York, Boston, Portland and Chicago. The economic studies on parks and streetscape improvements indicate increases in property value of 5% on average, with some properties benefitting up to 10% of overall value. Both studies indicate a geographical radius of benefit within 12 blocks, but most significantly within the first three blocks. Based on Crompton's park rating scale and considering the existing waterfront amenity, the Waterfront Seattle project would increase the quality rating from above average to excellent, which indicates an average increase in value of 5% for condominiums situated within a three-block radius. The Boston and Chicago park projects are strong indicators of the effect these types of projects have on vacancy rates for office and retail properties in the immediate vicinity; both indicated a decrease in vacancy of 2%-5% for properties within a three- to six-block radius.

All the projects reviewed indicated increases in demand and construction activity, decreases in vacancy rates and higher sale prices across all property types resulting from the completion of parks and streetscapes. Based on this research, the following is concluded for the Waterfront Seattle LID project:

- Positive increases in property values within a three-block radius of park and streetscape improvements;
- Measurable increases in property values within a twelve-block radius (depending on specific location) or bounded by geographical features such as Interstate 5;
- The waterfront grading on Crompton's scale will be positively increased from above average to excellent.
- A positive increase in condominium values of up to 5% or more, depending on location;
- Positive increase in demand resulting in lower vacancy rates, predominantly within three blocks of the improvements.

The increase in property values can be measured by lower vacancy rates, lower capitalization rates (risk) and higher rental rates. Based on the comparable projects researched and the project elements of the Waterfront Seattle LID project, it is reasonable that the benefit would range from nominal up to a 10% increase in the "before" market value of individual parcels based on proximity to improvements, property use and unique characteristics; properties located closest to the park and enhanced streetscapes experience the most special benefit.

Olympic Sculpture Park

One example is a nearby urban park, located outside the recommended LID boundary along the northern portion of downtown Seattle's waterfront. The Olympic Sculpture Park is a 9±-acre free admission outdoor public gallery space that opened on January 20, 2007. The site had been occupied by Unocal, an oil and gas corporation, until the mid-1970s and was subsequently labeled a "contaminated brownfield". Transformation of the site from an industrial parcel containing hazardous waste materials to an active outdoor green space was extensive and the overall design and implementation of the project took more than ten years.

Several brokers and site managers for office and retail buildings were interviewed, including managers at the Northwest Urban Works Loft and CTI building, both located directly adjacent to (in front of) the park amenity. Aspects of the park and its influence on the local real estate market were also discussed with the site manager for The Audrey Apartments. All the managers interviewed agreed that, in general, the area along Western and Elliott avenues is considered the northwestern edge of the downtown market and attracts business that do not require immediate access to the downtown core but desire to be located within a reasonable distance of public transit and other amenities, for reasons including employee recruitment. Rental rates tend to be lower than those observed in the downtown core.

The recreational and scenic amenities provided by the nearby park are a selling point. While businesses will not lease space there simply because it is next to the Olympic Sculpture Park, the overall amenity is far more appealing than the previously contaminated site and brokers indicate that vacancy rates were positively influenced by proximity to the park's amenities. Overall, the park gave the neighborhood a recognizable reference point and helped draw potential tenants to this somewhat "out-of-the-way" location relative to the more intense activity in downtown proper, to the southeast.

In terms of the multi-family residential market, apartment managers interviewed indicated that the park and its updated view amenity was an improvement that initially helped lower overall vacancy rates. The current multi-family market is strong enough that the locational amenity of the park remains a draw but is not a deciding factor in overall asking rental rates and vacancy percentages. Absent the Olympic Sculpture Park and with the continued existence of an abandoned and hazardous industrial area, it was the opinion of most brokers and managers interviewed that this would be a negative factor affecting overall rents and vacancy rates.

It should be noted that the Olympic Sculpture Park is not directly comparable to the park-like LID improvements. Creating the sculpture park transformed an undesirable (negative) site into a positive open space amenity, whereas the LID project involves enhancement of an already established area. The interviews conducted demonstrate that updated and aesthetically pleasing open space amenities are perceived as positive influences for the surrounding market area, supporting increased demand for space and therefore putting downward pressure on vacancy rates.

Valuation Analysis

Introduction

Three main valuation approaches (each of which encompasses various techniques) consisting of the Sales Comparison Approach, Income Approach and Cost Approach were considered, where appropriate, in the valuation estimates for each parcel, both without and with the LID project. Most market data analyzed focuses on sales of improved and unimproved property in the subject and comparable areas occurring in the last five years, with emphasis on the last two years. Additionally, significant research was done into the income-producing side of the market; office, retail and apartment rents, hotel room rates, vacancy rates, supply and demand trends, capitalization rates and other factors. Data was obtained from commercial market data research services that compile this type of information such as CoStar Realty Information Services and major commercial brokerage firms, together with public records, individual buyers and sellers, local Realtors, developers and area property managers. Pertinent data was analyzed and used as a basis for valuation conclusions.

Due to the extremely large number of parcels and unique/complex nature of a number of the properties, it is not the scope nor the intent of this report to address or discuss the individual valuation conclusions for each parcel. The conclusions reached are shown in the spreadsheets at the beginning of the report and briefly summarized by property classes within this section.

As mentioned throughout, increases in market value of individual parcels result primarily from enhanced location (improved pedestrian connections, open space, streetscapes) which, in turn, enhances the aesthetic appeal of the waterfront and a large segment of the downtown CBD.

The Sales Comparison Approach is the process of deriving value indications for the subject properties by comparing sales of similar properties to those being appraised. The Income Capitalization Approach is a specific appraisal technique applied to develop a value indication for a property based on its earning capability and calculated by the capitalization of property income. The Cost Approach to value, which was utilized on a limited basis, is the process of first estimating the value of the subject land, to which is added the replacement cost new of the structure(s), less depreciation.

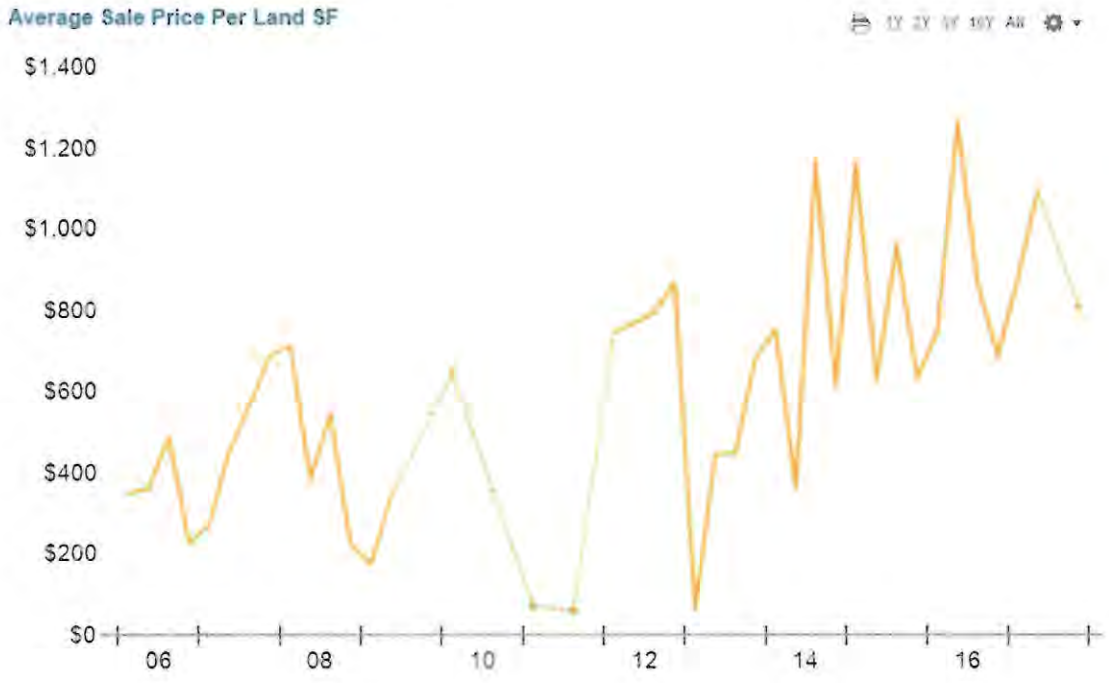
Valuation Summary---Without LID

The subsequent discussion, upon which the conclusions of value "before" or "without" the LID are based, focuses on the Sales Comparison Approach. It is broken into three segments: land sale transactions, improved commercial property sales (typically office/retail uses) and residential condominium sales. Next, the Income Approach to value is discussed, centering on the most common types of income-producing property found within the recommended LID boundary.

Land Value

The primary focus of the land value analysis is the Sales Comparison Approach to value. Market sales of land within the recommended LID boundary dating back to 2006 were reviewed. Information was gathered from CoStar, the Commercial Brokers Association (CBA), the Northwest Multiple Listing Service (NWMLS), King County Assessor's office, various trade publications and business journals, and from interviews with real estate brokers and building developers.

Estimated "before project" market values were analyzed based on the price paid per square foot of land. Land value in the downtown Seattle market varies depending on locational characteristics, site size, topography, assemblage needs, overall zoning/development potential, and other lesser factors affecting value. The relationship between land value and underlying zoning/development regulations and restrictions is discussed in this section; more detailed information on specific zoning designations for property within the recommended LID boundary (by neighborhood) can be found elsewhere in this report. Overall, the land/redevelopment market within the LID area has been robust for the last five years. According to CoStar, there were approximately 198 land sale transactions occurring between the beginning of 2006 and the present (early 2018). As shown below, although with some volatility, there has been a generally increasing trend in price paid per square foot of land since the beginning of 2013.



Source: CoStar Property

For the land value analysis, most weight is placed on sales of property within the recommended LID boundary with transaction dates from 2014 to early 2018; there were 70± reported transactions with an overall average sale price of $848± per square foot of land. The highest prices are predominantly captured within the downtown Seattle neighborhoods of West Edge/Pike Place Market, and Denny Triangle. These vicinities have highly permissible zoning overlays that include Downtown Office Core (DOC), Downtown Retail Core (DRC), and Downtown Mixed Residential (DMR); these designations allow for various levels of higher density residential, office, retail, and mixed uses that include high-rise construction.

Within these neighborhoods, factors such as corner visibility, lot shape, proximity to high traffic locations (Pike Place Market, Washington State Convention Center, Amazon headquarters, etc.) and other locational attributes contribute to variations in overall land values. To the north and south are the lower density neighborhoods of Pioneer Square and Belltown; due to zoning and/or historic preservation overlays, both areas lack the overall height allowance, FAR allowance, or broad range of permitted uses found in the Retail/Commercial Core neighborhood and land values typically fall in the middle to lower end of the demonstrated range. The following table summarizes recent land sale prices per square foot by zoning designation.

Land Sales/Listing Summary - January 2014 to January 2018

Zoning	Low/SF	High/SF	Average/SF	# of Sales	# of Listings
DMC 240/190-400	$954	$1,097	$1,026	2	0
DMC 240/290-400	$633	$2,080	$1,115	39	0
DMC 340/290-400	$698	$1,043	$794	3	0
DMR/C 280/125	$1,111	$1,111	$1,111	1	0
DMR/C 240/125	$1,030	$1,034	$1,032	2	0
DMR/C 85/65	$370	$598	$484	2	0
DMR/R 240/65	$733	$733	$733	1	1
DMR/R 125-65	$400	$899	$703	4	0
DMR/R 95/65	$698	$698	$698	1	0
DOC1 U/450-U	$1,074	$1,707	$1,390	2	0
DOC2 500/300-500	$988	$1,292	$1,040	5	0
DRC 85-150	$1,080	$1,428	$1,254	1	1
PSM 100/100-120	$268	$630	$492	9	0
PMM-85	$0	$0	$0	0	0
IC 65-85	$189	$227	$208	2	0

The southern end of the subject LID area is represented by the Pioneer Square/Stadium District neighborhood. Located just north of the Stadium District is the historic Pioneer Square vicinity; it has one of the highest concentration of historic (late 19th century and early 20th century) buildings in Seattle and is on the National Register of Historic Places (Pioneer Square-Skid Row Historic District). As such, in addition to the conventional development regulations dictated by the area's Pioneer Square Mixed (PSM) zoning designation, the neighborhood is subject to the Pioneer Square Preservation District overlay. Per city ordinance ".....the Pioneer Square Preservation Board

(hereafter 'the Board') was created to advise the Director of the Department of Neighborhoods. In accordance with the ordinance establishing the District and the Use and Development Guidelines, the Board recommends appropriate use, site development and architecture of the private and public buildings and the use of the space therein. The Board also reviews and rules upon any improvements within the public rights of way, open space and areaways throughout the District. (7/99)".

Any new construction, significant remodeling, or redevelopment within the historic district requires a Certificate of Approval to be issued by the Board and the Director of the Department of Neighborhoods before the City will issue any development permits. Due in large part to the underlying zoning restrictions on height and density and the extra certifications, land values within this portion of the recommended LID boundary are lower than throughout most of the downtown retail/commercial core. The high end of the commercial land value range is set by several sales of surface parking lots or older parking garages/shell buildings. Overall, these sites offer the widest range in development potential due to the lack of onsite historic structures. However, as previously noted, new construction proposals for sites in this area must also go through preservation board review and remain subject to historical preservation design requirements.

Two examples of new construction on former parking lots within this historic district are the Weyerhaeuser headquarters building and the Stadium Place complex. Notable land/redevelopment sales include an 8,849 SF surface lot located at 60 Yesler Way that sold in November 2017 for $512/SF of land and the Alaskan Way Garage that sold in August 2016 for $630/SF of land. The buyer of the Alaskan Way Garage has plans to redevelop the site into a mixed-use office/apartment complex. The buyers of 60 Yesler Way recently submitted plans for a nine-story hotel development to feature 232 guest rooms and ground floor retail space.

To the northeast of Pioneer Square, between Jefferson and Madison streets along 3rd, 4th and 5th avenues, is a small sub-neighborhood often referred to as the municipal/financial sector (or government sector). This vicinity features several predominant sky-line buildings including the Columbia Center, Seattle Municipal Tower, 800 Fifth Avenue Tower (formerly Bank of America Plaza), and the soon-to-be completed Mark Building and Madison Center. This market area has highly permissible zoning that allows for various levels of density including high-rise construction (Downtown Mixed Commercial and Downtown Office Core I).

The most notable land sale in this area occurred in September 2015 when a 28,560 SF site sold for $48,750,000, or $1,707±/SF. The transactions included two improved 14,280 SF parcels (a corner and an abutting interior lot) located at 701-719 4th Avenue. Both were improved at the time of sale with commercial surface and garage parking lots leased to Diamond parking with an expiry date of July 2016; however, the property was purchased for re-development and is a good indicator of land value for that purpose. The original proposal was for a 90-story, 1,470,440 SF multi-family high-rise tower over ground level retail, which would have made it fifteen stories higher than the tallest existing office building (Columbia Tower) in downtown Seattle. However, the design has been scaled back to a proposed 80- to 85-story development due to concerns by the FAA (Federal Aviation Administration).

Northwest of Pioneer Square is the "West Edge/Pike Place Market" neighborhood of Seattle's downtown. The area consists of mid- to high-rise mixed use buildings that generally feature ground level retail with residential, office, or hotel uses above. Along Western Avenue, Post Alley and 1st Avenue, improvements are generally low- to mid-rise mixed residential, retail, civic uses and parking garages. Moving east along 2nd and 3rd avenues, the general character of the neighborhood changes, with a substantial increase in high-rise office-oriented construction with several sky-line buildings such as the Wells Fargo Financial Center, Chase Tower (formerly WaMu) and Russell Investment Center. Currently, this section of downtown Seattle is experiencing tremendous growth and redevelopment, with several mixed-use high-rise towers currently under construction on what were once multiple tax lots improved with older low-rise retail and office structures.

Properties within the West Edge/Pike Place Market neighborhood have highly permissible zoning that allows for various levels of density including high-rise construction; the two zoning designations in this neighborhood are Downtown Mixed Commercial (DMC) and Downtown Office Core I (DOC1). Land sale transactions indicate a land value range of $950 to $1,300/SF with one 8,748 SF corner lot located at 1613 2nd Avenue selling for $1,955/SF in June 2016. Located next to the historic Broadacres building, just north of Pike Place Market, the irregular shaped lot is currently under development with a 39-story mixed-use residential and retail structure. In March 2016, a 12,839 SF lot located across from the Broadacres building sold for $12,254,539 or $954±/SF. Currently under construction on this corner lot is a 16-story, 229 room Hilton Hotel. Another notable sale was a December 2014 transaction involving a 13,320 SF site at the corner of 3rd Avenue and Columbia Street for $14,300,000 or $1,074±/SF. The property was improved at the time of sale with the Seattle Metro Credit Union building. Part of an assemblage, the buyer owns the remainder of the city block and is currently working on plans and approvals for a mixed-use office and residential full block redevelopment.

At the northern end of the West Edge neighborhood is the Pike Place Market district. Due to its historic nature, the market and immediately surrounding area fall under the Pike Place Market Historical District overlay. Per city ordinance, a preservation board was created to oversee various improvement changes; the Board recommends appropriate use, site development and architecture of the private and public buildings. Improvements located within the historic district require a Certificate of Approval to be issued by the Board and the Director of the Department of Neighborhoods before the City will issue any permits. Due in large part to the underlying zoning restrictions on height, density, and the extra certification requirements, plus the overall unique characteristics of the market, land values in this region generally mirror those in the Pioneer Square neighborhood and are typically significantly lower than in adjacent higher density areas.

The "Retail/Commercial Core" neighborhood is to the northeast of West Edge/Pike Place Market, in the east-central portion of the LID study area. This is one of the most intensely developed portions of downtown Seattle, characterized by a dense retail center of low- to mid-rise buildings anchored by national flagship retail stores, multi-story indoor retail malls, several mid- to high-rise hotels, and the Washington State Convention Center. Civic and arts centers within this northern area include the Seattle Public Library's main branch, the 5th Avenue Theater, Paramount Theater, and ACT Theater. Much like the adjacent West Edge/Pike Place neighborhood, zoning is designed for urban city

center uses and represents the highest level of density allowed in Seattle. The three main zoning designations are Downtown Mixed Commercial (DMC), Downtown Office Core I and II (DOC I and II), and Downtown Retail Core (DRC).

Overall, land values in this neighborhood range from $1,000 to $1,400/SF. One of the most recent land sales was the former Chase Bank building located at the corner of 5th Avenue and Union Street. The 8,700 SF lot sold in January 2018 for $12,425,000 or $1,428± SF of land. The buyers intend to redevelop the site into a mixed-use hotel/retail complex. The property is located across the street from the Rainier Square redevelopment. There is a current listing of a 6,480 SF redevelopment site at 1513 3rd Avenue; it is improved with an older retail building (former Aaron Brothers retail store) marketed for its redevelopment potential at $7,000,000 or $1,080±/SF of land.

Near the northern end of the recommended LID boundary are the Belltown and Denny Triangle neighborhoods. Land use in Belltown consists mainly of mid- to low-rise mixed use buildings with ground level retail and residential, office, or hotel uses above. Currently, the neighborhood is experiencing visible growth and redevelopment, with several mixed-use mid-rise towers under construction on what were once multiple tax lots improved with older low-rise retail and office buildings, as well as significant remodeling and updating of older historic apartment and retail buildings. From 2014 to date, over 40± land and/or redevelopment site sales have been recorded within these two neighborhoods.

Properties within Belltown are governed by slightly less permissible zoning designations than those to the southeast (Retail/Commercial Core and West Edge/Pike Place Market neighborhoods). The southern portion features a mix of Downtown Mixed Commercial (DMC) and Downtown Mixed Residential (DMR) designations. The DMR zoning generally has lower height limits than DMC and is predominantly focused on encouraging mixed use multi-family residential style construction. Average land values in this area range from $750/SF to over $1,200/SF for well-situated corner sites closer to the South Lake Union Amazon headquarters or the downtown retail core. Recent land sale transactions include the November 2017 purchase of a 12,632 SF site located at 314 Bell Street for $10,750,000 ($851±/SF of land) and the October 2017 purchases of three assemblage sites along 4th Avenue (2208-2218 4th Avenue). These mid-block lots, all improved with older retail buildings and ranging in size from 6,033 SF to 7,118 SF, sold for $997/SF to $1,217/SF. The assemblage totaled 19,440 SF and sold for $21,600,000 ($1,111±/SF of land). The buyer has preliminary plans to develop a 22-story mixed-use apartment building.

The Denny Triangle ("Denny Regrade") neighborhood is generally located south of Denny Way, east of 5th Avenue, northwest of Olive Way and west of Interstate Highway 5. Once a lower intensity vicinity dominated by single story warehouse and retail uses, it has rapidly expanded over the last ten years to become an intensely developed multi-family residential and office mid- to high-rise region due to the growth of Amazon.com and large, speculative developments by local firms such as Vulcan and Graystar.

Data from several local real estate research companies and the City of Seattle Planning Department show that there are at least 26 mid-to high-rise projects in various stages of planning or

construction within the Denny Triangle neighborhood. The area has two zoning overlays; the higher density, highly permissible Downtown Office Core II (DOCII) and the lower density Downtown Mixed Commercial (DMC). Overall, land values mirror those observed in the retail core, falling within a range of $900 to $1,500/SF. Recent land sale transactions include a mid-block 22,800 SF site at 1916 Boren Avenue that sold in May 2017 for $25,000,000 or $1,096±/SF. This irregular shaped property presents some development issues and was listed for an extended period of time; the buyer has plans in place for a 400-unit multi-family residential development. Other notable transactions are a 14,400 SF site comprised of two adjacent parcels located at 1200-1204 Howell Street that sold for $14,950,000 ($1,038±/SF) and the September 2015 sale of a 1.34-acre site located at 1200 Stewart Street for $52,800,000 ($905±/SF). This roughly triangular multi-corner site is slated for an 876-unit, two tower mixed-use multi-family residential/retail development that recently broke ground.

There have been no recent comparable land sales of similarly zoned waterfront and submerged land along Elliott Bay, so the best locational alternatives are Lake Union, the Ship Canal and Salmon Bay vicinities. Considering the transactions in those nearby market areas, together with location and other relevant factors, market value of the subject waterfront parcels is estimated around $250 per upland square foot, with submerged land at 20% of upland value, or approximately $50/SF. While the per square foot land values are significantly lower than in the downtown core, they reflect the challenges of the permit process involving waterfront and submerged land, along with costs associated with constructing and maintaining pier improvements.

Comparable Improved Sales

For the purposes of brevity, refer to the "Seattle Market Data" section in the Addenda for major downtown sales transaction activity for the third and fourth quarters of 2017. Based on the major downtown Seattle office sales, overall capitalization rates for Class A office space are 4% to 5% with Class B slightly higher at 4.5% to over 5.5% depending on type of use and investment risk.

The most recent (and relevant) improved sale on the waterfront involved Pier 54, anchored by Ivar's. It sold in May 2017 for $39.5 million or $452 per square foot of total building area, a portion of which was a leasehold interest.

For hotel properties, per room sale prices range from the low $200,000's to over $600,000. The more notable recent transactions include the: (1) Alexis Hotel on 1st Avenue, built in 1901-1906 and sold in April 2017 for $71,625,000 or $591,942 per room; (2) Motif Hotel on 5th Avenue (built in 1973 as an office building and subsequently converted to its present use), sold in February 2018 for $132.8 million or $403,647 per room as part of a seven-hotel bulk purchase; (3) Gatewood Hotel on 1st and Pine, built at the turn of the 20th century, and the leasehold interest sold in March 2017 for $2,495,400. The 96-room building is slated for a complete renovation; and (4) Pan Pacific Hotel on Terry Avenue, built in 2006 and sold in February 2017 for $79,000,000 or $516,340 per room. Overall capitalization rates ranged from 5.5% to 9.0%, based on sales in and near the CBD.

Although more market data is contained in the Addenda, recent apartment sale prices within the LID ranged from a low of $154,000 per unit for older product, with overall capitalization rates from 4.5%

to 5%. At the upper end is Tower 12 Apartments, a complex that was completed and sold in 2017 for $716,357 per unit. For newer, higher-end apartments, overall capitalization rates are near 4.0%.

Comparable Residential Condominium Sales

The primary focus of the residential portion of the valuation analysis is on the Sales Comparison Approach. Recent market data on sales of condominium buildings within the recommended LID boundary was gathered from the Northwest Multiple Listing Service (NWMLS), the King County Assessor's office, and from online broker and building developer databases. Estimated "before project" market values were analyzed on an overall per square foot basis; variations depend on location, age, quality, and provided amenities of the individual complexes. The lower end of the overall downtown value range was $400 to $600 per square foot. Projects with units selling in this range tended to be older structures in outlying areas of Pioneer Square or Belltown and/or residential units in less desirable locations (basement, ground floor, alleyway entrances, etc.). Overall market value for newer construction projects in more desirable locations was in the range of $700 to $950 per square foot. The high end of the value range was $1,200 up to $2,500 per square foot. Market sales within this range represent penthouse suites or high-end premium residential condo units with excellent views and amenities.

Due to the scope of this limited assignment as a mass appraisal, individual unit updates/renovations were not considered as this data is not widely available and it is not practical nor economically feasible to inspect the interiors of all units. However, based on substantial residential market research and King County Assessor's data, value adjustments were made based on an individual unit's floor placement and overall view amenity. Per square foot values for units with superior water and/or city view amenities were adjusted at intervals of $25.00/SF (total adjustments were $25 to $100 per square foot when compared to lower level/ground floor units and/or units with average to no view amenities). Value adjustments were also considered for overall unit size since, on a per square foot basis, substantially smaller (studio) units typically reflect a higher per square foot value than larger multi-bedroom units. These adjustments were in line with established market data and county assessor's office practices to establish market value conclusions.

Income Approach

Again, for purposes of brevity, please refer to the Addenda's "Seattle Market Area" section for major downtown office rental and vacancy rates, and other related information.

Parcels along the waterfront within the LID extend from the Washington State Ferry Terminal/Pier 48 at the southerly boundary to the Edgewater Hotel at the north end. Parcels in between include the Seattle Fire Department, commercial enterprises (Piers 54 through 57), Seattle waterfront park and aquarium, and Bell Harbor Marina and Convention Center. Predominant zoning is DH 1/45, a Downtown Harborfront designation with base maximum building height of 45 feet. As stated, each of the economic entities is analyzed on a fee simple interest basis, although land and improvements between the inner and outer harbor lines are generally owned by the Washington State Department of Natural Resources (DNR) and leased to adjacent owners.

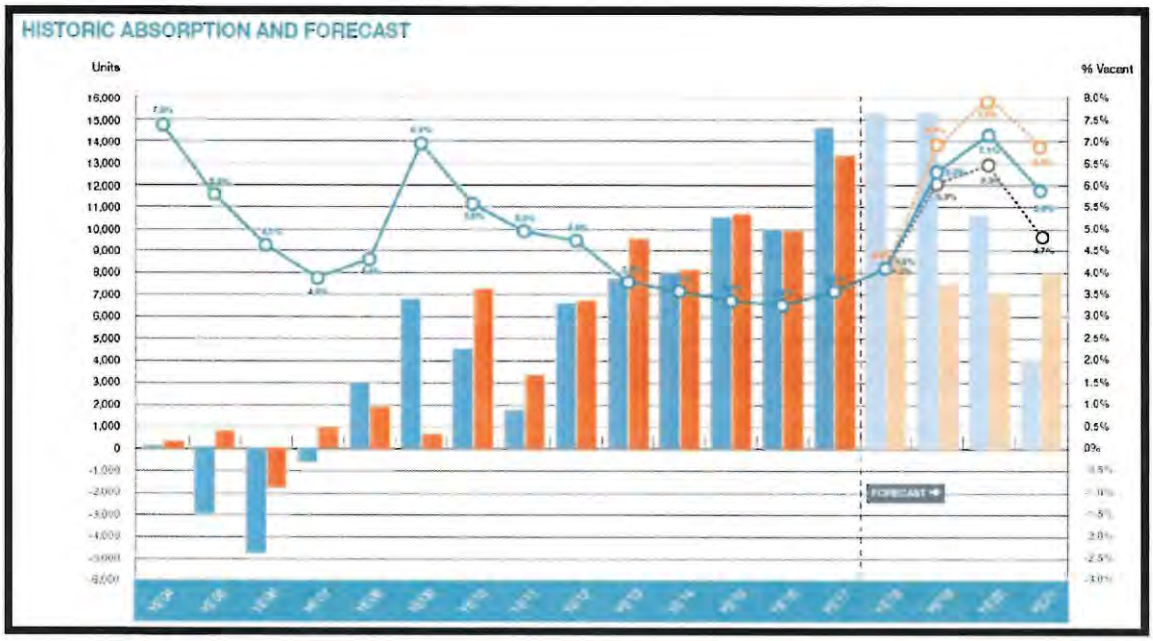
Generally, rental rates for waterfront properties range from $18.00/SF to $35.00/SF on triple net terms and vary depending on type (retail or office), quality, size, location within the building, and commercial exposure. The rates are somewhat lower than in the downtown core because of comparatively higher operating costs associated with the pier improvements.

In addition to this paragraph, there is supplemental data in the Addenda on the downtown hotel market. This market has had one of the highest occupancy rates in the region, exceeding 80% in December 2017 according to Kidder Mathews, and room rates have also increased. However, the 2018 average occupancy rate is expected to drop, and room rates are anticipated to flatten as significant new inventory comes online. In two hotels alone, for example, the Hyatt Regency and Embassy Suites will add over 1,500 rooms to the CBD inventory this year. However, this market softening (or correction) is forecast to be short-term because the primary drivers of hotel demand, continuing growth of the office market and tourist industry, will absorb this increased supply. The Downtown Seattle Association reported that there was 3.6 million square feet of office space under construction at the end of 2017. Predominant room rates are $200 to $400 per night, based on investigation of the 47 hotels within the recommended LID boundary; the rates vary depending on the season and day of the week.

In a September 2017 survey by Dupre+Scott of 97 apartment buildings containing 14,786 units, the overall vacancy rate in the Belltown/Downtown/South Lake Union submarket was 4.8%. The average rental rate was $2,287 per month or $3.13/SF, which is only second to the Bellevue West submarket ($2,307 per month).

Like the hotel market, new apartment construction has resulted in vacancy rates that are the highest in the previous five years. In 2017, over 1,600 units were added in just four projects; this year, the Seattle Times redevelopment site alone will add 1,950 units. Also, like the hotel market, growth of the office and retail market segments will absorb the new construction. In the interim, apartment rental rates are expected to flatten for the next two to three years. This is also evidenced by several newer high-rise projects, which are offering up to eight weeks free rent. Apartment rental rates downtown have been increasing by approximately 6% per year since 2013.

On a regional basis, apartment market vacancy is anticipated to peak in 2020, according to a September 2017 analysis by Kidder Mathews. Following is a chart that illustrates these supply/demand trends in the subject apartment market.



As noted, recent sale prices within the LID ranged from a low of $154,000 per unit for older product, with overall capitalization rates from 4.5% to 5.0%. At the upper end is Tower 12 Apartments, which was completed and sold in 2017 for $716,357 per unit. For newer, higher-end apartments, overall rates are as low as 4.0%. In the Addenda is a summary of apartment transactions within the recommended LID boundary that have occurred since January 2015.

As noted, the average apartment rental rate in the subject submarket is one of the highest in the region but another significant segment is subsidized housing, consisting of over 1,200 dwelling units. Most of these projects are encumbered by regulatory use agreements that run with the land. Because of the subsidies and use restrictions involved, no special benefit accrued to these complexes. Properties that do not have recorded regulatory agreements, those where a percentage of the units are subsidized, or buildings with imminent expiration dates are deemed to experience some degree of special benefit and are analyzed on an individual parcel basis.

Valuation Summary---With LID

In addition to review of the Seattle Market Area data in the Addenda, adjustments to the "without LID" valuation conclusions were made based on elements of similarity to projects completed in other cities, as previously discussed (Boston, Chicago, New York, Portland, San Francisco and Vancouver BC). These studies, along with others, were also utilized in the condominium valuation process.

With the LID in place, there is a new waterfront promenade, consisting of continuous open space on the west side of the waterfront corridor from Pine Street to South Washington Street, with enhanced

landscaping and streetscapes. Pedestrian accessibility to the waterfront and view opportunities are greatly improved by the Overlook Walk and connection points west of the viewing area, leading down to the waterfront elevation. The Pike/Pine corridor improvements provide an enhanced pedestrian link to the Overlook Walk and connection points to the waterfront. Belltown has improved access from the Overlook Walk, as well as Elliott Avenue. Union Street features an excellent, visible access point to the waterfront from Western Avenue that is elevator-serviced. Additional street improvements within the Pioneer Square area provide a more aesthetically pleasing and "pedestrian friendly" link to the waterfront.

The main property types impacted by the Waterfront Seattle LID are summarized below, in the same general order as in the prior "without LID" discussion. The impacts on market value and estimated value changes from the prior analysis are based partly on discussions with Seattle area property owners/developers and real estate brokers, together with review of various similar projects in other cities and published economic studies.

Unlike most of the other major city projects discussed, some additional studies completed on open space/park elements, as well as examples in other cities like New York where several streetscapes and other open space projects were completed, reflect no view element difference. Positive market value increases for a wide variety of commercial uses and multi-family/condominium developments without view enhancements were well-supported. Boston also provides a good example of open space and pedestrian improvements to a major downtown waterfront area. Although portions of this project provided view amenity enhancement, other areas lacking improved view amenities also experienced positive market value increases for commercial (office, hotel, retail, multi-family/condominium) property. The other projects reviewed also offer similarities, particularly Vancouver BC, due to the abundance of condominium and apartment development, which provided good market evidence that the Waterfront Seattle project will increase value for these market types.

Land Value

Within the waterfront area, there are a few properties with market value consisting solely of land value. With the LID in place, developments can be created on these sites to take advantage of the new waterfront amenities; they reflect a slightly higher increase in market value than similarly situated improved property. Typical market value changes for waterfront land range from 3.5±% above estimated land value without the LID project, on the high end, to slightly less than 3.0% near Pioneer Square, where lesser LID-related improvements are being constructed.

Moving east from the waterfront, land values reflected gradually diminishing increases due to increasing distance from project improvements. Depending on location, land value increases generally ranged from less than 1% to below 2.5% of "without" market value. Belltown, Denny Triangle and the Stadium District areas experienced the lowest change in value, typically 1% or below, with the Pike/Pine corridor typically from 1% to 3% depending on specific location. Properties near the Overlook Walk (within the Pike/Pine corridor) were at the high end of the range and increases in value diminished further to the east, closer to Interstate 5.

Office/Retail

Many downtown office buildings contain some retail components. Depending on location, the LID project has a more positive impact on the retail market than on office space; this was considered in the "with LID" valuation analysis. Major retail buildings, such as Nordstrom and Macy's, have large office components (Macy's has been recently converted into both retail and office condominium uses), whereas Pacific Place and Westlake Center are stand-alone retail structures. The Pike Place Market and Pioneer Square vicinities are predominately retail in character although many of the buildings also contain a significant amount of office space. The historic preservation designations in these two areas, and other use restrictions in the Pike Place Market area, were considered in the "with LID" scenario. Property value increases are reflected in higher rental rates, lower vacancy and capitalization rates---indicating higher overall property values with the LID project completed.

The vicinity experiencing the largest estimated increases in value of retail/office properties encompassed the Overlook Walk, more particularly the Pike Place Market and lower Pike/Pine corridor. Market value estimates generally were 2% to slightly above 3% higher than estimated value without the project. Depending on location and property type, this level of increased value diminished moving east along the Pike/Pine corridor to 1% to 2% above estimated value without the project. There were similar 1% to 2% increases in value in the Pioneer Square area, although the increases were typically lower due to the less extensive LID improvements when compared to the Overlook Walk vicinity/lower Pike/Pine corridor. As with the land value discussion, Belltown, Denny Triangle and the Stadium District experienced the smallest changes in market value (typically 1% or less) due to distance from the LID improvements.

Hotel

As with the retail market, Seattle hotel properties typically experience a slightly larger change in value compared to a similarly situated commercial building, due primarily to projected increases in tourism resulting from the LID project. Higher room rates, restaurant/event sales increases, and lower vacancy/capitalization rates result in higher overall property values with the LID in place. The highest estimated increases in value are along Alaskan Way, near the Overlook Walk (Marriott Hotel) and other hotels such as The Inn at the Market situated near the major LID components. Estimated market value increases are 3+%, with others located further away from the waterfront and major LID components such as the Alexis Hotel, Hotel 1000, the W Hotel, Fairmont, Hyatt and Sheraton typically ranging from 1.5% to just above 2.5%. Increases in market value are estimated at less than 1% above value without the project for the Westin Hotel and others further away from the improvements.

As stated, increases in market value are reflected in average room rates and restaurant/event rentals, together with lower capitalization rates. Market value increases (special benefit) for hotel properties were typically slightly higher than for adjacent office or retail uses, with the exception of several major retailers (Pacific Place and Nordstrom) situated in desirable retail locations along the Pike/Pine corridor.

Apartment/Subsidized Housing

The downtown apartment market consists of units rented at market rates, as well as subsidized housing. Projects featuring market rental rate units reflected the highest increases in value along the waterfront (i.e., the Cyrene, for which special benefit is estimated at 3% above market value without the project), decreasing for properties further to the east, such as the Harbor Steps. Other apartment complexes located one to two blocks from the water typically reflected increases in value from 2.0% to 2.75%, depending on specific location. Belltown, due primarily to distance from the improvements, reflected much lower value increases, as did those in the Denny Triangle neighborhood. Also, estimated special benefit (market value increase) to multi-family residential complexes in the Pioneer Square and Stadium districts were below this range.

As noted, another significant segment of the multi-family residential market is subsidized housing, consisting of over 1,200 dwelling units in the LID recommended boundary area. Most of these projects are encumbered by regulatory use agreements that run with the land. Because of the subsidies and use restrictions involved, no special benefit accrued to those complexes. Properties without recorded regulatory agreements, those with only a percentage of the units subsidized, or buildings with imminent expiration dates on subsidies typically experience a minor special benefit and were analyzed on a case-by-case basis.

Residential Condominium

Projects involving similar improvements across the country were researched for indications of impacts on property values, and the geographic radius of special probable benefit, created by improvements similar to the Waterfront Seattle Project. Research included published studies and reports on waterfront, park and street beautification projects, as well as interviews with real estate brokers and appraisers in many of the affected neighborhoods. These projects are compared to the elements of the Seattle Waterfront LID to help understand how these project improvements affect real estate marketing times, demand and overall property values (see Addenda).

As noted, the research presents clear indications that well-designed park and street improvement projects have a positive effect on surrounding neighborhoods and property values. Parks and "walkable" streets spur more activity from nearby residents as well as create areas more inviting to tourists. These projects create a wider tax base for the city and create jobs in construction, public service, hotels, retail and services in nearby neighborhoods. It should be noted that many of the comparable projects include an enhanced view amenity, which is not considered for the subject LID since the Alaskan Way Viaduct replacement project is assumed to be complete in the "before" scenario and therefore the view amenity does not change due to the LID project.

Based on the research, there is measurable positive impact on market value of all property types within a three-block radius of an improved park with a lower yet still measurable value impact on properties up to twelve blocks away. Many studies show that approximately 75% of the benefit from an improved park is captured within the first three blocks and the remaining 25% dissipated for up to twelve blocks. This increase is well-supported in the value ranges indicated in New York, Boston, Portland and Chicago. These economic studies on parks and streetscape improvements reflected

increases in property value of 5% on average, with some properties benefiting up to 10% of overall value. Urban amenity studies indicate a geographical radius of benefit within 12 blocks of the public improvement, but most significantly within the first three blocks.

In terms of direct residential impact, John Crompton's ongoing studies into the impact of parks on property values have been used by municipalities across the country. Crompton's "proximate principal" represents a "capitalization" of park land into increased property values and a widening of the tax base. One major finding based on his results deals with the location and proximity of property to the park improvements – both in urban and suburban environments:

- 75% of the benefit from a park is captured within 500 feet, or three city blocks.
- The remaining 25% of the benefit is likely dissipated over a 500- to 2,000-foot range, or 4 to 12 city blocks.

In summary, the studies discussed in this report are used as a basis of valuation, given the unique assumptions of the subject LID project. Properties located closest to the park areas/enhanced streetscapes experience the most special benefit. Based on the comparable projects researched and considering the project elements within the Seattle Waterfront LID, the "after" market value of multi-family residential properties is concluded to be less than 1% to 3% higher than the overall value without, or "before", the project.

Waterfront (Pier) Property

The waterfront properties are unique as they are mostly constructed on piers, on land leased from the State of Washington DNR (Department of Natural Resources) and consist of both leasehold value and leased fee value. As mentioned throughout this report, the conclusions presented (based on Washington State legal statues) are valuations of the fee simple interest. The highest estimated increases in value among the waterfront properties are near Piers 54 to 56; market value increases are estimated at 3% or above and recognize the parking losses compared to the "without LID" valuation scenario. Properties near the northern end of the waterfront within the recommended LID boundary include the Edgewater Hotel and Bell Harbor Conference Center/Marina; these parcels reflect market value increases (special benefit) of 1% to 2% of value without the project. Several special use properties, including the Seattle Aquarium and Washington State Ferries' Seattle Terminal, experience nominal increases in value.

As noted in studies of other projects in multiple cities across the country, special benefit due to these types of LID improvements has ranged up to a 5% change in market value. In this analysis, the maximum change in value for the waterfront parcels is 3.4%. These conclusions recognize that, while the properties benefit from enhanced relative location arising from the project, there is also a reduced amount of available parking in the vicinity, an important factor considered in the analysis.

Special Purpose Property

Aside from the waterfront area, the two most notable special purpose properties within the recommended LID boundary are CenturyLink Field and events center, and Safeco Field. Due to the

unique nature of the improvements and large site sizes, estimated value increases are nominal and concluded to be less than .50% of estimated overall property value without the LID project.

In the analysis of special purpose properties, most reliance is placed on the Cost Approach; this methodology reflects the specialized improvements and unique nature of the current uses. The Sales Comparison Approach is not applicable since no known transactions involving professional athletic stadiums that can be compared directly with the subject stadiums have occurred within a reasonable time frame that could provide a reliable basis for comparison.

While analysis of the income stream generated by each facility is possible, an extensive amount of additional information would be required. Such information is not readily available to the public and would require extraordinary cooperation on the part of the property owner, as well as extensive review to segregate income sources attributable solely to the real estate as opposed to any number of business value categories associated with operation of the facilities. No available data was found regarding income, expenses or appropriate capitalization rates for such properties; therefore, the Income Approach method of estimating land and/or improvement value for the two stadiums is not used.

Other special purpose properties within the recommended LID boundary consist of churches, Benaroya Hall, the Seattle Art Museum and the Washington State Convention Center. Due to the special purpose nature of these improvements, the estimated increase in value due to the LID is concluded to be nominal (less than .5% of estimated market value without the project).

Summary

The table presented below pertains to the above valuation sections and is to be used for general discussion purposes. It summarizes the estimated special benefit ranges for each affected property type, based on the percentages of property value increase. It is noted that market value estimates without and with the LID project may fall outside of the summarized ranges for some individual parcels.

Estimated Special Benefit Ranges By Property Class

Property Class	Percentage of Property Value Increase	
	High	Low
Land value	<4.00%	<0.50%
Office/Retail	<3.50%	<0.50%
Hotel	<3.50%	<1.00%
Apartment/Subsidized housing	3.00%	0.00%
Residential condominium	3.00%	<0.50%
Waterfront	<4.00%	<0.50%
Special purpose	<0.50%	<0.50%

The total cost for the above LID improvements is approximately $320 million, with funding provided through a variety of sources. Further discussion of both the before (without) and after (with) conditions is in prior sections of this report and a more detailed description is contained in the Addenda. There are several neighborhoods within the recommended LID boundary; properties within these areas experience different degrees of special benefit due to variations in proximity to the project elements and other factors that affect value.

As stated, the downtown/waterfront area was originally segregated into distinct study areas identified herein as "areas A, B, C, D and E". Properties within these areas experience different degrees of special benefit due to variations in proximity to the project elements and other factors that affect value. Based on analysis of these factors, the recommended boundaries of the specially benefited area, as shown on the exhibits in this document, encompass a somewhat smaller area than that covered by the five regions originally studied. As noted in the map's legend, it does not depict the final LID boundaries and does not mean all properties within the recommended boundary will be assessed.

The main valuation methods used are the Sales Comparison Approach and the Income Approach. Due to the special purpose nature of some of the properties (i.e., the sports stadiums), the Cost Approach was used on a limited basis. The primary reason the market reflects increased value due to the project is enhanced location, pedestrian connectivity and appeal created by the waterfront improvement amenities. In the Income Approach, this is reflected in increased rents and lower vacancy levels/capitalization rates as well as lower perceived investment risk. In the Sales Comparison Approach, higher land values and resulting overall property values result from improved market perception. These factors are interrelated in the decision-making process of an investor/developer/market participant when buying income-generating property like many properties in the study area. Condominium values typically increase due to enhanced location/appeal and positive market perception of the elements of the waterfront project. This study also recognizes that with the LID project constructed, Alaskan Way will be widened to eight lanes at the south end of the project. Additionally, some parking loss along Alaskan Way in the waterfront area will occur due to the project and this is considered in the analysis.

The conclusions reached herein are presented subject to the specific assumptions and limiting conditions listed following this section. The comments made on the currently strong downtown market trends are not meant to infer that the project would create further strong demand and intense development activity but rather that the new waterfront amenities and improved waterfront access would enhance positive trends already in evidence in the various downtown Seattle real estate markets. For example, as discussed in the "Seattle Market Data" section in the Addenda, there is a strong supply of new hotel, office, multi-family residential and retail space coming on-line in the subject area over the next several years. Although it is recognized that this new supply will be competing with existing space, the currently strong demand will be enhanced by the subject LID project and is expected to shorten the absorption period and aid in lowering vacancy rates, increasing rental rates and lowering capitalization rates for properties within the recommended LID boundary.

A map showing the recommended LID boundary, together with the spreadsheets of recommended preliminary assessments, follow the transmittal letter in this report. The findings resulting from this study, which is subject to the accompanying assumptions and limiting conditions, as of March 1, 2018, are as follows:

Residential & Associated Retail - Total Estimated Market Value Without LID	$ 4,295,511,100 (Rd)
All Other Properties - Total Estimated Market Value Without LID	$44,538,817,500 (Rd)
Total Estimated Market Value Without LID	$48,834,328,600 (Rd)
Residential & Associated Retail - Total Estimated Market Value With LID	$ 4,353,091,200 (Rd)
All Other Properties - Total Estimated Market Value With LID	$44,895,951,500 (Rd)
Total Estimated Market Value With LID	$49,249,042,700 (Rd)
Residential & Associated Retail - Special Benefit	$ 57,580,100 (Rd)
All Other Properties - Special Benefit	$ 357,134,000 (Rd)
Total Estimated Special Benefit	$ 414,714,100 (Rd)

As of the date of this document, the City of Seattle has not set the formation special benefit cost/benefit ratio. The formation special benefit cost/benefit ratio is anticipated to be determined in late May 2018. Multiplying the individual special benefit estimates for the affected parcels by this constant cost/benefit ratio results in recommended proportionate assessments to each parcel.

General Assumptions and Limiting Conditions

This report is subject to the following limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.

2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.

3. Unless otherwise noted, the appraisal will value the property as though free of contamination. Valbridge Property Advisors | Puget Sound will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.

4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.

5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.

6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.

7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | Puget Sound is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.

8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.

9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions.

10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.

11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.

13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.

14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | Puget Sound and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.

15. Distribution of this report is at the sole discretion of the client, but third-parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.

16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors |Puget Sound.

17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.

18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

19. The flood maps are not site specific. We are not qualified to confirm the location of the subject property in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject's flood zone classification from a licensed surveyor.

20. If the appraisal is for mortgage loan purposes 1) we assume satisfactory completion of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income and Expense Projection" are anticipated.

21. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.

22. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.

23. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.

24. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.

25. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire a greater level of measuring detail, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer). We reserve the right to use an alternative source of building size and amend the analysis, narrative and concluded values (at additional cost) should this alternative measurement source reflect or reveal substantial differences with the measurements used within the report.

26. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.

27. If only preliminary plans and specifications were available for use in the preparation of this appraisal, then this appraisal is subject to a review of the final plans and specifications when available (at additional cost) and we reserve the right to amend this appraisal if substantial differences are discovered.

28. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.

29. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.

30. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.

31. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.

32. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.

33. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.

34. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.

35. You and Valbridge Property Advisors | Puget Sound both agree that any dispute over matters in excess of $5,000 will be submitted for resolution by arbitration. This includes fee

disputes and any claim of malpractice. The arbitrator shall be mutually selected. If Valbridge Property Advisors | Puget Sound and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against Valbridge Property Advisors | Puget Sound or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount actually received by Valbridge Property Advisors | Puget Sound for this assignment, and under no circumstances shall any claim for consequential damages be made.

36. Valbridge Property Advisors | Puget Sound shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of Valbridge Property Advisors | Puget Sound. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors | Puget Sound and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold Valbridge Property Advisors | Puget Sound harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors | Puget Sound in such action, regardless of its outcome.

37. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by Valbridge Property Advisors | Puget Sound. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.

38. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.

39. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.

40. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.

Certification – Robert J. Macaulay, MAI

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this summary report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed consultation services for the City of Seattle regarding the Waterfront Seattle Project and the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I have made a personal (exterior) inspection of most of the property that is the subject of this report.
10. Mr. Greg Goodman, Mr. Paul Bird, Ms. Mary Hamel and Ms. Ashley Zacharia provided assistance in researching, valuation analysis and report writing.
11. It should be noted that Mr. Matthew Sloan, MAI, one of Valbridge Property Advisors | Puget Sound's partners, resides in the Olive 8 condominium development and he has not participated in any valuation process for this formation study. Additionally, Mr. Robert Macaulay, MAI, is acquainted with several owners of condominiums located within the recommended LID boundary.
12. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
14. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

Based on the above discussion, the preliminary findings resulting from this mass appraisal assignment, which is subject to the accompanying assumptions and limiting conditions, and as of March 1, 2018, are as follows:

Residential & Associated Retail - Total Estimated Market Value Without LID	$ 4,295,511,100 (Rd)
All Other Properties - Total Estimated Market Value Without LID	$44,538,817,500 (Rd)
Total Estimated Market Value Without LID	$48,834,328,600 (Rd)
Residential & Associated Retail - Total Estimated Market Value With LID	$ 4,353,091,200 (Rd)
All Other Properties - Total Estimated Market Value With LID	$44,895,951,500 (Rd)
Total Estimated Market Value With LID	$49,249,042,700 (Rd)
Residential & Associated Retail - Special Benefit	$ 57,580,100 (Rd)
All Other Properties - Special Benefit	$ 357,134,000 (Rd)
Total Estimated Special Benefit	$ 414,714,100 (Rd)

Date of Value: March 1, 2018

Robert J. Macaulay, MAI
State Cert. #1100517

Addenda

Additional Reporting Requirements
Seattle Market Data
Description of "Before and After" LID Conditions (Provided by the City of Seattle)

ADDITIONAL REPORTING REQUIREMENTS

Client

The client for this assignment is the City of Seattle, Seattle Department of Finance and Administrative Services.

Intended Use/Users

The intended use of this memorandum is to assist the City in recommending a boundary for the district and preliminary assessments to affected properties for the purpose of forming a Local Improvement District (LID) based on the estimated special benefit (increase in market value) resulting from the Waterfront Seattle LID Project. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this memorandum is specific to the needs of the client and per the limited scope of this analysis, and for only the intended use stated above. This memorandum is authorized for use by the client and its agents, representatives and legal counsel.

Effective Date of Study

The effective date of this study is March 1, 2018.

Purpose of the Analysis

The purpose of this analysis is to provide estimates of special benefit (market value increase) accruing to the varying ownerships within the Waterfront Seattle LID study area.

Legal Description

No defined legal description of the Waterfront Seattle LID study area was provided, and it is assumed that one will be prepared by City staff. Each individual parcel is identified by its King County Assessor's Tax Parcel Number (TPN). Due to the large amount of data, two spreadsheets based on King County Assessor's information were compiled showing various characteristics of individual parcels such as property owner, address, land area, building area, zoning, etc.

Property Rights Analyzed

The property rights analyzed in this memorandum constitute the fee simple interest.

Scope of the Study

In preparing this study, property data and physical characteristics were researched and exterior inspections performed of all the properties within the study area. Comparable improvement projects and their documented impact on surrounding/proximate property values were also researched, in order to refine ranges in probable special benefit to affected properties in the vicinity of the waterfront project into individual estimates of market value of each parcel, without and with completion of the LID project as described.

A summary of work and research completed for this assignment follows:

- Researched land and improved sales, rents, operating expenses, vacancy rates, and capitalization rates.
- Analyzed historical and current market information from the subject market area and competitive neighborhoods in nearby areas.
- Researched CoStar, CBA, NWMLS, Metroscan and King County Assessor databases.
- Researched Valbridge Property Advisors Puget Sound | Allen Brackett Shedd's existing databases.
- Reviewed all documents as cited throughout this report.
- Researched comparable waterfront/parks/streetscape projects throughout the United States.

Given the large number of properties within the project area, the appraiser did not conduct thorough (interior and exterior) inspections of each individual property, nor were property owners solicited for the most current, property-specific information. This level of investigation would be typical in appraising individual properties but is beyond the scope of a mass appraisal assignment for the possible formation of an LID. In addition, due to the large number of properties involved and limited scope of the assignment, individual appraisal reports for each property were not prepared; rather, a master spreadsheet with relevant property information was developed. Such an approach conforms to USPAP and is typical for large LID projects (see "Local and Road Improvement Districts Manual for Washington State," Sixth Edition).

Definitions

Fair Market Value - Fair Market Value is the amount in cash which a well-informed buyer, willing but not obliged to buy the property, would pay, and which a well-informed seller, willing but not obligated to sell it, would accept, taking into consideration all uses to which the property is adapted or may be reasonably adaptable.[1]

Fee Simple - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.[2]

Highest and Best Use - The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet legal permissibility, physical possibility, financial feasibility, and maximum profitability[3]

Special benefit - The difference in the fair market value of the property without the improvement and the fair market value of the property with the improvement (commonly called "before and after," more properly called "without and with").4

[1] Washington Pattern Instruction 150.08
[2] From *The Appraisal of Real Estate*, Fourteenth Edition, 2013, Appraisal Institute, page 354.
[3] Op. cit., p. 171.
[4] Local Road Improvement Districts Manual for Washington State. Sixth Edition. 2009.

Area Description

Demographic, economic and growth data on western Washington, King County and the City of Seattle's neighborhoods were reviewed to inform the analysis; this data can be furnished on request.

Hypothetical Conditions

This term is defined as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

The without LID (before) and with LID (after) conditions are assumed to be as described in this memorandum.

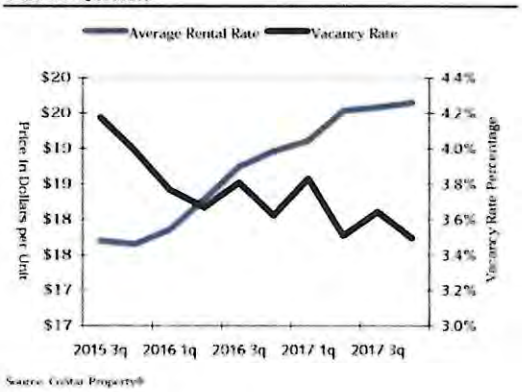
Extraordinary Assumptions

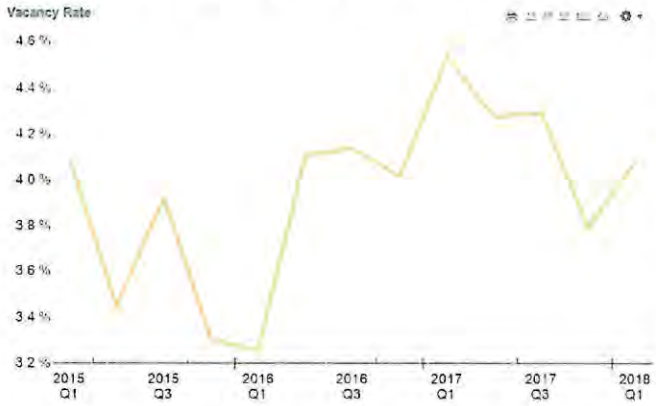
This term is defined as an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. It presumes as fact otherwise uncertain information about the legal, physical or economic characteristics of the subject property.

SEATTLE MARKET DATA

Retail Market

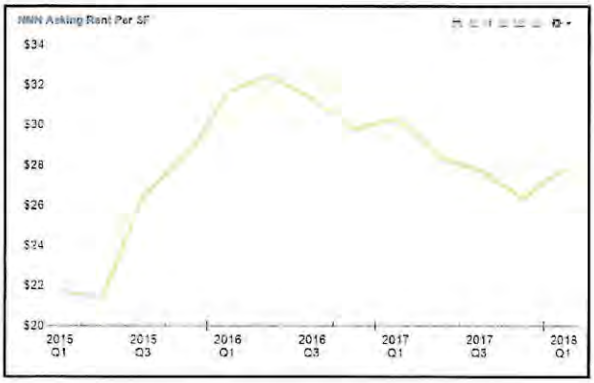
According to a 4th quarter 2017 retail study of the three-county region (King, Snohomish and Pierce counties) by CoStar, the overall retail vacancy rate was 3.5%, down from 3.8% at the end of last year. Quoted average retail rental rates for the region were $19.65 per square foot, which has been increasing slowly over the past two years. During the fourth quarter of 2017, two retail buildings totaling 16,106 square feet were completed with another 868,909 SF under construction. During all of 2017, almost a million (983,840 SF) of retail space was constructed. In the fourth quarter of 2017, 19 sales of retail space were reported at an average sale price of $250.35/SF and average capitalization rates were reported at 6.50%.





The LID area is within the "Downtown Seattle" submarket as defined by CoStar, more specifically described as the Seattle CBD, Belltown/Denny, and Pioneer Square/Waterfront market areas. Per CoStar, there are currently 230 retail buildings in the submarket totaling 5,003,691 SF with an overall reported vacancy of 4.1% and quoted rental rates averaging $26.81 per square foot.

The Seattle CBD maintains the highest rental rates, currently reported at an average of $35.81 per square foot, compared to averages of $23.15/SF averages in Pioneer Square/Waterfront area and $25.33/SF in the Belltown/Denny neighborhoods. Belltown/Denny includes 129 retail buildings with an average of 4.8% vacancy. The Pioneer Square/Waterfront neighborhoods include 46 retail buildings with a current vacancy rate of 3.1% and the Seattle CBD offers 51 buildings with a current vacancy of 3.0%. There are no general retail buildings reported as being under construction in



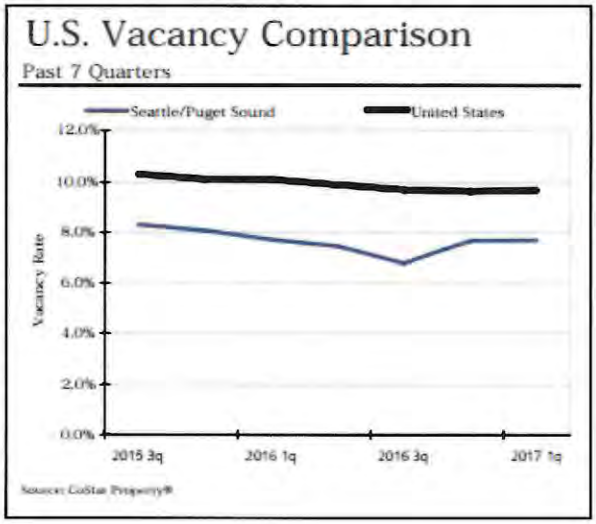
these neighborhoods per CoStar; however, with retail space components included in the overall design, including the Rainier Tower project, are in various stages of development/construction.

Downtown Seattle Retail Space

Neighborhood	Exisitng Inventory	Vacancy	SqFt. Under Construction	Average Rental Rates per Sq.Ft.
Belltown/Denny Triangle	129 Buildings 1,550,044 sq.ft.	4.8%	0	$25.33
Pioneer Square/Waterfront	46 Buildings 566,486 sq.ft.	3.1%	0	$23.15
Seattle CBD	51 Buildings 2,702,415 sq.ft.	3.0%	0	$35.81

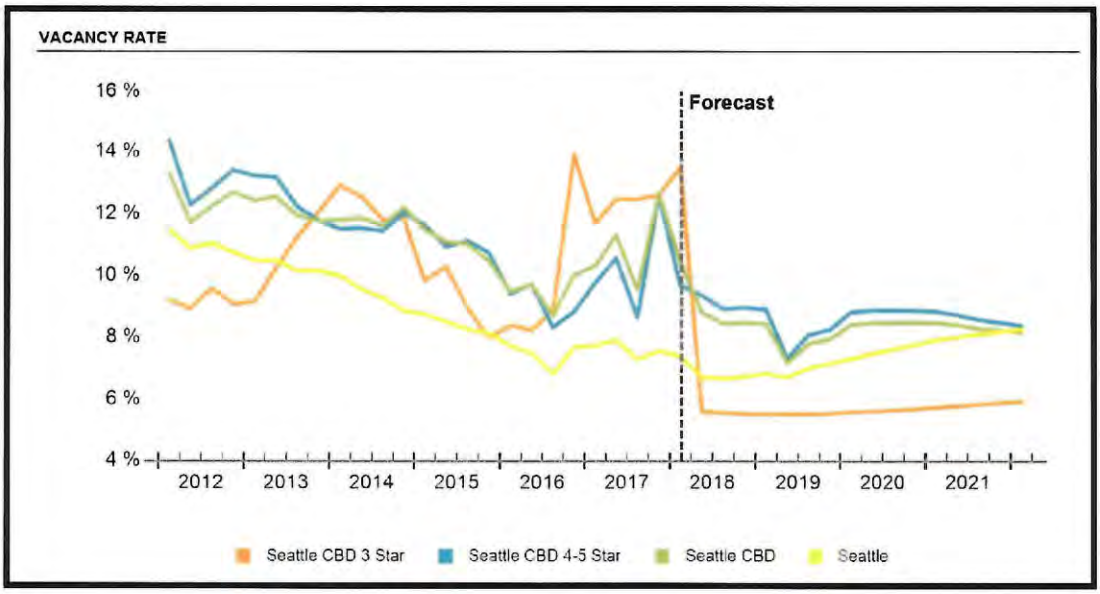
Office Market

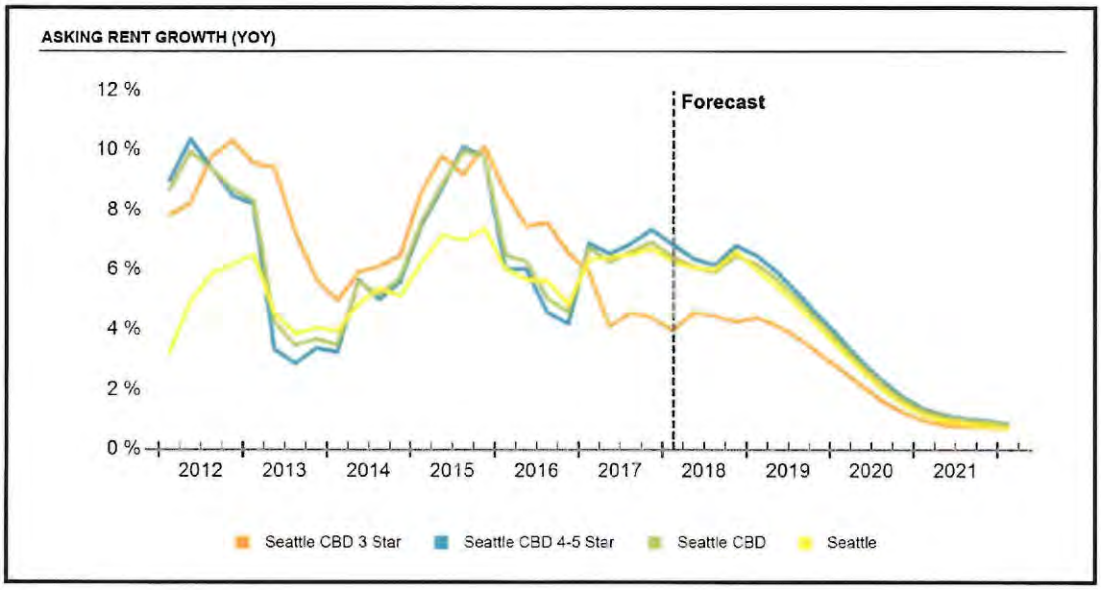
The 1st quarter 2017 vacancy rate of 7.7% in the Puget Sound area (King, Snohomish and Pierce counties) has been on a gradually declining trend since 2011. Average rental rates for the region were $30.96/SF over all office classes; Class A space was $40.76/SF, Class B was $26.70/SF and Class C was $21.53/SF. Three buildings totaling 78,358 SF were completed in the first quarter of 2017 with another 8,021,277 SF under construction. There were 55 reported sales of office buildings in the fourth quarter of 2017 with an average sale price of $403.70/SF, up from the average of $356.25/SF the previous quarter. Capitalization rates for office space averaged 6.38% over 2016.



In the fourth quarter of 2017, the Downtown Seattle submarket had 10 buildings with various office components under construction containing a total of 2,779,567 SF of dedicated office space; a reported 77.6% of this space has been preleased. There are currently 315 office buildings in the submarket that total 46,619,579 SF with an average vacancy of 10.1% and quoted rental rates averaging $42.52 per square foot; Class A was $46.67/SF, Class B was $37.59/SF and Class C was $22.02/SF. As of year-end 2017, 8 of the top 11 construction projects in the region are located within the Downtown Seattle submarket, 7 of which are Class A buildings and 1 is Class B. Recent construction included the newly finished Amazon II building, which opened in the third quarter of 2017 and was 100% preleased. It features 37 floors and 1,100,000± SF of Class A office space. The

Block 20 building is similar in size, 100% preleased, and expected to be complete by the end of the first quarter of 2018.





The Seattle CBD maintains the highest office rental rates, currently reported at an average of $35.43 per square foot across all three classes, compared to $34.99/SF in the Pioneer Square/Waterfront and $34.77/SF in the Belltown/Denny neighborhoods. Belltown/Denny features 29 Class A office buildings with an average of 6.6% vacancy. The Pioneer Square/Waterfront neighborhoods include 10 Class A buildings with a current average vacancy rate of 4.2% and the Seattle CBD offers 34 Class A buildings with a current vacancy of 14.5% (several Class A buildings recently came online, lease-up is expected within the next three months). There is currently 2,988,407 SF of office space under construction in the subject neighborhoods; all is designated Class A space. The following tables show statistics by class (A, B, C) for the three subject downtown neighborhoods (as defined by the commercial market data research service CoStar).

Class A Office Space

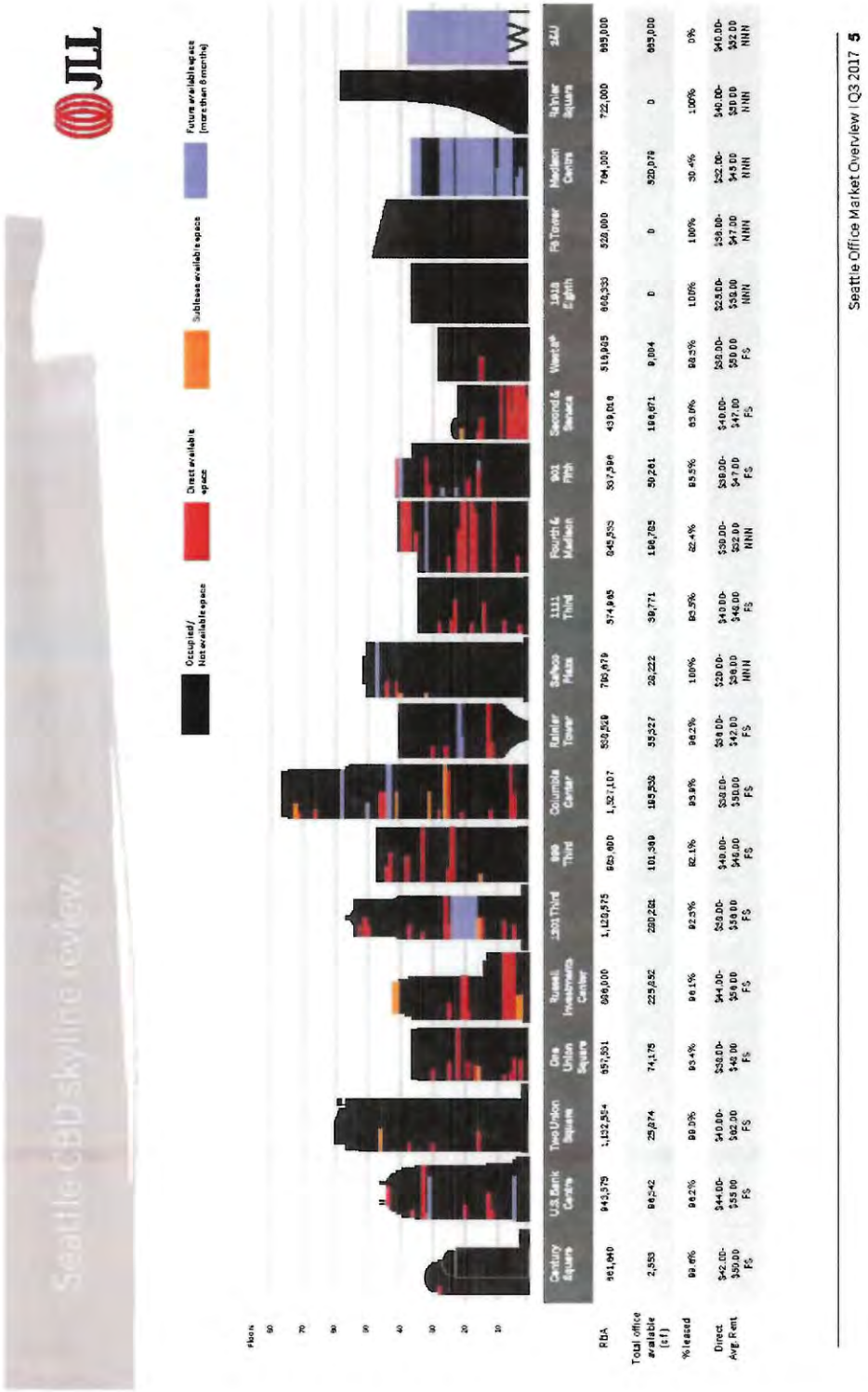
Neighborhood	Exisitng Inventory	Vacancy	SqFt. Under Construction	Average Rental Rates per Sq.Ft.
Belltown/Denny Triangle	29 Buildings 9,445,208 sq.ft.	6.6%	1,100,000 sq.ft.	$46.90
Pioneer Square/Waterfront	10 Buildings 4,461,048 sq.ft.	4.2%	208,840 sq.ft.	$45.09
Seattle CBD	34 Buildings 17,550,131 sq.ft.	14.5%	1,679,567 sq.ft.	$46.67

Class B Office Space

Neighborhood	Exisitng Inventory	Vacancy	SqFt. Under Construction	Average Rental Rates per Sq.Ft.
Belltown/Denny Triangle	55 Buildings 4,193,540 sq.ft.	7.5%	0	$30.85
Pioneer Square/Waterfront	46 Buildings 2,971,657 sq.ft.	13.3%	0	$35.71
Seattle CBD	53 Buildings 6,277,792 sq.ft.	13.6%	0	$37.59

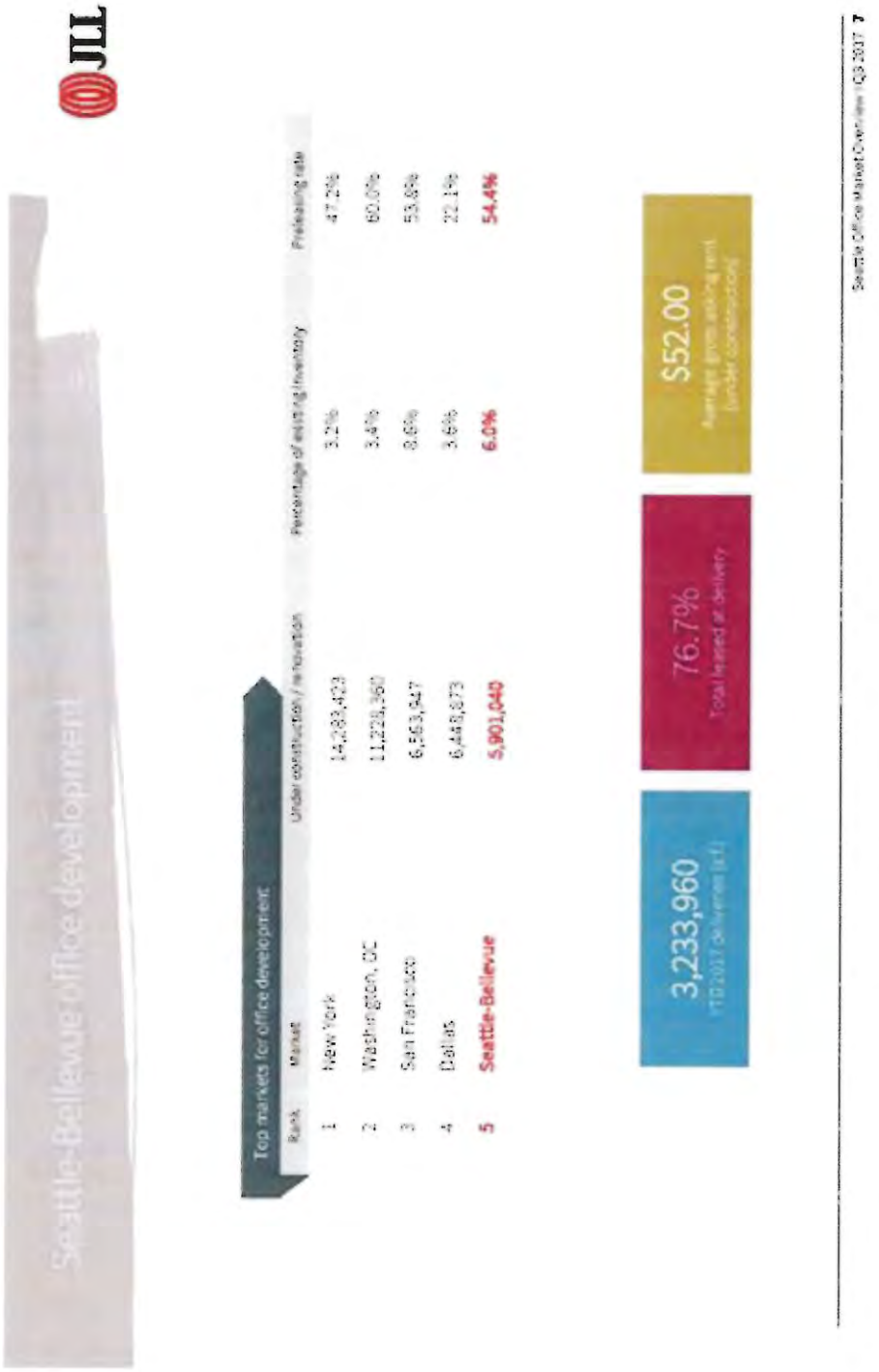
Class C Office Space

Neighborhood	Exisitng Inventory	Vacancy	SqFt. Under Construction	Average Rental Rates per Sq.Ft.
Belltown/Denny Triangle	57 Buildings 767,190 sq.ft.	4.6%	0	$26.56
Pioneer Square/Waterfront	33 Buildings 930,073 sq.ft.	3.4%	0	$27.05
Seattle CBD	10 Buildings 318,968 sq.ft.	2.4%	0	$22.02


JLL
Seattle CBD skyline review
Occupied/ Not available space
Direct available space
Sublease available space
Future available space (more than 6 months)
Floors
RBA
Total office available (sf)
% leased
Direct Avg. Rent
Century Square
U.S. Bank Centre
Two Union Square
One Union Square
Russell Investments Center
1201 Third
800 Third
Columbia Center
Rainier Tower
Safeco Plaza
1111 Third
Fourth & Madison
901 Fifth
Second & Seneca
Wells Fargo
1918 Eighth
Pacific Tower
Madison Centre
Rainier Square
Seattle Office Market Overview | Q3 2017 5

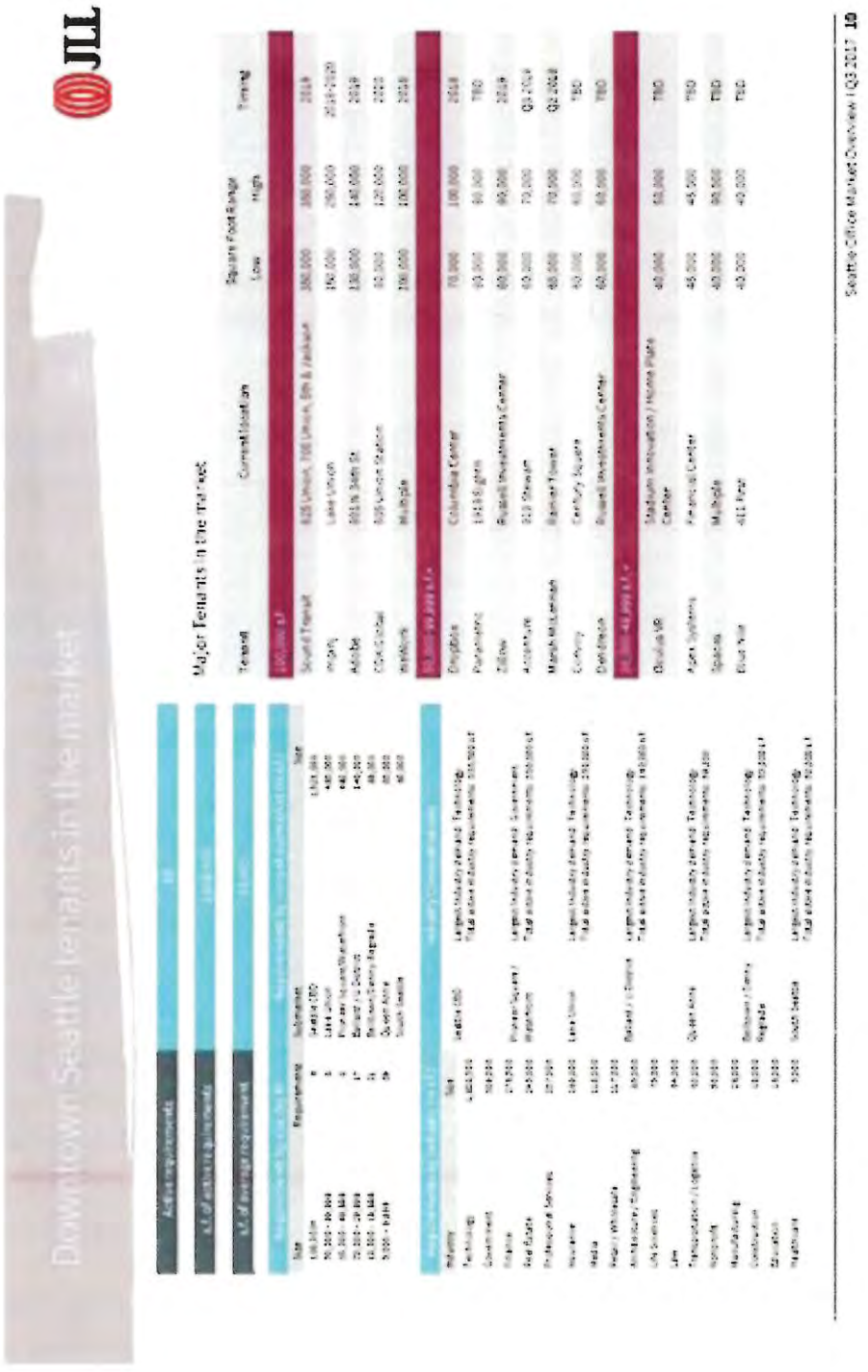
JLL
Downtown Seattle office market overview
54.7
37.2
2.4
11
Market indicators

Seattle Office Market Overview | Q3 2017 4


JLL
Seattle-Bellevue office development
Top markets for office development
Rank
Market
Under construction / renovation
Percentage of existing inventory
Preleasing rate
1 New York 14,283,423 3.2% 47.2%
2 Washington, DC 11,224,360 3.4% 60.0%
3 San Francisco 6,563,847 8.6% 53.6%
4 Dallas 6,448,873 3.6% 22.1%
5 Seattle-Bellevue 5,901,040 6.0% 54.4%
3,233,960
76.7%
Total leased at delivery
$52.00
Seattle Office Market Overview 1Q 2017 7

JLL
Downtown Seattle major sales activity
Completed sale transactions YTD 2017
Completed sale transactions 2016
Seattle Office Market Overview | Q3 2017

JLL
Downtown Seattle major leasing activity
Completed lease transactions YTD 2017
Completed lease transactions 2016
Seattle Office Market Overview | Q3 2017



17-0291 Summary of Waterfront Seattle Project Formation SB/Proportional Assessment Study for LID - *Copyright © 2018*

JLL
Seattle CBD large blocks of space (50,000+ s.f.)

Downtown Seattle development pipeline - by the numbers

JLL

Under construction - 2017 deliveries

Building	Size	Leased	Comments
F5 Tower	516,000	516,000 / 100%	F5 Networks leased all office space
450 Alaskan	168,000	151,400 / 90%	55% Saltchuk leased floors 5-9 Spaces leased approx. 60,000 sf

Under construction - 2018 deliveries

Building	Size	Leased	Comments
Hawk Tower	209,000	209,000 / 100%	64% Avalara leased floors 12-15 WeWork leased approx. 57,000 sf
Arbor Blocks - East	196,000	196,000 / 100%	100% Facebook
Arbor Blocks - West	193,000	193,000 / 100%	100% Facebook
9th & Thomas	168,000	0 / 0%	Site work underway

Under construction - 2019 deliveries

Building	Size	Leased	Comments
Rainier Square	722,000	722,000 / 100%	100% Tech Tenant
2+U	665,000	0 / 0%	Site work underway
333 Dexter	630,000	0 / 0%	Site work underway
Lakefront Blocks	607,000	607,000 / 100%	100% Google
15th & Market	202,000	165,000 / 82%	82% WeWork leased two floors

Under construction - 2020 deliveries

Building	Size	Leased	Comments
Third & Lenora	176,000	176,000 / 100%	100% WeWork / WeLive

Completions - 2017 year-to-date

Building	Size	Leased	Comments
Madison Centre	754,000	223,000 / 30%	22% Davis Wright Tremaine Ey Society leased 30,000 sf Textio leased 20,000 sf
Data 1	110,000	110,000 / 100%	100% Tableau
Troy Block - North Tower	423,000	423,000 / 100%	100% Tech Tenant
300 Pine	485,000	485,000 / 100%	100% Tech Tenant
Tilt49	289,000	289,000 / 100%	100% Tech Tenant
Alexandria Center	288,850	288,850 / 100%	100% Juno Therapeutics
Third & Harrison	174,000	174,000 / 100%	100% Holland America

Construction totals

Year	Size	Leased
2017 Completions	2,571,850	2,027,850 / 79%
Under construction - 2017	864,000	867,400 / 98%
Under construction - 2018	766,000	598,000 / 78%
Under construction - 2019	2,826,000	1,464,000 / 53%
Under construction -2020	176,000	176,000 / 100%
Grand Total	**7,023,850**	**4,963,250 / 71%**

Seattle Office Market Overview | Q3 2017 **15**

The following table highlights the significant number of recently completed and soon-to-be completed projects situated within the recommended LID boundary.

New & Proposed Downtown Seattle Developments			
LID Map No(s).	**Location**	**Project Name**	**Status**
A-033 / A-034	50 University St	**Cyrene**	Recently completed
A-046	911 Western Ave	**Maritime Building**	Recently completed
B-144	2134 Western Ave	**The Natasha**	Under construction
B-154	2218 1st Ave	**2218 1st Ave**	Permits requested
B-164	2234 2nd Ave	**2nd & Bell**	Permits requested
B-187	1901 Western Ave	**MarketFront**	Recently completed
B-208 / B-209	2001 2nd Ave	**Tower 12**	Recently completed
B-241	1931 2nd Ave	**Hotel Clare/ Multifamily Development**	Permits requested
B-247, B-249, B-250	1201 2nd Ave	**2 & U**	Under construction
B-263	1015 2nd Ave	**Former Federal Reserve Bank**	Permits requested
B-271 / C-133	816 2nd Ave	**Marion Project**	Permits requested
B-336	80 S. Main St	**80 Main**	Recently completed
B-381A / B-381B	450 Alaskan Way	**450 Alaskan**	Recently completed
C-028	2401 3rd Ave	**Urban Green Villa**	Under construction
C-046, C-047, C-048	2302 4th Ave	**4th & Bell Tower**	Under construction
C-080	2116 4th Ave	**Arrive´**	Under construction
C-082	2031 3rd Ave	**3rd & Lenora**	Permitted
C-085 / C-086	2013 3rd Ave	**Sylvia Odom's Place**	Recently completed
C-088, C-090, C-091	2000 3rd Ave	**3rd and Virginia**	Permitted
C-103	1915 3rd Ave	**Cambria Hotel**	Permitted
C-117	1301 5th Ave	**Rainier Square Redevelopment**	Under construction
C-141 / C-144	701 - 714 4th Ave	**4th & Columbia**	Permitted
C-149	601 4th Ave	**3rd & Cherry**	Permits requested

LID Map No(s).	Location	Project Name	Status
D-021	2300 6th Ave	BB6 / 2300 6th Avenue	Permitted
D-022 / D-023	2301 7th Ave	2301 7th Ave	Permitted
D-027	2300 8th Ave	8 Tower	Permitted
D-037	2229 6th Ave	2229 6th Ave	Permitted
D-041 / D-042	2205 7th Ave	Amazon Block 18	Permitted
D-043 to D-048	2230 7th Ave	Amazon Block 21	Under construction
D-051	2202 8th Ave	McKenzie Apartments	Under construction
D-057 / D-058	2115 5th Ave	2121 & 2115 5th Ave	Permitted
D-068, D-070, D-072	915 Howell St.	WSCC Addition - part B	Permitted
D-190 to D-193	1711 Boren Ave	WSCC Addition - part C	Permitted
E-125 to E-127	906 Pine St	WSCC Addition - part A	Permitted
D-067, D-069, D-071, D-073, D-074, D-075	2130 6th Ave	Amazon Day 1 Tower	Recently completed
D-076 to D-079	2130 7th Ave	Amazon Tower 3 "Rufus"	Under construction
D-083 to D-086	2025 5th Ave	5th & Lenora	Permitted
D-095 to D-098	2000 6th Ave	Amazon Doppler bldg.	Recently completed
D-101 to D-103	1927 5th Ave	5th & Virginia	Permitted
D-105	1903 5th Ave	Altitude Hotel & Residences	Permitted
D-134 / D-135	2101 9th Ave	Stratus Apartments	Recently completed
D-138	2030 8th Ave	Cirrus	Recently completed
D-146 / D-147	808 Howell St	Hyatt Regency	Under construction
D-181 to D-183	1001 Virginia St	Building Cure / 1920 Terry Ave	Under construction
D-185, D-186, D-188	1007 Stewart St	Midtown 21 (Amazon)	Recently completed
D-165, D-167, D-187	1815 Terry Ave	Residence Inn by Marriott	Under construction
D-189	1800 Terry Ave	1800 Terry	Permitted
D-195	2014 Fairview Ave	Denny Center	Permitted
D-197 to D-200	1901 Minor Ave	1901 Minor Ave	Permitted
D-204	1121 Stewart St	1121 Stewart Street	Permitted
D-205	1823 Minor Ave	Kinects Tower	Recently completed
D-209	1812 Boren Ave	Tilt 49 / AMLI Arc	Recently completed
D-212 to D-218	1200 Stewart St	1200 Stewart	Under construction

LID Map No(s).	Location	Project Name	Status
D-222 / D-223	1200 Howell St	**Nexus**	Under construction
D-246	505 Madison St	**Madison Centre**	Recently completed
D-250 to D-252	811 5th Ave	**F5 Tower / The Mark**	Under construction
D-306	520 Occidental Ave S	**Stadium Place West**	Recently completed
D-456	255 S King St	**Stadium Place East**	Under construction
D-457	590 1st Ave S	**Gridiron Condominium**	Recently completed
E-028 / E-029	1601 2nd Ave	**The Emerald / Broadacres**	Permitted
E-037	1501 2nd Ave	**State Hotel**	Under construction
E-044	206 Pine St	**Helios / 2nd & Pine / The Charter Hotel**	Under construction
E-047 / E-048	1516 & 1526 2nd Ave	**1516 2nd Ave**	Permitted
E-054	1430 2nd Ave	**West Edge / 2nd & Pike Tower**	Recently completed
E-059	300 Pine Street	**Macy's Renovation / 300 Pine**	Under construction
E-116 / E-117	802 Pine St	**8th & Pine**	Permitted

Industrial Market

The Seattle CBD does not contain any significant industrial space. Most of the submarket's industrial space is within the Pioneer Square/Waterfront neighborhoods, where 9 buildings with 438,654 SF of space are fully leased, with an average vacancy of 0%. Rental rates average $6.25/SF for warehouse space and $19.60/SF for flex, as shown in the tables below. Many of the existing, older industrial uses in this area are being converted to higher intensity development such as office space and condominium units.

Industrial Space - Warehouse

Neighborhood	Exisitng Inventory	Vacancy	SqFt. Under Construction	Average Rental Rates per Sq.Ft.
Belltown/Denny Triangle	10 Buildings 134,788 sq.ft.	0.3%	0	$7.26
Pioneer Square/Waterfront	9 Buildings 438,654 sq.ft.	0.0%	0	$6.25
Seattle CBD	1 Building 16,600	0.0%	0	N/A

Industrial Space Flex

Neighborhood	Exisitng Inventory	Vacancy	SqFt. Under Construction	Average Rental Rates per Sq.Ft.
Belltown/Denny Triangle	3 Buildings 75,556 sq.ft	8.8%	0	$15.00
Pioneer Square/Waterfront	2 Buildings 103,745 sq.ft.	0.2%	0	$19.60
Seattle CBD	2 Buildings 223,550 sq.ft.	0.0%	0	N/A

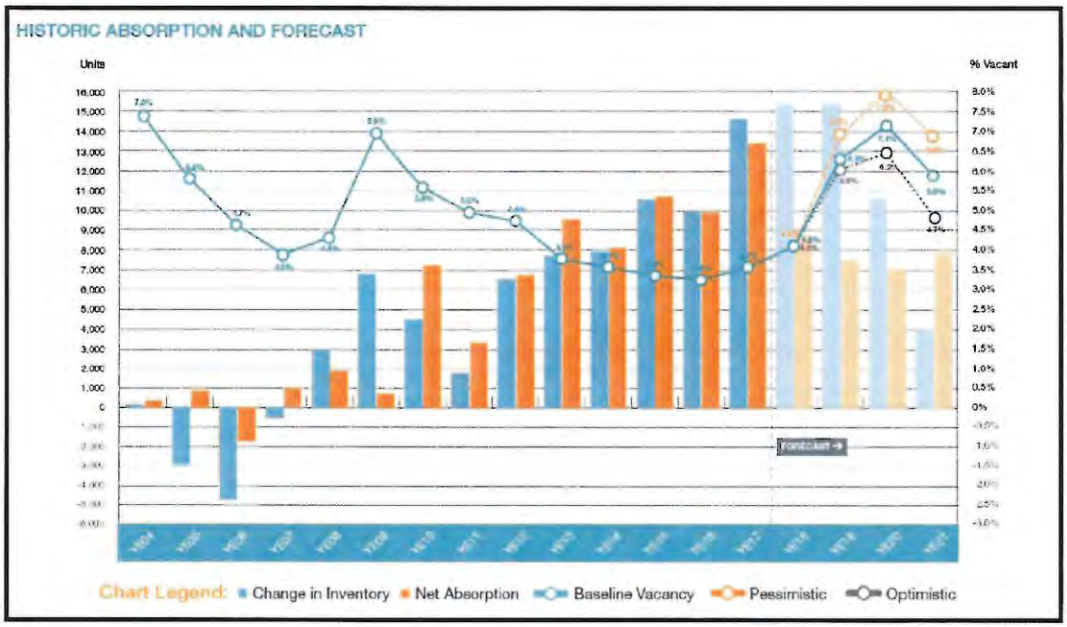
Apartment Market

The regional apartment market (King, Pierce, Snohomish, Thurston and Kitsap counties) was the first category to recover from the recession. Per the market research firm of Kidder Mathews, intense development started in 2012 with more than 31,900 units delivered between 2012 and 2016. Of the 68,162 units planned for delivery over the next five years, 28,321 are located in the Seattle market. Seattle multi-family vacancy is currently 3.9% and newly constructed space is only expected to increase vacancy temporarily as there is consistent demand. Partially offsetting new construction is the loss of units demolished or converted to other uses such as condominiums.

The table below lists sales of apartment complexes within the recommended LID boundary that have occurred since 2015, along with their LID map numbers.

Comparable Apartment Sales Tabulation - Within LID

Sale No.	LID Map No.	Location	Sale Date	Year Built	Sale Price	NRA (SF)	Price/SF NRA	Units	Price Per Unit	OAR	Land Area (SF)	Avg. Unit Size (SF)	Comments
1	E-027	The Atwood, 104 Pine Street, Seattle	12/15/2017	1909	$14,900,000	28,854	$516.39	55	$270,909	3.70%	7,104	525	Contains 7,104 SF of retail, 20 studios (300 SF) and 35 one-bedrooms (450 SF).
2	B-208 & B-209	Tower 12, 2015 2nd Avenue, Seattle	10/27/2017	2017	$225,300,000	318,185	$708.08	314	$717,516	4.37%	19,090	1,013	OAR based on pro forma NOI. Over 85% leased at time of sale. 7,733 SF of retail, 253 one-bedrooms (773 SF), 61 two-bedrooms (1,283 SF), 244 parking stalls.
3	B-335	Boston Hotel Building, 76 S Main Street, Seattle	6/16/2017	1907, rem. 2009	$3,448,400	5,660	$609.26	4	$862,100	---	2,150	1,415	Listed for $3,500,000 and 120 days on market, purchased by law firm, which will occupy the office space. Contains 1,530 SF office, 4 residential units and 2,160 SF of basement storage.
4	B-201	Glen Eden Apartments, 921 1st Avenue, Seattle	4/28/2017	1929	$11,500,000	26,690	$430.87	36	$319,444	3.56%	14,702	741	Listed for $12,600,000 and 67 days on market. The pro forma OAR was 4.89%. 19 basement parking stalls (4,882 SF).
5	B-336	80 Main Apartments 80 S Main Street sstl	11/22/2016	2016	$20,077,500	37,157	$540.34	45	$446,167	4.10%	6,000	826	OAR is based on pro form NOI, minimum 4 DUs are affordable housing, 43 one-bedrooms (817 SF) and 2 two-bedrooms (1,013 SF).
6	B-180	Castle Apartments, 2132 2nd Avenue Seattle	10/3/2016	1918	$7,996,750	23,240	$344.09	52	$153,784	---	6,480	447	Historic landmark. One studio (496 SF) and 51 one-bedrooms (641 SF).
7	D-260	Jefferson Park Apartments, 411 Jefferson Street, Seattle	8/31/2016	1902	$1,848,500	5,505	$335.79	12	$154,042	---	2,400	459	Listed for $1,975,000 and 337 days on market. All units are studios. Can also be viewed as a land sale ($770.21/SF)
8	B-083	Walton Lofts, 75 Vine Street, Seattle	8/8/2016	2015	$76,000,000	105,600	$719.70	136	$558,824	---	14,375	776	70 basement parking stalls, 121 studios and 15 one-bedrooms.
9	C-057	Cornelius Apartments, 306 Blanchard Street, Seattle	3/16/2016	1925	$29,581,500	62,380	$474.21	137	$215,923	---	12,960	455	121 studios (426 SF), 15 one-bedrooms (633 SF) and 1 two-bedroom (813 SF).
10	B-086 & B-087	Griffis Belltown, 2400 Elliott Avenue, Seattle	1/21/2016	1990, 1992	$90,750,000	168,828	$537.53	232	$391,164	4.30%	57,322	728	On the market for 100 days. 1,098 SF of retail, 304 parking stalls.
11	C-051	Emmons on 3rd, 2217 3rd Avenue, Seattle	9/30/2015	2014	$16,080,000	34,116	$471.33	49	$328,163	4.50%	6,360	696	120 days on market, OAR based on actual NOI. 2,878 SF of retail, 40 studios (641 SF) and 9 one-bedroom townhomes (695 SF).
12	C-012	Dimension by Alta, 225 Cedar Street, Seattle	9/21/2015	2014	$144,000,000	187,647	$767.40	298	$483,221	---	12,719	630	2,560 SF of retail space, 195 parking stalls
13	B-211	Marq 211 Apartments 211 Lenora Street, Seattle	6/15/2015	1999	$40,377,600	68,464	$589.76	107	$377,361	---	19,440	640	Reportedly vacant at time of sale, previously master-leased to the Art Institute of Seattle. Contains 7,389 SF of retail and 90 basement parking stalls, with 40 studios (507 SF), 52 one-bedrooms (667 SF) and 15 two-bedrooms (900 SF).
14	B-231	Viktoria Apartments, 1915 2nd Avenue, Seattle	5/14/2015	2012	$130,000,000	165,000	$787.88	249	$522,088	3.90%	12,720	663	Sold by the original developer to an equity fund via tax-deferred exchange. 95% leased at time of sale. 3,000 SF of retail space, 37 studios (501 SF), 176 one-bedrooms (651 SF), 36 two-bedrooms (801 SF).



*Kidder Mathews Seattle Multi-Family Report

Condominium Market

To gain insights into the study area's overall 2017 residential condominium market, both for new construction and overall residential sites, a review of Northwest Multiple Listing Service (NWMLS) information for median housing prices, marketing times and numbers of units sold has been conducted. The subject LID vicinity is within MLS designated area number 710. It should be noted that these statistics are only for properties listed through the NWMLS service; while most resales are conducted through this system, newer condominium units and buildings under construction that conduct pre-sales will often contract their sales with a specific real estate firm and the units are not necessarily entered into the NWMLS database.

NWMLS Closed Sales
Residential Market Statistics

Year	Total Units Sold	Median Price	Change	Average Days on Market
Area 710 All Condominiums				
2017	303	$380,000	36.69%	15
2016	285	$278,000	18.55%	14
2015	268	$234,500	10.61%	22
2014	215	$212,000	21.14%	33
2013	243	$175,000	6.06%	38
2012	212	$165,000	- -	63
Area 710 New Construction				
2017	52	$870,734	-1.14%	35
2016	1	$880,734	- -	30
2015	0	N/A	N/A	N/A
2014	0	N/A	N/A	N/A
2013	1	$239,500	-1.03%	6
2012	8	$242,000	- -	136

Condominium sale prices were on a downward trend through 2012; starting in 2013, however, prices began to display gradual upward momentum, with significant gains of 15% and 26% over the last two years. In addition to recovering home prices, the average number of days required to sell a condo unit (marketing period) has steadily declined to lows of 14 to 15 days and the volume of overall sales continues to gradually increase. As shown on the above graph, average sale prices for newly constructed condominium units increased dramatically between 2015 and 2016 before leveling off at almost $900,000 in 2017.

Discussions with area brokers indicate that, after years of sluggish sales of older condo units and no new construction, the area is experiencing a strong developer/sellers' market; there are not currently enough units on the market to meet demand and units are often selling for above list price with multiple offers. This rebound has been building, but many brokers indicate that the largest increases in potential buyer interest have been in the last year. The significant number of new residents moving to Seattle for employment in the South Lake Union and Downtown markets, combined with overall high rental rates and long commute times, has created a larger pool of buyers interested in purchasing centrally-located condo units. This is especially true for buildings within the north downtown neighborhoods of West Edge and Denny Triangle. After years with no new condominium construction, a search of *New Home Trends* for the Downtown Seattle market reveals a total of 18 listed "future" projects that include residential condominium components located within the overall LID area.

However, per a recent report from Urban Condo Spaces, a Seattle-based real estate research group, in January 2018, there were just 15 recorded sales of condo units in the Downtown Seattle market; in January 2017, there were 35 sales, representing a 52% decline. This is attributed to the depleted inventory of older condominiums, with the thought that many sellers are choosing not to move out of older and/or smaller units due to the current lack of new/fresh inventory. As of January 2018, Downtown Seattle had just 52 condominium units available for sale; that number includes new

construction. Current projects (including the Gridiron) are close to selling out and the Nexus project is over 92% pre-sold.

Hotel Market

According to Kidder Mathews 4th quarter 2017 "Hotel Market Review", hotel occupancy rates in the Seattle area were essentially unchanged from the previous year, both within and outside the Seattle metro area. This comes after a very strong year in 2016 with rates at 84% for the upscale tier, which is the highest annual rate in 30 years. Per this report, 2017 will likely mark the peak of the current business cycle for hotel rooms in western Washington.

Although room prices rose during the year, the rate of increase has moderated and the strongest growth came in markets outside the downtown core. In the tri-county region of King, Pierce and Snohomish, more than 4,000 rooms are slated to open in 2018 and lower occupancy rates and stagnation in room prices are expected. According to John Gordon, Kidder Mathews' senior vice president, the Seattle area hotel market tends to operate on an 8 to 10-year cycle and that the recent large increase in supply may result in the occupancy rate dropping below 70% by 2019 or so. Although, he added," The demand for hotels in Seattle is not going down, it's continuing to increase. The market occupancy percentage is simply the ratio of supply and demand. So, we could have demand growing at 5 to 10 percent a year, but if the supply grows by 20 percent then the occupancy percentage will go down."

Among western Washington hotel markets, those in Seattle and SeaTac achieved the highest room prices in 2017. Seattle and SeaTac hotels also generated the highest occupancy rates, with annual averages of 80±% but remaining at 84% for upscale downtown hotels. The 2017 average daily room rate for upscale hotels in the downtown/south Lake Union market was $192, a 2.1% increase over the prior year (extrapolated from partial year results and adjusted for seasonality).

According to the Kidder Mathews report, excluding bed & breakfast inns and older independent motels, the tri-county lodging market now encompasses about 300 properties and 45,000± guest rooms. At year end 2017, 20 hotels with about 4,550 guest rooms were under construction, with at least as many rooms in additional projects proposed for the region.

Hotels that opened in 2016 included a Residence Inn in the University District, a Hampton Inn & Suites near Northgate Mall and the Thompson Hotel in downtown. In the region in 2017, 13 new hotels opened and at least 20 more are under construction. Most of the recent openings were in eastern King County with only one, an extended-stay Residence Inn at 1815 Terry Avenue with 302 rooms, near downtown Seattle.

Of the 18 or so properties slated for openings in 2018, per Kidder Mathews, five are located downtown: Moxy, a select hotel at 1016 Republican Street; Embassy Suites (full service) at 255 S King Street; 801 Fifth Avenue (full service); The Charter (select) at 1608 2nd Avenue; and the Hyatt Regency (convention) at 800 Howell Street, representing a total of 2,103 new rooms.

There were 23 significant sales of hotels in the Puget Sound region in 2017 at prices of more than $2M, per Kidder Mathews, excluding national portfolios, resorts and potential tear downs. These transactions included 2,005 guest rooms at an average weighted price per room of $206,906, down 10% from the record average of $228,871/room in 2016. In January 2016, the 120-room Hotel 1000 in downtown Seattle sold for $83.5M or $695,833/room, which is the highest price ever recorded in this market. In 2017, there were four sales at prices over $50M. The 222-room Hilton Garden Inn (built in 2015, on the northern edge of the Seattle downtown core) sold for $88M or just under $400,000 per room; the Pan Pacific (built in 2006 downtown) sold for $79M or $516,340/room; the Kimpton Alexis (built in 1904/1982 downtown) sold for $71.625M or $591,942/room; and the Hotel Deca (built in 1931 in the University District) sold for $55M or $348,101/room.

DESCRIPTION OF "BEFORE AND AFTER" LID CONDITIONS (PROVIDED BY THE CITY OF SEATTLE)

LID "Before" Conditions

Under the "Before" condition, none of the LID Project Elements would be built. However, as a result of several ongoing projects that are separate from those elements, conditions in the area would be different from those that currently exist. Major changes assumed to be in place under the "Before" condition are:

- The Alaskan Way Viaduct Replacement Project (AWVRP) will be complete, with the viaduct eliminated and the SR 99 tunnel in operation.
- The Seawall project will be complete and will include a new sidewalk inset with light-penetrating surface (LPS).
- The Pike Place MarketFront (MarketFront) Project will be complete.
- The Pier 62/63 Phase 1 rebuild will be complete.

In addition, the "Before" condition assumes a rebuilt "Main Corridor" (see description below). It would serve some of the functions that will no longer be provided by SR 99 after the Alaskan Way Viaduct, serve both local and regional transportation needs and providing access between SR 99, downtown Seattle, and northwest Seattle. The proposed improvements would consist of:

- Construction of the new Alaskan Way between S King Street and Pine Street, along the east side of the right of way
- Construction of a new arterial connection, called Elliott Way, which would follow the path of the existing Alaskan Way Viaduct from Alaskan Way at Pine Street up the hill into Belltown, where it would connect with Elliott and Western Avenues
- A new intersection at Pine Street (referred to as the Pine Street extension) that would connect the new Alaskan Way and new Elliott Way with the existing Alaskan Way north of Pier 62/63
- A dedicated transit lane in each direction along Alaskan Way between S. King Street and Columbia Street and on Columbia Street between Alaskan Way and First Avenue

- Northbound ferry queuing lanes between S. King Street and Yesler Way, which include double left-turn lanes between S. Main Street and Yesler Way onto Colman Dock
- On-street parking and loading zones located along the curbside where space is available

Improvements for pedestrians would include wider sidewalks along the east and west sides of the new Alaskan Way. Sidewalks would continue along both sides of Elliott Way, with other pedestrian improvements including:

- Rebuilding the portion of the Marion Street pedestrian bridge over Alaskan Way, which connects to the Seattle Ferry Terminal.
- Reconstructing sidewalks and parking at Seneca Street between Alaskan Way and Western Avenue.
- Reconnecting the Lenora Street pedestrian bridge to the new Elliott Way.

A two-way bicycle facility would run along the west side of the new Alaskan Way. The facility would begin at S. King Street and continue north on the west side of Alaskan Way to about Virginia Street, where it would cross the road to join the existing path on the east side of the roadway. At the new intersection with Elliott Way, the bicycle facility would transition to separate northbound and southbound paths that would connect with existing bicycle lanes on Elliott and Western Avenues in Belltown.

Within the footprint of the proposed "Promenade" LID element, the City could either install an extensive sidewalk or a double aisle, 60-degree angled parking arrangement between Union and Pike streets, and a single aisle parking arrangement between Union and Madison Street, totaling 115 new parking spaces.

— LID "After" Conditions

Promenade

The Promenade would be a continuous public open space along the west side of the new Main Corridor from S King Street to Pine Street that would be designed for walking, sitting, gathering, and viewing the waterfront. The "Light Penetrating Surface" panels which constitute the westernmost 15± feet of the future promenade and were built with the seawall are considered part of the "Before" condition and so are not factored into the LID special benefit calculations for the Promenade. The southern end of the Promenade would be adjacent to the Washington Street Boat Landing and Pioneer Square. Design features and landscaping would create a series of three different environments, or "places," in specific segments of the Promenade that would reflect the character of the surrounding areas. From south to north, these places are:

- **Colman Dock Transit Hub** – This area would support the regional transit hub in front of the Seattle Ferry Terminal. It would accommodate the heavy pedestrian, bicycle, and vehicle traffic coming through the Yesler Way, Columbia Street, and Marion Street intersections. The area's primary design features would be a grouping of trees, seating, and bicycle facilities. The curb

zones along Alaskan Way near the Colman Dock Transit Hub would be designed to accommodate general-purpose vehicles, transit, taxi, and ADA drop-offs and pick-ups.

- **Historic Piers 54 through 59 –** This area of the Promenade would be a wide-open space along the front of the piers. Along its east edge, the Promenade would have a narrow path that would traverse planted terraces. These areas would provide social and gathering spaces. The lower terraces would be designed to collect storm water runoff from the Promenade. Kiosks would be located in this area of the Promenade near Spring, Seneca, University, and Union Streets (the LID does not fund the construction of the kiosks).
- **Aquarium Plaza –** This area would be a public space between the south edge of Pier 59 and Pine Street, the existing Aquarium to the west and the future Aquarium Ocean Pavilion to the east. It will include planting, seating, lighting and room for walking and gathering.

Artwork is anticipated to be installed in several locations, primarily along the Promenade. The planning and design efforts for artwork installations are being led by the City's Office of Arts and Culture (the LID does not cover the installation of public art).

New, permanent railings would replace the temporary railings installed by the Seawall project at the western edge of the Light Penetrating Surface panels. The remainder of the Promenade would be constructed of an architectural concrete surface that would feature exposed aggregate and metal inlays.

A linear canopy of trees would provide a buffer between the Promenade, bicycle facility, and Alaskan Way along the majority of the street. The species mix would combine native plants with non-native, non-invasive, and salt-tolerant species. Many areas have been identified as open planting areas, which would be completely pervious. Where paving is required adjacent to planting zones, a supported pavement system would provide tree roots with access to soil underneath the adjacent pavement.

Lighting along the Promenade would be designed in a layered pattern to provide visual interest and wayfinding clarity. The Promenade would include pedestrian-scale lighting. In some locations, LED light sources would provide low-level illumination of benches, handrails, planters and pathways.

Visualization of the Promenade, looking south from Union Street Pier (Waterfront Park)

Overlook Walk

The Overlook Walk would occupy existing and new public space south of Victor Steinbrueck Park, west of Pike Place Market, and northeast of the existing Seattle Aquarium. The Overlook Walk begins east of Elliott Way and west of MarketFront, with walkways, landscaping and play elements above building space below fronting on Elliott Way. That space connects to a lid structure spanning Elliott Avenue, a café and covered terrace atop the space, staircases, and one elevator. The lid would include pedestrian pathways, open space, and landscaping that would extend southwest from the Pike Place Market across the new Alaskan Way, where the lid would be approximately 28 feet above the new surface street. Space for park operations and maintenance, as well as public restrooms, would be provided under the staircases.

On the west side of Alaskan Way, staircases and an elevator would connect down to the Promenade near the Seattle Aquarium. On the east side of the Elliott Way-Pine Street intersection, a set of stairs and an elevator would connect Overlook Walk to Elliott Way.

The Overlook Walk lid would include approximately 47,000 square feet of public open space that would provide public gathering spaces with opportunities for scenic views. The lid also would create an accessible pedestrian pathway with many connections between Pike Place Market and the waterfront, thereby providing opportunities to enhance the pedestrian experience and revitalize the area. Views from the lid would include Elliott Bay to the west and the piers to the south as well as city views from several vantage points. The public open space would include landscaping and benches to provide seating at various points.

Union Street Pedestrian Connection Schematic Design between Alaskan Way and Western Avenue

Pioneer Square Street Improvements

Improvements to Pioneer Square streetscape will include locations on S. Main, S. Washington, Yesler Way, and S. King Streets. The improvements would include new sidewalk paving and landscaping to create more pedestrian-friendly links between the waterfront and Pioneer Square. Improvements could include curb extensions, new seating opportunities and coordinated development of sidewalk cafes with food and beverage uses fronting on these streets. Because this area lies within the Pioneer Square Preservation District, improvements would be made in accordance with the Preservation District guidelines.

Union Street Pedestrian Connection

The Union Street Pedestrian Connection, located on Union Street from Alaskan Way to Western Avenue, would serve as a universally accessible pedestrian link between the new waterfront and Western Avenue. This one-block portion of Union Street currently has access problems stemming from a steep, hard-to-find staircase.

The Union Street Pedestrian Connection would construct an elevated pedestrian walkway and associated elevator and stairs in the right of way along the south side of Union Street between Western Avenue and Alaskan Way. The walkways would provide space for social gatherings and lookouts. The improvements include lighting that would operate during nighttime hours to illuminate the pathway.

The Union Street pavement would be reconstructed between Alaskan Way and the retaining wall on the west side of Western Avenue. Additional pedestrian improvements, such as curb bulbs and ramps, would be made at the intersection of Union Street and Western Avenue.

Pike/Pine Streetscape Improvements

The Pike and Pine Streetscape Improvements Project will design and construct pedestrian improvements on Pike and Pine Streets between First Avenue and Melrose Avenue on Capitol Hill. This project will create high-quality pedestrian connections between Capitol Hill and the Pike Place Market, capturing the spirit of the Pike/Pine Renaissance Streetscape Design Vision (a plan commissioned by the Downtown Seattle Association), and achieving placemaking goals in tandem with improving the safety and quality of the pedestrian experience. Only improvements west of 9th Ave will be funded using LID funds. Improvements east of 9th would be funded using separate sources.

The project potentially includes: new and widened sidewalks, curb bulbs, crosswalk paving inlays, intersection treatments, curbless street treatments, drainage and green storm water infrastructure, street trees, planting, lighting, seating (fixed and movable), bike racks, public art and wayfinding elements. Key corridor-wide improvements should be implementable without significantly disrupting existing hardscape. For example, these elements might include supplemental lighting, public art, paving inlays, vertical elements, seating and wayfinding. A more detailed scope of improvements will be defined as part of the initial 10% design.

Waterfront Park

Located between Pier 57 and Pier 59, the new Waterfront Park will become a lively, fun and flexible space that will play host to events, performances and activities while providing open views to Elliott Bay. The park will feature the relocated Fitzgerald fountain, a sitting lawn, a children's play area and flexible plaza space with an interactive water feature.

17-0291 Summary of Waterfront Seattle Project Formation SB/Proportional Assessment Study for LID - *Copyright © 2018*

QUALIFICATIONS

Qualifications of Robert J. Macaulay, MAI

Senior Managing Director

Valbridge Property Advisors| Puget Sound

Education

Bachelor of Arts in Economics, Washington State University, 1983.

Professional Education

Appraisal Courses: All appraisal courses required for MAI designation.
Seminars and Continuing Education (abbreviated summary of coursework):

- Environmental & Property Dangers
- UASFLA Seminar (Yellow Book)
- Introduction to Valuation for Financial Reporting
- Eminent Domain and Condemnation
- Evaluating Commercial Construction
- The Road Less Traveled: Special Purpose Properties
- The Appraiser as Expert Witness
- Litigation Appraising: Specialized Topics and Applications
- Appraiser Consulting: A Solutions Approach for Professionals
- Subdivision Valuation

Professional Affiliations

Member, Appraisal Institute. Received MAI Designation in 1995. (Member No. 10,712)
Approved Appraiser and Review Appraiser, Washington State Department of Transportation
Member, International Right-of-Way Association
Past Board of Trustees - Washington Center for Real Estate Research

Appraisal Experience

Principal with *Macaulay & Associates.* Appraisal assignments include a wide variety of commercial, industrial and residential properties for financial institutions, governmental entities, law firms, corporations and private individuals. Examples include office buildings, retail shopping centers, multifamily residential complexes, industrial warehouses, restaurants, retail stores, mobile home parks, service stations, single family subdivisions and special purpose properties. Other valuation assignments cover rental valuations, partial interest studies (leasehold/leased fee estates), waterfront commercial and industrial properties for various port authorities, together with remote large acreage agricultural and forest land.

One of Mr. Macaulay's specialties in which he has extensive knowledge and over 25 years of experience with is Local improvement district (LID) special benefit and feasibility study analysis. Robert's (LID) special benefit and feasibility study experience includes a variety of road improvement, utility and other infrastructure projects. The firm's extensive experience with these projects dates back to 1975. Right-of-way projects include easement analysis for the United States Navy and analysis of 70+ parcels for the City of Renton for acquisition and easement purposes. Numerous appraisals were also prepared for a large trunk water line easement extending under the Snohomish River to the Tulalip Tribes and City of Marysville for the City of Everett.

ROBERT J. MACAULAY, MAI (cont.)

Similar to right-of-way work, special benefit and economic feasibility studies have been completed for the cities of Marysville, Vancouver, Bellevue, Burien, Ferndale, Freeland, Kent, Lynnwood, Ocean Shores, and Yelm (2006 to 2015). Consultation work on a road improvement district (RID) project for unincorporated Clallam County was performed in 2010. Other current or recently completed projects (2010-2014) include special benefit and feasibility studies for the cities of Bellevue, Edgewood, Freeland, Lynnwood and Tacoma. In addition to over 30 other feasibility and special benefit studies completed.

A wide variety of multi-parcel right-of-way acquisition appraisals have been completed, such as riverbank protection easements for the City of Tukwila, right-of-way acquisition for road widening for the City of Bellingham and utility line easements, road widening and other public improvement projects for the City of Everett. A large right-of-way project for the Montana Department of Highways near Kalispell, Montana was completed several years ago. Also, eminent domain appraisals have been completed for the Washington State Department of Transportation (WSDOT) and Burlington Northern Santa Fe Railroad in Wenatchee and Tacoma. Other special purpose assignments are 6,000 acres on the Tulalip Indian Reservation for the Tulalip Tribes, 80 acres on Burrows Island in Skagit County, 900 acres in Skagit County for Skagit County Parks and Recreation Department, and the Eagle Harbor ferry maintenance site on Bainbridge Island for WSDOT. Various reports on mineral rights have been completed, including an 80-acre operating quarry in Bremerton, WA.

Testified in various cases in King, Snohomish and Skagit counties, together with presentations at LID hearings on preliminary and final assessment rolls. Qualified as expert witness in the states of Washington and Montana.

Other Experience

Mr. Macaulay has been involved with MRSC dating back to the late 1990's and involves published (and updated) information on their website pertaining to local improvement district (LID) special benefit analysis, methodology and proportionality issues for a wide range of LID projects such as freeway interchange/arterial road improvements, utility (large sewer/water installation) infrastructure, slope stabilization, bridge improvements and other related publicly funded development.

Numerous presentations have been made around the state for MRSC involving LID analysis examples completed for various cities and utility districts. Conferences have been made touching upon a wide variety of special benefit analysis issues relating to a wide variety of LID projects ranging from $500,000 to over 100 million in project cost.

Representative Client List

Cities/Counties

Cities of Aberdeen, Arlington, Bellevue, Bellingham, Blaine, Bothell, Burlington, Edgewood, Edmonds, Everett, Ferndale, Issaquah, Kent, Kirkland, Lacey, Lake Forest Park, Lake Stevens, Lynnwood, Marysville, Mount Vernon, Mukilteo, Oak Harbor, Ocean Shores, Pacific, Port Townsend, Redmond, Renton, Seattle, Shoreline, Stanwood, Sultan, Tacoma, Vancouver, Wenatchee and Washougal. Counties of Clark, Clallam, Douglas, Island, Jefferson, King, Kitsap, Pierce, San Juan, Skagit, Snohomish, Thurston and Whatcom.

Government

Ports of Anacortes, Edmonds, Everett, Seattle and Skagit County. Edmonds, Everett, Lake Stevens, Lynnwood, Monroe, Mukilteo, Marysville and Snohomish School Districts. Washington State Parks, WSDOT (Approved Appraiser/Reviewer Lists), DNR, WA State Attorney General, U.S. Army Corps of Engineers, U.S. Navy, Everett Parks Foundation, Seattle DOT, University of Washington, Department of Interior, Snohomish County PUD, Skagit County PUD, Montana Department of Highways,

ROBERT J. MACAULAY, MAI (cont.)

Financial Institutions

Anchor Bank, Bank of Washington, Banner Bank, BECU, China Trust Bank, Coastal Community Bank, Columbia Bank, Commerce Bank, First Savings Bank Northwest, GBC International Bank, Heritage Bank, Home Homestreet Bank, Key Bank, Mountain Pacific Bank, One Pacific Coast Bank, Opus Bank, Prime Pacific Bank, Peoples Bank, US Bancorp and Wells Fargo.

Corporations, Law Firms and Non-Profits

Weyerhaeuser Company, Puget Sound Energy, SCA Engineering, Entranco Engineering, The Trust for Public Land, OTAK, HDR, Inc., The Boeing Company, Coates Field Service, Inc., Perteet Engineering, Gray & Osborne, Inc., Tetra Tech, Steven J. Fields, Brewe Layman, Weed, Graafstra & Benson, Inc., P.S., Anderson Hunter, Foster Pepper, Burgess, Fitzer, Leighton & Phillips, Inslee, Best & Dozier, Preston, Gates & Ellis.

State Certification Number - General: 1100517 **Expiration**: 10/10/19

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED ___
19
FILE# CWF-0336, et al.

WATERFRONT SEATTLE PROJECT

Summary of Final Special Benefit/Proportionate Assessment Study for Waterfront Seattle Project Local Improvement District (LID) Seattle, Washington

FOR
City of Seattle
Mr. Glen M. Lee, City Finance Director
Department of Finance and Administration Services
700 Fifth Avenue, Suite 4300
PO Box 94669
Seattle, WA 98124-4996

ABS Valuation
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Date of Valuation: October 1, 2019
Date of Report: November 18, 2019
ABS Valuation Job #19-0101

ABS VALUATION

ABS VALUATION
Commercial Appraisal Consultation Litigation Support
Special Benefit Studies ROW Appraisal Services

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November 18, 2019

City of Seattle
Mr. Glen M. Lee, City Finance Director
Department of Finance and Administration Services
700 Fifth Avenue, Suite 4300
PO Box 94669
Seattle, WA 98124-4996

RE: SUMMARY OF FINAL SPECIAL BENEFIT/PROPORTIONATE ASSESSMENT STUDY FOR WATERFRONT SEATTLE PROJECT LOCAL IMPROVEMENT DISTRICT (LID), FAS 2016-048 (OUR FILE 19-0101).

Dear Mr. Lee:

In response to your request, we have completed a final special benefit/proportionate assessment study for the Waterfront Seattle Local Improvement District (LID) which, briefly, includes development of a promenade, overlook walk, waterfront park improvements and other pedestrian realm enhancements. The client for this assignment is the City of Seattle, Department of Finance and Administrative Services.

This report presents a summary of the findings and conclusions reached in the study. It is intended to assist the City in estimating special benefit (increase in market value) to affected property resulting from the LID-funded improvements within the Waterfront Seattle Project. Based on Washington State legal statutes, the fee simple interest in the market value of each individual parcel is estimated herein. The depth of discussion is specific to the needs of the client and for only the intended use stated above. This report is authorized for use by the client and its agents, representatives and legal counsel.

ABS Valuation, formerly doing business as Valbridge Property Advisors | Puget Sound, completed an economic feasibility study for the Waterfront Seattle Project in August 2017, an executive summary of the formation special benefit study in March 2018, and a formation special benefit study in May 2018. For other reporting requirements and market area data, the reader is referred to the addenda of this report. Additional exhibits and documents relied upon and provided by the City of Seattle are in the accompanying separate companion document entitled, "Waterfront Seattle Project LID – Summary of Final Special Benefit/Proportionate Assessment Study Addenda Volume."

The purpose of a final special benefit/proportionate assessment study is to provide a fair and proportionate allocation of recommended assessments, based on highest and best use and market value of affected property, without as opposed to with the LID project completed. Currently, the design process for the Promenade portion of the improvements is 100% complete. Design for the Pier 58 (formerly Waterfront Park) improvements is 30% complete, the Lower Union improvements' design is 90±% complete, and design is 30±% complete for the Overlook Walk portion of the project. The Pike/Pine corridor and Pioneer Square elements of the project have not yet reached the 30% design milestone. However, based on design and engineering work completed to date and a number of discussions with the City's utilities department and others, the design teams believe that the renderings provided reflect a level of confidence commensurate with a 30% design milestone and will not change substantively once that official milestone has been reached.

As discussed further within the report, in the "without LID" (existing) situation, there is poor connectivity between the Puget Sound shoreline/Alaskan Way vicinity and the higher elevation city streets (i.e. Western Avenue) due to topography, historical street layout and other issues. With the LID project completed, accessibility to the waterfront from nearby areas including the Pike Place Market, downtown business district and Pioneer Square will vastly improve. On an overall basis, referring to the economic studies and rating system discussed herein, the waterfront area in general improves from a subjective quality rating of average in the "before" scenario to excellent with the LID project completed.

Attached is a summary of the final special benefit study, which uses mass appraisal techniques and is reported in a summary format including narrative and tabular presentation. This report is intended to comply with Standard 6 of the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Foundation for a summary mass appraisal report. As such, it includes limited discussions of the data, reasoning and analyses utilized in the valuation process; supporting documentation is retained in the appraiser's files. It conforms with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include USPAP, as well as additional reporting requirements discussed herein. The appraiser is not responsible for unauthorized use of this report and use by a third party is not intended.

Briefly, the scope of the assignment is to complete a final special benefit/proportionate assessment study centering around the Waterfront Seattle Project as it is currently designed and described in the addenda volume of this report, the aforementioned prior studies and separate documents describing the project, as provided by the client. The local improvement district (LID) is bordered to the west by Puget Sound and the Seattle waterfront, on the east by Interstate Highway 5, to the north by Denny Way and on the south by portions of South Massachusetts Avenue/Edgar Martinez Drive (T-Mobile Park), as visually illustrated by the maps and other exhibits on the following pages. Special benefit is defined as the difference in market value before (without the project) and after (with the project assumed complete) as of the same date.

To make estimates of probable increases in market value or special benefit resulting from the LID project, mass appraisal techniques are utilized and market sales of land and improved properties, together with lease information on properties within and near the boundary, were researched and, depending on type and current use of a specific parcel, various analysis techniques (Sales Comparison Approach, Income Approach and Cost Approach) applied. Property types consist primarily of high rise office buildings, high rise condominium structures, retail uses (both within larger buildings and "stand alone" space), hotels, apartments, unique Pike Place Market properties, sports stadiums, historic/non-designated older buildings in the

Pioneer Square and Pike Place Market vicinities, and special use properties. Studies and other information relating to new construction/proposed developments, supply and demand, absorption and population growth trends were also reviewed.

Special benefit to affected properties is derived from enhanced relative location provided by the LID improvements, superior waterfront amenities/market appeal and other factors. This is strongly supported by study of numerous projects with elements of similarity to the Seattle waterfront improvements that have been completed in other cities (New York, Boston, Chicago, Vancouver BC, Portland and San Francisco). These studies, along with others, were also utilized in the condominium valuation process.

As shown on the maps in the 2017 feasibility study, the downtown/waterfront area was originally segregated into distinct study areas identified herein as "areas A, B, C, D and E". Properties within these areas experience different degrees of special benefit due to variations in proximity to the above project elements and other factors that affect value. Based on analysis of these factors, the recommended boundaries of the specially benefited area, as shown on the exhibits in this document, encompass a somewhat smaller area than that covered by the five regions originally studied. As noted in the prior map's legend, it does not depict the final LID boundaries and does not mean all properties within the recommended boundary will be assessed. Examples of property that does not specially benefit from the project are public use parcels and those with various types of deed restrictions.

Within the subsequently established LID boundary, there are 6,238 individual tax parcels. Of this total, 5,187 tax parcels are in 49± condo projects, some of which are associated commercial properties. Considering the large number of parcels (individual ownerships), recommended final assessments and other pertinent information on each has been compiled on a lengthy spreadsheet separate from the remaining 1,051 ownerships, for ease of reading and comprehension. The same type of information on the other 1,051 parcels is aggregated on a second spreadsheet entitled, "All Other LID Commercial Properties"; both spreadsheets are integral parts of this report.

The difference in estimated market value of individual parcels without the improvement project and again with the project assumed completed, as of the same date, is the special benefit estimate. Estimated value ranges without and with the LID project are refined into valuation conclusions based on factors affecting market value of individual parcels. Examples of such factors include changes in locational characteristics and differing highest and best use or development potential before/after completion of the LID improvements.

Electronic data based on records of the King County Department of Assessments forms the basis of the final assessment roll spreadsheets which are integral parts of the report that follows and have previously been electronically provided to the client. Importantly, through the LID formation process and the City of Seattle's outreach program, every effort has been made in the valuation process to acquire and consider all relevant and credible information on individual affected parcels.

The special benefit estimates and recommended final assessments are based on research into the Seattle market, together with review of the other studies in various US cities where similar project elements have been installed. A primary assumption of this study is that in the before (without LID) scenario, the Alaskan Way viaduct has been removed and Alaskan Way is re-built, to WSDOT standards, at street level. Therefore, any view amenity enhancement created by removal of the viaduct is not considered in the analysis as it would be the same both in the before (without) and after (with) LID valuation scenarios.

Estimates are made of the value of individual parcels without the improvement project and again with the project assumed completed, as of the same date. Estimated value ranges without and with the LID are refined into valuation conclusions by making the appropriate adjustments based on factors affecting market value of individual parcels. For each assessable parcel within the LID boundary, this basis of valuation results in a special benefit estimate, which is the difference in value before (or without) the project as compared to the same parcel after (or with) the project.

The recommended final assessments are reasonable and proportionate to each other; they are based on consideration of the physical characteristics and highest and best use of individual affected parcels with market value estimates derived from comparable sales data. In this research, market analysis, and subject to the accompanying assumptions and limiting conditions, the entire area outlined on the exhibit entitled "Aerial Photo/LID Boundary Map" has been considered.

It is also important to note that, absent the LID project, it is assumed that a rebuilt/new surface roadway to fulfill some of the functions no longer provided by State Route 99 (after the Alaskan Way Viaduct is removed) by serving both local and regional transportation needs and providing access between SR 99, downtown Seattle, and northwest Seattle, will be built in the approximate footprint of the former viaduct. A two-way bicycle facility runs along the west side of the new Alaskan Way (other details contained in city documents).

In addition to this work, which is separate and apart from the LID project, the Waterfront Seattle project would construct six main elements; each is briefly described below:

1) **Promenade** is a continuous public open space with amply green, landscaped spaces along the west side of the new Alaskan Way from S Washington Street to Pine Street designed for walking, sitting, gathering, and viewing the waterfront. Highlights of the 26± block-long promenade include street art, extensive plantings (evergreen trees, shrubs and flower bulbs), pedestrian walkways with railings in various sections, and lighting designed in a layered pattern to provide visual interest and wayfinding clarity including LED light sources for low-level illumination of handrails.

2) **Overlook Walk**, immediately west of the recently completed Pike Place MarketFront building, is a pedestrian bridge and landscaped public space that connects the Pike Place Market with the Promenade, spanning over the Elliott Way surface street. Beginning at the MarketFront, a switchback pathway referred to as the "Bluff Walk" connects to a 28-foot-high elevated lid over the new Alaskan Way surface street. Other features are 47,000 SF of public open space with excellent view amenities and an accessible pedestrian pathway, enhancing existing connections and adding new connections between Pike Place Market and the waterfront, providing opportunities to enhance the pedestrian experience and revitalize the area.

3) **Pioneer Square Street Improvements** include enhanced streetscapes on S Main Street, S Washington Street, Yesler Way, and S King Street featuring new sidewalk paving, landscaping, and traffic redirection to create more pedestrian-friendly links between the waterfront and Pioneer Square. Improvements could include curb extensions, new seating opportunities and coordinated development of sidewalk cafes with food and beverage uses fronting on these streets. Because this area lies within the Pioneer Square Preservation District, improvements are in accordance with the preservation district guidelines.

4) **Union Street Pedestrian Connection (also known as Lower Union),** in the right of way on the south side of Union Street between Alaskan Way and Western Avenue, is a universally accessible pedestrian link between the new waterfront and Western Avenue. An elevated pedestrian walkway, elevator and stairs are enhanced by public art and nighttime lighting to illuminate the pathway, elevator, and the area underneath the pedestrian bridge.

5) **Pike/Pine Streetscape Improvements** provide enhanced pedestrian access to and from the Pike Place Market and waterfront. Both streets, between First and Second avenues, will be reconstructed as "shared space", without curbs. Single travel lanes (westbound on Pine and eastbound on Pike) designed for slow vehicle movement and local access will share the space with pedestrians and bicycles. Bollards and detectable warning strips help define the area to be used by vehicles, along with light poles, trees and paving treatments, and there will be more room available for sidewalk cafes. Other improvements will be made in the various blocks of Pike and Pine streets between Second and Ninth avenues (planters protecting bike lanes, etc.) including construction of a new paved public plaza, a flexible space designed to accommodate diverse programming similar to Westlake Park, on the south side of Pine Street between Third and Fourth avenues.

6) **Pier 58 (formerly known as Waterfront Park),** located between Piers 57 and 59, provides a unique atmosphere for social gathering/performance spaces with excellent view amenities. Containing approximately 49,000 square feet providing a seamless connection between the park and the Promenade, highlights include a children's play area, 4,900 SF of open water coverage protected by railings, and 3,600± square feet of raised lawns.

Extensive detail on each of the six main project elements summarized above can be found in the documents prepared by the City of Seattle; they are included in a separate publication by this office ("Seattle Waterfront LID Final Special Benefit Study Report Addendum") and also on various websites created and maintained by the city, including www.waterfrontseattle.org.

Proportionality is an important element in any special benefit study. Properties with similar highest and best use, location and physical characteristics should experience a roughly similar special benefit on an overall property basis. Both land value for a specific parcel and overall improved property value are analyzed as part of this study. Many properties within the LID boundary are improved but, due to high land values, the existing improvements may not contribute to overall property value. Also, because zoning within the downtown core often allows new construction at high density (i.e., skyscrapers built on relatively small parcels of land), investors/developers are acquiring underimproved (currently developed at low density) properties for redevelopment or investment hold.

Completing a separate land value analysis offers comparisons between the land and improvements components of these redeveloped sites. It also maintains proportionality of the estimated increase in market value (special benefit). Therefore, properties improved to their highest and best use (*not* underimproved) such as office/retail buildings, apartments and condominiums---typically multi-storied structures---specially benefit in a proportionate manner; this is, there is benefit to both the land and to the improvements.

Both unimproved land and improved parcels located closer to the waterfront and various project amenities (Promenade, Pier 58---aka Waterfront Park, Overlook Walk, Pike-Pine Corridor, and Pioneer Square) specially benefit, or reflect a higher overall market value

difference without as opposed to with the project, than those parcels located further east, north or south of the main LID-funded improvements.

A unique aspect of this special benefit study is that the analysis does not consider any view enhancement (or resultant market value increase) due to removal of the Alaskan Way Viaduct. Therefore, this special benefit study reflects only the amenities provided by the LID project as compared with characteristics of the viaduct vicinity absent the project, as of the October 1, 2019 valuation date. The valuation conclusions resulting from this final special benefit/proportionate assessment study are summarized in the table below.

Typically, properties located closer to the waterfront improvements experience the highest overall increase in market value (special benefit). Hotels and retail properties reflected slightly higher special benefit in most instances, depending on location relative to the LID improvements. Apartments/condominiums and office buildings varied in overall special benefit, again depending on specific locations. Special purpose properties, such as the sports stadiums, experience lesser special benefit due to use restrictions and location at the far south end of the project. Lower estimated market value increases accrue to properties in the Pike Place Market and Pioneer Square vicinities, again due to use restrictions imposed within the respective historical district overlays. Properties closer to Interstate Highway 5 and in the eastern and northeastern quadrants of the district experience the lowest extent of special benefit due to distance from the LID-funded improvements and the various amenities provided by those improvements.

In general, because the project elements focus on the waterfront, Pike/Pine corridor and Pike Place market vicinities, these areas experience the highest special benefit, as reflected in the following spreadsheets. Property abutting the waterfront improvements reflects the highest range in special benefit; from approximately 2.5% to less than 4% of estimated market value without the project, depending on location and use. These increases are based on total property value, comprised of both land and improvements.

The Pike/Pine corridor reflects the second highest increase in market value due to the project, generally ranging from 1% or less at the eastern periphery of the corridor to over 3% of market value without the project at the western (Pike Place Market area) end. The Pioneer Square neighborhood generally experiences slightly less special benefit as it is situated further from significant project amenities such as the Overlook Walk. Average property value increases are slightly less than for the Pike/Pine corridor to the north. Similarly, the Belltown, Denny Triangle and Stadium District neighborhoods reflect lesser (1±%) market value increases.

The table below is to be used for general discussion purposes. It summarizes the estimated special benefit ranges for each affected property type, based on the percentages of property value increase. It is noted that market value estimates without and with the LID project may fall outside the summarized ranges for some individual parcels.

Estimated Special Benefit Ranges By Property Class

Property Class	Percentage of Property Value Increase	
	High	Low
Land value	<4.00%	<0.50%
Office/Retail	<3.50%	<0.50%
Hotel	<3.50%	<1.00%
Apartment/Subsidized housing	3.00%	0.00%
Residential condominium	3.00%	<0.50%
Waterfront	<4.00%	<0.50%
Special purpose	0.10%	1.00%

The total cost for the above-described LID improvements is approximately $346 million, with funding provided through a variety of sources. Further discussion of both the before (without) and after (with) conditions is in subsequent sections of this report and more detailed project descriptions provided by the city are contained in the addenda volume. There are several neighborhoods within the LID boundary; as stated above, properties within these areas experience different degrees of special benefit due to variations in proximity to the above project elements and other factors that affect value.

The main valuation methods used are the Sales Comparison Approach and the Income Approach. Due to the special purpose nature of some of the properties (i.e., the sports stadiums), the Cost Approach was used on a limited basis. The primary reason the market reflects increased value due to the project is enhanced location, improved pedestrian connectivity and higher market appeal created by the waterfront improvement amenities. In the Income Approach, this is reflected in increased rents and lower vacancy levels/capitalization rates as well as lower perceived investment risk. In the Sales Comparison Approach, higher land values and overall property values result from improved market perception.

These factors are interrelated in the decision-making process of an investor/developer/market participant when buying income-generating property like many properties in the study area. Condominium values typically increase due to enhanced location/appeal and positive market perception of the elements of the waterfront project. This study also recognizes that, with the LID project constructed, Alaskan Way will be widened to eight lanes at the south end of the project. Additionally, some parking losses along Alaskan Way in the waterfront area will occur due to the project and this is considered in the analysis.

The conclusions reached herein are presented subject to the specific assumptions and limiting conditions listed at the end of this report. The comments made on the currently strong downtown market trends are not meant to infer that the project would create further positive demand and intense development activity but rather that the new waterfront amenities and improved waterfront access would enhance trends already in evidence in the various downtown Seattle real estate markets. For example, as discussed in the "Seattle Market Data" section of the separate addenda volume, there is a strong supply of new hotel, office, multi-family residential and retail space coming on-line in the subject area over the next several years. Although it is recognized that this new supply will be competing with existing space, the currently strong demand will be enhanced by the subject LID project and is expected to

shorten the absorption period and aid in lowering vacancy rates, increasing rental rates and lowering capitalization rates for properties within the LID boundary.

Aspects of property considered as a parcel include: (a) the economic unit, (b) the physically contiguous unit, and (c) the continuity of ownership. In cases where multiple tax lots comprise a single entity, this entity is often called the "larger parcel". As required by state statute, recommended assessments for parcels comprised of more than one county tax lot are segregated into individual tax parcels. It should be emphasized that the individual parcels, as defined above, are the entities to which the special benefits accrue and against which the assessments are levied. Division of the proposed assessments into tax lots used by the King County Assessor's and Treasurer's offices, artificial boundaries from an appraisal standpoint, are made to comply with statutory requirements and the City's accounting procedures.

Without the LID project, rebuilt Alaskan Way would be considered a transportation corridor whereby management, maintenance, security, and other factors are commensurate with that provided for typical city thoroughfares/arterial streets. It is hereby noted that Washington State Ferries (part of the Washington State Department of Transportation) already operates the ferry terminal known as the Colman Dock, in the subject area, as part of the state highway system. With the project completed, certain defined areas along the waterfront (Overlook Walk, Promenade, Union Street and Waterfront Park, formerly known as Pier 58) would be governed by the City of Seattle's public parks ordinances, and specifically Ordinance Number 125761, which was passed by the Seattle City Council on January 28, 2019.

These new waterfront amenities will be designated as "park land", conveying broader powers to the City regarding upkeep, maintenance and security of the vicinity. The ordinance grants additional authority to the city, through their employees, to maintain the integrity, security and cleanliness of these areas and eliminate undesirable activities such as loitering. Furthermore, a percentage of all affected property owners (comprising most of the owners of downtown property) have signed maintenance agreements with the City, furthering the public/private partnership and maintaining the ambience, desirability and quality of the newly installed park areas. Copies of both the 2019 ordinance and a discussion, recently provided by the client, of the impact of an operation and maintenance (O&M) agreement on various LID elements, together with what operation and maintenance in the LID area would look like absent the project, are included in the separate addenda volume.

Maps and an aerial photograph showing the LID boundary, together with the spreadsheets of recommended final assessments, follows this letter. Other exhibits are presented in the addenda volume. The findings resulting from this final special benefit/proportionate assessment study, which is subject to the accompanying assumptions and limiting conditions and those in the addenda document, as of October 1, 2019, are as follows:

Residential Condos & Associated Commercial - Total Estimated Market Value Without LID	$ 5,036,188,000 (Rd)
All Other LID Commercial Properties - Total Estimated Market Value Without LID	$51,323,051,000 (Rd)
Total Estimated Market Value Without LID	$56,359,239,000 (Rd)
Residential Condos & Associated Commercial - Total Estimated Market Value With LID	$ 5,097,699,000 (Rd)
All Other LID Commercial Properties - Total Estimated Market Value With LID	$51,709,448,000 (Rd)
Total Estimated Market Value With LID	$56,807,147,000 (Rd)
Residential Condos & Associated Commercial – Estimated Special Benefit	$ 61,511,000 (Rd)
All Other LID Commercial Properties – Estimated Special Benefit	$ 386,397,000 (Rd)
Total Estimated Special Benefit	$ 447,908,000 (Rd)
Cost/Benefit Ratio	39.2% (Rd)

The total estimated cost for the LID improvements is $346 million; however, as of the date of this document, the City of Seattle has set a cap of $160 million plus financing costs ($175,500,000 total) as that portion of the total cost to be paid by the owners of property specially benefited by the project. Dividing $175,500,000 by the total estimated special benefit to assessable property of $447,908,000 yields a cost/benefit ratio of (R) 39.20%. In other words, each parcel receives one dollar in market value increase (special benefit) for each $0.39± of LID assessment. Multiplying the individual special benefit estimates for the affected parcels by this constant cost/benefit ratio results in recommended proportionate final assessments to each parcel.

If you have questions not answered in this report, please do not hesitate to contact us.

Respectfully submitted,

ABS Valuation

Robert J. Macaulay, MAI

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Waterfront Seattle Final Special Benefit Study
All Other LID Commercial Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
A-003	7666202312	http://blue.kingcou	EDGEWATER INN LAND	DEPT OF NATURAL RESOURCES		DH1/45	49,124	0	0	Commercial Use	$3,881,000	Commercial Use	$3,905,000	$24,000	0.62%	$8,404
A-004	7666202315	http://blue.kingcou	EDGEWATER INN LAND	DEPT OF NATURAL RESOURCES		DH1/45	4,083	0	0	Commercial Use	$633,000	Commercial Use	$635,000	$2,000	0.32%	$784
A-005	7666202317	http://blue.kingcou	EDGEWATER INN HOTEL	STATE OF WASHINGTON	2411 ALASKAN WAY, SEATTLE 98121	DH1/45	94,900	122,309	122,309	Commercial Use	$112,168,000	Commercial Use	$113,209,000	$1,056,000	0.92%	$405,928
A-006	7666202316	http://blue.kingcou	EDGEWATER INN LAND	OLESON JULIA		DH1/45	4,900	0	0	Commercial Use	$761,000	Commercial Use	$768,000	$2,000	0.26%	$784
A-007A	7666202320-05	http://blue.kingcou	Viewpoint Building (formerly World Trade Center North)	PORT OF SEATTLE	2401 ELLIOTT AVE, SEATTLE 98121	DH2/75	18,523	117,867	0	Commercial Use	$13,905,000	Commercial Use	$13,960,000	$55,000	0.40%	$21,250
A-007B	7666202320-99	http://blue.kingcou	Viewpoint Building (formerly World Trade Center North)	UCP 2401 Elliott LLC	2401 ELLIOTT AVE, SEATTLE 98121	DH2/75	29,927	193,177	193,177	Commercial Use	$66,775,000	Commercial Use	$67,042,000	$267,000	0.40%	$104,616
A-008	678995 0000	http://blue.kingcou	PIER 66 UPLANDS CONDOMINIUM	PORT OF SEATTLE	2323 ELLIOTT AVE	DH2/75	40,288	275,982	262,288	Commercial Use	$0	Commercial Use	$0	$0	0.00%	$0
A-008-001	678995 0010	http://blue.kingcou	PIER 66 UPLANDS CONDOMINIUM	PORT OF SEATTLE	2323 ELLIOTT AVE	DH2/75	3,755	38,045	38,045	Commercial Use	$6,348,000	Commercial Use	$6,410,000	$54,000	0.85%	$21,154
A-008-002	678995 0020	http://blue.kingcou	PIER 66 UPLANDS CONDOMINIUM	PORT OF SEATTLE	2323 ELLIOTT AVE	DH2/75	3,731	38,360	38,360	Commercial Use	$6,639,000	Commercial Use	$6,693,000	$54,000	0.81%	$21,154
A-008-003	678995 0030	http://blue.kingcou	PIER 66 UPLANDS CONDOMINIUM	PORT OF SEATTLE	2323 ELLIOTT AVE	DH2/75	3,731	38,155	38,155	Commercial Use	$6,595,000	Commercial Use	$6,648,000	$53,000	0.80%	$20,767
A-008-004	678995 0040	http://blue.kingcou	PIER 66 UPLANDS CONDOMINIUM	PORT OF SEATTLE	2323 ELLIOTT AVE	DH2/75	3,679	38,155	38,155	Commercial Use	$6,590,000	Commercial Use	$6,551,000	$51,000	0.78%	$19,983
A-008-005	678995 0050	http://blue.kingcou	PIER 66 UPLANDS CONDOMINIUM	PORT OF SEATTLE	2323 ELLIOTT AVE	DH2/75	2,449	38,315	38,315	Commercial Use	$6,913,000	Commercial Use	$6,963,000	$52,000	0.74%	$12,538
A-008-006	678995 0060	http://blue.kingcou	PIER 66 UPLANDS CONDOMINIUM	2323 ELLIOTT AVENUE LLC	2323 ELLIOTT AVE	DH2/75	11,496	85,193	85,193	Commercial Use	$14,373,000	Commercial Use	$14,477,000	$104,000	0.72%	$40,749
A-008-007	678995 0070	http://blue.kingcou	PIER 66 UPLANDS CONDOMINIUM	2323 ELLIOTT AVENUE LLC	2323 ELLIOTT AVE	DH2/75	11,496	36,065	36,065	Commercial Use	$14,418,000	Commercial Use	$14,522,000	$104,000	0.72%	$40,749
A-009	7666202325	http://blue.kingcou	PORT OF SEATTLE BELL HARBOR COMPLEX & CONFERENCE CENTER	PORT OF SEATTLE		DH1/45	4,900	175,857	175,857	Commercial Use	$36,262,000	Commercial Use	$47,149,000	$987,000	1.43%	$186,728
A-010	7666202327	http://blue.kingcou	PORT OF SEATTLE-PIER 66 & CONFERENCE CENTER - LAND	STATE OF WASHINGTON	2201 ALASKAN WAY, SEATTLE 98121	DH1/45	309,780	0	0	Commercial Use	$40,272,000	Commercial Use	$40,527,000	$255,000	0.63%	$89,353
A-011	1977200155	http://blue.kingcou	World Trade Center-West	PORT OF SEATTLE	2200 ALASKAN WAY, SEATTLE 98121	DH2/85	26,580	67,500	70,000	Commercial Use	$16,917,000	Commercial Use	$17,321,000	$404,000	1.04%	$150,460
A-012A	1977200187-08	http://blue.kingcou	World Trade Center-East	PORT OF SEATTLE	2211 ELLIOTT AVE, SEATTLE 98121	DH2/85	22,562	184,776	0	Commercial Use	$22,217,000	Commercial Use	$22,438,000	$221,000	0.99%	$86,393
A-012B	1977200187-99	http://blue.kingcou	World Trade Center-East	LPF WTC EAST LLC	2211 ELLIOTT AVE, SEATTLE 98121	DH2/85	22,796	186,689	186,689	Commercial Use	$105,728,000	Commercial Use	$106,787,000	$1,059,000	1.00%	$414,959
A-013	7977200520	http://blue.kingcou	BURLINGTON NORTHERN ROW	BNSF	50 LENORA ST, SEATTLE 98121	DH2/83	157,376	0	0	Regional Use	$110,159,000	Regional Use	$110,159,000	$0	0.00%	$0
A-014	7666202345	http://blue.kingcou	SEATTLE MARRIOTT WATERFRONT	MARRIOTT BUSINESS SERVICES	2100 ALASKAN WAY, SEATTLE 98121	DH2/85	64,018	254,276	254,276	Commercial Use	$167,975,000	Commercial Use	$173,151,000	$5,177,000	3.10%	$3,106,877
A-015	7866202340	http://blue.kingcou	PORT OF SEATTLE	PORT OF SEATTLE		DH1/45	1,330	0	0	Commercial Use	$208,000	Commercial Use	$209,000	$1,000	0.49%	$392
A-016	7666202342	http://blue.kingcou	PORT OF SEATTLE - BELL HARBOR MARINA	DEPT OF NATURAL RESOURCES		DH1/45	156,800	0	0	Commercial Use	$12,544,000	Commercial Use	$12,673,000	$129,000	1.03%	$50,545
A-018	7666202363	http://blue.kingcou	PIER 62 & 63 PARK	SEATTLE CITY OF DPR	1915 ALASKAN WAY, SEATTLE 98101	DH1/45	46,500	0	0	Open Space/Recreation	$6,743,000	Open Space/Recreation	$6,743,000	$0	0.00%	$0
A-019A	7666202360	http://blue.kingcou	PIER 62 & 63 PARK	SEATTLE CITY OF DPR		DH1/45	558	0	0	Open Space/Recreation	$84,000	Open Space/Recreation	$84,000	$0	0.00%	$0
A-019B	7666202365	http://blue.kingcou	PIERS 60 & 61 AQUARIUM & PARK	SEATTLE CITY OF DPR	1515 ALASKAN WAY, SEATTLE 98101	DH1/45	938	247	247	Commercial Use	$84,000	Commercial Use	$85,000	$1,000	1.19%	$361
A-020A	7866202381	http://blue.kingcou	HARBORSCAPE PROFESSIONAL BUILDING	SEATTLE CITY OF SDOT	1528 ALASKAN WAY, SEATTLE 98101	DH1/55	3,598	8,460	8,460	Commercial Use	$4,947,000	Commercial Use	$4,947,000	$0	0.00%	$0
A-020B	7866202382	http://blue.kingcou	PIER 62 & 63 PARK	SEATTLE CITY OF DPR	1539 ALASKAN WAY, SEATTLE 98101	DH1/45	39,040	0	0	Open Space/Recreation	$5,270,000	Open Space/Recreation	$5,270,000	$0	0.00%	$0
A-021	7866202388	http://blue.kingcou	PARKING	SEATTLE CITY OF SDOT	1900 ALASKAN WAY, SEATTLE 98101	DH1/55	13,249	0	0	Commercial Use	$9,274,000	Commercial Use	$9,274,000	$0	0.00%	$0
A-022	7866203367	http://blue.kingcou	SEATTLE AQUARIUM	SEATTLE CITY OF DPR	1483 ALASKAN WAY, SEATTLE 98101	DH1/45	106,750	12,616	12,616	Commercial Use	$7,579,000	Commercial Use	$7,814,000	$235,000	3.10%	$92,078
A-023	7866203368	http://blue.kingcou	SEATTLE AQUARIUM	SEATTLE CITY OF DPR		DH1/45	38,000	16,080	16,080	Commercial Use	$4,122,000	Commercial Use	$4,208,000	$81,000	1.97%	$31,718
A-024	7866202422	http://blue.kingcou	PIER 59 SEATTLE AQUARIUM	DEPT OF NATURAL RESOURCES	1483 ALASKAN WAY, SEATTLE 98101	DH1/45	63,475	0	0	Commercial Use	$8,823,000	Commercial Use	$8,963,000	$140,000	1.59%	$54,895
A-025	7866202429	http://blue.kingcou	PIER 59 SEATTLE AQUARIUM	SEATTLE CITY OF DPR		DH1/45	4,300	53,365	53,365	Commercial Use	$667,000	Commercial Use	$676,000	$9,000	1.35%	$3,528
A-026	7866202427	http://blue.kingcou	WATERFRONT PARK	SEATTLE CITY OF DPR		DH1/45	64,125	0	0	Open Space/Recreation	$4,168,000	Open Space/Recreation	$4,168,000	$0	0.00%	$0
A-027	7866202430	http://blue.kingcou	WATERFRONT PARK	SEATTLE CITY OF DPR		DH1/45	50,917	0	0	Open Space/Recreation	$4,330,000	Open Space/Recreation	$4,330,000	$0	0.00%	$0
A-028	7866202433	http://blue.kingcou	DNR LEASE #22-002710 (66% OF INCOME, VALUE OF 2435 - PIER 57 BA	DEPT OF NATURAL RESOURCES		DH1/45	89,100	0	0	Commercial Use	$28,676,000	Commercial Use	$30,570,000	$894,000	3.01%	$358,199
A-029	7866202434	http://blue.kingcou	DNR LEASE C23-BE138 -(New Lease Assoc w/Pier 57 Great Wheel)	STATE OF WASHINGTON - DNR		DH1/45	1,160	0	0	Commercial Use	$64,000	Commercial Use	$65,000	$1,000	1.56%	$381
A-030	7866202435	http://blue.kingcou	PIER 57 BAY PAVILION	PIER 57 CORP	1301 ALASKAN WAY, SEATTLE 98101	DH1/45	21,728	43,728	43,728	Commercial Use	$5,650,000	Commercial Use	$5,783,000	$133,000	2.35%	$52,112
A-031	7866202440	http://blue.kingcou	PUBLIC STORAGE	PUBLIC STORAGE	1334 ALASKAN WAY, SEATTLE 98101	DMC-170	18,003	95,330	94,809	Commercial Use	$14,304,000	Commercial Use	$15,155,000	$851,000	5.50%	$333,441
A-032	7866202445	http://blue.kingcou	SEATTLE STEAM CORP	BP H DISTRICT ENERGY HOLD	1319 WESTERN AVE	DMC-170	18,000	23,520	23,520	Open Space/Public Utility	$23,404,000	Open Space/Public Utility	$23,404,000	$0	0.00%	$0
A-033	7866202458	http://blue.kingcou	CYRENS	MU135 LLC C/O ASSET MNGMT	50 UNIVERSITY ST, SEATTLE 98101	DMC-170	15,418	289,152	124,850	Multi-Family/Commercial	$101,289,000	Multi-Family/Commercial	$104,242,000	$3,033,000	3.00%	$1,180,386
A-034	7866202453	http://blue.kingcou	OLD RAILROAD RIGHT-OF-WAY	MU135 LLC C/O ASSET MNGMT		DMC-170	1,920	0	0	Multi-Family/Commercial	$2,544,000	Multi-Family/Commercial	$2,633,000	$89,000	3.50%	$34,872
A-035	7666202477	http://blue.kingcou	51 University	UNIVERSITY & WESTERN LLC	51 UNIVERSITY ST	DMC-170	17,982	109,749	84,158	Commercial Use	$44,469,000	Commercial Use	$45,713,000	$1,244,000	2.80%	$487,427
A-036	7666202480	http://blue.kingcou	1201 WESTERN BUILDING	MU 1201 LLC	1201 WESTERN AVE	DMC-170	16,080	122,356	96,617	Commercial Use	$38,395,000	Commercial Use	$38,986,000	$591,000	1.54%	$427,478
A-037	7666202481	http://blue.kingcou	NORTHERN PACIFIC RAILROAD - RAILROAD RIGHT-OF-WAY	MU 1201 LLC	1210 ALASKAN WAY	DMC-170	1,520	0	0	Commercial Use	$1,248,000	Commercial Use	$1,282,000	$44,000	3.53%	$17,340
A-038	7666202485	http://blue.kingcou	PIER 55 & 56 TRIDENT & PSC - UPLAND PARCEL - FEE	PIERS 55 & 56 LLC		DH1/45	76,775	54,348	54,348	Commercial Use	$28,998,000	Commercial Use	$30,771,000	$773,860	2.58%	$302,878
A-039	7666202487	http://blue.kingcou	PIER 55/56 DNR LEASE #22-002496 DNR owns shell; tenant owns rem	PIERS 55 & 56 LLC	1201 ALASKAN WAY, SEATTLE 98101	DH1/45	107,692	37,464	22,661	Commercial Use	$20,091,000	Commercial Use	$20,601,000	$510,000	2.54%	$199,029
A-040	7866202495	http://blue.kingcou	PIER 54 IVARS ACRES OF CLAMS	MARTIN SMITH INC	1001 ALASKAN WAY, SEATTLE 98104	DH1/45	51,750	62,500	41,900	Commercial Use	$31,642,000	Commercial Use	$32,586,000	$944,000	2.98%	$369,190
A-041	7866202497	http://blue.kingcou	Waterlot Portion/Rack Part of Building Leased to Ivers	PIER 54 LLC		DH1/45	74,250	24,500	24,500	Commercial Use	$13,511,000	Commercial Use	$13,898,000	$387,000	2.86%	$151,635
A-042	7866202505	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	WOLDSON WESTERN 01 LLC	1100 ALASKAN WAY	DMC-170	14,150	0	0	Multi-Family/Commercial Redevelopment	$16,749,000	Multi-Family/Commercial Redevelopment	$19,405,000	$656,000	3.50%	$257,035
A-044	7866202508	http://blue.kingcou	SEATTLE FIRE STATION #5	SEATTLE CITY OF FAS	925 ALASKAN WAY, SEATTLE 98104	DH1/45	36,540	5,868	5,868	Commercial Use	$5,654,000	Commercial Use	$5,654,000	$0	0.00%	$0
A-045	7866202501	http://blue.kingcou	FIRE STATION WATERLOT	SEATTLE CITY OF FAS		DH1/45	45,250	0	0	Commercial Use	$2,439,000	Commercial Use	$2,588,000	$89,000	3.96%	$98,796
A-046	7866202503	http://blue.kingcou	MARITIME BUILDING	STREOHIO	911 WESTERN AVE, SEATTLE 98104	DMC-170	55,980	241,885	231,041	Commercial Redevelopment	$189,398,000	Commercial Redevelopment	$187,404,000	$3,848,000	2.10%	$1,507,731
A-047	7866202545	http://blue.kingcou	COMMUTER CENTER BUILDING	75 MARION STREET LLC	815 WESTERN AVE	DMC-170	26,577	72,596	64,236	Multi-Family/Commercial Redevelopment	$96,745,000	Multi-Family/Commercial Redevelopment	$98,906,000	$1,161,000	8.25%	$454,805
A-048	7866202560	http://blue.kingcou	SURFACE PAVEMENT PARKING LOT (VACANT LOT)	75 MARION STREET LLC	801 Columbia ST	DMC-170	5,050	0	0	Multi-Family/Commercial Redevelopment	$6,691,000	Multi-Family/Commercial Redevelopment	$6,909,000	$218,000	3.28%	$85,417
A-049	7666202561	http://blue.kingcou	VACANT LAND (see m 2555 & 2560)	75 MARION STREET LLC	800 ALASKAN WAY S	DMC-170	574	0	0	Multi-Family/Commercial Redevelopment	$761,000	Multi-Family/Commercial Redevelopment	$785,000	$24,000	3.15%	$9,404
A-050	7866202620	http://blue.kingcou	WASHINGTON STATE FERRIES TERMINAL	WASHINGTON STATE FERRIES	801 ALASKAN WAY, SEATTLE 98104	DH1/45	156,753	14,400	14,400	Commercial Use	$29,294,000	Commercial Use	$29,294,000	$0	0.00%	$0
A-051	7866202625	http://blue.kingcou	WASHINGTON STATE FERRY TERMINAL	DEPT OF NATURAL RESOURCES	903 ALASKAN WAY, SEATTLE 98104	DH1/45	192,175	0	0	Commercial Use	$24,379,000	Commercial Use	$24,379,000	$0	0.00%	$0
A-052	7866202565	http://blue.kingcou	POLSON BUILDING	POLSON HOLDINGS LLC	823 WESTERN AVE	PSM 100/100-130	18,000	112,560	98,088	Commercial Use	$28,599,000	Commercial Use	$29,391,000	$792,000	2.77%	$310,323
A-053	7866202566	http://blue.kingcou	RAILROAD RIGHT-OF-WAY (VACANT LAND)	L & B PROPERTY INVESTMENTS	700 ALASKAN WAY S	PSM 100/100-130	840	0	0	Commercial Use	$346,000	Commercial Use	$346,000	$10,000	2.98%	$3,918
A-054	7866202570	http://blue.kingcou	WESTERN BUILDING - 618 WESTERN	L & B PROPERTY INVESTMENTS	619 WESTERN AVE	PSM 100/100-130	15,000	86,229	73,619	Commercial Use	$24,941,000	Commercial Use	$25,630,000	$689,000	2.76%	$269,965
A-055	7866202575	http://blue.kingcou	SURFACE PAVEMENT PARKING LOT - DIAMOND PARKING LOT - (VACA	HMS SEATTLE PIONEER SQUARE	60 YESLER WAY	PSM 100/100-130	8,849	0	0	Commercial Use	$4,513,000	Commercial Use	$4,648,000	$135,000	2.99%	$52,898
A-056	7666202611	http://blue.kingcou	VACANT LEASEHOLD 2303/PIER 52	STATE OF WASHINGTON DOT		DH1/45	51,810	0	0	Commercial Use	$2,850,000	Commercial Use	$2,850,000	$0	0.00%	$0
A-057	76662O 2506	http://blue.kingcou	Parking Lot	WOLDSON WESTERN 01 LLC	1101 Western Ave	DMC-170	14,156	0	0	Multi-Family/Commercial Redevelopment	$18,757,000	Multi-Family/Commercial Redevelopment	$19,413,000	$656,000	3.50%	$257,035
A-058	76662O 2507	http://blue.kingcou	Parking Lot	WOLDSON WESTERN 01 LLC		DMC-170	3,504	0	0	Multi-Family/Commercial Redevelopment	$4,643,000	Multi-Family/Commercial Redevelopment	$4,803,900	$162,000	3.49%	$63,475
A-059	76662O 2508	http://blue.kingcou	Parking Lot	WOLDSON WESTERN 01 LLC		DMC-170	3,897	0	0	Multi-Family/Commercial Redevelopment	$5,084,000	Multi-Family/Commercial Redevelopment	$5,262,000	$178,000	3.50%	$69,744
A-085	6565000024	http://blue.kingcou	Scott Bay Plaza - I	2400 ELLIOTT LLC	2400 ELLIOTT AVE, SEATTLE 98121	DMR/C 95/75	28,773	148,236	88,457	Multi-Family/Commercial	$77,012,000	Multi-Family/Commercial	$77,205,900	$193,900	0.25%	$75,621
A-087	6653000056	http://blue.kingcou	Berkshire on Elliott	2400 ELLIOTT LLC	2415 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,549	172,415	94,153	Multi-Family/Commercial	$74,923,000	Multi-Family/Commercial	$74,308,000	$185,000	0.25%	$72,487
B-100	065300 0095	http://blue.kingcou	ILIUM BUILDING (ET WALL ST)	DENNY REGRADE ASSOCIATES	87 WALL ST	DMR/C 95/75	7,200	14,130	14,130	Multi-Family/Commercial Redevelopment	$6,490,000	Multi-Family/Commercial Redevelopment	$6,493,000	$13,000	0.20%	$5,084
B-101	6653000100	http://blue.kingcou	THE ACE HOTEL & RETAIL(CYCLOPS/RUDY'S L-E	GLASER ONE LLC	2423 1ST AVE, SEATTLE 98121	DMR/C 95/65	6,660	18,955	16,105	Multi-Family/Commercial	$8,872,000	Multi-Family/Commercial	$8,884,900	$12,900	0.14%	$4,702
B-102	6653000111	http://blue.kingcou	BELLTOWN VIEW	LOW-INCOME HOUSING INSTITUT	2407 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,320	0	0	Multi-Family/Commercial	$11,455,000	Multi-Family/Commercial	$11,484,000	$29,000	0.25%	$11,363
B-103	6653000128	http://blue.kingcou	HULL BUILDING-HISTORICAL LANDMARK BUILDING ORD. #108518 77	HULL BUILDING LLC	2406 1ST AVE, SEATTLE 98121	DMR/C 95/65	8,660	16,800	16,800	Multi-Family/Commercial Redevelopment	$5,128,000	Multi-Family/Commercial Redevelopment	$5,341,900	$13,900	0.24%	$5,084
B-105	065600 0195	http://blue.kingcou	WINDERMERE REAL ESTATE	WALL STREET ASSOC LLC	2420 2ND AVE	DMR/C 95/65	6,480	8,480	8,480	Multi-Family/Commercial Redevelopment	$5,832,000	Multi-Family/Commercial Redevelopment	$5,844,900	$12,900	0.21%	$4,702
B-106	065600 0190	http://blue.kingcou	WINDERMERE MORTGAGE SERVICES	SBL INVESTMENT LLC	2412 2ND AVE	DMR/C 95/65	6,480	5,520	5,520	Multi-Family/Commercial Redevelopment	$5,832,000	Multi-Family/Commercial Redevelopment	$5,844,900	$12,900	0.21%	$4,702
B-107	0656000180	http://blue.kingcou	LEXINGTON CONCORD APTS	YOUNG WOMENS CHRISTIAN ASSN		DMR/C 95/85	12,960	33,440	27,879	Multi-family/Commercial Development	$10,682,000	Multi-family/Commercial Development	$10,719,000	$37,000	0.35%	$10,579
B-108	0654000265	http://blue.kingcou	Penthouse	55 BATTERY LLC	2334 ELLIOTT AVE, SEATTLE 98121	DMR/C 95/75	21,240	103,943	89,459	Multi-Family/Commercial	$65,511,000	Multi-Family/Commercial	$65,738,000	$227,000	0.35%	$80,364
B-109	0654000285	http://blue.kingcou	2300 Elliott	EQR-RE TAX DEPARTMENT	2300 ELLIOTT AVE, SEATTLE 98121	DMR/C 95/75	21,600	122,678	66,204	Multi-Family/Commercial	$42,321,000	Multi-Family/Commercial	$42,532,000	$211,000	0.50%	$82,674
B-110	0654000315	http://blue.kingcou	FORMER MARS HILL CHURCH	PTI WESTERN 2012 LLC	2333 WESTERN AVE	DMR/C 95/75	14,400	14,900	14,900	Multi-Family/Commercial Redevelopment	$12,960,000	Multi-Family/Commercial Redevelopment	$13,012,900	$52,900	0.40%	$20,375
B-111	065400 0325	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	SUNRISE INVESTMENT COMPANY	2315 WESTERN AVE	DMR/C 95/75	7,200	0	0	Multi-Family/Commercial Redevelopment	$6,300,000	Multi-Family/Commercial Redevelopment	$6,325,900	$25,900	0.40%	$9,796
B-112	065400 0330	http://blue.kingcou	COMPTON BUILDING	SUNRISE INVESTMENT COMPANY	2315 WESTERN AVE	DMR/C 95/75	7,200	18,800	18,800	Multi-Family/Commercial Redevelopment	$6,300,000	Multi-Family/Commercial Redevelopment	$6,325,900	$25,900	0.40%	$9,796
B-114	065400 0150	http://blue.kingcou	PARKING LOT	SEATTLE CITY OF SCL	2330 WESTERN AVE	DMR/C 95/75	7,200	0	0	Multi-Family/Commercial Redevelopment	$6,480,000	Multi-Family/Commercial Redevelopment	$6,506,000	$26,000	0.40%	$10,187
B-116	0654000288	http://blue.kingcou	OREGON APARTMENTS	OREGON APTS	2301 1ST AVE, SEATTLE 98121	DMR/C 85/65	18,480	56,776	33,545	Multi-Family/Commercial Redevelopment	$14,784,000	Multi-Family/Commercial Redevelopment	$14,784,000	$0	0.00%	$0
B-117	0658000045	http://blue.kingcou	CATHOLIC SEAMANS CLUB	ABADAN HOLDINGS LLC	2330 1ST AVE, SEATTLE 98121	DMR/C 95/65	5,169	12,450	9,920	Multi-Family/Commercial Redevelopment	$4,135,000	Multi-Family/Commercial Redevelopment	$4,152,000	$17,000	0.41%	$6,661
B-119	065500 0020	http://blue.kingcou	BARNES BUILDING (HISTORIC LANDMARK BUILDING ORD. #107754 10	BARNES BROOKE A	2320 1ST AVE	DMR/C 95/65	4,440	13,914	10,568	Multi-Family/Commercial Redevelopment	$3,774,000	Multi-Family/Commercial Redevelopment	$3,789,000	$15,000	0.43%	$5,877
B-120	065500 0010	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	SMITH FAMILY TRUST	2310 1ST AVE	DMR/C 95/65	13,320	0	0	Multi-Family/Commercial Redevelopment	$11,998,000	Multi-Family/Commercial Redevelopment	$12,056,000	$48,000	0.45%	$18,807

Waterfront Seattle Final Special Benefit Study

All Other LID Commercial Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
A-121	0655000065	http://blue.kingcou	Endless Knot/Dorothy Day House	WOMEN'S WESTLAKE LIMITED PR	2300 1ST AVE, SEATTLE 98121	DMR/C 95/65	6,660	29,015	23,015	Multi-Family/Commercial Redevelopment	$5,828,000	Multi-Family/Commercial Redevelopment	$5,828,000	$0	0.00%	$0
A-122	0655000975	http://blue.kingcou	BAKHITA GARDENS (transitional women's housing)	ARCHDIOCESAN HOUSING AUTH	2301 2ND AVE, SEATTLE 98121	DMR/C 95/65	6,360	59,919	53,550	Multi-Family/Commercial Use	$11,412,000	Multi-Family/Commercial Use	$11,412,000	$0	0.00%	$0
A-123	0655000870	http://blue.kingcou	WASABI BISTRO	NO BOUNDARIES LTD	2310 2ND AVE	DMR/C 95/65	11,960	9,120	9,120	Multi-Family/Commercial Redevelopment	$11,694,000	Multi-Family/Commercial Redevelopment	$11,711,000	$47,000	0.40%	$18,416
A-124	0655000055	http://blue.kingcou	RETAIL STORES	NO BOUNDARIES LTD	2320 2ND AVE	DMR/C 95/65	6,480	14,938	14,938	Multi-Family/Commercial Redevelopment	$5,508,000	Multi-Family/Commercial Redevelopment	$5,530,000	$22,000	0.40%	$8,620
A-125	0655000050	http://blue.kingcou	CITY HOSTEL SEATTLE (FMR WILLAM TELL APTS) L-E	WILLIAM TELL INVESTORS	2327 2ND AVE, SEATTLE 98121	DMR/C 95/65	6,480	17,040	13,000	Multi-Family/Commercial Use	$14,663,000	Multi-Family/Commercial Use	$14,713,000	$50,000	0.34%	$19,591
A-126	0655000045	http://blue.kingcou	RETAIL/RESTAURANT	2301 LLC	2301 2ND AVE	DMR/C 95/65	6,480	5,900	5,900	Multi-Family/Commercial Redevelopment	$5,811,000	Multi-Family/Commercial Redevelopment	$5,835,000	$23,000	0.39%	$9,013
A-127	0656000250	http://blue.kingcou	MARRAKASH / MADRO RESTAURANT/BAR	JP & GRAHAM'S LLC	2330 2ND AVE	DMR/C 95/65	6,480	6,480	6,480	Multi-Family/Commercial Redevelopment	$5,812,000	Multi-Family/Commercial Redevelopment	$5,832,000	$20,000	0.34%	$7,836
A-128	0656000235	http://blue.kingcou	OFFICE/RETAIL BUILDING	2300 SECOND LLC	2332 2ND AVE	DMR/C 95/65	6,340	19,028	12,860	Multi-Family/Commercial Redevelopment	$5,595,000	Multi-Family/Commercial Redevelopment	$5,612,000	$18,000	0.33%	$7,045
A-129	0656000230	http://blue.kingcou	ART GALLERY	2300 SECOND LLC	2312 2ND AVE	DMR/C 95/65	6,615	9,030	8,480	Multi-Family/Commercial Redevelopment	$5,623,000	Multi-Family/Commercial Redevelopment	$5,642,000	$19,000	0.34%	$7,445
A-130	0656000220	http://blue.kingcou	206 Bell	206 BELL LLC	2304 2ND AVE, SEATTLE 98121	DMR/C 95/65	10,728	216,049	82,818	Multi-Family/Commercial	$58,082,000	Multi-Family/Commercial	$58,343,000	$261,000	0.50%	$134,020
A-131	1977200185	http://blue.kingcou	OFFICE BUILDING/ APT & LIVE/WORK UNIT	MOUNTAINBLUE LLC	55 BELL ST	DMR/C 95/75	12,293	9,520	7,474	Multi-Family/Commercial Redevelopment	$10,134,000	Multi-Family/Commercial Redevelopment	$10,135,000	$71,000	0.70%	$27,819
A-132	1977200387	http://blue.kingcou	ELLIOTT POINTE APTS	ELLIOTT POINTE LLC	2236 BLLIOTT AVE, SEATTLE 98121	DMR/C 95/75	17,938	87,517	55,251	Multi-Family/Commercial	$30,477,000	Multi-Family/Commercial	$30,690,000	$213,000	0.70%	$83,458
A-134	1977200245	http://blue.kingcou	ELLIOTT COURT	ALLEGRA PROPERTIES	2103 WESTERN AVE	DMR/C 95/75	16,000	82,045	47,245	Multi-Family/Commercial	$26,667,000	Multi-Family/Commercial	$27,119,000	$452,000	1.69%	$177,104
A-135	1977200565	http://blue.kingcou	PARKING LOT	PHILLIPS KENNETH M SR	2124 WESTERN AVE	DMR/C 95/75	14,400	0	0	Multi-Family/Commercial Redevelopment	$11,520,000	Multi-Family/Commercial Redevelopment	$11,612,000	$92,000	0.80%	$36,048
A-136	1977200580	http://blue.kingcou	SURFACE PARKING LOT	NHM PROPERTIES	2224 WESTERN AVE	DMR/C 95/75	7,200	0	0	Multi-Family/Commercial Redevelopment	$6,300,000	Multi-Family/Commercial Redevelopment	$6,350,000	$50,000	0.79%	$19,591
A-137	1977200600	http://blue.kingcou	FOUNDATION NIGHTCLUB / OFFICE BUILDING	ALLEGRA PROPERTIES	2234 WESTERN AVE	DMR/C 95/75	7,200	14,400	14,400	Multi-Family/Commercial Redevelopment	$6,300,000	Multi-Family/Commercial Redevelopment	$6,350,000	$50,000	0.79%	$19,591
A-138	1977200605	http://blue.kingcou	UNION STABLES BUILDING	2206 WESTERN AVENUE LLC	2206 WESTERN AVE	DMR/C 95/75	14,400	68,400	64,960	Commercial Use	$25,488,000	Commercial Use	$25,788,000	$300,000	1.80%	$129,931
A-139	1977200576	http://blue.kingcou	VOLTA	CONNELL VOLTA LLC	2233 1ST AVE, SEATTLE 98121	DMR/C 95/65	8,660	54,550	30,213	Multi-Family/Commercial	$22,925,000	Multi-Family/Commercial	$23,042,900	$117,000	0.40%	$53,680
A-140	0246300090	http://blue.kingcou	APEX HOTEL CONDOMINIUM		2215 1ST AVE, SEATTLE 98121	DMR/C 95/65	6,661	30,700	24,040	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0		$0
A-140-001	0246300910	http://blue.kingcou	APEX HOTEL CONDOMINIUM	BELLTOWN COLLECTIVE LLC	2225 1ST AVE, SEATTLE 98121	DMR/C 95/65	4,190	19,980	11,514	Multi-Family/Commercial	$4,054,000	Multi-Family/Commercial	$4,078,900	$24,900	0.59%	$9,404
A-140-002	0246300928	http://blue.kingcou	APEX HOTEL CONDOMINIUM	APEX BELLTOWN CO-OP	2225 1ST AVE, SEATTLE 98121	DMR/C 95/65	2,591	10,720	10,151	Multi-Family/Commercial	$2,615,000	Multi-Family/Commercial	$2,640,000	$15,000	0.57%	$5,877
A-141	1977200590	http://blue.kingcou	BELL TOWER APARTMENTS (SHA)	SEATTLE HOUSING AUTHORITY	2219 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,320	95,760	83,400	Multi-Family/Commercial	$82,147,000	Multi-Family/Commercial	$82,147,000	$0	0.00%	$0
A-142	1977200618	http://blue.kingcou	HOTEL SCARSO	PLYMOUTH HOUSING GROUP	2207 1ST AVE, SEATTLE 98121	DMR/C 85/65	6,660	29,540	29,340	Multi-Family/Commercial	$10,638,000	Multi-Family/Commercial	$10,638,900	$0	0.00%	$0
A-143	1977200615	http://blue.kingcou	LEWISTON HOTEL	LEWISTON HOTEL LMTD PRTNRSH	2201 1ST AVE, SEATTLE 98121	DMR/C 95/65	6,660	27,140	27,140	Multi-Family/Commercial	$13,077,000	Multi-Family/Commercial	$13,077,000	$0	0.00%	$0
A-144	1977200505	http://blue.kingcou	ELARA	115H WESTERN LLC	2134 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	21,600	180,605	114,595	Multi-Family/Commercial Redevelopment	$86,901,000	Multi-Family/Commercial Redevelopment	$88,200,000	$1,219,000	1.40%	$477,611
A-145	1977200540	http://blue.kingcou	ELLIOTT BAY BICYCLES	2114 WESTERN AVENUE LLC	2114 WESTERN AVE	DMR/C 85/75	7,200	14,400	14,400	Multi-Family/Commercial Redevelopment	$6,480,000	Multi-Family/Commercial Redevelopment	$6,593,000	$113,000	1.74%	$44,176
A-146	1977200545	http://blue.kingcou	EWING & CLARK	JOHN BRIAN LOSH WESTERN AVE	2110 WESTERN AVE	DMR/C 95/75	4,800	9,600	9,400	Multi-Family/Commercial Redevelopment	$4,080,000	Multi-Family/Commercial Redevelopment	$4,151,000	$71,000	1.74%	$27,819
A-147	1977200546	http://blue.kingcou	VENTANA APTS	WESTERN & LENORA	2100 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	9,600	68,628	45,147	Multi-Family/Commercial	$26,557,000	Multi-Family/Commercial	$27,070,000	$513,000	1.93%	$201,005
A-149	2953700000	http://blue.kingcou	GUIRY/SCHILLSTAD CONDOMINIUM		2101 1ST AVE, SEATTLE 98121	DMR/C 95/65	19,335	44,104	36,808	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0		$0
A-149-001	2953700310	http://blue.kingcou	GUIRY/SCHILLSTAD CONDOMINIUM	MOSCATEL FAMILY LLC	2103 1ST AVE, SEATTLE 98121	DMR/C 95/65	4,111	11,484	11,484	Multi-Family/Commercial	$3,894,000	Multi-Family/Commercial	$3,962,000	$68,000	1.75%	$26,644
A-149-002	2953700820	http://blue.kingcou	GUIRY/SCHILLSTAD CONDOMINIUM	M&M COMPANY	2101 1ST AVE, SEATTLE 98121	DMR/C 95/65	3,147	11,160	11,160	Multi-Family/Commercial	$3,850,000	Multi-Family/Commercial	$3,850,000	$66,000	1.74%	$25,860
A-149-003	2953700830	http://blue.kingcou	GUIRY/SCHILLSTAD CONDOMINIUM	MEZIST BAND LEON B+SYLVIA	2101 1ST AVE, SEATTLE 98121	DMR/C 95/65	6,067	21,460	17,184	Multi-Family/Commercial	$6,976,000	Multi-Family/Commercial	$7,098,000	$122,000	1.75%	$47,801
A-150	1977200555	http://blue.kingcou	MUD BAY	MOSCATEL FAMILY LLC	2118 1ST AVE	DMR/C 95/65	6,480	7,560	7,560	Multi-Family/Commercial Redevelopment	$5,641,000	Multi-Family/Commercial Redevelopment	$5,712,000	$71,000	1.25%	$27,819
A-151	1977200583	http://blue.kingcou	RETAIL	MOSCATEL FAMILY LLC	2121 1ST AVE	DMR/C 95/65	6,660	12,000	8,000	Multi-Family/Commercial Redevelopment	$5,641,000	Multi-Family/Commercial Redevelopment	$5,712,000	$71,000	1.25%	$27,819
A-153	1977200625	http://blue.kingcou	WHITE & HITCHCOCK BUILDING/LOCAL 360 RESTAURANT	BELL FIRST LLC	2208 1ST AVE	DMR/C 95/65	13,320	22,710	22,060	Multi-Family/Commercial Redevelopment	$11,988,000	Multi-Family/Commercial Redevelopment	$12,068,000	$80,000	0.50%	$30,509
A-154	1977200648	http://blue.kingcou	Restaurant Night Club - TIA LOU	ENTERPRISE 2218 LLC	2218 1ST AVE	DMR/C 95/65	6,800	8,515	8,515	Multi-Family/Commercial Redevelopment	$5,610,000	Multi-Family/Commercial Redevelopment	$5,638,000	$28,000	0.50%	$10,971
A-155	1977200665	http://blue.kingcou	HOTEL STEARNS-AMBER RESTAURANT	2212 1ST AVENUE LLC	2212 1ST AVE, SEATTLE 98121	DMR/C 95/65	6,660	19,980	19,660	Multi-Family/Commercial	$8,705,000	Multi-Family/Commercial	$8,705,000	$0	0.00%	$0
A-156	1977200665	http://blue.kingcou	PARKING LOT	KAPLAN FP LLC	2210 1ST AVE	DMR/C 95/65	6,660	0	0	Multi-Family/Commercial Redevelopment	$5,641,000	Multi-Family/Commercial Redevelopment	$5,689,000	$28,000	0.49%	$10,971
A-157	0656000245	http://blue.kingcou	RETAIL/OFFICE BUILDING	EWING & CLARK	2304 2ND AVE	DMR/C 95/65	6,480	9,778	9,778	Multi-Family/Commercial Redevelopment	$5,508,000	Multi-Family/Commercial Redevelopment	$5,527,000	$19,000	0.34%	$7,445
A-158	1977200681	http://blue.kingcou	DONALD HOTEL & RETAIL	DONALD HOTEL LLC	2204 1ST AVE	DMR/C 95/65	6,660	9,986	8,300	Multi-Family/Commercial Redevelopment	$5,994,000	Multi-Family/Commercial Redevelopment	$6,039,900	$45,900	0.75%	$17,832
A-159	1977200693	http://blue.kingcou	MARKET/SPA	METROPOLITAN MGMT CO	1229 BELL ST	DMR/C 95/65	2,520	6,000	4,800	Multi-Family/Commercial Redevelopment	$2,268,000	Multi-Family/Commercial Redevelopment	$2,279,900	$11,000	0.49%	$4,310
A-160	1977200830	http://blue.kingcou	BELL STREET BUILDING	BELL SECOND LLC	115 BELL ST	DMR/C 95/65	10,440	13,717	13,717	Multi-Family/Commercial Redevelopment	$9,396,000	Multi-Family/Commercial Redevelopment	$9,443,900	$47,000	0.50%	$18,416
A-161	1977200658	http://blue.kingcou	CONCEPT ONE APTS	CONCEPT ONE APARTMENTS LLC	2219 2ND AVE, SEATTLE 98121	DMR/C 95/65	12,720	80,771	54,282	Multi-Family/Commercial	$21,949,000	Multi-Family/Commercial	$22,060,900	$111,000	0.51%	$43,492
A-162	1977200670	http://blue.kingcou	PATIO Spanish Restaurant	168 INVESTMENT PROJECTS LLC	2209 2ND AVE	DMR/C 95/65	4,916	9,960	9,980	Multi-Family/Commercial Redevelopment	$3,874,000	Multi-Family/Commercial Redevelopment	$3,873,900	$19,000	0.49%	$7,445
A-163	1977200671	http://blue.kingcou	THE HUMPHREY APTS	THE HUMPHREY	2205 2ND AVE, SEATTLE 98121	DMR/C 95/65	8,424	50,376	37,976	Multi-Family/Commercial	$16,847,000	Multi-Family/Commercial	$16,847,000	$0	0.00%	$0
A-164	0656000085	http://blue.kingcou	MEXICAN KITCHEN	MINGUAN REALTY LLC	2204 2ND AVE	DMR/C 95/65	6,480	6,480	6,480	Multi-Family/Commercial Redevelopment	$5,832,000	Multi-Family/Commercial Redevelopment	$5,861,000	$29,000	0.50%	$11,364
A-165	0656000088	http://blue.kingcou	RETAIL & APTS	RAIN CITY PROPERTIES LLC	2224 2ND AVE, SEATTLE 98121	DMR/C 95/65	6,480	13,000	9,600	Multi-Family/Commercial Redevelopment	$5,670,000	Multi-Family/Commercial Redevelopment	$5,698,000	$28,000	0.49%	$10,971
A-166	0656000020	http://blue.kingcou	RETAIL/OFFICE	ZACH INC	2218 2ND AVE	DMR/C 95/65	9,720	17,000	17,000	Multi-Family/Commercial Redevelopment	$8,748,000	Multi-Family/Commercial Redevelopment	$8,792,000	$44,000	0.50%	$17,240
A-167	0656000015	http://blue.kingcou	TULA'S RESTAURANT & LOUNGE	ZACH INC	2216 2ND AVE	DMR/C 95/65	5,240	8,240	8,240	Multi-Family/Commercial Redevelopment	$1,754,000	Multi-Family/Commercial Redevelopment	$1,768,000	$14,000	0.51%	$5,486
A-168	0698800900	http://blue.kingcou	BELLTOWN CENTER LILLIAN RICE CENTER(SENIOR SERVICES)		2208 2ND AVE, SEATTLE 98121	DMR/C 95/65	6,363	34,080	28,655	Multi-family/Commercial Development	$0	Multi-family/Commercial Development	$0	$0		$0
A-168-001	0698800910	http://blue.kingcou	BELLTOWN CENTER LILLIAN RICE CENTER(SENIOR SERVICES)	SENIOR SVCS SEA/KING CTY	2208 2ND AVE, SEATTLE 98121	DMR/C 95/65	3,010	17,790	14,435	Multi-family/Commercial Development	$9,122,000	Multi-family/Commercial Development	$9,122,900	$0	0.00%	$0
A-168-002	0698800920	http://blue.kingcou	BELLTOWN CENTER LILLIAN RICE CENTER(SENIOR SERVICES)	BELLTOWN SENIOR APTS LLC	2208 2ND AVE, SEATTLE 98121	DMR/C 95/65	3,353	16,290	14,220	Multi-family/Commercial Development	$8,524,000	Multi-family/Commercial Development	$8,524,900	$0	0.00%	$0
A-169	0698400005	http://blue.kingcou	2200 2ND AVE	SECOND & BLANCHARD LLC	2200 2ND AVE	DMR/C 95/65	6,480	6,480	6,480	Multi-Family/Commercial Redevelopment	$5,832,000	Multi-Family/Commercial Redevelopment	$5,867,000	$35,000	0.60%	$18,744
A-170	1977200680	http://blue.kingcou	RESTAURANTS/RETAIL	MICHAELIDES MICHAEL	2180 1ST AVE	DMR/C 95/65	6,960	3,420	3,420	Multi-Family/Commercial Redevelopment	$5,994,000	Multi-Family/Commercial Redevelopment	$6,069,000	$75,000	1.25%	$29,387
A-171	1977200705	http://blue.kingcou	PARKING LOT	NHM PROPERTIES	2122 1ST AVE	DMR/C 95/65	6,880	0	0	Multi-Family/Commercial Redevelopment	$8,661,000	Multi-Family/Commercial Redevelopment	$8,729,000	$68,000	1.20%	$26,644
A-172	1977200710	http://blue.kingcou	PARKING LOT	NHM PROPERTIES	2120 1ST AVE	DMR/C 95/65	6,660	0	0	Multi-Family/Commercial Redevelopment	$5,641,000	Multi-Family/Commercial Redevelopment	$5,729,000	$68,000	1.20%	$26,644
A-173	1977200730	http://blue.kingcou	FEDERAL ARMY NAVY SURPLUS	SCHALDUMA PROPERTIES LLC	2112 1ST AVE	DMR/C 95/65	6,660	13,320	13,320	Multi-Family/Commercial Redevelopment	$5,641,000	Multi-Family/Commercial Redevelopment	$5,729,900	$68,000	1.20%	$26,644
A-174	1977200735	http://blue.kingcou	PATAGONIA BUILDING (MIXED USE)	FIRST & LENORA MIX USE LLC	2100 1ST AVE	DMR/C 95/65	13,320	20,130	19,920	Multi-Family/Commercial Redevelopment	$11,988,000	Multi-Family/Commercial Redevelopment	$12,168,000	$180,000	1.50%	$70,518
A-175	1977200740	http://blue.kingcou	PNWB TELECOMMUNICATIONS	CENTURYLINK REAL ESTATE	130 LENORA ST	DMR/C 95/65	12,960	193,500	193,000	Commercial Use	$28,404,000	Commercial Use	$28,805,000	$209,000	0.73%	$81,891
A-176	1977200725	http://blue.kingcou	O.W. Close	BARD MIKE	2117 2ND AVE	DMR/C 95/65	6,480	16,896	10,980	Multi-Family/Commercial Redevelopment	$5,508,000	Multi-Family/Commercial Redevelopment	$5,562,000	$54,000	0.98%	$17,240
A-177	1977200720	http://blue.kingcou	EL REY APTS	COMMUNITY PSYCHIATRIC CLINI	2119 2ND AVE, SEATTLE 98121	DMR/C 95/65	6,480	19,794	11,346	Multi-Family/Commercial	$7,921,000	Multi-Family/Commercial	$7,921,000	$0	0.00%	$0
A-178	1977200695	http://blue.kingcou	RIVOLI APTS	CLARK D EDSON	2127 2ND AVE, SEATTLE 98121	DMR/C 95/65	10,080	30,530	25,711	Multi-Family/Commercial	$13,183,000	Multi-Family/Commercial	$13,183,000	$0	0.00%	$0
A-179	1977200690	http://blue.kingcou	COTERIE ROOM & OFFICE	BELLTOWN REAL PROPERTIES LL	113 BLANCHARD ST	DMR/C 95/65	2,880	8,640	8,640	Multi-Family/Commercial Redevelopment	$3,240,000	Multi-Family/Commercial Redevelopment	$3,260,000	$20,000	0.62%	$7,836
A-180	1977201145	http://blue.kingcou	CASTLE APTS	CASTLE LLC	2132 2ND AVE, SEATTLE 98121	DMR/C 95/65	6,480	32,760	25,240	Multi-Family/Commercial	$11,344,000	Multi-Family/Commercial	$11,418,000	$74,000	0.48%	$21,358
A-181	1977201160	http://blue.kingcou	OFFICE BUILDING	2124 2ND AVE	2124 2ND AVE	DMR/C 95/65	6,480	12,000	12,000	Multi-Family/Commercial Redevelopment	$5,508,000	Multi-Family/Commercial Redevelopment	$5,536,000	$28,000	0.51%	$10,971
A-182	1977201165	http://blue.kingcou	WHISKEY BAY & UNDER THE NEEDLE	MVA 2120 LLC	2120 2ND AVE	DMR/C 95/65	6,480	6,880	6,880	Multi-Family/Commercial Redevelopment	$5,508,000	Multi-Family/Commercial Redevelopment	$5,536,000	$28,000	0.51%	$10,971
A-183	1977201185	http://blue.kingcou	BELLTOWN TATTOO CENTER	MICHAELIDES MICHAEL	2108 2ND AVE	DMR/C 95/65	12,960	25,920	25,920	Multi-Family/Commercial Redevelopment	$11,664,000	Multi-Family/Commercial Redevelopment	$11,734,000	$70,000	0.60%	$27,423
A-184	1977201200	http://blue.kingcou	PARKING LOT	DEPT OF NATURAL RESOURCES	2100 2ND AVE	DMR/C 95/65	6,480	0	0	Multi-Family/Commercial Redevelopment	$5,832,000	Multi-Family/Commercial Redevelopment	$5,890,000	$58,000	0.99%	$22,726
A-185	1977200280	http://blue.kingcou	MARKET PLACE ONE & TWO	PPF OFF 2001 WESTERN AVENUE	2001 WESTERN AVE	PMM-85	61,212	276,685	193,691	Commercial Use	$79,126,000	Commercial Use	$80,945,000	$1,819,000	2.30%	$712,734
A-186	1977200288	http://blue.kingcou	PIKE PLACE MARKET PARK	SEATTLE CITY OF DEPR	1908 WESTERN AVE	PMM-85	14,900	0	0	Commercial Use	$7,450,000	Commercial Use	$7,450,000	$0	0.00%	$0
A-187	5160900900	http://blue.kingcou	MARKETFRONT		1901 WESTERN AVE, SEATTLE 98101	PMM-85	99,144	179,700	158,865	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.00%	$0
A-187-001	5160900910	http://blue.kingcou	MARKETFRONT	PIKE PLACE MARKET PDA	1901 WESTERN AVE, SEATTLE 98101	PMM-85	32,400	145,974	140,558	Multi-Family/Commercial	$25,965,000	Multi-Family/Commercial	$25,990,000	$24,000	0.09%	$9,242
A-187-002	5160900920	http://blue.kingcou	MARKETFRONT	PIKE PLACE MARKET PDA	1901 WESTERN AVE, SEATTLE 98101	PMM-85	9,694	26,834	16,884	Multi-Family/Commercial	$13,847,000	Multi-Family/Commercial	$13,847,000	$0	0.00%	$0
A-188	1977201385	http://blue.kingcou	NORTH ARCADE OF PUBLIC MARKET	SEATTLE CITY OF SDOT	1901 PIKE PL	PMM-85	13,078	3,600	3,060	Commercial Use	$9,149,000	Commercial Use	$9,414,000	$265,000	2.90%	$101,833
A-191	1977200471	http://blue.kingcou	MARKET PLACE TOWER (Condo Air Rights allocation = 83.4%)	PRISA MARKET PLACE TOWER WA	2033 1ST AVE	PMM-85	17,382	354,086	186,088	Commercial Use	$123,067,000	Commercial Use	$125,593,900	$2,526,000	2.05%	$969,742
A-195	1977200425	http://blue.kingcou	THE CHAMPION BUILDING	DCH THE CHAMPION BUILDING L	1926 PIKE PL	PMM-85	7,200	21,600	21,600	Commercial Use	$11,236,000	Commercial Use	$11,341,900	$348,000	3.08%	$134,154
A-196	1977200410	http://blue.kingcou	SAMS BLDG	PIKE PL MARKET PDA	1918 PIKE PL	PMM-85	7,200	19,800	19,800	Commercial Use	$10,667,000	Commercial Use	$10,904,000	$267,000	2.36%	$104,616
A-197	1977200425	http://blue.kingcou	DUNN BLDG/Starbucks	PIKE PL MARKET PDA	1912 PIKE PL	PMM-85	7,200	10,860	10,860	Commercial Use	$5,354,000	Commercial Use	$5,488,000	$134,000	2.50%	$52,584
A-198	8088550000	http://blue.kingcou	STEWART HOUSE CONDOMINIUM		90 STEWART ST, SEATTLE 98101	PMM-85	1,451	43,248	24,845	Commercial Use	$0	Commercial Use	$0	$0	0.00%	$0
A-198-001	8088550001	http://blue.kingcou	STEWART HOUSE CONDOMINIUM	PIKE PL MARKET PDA	90 STEWART ST, SEATTLE 98101	PMM-85	14,416	0	0	Commercial Use	$10,091,000	Commercial Use	$10,343,000	$252,000	2.36%	$98,759
A-198-002	8088550010	http://blue.kingcou	STEWART HOUSE CONDOMINIUM	PIKE PLACE MARKET PRESERVAT	80 STEWART ST, SEATTLE 98101	PMM-85	0	19,647	10,392	Commercial Use	$5,568,000	Commercial Use	$5,693,000	$105,000	1.75%	$41,141
A-198-003	8088550020	http://blue.kingcou	STEWART HOUSE CONDOMINIUM	PIKE PLACE MARKET PRESERVAT	80 STEWART ST, SEATTLE 98101	PMM-85	0	14,418	8,595	Commercial Use	$5,642,000	Commercial Use	$5,741,000	$99,000	1.75%	$38,790
A-198-004	8088550030	http://blue.kingcou	STEWART HOUSE CONDOMINIUM	PIKE PLACE MARKET PRESERVAT	90 STEWART ST, SEATTLE 98101	PMM-85	0	9,185	4,858	Commercial Use	$2,799,000	Commercial Use	$1,848,000	$49,000	1.75%	$19,199
A-199	1977200435	http://blue.kingcou	FAIRMONT APTS AND JONES BLDG	TW FAIRMOUNT PARTNERS L P	1901 1ST AVE, SEATTLE 98101	PMM-85	13,320	49,848	44,000	Commercial Use	$18,111,000	Commercial Use	$18,565,000	$454,000	2.48%	$177,887
A-200	1977200420	http://blue.kingcou	ALASKA TRADE BUILDING	ALASKA TRADE BLDG	1917 1ST AVE	PMM-85	6,660	38,160	27,277	Commercial Use	$11,470,000	Commercial Use	$11,655,000	$185,000	1.61%	$72,487

Waterfront Seattle Final Special Benefit Study
All Other LID Commercial Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-201	197720 0416	http://blue.kingcou	BUTTERWORTH BUILDING	MCALEESE PROPERTIES LLC	1921 1ST AVE	PMM-85	1,330	18,650	12,856	Commercial Use	$6,038,000	Commercial Use	$6,138,000	$89,000	1.76%	$34,872
B-202	197720 0415	http://blue.kingcou	SMITH BLOCK BUILDING/Coupe Roker	LAURENCIA LLC	1925 1ST AVE, SEATTLE 98101	PMM-85	1,330	14,580	12,810	Commercial Use	$4,153,000	Commercial Use	$4,358,000	$105,000	2.47%	$41,141
B-203	197720 0395	http://blue.kingcou	LIVINGSTON BAKER MIXED USE	PIKE PLACE MARKET POA	1935 1ST AVE, SEATTLE 98101	PMM-85	13,320	70,650	50,234	Multi-Family/Commercial	$22,302,000	Multi-Family/Commercial	$22,575,000	$223,000	1.00%	$87,376
B-204	197720 0855	http://blue.kingcou	1ST & LENORA BUILDING	PELOTON PROPERTIES	2030 1ST AVE	DMC 240/290-440	13,320	39,102	28,623	Commercial Use	$21,317,000	Commercial Use	$21,717,000	$405,000	1.90%	$158,688
B-205	197720 0875	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	DERMODY GROUP LLC	2020 1ST AVE	DMC 240/290-440	8,660	0	0	Commercial Redevelopment	$10,658,000	Commercial Redevelopment	$10,848,000	$192,000	1.80%	$75,280
B-206	197720 0890	http://blue.kingcou	VAIN	BASTA MATT	2016 1ST AVE	DMC 240/290-440	1,930	9,996	9,804	Commercial Redevelopment	$9,328,000	Commercial Redevelopment	$9,414,000	$86,000	1.80%	$67,615
B-208	197720 0960	http://blue.kingcou	TOWER 12 ASSOCIATED	IWA TOWER 12 APARTMENTS LLC	114 VIRGINIA ST, SEATTLE 98101	DMC 240/290-440	11,720	0	0	Multi-Family/Commercial Redevelopment	$22,260,000	Multi-Family/Commercial Redevelopment	$22,683,000	$423,000	1.90%	$166,741
B-209	197720 0885	http://blue.kingcou	TOWER 12	IWA TOWER 12 APARTMENTS LLC	2015 2ND AVE, SEATTLE 98121	DMC 240/290-440	9,360	599,088	298,958	Multi-Family/Commercial Redevelopment	$213,374,000	Multi-Family/Commercial Redevelopment	$217,316,000	$4,042,000	1.90%	$1,593,745
B-213	197720 1090	http://blue.kingcou	THE LENORA APTS	RGRJ LENORA LLC-CWS LENORA	211 LENORA ST, SEATTLE 98121	DMC 240/290-440	19,440	139,650	76,125	Multi-Family/Commercial	$54,038,000	Multi-Family/Commercial	$54,850,000	$811,000	1.50%	$317,768
B-212	197720 1125	http://blue.kingcou	TRUST PARKING BUILDING	2014 2ND AVE LLC	2014 2ND AVE	DMC 240/290-440	6,480	12,960	12,960	Commercial Redevelopment	$10,368,000	Commercial Redevelopment	$10,524,000	$156,000	1.50%	$61,124
B-211	197720 1130	http://blue.kingcou	RETAIL/OFFICE BUILDING	TCG LLC	2006 2ND AVE	DMC 240/290-440	6,480	12,960	12,960	Commercial Use	$10,368,000	Commercial Use	$10,524,000	$156,000	1.50%	$61,124
B-214	197720 0090	http://blue.kingcou	CITY LIGHT SUB STATION	SEATTLE CITY OF SCL	1312 WESTERN AVE	DMC 170	21,555	0	0	Open Space/ Public Utility	$28,022,000	Open Space/ Public Utility	$28,022,000	$0	0.00%	$0
B-215	197720 1140	http://blue.kingcou	PALLADIAN HOTEL F-1U	PALLADIAN HOTEL LLC	2000 2ND AVE, SEATTLE 98121	DMC 240/290-440	6,480	60,667	60,087	Multi-Family/Commercial	$56,731,000	Multi-Family/Commercial	$57,744,000	$993,000	1.75%	$388,073
B-216	197620 0091	http://blue.kingcou	SEATTLE STEAM CORP-elin	BIF II DISTRICT ENERGY HOLD	1919 WESTERN AVE	DMC-170	7,245	0	0	Open Space/ Public Utility	$9,419,000	Open Space/ Public Utility	$9,419,000	$0	0.00%	$0
B-217	197720 0920	http://blue.kingcou	TERMINAL SALES OFFICE BUILDING	TSB LLC	1902 1ST AVE	DMC-145	9,990	102,846	79,140	Commercial Use	$30,190,000	Commercial Use	$30,777,000	$587,000	1.94%	$230,696
B-218	6084670000	http://blue.kingcou	FOUR SEASONS HOTEL		1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	0	0	Commercial Use	$0	Commercial Use	$0	$0	0.00%	$0
B-218-001	6084670010	http://blue.kingcou	FOUR SEASONS HOTEL	SHG GARAGE SPE	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	3,048	52,281	52,281	Commercial Use	$11,380,000	Commercial Use	$11,618,000	$238,000	3.00%	$132,436
B-218-002	6084670020	http://blue.kingcou	FOUR SEASONS HOTEL	SHG RETAIL SPE LLC	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	274	2,984	2,984	Commercial Use	$2,676,000	Commercial Use	$2,756,000	$80,000	2.99%	$31,344
B-218-003	6084670030	http://blue.kingcou	FOUR SEASONS HOTEL	SHG HOTEL SPE LLC	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	11,275	199,429	193,429	Commercial Use	$142,917,000	Commercial Use	$148,917,000	$4,278,000	3.00%	$1,676,215
B-219	197720 0935	http://blue.kingcou	Office BUILDING W/RETAIL ON 1ST FLOOR	1924 FIRST BUILDING LLC	1924 1ST AVE	DMC-145	3,380	12,975	12,975	Commercial Use	$5,329,000	Commercial Use	$5,432,000	$103,000	1.93%	$40,358
B-222	197620 0060	http://blue.kingcou	SULTAN HOTEL/Lusty Lady	TOHAS CT FAMILY LLP	1535 1ST AVE	DMC 240/290-440	4,440	24,890	4,400	Commercial Redevelopment	$7,144,000	Commercial Redevelopment	$7,314,000	$210,000	2.96%	$82,283
B-223	197720 0940	http://blue.kingcou	OXFORD APARTMENTS	1920 OXFORD LLC	1920 1ST AVE, SEATTLE 98101	DMC-145	6,660	40,706	24,487	Multi-Family/Commercial	$19,934,000	Multi-Family/Commercial	$20,258,000	$334,000	1.68%	$130,869
B-224	1978200862	http://blue.kingcou	Air Rights	FIRST & UNION PROPERTIES LL	1215 1ST AVE, SEATTLE 98101	DMC 240/290-440	4,445	0	0	Commercial Use	$2,223,000	Commercial Use	$2,223,000	$0	0.00%	$0
B-225	197720 0955	http://blue.kingcou	HOTEL (ASSOC W/0960 TO SOUTH)	FIRST&STEWART HOTEL OWNER	1910 1ST AVE, SEATTLE 98101	DMC-145	6,540	0	0	Multi-Family/Commercial	$6,213,000	Multi-Family/Commercial	$6,368,000	$155,000	2.49%	$60,792
B-226	197620 0978	http://blue.kingcou	Harbor Steps Northwest Building	EQR-HARBOR STEPS LLC	1306 WESTERN AVE, SEATTLE 98101	DMC-170	15,360	184,094	114,988	Multi-Family/Commercial	$77,908,000	Multi-Family/Commercial	$80,091,000	$2,143,000	2.75%	$839,675
B-227	197720 0980	http://blue.kingcou	THOMPSON SEATTLE HOTEL & SIEGUEL APARTMENTS F-L	OOSGAARD VIRGINIA VANDUNG	110 STEWART ST, SEATTLE 98101	DMC-145	13,080	253,644	168,405	Multi-Family/Commercial	$150,853,000	Multi-Family/Commercial	$154,612,000	$3,759,000	2.49%	$1,472,858
B-228	197620 0075	http://blue.kingcou	Harbor Steps NE Tower	EQR-HARBOR STEPS LLC	1301 1ST AVE, SEATTLE 98101	DMC 240/290-440	14,280	313,955	192,736	Multi-Family/Commercial	$127,557,000	Multi-Family/Commercial	$135,069,000	$8,512,000	7.15%	$3,376,079
B-229	197720 0970	http://blue.kingcou	PLYMOUTH ON STEWART APTS	SECOND & STEWART LLC	116 STEWART ST, SEATTLE 98101	DMC 240/290-440	6,480	55,281	37,874	Multi-Family/Commercial	$19,080,000	Multi-Family/Commercial	$19,080,000	$0	0.00%	$0
B-230	197620 0074	http://blue.kingcou	HARBOR STEPS (SE TOWER)	EQR-HARBOR STEPS LLC	1201 1ST AVE, SEATTLE 98101	DMC 340/290-440	50,727	450,789	275,644	Multi-Family/Commercial	$180,511,000	Multi-Family/Commercial	$185,022,000	$4,511,000	2.50%	$1,767,509
B-231	197720 0856	http://blue.kingcou	Victoria Apartments	VICTORIA SEATTLE LLC	1915 2ND AVE, SEATTLE 98101	DMC 240/290-440	12,720	287,186	165,000	Multi-Family/Commercial	$157,870,000	Multi-Family/Commercial	$160,806,000	$3,196,000	1.98%	$1,228,754
B-232	7666210465	http://blue.kingcou	HARBOR STEPS (SW TOWER)	EQR-HARBOR STEPS LLC	1211 WESTERN AVE, SEATTLE 98101	DMC-170	28,800	387,497	149,125	Multi-Family/Commercial	$123,788,000	Multi-Family/Commercial	$126,080,000	$3,282,000	2.75%	$1,262,875
B-233	197720 0946	http://blue.kingcou	Office Bldg.	PACIFIC VIRGINIA LLC	1819 2ND AVE	DMC 240/290-440	3,240	16,200	11,025	Mult- Family/Commercial Redevelopment	$5,184,000	Mult- Family/Commercial Redevelopment	$5,275,000	$91,000	1.74%	$35,436
B-235	197720 0945	http://blue.kingcou	Great Jones Home	PACIFIC VIRGINIA LLC	1921 2ND AVE	DMC 240/290-440	3,240	3,240	3,240	Mult- Family/Commercial Redevelopment	$5,184,000	Mult- Family/Commercial Redevelopment	$5,275,000	$91,000	1.76%	$35,656
B-236	766620 2510	http://blue.kingcou	REPUBLIC PARKING NORTHWEST GARAGE (WATERMARK PARKING GA	WOLDSON WESTERN 80 LLC	1100 WESTERN AVE	DMC 170	25,565	105,600	105,600	Commercial Redevelopment	$50,678,000	Commercial Redevelopment	$51,521,000	$844,000	1.75%	$330,698
B-237	197720 0935	http://blue.kingcou	SURFACE PARKING LOT	PACIFIC VIRGINIA LLC	1829 2ND AVE	DMC 240/290-440	4,860	0	0	Mult- Family/Commercial Redevelopment	$7,776,000	Mult- Family/Commercial Redevelopment	$7,916,000	$140,000	1.80%	$54,655
B-239	197720 0928	http://blue.kingcou	TERMINAL SALES BUILDING ANNEX (SAME OWNERSHIP W/ACCT #197	PACIFIC VIRGINIA LLC	1901 2ND AVE	DMC 240/290-440	4,860	24,300	24,044	Mult- Family/Commercial Redevelopment	$7,778,000	Mult- Family/Commercial Redevelopment	$7,924,000	$144,000	1.80%	$57,990
B-240	918450 0000	http://blue.kingcou	RUSSELL INVESTMENTS CENTER- SEATTLE ART MUSEUM PROJECT	CONDOMINIUM	1301 2ND AVE	DOC1 U/450/U	0	1,982,914	2,162,601	Commercial Use	$0	Commercial Use	$0	$0		$0
B-240-001	918450 0010	http://blue.kingcou	RUSSELL INVESTMENTS CENTER- SEATTLE ART MUSEUM PROJECT CONFSP INC LLC		1301 2ND AVE	DOC1 U/450/U	7,023	297,457	297,457	Commercial Use	$45,509,000	Commercial Use	$45,907,000	$398,000	0.87%	$155,945
B-240-002	918450 0020	http://blue.kingcou	RUSSELL INVESTMENTS CENTER- SEATTLE ART MUSEUM PROJECT CONFSP INC LLC		1301 2ND AVE	DOC1 U/450/U	31,872	872,029	872,029	Commercial Use	$536,681,000	Commercial Use	$544,756,000	$8,074,000	1.50%	$3,183,571
B-240-003	918450 0030	http://blue.kingcou	RUSSELL INVESTMENTS CENTER- SEATTLE ART MUSEUM PROJECT COMMUSEUM DEVELOPMENT AUTH		1301 2ND AVE	DOC1 U/450/U	5,035	108,347	108,347	Commercial Use	$139,850,000	Commercial Use	$139,999,000	$139,000	0.70%	$54,463
B-240-004	918450 0040	http://blue.kingcou	RUSSELL INVESTMENTS CENTER- SEATTLE ART MUSEUM PROJECT CONSEATTLE ART MUSEUM		1301 2ND AVE	DOC1 U/450/U	2,523	59,648	59,648	Commercial Use	$11,509,000	Commercial Use	$11,509,000	$71,000	0.61%	$27,619
B-240-005	918450 0050	http://blue.kingcou	RUSSELL INVESTMENTS CENTER- SEATTLE ART MUSEUM PROJECT CONSEATTLE ART MUSEUM		1301 2ND AVE	DOC1 U/450/U	2,523	60,621	60,621	Commercial Use	$11,709,000	Commercial Use	$11,709,000	$80,000	0.68%	$31,346
B-240-006	918450 0060	http://blue.kingcou	RUSSELL INVESTMENTS CENTER- SEATTLE ART MUSEUM PROJECT CONSEATTLE ART MUSEUM		1301 2ND AVE	DOC1 U/450/U	2,523	60,599	60,599	Commercial Use	$11,644,000	Commercial Use	$11,715,000	$71,000	0.61%	$27,819
B-240-007	918450 0070	http://blue.kingcou	RUSSELL INVESTMENTS CENTER- SEATTLE ART MUSEUM PROJECT CONSEATTLE ART MUSEUM		1301 2ND AVE	DOC1 U/450/U	1,261	32,446	32,446	Commercial Use	$6,249,000	Commercial Use	$6,307,000	$58,000	0.93%	$14,889
B-240-008	918450 0080	http://blue.kingcou	RUSSELL INVESTMENTS CENTER- SEATTLE ART MUSEUM PROJECT CONSEATTLE ART MUSEUM		1301 2ND AVE	DOC1 U/450/U	1,261	32,509	32,509	Commercial Use	$6,417,000	Commercial Use	$6,417,000	$38,000	0.59%	$14,889
B-241	197720 0925	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	PACIFIC VIRGINIA LLC	1935 2ND AVE	DMC 240/290-440	3,240	0	0	Mult- Family/Commercial Redevelopment	$5,184,000	Mult- Family/Commercial Redevelopment	$5,287,000	$98,000	1.89%	$38,399
B-242	197470 0025	http://blue.kingcou	Benaroya Hall	SEATTLE CITY OF-FAS	1301 3RD AVE	DOC1 U/450/U	63,180	284,100	284,100	Commercial Use	$84,770,000	Commercial Use	$85,244,000	$474,000	0.56%	$185,724
B-243	197720 0195	http://blue.kingcou	MOORE HOTEL & THEATRE L-E	THE MOORE MOTEL	1926 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,220	122,810	93,530	Commercial Redevelopment	$84,810,000	Commercial Redevelopment	$85,352,000	$922,000	1.58%	$204,531
B-244	197470 0010	http://blue.kingcou	SEATTLE ART MUSEUM	MUSEUM DEVELOPMENT AUTHORITY	1300 1ST AVE	DMC 240/290-440	80,571	154,560	154,560	Commercial Use	$43,857,000	Commercial Use	$44,096,000	$128,000	0.59%	$49,727
B-245	197720 1060	http://blue.kingcou	JOSEPHINUM	ARCHDIOCESAN HOUSING AUTHOR	1902 2ND AVE, SEATTLE 98101	DMC 240/290-440	15,969	152,619	90,862	Multi-Family/Commercial	$41,894,000	Multi-Family/Commercial	$41,894,000	$0	0.00%	$0
B-246	197470 0120	http://blue.kingcou	1201 THIRD AVE (former Washington Mutual Tower)	1201 TAB OWNER LLC	1201 3RD AVE	DOC1 U/450/U	58,400	2,413,575	1,128,575	Commercial Use	$732,527,000	Commercial Use	$737,043,000	$4,516,000	0.61%	$1,789,468
B-247	197470 0175	http://blue.kingcou	2+U Building	2ND AVENUE REAL ESTATE INVE	1201 2ND AV	DOC1 U/450/U	15,760	898,977	701,000	Multi-Family/Commercial Redevelopment	$591,082,000	Multi-Family/Commercial Redevelopment	$595,196,000	$4,113,000	0.70%	$1,611,564
B-248	197470 0170	http://blue.kingcou	HOTEL ONLEE	1218 PROPERTY, BAYVIEW FARM	1218 1ST AVE	DMC 240/290-440	8,885	34,680	23,380	Commercial Redevelopment	$15,984,000	Commercial Redevelopment	$16,304,000	$320,000	2.06%	$125,189
B-249	197470 0180	http://blue.kingcou	FREEDMAN'S LOANS (RETAIL)	2ND AVENUE REAL ESTATE INVE	1206 1ST AVE	DMC 240/290-440	20,565	0	0	Multi- Family/Commercial Redevelopment	$12,977,000	Multi-Family/Commercial Redevelopment	$13,417,000	$440,000	2.00%	$180,238
B-250	197479 0210	http://blue.kingcou	VACANT LOT - Play Yard	2ND AVENUE REAL ESTATE INVE	116 SENECA ST	DMC 240/290-440	4,995	0	0	Multi- Family/Commercial Redevelopment	$8,991,000	Multi-Family/Commercial Redevelopment	$9,171,000	$180,000	2.00%	$70,528
B-251	094200 0030	http://blue.kingcou	2ND & SENECA BUILDING	SECOND & SENECA TOWER LLC	1191 2ND AVE	DOC1 U/450/U	34,690	885,303	439,016	Commercial Use	$289,457,000	Commercial Use	$292,827,000	$3,370,000	1.16%	$1,242,076
B-252	094200 0025	http://blue.kingcou	SOL OFFICE BUILDING	SECOND & SENECA OFFICE LLC	1101 2ND AVE	DMC 240/290-440	21,679	147,672	84,789	Commercial Use	$41,174,000	Commercial Use	$41,174,000	$514,000	1.25%	$201,387
B-253	094200 0045	http://blue.kingcou	SECURITY PACIFIC	SECOND & SPRING PROPERTY OW	1108 2ND AVE	DOC1 U/450/U	15,620	92,108	54,814	Commercial Use	$30,977,000	Commercial Use	$31,393,000	$416,000	1.34%	$162,598
B-254	094200 0075	http://blue.kingcou	SECURITY PACIFIC (MID-RISE OFFICE BUILDING)	SECOND & SPRING PROPERTY OW	1100 2ND AVE	DOC1 U/450/U	13,535	81,148	73,850	Commercial Use	$35,366,000	Commercial Use	$35,788,000	$422,000	1.19%	$165,549
B-255	766620 2515	http://blue.kingcou	NATIONAL BUILDING	KING WESTERN INC	1008 WESTERN AVE	DMC-170	24,000	187,880	182,869	Commercial Use	$52,568,000	Commercial Use	$53,852,000	$1,286,000	2.45%	$509,885
B-256	197460 0025	http://blue.kingcou	ALEXIS HOTEL (ARLINGTON BLDG) F-L	ALEXIS HOTEL	1003 1ST AVE, SEATTLE 98104	DMC-170	13,318	99,714	99,714	Commercial Use	$52,691,000	Commercial Use	$53,957,000	$566,000	2.65%	$339,318
B-257	197460 0035	http://blue.kingcou	ALEXIS HOTEL F-L	ALEXIS HOTEL	1007 1ST AVE, SEATTLE 98104	DMC-170	13,311	79,200	79,200	Commercial Use	$41,996,000	Commercial Use	$42,896,000	$1,097,000	2.65%	$429,819
B-258	766620 2550	http://blue.kingcou	FEDERAL OFFICE BLDG (OLD)	C/O ACQUISITION MGMT DIV	909 1ST AVE	DMC-170	59,279	600,000	164,000	Commercial Use	$71,135,000	Commercial Use	$71,135,000	$0	0.00%	$0
B-259	093900 0315	http://blue.kingcou	HOLYOKE BUILDING	MGI HOLYOKE LLC	1018 1ST AVE	DMC 240/290-440	6,660	39,960	37,560	Commercial Use	$21,972,000	Commercial Use	$22,187,000	$215,000	1.89%	$84,242
B-260	093900 0330	http://blue.kingcou	THE STANDARD BUILDING	KAR STANDARD LLC	1012 1ST AVE	DMC 240/290-440	6,660	39,200	36,152	Commercial Use	$16,892,000	Commercial Use	$16,892,000	$300,000	2.81%	$117,547
B-261	3470000000	http://blue.kingcou	HOTEL 1000 F-L		1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	8,245	155,386	133,161	Commercial Use	$0	Commercial Use	$0	$0	0.00%	$0
B-261-001	3470000010	http://blue.kingcou	HOTEL 1000 F-L	LH SEATTLE HOTEL LLC	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	1,180	22,225	22,225	Commercial Use	$4,536,000	Commercial Use	$4,650,000	$114,000	2.51%	$44,868
B-261-002	3470000020	http://blue.kingcou	HOTEL 1000 F-L	LH SEATTLE HOTEL LLC	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	7,065	133,161	133,161	Commercial Use	$77,921,000	Commercial Use	$79,921,000	$1,999,000	2.56%	$784,445
B-263	093900 0320	http://blue.kingcou	FEDERAL RESERVE BANK OF S F	1015 SECOND AVENUE LLC	1015 2ND AVE	DOC1 U/450/U	25,920	91,093	67,141	Commercial Redevelopment	$36,288,000	Commercial Redevelopment	$37,014,000	$726,000	2.00%	$284,463
B-264	093900 0435	http://blue.kingcou	999 THIRD (WELLS FARGO CENTER)	999 THIRD AV PROP OWNER LLC	999 3RD AVE	DOC1 U/450/U	56,400	1,523,955	976,828	Commercial Use	$612,871,000	Commercial Use	$616,871,000	$4,000,000	0.65%	$1,567,289
B-265	093900 0375	http://blue.kingcou	JACKSON FEDERAL BUILDING	C/O ACQUISITION MGMT DIV	915 2ND AVE	DMC 340/290-440	56,400	861,223	600,000	Commercial Use	$191,017,000	Commercial Use	$191,017,000	$0	0.00%	$0
B-266	766620 2340	http://blue.kingcou	The Post at Pier 52 Apartments	999 WESTERN AVE APTS CAP LL	999 WESTERN AVE, SEATTLE 98104	DMC-170	23,980	281,858	155,592	Multi-Family/Commercial	$116,383,000	Multi-Family/Commercial	$119,004,000	$2,621,000	2.25%	$1,026,965
B-267	093140 0005	http://blue.kingcou	COLMAN BUILDING	COLMAN PROPERTIES LTD PTNRS	801 1ST AVE	DMC-170	28,086	265,521	141,736	Commercial Use	$54,176,000	Commercial Use	$55,259,000	$1,083,000	2.00%	$424,343
B-268	093900 0335	http://blue.kingcou	EXCHANGE BLDG	BPP EXCHANGE BUILDING PROPE	821 2ND AVE	DMC 340/290-440	11,240	384,302	295,529	Commercial Use	$156,495,000	Commercial Use	$156,289,000	$1,794,000	1.15%	$702,879
B-269	093900 0345	http://blue.kingcou	KEY BANK	KEY BANK OF WASHINGTON	815 2ND AVE	DMC 340/290-440	8,960	21,970	11,822	Commercial Redevelopment	$11,128,000	Commercial Redevelopment	$11,359,000	$231,000	2.08%	$87,376
B-270	093900 0355	http://blue.kingcou	NORTON BUILDING	NORTON BUILDING LLC	801 2ND AVE	DMC 340/290-440	26,200	341,695	247,093	Commercial Use	$128,489,000	Commercial Use	$129,962,000	$1,473,000	1.15%	$577,154
B-271	093900 0300	http://blue.kingcou	SEATTLE TRUST COURT & MARION BUILDING	GILL MARION	818 2ND AVE	DOC1 U/450/U	19,240	131,712	84,939	Commercial Redevelopment	$66,706,000	Commercial Redevelopment	$67,709,000	$1,003,000	1.50%	$260,214
B-272	766620 2580	http://blue.kingcou	DAILY JOURNAL BUILDING	DAILY JOURNAL OF COMM INC	83 COLUMBIA ST	PSM 100/100-130	19,080	96,508	46,000	Commercial Use	$14,677,000	Commercial Use	$14,985,000	$308,000	2.10%	$120,681
B-273	859140 0100	http://blue.kingcou	SEATTLE STEAM COMPANY	BIF II DISTRICT ENERGY HOLD	619 POST AVE	PSM 100/100-130	19,170	44,067	44,067	Open Space /Public Utility	$9,597,000	Open Space /Public Utility	$9,597,000	$0	0.00%	$0
B-275	859140 0015	http://blue.kingcou	CPS PARKING GARAGE W/ BANK & OFFICE/RETAIL	1ST & COLUMBIA GARAGE LLC	701 1ST AVE	PSM 100/100-130	26,640	254,407	250,407	Commercial Use	$165,200,000	Commercial Use	$165,870,000	$670,000	1.90%	$242,523
B-276	859140 0010	http://blue.kingcou	7 ELEVEN	JRD KING LLC	627 1ST AVE	PSM 100/100-130	3,180	9,900	6,900	Commercial Use	$1,900,000	Commercial Use	$1,951,000	$51,000	1.81%	$19,983
B-277	859140 0065	http://blue.kingcou	Emerald City Bldg	DIAMOND PARKING INC	625 1ST AVE	PSM 100/100-130	3,600	12,360	12,360	Commercial Use	$3,838,000	Commercial Use	$3,908,000	$70,000	1.82%	$27,424
B-278	859140 0065	http://blue.kingcou	DIAMOND PARKING LOT (SURFACE PARKING LOT - VACANT LAND)	DIAMOND PARKING 80-0986	615 1ST AVE	PSM 100/100-130	7,780	0	0	Commercial Redevelopment	$3,890,000	Commercial Redevelopment	$3,964,000	$74,000	1.90%	$28,995
B-280	859140 0075	http://blue.kingcou	MUTUAL LIFE BUILDING	HISTORIC SEA PRESERVATION	605 1ST AVE	PSM 100/100-130	8,100	56,705	54,100	Commercial Use	$17,803,000	Commercial Use	$18,170,000	$367,000	2.07%	$144,582
B-281	093900 0165	http://blue.kingcou	PARKING GARAGE (PARKING STRUCTURE GARAGE) - ISEE ACCT #0939	SYSTEM PROPERTY DEV CO INC		PSM 100/100-130	6,660	0	0	Commercial Redevelopment	$3,330,000	Commercial Redevelopment	$3,397,000	$67,000	2.01%	$26,252

Waterfront Seattle Final Special Benefit Study

All Other LID Commercial Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-282	093900 0175	http://blue.kingcou	PARKING GARAGE STRUCTURE - (PORTION OF BUILDING ON ACCT 408	SEARLES SAMANTHA MUSCATEL+M	714 1ST AVE	PSM 100/100-130	13,320	70,380	70,380	Commercial Use	$11,269,000	Commercial Use	$11,469,000	$100,000	1.78%	$78,364
B-281	093900 0235	http://blue.kingcou	110 CHERRY BUILDING	GOOD ARTS LLC	110 CHERRY ST	PSM 100/100-130	6,660	29,200	23,512	Commercial Use	$6,724,000	Commercial Use	$6,844,000	$120,000	1.78%	$47,019
B-284	553850 0000	http://blue.kingcou	MILLENNIUM TOWER-CONDOMINIUM		719 2ND AVE	DMC 340/290-440	0	0	0	Commercial Use	$0	Commercial Use	$0	$0	0.00%	$0
B-284-001	553950 0010	http://blue.kingcou	MILLENNIUM TOWER CONDOMINIUM		719 SECOND AVE LLC	DMC 340/290-440	14,111	318,149	291,322	Commercial Use	$119,574,000	Commercial Use	$121,316,000	$1,742,000	1.46%	$682,934
B-286	093900 0230	http://blue.kingcou	HOGE BUILDING	TEMASEK LLC	705 2ND AVE	DMC 340/290-440	8,480	116,640	98,076	Commercial Use	$33,604,000	Commercial Use	$34,074,000	$470,000	1.40%	$184,156
B-287	093900 0240	http://blue.kingcou	FOSTER & MARSHALL BUILDING - UNITED WAY	UNITED WAY OF KING COUNTY	720 2ND AVE	DMC 340/290-440	13,920	52,298	52,298	Commercial Redevelopment	$23,664,000	Commercial Redevelopment	$24,219,000	$555,000	2.35%	$139,097
B-288	093900 0260	http://blue.kingcou	DEXTER HORTON BUILDING	710 SECOND AVE EMAI OWNER L	710 2ND AVE	DMC 340/290-440	20,280	388,954	334,355	Commercial Use	$150,592,000	Commercial Use	$151,419,000	$827,000	0.55%	$638,560
B-289	093900 0150	http://blue.kingcou	PIONEER BUILDING	PIONEER BUILDING LEVEL OFFI	600 1ST AVE	PSM 100/100-130	12,780	89,355	72,000	Commercial Use	$26,472,000	Commercial Use	$26,896,000	$424,000	1.60%	$166,133
B-290	093900 0160	http://blue.kingcou	Pioneer Place Park	SEATTLE CITY OF DPR	100 1ST AVE	PSM 100/100-130	14,009	0	0	Open Space/Recreation	$7,002,000	Open Space/Recreation	$7,002,000	$0	0.00%	$0
B-291	093900 0145	http://blue.kingcou	HOWARD BUILDING	HOWARD BUILDING SEATTLE LLC	614 1ST AVE, SEATTLE 98104	PSM 100/100-130	4,368	25,492	24,960	Commercial Use	$7,779,000	Commercial Use	$7,914,000	$135,000	1.74%	$52,896
B-292	093900 0125	http://blue.kingcou	LOWMAN AND HANFORD BUILDING	616 1ST AVENUE LLC	616 1ST AVE	PSM 100/100-130	3,580	28,480	24,820	Commercial Use	$8,076,000	Commercial Use	$8,202,000	$126,000	1.56%	$49,370
B-293	093900 0126	http://blue.kingcou	LOWMAN BUILDING	LOWMAN BLDG PARTNERS LLC	107 CHERRY ST, SEATTLE 98104	PSM 100/100-130	5,670	85,535	43,554	Multi-Family/Commercial	$17,366,000	Multi-Family/Commercial	$17,366,000	$0	0.00%	$0
B-294	093900 0130	http://blue.kingcou	BRODERICK BUILDING	HIA BRODERICK LP	619 2ND AVE	PSM 100/100-130	12,560	92,693	70,746	Commercial Use	$21,031,000	Commercial Use	$21,431,000	$338,000	1.65%	$132,436
B-295	093900 0155	http://blue.kingcou	BUTLER GARAGE	UPP BUTLER GARAGE SEATTLE L	601 2ND AVE	PSM 100/100-130	12,880	149,040	149,040	Commercial Use	$36,924,000	Commercial Use	$38,498,000	$426,000	1.40%	$166,916
B-296	0939000080	http://blue.kingcou	COURTYARD MARRIOTT PIONEER SQUARE (ALASKA BLDG)	618 SECOND AVENUE LIMITED P	612 2ND AVE, SEATTLE 98104	PSM 100/100-130	12,960	163,984	163,984	Commercial Use	$130,487,000	Commercial Use	$132,973,000	$2,566,000	1.97%	$1,008,415
B-297	0995000100	http://blue.kingcou	Corona Lofts	SAMS LAND CO-CORONA LLC	606 2ND AVE, SEATTLE 98104	PSM 100/100-130	6,480	39,594	26,738	Multi-Family/Commercial	$12,304,000	Multi-Family/Commercial	$12,489,000	$185,000	1.50%	$72,487
B-298	093900 0115	http://blue.kingcou	HARTFORD BUILDING	SAMS LAND CO	800 2ND AVE	PSM 100/100-130	6,480	20,028	12,960	Commercial Use	$9,033,000	Commercial Use	$9,088,000	$58,000	1.15%	$22,726
B-299	093900 0029	http://blue.kingcou	COLLINS BUILDING	SAMS FOUNDATION	520 2ND AVE	PSM 100/100-120	8,640	50,176	41,259	Commercial Use	$14,672,000	Commercial Use	$14,860,000	$188,000	1.28%	$73,661
B-300	093900 0055	http://blue.kingcou	FLORENCE BLDG	WESTERN OFFICE PORTFOLIO PR	512 2ND AVE	PSM 100/100-120	4,320	8,640	4,461	Commercial Redevelopment	$2,592,000	Commercial Redevelopment	$2,635,000	$43,000	1.66%	$16,848
B-301	093900 0060	http://blue.kingcou	SMITH TOWER	WESTERN OFFICE PORTFOLIO PR	502 2ND AVE	PSM-245	12,121	304,344	260,090	Commercial Use	$136,430,000	Commercial Use	$137,705,000	$1,275,000	0.94%	$499,578
B-302	093900 0005	http://blue.kingcou	SMOKING SHOP PARKING GARAGE	HTK-PIONEER SQUARE LLC	315 2ND AVE	PSM 100/100-120	19,276	55,410	55,410	Commercial Redevelopment	$12,780,000	Commercial Redevelopment	$12,787,000	$7,000	0.05%	$83,187
B-303	766620 2594	http://blue.kingcou	One Yesler Bldg /Al Bocalino Ristorante	ONE YESLER LLC	1 YESLER WAY	PSM 100/100-120	3,792	5,148	4,960	Commercial Redevelopment	$2,275,000	Commercial Redevelopment	$2,343,000	$68,000	2.99%	$26,644
B-304	5247800005	http://blue.kingcou	BEST WESTERN PLUS PIONEER SQUARE HOTEL-U	PIONEER SQUARE HOTEL CO	77 YESLER WAY, SEATTLE 98104	PSM 100/100-120	14,885	65,500	34,780	Commercial Use	$32,867,000	Commercial Use	$33,698,000	$831,000	2.53%	$325,604
B-305	5247800015	http://blue.kingcou	Vacant	APM CORPORATION	104 ALASKAN WAY S	PSM 100/100-120	9,433	0	0	Commercial Redevelopment	$3,850,000	Commercial Redevelopment	$3,850,000	$170,000	3.06%	$66,610
B-306	5247800025	http://blue.kingcou	PRUDENTIAL BUILDING	CORNELL & ASSOCIATES INC	114 ALASKAN WAY S, SEATTLE 98104	PSM 100/100-120	8,802	74,213	46,219	Commercial Use	$15,354,000	Commercial Use	$15,819,000	$461,000	3.00%	$180,630
B-307	924780 0060	http://blue.kingcou	WASHINGTON PARK BUILDING	BNG WASHINGTON PARK LLC +UB	68 S WASHINGTON ST	PSM 100/100-120	9,306	44,958	35,881	Commercial Redevelopment	$5,677,000	Commercial Redevelopment	$5,861,000	$184,000	3.24%	$72,055
B-308	5247800055	http://blue.kingcou	YESLER BUILDING	SAMIS LAND CO	95 YESLER WAY	PSM-100	1,068	6,823	4,128	Commercial Use	$1,928,000	Commercial Use	$1,976,000	$48,000	2.49%	$18,897
B-309	5247800046	http://blue.kingcou	GATZERT AND SCHWABACHER BUILDING	SCHWABACHER BUILDING	105 1ST AVE S	PSM-100	7,064	42,804	33,494	Multi-Family/Commercial	$33,067,000	Multi-Family/Commercial	$33,345,000	$278,000	0.84%	$108,827
B-310	5247800041	http://blue.kingcou	TERRY DENNY BUILDING/NORTHERN HOTEL	TERRY DENNY BUILDING LLC	111 1ST AVE S, SEATTLE 98104	PSM 100	11,308	78,779	55,119	Multi-Family/Commercial	$18,150,000	Multi-Family/Commercial	$18,566,000	$416,000	2.29%	$162,998
B-311	5247800035	http://blue.kingcou	MAYNARD BUILDING	PSO PORTFOLIO LP	119 1ST AVE S	PSM 100	6,660	38,178	33,322	Commercial Use	$11,823,000	Commercial Use	$12,090,000	$267,000	2.26%	$104,416
B-312	5247800440	http://blue.kingcou	OLYMPIC BLOCK BUILDING	FRONTAL EW OLYMPIC BLOCK LL	102 1ST AVE S	PSM 100	5,179	54,390	44,200	Commercial Use	$20,828,000	Commercial Use	$21,275,000	$447,000	2.14%	$174,961
B-314	5247800481	http://blue.kingcou	LIBBY BUILDING	FRONTAL EW OLYMPIC BLOCK LL	104 1ST AVE S	PSM 100	5,550	36,336	30,780	Commercial Use	$13,221,000	Commercial Use	$13,476,000	$265,000	2.01%	$103,833
B-315	5247800466	http://blue.kingcou	CITY CLUB BUILDING	1750 FIFTH AVE LLC	112 1ST AVE S	PSM 100	4,440	18,160	9,500	Commercial Use	$4,059,000	Commercial Use	$4,144,000	$85,000	2.09%	$33,305
B-316	5247800470	http://blue.kingcou	STATE HOTEL BUILDING	STATE HOTEL LLC	114 1ST AVE S	PSM 100	4,440	21,840	15,140	Commercial Use	$6,108,000	Commercial Use	$6,239,000	$131,000	2.11%	$51,329
B-317	5247800481	http://blue.kingcou	DEL MAR BUILDING (HOTEL DEL MAR BUILDING)	GRO PROPERTIES INC	108 S WASHINGTON ST	PSM 100	4,440	22,640	14,858	Commercial Use	$4,952,000	Commercial Use	$5,152,000	$198,000	3.85%	$50,867
B-318	5247800550	http://blue.kingcou	MERCHANTS CAFE/HOTEL	SIGS INVESTMENTS LLC	109 YESLER WAY, SEATTLE 98104	PSM 100/100-120	1,800	7,560	6,720	Commercial Use	$3,187,000	Commercial Use	$3,242,000	$55,000	1.73%	$21,550
B-319	5247800545	http://blue.kingcou	KORN BUILDING	JM PIONEER SQUARE LLC+KM PI	119 YESLER WAY	PSM 100/100-120	4,880	20,260	16,100	Commercial Use	$2,430,000	Commercial Use	$2,473,000	$43,000	1.77%	$16,848
B-320	5247800535	http://blue.kingcou	RETAIL BUILDING (AL & BOB'S SAVEWAY MARKET)	JM PIONEER SQUARE LLC+KM PI	107 OCCIDENTAL AVE S	PSM 100/100-120	9,990	21,420	9,990	Commercial Redevelopment	$4,935,000	Commercial Redevelopment	$5,057,000	$62,000	1.24%	$24,293
B-321	5247800530	http://blue.kingcou	CASCO ANT/GVO	PTW HOLDINGS LLC	115 OCCIDENTAL AVE S	PSM 100/100-120	3,330	6,660	6,660	Commercial Redevelopment	$1,665,000	Commercial Redevelopment	$1,686,000	$21,000	1.26%	$8,228
B-322	5247800525	http://blue.kingcou	RETAIL BUILDING	STRATTON PROPERTIES INC	116 S WASHINGTON ST	PSM 100/100-120	1,700	4,140	2,200	Commercial Use	$1,195,000	Commercial Use	$1,217,000	$22,000	1.84%	$8,610
B-323	5247800520	http://blue.kingcou	RETAIL BUILDING	RALEIGH LLC	118 S WASHINGTON ST	PSM 100/100-120	1,720	4,680	3,120	Commercial Use	$1,275,000	Commercial Use	$1,300,000	$25,000	1.96%	$9,796
B-324	5247800515	http://blue.kingcou	RETAIL/RESTAURANT AND LOUNGE BUILDING	RALEIGH LLC	124 S WASHINGTON ST	PSM 100/100-120	3,240	6,480	3,240	Commercial Redevelopment	$1,620,000	Commercial Redevelopment	$1,644,000	$24,000	1.48%	$9,404
B-325	5247800555	http://blue.kingcou	INTERURBAN BUILDING (OLD SMITH TOWER ANNEX BUILDING)	INTERURBAN BLDG	102 OCCIDENTAL AVE S	PSM 100/100-120	13,320	75,496	54,270	Commercial Use	$20,107,000	Commercial Use	$20,308,000	$201,000	1.00%	$78,756
B-326	5247800565	http://blue.kingcou	U-PARK PARKING LOT - SURFACE PAVEMENT PARKING LOT (VACANT	DIAMOND PARKING 51-0879 1-2	112 OCCIDENTAL AVE S	PSM 100/100-120	6,660	0	0	Commercial Redevelopment	$3,363,000	Commercial Redevelopment	$3,430,000	$33,000	0.99%	$12,990
B-327	5247800570	http://blue.kingcou	U-PARK PARKING LOT - SURFACE PAVEMENT PARKING LOT - VACANT	DIAMOND PARKING 51-0879 2-2	122 OCCIDENTAL AVE S	PSM 100/100-120	6,660	0	0	Commercial Redevelopment	$3,387,000	Commercial Redevelopment	$3,429,000	$42,000	1.24%	$16,457
B-328	5247800585	http://blue.kingcou	METROPOLE	428 2ND AVE LLC	411 2ND AVENUE EXT S	PSM 100/100-120	6,960	27,645	27,645	Commercial Use	$5,506,000	Commercial Use	$5,550,000	$44,000	0.80%	$17,240
B-329	5247800580	http://blue.kingcou	RETAIL STORE	COOPER GERALD	409 2ND AVENUE EXT S	PSM 100/100-120	3,000	6,440	3,040	Commercial Redevelopment	$1,500,000	Commercial Redevelopment	$1,515,000	$15,000	1.00%	$5,877
B-330	5247800573	http://blue.kingcou	RETAIL BUILDING	164 SOUTH WASHINGTON STREET	164 S WASHINGTON ST	PSM 100/100-120	8,720	20,880	20,880	Commercial Redevelopment	$4,957,000	Commercial Redevelopment	$5,012,000	$55,000	1.11%	$21,550
B-331	5247800578	http://blue.kingcou	THE COMPASS CENTER	COMPASS CENTER-PIONEER SQUA	77 S WASHINGTON ST, SEATTLE 98104	PSM 100/100-120	3,842	21,600	11,600	Multi-Family/Commercial Development	$6,661,000	Multi-Family/Commercial Development	$6,661,000	$0	0.00%	$0
B-332	5247800965	http://blue.kingcou	ST CHARLES HOTEL	ST CHARLES ASSOCIATES	81 S WASHINGTON ST	PSM 100/100-120	4,200	16,500	12,715	Commercial Use	$6,699,000	Commercial Use	$6,797,000	$98,000	2.63%	$38,399
B-333	5247800980	http://blue.kingcou	The Compass Center	COMPASS-WARLSTROM	210 ALASKAN WAY S, SEATTLE 98104	PSM 100/100-120	8,077	36,000	36,000	Multi-Family/Commercial Development	$9,006,000	Multi-Family/Commercial Development	$9,006,000	$0	0.00%	$0
B-334	5247800990	http://blue.kingcou	OK HOTEL APTS & Artist Studios	GEORGE MCELROY & ASSC INC	212 ALASKAN WAY S, SEATTLE 98104	PSM 100/100-120	8,114	42,594	33,126	Multi-Family/Commercial	$10,121,000	Multi-Family/Commercial	$10,121,000	$0	0.00%	$0
B-335	5247800995	http://blue.kingcou	BOSTON HOTEL	222 ALASKAN WY LLC	222 ALASKAN WAY S, SEATTLE 98104	PSM 100/100-120	2,159	9,540	7,810	Commercial Use	$1,146,000	Commercial Use	$1,240,000	$94,000	1.99%	$36,851
B-336	5247800100	http://blue.kingcou	80 MAIN	MCQUAID COMMERCIAL RE	80 S MAIN ST, SEATTLE 98104	PSM 100/100-120	6,000	38,717	28,990	Multi-Family/Commercial	$22,940,000	Multi-Family/Commercial	$23,090,000	$150,000	0.64%	$134,175
B-337	5247800130	http://blue.kingcou	J & M HOTEL BUILDING	J&M CAPITAL GROUP LLC	201 1ST AVE S	PSM 100	8,680	25,450	25,450	Commercial Use	$8,480,000	Commercial Use	$8,695,000	$145,000	2.23%	$56,814
B-338	5247800120	http://blue.kingcou	SEAGIT HOTEL BUILDING/THE CENTRAL	MAKINSAY REAL ESTATE SERVIC	207 1ST AVE S	PSM 100	3,330	13,370	8,700	Commercial Use	$3,354,000	Commercial Use	$3,428,000	$74,000	2.21%	$28,995
B-339	5247800125	http://blue.kingcou	Marathon Building	PIONEER SQUARE MARATHON BUI	209 1ST AVE S	PSM 100	3,330	19,740	12,090	Commercial Use	$3,308,000	Commercial Use	$3,378,000	$70,000	2.11%	$27,428
B-340	5247800135	http://blue.kingcou	LUCKY HOTEL/WILSON BUILDING	OH INVESTMENTS LLC C/O SAM	211 1ST AVE S	PSM 100	3,330	13,320	11,654	Multi-Family/Commercial	$3,218,000	Multi-Family/Commercial	$3,284,000	$66,000	2.05%	$25,867
B-341	5247800110	http://blue.kingcou	RETAIL W/APARTMENT UNITS	LINDA RAY LLC	213 1ST AVE S, SEATTLE 98104	PSM 100	3,330	16,974	11,520	Commercial Use	$5,856,000	Commercial Use	$5,956,000	$99,000	1.66%	$38,796
B-342	5247800105	http://blue.kingcou	NEW ENGLAND BUILDING	MCKINSAY REAL ESTATE	219 1ST AVE S	PSM-100	6,660	33,300	21,978	Commercial Use	$9,670,000	Commercial Use	$9,670,000	$216,000	2.28%	$84,634
B-343	5247800380	http://blue.kingcou	BUTTNICK BUILDING	DPI BUTTNICK LLC	202 1ST AVE S	PSM-100	6,660	28,216	28,216	Commercial Use	$10,294,000	Commercial Use	$10,491,000	$199,000	1.85%	$77,973
B-344	5247800385	http://blue.kingcou	CITY LOAN BUILDING	DPI CITY LOAN LLC	206 1ST AVE S	PSM-100	3,330	20,415	19,415	Commercial Use	$7,473,000	Commercial Use	$7,678,000	$137,000	1.83%	$53,680
B-345	5247800390	http://blue.kingcou	GRAND CENTRAL ON THE PARK HGRAND CENTRAL HOTEL	DPI GRAND CENTRAL LLC	214 1ST AVE S	PSM-100	16,650	84,750	70,343	Commercial Use	$27,122,000	Commercial Use	$27,630,000	$508,000	1.91%	$202,944
B-346	5247800405	http://blue.kingcou	OCCIDENTAL CITY PARK (VACANT LAND)	SEATTLE CITY OF DPR	200 OCCIDENTAL AVE S	PSM 100/100-120	16,640	0	0	Open Space/Recreation	$13,586,000	Open Space/Recreation	$13,586,000	$0	0.00%	$0
B-347	5247800414	http://blue.kingcou	200 Occidental (Weyerhaeuser HQ)	CENTER OF PIONEER SQUARE LL	159 S WASHINGTON ST	PSM 100/100-120	16,640	213,803	183,974	Commercial Use	$110,415,000	Commercial Use	$111,222,000	$807,000	0.73%	$316,200
B-348	5247800690	http://blue.kingcou	Vacant Land	165 169 S WASHINGTON LLC	165 S WASHINGTON ST	PSM 100/100-120	1,800	0	0	Commercial Redevelopment	$900,000	Commercial Redevelopment	$907,000	$7,000	0.78%	$2,743
B-349	5247800682	http://blue.kingcou	Vacant Land	165 169 S WASHINGTON LLC	167 S WASHINGTON ST	PSM 100/100-120	2,700	0	0	Commercial Redevelopment	$1,350,000	Commercial Redevelopment	$1,360,000	$10,000	0.74%	$3,918
B-350	5247800675	http://blue.kingcou	McCoy's Penthouse	CHRYSTALS LLC	173 S WASHINGTON ST	PSM 100/100-120	1,980	3,600	1,880	Commercial Redevelopment	$990,000	Commercial Redevelopment	$997,000	$7,000	0.71%	$2,743
B-351	5247800665	http://blue.kingcou	RETAIL BUILDING	211 PIONEER SQUARE LLC	207 2ND AVE S	PSM 100/100-120	6,480	11,838	5,810	Commercial Redevelopment	$3,240,000	Commercial Redevelopment	$3,264,000	$24,000	0.74%	$9,404
B-352	5247800660	http://blue.kingcou	Lucknow/WATERFALL PLACE	NAPLY INVESTMENTS INC	215 2ND AVE S	PSM 100/100-120	6,480	38,765	24,423	Multi-Family/Commercial	$8,936,000	Multi-Family/Commercial	$8,089,000	$53,000	0.88%	$20,767
B-353	5247800655	http://blue.kingcou	CASEY WATERFALL PARK	ANNE & CASEY FOUNDATION	219 2ND AVE S	PSM 100/100-120	6,480	0	0	Open Space/Recreation	$648,000	Open Space/Recreation	$648,000	$0	0.00%	$0
B-354	5247800140	http://blue.kingcou	C & H COMPANY (STORAGE WAREHOUSE)	ANNE CHIPPEN MICHELSON, LLC	304 ALASKAN WAY S	PSM 100/100-120	6,879	22,200	16,650	Commercial Redevelopment	$4,124,000	Commercial Redevelopment	$4,239,000	$115,000	2.79%	$45,060
B-356	5247800150	http://blue.kingcou	OLD SEATTLE PARKING GARAGE	UV 316 ALASKAN WAY LLC	316 ALASKAN WAY S	PSM 100/100-120	20,796	63,000	63,000	Commercial Redevelopment	$12,978,000	Commercial Redevelopment	$13,355,000	$376,000	2.90%	$147,325
B-357	5247800190	http://blue.kingcou	BREAD OF LIFE MISSION	BREAD OF LIFE MISSION ASSN	97 S MAIN ST, SEATTLE 98104	PSM 100	4,440	18,010	18,010	Multi-Family/Commercial Development	$4,382,000	Multi-Family/Commercial Development	$4,479,000	$98,000	2.24%	$38,399
B-358	5247800185	http://blue.kingcou	SURFACE PARKING LOT (DIAMOND PARKING LOT#/VACANT LAND)	DIAMOND PARK INC	901 1ST AVE S	PSM 100	5,550	0	0	Commercial Redevelopment	$1,775,000	Commercial Redevelopment	$1,831,000	$56,000	2.01%	$21,943
B-359	5247800180	http://blue.kingcou	MAUD BUILDING	MAUD LLC	911 1ST AVE S	PSM 100	5,330	15,130	12,960	Commercial Use	$4,241,000	Commercial Use	$4,313,000	$72,000	1.70%	$28,211
B-360	5247800170	http://blue.kingcou	CROWN HOTEL BUILDING	PIONEER SQUARE CROWN BUILDING LLC	913 1ST AVE S	PSM 100	3,330	16,630	14,190	Commercial Use	$5,950,000	Commercial Use	$6,023,000	$73,000	1.85%	$28,603
B-362	5247800820	http://blue.kingcou	GLOBE BUILDING - ELLIOT BAY BOOKS	GLOBE PARTNERS LLC	910 1ST AVE S	PSM 100	15,820	69,817	55,288	Commercial Use	$17,514,000	Commercial Use	$17,851,000	$337,000	1.92%	$132,044
B-363	638825 0000	http://blue.kingcou	THE NORD MASTER		914 1ST AVE S	PSM 100	0	0	0	Commercial Use	$0	Commercial Use	$0	$0		$0
B-363-001	638825 0010	http://blue.kingcou	THE NORD MASTER	1STINSEATTLE LLC	914 1ST AVE S	PSM 100	1,665	8,660	4,880	Commercial Use	$1,921,000	Commercial Use	$1,954,000	$33,000	1.72%	$12,830
B-364	093900 0475	http://blue.kingcou	1000 2ND AVENUE BUILDING	SELIG HOLDINGS COMPANY LLC	1000 2ND AVE	DOC1 U/450/U	15,820	388,923	440,369	Commercial Use	$247,776,000	Commercial Use	$247,776,000	$0	0.00%	$815,382
B-366	5247800335	http://blue.kingcou	SEATTLE QUILT BUILDING	SEATTLE 316 1ST LLC	316 1ST AVE S	PSM-100	6,660	50,120	35,163	Multi-Family/Commercial	$13,550,000	Multi-Family/Commercial	$13,783,000	$233,000	1.72%	$91,295
B-367	5247800345	http://blue.kingcou	JACKSON BUILDING	METROPOLITAN MANAGEMENT	322 1ST AVE S	PSM-100	3,330	13,320	11,280	Commercial Use	$4,054,000	Commercial Use	$4,128,000	$74,000	1.83%	$28,995
B-368	5247800365	http://blue.kingcou	UNION TRUST ANNEX	INTEGRUS SEATTLE LLC	117 S MAIN ST	PSM 100/100-120	9,080	32,081	27,762	Commercial Use	$9,317,000	Commercial Use	$9,470,000	$153,000	1.64%	$58,949
B-369	5247800360	http://blue.kingcou	UNION TRUST BUILDING	DRUMMOND LLC	119 S MAIN ST	PSM 100/100-120	7,320	39,030	24,830	Commercial Use	$10,540,000	Commercial Use	$10,715,000	$175,000	1.66%	$68,569

Waterfront Seattle Final Special Benefit Study

All Other LID Commercial Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-170	524780 0355	http://blue.kingcou	WALTHAM BLOCK/OCCIDENTAL BUILDING	MAKENSAY REAL ESTATE SERVIC	311-1/2 OCCIDENTAL AVE S	PSM 100/100-120	6,480	28,760	17,900	Commercial Use	$7,830,000	Commercial Use	$104,000	1.47%	$80,749
B-171	524780 0350	http://blue.kingcou	HERMAN BLUMENTHAL BUILDING	SAMIS FOUNDATION	122 S JACKSON ST	PSM 100/100-120	6,960	28,142	17,665	Commercial Use	$5,575,000	Commercial Use	$87,000	1.56%	$54,089
B-172	524780 0695	http://blue.kingcou	OCCIDENTAL MALL	SMITH MARTIN INC	300 OCCIDENTAL AVE S	PSM 100/100-120	26,640	184,380	111,300	Commercial Use	$42,618,000	Commercial Use	$359,000	0.84%	$140,664
B-173	524780 0725	http://blue.kingcou	FIRE STATION #1	SEATTLE CITY OF FAS	301 2ND AVE S	PSM 100/100-120	12,960	49,951	49,951	Commercial Use	$6,545,000	Commercial Use	$49,000	0.75%	$19,199
B-174	524780 0720	http://blue.kingcou	DUNCAN BUILDING	MA KENSAY REAL ESTATE	315 2ND AVE S	PSM 100/100-120	8,490	25,920	21,778	Commercial Use	$6,128,000	Commercial Use	$28,000	0.46%	$10,971
B-175	524780 0715	http://blue.kingcou	CADILLAC HOTEL/HISTORICAL SOCIETY	HISTORIC SEATTLE PDA	319 2ND AVE S	PSM 100/100-120	6,480	26,000	26,000	Commercial Use	$9,245,000	Commercial Use	$26,000	0.28%	$10,187
B-176	524780 0205	http://blue.kingcou	OLD THEATRE POST OFFICE BUILDING	HUDSON MERRILL PLACE LLC	91 S JACKSON ST	PSM 100/100-120	10,809	36,075	36,152	Commercial Use	$6,485,000	Commercial Use	$179,000	2.76%	$70,198
B-178	547860 0000	http://blue.kingcou	MERRILL PLACE BUILDING CONDOMINIUM		401 1ST AVE S	PSM 100/100-120	0	0	0	Commercial Use	$0	Commercial Use	$0	0.00%	$0
B-178-001	547960 0010	http://blue.kingcou	MERRILL PLACE BUILDING CONDOMINIUM	HUDSON MERRILL PLACE LLC	401 1ST AVE S	PSM 100/100-120	5,487	28,798	28,798	Commercial Use	$9,789,000	Commercial Use	$185,000	1.89%	$72,487
B-179	524780 0200	http://blue.kingcou	KING ST CROSSING - 411 FIRST (FORMERLY MERRILL PLACE)	HUDSON MERRILL PLACE LLC	411 1ST AVE S	PSM 100/100-120	24,378	154,159	128,774	Commercial Use	$51,128,000	Commercial Use	$978,000	1.91%	$388,202
B-181A	524780 0301	http://blue.kingcou	450 Alaskan - King's St. Crossing	HUDSON MERRILL PLACE LLC	450 Alaskan Way S	PSM 100/100-120	12,121	112,357	83,402	Commercial Use	$99,077,000	Commercial Use	$1,927,000	1.94%	$765,041
B-181B	524780 0204	http://blue.kingcou	HUDSON MERRILL PLACE LLC Value on A bldg on both lots	HUDSON MERRILL PLACE LLC	450 Alaskan Way S	PSM 100/100-120	12,121	112,357	83,402	Commercial Use	$7,454,000	Commercial Use	$181,000	2.48%	$70,920
B-182	524780 0255	http://blue.kingcou	HERITAGE BUILDING	GMF 111 SOUTH JACKSON LP	101 S JACKSON ST	PSM 100/100-120	14,985	78,920	69,700	Commercial Use	$38,055,000	Commercial Use	$630,000	1.75%	$246,848
B-183	524780 0265	http://blue.kingcou	FISHER BUILDING	ONE FIFTEEN SOUTH JACKSON T	115 S JACKSON ST	PSM 100/100-120	8,100	21,690	21,690	Commercial Use	$5,364,000	Commercial Use	$79,000	1.47%	$30,954
B-185	524780 0300	http://blue.kingcou	WESTLAND BUILDING-OSHS	ONE HUNDRED KING LLC	100 S KING ST	PSM 100/100-120	13,764	79,260	63,814	Commercial Use	$22,287,000	Commercial Use	$391,000	1.75%	$153,202
B-186	524780 0280	http://blue.kingcou	F X MCRORY'S BUILDING	FOUR NINETEEN OCCIDENTAL LL	419 OCCIDENTAL AVE S	PSM 100/100-120	13,961	99,440	89,778	Commercial Use	$19,238,000	Commercial Use	$384,000	1.65%	$150,440
B-187	524780 0735	http://blue.kingcou	WASHINGTON SHOE CO	WASHINGTON SHOE BUILDING LL	400 OCCIDENTAL AVE S	PSM 100/100-120	14,985	71,500	71,500	Commercial Use	$24,380,000	Commercial Use	$292,000	1.20%	$114,413
B-188	524780 0756	http://blue.kingcou	COURT IN THE SQUARE (ENTRANCE TO NORTHCOAST & GOLDSMITH	IC USA NO 8 PROPERTY LP		PSM 100/100-130	3,840	2,820	0	Commercial Use	$1,665,000	Commercial Use	$12,000	0.72%	$4,702
B-189	524780 0745	http://blue.kingcou	NORTHCOAST BUILDING - COURT IN THE SQUARE	IC USA NO 8 PROPERTY LP	171 S JACKSON ST	PSM 100/100-130	12,960	71,280	63,973	Commercial Use	$21,844,000	Commercial Use	$137,000	0.63%	$53,675
B-190	524780 0755	http://blue.kingcou	GOLDSMITH BUILDING - COURT IN THE SQUARE	IC USA NO 8 PROPERTY LP	166 S KING ST	PSM 100/100-120	11,880	69,300	77,715	Commercial Use	$29,560,000	Commercial Use	$389,000	1.33%	$152,518
B-191	524780 0780	http://blue.kingcou	GREYBAR BUILDING	BEBE REALTY INC	416 OCCIDENTAL AVE S	PSM 100/100-120	19,875	86,836	86,836	Commercial Redevelopment	$7,976,000	Commercial Redevelopment	$99,000	1.40%	$38,790
C-027	0656000250	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	CHANGLI DEVELOPMENT SELLTO	2411 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,960	0	0	Commercial Redevelopment	$16,200,000	Commercial Redevelopment	$24,000	0.15%	$9,404
C-028	0656000215	http://blue.kingcou	2401 3RD AVE	CHANGLI DEVELOPMENT SELLTO	2401 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,720	167,344	160,306	Multi-family/Commercial Redevelopment	$75,830,000	Multi-family/Commercial Redevelopment	$114,000	0.15%	$44,668
C-029	065600 0470	http://blue.kingcou	THIRD & BATTERY BUILDING (econ unit nr/ -0475)	SELIG REAL ESTATE HOLDING BA	2400 3RD AVE	DMR/R 145/65	25,440	95,579	61,500	Commercial Use	$85,405,000	Commercial Use	$34,000	0.16%	$13,322
C-031	065600 0485	http://blue.kingcou	FOURTH & BATTERY BUILDING	SELIG MARTIN	2401 4TH AVE	DMR/C 280/125	25,920	294,000	201,968	Commercial Use	$88,912,000	Commercial Use	$85,000	0.10%	$32,521
C-032	6486000150	http://blue.kingcou	Fourteen Court	FSSES PROPERTY TRUST INC	2400 4TH AVE, SEATTLE 98121	DMR/C 280/125	55,680	318,947	216,478	Multi-family/Commercial	$133,802,000	Multi-family/Commercial	$183,000	0.14%	$71,703
C-033	065600 0755	http://blue.kingcou	G.R.B. ARCHITECTS	HOT RAIN LLC	2333 3RD AVE	DMR/R 145/65	12,954	8,360	8,360	Multi-family/Commercial Redevelopment	$16,845,000	Multi-family/Commercial Redevelopment	$25,000	0.15%	$9,796
C-034	065600 0775	http://blue.kingcou	BINDER PRODUCTS INC	2333 THIRD LLC	2323 3RD AVE	DMR/R 145/65	3,234	1,980	1,980	Multi-family/Commercial Redevelopment	$3,905,000	Multi-family/Commercial Redevelopment	$6,000	0.15%	$2,351
C-035	6670350000	http://blue.kingcou	TRAUGOTT TERRACE		2319 3RD AVE, SEATTLE 98121	DMR/R 145/65	9,594	19,962	26,641	Multi-family/Commercial	$0	Multi-family/Commercial	$0		$0
C-033-001	6670350019	http://blue.kingcou	TRAUGOTT TERRACE	ARCHDIOCESAN HOUSING AUTHOR	2319 3RD AVE, SEATTLE 98121	DMR/R 145/65	3,175	6,277	6,277	Multi-family/Commercial	$5,103,000	Multi-family/Commercial	$0	0.00%	$0
C-035-002	6670350019	http://blue.kingcou	TRAUGOTT TERRACE	TRAUGOTT TERRACE LP	2319 3RD AVE, SEATTLE 98121	DMR/R 145/65	6,363	33,683	20,364	Multi-family/Commercial	$13,633,000	Multi-family/Commercial	$0	0.00%	$0
C-036	0656000290	http://blue.kingcou	BILLTOWN INN L-M	2301 THIRD AVE LP	2301 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,724	57,800	43,794	Multi-family/Commercial	$54,278,000	Multi-family/Commercial	$162,000	0.30%	$63,475
C-037	065600 0585	http://blue.kingcou	RETAIL/OFFICE BUILDING	3RD & BATTERY 2 LLC	2530 3RD AVE	DMR/R 145/65	6,480	11,130	9,680	Multi-family/Commercial Redevelopment	$8,424,000	Multi-family/Commercial Redevelopment	$13,000	0.15%	$5,094
C-038	0656000550	http://blue.kingcou	MOSA APTS	EQR RETAIL DEPT	2312 3RD AVE, SEATTLE 98121	DMR/R 145/65	25,440	203,940	123,056	Multi-family/Commercial	$107,931,000	Multi-family/Commercial	$17,000	0.20%	$85,015
C-039	0656000540	http://blue.kingcou	THE ADAMS APTS	BILLTOWN APARTMENTS LLC	304 BELL ST, SEATTLE 98121	DMR/R 145/65	6,480	18,100	14,000	Multi-family/Commercial	$8,180,000	Multi-family/Commercial	$20,000	0.25%	$7,856
C-040	065600 0560	http://blue.kingcou	PARKING LOT	PHILLIPS KENNETH M JR	2331 4TH AVE	DMR/C 280/125	6,480	0	0	Multi-family/Commercial Redevelopment	$8,748,000	Multi-family/Commercial Redevelopment	$13,000	0.15%	$5,094
C-041	065600 0596	http://blue.kingcou	OFFICE BUILDING	JT SHEFF ENTERPRISES LLC	2325 4TH AVE	DMR/C 280/125	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$8,424,000	Multi-family/Commercial Redevelopment	$13,000	0.15%	$5,094
C-042	0656000606	http://blue.kingcou	FLEMING APTS	CAPITOL HILL HOUSING IMPROV	2321 4TH AVE, SEATTLE 98121	DMR/C 280/125	6,480	21,284	16,142	Multi-family/Commercial	$10,764,000	Multi-family/Commercial	$0	0.00%	$0
C-043	065600 0605	http://blue.kingcou	TWO BELLS TAVERN	SPJADE I LLC	2315 4TH AVE	DMR/C 280/125	6,480	5,030	5,000	Multi-family/Commercial Redevelopment	$8,424,000	Multi-family/Commercial Redevelopment	$13,000	0.15%	$5,094
C-044	065600 0615	http://blue.kingcou	OFFICE/WAREHOUSE	SPJADE I LLC	314 BELL ST	DMR/C 280/125	12,960	7,200	7,200	Multi-family/Commercial Redevelopment	$16,848,000	Multi-family/Commercial Redevelopment	$25,000	0.15%	$9,796
C-045	069600 0160	http://blue.kingcou	FIRE STATION #1	SEATTLE CITY OF FAS	2320 4TH AVE	DMR/C 280/125	19,440	37,740	31,826	Multi-family/Commercial Redevelopment	$27,216,000	Multi-family/Commercial Redevelopment	$41,000	0.15%	$16,065
C-046	069600 0155	http://blue.kingcou	RETAIL BUILDING (Future Condo Site -TeamRise Development)	TOLL BROS INC	2316 4TH AVE	DMR/C 280/125	6,360	4,230	4,230	Multi-family/Commercial Redevelopment	$8,268,000	Multi-family/Commercial Redevelopment	$12,000	0.15%	$4,702
C-047	069600 0145	http://blue.kingcou	RETAIL BUILDING (Future Condo Site -TeamRise Development)	TOLL BROS INC	2308 4TH AVE	DMR/C 280/125	6,360	6,480	6,480	Multi-family/Commercial Redevelopment	$8,268,000	Multi-family/Commercial Redevelopment	$12,000	0.15%	$4,702
C-048	069600 0140	http://blue.kingcou	FRANKLIN APTS (Future Condo Site -TeamRise Development)	TOLL BROS INC	2302 4TH AVE	DMR/C 280/125	9,473	22,320	14,000	Multi-family/Commercial Redevelopment	$4,739,000	Multi-family/Commercial Redevelopment	$13,000	0.15%	$5,094
C-049	069400 0040	http://blue.kingcou	REGRADE PARK	SEATTLE CITY OF DPR	2241 3RD AVE	DMR/R 145/65	11,960	0	0	Multi-family/Commercial Redevelopment	$16,848,000	Multi-family/Commercial Redevelopment	$0	0.00%	$0
C-050	069400 0050	http://blue.kingcou	DAN'S BELLTOWN GROCERY	LEE RAYMOND	2221 3RD AVE	DMR/R 145/65	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$7,776,000	Multi-family/Commercial Redevelopment	$7,792,000	$16,000	0.21%	$6,269
C-051	069400 0055	http://blue.kingcou	2217 3rd Avenue	LOS ROBLES COURT COMPANY LL	2217 3RD AVE, SEATTLE 98121	DMR/R 145/65	6,360	47,343	33,858	Multi-family/Commercial	$18,735,000	Multi-family/Commercial	$32,831,000	$66,000	0.85%	$25,860
C-053	069400 0110	http://blue.kingcou	RESTAURANTS	MICHAELIDIS MICHAEL	2230 3RD AVE	DMR/R 145/65	6,480	6,480	6,480	Commercial Redevelopment	$8,424,000	Commercial Redevelopment	$8,445,000	$21,000	0.25%	$8,238
C-054	069400 0105	http://blue.kingcou	SEVILLE BUILDING	PARV LLC	2226 3RD AVE	DMR/R 145/65	6,480	10,000	10,000	Multi-family/Commercial Redevelopment	$7,776,000	Multi-family/Commercial Redevelopment	$7,792,000	$16,000	0.21%	$6,269
C-055	069400 0093	http://blue.kingcou	PARKING LOT	PHILLIPS KENNETH M SR+ENNE	2216 3RD AVE	DMR/R 145/65	6,480	0	0	Multi-family/Commercial Redevelopment	$7,776,000	Multi-family/Commercial Redevelopment	$7,792,000	$16,000	0.21%	$6,268
C-056	069400 0100	http://blue.kingcou	PARKING LOT	PHILLIPS KENNETH M JR TRUST	2220 3RD AVE	DMR/R 145/65	6,480	0	0	Multi-family/Commercial Redevelopment	$7,776,000	Multi-family/Commercial Redevelopment	$7,792,000	$16,000	0.21%	$6,269
C-057	0694000069	http://blue.kingcou	CORNELIUS APTS	CORNELIUS APARTMENTS LLC	306 BLANCHARD ST, SEATTLE 98121	DMR/R 145/65	12,960	86,592	62,380	Multi-family/Commercial	$86,869,000	Multi-family/Commercial	$86,000	0.23%	$34,867
C-058	069400 0115	http://blue.kingcou	SECURITY HOUSE	SECURITY HOUSE	2225 4TH AVE, SEATTLE 98121	DMR/C 280/125	12,960	91,656	87,650	Multi-family/Commercial	$27,232,000	Multi-family/Commercial	$27,232,000	$0	0.00%	$0
C-059	069400 0125	http://blue.kingcou	OPTHIRE	2218 FOURTH L L C	2218 4TH AVE	DMR/C 280/125	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$7,776,000	Multi-family/Commercial Redevelopment	$7,792,000	$16,000	0.21%	$6,268
C-060	0694000139	http://blue.kingcou	Shelby Apts	CD ONE LLC	2201 4TH AVE, SEATTLE 98121	DMR/C 280/125	19,440	142,069	76,185	Multi-family/Commercial	$48,891,000	Multi-family/Commercial	$118,000	0.24%	$46,827
C-061	0695000095	http://blue.kingcou	CHARLESGATE APTS	CHARLESGATE LLC	2130 4TH AVE, SEATTLE 98121	DMR/C 280/125	12,960	34,060	25,900	Multi-family/Commercial Redevelopment	$16,524,000	Multi-family/Commercial Redevelopment	$16,560,000	$41,000	0.25%	$16,093
C-062	069600 0090	http://blue.kingcou	WAREHOUSE/PARKING BUILDING	SCD FOURTH AVENUE LLC	2218 4TH AVE	DMR/C 280/125	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$8,424,000	Multi-family/Commercial Redevelopment	$8,441,000	$17,000	0.20%	$6,681
C-063	069600 0080	http://blue.kingcou	KAYE SMITH PRODUCTIONS	SCD FOURTH AVENUE LLC	2212 4TH AVE	DMR/C 280/125	6,480	6,480	6,480	Multi-family/Commercial Redevelopment	$8,424,000	Multi-family/Commercial Redevelopment	$8,441,000	$17,000	0.20%	$6,681
C-064	069600 0070	http://blue.kingcou	KAYE-SMITH PRODUCTIONS	SCD FOURTH AVENUE LLC	2208 4TH AVE	DMR/C 280/125	6,480	9,120	9,120	Multi-family/Commercial Redevelopment	$8,424,000	Multi-family/Commercial Redevelopment	$8,449,000	$25,000	0.30%	$9,796
C-065	069600 0065	http://blue.kingcou	OFFICE BUILDING	FOURTH & BLANCHARD GROUP	2200 4TH AVE	DMR/C 280/125	6,480	8,000	7,850	Multi-family/Commercial Redevelopment	$8,424,000	Multi-family/Commercial Redevelopment	$8,449,000	$25,000	0.30%	$9,796
C-066	197720 1150	http://blue.kingcou	MARKHAM BUILDING	DIAMOND PARKING PROPERTIES	2133 3RD AVE	DMR/R 145/65	6,480	11,179	11,179	Multi-family/Commercial Redevelopment	$8,424,000	Multi-family/Commercial Redevelopment	$8,449,000	$25,000	0.30%	$9,796
C-067	197720 1155	http://blue.kingcou	Senior Apts - mmoss - 1155 1170 1171 1175	PLYMOUTH HOUSING GROUP	1177 3RD AVE, SEATTLE 98121	DMR/R 145/65	9,360	96,980	59,485	Multi-family/Commercial	$15,085,000	Multi-family/Commercial	$15,085,000	$0	0.00%	$0
C-068	197720 1170	http://blue.kingcou	Araiz Land for Minor 1155	PLYMOUTH HOUSING GROUP	2119 3RD AVE, SEATTLE 98121	DMR/R 145/65	4,770	0	0	Multi-family/Commercial	$6,082,000	Multi-family/Commercial	$6,082,000	$0	0.00%	$0
C-069	197720 1171	http://blue.kingcou	Araiz Land for Minor 1155	PLYMOUTH HOUSING GROUP	2115 3RD AVE, SEATTLE 98121	DMR/R 145/65	4,770	0	0	Multi-family/Commercial	$6,082,000	Multi-family/Commercial	$6,082,000	$0	0.00%	$0
C-070	197720 1175	http://blue.kingcou	Araiz Land for Minor 1155	PLYMOUTH HOUSING GROUP	2113 3RD AVE, SEATTLE 98121	DMR/R 145/65	3,180	0	0	Multi-family/Commercial	$4,055,000	Multi-family/Commercial	$4,055,000	$0	0.00%	$0
C-071	197720 1190	http://blue.kingcou	ARMY BUILDING	SAMIS LAND CO	2107 3RD AVE	DMR/R 145/65	6,480	12,960	12,400	Multi-family/Commercial Redevelopment	$7,776,000	Multi-family/Commercial Redevelopment	$7,799,000	$23,000	0.30%	$9,017
C-072	197720 1195	http://blue.kingcou	2101 BARBER SHOP W/SURFACE PARKING LOT	SAMIS FOUNDATION	2101 3RD AVE	DMR/R 145/65	6,480	1,000	1,000	Multi-family/Commercial Redevelopment	$8,424,000	Multi-family/Commercial Redevelopment	$8,447,000	$23,000	0.27%	$8,885
C-073	069400 0195	http://blue.kingcou	Mexican Consulate	MICHAELIDIS MICHAEL	2132 3RD AVE	DMR/R 145/65	4,860	9,720	9,720	Multi-family/Commercial Redevelopment	$6,318,000	Multi-family/Commercial Redevelopment	$6,334,000	$16,000	0.25%	$6,269
C-074	872745 0000	http://blue.kingcou	2124 THIRD AVENUE CONDOMINIUM		2124 3RD AVE	DMR/R 145/65	8,100	10,510	10,510	Multi-family/Commercial	$0	Multi-family/Commercial	$0		$0
C-074-001	872745 0010	http://blue.kingcou	2124 THIRD AVENUE CONDOMINIUM	SSI ASSOCIATES LLC	2124 3RD AVE Unit 100	DMR/R 145/65	1,458	4,487	4,487	Multi-family/Commercial	$4,149,000	Multi-family/Commercial	$4,178,000	$29,000	0.22%	$8,524
C-074-002	872745 0020	http://blue.kingcou	2124 THIRD AVENUE CONDOMINIUM	SSI ASSOCIATES LLC	2124 3RD AVE Unit 101	DMR/R 145/65	1,119	2,749	2,749	Multi-family/Commercial	$2,568,000	Multi-family/Commercial	$2,588,000	$5,000	0.20%	$1,908
C-074-003	872745 0030	http://blue.kingcou	2124 THIRD AVENUE CONDOMINIUM	JOHNSON ARCHITECTURE & PLAN	2124 3RD AVE	DMR/R 145/65	2,523	3,274	3,274	Multi-family/Commercial	$3,028,000	Multi-family/Commercial	$3,034,000	$6,000	0.20%	$2,351
C-075	069400 0180	http://blue.kingcou	NACM BUILDING	SELIG REAL ESTATE HOLDINGS	2118 3RD AVE	DMR/R 145/65	6,480	14,508	12,960	Multi-family/Commercial Redevelopment	$7,776,000	Multi-family/Commercial Redevelopment	$7,792,000	$16,000	0.21%	$6,268
C-076	872751 0000	http://blue.kingcou	2112 THIRD AVE BLDG		2112 3RD AVE	DMR/R 145/65	6,480	37,440	24,071	Commercial Use	$0	Commercial Use	$0		$0
C-076-001	872751 0010	http://blue.kingcou	2112 THIRD AVE BLDG	PATTERSON MICHAEL A	2112 3RD AVE	DMR/R 145/65	1,620	6,240	4,015	Commercial Use	$2,147,000	Commercial Use	$2,151,000	$4,000	0.19%	$1,567
C-076-002	872751 0020	http://blue.kingcou	2112 THIRD AVE BLDG	PATTERSON MICHAEL A	2112 3RD AVE	DMR/R 145/65	1,620	6,240	6,020	Commercial Use	$2,149,000	Commercial Use	$2,153,000	$4,000	0.19%	$1,567
C-076-003	872751 0030	http://blue.kingcou	2112 THIRD AVE BLDG	PATTERSON MICHAEL A	2112 3RD AVE	DMR/R 145/65	1,620	6,240	6,016	Commercial Use	$2,147,000	Commercial Use	$2,151,000	$4,000	0.19%	$1,567
C-076-004	872751 0040	http://blue.kingcou	2112 THIRD AVE BLDG	PATTERSON MICHAEL A	2112 3RD AVE	DMR/R 145/65	1,620	6,240	6,020	Commercial Use	$2,149,000	Commercial Use	$2,153,000	$4,000	0.19%	$1,567
C-078	069400 0205	http://blue.kingcou	FOURTH & BLANCHARD BUILDING	SREH 2014 LLC	907 BLANCHARD ST	DMC 240/290-440	38,880	543,876	390,745	Commercial Use	$187,125,000	Commercial Use	$187,495,000	$370,000	0.20%	$144,974
C-079	069600 0025	http://blue.kingcou	Downstown Family Medical	LADY WHITE INVESTMENTS LLC	2124 4TH AVE	DMC 240/290-440	12,960	26,670	24,000	Commercial Redevelopment	$10,736,000	Commercial Redevelopment	$10,798,000	$62,000	0.30%	$24,293
C-080	6686000015	http://blue.kingcou	ARRIVE APTS - BUILND HOTEL / F GU	SEATTLE TOWER I LLC	2116 4TH AVE, SEATTLE 98121	DMC 240/290-440	12,960	523,178	322,246	Multi-family/Commercial Redevelopment	$301,062,000	Multi-family/Commercial Redevelopment	$302,597,000	$1,565,000	0.52%	$613,201
C-081	069600 0005	http://blue.kingcou	CINERAMA THEATRE	ENTERTAINMENT PROPERTIES IN	2100 4TH AVE	DMC 240/290-440	12,960	19,800	19,800	Commercial Redevelopment	$10,736,000	Commercial Redevelopment	$28,809,000	$73,000	0.35%	$28,603
C-082	197720 1295	http://blue.kingcou	THIRD AND LENORA	LENORA HOLDINGS COMPANY LLC	3091 3RD AVE, SEATTLE 98121	DMC 240/290-440	19,080	666,120	599,180	Multi-family/Commercial Redevelopment	$247,748,000	Multi-family/Commercial Redevelopment	$248,615,000	$1,867,000	0.75%	$731,592
C-085	197720 1120	http://blue.kingcou	SYLVIA ODOM'S PLACE	PLYMOUTH HOUSING GROUP	2017 3RD AVE, SEATTLE 98121	DMC 240/290-440	5,180	0	0	Multi-family/Commercial	$5,247,000	Multi-family/Commercial	$5,247,000	$0	0.00%	$0
C-086	197720 1121	http://blue.kingcou	SYLVIA ODOM'S PLACE	PLYMOUTH HOUSING GROUP	2015 3RD AVE, SEATTLE 98121	DMC 240/290-440	5,180	41,766	25,475	Multi-family/Commercial	$8,462,000	Multi-family/Commercial	$8,462,000	$0	0.00%	$0

Waterfront Seattle Final Special Benefit Study

All Other LID Commercial Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
C-087	197720 1135	http://blue.kingcou	Guilty Printing	WAYARD BUAN--WAYARD,GEORGE	3001 3RD AVE	DMC 340/290-440	11,960	25,920	25,920	Commercial Redevelopment	$20,736,000	Commercial Redevelopment	$20,995,000	$259,000	1.25%	$101,481
C-088	197720 1215	http://blue.kingcou	PARKING LOT	VIRGINIA ST JOINT VENT LLC	VIRGINIA ST JOINT VENT LLC	DMC 240/290-440	6,360	0	0	Multi-family/Commercial Redevelopment	$11,448,000	Multi-family/Commercial Redevelopment	$11,791,000	$109,000	0.96%	$40,358
C-089	197720 1231	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	AGUILA ANNA G	7015 4TH AVE	DMC 240/290-440	6,480	0	0	Commercial Redevelopment	$16,366,000	Commercial Redevelopment	$16,441,000	$73,000	0.70%	$28,603
C-090	197720 1240	http://blue.kingcou	parking lot	VIRGINIA ST JOINT VENT LLC		DMC 240/290-440	6,360	0	0	Multi-family/Commercial Redevelopment	$11,448,000	Multi-family/Commercial Redevelopment	$11,791,000	$103,000	0.90%	$40,358
C-091	197720 1255	http://blue.kingcou	Surface Pavement Parking Lot (Vacant)	VIRGINIA ST JOINT VENT LLC		DMC 240/290-440	6,360	0	0	Multi-family/Commercial Redevelopment	$11,448,000	Multi-family/Commercial Redevelopment	$11,791,000	$109,000	0.96%	$40,358
C-092	197720 1310	http://blue.kingcou	CVS PHARMACY	CVS	2035 4TH AVE	DMC 240/290-440	6,480	11,160	11,160	Commercial Use	$10,368,000	Commercial Use	$10,441,000	$73,000	0.70%	$28,603
C-093	197720 1215	http://blue.kingcou	Fifty Lube	SEATTLE DOWNTOWN SAVER CLO	2021 4TH AVE	DMC 240/290-440	6,480	5,069	5,069	Multi-family/Commercial Redevelopment	$10,368,000	Multi-family/Commercial Redevelopment	$10,441,000	$73,000	0.70%	$28,603
C-094	1977201216	http://blue.kingcou	87 BATFORD ON FOURTH	KERAD LLC	2014 4TH AVE, SEATTLE 98121	DMC 240/290-440	6,480	32,460	25,600	Multi-Family/Commercial	$13,855,000	Multi-family/Commercial	$13,750,000	$85,000	0.70%	$27,013
C-095	8729690008	http://blue.kingcou	2624 THIRD AVE/YWCA		2024 3RD AVE, SEATTLE 98121	DMC 240/290-440	18,974	136,947	94,880	Multi-family/Commercial Development	$0	Multi-family/Commercial Development	$0	$0		$0
C-095-001	8729690010	http://blue.kingcou	2624 THIRD AVE/YWCA	YWCA/SEATTLE & KING &	2024 3RD AVE, SEATTLE 98121	DMC 240/290-440	7,115	44,097	27,097	Multi-family/Commercial Development	$15,144,000	Multi-Family/Commercial Development	$15,144,000	$0	0.00%	$0
C-095-002	8729690029	http://blue.kingcou	2624 THIRD AVE/YWCA	ANGELINES LLC	2024 3RD AVE, SEATTLE 98121	DMC 240/290-440	11,859	72,850	67,783	Multi-family/Commercial Development	$30,964,000	Multi-family/Commercial Development	$30,964,000	$0	0.00%	$0
C-096	197720 1245	http://blue.kingcou	MARSHAL BUILDING/Ichiie Lounge	TCBA GROUP	816 VIRGINIA ST	DMC 240/290-440	12,960	52,800	46,212	Commercial Redevelopment	$20,736,000	Commercial Redevelopment	$20,860,000	$124,000	0.60%	$48,586
C-097	0659000970	http://blue.kingcou	WARWICK HOTEL SEATTLE F-Up	WARWICK CORP	401 LENORA ST, SEATTLE 98121	DMC 240/290-440	19,440	181,890	119,890	Commercial Use	$133,188,000	Commercial Use	$134,071,000	$901,000	0.80%	$353,015
C-098	0659000965	http://blue.kingcou	THE VIRGINIAN APTS	CROSS PROPERTIES LLC	2014 4TH AVE, SEATTLE 98121	DMC 240/290-440	6,480	21,130	14,940	Multi-Family/Commercial	$10,119,000	Multi-family/Commercial	$10,119,000	$75,000	0.75%	$29,387
C-099	1604500000	http://blue.kingcou	HOTEL ANDRA (ASSAGIO & LOLA)		2000 4TH AVE, SEATTLE 98121	DMC 240/290-440	12,957	116,604	116,604	Commercial Use	$0	Commercial Use	$0	$0	0.00%	$0
C-099-001	1604500019	http://blue.kingcou	HOTEL ANDRA (ASSAGIO & LOLA)	WELLS FARGO CMS	2000 4TH AVE, SEATTLE 98121	DMC 240/290-440	2,073	7,714	7,714	Commercial Use	$11,570,000	Commercial Use	$11,663,000	$93,000	0.80%	$36,439
C-099-002	1604500026	http://blue.kingcou	HOTEL ANDRA (ASSAGIO & LOLA)	WELLS FARGO CMS	2000 4TH AVE, SEATTLE 98121	DMC 240/290-440	10,884	108,890	108,890	Commercial Use	$60,736,000	Commercial Use	$61,232,000	$496,000	0.80%	$194,425
C-100	197720 1040	http://blue.kingcou	TONY S DOWNTOWN PARKING GARAGE	THIRD & VIRGINIA LLC	1921 3RD AVE	DMC 240/290-440	6,480	6,480	6,480	Commercial Redevelopment	$10,368,000	Commercial Redevelopment	$10,503,000	$135,000	1.30%	$52,896
C-101	197720 1045	http://blue.kingcou	TRUST BUILDING (HEIDEN BUILDING)	THIRD & VIRGINIA LLC	1929 3RD AVE	DMC 240/290-440	6,480	19,440	15,600	Commercial Redevelopment	$10,368,000	Commercial Redevelopment	$10,498,000	$130,000	1.25%	$50,937
C-102	197720 1050	http://blue.kingcou	HADDON HALL	PLYMOUTH HOUSING GROUP	1921 3RD AVE, SEATTLE 98101	DMC 240/290-440	6,480	40,109	25,000	Multi-Family/Commercial	$10,044,000	Multi-Family/Commercial	$10,044,000	$0	0.00%	$0
C-103	197720 1055	http://blue.kingcou	BELLTOWN SELF STORAGE	1915 3RD AVE LP	1915 3RD AVE	DMC 240/290-440	6,480	46,380	30,742	Commercial Redevelopment	$10,368,000	Commercial Redevelopment	$10,446,000	$78,000	0.75%	$30,567
C-104	197720 1070	http://blue.kingcou	Bergman Luggage	BARNES BROOKE A	1907 3RD AVE	DMC 240/290-440	12,960	25,920	25,920	Commercial Redevelopment	$20,736,000	Commercial Redevelopment	$20,892,000	$156,000	0.75%	$61,124
C-105	197720 1260	http://blue.kingcou	SECURITIES MARKET BUILDING (ASSOCIATE W/ACCTS #1280, #1295 &	WASHINGTON SECURITIES CO	901 VIRGINIA ST	DOC2 500/300-550	27,840	172,202	66,120	Commercial Redevelopment	$550,112,000	Commercial Redevelopment	$558,613,000	$501,000	1.00%	$196,308
C-106	197720 1280	http://blue.kingcou	SECURITIES MARKET BUILDING (IMP DATA ON ACCT #197720-1295	WASHINGTON SECURITIES CO	1916 3RD AVE	DOC2 500/300-550	19,920	0	0	Commercial Redevelopment	$25,896,000	Commercial Redevelopment	$25,397,000	$501,000	1.00%	$98,347
C-107	197720 1295	http://blue.kingcou	SECURITIES MARKET BUILDING (ASSOC. PARCEL ACCT #1260, #1280,	WASHINGTON SECURITIES CO	1906 3RD AVE	DOC2 500/300-550	19,920	141,661	141,661	Commercial Redevelopment	$25,896,000	Commercial Redevelopment	$25,397,000	$501,000	1.00%	$98,347
C-108	197720 1315	http://blue.kingcou	SECURITIES BUILDING (ec unit block : 1295, 1280, 1260)	WASHINGTON SECURITIES CO	1904 3RD AVE	DOC2 500/300-550	27,840	161,180	154,967	Commercial Use	$54,077,000	Commercial Use	$54,729,000	$424,000	1.14%	$165,281
C-110	6659000 0400	http://blue.kingcou	CENTENNIAL BUILDING	WESTLAKE PARK ASSOCIATES	410 STEWART ST	DOC2 500/300-550	12,960	44,098	27,955	Commercial Redevelopment	$23,328,000	Commercial Redevelopment	$23,561,000	$233,000	1.00%	$91,295
C-113	197470 0030	http://blue.kingcou	Benaroya Hall	SEATTLE CITY OF FAS	1931 3RD AVE	DOC1 U/450/U	14,280	0	0	Commercial Use	$17,136,000	Commercial Use	$17,136,000	$0	0.00%	$0
C-112	197470 0055	http://blue.kingcou	Benaroya Hall	SEATTLE CITY OF FAS	200 UNIVERSITY ST	DOC1 U/450/U	7,140	0	0	Commercial Use	$8,568,000	Commercial Use	$8,568,000	$0	0.00%	$0
C-113	197470 0080	http://blue.kingcou	US POST OFFICE	USPS SEATTLE POST OFFICE	301 UNION ST	DOC1 U/450/U	11,109	56,556	40,120	Commercial Use	$17,774,000	Commercial Use	$17,774,000	$0	0.00%	$0
C-114	197470 0081	http://blue.kingcou	US POST OFFICE (ASSOC PARCEL TO ACCT #197470 0080	UNIVERSITY OF WASHINGTON	611 UNION ST	DOC1 U/450/U	17,881	0	0	Commercial Use	$30,075,000	Commercial Use	$30,375,000	$300,000	1.00%	$117,547
C-115	197470 0105	http://blue.kingcou	WASHINGTON BUILDING PARKING GARAGE	BOARD OF REGENTS OF UNIVERS	1300 3RD AVE	DOC1 U/450/U	13,320	99,900	99,900	Commercial Redevelopment	$22,644,900	Commercial Redevelopment	$22,961,900	$317,000	1.40%	$124,208
C-116	6030400001	http://blue.kingcou	PUGET SOUND PLAZA	UNIVERSITY OF WASHINGTON	315 UNION ST, SEATTLE 98101	DOC1 U/450/U	15,040	272,208	272,208	Commercial Use	$119,843,000	Commercial Use	$118,543,000	$700,000	0.84%	$274,275
C-117	7137800008	http://blue.kingcou	RAINIER MASTER (includes 001, 002, 003 & 004)	UNIVERSITY OF WASHINGTON	1301 5TH AVE, SEATTLE 98101	DOC1 U/450/U	55,568	544,174	544,174	Commercial Use/Redevelopment	$1,445,900,000	Commercial Use/Redevelopment	$1,445,913,000	$9,955,000	0.69%	$3,891,968
C-118	197520 0005	http://blue.kingcou	SEATTLE TOWER	DP BUNKER HILL LLC	1218 3RD AVE	DOC1 U/450/U	13,320	216,571	169,884	Commercial Use	$97,557,000	Commercial Use	$98,136,000	$579,000	0.70%	$366,047
C-119	197520 0015	http://blue.kingcou	1200 THIRD	EXPEDITORS INTERNATIONAL OF	1200 3RD AVE	DOC1 U/450/U	13,320	189,175	149,383	Commercial Use	$52,249,000	Commercial Use	$52,666,000	$417,000	0.80%	$163,390
C-120	0942000 0050	http://blue.kingcou	1111 THIRD AVE BUILDING	SPRING & 1111 THIRD PROPERT	1111 3RD AVE	DOC1 U/450/U	28,590	778,762	574,672	Commercial Use	$915,930,000	Commercial Use	$915,935,000	$2,005,000	0.84%	$785,693
C-121	0.0270 0000	http://blue.kingcou	1123 3RD AVE PARCEL 319 CONDOMINIUM		1123 3RD AVE	DOC1 U/450/U	0	0	0	Commercial Use	$0	Commercial Use	$0	$0		$0
C-121-001	0.0270 0005	http://blue.kingcou	1123 3RD AVE PARCEL 319 CONDOMINIUM	QWEST CORPORATION	1123 3RD AVE	DOC1 U/450/U	14,415	290,880	185,500	Commercial Use	$59,176,000	Commercial Use	$59,701,000	$525,000	0.89%	$205,707
C-122	0942000 0140	http://blue.kingcou	Abraham Lincoln Building	WALLYSCRIS INC	1118 3RD AVE	DOC1 U/450/U	12,210	186,768	133,160	Commercial Use	$45,516,000	Commercial Use	$45,916,000	$400,000	0.88%	$156,729
C-123	0942000120	http://blue.kingcou	HOTEL SEATTLE I-E	HEART OF SEATTLE INC	315 JEMBICA ST, SEATTLE 98101	DOC1 U/450/U	9,660	36,240	36,240	Commercial Use	$21,894,000	Commercial Use	$22,053,000	$159,000	1.00%	$85,809
C-124	0942000 0115	http://blue.kingcou	RETAIL/OFFICE BUILDING(STARBUCKS)	MICHAELIDES MICHAEL	1119 4TH AVE	DOC1 U/450/U	3,060	8,640	8,280	Commercial Use	$5,201,000	Commercial Use	$5,201,000	$0	1.00%	$20,375
C-125	0942000145	http://blue.kingcou	HOTEL MONACO F-UU	RUNNERS REBELS OWNER LLC	1101 4TH AVE, SEATTLE 98101	DOC1 U/450/U	19,980	153,163	133,884	Commercial Use	$107,140,000	Commercial Use	$108,208,000	$1,068,000	1.00%	$418,466
C-126	0941000165	http://blue.kingcou	W HOTEL - SEATTLE	SUPERNOVA SEATTLE REALTY LL	615 SENECA ST, SEATTLE 98101	DOC1 U/450/U	18,315	333,176	272,015	Commercial Use	$181,489,000	Commercial Use	$181,272,000	$1,789,000	0.98%	$700,970
C-127	0942000210	http://blue.kingcou	EXECUTIVE HOTEL PACIFIC F-Up	EXECUTIVE HOTEL SEATTLE	400 SPRING ST, SEATTLE 98104	DOC1 U/450/U	8,625	65,089	65,089	Commercial Use	$68,924,000	Commercial Use	$69,610,000	$686,000	1.00%	$268,790
C-128	0939000 0485	http://blue.kingcou	1015 THIRD AVENUE BLDG - EXPEDITORS INTERNATIONAL	EXPEDITORS INTERNATIONAL	1015 3RD AVE	DOC1 U/450/U	28,640	283,576	210,692	Commercial Use	$105,483,000	Commercial Use	$105,999,000	$516,000	0.50%	$205,315
C-129	0942000 0300	http://blue.kingcou	SAFECO PLAZA / 1001 FOURTH AVENUE	SEATTLE SC PLAZA 2 LLC	1001 4TH AVE	DOC1 U/450/U	57,110	1,162,659	799,679	Commercial Use	$428,647,000	Commercial Use	$428,819,000	$2,172,000	0.53%	$890,220
C-130	0941000 0179	http://blue.kingcou	SEATTLE PUBLIC LIBRARY	SEATTLE CITY OF SPL	1000 4TH AVE	DOC1 U/450/U	59,440	412,000	412,000	Commercial - Public Use	$94,248,000	Commercial - Public Use	$94,719,000	$471,000	0.50%	$184,548
C-131	0942000 0345	http://blue.kingcou	FOURTH & MADISON (IDX TOWER)	T C-4 & MADISON LLC	919 4TH AVE	DOC1 U/450/U	42,840	1,092,469	845,514	Commercial Use	$532,101,000	Commercial Use	$534,552,000	$2,451,000	0.46%	$960,556
C-132	0942000350	http://blue.kingcou	YMCA (BUILDING #2)	YMCA OF GREATER SEATTLE	314 MARION ST, SEATTLE 98104	DOC1 U/450/U	14,280	108,913	97,231	Commercial Use	$35,704,000	Commercial Use	$35,704,000	$0	0.00%	$0
C-133	0942000365	http://blue.kingcou	901 FIFTH AVENUE (FORMER BE OF EAL OFFICE	901 FIFTH LL LLC	901 5TH AVE	DOC1 U/450/U	49,755	777,268	541,190	Commercial Use	$804,822,000	Commercial Use	$805,857,000	$1,035,000	0.33%	$385,740
C-134	0939000 0310	http://blue.kingcou	Seattle Metropolitan CREDIT UNION	D L LC	801 3RD AVE	DOC1 U/450/U	23,520	68,990	36,111	Commercial Redevelopment	$22,644,000	Commercial Redevelopment	$22,917,000	$283,000	1.25%	$110,899
C-135	0942000 0350	http://blue.kingcou	CENTRAL BUILDING	BRICKMEN REAL ESTATE ATTN	810 3RD AVE	DOC1 U/450/U	26,640	281,480	191,705	Commercial Use	$170,308,000	Commercial Use	$170,965,000	$657,000	0.65%	$179,083
C-136	0942000355	http://blue.kingcou	PACIFIC HOTEL/APTS	PLYMOUTH HOUSING GROUP	317 MARION ST, SEATTLE 98104	DOC1 U/450/U	13,320	43,320	26,240	Multi-Family/Commercial	$23,976,000	Multi-Family/Commercial	$23,976,000	$0	0.00%	$0
C-137	0942000 0375	http://blue.kingcou	BUDGET PARKING GARAGE	TOCK LLC	807 4TH AVE	DOC1 U/450/U	13,320	33,358	33,359	Commercial Redevelopment	$23,976,000	Commercial Redevelopment	$24,144,000	$168,000	0.70%	$65,828
C-138	0941000 0510	http://blue.kingcou	RAINIER CLUB (HISTORICAL LANDMARK)	RAINIER CLUB	810 4TH AVE	DOC1 U/450/U	28,560	57,452	57,452	Commercial Redevelopment	$42,840,000	Commercial Redevelopment	$43,054,000	$214,000	0.50%	$83,850
C-139	0939000 0345	http://blue.kingcou	OLD CHAMBER of COMMERCE BLDG	DEBS LOCAL 775	119 COLUMBIA ST	DMC 340/290-440	13,920	99,185	51,345	Commercial Redevelopment	$22,272,000	Commercial Redevelopment	$22,395,000	$123,000	1.00%	$47,376
C-140	0942000 0350	http://blue.kingcou	PACIFIC BLDG	BRICKMAN PACIFIC LLC	712 3RD AVE	DOC1 U/450/U	14,280	227,558	129,000	Commercial Use	$66,476,000	Commercial Use	$66,476,000	$328,000	0.50%	$128,909
C-141	0942000 0395	http://blue.kingcou	FOURTH AND COLUMBIA PARKING GARAGE	4TH AND COLUMBIA LLC	719 4TH AVE	DOC1 U/450/U	14,280	72,000	72,000	Commercial Redevelopment	$29,784,000	Commercial Redevelopment	$29,784,000	$180,000	0.70%	$70,828
C-142	0942000 0840	http://blue.kingcou	COLUMBIA CENTER (former B. of A. Tower)	GC COLUMBIA LLC	811 COLUMBIA ST	DOC1 U/450/U	59,264	1,937,220	1,526,621	Commercial Use	$987,662,000	Commercial Use	$990,587,000	$2,925,000	0.30%	$1,148,979
C-143	0942000810	http://blue.kingcou	DOUBLETREE ARCTIC CLUB HOTEL - SEATTLE F-Up	ARCTIC CLUB HOTEL LLC	700 3RD AVE, SEATTLE 98104	DOC1 U/450/U	14,280	104,352	83,964	Commercial Use	$56,221,000	Commercial Use	$56,221,000	$481,000	0.86%	$188,466
C-144	0942000 0815	http://blue.kingcou	Orbed PARKING GARAGE	4TH AND COLUMBIA LLC	701 4TH AVE	DOC1 U/450/U	14,280	28,560	28,560	Commercial Redevelopment	$25,704,000	Commercial Redevelopment	$25,884,000	$180,000	0.70%	$70,828
C-145	0939000 0090	http://blue.kingcou	CHERRY STREET PARKING GARAGE	DIAMOND PARKING INC #0853	213 CHERRY ST	DMC 340/290-440	9,180	54,960	54,960	Commercial Redevelopment	$15,572,000	Commercial Redevelopment	$15,767,000	$195,000	1.25%	$76,405
C-146	0939000085	http://blue.kingcou	ST CHARLES HOTEL APTS	PLYMOUTH HOUSING GROUP	419 3RD AVE, SEATTLE 98104	DMC 340/290-440	3,920	23,338	14,908	Multi-Family/Commercial	$8,587,000	Multi-Family/Commercial	$8,587,000	$0	0.00%	$0
C-147	0939000105	http://blue.kingcou	LYON BUILDING (AIDS HOUSING OF WASHINGTON (AHW))	DOWNTOWN EMERGENCY SERVICE	601 3RD AVE, SEATTLE 98104	DMC 340/290-440	13,320	84,712	53,281	Multi-Family/Commercial	$21,312,000	Multi-Family/Commercial	$21,312,000	$0	0.00%	$0
C-148	0942000 0810	http://blue.kingcou	SEATTLE CITY HALL (SEATTLE MUNICIPAL BUILDING)	SEATTLE CITY OF FAS	600 4TH AVE	DOC1 U/450/U	59,280	213,978	161,104	Commercial Use	$106,704,000	Commercial Use	$107,138,000	$434,000	0.50%	$209,233
C-149	0942000 0855	http://blue.kingcou	Vacant Lot	SEATTLE CITY OF FAS	601 4TH AVE	DMC 340/290-440	12,120	0	0	Commercial Redevelopment	$103,828,000	Commercial Redevelopment	$103,556,000	$720,000	0.70%	$282,111
C-150	0939000 0035	http://blue.kingcou	OLD DREXEL HOTEL	SAMS FOUNDATION	513 3RD AVE	PSM 100/100-120	6,660	19,140	8,600	Commercial Redevelopment	$3,164,000	Commercial Redevelopment	$3,195,000	$31,000	0.98%	$12,146
C-151	0939000 0040	http://blue.kingcou	901 THIRD AVENUE MORRISON HOTEL	MORRISON HOTEL LLC	501 3RD AVE, SEATTLE 98104	PSM 100/100-120	19,980	159,840	127,962	Multi-family/Commercial Development	$44,558,600	Multi-family/Commercial Development	$44,558,600	$0	0.00%	$0
C-152	0941000 0860	http://blue.kingcou	KING COUNTY COURTHOUSE	KING COUNTY-FMD FACILITIES	516 3RD AVE	DMC 340/290-440	57,120	540,360	482,780	Commercial Use	$135,792,000	Commercial Use	$135,792,000	$732,000	0.54%	$286,814
C-153	0941000 0910	http://blue.kingcou	KING COUNTY ADMINISTRATION BUILDING	KING COUNTY-FMD FACILITIES	500 4TH AVE	DMC 340/290-440	59,280	224,893	157,319	Commercial Use	$100,178,000	Commercial Use	$101,179,000	$403,000	0.40%	$157,908
C-154	0939000 0555	http://blue.kingcou	PREFONTAINE PARK (VACANT LAND)	SEATTLE CITY OF DPR	425 3RD AVE	PSM 100/100-120	2,277	0	0	Open Space/Recreation	$1,092,000	Open Space/Recreation	$1,092,000	$0	0.00%	$0
C-155	0941000 1145	http://blue.kingcou	CITY HALL PARK	SEATTLE CITY OF DPR	400 3RD AVE	PSM 100/100-120	24,500	0	0	Open Space/Recreation	$12,250,000	Open Space/Recreation	$12,250,000	$0	0.00%	$0
C-156	0942000 1095	http://blue.kingcou	OFFICE & GROUP HOME	KING COUNTY-FMD FACILITIES	420 4TH AVE	DMC 340/290-440	4,260	10,556	10,556	Commercial Redevelopment	$5,964,000	Commercial Redevelopment	$5,870,000	$6,000	0.10%	$2,351
C-157	0941000 1115	http://blue.kingcou	PARKING LOT (VACANT LAND)	PROFESSIONAL COMMONS	416 4TH AVE	DMC 340/290-440	8,460	0	0	Commercial Redevelopment	$9,324,000	Commercial Redevelopment	$9,315,000	$9,000	0.10%	$3,526
C-158	0942000 1120	http://blue.kingcou	WORK RELEASE FACILITY Hotel Reynolds	THE MARY MAI LLC	415 4TH AVE	DMC 340/290-440	31,660	35,820	31,660	Multi-family/Commercial Development	$59,324,000	Multi-family/Commercial Development	$59,333,000	$9,000	0.10%	$3,526
C-159	0942000 1140	http://blue.kingcou	PARKING GARAGE STRUCTURE	DIAMOND FAMILY INVESTMENTS	400 4TH AVE	DMC 340/290-440	6,460	19,980	19,980	Commercial Redevelopment	$9,324,000	Commercial Redevelopment	$9,333,000	$9,000	0.10%	$3,526
C-160	5247800955	http://blue.kingcou	QUINTESSA APTS	CAP VI QUINTESSA LLC	201 YESLER WAY, SEATTLE 98104	PSM 100/100-120	6,480	80,958	65,911	Multi-Family/Commercial	$29,468,000	Multi-Family/Commercial	$29,468,000	$0	0.00%	$0
C-161	5247800960	http://blue.kingcou	SALVATION ARMY HARBOR LIGHT	CHIEF SEATTLE NATIVE HOUSIN	416 2ND AVENUE EXT S, SEATTLE 98104	PSM 100/100-120	6,455	18,810	13,300	Commercial Redevelopment	$4,789,000	Commercial Redevelopment	$4,789,000	$0	0.00%	$0
C-162	1562700680	http://blue.kingcou	CHIEF SEATTLE CLUB		408 2ND AVENUE EXT S, SEATTLE 98104	PSM 100/100-120	5,811	25,818	22,169	Multi-family/Commercial Development	$0	Multi-family/Commercial Development	$0	$0		$0
C-162-001	1562700810	http://blue.kingcou	CHIEF SEATTLE CLUB	CHIEF SEATTLE CLUB	408 2ND AVENUE EXT S, SEATTLE 98104	PSM 100/100-120	2,906	12,618	11,084	Multi-family/Commercial Development	$8,766,000	Multi-family/Commercial Development	$8,766,000	$0	0.00%	$0
C-162-002	1562700820	http://blue.kingcou	CHIEF SEATTLE CLUB	MONTEREY LOFTS LLC	408 2ND AVENUE EXT S, SEATTLE 98104	PSM 100/100-120	2,906	11,550	8,634	Multi-family/Commercial Development	$4,679,000	Multi-family/Commercial Development	$4,879,000	$0	0.00%	$0
C-163	5247800 0805	http://blue.kingcou	Retail & Rooming house	MORCATEL ANTHONY	208 S WASHINGTON ST	PSM 100/100-120	2,917	9,940	7,485	Commercial Use	$1,539,000	Commercial Use	$1,544,000	$5,000	0.32%	$1,959
C-164	5247800 0815	http://blue.kingcou	SURFACE PAVEMENT PARKING LOT- (VACANT LAND) PARKING LOT TO	125 THIRD LLC	224 S WASHINGTON ST	PSM 100/100-120	3,680	0	0	Commercial Redevelopment	$1,710,000	Commercial Redevelopment	$1,714,000	$4,000	0.23%	$1,567
C-165	5247801000	http://blue.kingcou	FIVE APARTMENTS HUD 221(d)(3)	LOW INCOME HOUSING INSTITUT	223 YESLER WAY, SEATTLE 98104	PSM 100/100-120	21,600	177,564	141,500	Multi-Family/Commercial	$88,851,000	Multi-Family/Commercial	$88,851,000	$0	0.00%	$0

Waterfront Seattle Final Special Benefit Study
All Other LID Commercial Properties

LID Map Number	Bing Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
C-166	5247B0 0985	http://blue.kingcou	MATHEW BUILDING	125 THIRD LLC	125 3RD AVE S	PSM 100/100-120	9,600	18,800	13,400	Commercial Use	$5,284,000	Commercial Use	$5,294,000	$10,000	0.19%	$3,918
C-167	8566800000	http://blue.kingcou	TASHIRO-KAPLAN BUILDING		101 PREFONTAINE PL S, SEATTLE 98104	PSM 100/100-120	25,697	117,950	117,950	Commercial Use	$0	Commercial Use	$0	$0		$0
C-167-001	8566800010	http://blue.kingcou	TASHIRO-KAPLAN BUILDING	TASHIRO-KAPLAN LIMITED PART	101 PREFONTAINE PL S, SEATTLE 98104	PSM 100/100-120	1,381	5,948	5,948	Commercial Use	$2,440,000	Commercial Use	$2,444,000	$4,000	0.16%	$1,567
C-167-002	8566800020	http://blue.kingcou	TASHIRO-KAPLAN BUILDING	ARTSPACE PROJECTS	101 PREFONTAINE PL S, SEATTLE 98104	PSM 100/100-120	2,379	11,210	11,210	Commercial Use	$1,308,000	Commercial Use	$1,311,000	$3,000	0.23%	$1,175
C-167-003	8566800030	http://blue.kingcou	TASHIRO-KAPLAN BUILDING	TASHIRO-KAPLAN LIMITED PART	101 PREFONTAINE PL S, SEATTLE 98104	PSM 100/100-120	2,787	13,125	13,125	Commercial Use	$5,146,000	Commercial Use	$5,156,000	$10,000	0.19%	$3,918
C-167-004	8566800040	http://blue.kingcou	TASHIRO-KAPLAN BUILDING	ARTSPACE PROJECTS	101 PREFONTAINE PL S, SEATTLE 98104	PSM 100/100-120	14,188	66,839	66,839	Commercial Use	$18,388,000	Commercial Use	$18,388,000	$0	0.00%	$0
C-167-005	8566800050	http://blue.kingcou	TASHIRO-KAPLAN BUILDING	ARTSPACE PROJECTS	101 PREFONTAINE PL S, SEATTLE 98104	PSM 100/100-120	1,432	6,743	6,743	Commercial Use	$2,888,000	Commercial Use	$2,891,000	$3,000	0.17%	$2,059
C-167-006	8566800060	http://blue.kingcou	TASHIRO-KAPLAN BUILDING	TASHIRO ARTS BUILDING LLC	101 PREFONTAINE PL S, SEATTLE 98104	PSM 100/100-120	2,989	14,087	14,087	Commercial Use	$5,269,000	Commercial Use	$5,279,000	$10,000	0.19%	$3,918
C-168	524780 1045	http://blue.kingcou	PREFONTAINE BUILDING	SEAVEST MANAGEMENT	110 PREFONTAINE PL S	PSM 100/100-120	18,398	78,470	54,981	Commercial Use	$15,154,000	Commercial Use	$15,154,000	$14,000	0.09%	$5,094
C-169	524780 0885	http://blue.kingcou	Mason s SECOND AVENUE EXTENSION	ARE SEATTLE NO 36 LLC	201 S WASHINGTON ST	PSM 100/100-120	1,800	5,013	4,146	Commercial Use	$900,000	Commercial Use	$906,000	$6,000	0.67%	$2,351
C-170	524780 0890	http://blue.kingcou	MASINS BUILDING - now office	ARE SEATTLE NO 34 LLC	315 2ND EXT S	PSM 100/100-120	7,189	36,879	32,647	Commercial Use	$11,390,000	Commercial Use	$11,457,000	$73,000	0.64%	$28,603
C-171	524780 0900	http://blue.kingcou	FURUYA(#1 & CORSATIR2) BLDGS	ARE SEATTLE NO 34 LLC	308 S MAIN ST	PSM 100/100-120	9,600	54,805	49,990	Commercial Use	$20,678,000	Commercial Use	$20,824,000	$145,000	0.70%	$56,814
C-172	524780 0915	http://blue.kingcou	Number 1 Terry(s)	ARE SEATTLE NO 34 LLC	301 2ND AVENUE EXT S	PSM 100/100-120	1,008	520	520	Commercial Use	$897,000	Commercial Use	$902,000	$5,000	0.56%	$1,959
C-173	524780 0945	http://blue.kingcou	QUIPPENTHALER BUILDING	UNION GOSPEL MISSION	111 S WASHINGTON ST	PSM 100/100-120	3,144	9,000	8,568	Commercial Use	$1,493,000	Commercial Use	$1,496,000	$3,000	0.20%	$1,175
C-174	524780 0940	http://blue.kingcou	Office & Apt	BUDOM ROBERT B	219 S WASHINGTON ST	PSM 100/100-120	1,110	4,350	3,993	Commercial Use	$851,000	Commercial Use	$855,000	$4,000	0.47%	$1,567
C-175	524780 0935	http://blue.kingcou	WASHINGTON COURT BUILDING (UNION GOSPEL OFFICE)	UNION GOSPEL MISSION	221 S WASHINGTON ST	PSM 100/100-120	2,370	12,815	11,185	Commercial Use	$2,481,000	Commercial Use	$2,488,000	$7,000	0.29%	$2,743
C-176	524780 0920	http://blue.kingcou	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	SEATTLE UNION GOSPEL MISSIO	200 2ND EXT S	PSM 100/100-120	2,040	0	0	Commercial Redevelopment	$816,000	Commercial Redevelopment	$821,000	$3,000	0.88%	$1,175
C-177	524780 0930	http://blue.kingcou	ACE HOTEL (UNION GOSPEL MISSION BUILDING)	UNION GOSPEL MISSION	207 3RD AVE S, SEATTLE 98104	PSM 100/100-120	4,500	29,820	29,820	Multi-family/Commercial Development	$8,848,000	Multi-family/Commercial Development	$9,861,000	$13,000	9.34%	$5,094
C-178	524780 1060	http://blue.kingcou	UNION HOTEL APARTMENTS	DOWNTOWN EMERGENCY SERVICE	204 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,189	25,617	16,902	Multi-Family/Commercial	$8,673,000	Multi-Family/Commercial	$8,673,000	$0	0.00%	$0
C-179	524780 1065	http://blue.kingcou	THE 1904 NORTON BUILDING	KING COUNTY-HARBORVIEW	206 3RD AVE S	PSM 100/120-150	9,628	18,300	11,520	Commercial Use	$3,492,000	Commercial Use	$3,496,000	$4,000	0.11%	$1,567
C-181	524780 1085	http://blue.kingcou	Foster White Gallery/Seattle Fire Dept	PTL PROPERTY LP	220 3RD AVE S	PSM 100/120-150	19,800	38,640	32,040	Commercial Use	$6,718,000	Commercial Use	$6,726,000	$10,000	0.15%	$3,918
C-182	524780 1095	http://blue.kingcou	BURLINGTON NORTHERN	BNSF	201 4TH AVE S	PSM 100/120-150	21,330	0	0	Regional Use	$7,466,000	Regional Use	$7,466,000	$0	0.00%	$0
C-185	524780 1097	http://blue.kingcou	EX-BURLINGTON NORTHERN RAILROAD RIGHT-OF WAY	LOFTS CONDOMINIUMS THE		PSM 100/120-150	5,200	0	0	Commercial Use	$2,040,000	Commercial Use	$2,043,000	$3,000	0.15%	$1,175
C-184	524780 0845	http://blue.kingcou	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	NOONAN BRUCE D	NOONAN BRUCE D	PSM 100/120-150	12,960	0	0	Commercial Redevelopment	$6,480,000	Commercial Redevelopment	$6,519,000	$39,000	0.60%	$15,281
C-185	524780 0855	http://blue.kingcou	MOSES BUILDING	DESIMONE TRUST MOSES BLDG	312 2ND AVE S	PSM 100/100-120	6,480	26,830	23,904	Commercial Use	$8,401,000	Commercial Use	$8,440,000	$39,000	0.47%	$15,281
C-186	524780 0860	http://blue.kingcou	THE OLD FULTON HOTEL BUILDING	FULTON BUILDING LLC	318 2ND AVE S	PSM 100/100-120	6,480	19,178	6,589	Commercial Redevelopment	$3,240,000	Commercial Redevelopment	$3,256,000	$16,000	0.49%	$6,269
C-187	524780 0880	http://blue.kingcou	THE OLD CANNERY WORKERS II WILL LOCAL 37 UNION BUILDING	AMUNDSON RON E	219 S MAIN ST	PSM 100/100-120	5,760	11,520	5,760	Commercial Redevelopment	$2,592,000	Commercial Redevelopment	$2,592,000	$6,000	0.23%	$2,351
C-188	524780 0875	http://blue.kingcou	MOTTMAN BUILDING	SAMIS LAND CO	307 3RD AVE S	PSM 100/100-130	7,196	41,920	30,800	Commercial Use	$9,231,000	Commercial Use	$9,251,000	$20,000	0.22%	$7,836
C-189	524780 0865	http://blue.kingcou	U.S. Rubber Bldg	U.S. RUBBER BUILDING LLC	318 3RD AVE S	PSM 100/100-130	14,400	72,000	36,740	Commercial Redevelopment	$7,210,000	Commercial Redevelopment	$7,218,000	$18,000	0.25%	$7,053
C-190	524780 1110	http://blue.kingcou	SEATTLE LIGHTING FIXTURE COMPANY	UNION INVESTORS	222 2ND AVENUE EXT S	PSM 100/120 150	9,060	31,100	31,100	Commercial Use	$5,089,000	Commercial Use	$5,099,000	$10,000	0.20%	$3,918
C-191	524780 1120	http://blue.kingcou	SEATTLE LIGHTING FIXTURE COMPANY	UNION INVESTORS	219 2ND AVENUE EXT S	PSM 100/120 150	4,225	12,384	12,384	Commercial Use	$2,380,000	Commercial Use	$2,385,000	$5,000	0.21%	$1,959
C-192	524780 1140	http://blue.kingcou	GN RWY SPUR TRACKS & SHACK (RAILROAD RIGHT OF WAY)	BNSF	4TH AVE S	PSM 100/120 150	23,739	0	0	Regional Use	$7,122,000	Regional Use	$7,122,000	$0	0.00%	$0
C-193	524780 1130	http://blue.kingcou	SURFACE PAVEMENT CUSTOMER PARKING LOT, SEATTLE LIGHTING FI	UNION INVESTORS	208 2ND AVE	PSM 100/120 150	1,804	0	0	Commercial Use	$642,000	Commercial Use	$643,000	$1,000	0.16%	$392
D-011	068700 0064	http://blue.kingcou	CITY UNIVERSITY BUILDING (Former Group Health)	SABEY CORPORATION	521 WALL ST	DMC 240/290-440	50,112	192,690	192,690	Commercial Redevelopment	$80,179,000	Commercial Redevelopment	$80,219,000	$40,000	0.05%	$15,673
D-012	068700 0360	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	CLSE PROPERTIES INC	601 WALL ST	DMC 240/290-440	13,008	0	0	Commercial Redevelopment	$20,805,000	Commercial Redevelopment	$20,815,000	$10,000	0.05%	$3,918
D-013	068700 0355	http://blue.kingcou	VACANT LAND	CLSE PROPERTIES INC	611 WALL ST	DMC 240/290-440	477	0	0	Commercial Redevelopment	$477,000	Commercial Redevelopment	$477,000	$0	0.00%	$0
D-015	069700 0325	http://blue.kingcou	ELEPHANT CAR WASH	CLSE PROPERTIES INC	616 BATTERY ST	DMC 240/290-440	18,963	4,100	4,100	Commercial Redevelopment	$30,364,000	Commercial Redevelopment	$30,399,000	$35,000	0.05%	$5,277
D-016	068700 0390	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)/ALL STAR RENT-A-CAR	ROBSON JAMES L+EDWARDINE	2404 7TH AVE	DMC 240/290-440	2,750	0	0	Commercial Redevelopment	$4,400,000	Commercial Redevelopment	$4,402,000	$2,000	0.05%	$784
D-017	069600 0175	http://blue.kingcou	5TH & BELL BUILDING (Amazon - Otter Bldg)	ARE-SEATTLE NO 36 LLC	2301 5TH AVE	DMR/C 280/125	12,720	287,471	199,487	Commercial Use	$78,842,000	Commercial Use	$79,016,000	$151,000	0.19%	$59,163
D-018	069600 0185	http://blue.kingcou	5TH & BELL BLDG - ECON UNIT OF -0175	ARE-SEATTLE NO 36 LLC	2319 5TH AVE	DMR/C 280/125	6,380	0	0	Commercial Use	$9,540,000	Commercial Use	$9,559,000	$19,000	0.20%	$7,445
D-019	069600 0195	http://blue.kingcou	5TH & BELL BLDG - ECON UNIT OF -0175	ARE-SEATTLE NO 36 LLC	2301 5TH AVE	DMR/C 280/125	19,080	0	0	Commercial Use	$28,628,000	Commercial Use	$28,677,000	$57,000	0.20%	$22,334
D-021	068700 0285	http://blue.kingcou	SIXTH AND BATTERY BUILDING/Antioch	BBS SEATTLE LP	2326 6TH AVE	DMC 240/290-440	19,453	64,800	64,800	Commercial Redevelopment	$31,123,000	Commercial Redevelopment	$31,154,000	$31,000	0.10%	$12,146
D-022	069700 0295	http://blue.kingcou	MIDAS MUFFLER	ONNI 7TH AVE LLC	2301 7TH AVE	DMC 240/290-440	12,960	6,480	6,480	Commercial Redevelopment	$25,920,000	Commercial Redevelopment	$25,946,000	$26,000	0.10%	$10,187
D-023	069700 0305	http://blue.kingcou	PARKING LOT W/SMALL BUILDING AS PARKING ATTENDANT OFFICE	ONNI 7TH AVE LLC		DMC 240/290-440	25,920	0	0	Commercial Redevelopment	$51,840,000	Commercial Redevelopment	$51,892,000	$52,000	0.10%	$20,373
D-024	069700 0260	http://blue.kingcou	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	6TH & BATTERY BUILDING LLC	2300 6TH AVE	DMC 240/290-440	19,481	0	0	Commercial Redevelopment	$31,171,000	Commercial Redevelopment	$31,202,000	$31,000	0.10%	$12,146
D-025	068700 0400	http://blue.kingcou	WA State Liquor Store	BEEBE REALTY INC	2300 7TH AVE	DMC 240/290-440	30,440	23,662	23,662	Commercial Redevelopment	$68,792,000	Commercial Redevelopment	$68,861,000	$69,000	0.08%	$19,984
D-026	069700 0435	http://blue.kingcou	BEST WESTERN LOYAL INN	SEATTLE LOYAL INN LLC	2301 8TH AVE, SEATTLE 98121	DMC 240/290-440	34,560	44,416	44,416	Commercial Redevelopment	$52,440,000	Commercial Redevelopment	$52,492,000	$52,000	0.10%	$20,373
D-027	066000 0385	http://blue.kingcou	SHILLA RESTAURANT	NAAMS TOWER II LLC	2300 8TH AVE	DMC 240/290-440	9,878	14,000	3,640	Commercial Redevelopment	$13,803,000	Commercial Redevelopment	$13,813,000	$8,000	0.05%	$3,135
D-028	069600 0105	http://blue.kingcou	BELLTOWN COMMUNITY CENTER (former ZUM Fitness)	2235 FIFTH AVENUE LLC	415 BELL ST	DMR/C 280/125	6,480	6,480	6,480	Commercial Redevelopment	$9,072,000	Commercial Redevelopment	$9,090,000	$18,000	0.20%	$7,053
D-029	069600 0110	http://blue.kingcou	RETAIL STORE / SEATTLE GLASSBLOWING / THAI TREASURE	2227 LLOC	2227 5TH AVE	DMR/C 280/125	6,480	7,720	6,480	Commercial Redevelopment	$9,396,000	Commercial Redevelopment	$9,410,000	$14,000	0.15%	$5,488
D-030	069600 0115	http://blue.kingcou	OFFICE BUILDING	2235 FIFTH AVE LLC	2235 FIFTH AVE LLC	DMR/C 280/125	6,480	5,400	5,400	Commercial Redevelopment	$9,072,000	Commercial Redevelopment	$9,086,000	$14,000	0.15%	$5,486
D-031	069600 0120	http://blue.kingcou	COLLAGE SALON	KAYE-SMITH ENTERPRISES INC	2217 5TH AVE	DMR/C 280/125	6,480	3,600	3,600	Commercial Redevelopment	$9,072,000	Commercial Redevelopment	$9,086,000	$14,000	0.15%	$5,486
D-032	069600 0130	http://blue.kingcou	2211 BUILDING	KAYE-SMITH ENTERPRISES INC	2211 5TH AVE	DMR/C 280/125	6,480	12,960	12,960	Commercial Redevelopment	$9,072,000	Commercial Redevelopment	$9,086,000	$14,000	0.15%	$5,486
D-033	0690000135	http://blue.kingcou	WINDHAM APTS	EVERGREEN HOUSING DEV GRP	420 BLANCHARD ST, SEATTLE 98121	DMR/C 280/125	6,480	37,500	30,000	Multi-Family/Commercial	$8,865,000	Multi-Family/Commercial	$8,865,000	$0	0.00%	$0
D-034	068700 0210	http://blue.kingcou	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	CLSE PROPERTIES INC	2131 5TH AVE	DMC 240/290-440	11,680	0	0	Commercial Redevelopment	$34,020,000	Commercial Redevelopment	$34,068,000	$48,000	0.29%	$26,644
D-035	069700 0186	http://blue.kingcou	WEXLEY SCHOOL FOR GIRLS	2218 FIFTH LLC	2218 5TH AVE	DMC 240/290-440	6,480	7,080	7,080	Commercial Redevelopment	$9,720,000	Commercial Redevelopment	$9,735,000	$15,000	0.15%	$5,877
D-036	069700 0170	http://blue.kingcou	HOTEL 5	M	DREAM LEGACY PRJ SPE LLC	2200 5TH AVE, SEATTLE 98121	DMC 240/290-440	16,200	68,410	31,210	Commercial Use	$43,895,000	Commercial Use	$43,895,000	$58,000	0.26%	$14,480
D-037	069700 0230	http://blue.kingcou	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	BEEBE REALTY INC	2229 6TH AVE	DMC 240/290-440	6,480	0	0	Commercial Redevelopment	$9,720,000	Commercial Redevelopment	$9,735,000	$15,000	0.15%	$5,877
D-038	066700 0235	http://blue.kingcou	Amazon - Coral Bldg (fmr Blanchard Plaza)	BIT IBCAL BLANCHARD PROPERTY	2201 6TH AVE	DMC 340/290-440	25,928	378,000	255,819	Commercial Use	$129,482,000	Commercial Use	$129,634,000	$152,000	0.12%	$59,557
D-039	068000 0110	http://blue.kingcou	DENNY BUILDING PARKING GARAGE	MAINO PROPERTY CO	2224 6TH AVE	DMC 340/290-440	12,960	61,500	61,500	Commercial Redevelopment	$19,440,000	Commercial Redevelopment	$19,468,000	$28,000	0.15%	$11,363
D-040	068000 0080	http://blue.kingcou	DENNY BLDG	MAINO PROPERTY CO	2200 6TH AVE	DMC 340/290-440	25,920	204,000	169,585	Commercial Use	$54,025,000	Commercial Use	$54,109,000	$84,000	0.16%	$32,913
D-041	0660000130	http://blue.kingcou	OFFICE BUILDING	AMAZON.COM	2229 7TH AVE, SEATTLE 98121	DMC 340/290-440	12,960	0	0	Commercial Redevelopment	$21,092,000	Commercial Redevelopment	$21,276,000	$44,000	0.26%	$17,240
D-042	0660000150	http://blue.kingcou	MARY'S PLACE - (OLD DAYS INN MOTEL)	AMAZON.COM	2205 7TH AVE, SEATTLE 98121	DMC 340/290-440	25,920	0	0	Commercial Redevelopment	$44,064,000	Commercial Redevelopment	$44,152,000	$88,000	0.20%	$34,480
D-043	0660000345	http://blue.kingcou	AMAZON RUFUS 2.0 - BLOCK 21 (imp data carried on -0325)	AMAZON.COM	707 BELL ST, SEATTLE 98121	DMC 340/290-440	12,960	0	0	Commercial Redevelopment	$21,384,000	Commercial Redevelopment	$21,427,000	$43,000	0.20%	$16,848
D-044	0660000340	http://blue.kingcou	AMAZON RUFUS 2.0 - BLOCK 21 (imp data carried on -0325)	AMAZON.COM	2220 7TH AVE	DMC 340/290-440	8,480	0	0	Commercial Redevelopment	$10,682,000	Commercial Redevelopment	$10,703,000	$21,000	0.20%	$8,228
D-045	0660000335	http://blue.kingcou	AMAZON RUFUS 2.0 - BLOCK 21 (imp data carried on -0325)	AMAZON.COM	2210 7TH AVE	DMC 340/290-440	8,480	0	0	Commercial Redevelopment	$10,682,000	Commercial Redevelopment	$10,703,000	$21,000	0.20%	$8,228
D-046	0660000325	http://blue.kingcou	AMAZON RUFUS 2.0 - BLOCK 21	AMAZON.COM	2202 7TH AVE	DMC 340/290-440	12,960	1,073,612	665,537	Commercial Redevelopment	$347,563,000	Commercial Redevelopment	$348,252,000	$689,000	0.20%	$269,965
D-047	0660000355	http://blue.kingcou	AMAZON RUFUS 2.0 - BLOCK 21 (imp data carried on -0325)	ACHON DEVELOPMENT LLC	731 BELL ST, SEATTLE 98121	DMC 340/290-440	17,648	0	0	Commercial Redevelopment	$45,819,000	Commercial Redevelopment	$45,910,000	$91,000	0.20%	$35,636
D-048	0660000375	http://blue.kingcou	AMAZON RUFUS 2.0 - BLOCK 21 (imp data carried on -0325)	AMAZON.COM	720 BLANCHARD ST, SEATTLE 98121	DMC 340/290-440	11,232	0	0	Commercial Redevelopment	$18,533,000	Commercial Redevelopment	$18,570,000	$37,000	0.20%	$14,497
D-049	0660000445	http://blue.kingcou	RETAIL BUILDING	CLSE PROPERTIES INC	2230 6TH AVE, SEATTLE 98121	DMC 240/290-440	6,480	9,540	8,560	Commercial Redevelopment	$10,368,000	Commercial Redevelopment	$10,378,000	$10,000	0.10%	$3,918
D-050	0660000435	http://blue.kingcou	LA QUINTA INN & SUITES - SEATTLE I-5	CLSE PROPERTIES INC	2224 8TH AVE, SEATTLE 98121	DMC 240/290-440	11,960	61,180	48,210	Commercial Use	$20,736,000	Commercial Use	$20,788,000	$51,000	0.25%	$20,075
D-051	0660000405	http://blue.kingcou	MCKENZIE	2202 EIGHTH AVENUE LLC	2202 8TH AVE, SEATTLE 98121	DMC 240/290-440	19,080	602,152	351,568	Multi-Family/Commercial	$321,779,000	Multi-Family/Commercial	$321,779,000	$491,000	0.15%	$192,385
D-053	8729760000	http://blue.kingcou	2101 WESTLAKE OFFICE/RETAIL (Amazon - Vacuus bldg)		820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	26,754	525,049	323,193	Commercial Use	$0	Commercial Use	$0	$0		$0
D-053-001	8729760010	http://blue.kingcou	2101 WESTLAKE OFFICE/RETAIL (Amazon - Vacuus bldg)	SVF WESTLAKE LLC	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	1,207	24,000	21,026	Commercial Use	$19,747,000	Commercial Use	$19,766,000	$19,000	0.10%	$7,445
D-053-002	8729760020	http://blue.kingcou	2101 WESTLAKE OFFICE/RETAIL (Amazon - Vacuus bldg)	SVF WESTLAKE SEATTLE LLC	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	16,427	298,192	286,299	Commercial Use	$260,393,000	Commercial Use	$260,393,000	$266,000	0.10%	$104,225
D-054	0566000140	http://blue.kingcou	Parcel	CITY INVESTORS II LLC	2211 WESTLAKE AVE, SEATTLE 98121	DMC 340/290-440	3,623	0	0	Commercial Redevelopment	$5,435,000	Commercial Redevelopment	$5,437,000	$2,000	0.04%	$784
D-055	0696000035	http://blue.kingcou	LEE COURT	FIFTH AND BLANCHARD ASSOCIA	2133 5TH AVE, SEATTLE 98121	DMC 240/290-440	6,360	41,834	26,406	Multi-Family/Commercial	$14,241,000	Multi-Family/Commercial	$14,259,000	$42,000	0.29%	$16,457
D-056	0696000040	http://blue.kingcou	EXELTECH OFFICE BUILDING	KURUVILLA PROPERTIES & INVE	2127 5TH AVE, SEATTLE 98121	DMC 240/290-440	6,480	6,480	6,480	Commercial Redevelopment	$11,016,000	Commercial Redevelopment	$11,038,000	$22,000	0.20%	$8,620
D-057	0696000045	http://blue.kingcou	OFFICE BUILDING	SEATTLE 2121 LLC	2121 5TH AVE, SEATTLE 98121	DMC 240/290-440	6,480	11,340	11,340	Commercial Redevelopment	$11,016,000	Commercial Redevelopment	$11,038,000	$22,000	0.20%	$8,620
D-058	0696000050	http://blue.kingcou	OFFICE BUILDING	2115 LLC	2115 5TH AVE, SEATTLE 98121	DMC 240/290-440	6,480	8,640	8,640	Commercial Redevelopment	$11,016,000	Commercial Redevelopment	$11,038,000	$22,000	0.20%	$8,620
D-059	0696000055	http://blue.kingcou	The Martin	MARTIN APARTMENTS LLC	2105 5TH AVE, SEATTLE 98121	DMC 240/290-440	12,720	295,754	189,708	Multi-Family/Commercial	$126,996,000	Multi-Family/Commercial	$126,999,000	$503,000	0.40%	$197,098
D-061	0960000025	http://blue.kingcou	TOP POT DOUGHNUTS	FIFTH AVE COMMERCIAL LLC	2124 5TH AVE, SEATTLE 98121	DMC 240/290-440	5,400	5,400	5,400	Commercial Redevelopment	$9,180,000	Commercial Redevelopment	$9,198,000	$18,000	0.20%	$7,053
D-062	0960000020	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	BEEBE REALTY INC	2116 5TH AVE, SEATTLE 98121	DMC 240/290-440	6,480	0	0	Commercial Redevelopment	$11,178,000	Commercial Redevelopment	$11,200,000	$22,000	0.20%	$8,620
D-063	0640000010	http://blue.kingcou	KINGS INN I-M	KANG YOON WON + HAENG JA	2106 5TH AVE, SEATTLE 98121	DMC 240/290-440	12,960	31,709	18,760	Commercial Redevelopment	$20,736,000	Commercial Redevelopment	$20,840,000	$104,000	0.50%	$40,749
D-064	0640000005	http://blue.kingcou	RETAIL / OFFICE BLDG	EWING & CLARK	2100 5TH AVE, SEATTLE 98121	DMC 240/290-440	6,480	9,180	8,940	Commercial Redevelopment	$11,340,000	Commercial Redevelopment	$11,394,000	$54,000	0.36%	$10,321

Waterfront Seattle Final Special Benefit Study
All Other LID Commercial Properties

LID Map Number	Prop Cls. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-065	0660000046	http://blue.kingcou	Vieli Apartments	AETUS GROUP US INC	2138 6TH AVE, SEATTLE 98121	DMC 340/290-440	25,440	478,169	434,069	Multi-Family/Commercial	$372,120,000	Multi-Family/Commercial	$378,044,000	$924,000	0.25%	$342,044
D-066	0660000078	http://blue.kingcou	6th and Lenora Apts. (Imp on -0040)	AETUS GROUP US INC	520 LENORA ST, SEATTLE 98121	DMC 340/290-440	12,720	0	0	Multi-Family/Commercial	$22,260,000	Multi-Family/Commercial	$22,816,000	$56,000	0.25%	$21,942
D-067	0660000185	http://blue.kingcou	AMAZON - Day 1 Tower (imps carried on -0220)	AMAZON.COM	2130 6TH AVE, SEATTLE 98121	DOC2 500/300-550	12,960	0	0	Commercial Use	$21,384,000	Commercial Use	$21,917,000	$43,000	0.20%	$15,948
D-068	0660001113	http://blue.kingcou	RETAIL STRIP STORES	WSCC PFD ACCOUNTING	915 HOWELL ST, SEATTLE 98101	DMC 340/290-440	3,840	3,840	3,840	Commercial Redevelopment	$6,528,000	Commercial Redevelopment	$6,554,000	$26,000	0.40%	$10,187
D-069	0660000178	http://blue.kingcou	AMAZON - Day 1 Tower (imps carried on -0220)	AMAZON.COM	2120 6TH AVE, SEATTLE 98121	DOC2 500/300-550	12,960	0	0	Commercial Use	$21,384,000	Commercial Use	$21,427,000	$43,000	0.20%	$15,948
D-070	0660001114	http://blue.kingcou	PARKING	WSCC PFD ACCOUNTING	910 OLIVE WAY, SEATTLE 98101	DMC 340/290-440	10,368	0	0	Commercial Redevelopment	$17,617,000	Commercial Redevelopment	$17,688,000	$71,000	0.40%	$27,819
D-071	0660000165	http://blue.kingcou	AMAZON - Day 1 Tower (imps carried on -0220)	AMAZON.COM	420 LENORA ST, SEATTLE 98121	DOC2 500/300-550	12,960	0	0	Commercial Use	$21,384,000	Commercial Use	$21,427,000	$43,000	0.20%	$15,948
D-072	0660001085	http://blue.kingcou	Sound Transit Field Office	WSCC PFD ACCOUNTING	901 HOWELL ST, SEATTLE 98101	DMC 340/290-440	9,456	0	0	Commercial Redevelopment	$16,075,000	Commercial Redevelopment	$16,140,000	$65,000	0.40%	$25,483
D-073	0660000205	http://blue.kingcou	AMAZON - Day 1 Tower (imps carried on -0220)	AMAZON.COM	2131 7TH AVE, SEATTLE 98121	DOC2 500/300-550	12,960	0	0	Commercial Use	$21,384,000	Commercial Use	$21,427,000	$43,000	0.20%	$15,948
D-074	0660000215	http://blue.kingcou	AMAZON - Day 1 Tower (imps carried on -0220)	AMAZON.COM		DOC2 500/300-550	6,480	0	0	Commercial Use	$10,692,000	Commercial Use	$10,719,000	$21,000	0.20%	$8,228
D-075	0660000220	http://blue.kingcou	AMAZON - DAY 1 TOWER & SPHERES	AMAZON.COM	2101 7TH AVE, SEATTLE 98121	DOC2 500/300-550	19,440	1,589,238	2,062,509	Commercial Use	$874,920,000	Commercial Use	$876,840,000	$1,720,000	0.20%	$673,834
D-076	0660000275	http://blue.kingcou	Amazon Tower 3 (imp data carried on -0270)	AMAZON.COM	2132 7TH AVE, SEATTLE 98121	DOC2 500/300-550	6,480	0	0	Commercial Redevelopment	$10,692,000	Commercial Redevelopment	$10,719,000	$21,000	0.20%	$8,228
D-077	0660000279	http://blue.kingcou	Amazon Tower 3 - Block 20 (under const)	AMAZON.COM	2100 7TH AVE, SEATTLE 98121	DOC2 550/300-550	82,400	1,598,268	1,111,835	Commercial Redevelopment	$808,536,000	Commercial Redevelopment	$810,167,000	$1,631,000	0.20%	$639,084
D-078	0660000289	http://blue.kingcou	Amazon Tower 3 (imp data carried on -0270)	AMAZON.COM		DOC2 500/900-550	19,589	0	0	Commercial Redevelopment	$32,322,000	Commercial Redevelopment	$32,386,000	$64,000	0.20%	$25,077
D-079	0660000320	http://blue.kingcou	Amazon Tower 3 (imp data carried on -0270)	AMAZON.COM	2101 WESTLAKE AVE, SEATTLE 98121	DOC2 500/300-550	18,478	0	0	Commercial Redevelopment	$30,489,000	Commercial Redevelopment	$30,550,000	$61,000	0.20%	$23,901
D-080	0660000515	http://blue.kingcou	**THE BUTCHER S TABLE REST & OFFICES**	2121 WESTLAKE AVE LLC	2121 WESTLAKE AVE, SEATTLE 98121	DMC 340/290-440	9,334	26,029	26,029	**Commercial Redevelopment**	**$15,401,000**	**Commercial Redevelopment**	**$15,417,000**	**$16,000**	**0.10%**	$6,269
D-081	0660000519	http://blue.kingcou	SURFACE PAVEMENT PARKING LOT (VACANT LAND) TO JOKER RESTAU	2121 WESTLAKE AVE LLC		DMC 240/290-440	9,845	0	0	**Commercial Redevelopment**	**$9,352,000**	Commercial Redevelopment	**$9,361,000**	**$9,000**	**0.10%**	$3,526
D-082	0660000508	http://blue.kingcou	Dental Office & Coffee Shop	2115 WESTLAKE LLC	2115 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	3,015	3,804	3,736	Commercial Redevelopment	**$4,523,000**	Commercial Redevelopment	**$4,527,000**	**$4,000**	0.09%	$1,567
D-083	0659000883	http://blue.kingcou	VACANT LAND	FIFTH LENORA PROJECT LLC		DMC 240/290-440	2,400	0	0	Commercial Redevelopment	**$4,080,000**	Commercial Redevelopment	**$4,100,000**	**$20,000**	0.49%	$7,836
D-084	0659000990	http://blue.kingcou	VACANT LAND	FIFTH LENORA PROJECT LLC	421 LENORA ST, SEATTLE 98121	DMC 240/290-440	4,080	0	0	Commercial Redevelopment	**$6,936,000**	Commercial Redevelopment	**$6,971,000**	**$35,000**	0.50%	$13,714
D-085	0659000995	http://blue.kingcou	CONSTRUCTION SITE OFFICE (FORMER NARA GRILL)	CITY INVESTORS XIX LLC	2025 5TH AVE, SEATTLE 98121	DMC 240/290-440	3,240	4,800	4,800	Commercial Redevelopment	$5,508,000	Commercial Redevelopment	**$5,536,000**	**$28,000**	0.51%	$10,871
D-086	0659001000	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	FIFTH LENORA PROJECT LLC	2019 5TH AVE, SEATTLE 98121	DMC 240/290-440	9,720	0	0	Commercial Redevelopment	$16,524,000	Commercial Redevelopment	**$16,607,000**	**$83,000**	0.50%	$32,521
D-087	0659001010	http://blue.kingcou	PARKING LOT	CHANGJU DEVELOPMENT VIRGIN	2015 5TH AVE, SEATTLE 98121	DMC 240/290-440	6,480	0	0	Commercial Redevelopment	$11,340,000	Commercial Redevelopment	$11,425,000	**$85,000**	0.75%	$33,305
D-088	0659001015	http://blue.kingcou	SHERIDAN APTS	CHANGJU DEVELOPMENT VIRGIN	2011 5TH AVE, SEATTLE 98121	DMC 340/290-440	6,480	36,880	23,904	Commercial Redevelopment	$11,340,000	Commercial Redevelopment	$11,425,000	**$85,000**	0.75%	$33,305
D-089	0659001020	http://blue.kingcou	GRIFFIN BUILDING	CHANGJU DEVELOPMENT VIRGIN	2005 5TH AVE, SEATTLE 98121	DMC 240/290-440	6,480	32,358	28,436	Commercial Redevelopment	$11,340,000	Commercial Redevelopment	$11,425,000	**$85,000**	0.75%	$33,305
D-090	0659000920	http://blue.kingcou	JORDAN BUILDING/Palace Kitchen	MICHAELIDIS MICHAEL	2030 5TH AVE, SEATTLE 98121	DOC1 500/300-550	6,480	16,380	13,650	Commercial Redevelopment	$11,664,000	Commercial Redevelopment	$11,711,000	**$47,000**	0.40%	$18,416
D-091	0659000905	http://blue.kingcou	PARKING GARAGE / DATA CENTER	2020 FIFTH HOLDINGS LLC	2020 5TH AVE, SEATTLE 98121	DOC1 500/300-550	12,960	72,000	72,000	Commercial Use	$25,920,000	Commercial Use	**$26,034,000**	**$104,000**	0.40%	$40,749
D-092	0659000990	http://blue.kingcou	WESTIN BUILDING GARAGE	2001 SIXTH LLC	2000 5TH AVE, SEATTLE 98121	DOC1 500/300-550	19,440	171,000	2,000	Commercial Redevelopment	$34,992,000	Commercial Redevelopment	$35,132,000	$140,000	0.40%	$54,853
D-093	0659000930	http://blue.kingcou	SIXTH & LENORA BUILDING (former Active Views Bldg.)	CUSE INC & HAMMER CO	2033 6TH AVE, SEATTLE 98121	DOC2 500/300-550	25,920	169,020	151,897	Commercial Use	$75,885,000	Commercial Use	$76,075,000	$190,000	0.25%	$74,446
D-094	0659000950	http://blue.kingcou	THE WESTIN BUILDING	2001 SIXTH LLC	2001 6TH AVE, SEATTLE 98121	DOC2 500/300-550	12,960	429,403	384,103	Commercial Use	$159,437,000	Commercial Use	$160,085,000	$398,000	0.25%	$155,945
D-095	0659000775	http://blue.kingcou	AMAZON - DOPPLER TOWER (imps carried on -0880)	ACORN DEVELOPMENT LLC	2000 6TH AVE, SEATTLE 98121	DOC1 500/300-550	41,760	0	0	Commercial Redevelopment	$75,168,000	Commercial Redevelopment	$75,318,000	$150,000	0.20%	$58,773
D-096	0659000860	http://blue.kingcou	AMAZON - DOPPLER TOWER (imps carried on -0880)	ACORN DEVELOPMENT LLC	2031 7TH AVE, SEATTLE 98121	DOC1 500/300-550	13,920	0	0	Commercial Redevelopment	$25,056,000	Commercial Redevelopment	$25,106,000	$50,000	0.20%	$19,591
D-097	0659000870	http://blue.kingcou	AMAZON - DOPPLER TOWER (imps carried on -0880)	ACORN DEVELOPMENT LLC	2011 7TH AVE, SEATTLE 98121	DOC1 500/300-550	13,920	0	0	Commercial Redevelopment	$25,056,000	Commercial Redevelopment	$25,106,000	$50,000	0.20%	$19,591
D-098	0659000880	http://blue.kingcou	AMAZON DOPPLER TOWER & MEETING CENTER	ACORN DEVELOPMENT LLC	2001 WESTLAKE AVE, SEATTLE 98121	DOC2 500/300-550	8,744	1,484,180	997,378	Commercial Redevelopment	$767,848,000	Commercial Redevelopment	$769,374,000	$1,526,000	0.20%	$598,704
D-099	0659000740	http://blue.kingcou	LARNED APTS	CAPITOL HILL HOUSING IMPROV	2030 7TH AVE, SEATTLE 98121	DOC1 300/300-550	5,866	23,568	19,854	Commercial Redevelopment	$10,559,000	Commercial Redevelopment	$10,559,000	$0	0.00%	$0
D-100	0659000730	http://blue.kingcou	Little Darlings	MIC LIMITED	2027 WESTLAKE AVE, SEATTLE 98121	DOC1 500/300-550	3,273	9,450	8,300	Commercial Redevelopment	$5,400,000	Commercial Redevelopment	$5,411,000	$13,000	0.20%	$4,310
D-101	0659000490	http://blue.kingcou	ICON GRILL	1822-27 FIFTH AVENUE HOLDIN	1827 5TH AVE, SEATTLE 98101	DOC1 500/300-550	6,480	22,381	22,381	Commercial Redevelopment	$11,664,000	Commercial Redevelopment	$11,711,000	$47,000	0.75%	$34,089
D-102	0659000435	http://blue.kingcou	SUPERIOR REPROGRAPHICS	1822-27 FIFTH AVENUE HOLDIN	1823 5TH AVE, SEATTLE 98101	DOC1 500/300-550	6,480	18,280	18,280	Commercial Redevelopment	$11,664,000	Commercial Redevelopment	$11,711,000	$87,000	0.75%	$34,089
D-103	0659000440	http://blue.kingcou	RETAIL & OFFICE	1822-27 FIFTH AVENUE HOLDIN	1821 5TH AVE, SEATTLE 98101	DOC1 300/300-550	3,240	6,880	6,480	Commercial Redevelopment	$5,832,000	Commercial Redevelopment	$5,876,000	$44,000	0.75%	$17,240
D-104	0659000445	http://blue.kingcou	AVIS PARKING GARAGE (ASSOC W/MAYFLOWER PARK HOTEL)	JUSTIN DEVELOPMENT LLC	1913 5TH AVE, SEATTLE 98101	DOC1 300/300-550	9,720	64,080	64,080	Commercial Redevelopment	$16,767,000	Commercial Redevelopment	$16,893,000	$126,000	0.75%	$49,370
D-105	0659000455	http://blue.kingcou	FUTURE HOTEL SITE (SURFACE PARKING LOT/VACANT LAND	SEATTLE DWNTN HOTEL&RE	1905 5TH AVE	DOC1 500/300-550	12,720	0	0	Commercial Redevelopment	$22,896,000	Commercial Redevelopment	$23,102,000	$206,000	0.90%	$80,715
D-106	0659000475	http://blue.kingcou	WESTIN HOTEL	STIMWOOD HOTEL& RESORTS	1900 5TH AVE, SEATTLE 98101	DOC2 500/300-550	71,888	956,110	759,982	Commercial Use	$482,658,000	Commercial Use	$486,608,000	$4,048,000	0.84%	$1,586,985
D-107	0659000620	http://blue.kingcou	MCDONALDS	PRIPENTERPRISES LLC	1915 WESTLAKE AVE	DOC1 300/300-550	4,267	8,480	5,740	Commercial Use	$7,254,000	Commercial Use	$7,305,000	$51,000	0.70%	$19,983
D-108	0659000585	http://blue.kingcou	TIMES SQUARE BUILDING (THE VANCE CORPORATION)	TIMES SQUARE BLDG LLC	414 OLIVE WAY	DOC1 500/300-550	10,240	73,399	59,615	Commercial Use	$25,572,000	Commercial Use	$25,762,000	$190,000	0.74%	$74,446
D-109	0659000581	http://blue.kingcou	VACANT - MCGRAW SQUARE	SEATTLE CITY OF DPR	1801 WESTLAKE AVE	DOC1 500/300-550	658	0	0	Open Space / Recreational Use	$987,000	Open Space / Recreational Use	$987,000	$0	0.00%	$0
D-110	0659000580	http://blue.kingcou	Bank Of America	BANK OF AMERICA	500 OLIVE WAY	DOC1 300/300-550	21,600	31,890	31,890	Commercial Redevelopment	$38,880,000	Commercial Redevelopment	$38,981,000	$101,000	0.80%	$121,857
D-111	0659000545	http://blue.kingcou	WESTLAKE SQUARE-CITY PARK AREA	SEATTLE CITY OF DPR	931 STEWART ST	DOC1 500/300-550	469	0	0	Open Space / Recreational Use	$807,000	Open Space / Recreational Use	$807,000	$0	0.00%	$0
D-112	0659000555	http://blue.kingcou	PLAZA 600 BUILDING	PLAZA 600 LLC	600 STEWART ST	DOC1 500/300-550	21,351	271,973	215,183	Commercial Use	$88,713,000	Commercial Use	$88,981,000	$270,000	0.30%	$105,793
D-113	0659000610	http://blue.kingcou	Metropolitan Tower	METROPOLITAN TOWER	1942 WESTLAKE AVE, SEATTLE 98101	DOC1 500/300-550	24,960	538,339	336,521	Multi-Family/Commercial	$280,262,000	Multi-Family/Commercial	$281,196,000	$934,000	0.33%	$388,471
D-114	0659000625	http://blue.kingcou	HOTEL MAX PARKING	HOTEL MAX	1907 7TH AVE	DOC1 500/300-550	7,272	36,000	36,000	Commercial Redevelopment	$12,362,000	Commercial Redevelopment	$12,412,000	$50,000	0.40%	$19,591
D-115	0659000640	http://blue.kingcou	HOTEL MAX	HOTEL MAX	620 STEWART ST, SEATTLE 98101	DOC1 500/300-550	6,360	63,450	59,898	Commercial Use	$55,156,000	Commercial Use	$55,372,000	$216,000	0.39%	$84,634
D-116	0659000550	http://blue.kingcou	LLOYD BUILDING	COMPRISE VENTURE LLC	601 STEWART ST	DOC1 500/300-550	6,355	63,409	47,017	Commercial Use	$19,097,000	Commercial Use	$19,215,000	$118,000	0.61%	$45,451
D-117	0659000560	http://blue.kingcou	PAVED PARKING LOT	COMPRISE VENTURE LLC	1818 6TH AVE	DOC1 500/300-550	7,146	0	0	Commercial Redevelopment	$12,883,000	Commercial Redevelopment	$12,966,000	$83,000	0.65%	$32,571
D-118	0659000330	http://blue.kingcou	BANK & PARKING GARAGE	COMPRISE VENTURE LLC	600 OLIVE WAY	DOC1 500/300-550	11,124	89,148	89,148	Commercial Redevelopment	$20,023,000	Commercial Redevelopment	$20,153,000	$130,000	0.65%	$50,937
D-119	0659000365	http://blue.kingcou	TOWER BLDG	TOWER BUILDING LLC	1807 7TH AVE	DOC1 500/300-550	15,525	264,790	234,179	Commercial Use	$58,495,000	Commercial Use	$58,787,000	$292,000	0.50%	$114,412
D-120	0659000355	http://blue.kingcou	PARKING LOT	COMPRISE VENTURE LLC	1825 7TH AVE	DOC1 500/300-550	13,951	0	0	Commercial Redevelopment	$24,382,000	Commercial Redevelopment	$24,550,000	$168,000	0.69%	$61,908
D-121	0659000750	http://blue.kingcou	WEST 8TH LLAmazon - Port 99 Bldg)	BARI - WEST 8TH LLC	2001 8TH AVE	DOC1 500/300-550	34,108	754,005	498,891	Commercial Use	$378,560,000	Commercial Use	$378,821,000	$261,000	0.10%	$141,444
D-122	0659000715	http://blue.kingcou	WEST LAKE HOTEL (low income housing)	ARCHDIOCESE HOUSING AUTH	2008 WESTLAKE AVE, SEATTLE 98121	DOC1 500/300-550	8,511	39,201	23,850	Commercial Redevelopment	$15,330,000	Commercial Redevelopment	$15,330,000	$0	0.00%	$0
D-123	0659000710	http://blue.kingcou	FareStart	FARESTART	2004 WESTLAKE AVE, SEATTLE 98121	DOC1 500/300-550	7,200	13,600	11,855	Commercial Use	$12,240,000	Commercial Use	$12,284,000	$44,000	0.28%	$9,404
D-124	0659000675	http://blue.kingcou	Federal Courthouse	C/O ACQUISITION MGMT DIV	711 VIRGINIA ST	DOC1 500/300-550	15,360	0	0	Commercial Use	$26,112,000	Commercial Use	$26,112,000	$0	0.00%	$0
D-125	0659000685	http://blue.kingcou	Federal Courthouse	C/O ACQUISITION MGMT DIV	1911 8TH AVE	DOC1 500/300-550	29,824	0	0	Commercial Use	$50,701,000	Commercial Use	$50,701,000	$0	0.00%	$0
D-126	0660000210	http://blue.kingcou	METROPOLITAN PARK II - EAST	BCAL MET PARK PROPERTY LLC	1730 MINOR AVE	DMC 340/290-440	42,600	497,513	373,428	Commercial Use	$228,567,000	Commercial Use	$228,688,000	$121,000	0.05%	$47,410
D-127	0659000650	http://blue.kingcou	U.S. Courthouse and Ofc Bldg	C/O ACQUISITION MGMT DIV	1906 7TH AVE	DOC1 500/300-550	38,400	615,000	615,000	Commercial Use	$211,584,000	Commercial Use	$211,584,000	$0	0.00%	$0
D-128	0659000645	http://blue.kingcou	Federal Courthouse	C/O ACQUISITION MGMT DIV	723 STEWART ST	DOC1 500/300-550	6,784	0	0	Commercial Use	$11,536,000	Commercial Use	$11,536,000	$0	0.00%	$0
D-129	0659000265	http://blue.kingcou	Stewart Court	HOUSING RESOURCES GROUP	1805 8TH AVE, SEATTLE 98101	DOC1 500/300-550	13,447	98,222	45,713	Multi-Family/Commercial	$24,877,000	Multi-Family/Commercial	$24,877,000	$0	0.00%	$0
D-130	0659000305	http://blue.kingcou	8th + Olive (formerly 720 Olive)	PPF OFF 720 OLIVE WAY LLC	720 OLIVE WAY	DOC1 500/300-550	27,072	390,488	300,710	Commercial Use	$199,875,000	Commercial Use	$194,749,000	$774,000	0.40%	$303,270
D-131	0659000235	http://blue.kingcou	1700 7th Avenue (imp data on -0235)	1700 7TH LP	1700 7TH AVE	DOC1 500/300-550	13,431	0	0	Commercial Use	$22,833,000	Commercial Use	$22,914,000	$81,000	0.40%	$35,656
D-132	0659000235	http://blue.kingcou	1700 Seventh Avenue	1700 7TH LP	1700 7TH AVE	DOC1 500/300-550	12,000	747,747	497,489	Commercial Use	$216,819,000	Commercial Use	$217,800,000	$981,000	0.40%	$387,559
D-133	0660000525	http://blue.kingcou	RETAIL STORES	CETINCELIK ATTILA	2120 WESTLAKE AVE	DMC 240/290-440	6,340	10,410	11,570	Commercial Redevelopment	$9,510,000	Commercial Redevelopment	$9,510,000	$0	0.11%	$3,918
D-134	0660000540	http://blue.kingcou	STRATUS APARTMENTS	NINTH AND LENORA LLC	2130 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	7,020	0	0	Multi-Family/Commercial	$12,285,000	Multi-Family/Commercial	$12,303,000	$18,000	0.15%	$7,093
D-135	0660000545	http://blue.kingcou	STRATUS APARTMENTS	NINTH AND LENORA LLC	2118 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	14,400	619,760	399,075	Multi-Family/Commercial	$348,624,000	Multi-Family/Commercial	$348,088,000	$424,000	0.12%	$168,138
D-136	0660000485	http://blue.kingcou	LAND PARCEL - FUTURE PARK?	SEATTLE CITY OF DPR	2116 WESTLAKE AVE	DMC 240/290-440	8,722	0	0	Commercial Redevelopment	$13,086,000	Commercial Redevelopment	$13,086,000	$13,000	0.10%	$5,094
D-137	6094900000	http://blue.kingcou	WASHINGTON LIBRARY FOR THE BLIND		2021 9TH AVE, SEATTLE 98121	DMC 240/290-440	7,676	108,444	104,374	Commercial Use	$0	Commercial Use	$0	$0		$0
D-137-001	6094900018	http://blue.kingcou	WASHINGTON LIBRARY FOR THE BLIND	NINTH & LENORA CONDO ASSOC	2021 9TH AVE, SEATTLE 98121	DMC 240/290-440	7,676	28,499	28,499	Commercial Use	$13,050,000	Commercial Use	$13,098,000	$48,000	0.15%	$7,445
D-137-002	6094900020	http://blue.kingcou	WASHINGTON LIBRARY FOR THE BLIND	NINTH & LENORA CONDO ASSOC	2021 9TH AVE, SEATTLE 98121	DMC 240/290-440	7,676	15,753	15,753	Commercial Use	$13,816,000	Commercial Use	$13,866,000	$50,000	0.14%	$7,836
D-137-003	6094900098	http://blue.kingcou	WASHINGTON LIBRARY FOR THE BLIND	NINTH & LENORA CONDO ASSOC	2021 9TH AVE, SEATTLE 98121	DMC 340/290-440	7,676	27,285	27,285	Commercial Use	$13,050,000	Commercial Use	$13,098,000	$48,000	0.15%	$7,445
D-137-004	6094900040	http://blue.kingcou	WASHINGTON LIBRARY FOR THE BLIND	NINTH & LENORA CONDO ASSOC	2021 9TH AVE, SEATTLE 98121	DMC 240/290-440	7,676	26,937	26,937	Commercial Use	$13,050,000	Commercial Use	$13,098,000	$48,000	0.15%	$7,445
D-138	0660000375	http://blue.kingcou	CIRRUS	EIGHTH & LENORA L L C	1040 8TH AVE, SEATTLE 98121	DMC 240/290-440	15,360	492,461	286,752	Multi-Family/Commercial	$238,080,000	Multi-Family/Commercial	$238,080,000	$379,000	0.16%	$146,501
D-139	0660000560	http://blue.kingcou	SEATTLE POLICE DEPARTMENT - WEST PRECINCT STATION	SEATTLE CITY OF FAC	810 VIRGINIA ST, SEATTLE 98101	DMC 340/290-440	46,080	97,288	82,658	Commercial Use	$78,336,000	Commercial Use	$78,571,000	$235,000	0.30%	$90,878
D-141	2285050000	http://blue.kingcou	818 STEWART		818 STEWART ST, SEATTLE 98101	DOC1 300/300-550	27,603	362,033	237,527	Commercial Use	$0	Commercial Use	$0	$0		$0
D-141-001	2285050010	http://blue.kingcou	818 STEWART	818 STEWART STREET	818 STEWART ST, SEATTLE 98101	DOC1 300/300-550	26,932	356,253	231,760	Commercial Use	$178,669,000	Commercial Use	$178,020,000	$651,000	0.26%	$137,530
D-141-002	2285050028	http://blue.kingcou	818 STEWART	SOUND CREDIT UNION	818 STEWART ST, SEATTLE 98101	DOC1 300/300-550	671	5,780	5,780	Commercial Use	$4,594,000	Commercial Use	$4,603,000	$9,000	0.20%	$3,526
D-142	0660000650	http://blue.kingcou	1918 Eighth Office Tower & ac parcels 0635 & 0639	1918 EIGHTH AVENUE HOLDCO 1	901 VIRGINIA ST, SEATTLE 98101	DOC1 500/300-550	14,280	876,139	668,561	Commercial Use	$497,258,000	Commercial Use	$497,767,000	$509,000	0.10%	$189,437
D-143	0660000639	http://blue.kingcou	1918 8th Bldg (imp data on -0650)	1918 EIGHTH AVENUE HOLDCO 1	1918 8TH AVE, SEATTLE 98101	DOC1 500/300-550	7,080	0	0	Commercial Use	$12,390,000	Commercial Use	$12,409,000	$19,000	0.15%	$7,445
D-144	0660000635	http://blue.kingcou	1918 8th Bldg (imp data on -0650)	1918 EIGHTH AVENUE HOLDCO 1	1914 8TH AVE, SEATTLE 98101	DOC1 500/300-550	7,078	0	0	Commercial Use	$12,387,000	Commercial Use	$12,405,000	$18,000	0.15%	$7,093

Waterfront Seattle Final Special Benefit Study

All Other LID Commercial Properties

LID Map Number	Dog Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/SF	Net Building Area/SF	Highest Land Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-145	0660000825	http://blue.kingcou	Watermark CREDIT UNION	BROWN VIRGINIA	800 STEWART ST, SEATTLE 98101	DOC1 500/300-550	13,955	49,106	24,771	Multi-Family/Commercial Redevelopment	$23,044,000	Multi-Family/Commercial Redevelopment	$23,136,000	$92,000	0.40%	$36,048
D-146	0660000708	http://blue.kingcou	HYATT REGENCY SEATTLE F LLU	ELLIOTT NE LLC	808 HOWELL ST, SEATTLE 98101	DOC2 500/300-550	89,881	1,400,666	1,061,231	Multi-Family/Commercial Redevelopment	$732,952,000	Multi-Family/Commercial Redevelopment	$736,522,000	$3,570,000	0.49%	$1,398,805
D-147	0660000745	http://blue.kingcou	HYATT REGENCY - ASSOC w/-0706	LOT 3 LLC	815 HOWELL ST, SEATTLE 98101	DOC2 500/300-550	26,820	0	0	Commercial Use	$46,935,000	Commercial Use	$47,119,000	$184,000	0.40%	$73,663
D-148	0660000809	http://blue.kingcou	DALEY RESTAURANT	MAZON MICHAEL B	800 OLIVE WAY, SEATTLE 98101	DOC1 500/300-550	2,867	630	630	Commercial Redevelopment	$3,734,000	Commercial Redevelopment	$3,752,000	$18,000	0.48%	$7,083
D-149	6729740000	http://blue.kingcou	2200 WESTLAKE (PAN PACIFIC, WHOLE FOODS & CONDOS) F-L		1200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	25,439	188,277	186,277	Commercial Use	$0	Commercial Use	$0	$0		$0
D-149-001	6729740019	http://blue.kingcou	2200 WESTLAKE (PAN PACIFIC, WHOLE FOODS & CONDOS) F-L	WA 2200 WESTLAKE LP	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	1,603	24,352	24,352	Commercial Use	$21,894,000	Commercial Use	$22,000	$106,000	0.10%	$8,620
D-149-003	6729740059	http://blue.kingcou	2200 WESTLAKE (PAN PACIFIC, WHOLE FOODS & CONDOS) F-L	HALP SEATTLE ASSOCIATES LLC	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	2,287	107,157	107,157	Commercial Use	$118,210,000	Commercial Use	$118,368,000	$159,000	0.05%	$23,117
D-149-004	6729740040	http://blue.kingcou	2200 WESTLAKE (PAN PACIFIC, WHOLE FOODS & CONDOS) F-L	WA 2200 WESTLAKE LP	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	1,654	43,618	43,618	Commercial Use	$39,121,000	Commercial Use	$39,159,000	$38,000	0.10%	$14,889
D-149-005	6729740950	http://blue.kingcou	2200 WESTLAKE (PAN PACIFIC, WHOLE FOODS & CONDOS) F-L	WA 2200 WESTLAKE LP	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	277	13,072	13,072	Commercial Use	$11,726,000	Commercial Use	$11,739,000	$13,000	0.11%	$5,094
D-131	0660001324	http://blue.kingcou	CORNISH COLLEGE OF THE ARTS - STUDENT HOUSING	CORNISH COLLEGE OF THE ARTS	2035 TERRY AVE, SEATTLE 98121	DMC 240/290-440	10,620	157,623	149,836	Multi-Family/Commercial	$61,791,000	Multi-Family/Commercial	$61,792,000	$61,000	0.10%	$23,901
D-132	0289000000	http://blue.kingcou	ARISTO, THE CONDOMINIUM		2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	17,980	52,077	51,077	Commercial Redevelopment	$0	Commercial Redevelopment	$0	$0		$0
D-132-001	0289000020	http://blue.kingcou	ARISTO, THE CONDOMINIUM	LUI WAH (OPET) - WAH LUI ITA	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	1,542	9,732	8,732	Commercial Redevelopment	$9,000,000	Commercial Redevelopment	$9,013,000	$13,000	0.14%	$3,594
D-134	0660001370	http://blue.kingcou	Parking Garage	SPRUCE STREET SCHOOL	922 VIRGINIA ST, SEATTLE 98101	DMC 240/290-440	7,200	9,600	7,200	Commercial Redevelopment	$12,240,000	Commercial Redevelopment	$12,258,000	$18,000	0.15%	$7,053
D-155	0660001365	http://blue.kingcou	Spruce Street School	SPRUCE STREET SCHOOL	914 VIRGINIA ST, SEATTLE 98101	DMC 240/290-440	7,200	22,860	22,860	Commercial Redevelopment	$12,240,600	Commercial Redevelopment	$12,258,000	$18,000	0.15%	$7,053
D-156	0660001310	http://blue.kingcou	Social Security Administration	CROUGHTON JOHN	901 LENORA ST, SEATTLE 98121	DMC 240/290-440	21,600	21,600	21,600	Commercial Redevelopment	$36,720,000	Commercial Redevelopment	$36,775,000	$55,000	0.15%	$21,150
D-157	0660001305	http://blue.kingcou	STORAGE BUILDING	CORNISH COLLEGE OF THE ARTS	1014 9TH AVE, SEATTLE 98121	DMC 240/290-440	7,200	28,800	28,800	Commercial Redevelopment	$11,520,000	Commercial Redevelopment	$11,537,000	$17,000	0.15%	$6,661
D-158	0660001280	http://blue.kingcou	YUEN LUI + CLEANERS	CORNISH COLLEGE OF THE ARTS	2000 9TH AVE	DMC 240/290-440	14,400	24,100	23,843	Commercial Redevelopment	$15,840,000	Commercial Redevelopment	$15,864,000	$24,000	0.15%	$9,434
D-159	0660001255	http://blue.kingcou	1915 TERRY BLDG (Amazon - Rumo Bldg)	SEATTLE CHILDREN'S HOSPITAL	1915 TERRY AVE	DMC 240/290-440	42,360	274,362	260,216	Commercial Use	$127,103,000	Commercial Use	$127,359,000	$256,000	0.20%	$78,864
D-160	0660001240	http://blue.kingcou	Print Time	DIAMOND PARKING INC	1932 9TH AVE	DMC 240/290-440	7,200	9,880	9,880	Commercial Redevelopment	$11,520,000	Commercial Redevelopment	$11,537,000	$17,000	0.15%	$6,661
D-161	0660001239	http://blue.kingcou	JULIE APARTMENTS	JULIE APARTMENTS LIMITED PA	1922 9TH AVE, SEATTLE 98101	DMC 240/290-440	7,200	30,180	24,242	Multi-Family/Commercial	$12,600,000	Multi-Family/Commercial	$12,600,000	$0	0.00%	$0
D-162	0660001230	http://blue.kingcou	9th & Stewart Life Sciences Bldg.	CHILDRENS HEALTHCARE SYSTEM	1916 9TH AVE	DMC 240/290-440	7,200	0	0	Commercial Redevelopment	$11,520,000	Commercial Redevelopment	$11,537,000	$17,000	0.15%	$6,661
D-163	0660001225	http://blue.kingcou	9th & Stewart Life Sciences Bldg.	CHILDRENS HEALTHCARE SYSTEM	1906 9TH AVE	DMC 240/290-440	7,200	0	0	Commercial Redevelopment	$11,520,000	Commercial Redevelopment	$11,537,000	$17,000	0.15%	$6,661
D-164	0660001215	http://blue.kingcou	9th & Stewart Life Sciences Bldg.-Childrens	CHILDRENS HEALTHCARE SYSTEM	1900 9TH AVE	DMC 340/290-440	33,560	289,070	219,788	Commercial Use	$129,852,000	Commercial Use	$129,952,000	$100,000	0.08%	$38,183
D-165	0660001190	http://blue.kingcou	RESIDENCE INN - DENNY	SEATTLE LAND BL LLC	1815 TERRY AVE, SEATTLE 98101	DMC 340/290-440	7,080	0	0	Commercial Redevelopment	$11,328,000	Commercial Redevelopment	$11,345,000	$17,000	0.15%	$6,661
D-166	0660001170	http://blue.kingcou	ASPIRA APARTMENTS	T-C ASPIRA LLC	1825 TERRY AVE, SEATTLE 98101	DMC 340/290-440	20,414	517,164	294,449	Multi-Family/Commercial	$192,259,000	Multi-Family/Commercial	$192,553,000	$294,000	0.15%	$115,196
D-167	0660001195	http://blue.kingcou	RESIDENCE INN - DENNY I-II	SEATTLE LAND BL LLC	1801 TERRY AVE, SEATTLE 98101	DMC 340/290-440	7,200	334,167	179,518	Commercial Redevelopment	$69,230,000	Commercial Redevelopment	$69,427,000	$197,000	0.31%	$77,189
D-168	274800 0000	http://blue.kingcou	Gethsemane Lutheran Church & Apts		911 STEWART ST	DMC 340/290-440	13,957	67,403	67,403	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0		$0
D-168-001	274800 0010	http://blue.kingcou	Gethsemane Lutheran Church & Apts	GETHSEMANE LUTHERAN CHURCH	911 STEWART ST	DMC 340/290-440	2,576	12,783	10,580	Multi-Family/Commercial	$4,121,000	Multi-Family/Commercial	$4,128,000	$7,000	0.00%	$2,743
D-168-002	274800 0020	http://blue.kingcou	Gethsemane Lutheran Church & Apts	GETHSEMANE LUTHERAN CHURCH	911 STEWART ST	DMC 340/290-440	3,593	17,899	17,899	Multi-Family/Commercial	$5,747,000	Multi-Family/Commercial	$5,757,000	$9,000	0.16%	$3,216
D-168-003	274800 0030	http://blue.kingcou	Gethsemane Lutheran Church & Apts	9TH & STEWART LLC	911 STEWART ST, SEATTLE 98101	DMC 340/290-440	7,389	58,729	31,360	Multi-Family/Commercial	$17,870,000	Multi-Family/Commercial	$17,870,000	$0	0.00%	$0
D-169	088000 1135	http://blue.kingcou	1900 NINTH (Amazon - Alexandria Bldg)	HART 1900 NINTH AVENUE LLC	1900 9TH AVE	DMC 340/290-440	28,320	490,840	305,837	Commercial Use	$170,996,000	Commercial Use	$171,250,000	$254,000	0.15%	$99,523
D-170	066000 1420	http://blue.kingcou	CORNISH COLLEGE OF THE ARTS	CORNISH COLLEGE OF THE ARTS	1080 LENORA ST	DMC 240/290-440	31,050	126,593	126,593	Commercial Redevelopment	$37,260,000	Commercial Redevelopment	$37,279,000	$19,000	0.05%	$7,445
D-171	066000 1475	http://blue.kingcou	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	NASH HOLLAND BOREN & LENORA	2031 BOREN AVE	DMC 240/290-440	7,200	0	0	Commercial Redevelopment	$10,080,000	Commercial Redevelopment	$10,088,000	$8,000	0.08%	$3,135
D-172	066000 1480	http://blue.kingcou	Surface Pavement Parking, formerly Assoc w Terry Housing Apts 1466	NASH HOLLAND BOREN & LENORA	2025 BOREN AVE	DMC 240/290-440	7,200	0	0	Commercial Redevelopment	$10,080,000	Commercial Redevelopment	$10,088,000	$8,000	0.08%	$3,135
D-173	066000 1485	http://blue.kingcou	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	NASH HOLLAND BOREN & LENORA	2019 BOREN AVE	DMC 240/290-440	7,200	0	0	Commercial Redevelopment	$10,080,000	Commercial Redevelopment	$10,088,000	$8,000	0.08%	$3,135
D-174	066000 1490	http://blue.kingcou	RASBECK PERFORMANCE HALL/CORNISH	CORNISH COLLEGE OF THE ARTS	2015 BOREN AVE	DMC 340/290-440	13,950	7,940	7,940	Commercial Redevelopment	$20,925,000	Commercial Redevelopment	$20,942,000	$17,000	0.08%	$6,661
D-175	066000 1505	http://blue.kingcou	YOUTHCARE - ORION CENTER	CORNISH COLLEGE OF THE ARTS	1020 VIRGINIA ST	DMC 240/290-440	5,300	7,064	7,064	Commercial Redevelopment	$4,950,000	Commercial Redevelopment	$4,954,000	$4,000	0.08%	$1,567
D-176	066000 1470	http://blue.kingcou	ALPHA CINE	CORNISH COLLEGE OF THE ARTS	1061 LENORA ST	DMC 240/290-440	7,200	21,600	21,600	Commercial Redevelopment	$10,890,000	Commercial Redevelopment	$10,899,000	$9,000	0.08%	$3,526
D-177	0660001660	http://blue.kingcou	TERRY AVENUE HOUSING	TERRY APTS	2020 TERRY AVE, SEATTLE 98121	DMC 240/290-440	18,911	65,710	40,078	Multi-Family/Commercial	$32,349,000	Multi-Family/Commercial	$32,349,000	$0	0.00%	$0
D-178	0660001455	http://blue.kingcou	GRAHAM APTS	GRAHAM APTS	2024 TERRY AVE, SEATTLE 98121	DMC 240/290-440	1,619	7,920	6,900	Multi-Family/Commercial	$4,583,000	Multi-Family/Commercial	$4,583,000	$0	0.00%	$0
D-179	066000 1445	http://blue.kingcou	CORNISH COLLEGE CLASSROOMS	NASH - HOLLAND 1900 VIRGINI	1900 VIRGINIA ST	DMC 240/290-440	14,400	28,800	28,800	Commercial Redevelopment	$21,600,000	Commercial Redevelopment	$21,617,000	$17,000	0.08%	$6,661
D-180	066000 1510	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	CHILDRENS HEALTHCARE SYSTEM	1024 STEWART ST	DMC 340/290-440	42,360	0	0	Commercial Redevelopment	$67,776,000	Commercial Redevelopment	$67,844,000	$68,000	0.10%	$26,644
D-181	066000 1593	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	CHILDRENS HEALTHCARE SYSTEM	1081 VIRGINIA ST	DMC 340/290-440	14,160	0	0	Commercial Redevelopment	$22,656,000	Commercial Redevelopment	$22,679,000	$23,000	0.10%	$8,911
D-182	066000 1525	http://blue.kingcou	BUILDING CUPE	CHILDRENS HEALTHCARE SYSTEM	1920 TERRY AVE	DMC 340/290-440	14,160	8,000	8,000	Commercial Redevelopment	$21,816,000	Commercial Redevelopment	$21,879,000	$23,000	0.10%	$8,911
D-183	066000 1532	http://blue.kingcou	SURFACE PARKING LOT (VACANT LOT)	SEATTLE CHILDRENS HOSPITAL	1906 TERRY AVE	DMC 340/290-440	13,334	0	0	Commercial Redevelopment	$21,334,000	Commercial Redevelopment	$21,356,000	$22,000	0.10%	$8,420
D-184	167440 0000	http://blue.kingcou	HILL7 - Hilton Garden Inn & Office Building		1821 BOREN AVE	DMC 340/290-440	41,619	589,583	428,892	Commercial Use	$0	Commercial Use	$0	$0		$0
D-184-001	1674400010	http://blue.kingcou	HILL7 - Hilton Garden Inn & Office Building-F-Up	1821 BOREN AVENUE LLC	1821 BOREN AVE, SEATTLE 98101	DMC 340/290-440	11,229	259,207	143,152	Commercial Use	$112,233,000	Commercial Use	$112,629,000	$396,000	0.35%	$155,162
D-184-002	1674400020	http://blue.kingcou	HILL7 - Hilton Garden Inn & Office Building	HUDSON 1099 STEWART STREET	1821 BOREN AVE	DMC 340/290-440	30,390	431,326	285,680	Commercial Use	$183,801,000	Commercial Redevelopment	$183,985,000	$182,000	0.10%	$73,314
D-185	066000 1605	http://blue.kingcou	Amazon - Doran Bldg (firmly Matteson 21)	MIDTOWN21 LLC	1907 STEWART ST	DMC 340/290-440	13,334	403,621	373,458	Commercial Redevelopment	$333,638,000	Commercial Redevelopment	$333,851,000	$213,000	0.06%	$75,621
D-186	066000 1600	http://blue.kingcou	MIDTOWN21 (AMAZON)	MIDTOWN21 LLC	1918 TERRY AVE	DMC 340/290-440	3,540	0	0	Commercial Redevelopment	$5,664,000	Commercial Redevelopment	$5,670,000	$6,000	0.11%	$2,351
D-187	0660001200	http://blue.kingcou	RESIDENCE INN - DENNY	SEATTLE LAND BL LLC	914 HOWELL ST, SEATTLE 98101	DMC 340/290-440	6,960	0	0	Commercial Redevelopment	$11,136,000	Commercial Redevelopment	$11,153,000	$17,000	0.15%	$6,661
D-188	066000 1995	http://blue.kingcou	MIDTOWN21 (AMAZON)	MIDTOWN21 LLC	1810 TERRY AVE	DMC 340/290-440	3,540	0	0	Commercial Redevelopment	$5,664,000	Commercial Redevelopment	$5,670,000	$6,000	0.11%	$2,351
D-189	066000 1980	http://blue.kingcou	SEATTLE VAULT SELF STORAGE	INVERNIA 2006 LLC-SEAWEST	1800 TERRY AVE	DMC 340/290-440	21,600	93,660	76,860	Commercial Redevelopment	$34,560,000	Commercial Redevelopment	$34,612,000	$52,000	0.15%	$20,375
D-190	219270 0000	http://blue.kingcou	EAST TERRY CONDOMINIUM		1004 OLIVE WAY	DMC 340/290-440	47,813	0	0	Commercial Redevelopment	$0	Commercial Redevelopment	$0	$0		$0
D-190-001	219270 0010	http://blue.kingcou	EAST TERRY CONDOMINIUM - Convention Center	WSCC PFD ACCOUNTING	1004 OLIVE WAY	DMC 340/290-440	23,907	81,784	81,784	Commercial Redevelopment	$40,641,000	Commercial Redevelopment	$40,743,000	$102,000	0.25%	$39,966
D-190-002	219270 0020	http://blue.kingcou	EAST TERRY CONDOMINIUM - Office	WSCC PFD ACCOUNTING	1004 OLIVE WAY	DMC 340/290-440	23,907	564,480	564,480	Commercial Redevelopment	$40,641,000	Commercial Redevelopment	$40,743,000	$102,000	0.25%	$39,966
D-194	066000 2245	http://blue.kingcou	Recovery Cafe	FRIENDS OF RECOVERY CAFE	2022 BOREN AVE	DMC 240/290-440	8,671	9,451	8,000	Commercial Redevelopment	$11,299,000	Commercial Redevelopment	$11,308,000	$9,000	0.05%	$2,351
D-195	066000 2230	http://blue.kingcou	VACANT LAND - (OLD DENNY CENTER)	INSIGNIA 2006 LLC-SEAWEST	1100 VIRGINIA ST	DMC 240/290-440	21,500	0	0	Multi-Family/Commercial Redevelopment	$38,250,000	Multi-Family/Commercial Redevelopment	$38,269,000	$19,000	0.05%	$7,445
D-196	066000 2195	http://blue.kingcou	CITY OF SEATTLE (SEATTLE POLICE COMMUNICATION GARAGE	1901 MINOR SEATTLE LIMITED	1901 MINOR AVE	DMC 240/290-440	14,400	3,788	3,788	Commercial Redevelopment	$21,600,000	Commercial Redevelopment	$21,617,000	$17,000	0.08%	$6,661
D-197	066000 2110	http://blue.kingcou	MODERN DIGITAL	HILLS CLARK MARTIN-PETERSO	1921 MINOR AVE	DMC 240/290-440	7,200	8,000	8,000	Commercial Redevelopment	$10,800,000	Commercial Redevelopment	$10,809,000	$9,000	0.08%	$3,526
D-198	066000 2215	http://blue.kingcou	VACANT LAND	HILLS CLARK MARTIN-PETERSO	1915 MINOR AVE	DMC 240/290-440	7,200	0	0	Commercial Redevelopment	$10,800,000	Commercial Redevelopment	$10,809,000	$9,000	0.08%	$3,526
D-199	066000 2230	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	HILLS CLARK MARTIN-PETERSO	1909 MINOR AVE	DMC 240/290-440	7,200	0	0	Commercial Redevelopment	$10,800,000	Commercial Redevelopment	$10,809,000	$9,000	0.08%	$3,526
D-200	066000 2225	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	HILLS CLARK MARTIN-PETERSO	1901 MINOR AVE	DMC 240/290-440	6,441	0	0	Commercial Redevelopment	$9,662,000	Commercial Redevelopment	$9,670,000	$8,000	0.08%	$3,135
D-201	0660002190	http://blue.kingcou	Group Home	VBOB LLC	1930 BOREN AVE, SEATTLE 98101	DMC 240/290-440	14,400	18,520	18,520	Commercial Redevelopment	$25,200,000	Commercial Redevelopment	$25,200,000	$0	0.00%	$0
D-202	066000 2179	http://blue.kingcou	Fasso Office Bldg.	GZI BOREN LLC	1916 BOREN AVE	DMC 240/290-440	22,800	21,652	21,600	Commercial Redevelopment	$34,220,000	Commercial Redevelopment	$34,247,000	$27,000	0.08%	$10,579
D-203	066000 2155	http://blue.kingcou	DOLLAR CAR RENTAL	GZI BOREN LLC	1900 BOREN AVE	DMC 240/290-440	1,260	256	256	Commercial Redevelopment	$7,740,000	Commercial Redevelopment	$7,746,000	$6,000	0.08%	$2,351
D-204	066000 2115	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	NIPO DOWNTOWN HOTEL INC	1121 STEWART ST	DMC 240/290-440	9,960	0	0	Commercial Redevelopment	$14,940,000	Commercial Redevelopment	$14,952,000	$12,000	0.08%	$4,698
D-205	0660002125	http://blue.kingcou	KINECTS	TRTELL LLC	1823 MINOR AVE, SEATTLE 98101	DMC 240/290-440	17,700	312,983	244,203	Multi-Family/Commercial	$246,552,000	Multi-Family/Commercial	$246,806,000	$254,000	0.10%	$99,523
D-206	066000 2140	http://blue.kingcou	RETAIL/RESIDENTIAL BUILDING	STONE SQUARED PROPERTIES LL	1809 MINOR AVE	DMC 240/290-440	7,200	11,594	11,594	Commercial Redevelopment	$12,240,000	Commercial Redevelopment	$12,250,000	$10,000	0.08%	$3,918
D-207	066000 2145	http://blue.kingcou	Market House Corned Beef	DIAMOND PARKING INC #0847A	1124 HOWELL ST	DMC 240/290-440	3,600	8,370	8,370	Commercial Redevelopment	$6,120,000	Commercial Redevelopment	$6,125,000	$5,000	0.08%	$1,959
D-208	066000 2150	http://blue.kingcou	Ba-Bar Tavern	1116 HOWELL LLC	1114 HOWELL ST	DMC 240/290-440	3,600	3,600	3,600	Commercial Redevelopment	$6,120,000	Commercial Redevelopment	$6,125,000	$5,000	0.08%	$1,959
D-209	8547700000	http://blue.kingcou	Tilt9 Office/Apt (Amazon - Lowflyinghawk Bldg & AMLI Arc Apts)		1812 BOREN AVE, SEATTLE 98101	DMC 240/290-440	41,857	947,181	652,274	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0		$0
D-209-001	8547700010	http://blue.kingcou	Tilt9 Office/Apt (Amazon - Lowflyinghawk Bldg & AMLI Arc Apts)	AMLI RESIDENTIAL	1812 BOREN AVE, SEATTLE 98101	DMC 240/290-440	19,425	424,994	360,000	Multi-Family/Commercial	$286,419,000	Multi-Family/Commercial	$286,127,000	$293,000	0.10%	$114,613
D-209-002	8547700020	http://blue.kingcou	Tilt9 Office/Apt (Amazon - Lowflyinghawk Bldg & AMLI Arc Apts)	URBAN RENAISSANCE PROPERTY	1812 BOREN AVE, SEATTLE 98101	DMC 240/290-440	21,282	305,542	191,274	Multi-Family/Commercial	$270,919,000	Multi-Family/Commercial	$271,235,000	$296,000	0.11%	$115,979
D-210	066000 2030	http://blue.kingcou	1100 OLIVE BUILDING - CHILDREN'S HOSPITAL LAB BLDG	TMT OLIVE LAB INC	1100 OLIVE WAY	DMC 340/290-440	33,080	66,598	38,345	Commercial Redevelopment	$56,153,000	Commercial Redevelopment	$56,367,000	$84,000	0.15%	$32,913
D-211	066000 2050	http://blue.kingcou	METROPOLITAN PARK I (West) OFFICE BLDG	SPUSF METRO PARK WEST LP	1701 MINOR AVE	DMC 340/290-440	41,582	418,715	368,041	Commercial Use	$205,656,000	Commercial Use	$205,806,000	$150,000	0.07%	$58,773
D-212	066000 2295	http://blue.kingcou	VACANT LAND	PROJECT STEWART LLC	1221 DENNY WAY	DMC 240/290-440	11,500	0	0	Commercial Redevelopment	$18,975,000	Commercial Redevelopment	$18,994,000	$19,000	0.10%	$7,445
D-213	066000 2300	http://blue.kingcou	VACANT LAND	PROJECT STEWART LLC	1221 DENNY WAY	DMC 240/290-440	3,180	0	0	Commercial Redevelopment	$5,247,000	Commercial Redevelopment	$5,252,000	$5,000	0.10%	$1,959
D-214	066000 2305	http://blue.kingcou	VACANT LAND	PROJECT STEWART LLC	1221 DENNY WAY	DMC 240/290-440	3,180	0	0	Commercial Redevelopment	$5,247,000	Commercial Redevelopment	$5,252,000	$5,000	0.10%	$1,959
D-215	066000 2290	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND) (PARKING LOT TO ACCT #066	PROJECT STEWART LLC	1201 DENNY WAY	DMC 240/290-440	8,900	0	0	Commercial Redevelopment	$14,685,000	Commercial Redevelopment	$14,700,000	$15,000	0.10%	$5,877
D-216	066000 2285	http://blue.kingcou	Knoeser's Uniforms	PROJECT STEWART LLC	1918 MINOR AVE	DMC 240/290-440	7,200	0	0	Commercial Redevelopment	$11,880,000	Commercial Redevelopment	$11,892,000	$12,000	0.10%	$4,702
D-217	066000 2280	http://blue.kingcou	Small Office/Shop Building	PROJECT STEWART LLC	1914 MINOR AVE	DMC 240/290-440	7,200	0	0	Commercial Redevelopment	$11,880,000	Commercial Redevelopment	$11,892,000	$12,000	0.10%	$4,702
D-218	066000 2264	http://blue.kingcou	1200 STEWART	PROJECT STEWART LLC	1200 STEWART ST	DMC 240/290-440	13,560	1,385,172	958,822	Commercial Redevelopment	$111,941,000	Commercial Redevelopment	$111,941,000	$111,000	0.10%	$43,492
D-219	066000 2381	http://blue.kingcou	METROPOLITAN PARK NORTH BUILDING	HUDSON MET PARK NORTH LLC	1204 HOWELL ST	DMC 240/290-440	41,606	880,312	184,691	Commercial Use	$120,277,000	Commercial Use	$120,382,000	$105,000	0.09%	$41,141
D-220	0660002348	http://blue.kingcou	BALFOUR PLACE APARTMENTS	BALFOUR PLACE PARTNERS LLC	1820 MINOR AVE, SEATTLE 98101	DMC 240/290-440	24,362	140,049	97,080	Multi-Family/Commercial	$50,578,000	Multi-Family/Commercial	$50,578,000	$0	0.00%	$0

Waterfront Seattle Final Special Benefit Study
All Other LID Commercial Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-223	0660002355	http://blue.kingcou	ARION COURT	LOW INCOME HOUSING INSTITUT	1830 MINOR AVE, SEATTLE 98101	DMC 240/290-440	3,600	12,194	8,912	Commercial Redevelopment	$6,030,000	Commercial Redevelopment	$6,030,000	$0	0.00%	$0
D-224	7217500065	http://blue.kingcou	SURFACE PARKING LOT	MARTINEZ DAVID+GRACE+A	1816 COURT PL	DMC 240/290-440	751	0	0	Commercial Redevelopment	$1,249,000	Commercial Redevelopment	$1,249,000	$0	0.00%	$0
D-225	7217500010	http://blue.kingcou	1911 Eastlake Project	DESC 1911 ASSOCIATES LLC	1911 EASTLAKE AVE, SEATTLE 98102	DMC 240/290-440	10,580	42,461	17,892	Multi-Family/Commercial	$17,937,000	Multi-Family/Commercial	$17,937,000	$0	0.00%	$0
D-226	7217500005	http://blue.kingcou	BAZZI'S PIZZERIA	BAZZI'S PROPERTY DOWNTOWN LL	1914 HOWELL ST	DMC 240/290-440	3,950	2,220	2,220	Commercial Redevelopment	$5,015,000	Commercial Redevelopment	$5,018,000	$3,000	0.06%	$1,175
D-227	066000 2700	http://blue.kingcou	Youthcare	YOUTHCARE	1305 DENNY WAY	DMC 240/290-440	3,458	3,510	3,510	Commercial Redevelopment	$5,845,000	Commercial Redevelopment	$5,848,000	$3,000	0.05%	$1,175
D-228	066000 2695	http://blue.kingcou	Youthcare	YOUTHCARE	1829 YALE AVE	DMC 240/290-440	6,300	6,240	6,240	Commercial Redevelopment	$10,710,000	Commercial Redevelopment	$10,715,000	$5,000	0.05%	$1,959
D-229	066000 2690	http://blue.kingcou	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	DIAMOND PARKING INC #0824	1818 YALE AVE	DMC 240/290-440	7,200	0	0	Commercial Use	$12,240,500	Commercial Use	$12,246,000	$6,000	0.05%	$2,351
D-230	0660002685	http://blue.kingcou	SPRINSHIEL SUITES SEATTLE LAND (ASSOC W/2680)	MOODY NATIONAL YALE SEATTLE	1812 YALE AVE, SEATTLE 98101	DMC 240/290-440	7,200	0	0	Commercial Use	$12,520,000	Commercial Use	$12,532,000	$12,000	0.10%	$4,702
D-231	0660002680	http://blue.kingcou	SPRINSHIEL SUITES- SEATTLE F-Up	MOODY NATIONAL YALE SEATTLE	1800 YALE AVE, SEATTLE 98101	DMC 240/290-440	14,400	171,864	98,001	Commercial Use	$69,764,000	Commercial Use	$69,813,000	$49,000	0.07%	$18,399
D-232	197670 0125	http://blue.kingcou	TWO UNION SQUARE	UNION SQUARE LIMITED LIABIL	601 UNION ST	DOC1 U/450/U	89,950	1,605,578	1,137,666	Commercial Use	$749,394,000	Commercial Use	$759,174,000	$2,780,000	0.56%	$1,481,387
D-233	197570 0025	http://blue.kingcou	WASHINGTON ATHLETIC CLUB L-U	WASHINGTON ATHLETIC CLUB	1325 6TH AVE, SEATTLE 98101	DOC1 U/450/U	21,000	365,548	274,070	Commercial Use	$73,978,000	Commercial Use	$73,933,000	$555,000	0.76%	$217,461
D-234	197670 0155	http://blue.kingcou	ONE UNION SQUARE	UNION SQUARE LIMITED LIABIL	600 UNIVERSITY ST	DOC1 U/450/U	86,592	784,592	637,311	Commercial Use	$886,552,000	Commercial Use	$887,723,000	$1,171,000	0.30%	$458,824
D-235	7892910098	http://blue.kingcou	HILTON SEATTLE HOTEL & PARKING GARAGE		1301 6TH AVE, SEATTLE 98101	DOC1 U/450/U	21,593	302,110	126,240	Commercial Use	$0	Commercial Use	$0	$0	0.00%	$0
D-235-001	7892920010	http://blue.kingcou	HILTON SEATTLE HOTEL & PARKING GARAGE	10-1301 HSW OWNER LLC	1301 6TH AVE, SEATTLE 98101	DOC1 U/450/U	8,229	126,240	134,529	Commercial Use	$119,983,000	Commercial Use	$126,998,000	$1,015,000	0.85%	$397,699
D-235-002	7892920020	http://blue.kingcou	HILTON SEATTLE HOTEL & PARKING GARAGE	PF SEATTLE HILTON LLC	1301 6TH AVE, SEATTLE 98101	DOC1 U/450/U	13,364	205,979	118,487	Commercial Use	$48,797,000	Commercial Use	$49,213,000	$416,000	0.85%	$162,998
D-236	197670 0186	http://blue.kingcou	PARK PLACE-WS LEASE	WH PARK PLACE LLC	1200 6TH AVE	DOC1 U/450/U	600	0	0	Commercial Use	$1,080,000	Commercial Use	$1,088,000	$8,000	0.74%	$3,185
D-237	197670 0185	http://blue.kingcou	PARK PLACE OFFICE BLDG	WH PARK PLACE LLC	1200 6TH AVE	DOC1 U/450/U	23,700	456,304	310,833	Commercial Use	$150,893,000	Commercial Use	$151,065,000	$172,000	0.23%	$145,158
D-238	197570 0006	http://blue.kingcou	PLYMOUTH CONG CHURCH	PLYMOUTH CONGREGATIONAL CH	1217 6TH AVE	DOC1 U/450/U	28,800	75,058	75,058	Commercial Redevelopment	$51,840,000	Commercial Redevelopment	$52,281,000	$441,000	0.85%	$172,794
D-239	0942000235	http://blue.kingcou	CROWNE PLAZA F-Up	TODAYS HOTEL SEATTLE CORPOR	1113 6TH AVE, SEATTLE 98101	DOC1 U/450/U	14,400	315,952	258,952	Commercial Use	$100,688,000	Commercial Use	$101,496,000	$7,000	0.75%	$585,774
D-240	1383950000	http://blue.kingcou	YWCA 1118 5TH AVE BUILDING CONDOMINIUM		1118 5TH AVE, SEATTLE 98101	DOC1 U/450/U	14,400	107,572	94,038	Commercial Use	$0	Commercial Use	$0	$0		$0
D-240-001	1383950018	http://blue.kingcou	YWCA 1118 5TH AVE BUILDING CONDOMINIUM	Y W C A OF SEATTLE	1118 5TH AVE, SEATTLE 98101	DOC1 U/450/U	9,996	74,215	64,685	Commercial Use	$27,301,000	Commercial Use	$27,365,000	$64,000	0.23%	$29,077
D-240-002	1383950019	http://blue.kingcou	YWCA 1118 5TH AVE BUILDING CONDOMINIUM	Y W S A	1118 5TH AVE, SEATTLE 98101	DOC1 U/450/U	4,464	33,347	29,173	Commercial Use	$11,816,000	Commercial Use	$11,844,000	$28,000	0.24%	$10,971
D-241	094200 0255	http://blue.kingcou	WOMENS UNIVERSITY CLUB	WOMENS UNIVERSITY CLUB	1105 6TH AVE	DOC1 U/450/U	14,400	39,320	31,880	Commercial Redevelopment	$25,920,000	Commercial Redevelopment	$26,114,000	$194,000	0.75%	$76,813
D-242	094200 0170	http://blue.kingcou	OLYMPIC HOTEL PARKING GARAGE	UNIVERSITY OF WASHINGTON	415 SENECA ST	DOC1 U/450/U	28,800	284,210	270,910	Commercial Redevelopment	$51,840,005	Commercial Redevelopment	$52,281,000	$441,000	0.85%	$172,794
D-243	094200 0245	http://blue.kingcou	HOTEL VINTAGE F-Up	WOLFPACK OWNER LLC	1100 5TH AVE, SEATTLE 98101	DOC1 U/450/U	14,400	67,590	67,390	Commercial Use	$55,163,000	Commercial Use	$55,709,000	$546,000	0.99%	$218,935
D-244	094200 0270	http://blue.kingcou	Nakamura Federal Courthouse	C/O ACQUISITION MGMT DIV	1010 5TH AVE	DOC1 U/450/U	61,440	190,000	160,141	Commercial Use	$110,592,000	Commercial Use	$110,592,000	$0	0.00%	$0
D-245	0942000430	http://blue.kingcou	RENAISSANCE SEATTLE HOTEL F-UL	MADISON HOTEL LLC	515 MADISON ST, SEATTLE 98104	DOC1 U/450/U	21,600	427,472	342,472	Commercial Use	$227,224,000	Commercial Use	$128,340,000	$1,196,000	0.50%	$445,110
D-246	094200 0415	http://blue.kingcou	Madison Centre	MADISON CENTRE LLC	920 5TH AVE	DOC1 U/450/U	14,160	990,000	733,889	Commercial Use	$574,209,000	Commercial Use	$575,659,005	$1,450,000	0.25%	$560,305
D-247	094200 0445	http://blue.kingcou	Madison Centre (emp data carried on 0415)	MADISON CENTRE LLC	920 5TH AVE	DOC1 U/450/U	14,160	0	0	Commercial Use	$15,584,000	Commercial Use	$15,584,000	$76,000	0.30%	$29,778
D-248	094200 0460	http://blue.kingcou	DOVER APTS	DIMITROV DOVER APARTMENTS	901 6TH AVE, SEATTLE 98104	DOC1 U/450/U	7,200	43,452	32,550	Multi-Family/Commercial	$12,960,000	Multi-Family/Commercial	$12,998,000	$26,000	0.20%	$10,187
D-250	094200 0580	http://blue.kingcou	F5 Tower Office/Hotel (assoc w/minor 0532)	FIFTH & COLUMBIA INVESTORS	811 5TH AVE	DOC1 U/450/U	14,553	41,536	41,536	Commercial Use	$26,196,000	Commercial Use	$26,279,000	$79,000	0.30%	$30,934
D-251	094209 0532	http://blue.kingcou	F5 Tower Office/Hotel (assoc w/minor 0530)	FIFTH & COLUMBIA INVESTORS	801 5TH AVE	DOC1 U/450/U	16,182	751,426	584,548	Commercial Use	$544,384,000	Commercial Use	$544,384,000	$0	0.00%	$644,547
D-252	094200 0511	http://blue.kingcou	N/A	FIFTH&COLUMBIAN INVESTORS	N/A	DOC1 U/450/U	0	0	0	Commercial Use	$5,040,000	Commercial Use	$5,040,000	$0	0.00%	$0
D-253	094200 0470	http://blue.kingcou	800 Fifth Avenue	BPP 800 FIFTH PROPERTY OWNE	800 5TH AVE	DOC1 U/450/U	61,440	1,249,055	914,753	Commercial Use	$538,714,000	Commercial Use	$540,874,000	$1,160,000	0.25%	$532,878
D-254	094200 0710	http://blue.kingcou	SEATTLE MUNICIPAL TOWER	SEATTLE CITY OF FAS	901 COLUMBIA ST	DOC1 U/450/U	15,360	0	0	Commercial Use	$27,648,000	Commercial Use	$27,751,000	$83,000	0.30%	$27,521
D-255	094200 0720	http://blue.kingcou	SEATTLE MUNICIPAL TOWER	SEATTLE CITY OF FAS	525 COLUMBIA ST	DOC1 U/450/U	15,360	1,195,587	1,011,547	Commercial Use	$558,622,000	Commercial Use	$560,031,000	$1,409,000	0.25%	$552,077
D-256	094200 0750	http://blue.kingcou	Seattle Justice Center	SEATTLE CITY OF FAS	600 5TH AVE	DOC1 U/450/U	28,800	310,490	310,490	Commercial Use	$76,643,000	Commercial Use	$76,833,000	$190,000	0.25%	$74,446
D-257	094200 0760	http://blue.kingcou	SEAPARK PARKING GARAGE	SEATTLE CITY OF FAS	609 6TH AVE	DOC1 U/450/U	28,768	213,346	213,346	Commercial Redevelopment	$48,906,000	Commercial Redevelopment	$49,039,000	$97,000	0.20%	$38,007
D-259	094200 1010	http://blue.kingcou	KING COUNTY CORRECTIAL FACILITY	KING COUNTY-FMD-ADULT DET	500 5TH AVE	DOC1 U/450/U	57,256	385,174	385,174	Commercial - Public Use	$97,335,000	Commercial - Public Use	$97,335,000	$0	0.00%	$0
D-260	094200 1060	http://blue.kingcou	JEFFERSON APTS	ARGYLE CAPITAL GROUP	412 JEFFERSON ST, SEATTLE 98104	DMC 340/290-440	2,400	9,840	6,592	Commercial Redevelopment	$4,080,000	Commercial Redevelopment	$4,098,000	$18,000	0.44%	$7,053
D-261	094200 1105	http://blue.kingcou	CHINOOK BLDG -King County Administration & Services	KING COUNTY-FMD FACILITIES	401 5TH AVE	DMC 340/290-440	28,320	372,242	303,939	Commercial Use	$103,528,000	Commercial Use	$103,403,000	$127,000	0.12%	$49,761
D-262	094200 1050	http://blue.kingcou	KING COUNTY PARKING GARAGE	KING COUNTY-FMD FACILITIES	415 6TH AVE	DMC 340/290-440	82,432	241,811	241,811	Commercial Redevelopment	$131,891,000	Commercial Redevelopment	$131,023,000	$132,000	0.10%	$51,721
D-263	094200 1150	http://blue.kingcou	YESLER BUILDING	KING COUNTY-FMD FACILITIES	400 YESLER WAY	PSM 100/100-120	16,266	134,395	90,040	Commercial Use	$22,925,000	Commercial Use	$22,974,000	$49,000	0.21%	$19,199
D-264	094200 1155	http://blue.kingcou	Fifth & Yesler Bldg	YESLER INVESTMENT CO LLC	900 5TH AVE	DMC 340/290-440	28,788	419,154	275,186	Commercial Use	$120,911,000	Commercial Use	$120,749,000	$118,000	0.10%	$48,255
D-265	524780 1160	http://blue.kingcou	King Street Station- BNRR/AMTRAK	SEATTLE CITY OF SDOT	301 S JACKSON ST	PSM 100/100-120	57,889	67,755	67,755	Regional Use	$28,805,000	Regional Use	$28,921,000	$116,000	0.75%	$84,434
D-266	524780 0795	http://blue.kingcou	King Street Center	KING COUNTY-FMD FACILITIES	201 S JACKSON ST	PSM 100/100-120	57,467	448,283	323,474	Commercial Use	$137,881,000	Commercial Use	$138,673,000	$492,000	0.36%	$271,141
D-267	524780 1161	http://blue.kingcou	BNSF	BNSF		PSM 100/100-120	17,629	0	0	Regional Use	$7,052,000	Regional Use	$7,052,000	$0	0.00%	$0
D-268	524780 1190	http://blue.kingcou	BURLINGTON NORTHERN RAILROAD TRACKS	BNSF	301 S JACKSON ST	PSM-85-120	37,297	0	0	Regional Use	$17,716,000	Regional Use	$17,716,000	$0	0.00%	$0
D-306	7859000000	http://blue.kingcou	STADIUM PLACE MASTER		121 S KING ST, SEATTLE 98104	PSM-85-120	103,221	619,416	372,257	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0		$0
D-306-001	7859000010	http://blue.kingcou	STADIUM PLACE MASTER	ALTUS GROUP US INC	121 S KING ST, SEATTLE 98104	PSM-85-120	0	0	0	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0		$0
D-306-002	7859000020	http://blue.kingcou	STADIUM PLACE MASTER	ALTUS GROUP US INC	121 S KING ST, SEATTLE 98104	PSM-85-120	17,928	347,825	15,877	Multi-Family/Commercial	$33,477,000	Multi-Family/Commercial	$33,809,000	$332,000	0.99%	$130,085
D-306-003	7859000030	http://blue.kingcou	STADIUM PLACE MASTER	ALTUS GROUP US INC	121 S KING ST, SEATTLE 98104	PSM-85-120	26,552	0	0	Multi-Family/Commercial	$15,267,000	Multi-Family/Commercial	$15,410,000	$143,000	1.00%	$58,949
D-306-004	7859000040	http://blue.kingcou	STADIUM PLACE MASTER	ALTUS GROUP US INC	121 S KING ST, SEATTLE 98104	PSM-85-120	43,478	220,000	212,777	Multi-Family/Commercial	$157,681,350	Multi-Family/Commercial	$159,182,000	$1,580,610	1.06%	$618,118
D-306-005	7859000050	http://blue.kingcou	STADIUM PLACE MASTER	ALTUS GROUP US INC	121 S KING ST, SEATTLE 98104	PSM-85-120	13,276	136,079	131,193	Multi-Family/Commercial	$82,543,810	Multi-Family/Commercial	$83,370,000	$826,190	1.00%	$323,798
D-418	7666202630	http://blue.kingcou	PIER 48	STATE OF WASHINGTON	201 ALASKAN WAY S, SEATTLE 98104	DH1/45	295,680	0	0	Commercial Use	$39,916,000	Commercial Use	$40,342,000	$426,000	0.83%	$127,794
D-419	7666202631	http://blue.kingcou	JACKSON ST LANDING	PORT OF SEATTLE		IG1 U/85	29,095	0	0	Commercial Use	$3,045,000	Commercial Use	$3,077,000	$32,000	1.05%	$12,588
D-420	7666202632	http://blue.kingcou	PIER 48 - LEASEHOLD 1731	STATE OF WASHINGTON	101 ALASKAN WAY S, SEATTLE 98104	DH1/45	169,000	0	0	Commercial Use	$24,505,000	Commercial Use	$24,691,000	$186,000	0.76%	$72,879
D-421	766620 2833	http://blue.kingcou	BURLINGTON NORTHERN RAILROAD TRACKS (VACANT LAND)	BNSF	301 S JACKSON ST	PSM-85-120	61,600	0	0	Regional Use	$29,735,000	Regional Use	$29,750,000	$0	0.05%	$0
D-452	766620 4855	http://blue.kingcou	RAILROAD YARD OFFICE	BNSF	707 4TH AVE S	PSM-85-120	99,886	0	0	Regional Use	$17,480,000	Regional Use	$17,480,000	$0	0.00%	$0
D-453	766620 4856	http://blue.kingcou	RR ROW	BNSF RAILWAY COMPANY		IC-65	43,078	0	0	Regional Use	$7,539,000	Regional Use	$7,539,000	$0	0.00%	$0
D-455	766620 4878	http://blue.kingcou	EXHIBITION HALL & PKG GARAGE & SPORTS STADIUM (CENTURY LINK	FIRST & GOAL INC	800 OCCIDENTAL AVE S	IC-65	1,341,856	783,990	783,990	Stadium/Commercial Use	$675,068,707	Stadium/Commercial Use	$675,865,768	$587,042	0.08%	$230,024
D-416	7666204878	http://blue.kingcou	EMBASSY SUITES PIONEER SQUARE F-UU	255 SOUTH KING STREET LP	255 S KING ST, SEATTLE 98104	PSM-85-120	65,312	680,770	490,916	Commercial Use	$238,370,000	Commercial Use	$240,718,000	$2,358,000	0.99%	$823,918
D-458	766620 4880	http://blue.kingcou	Narrow Strip, No. End of Stad. Site	WAST PUBLIC STADIUM AUTHOR		PSM-85-120	30,455	0	0	Stadium/Commercial Use	$14,466,125	Stadium/Commercial Use	$14,558,756	$50,631	0.35%	$19,858
D-459	766620 4886	http://blue.kingcou	Narrow Strip North End Of Stadium Site	KING COUNTY-WASTEWATER		PSM-85-120	14,560	0	0	Open Space/Public Use	$6,918,000	Open Space/Public Use	$6,918,000	$0	0.00%	$0
D-476	766620 6483	http://blue.kingcou	T-MOBILE PARK	WASHINGTON ST MAJOR LEAGUE	1250 1ST AVE S	IC-65	544,881	1,718,000	1,718,000	Stadium/Commercial Use	$432,189,995	Stadium/Commercial Use	$432,523,736	$333,740	0.08%	$130,767
D-477	766620 6525	http://blue.kingcou	Parking Garage T-Mobile Park (MPS on -6483 (Bldg 2)	WASH ST BASEBALL STADIUM	1500 OCCIDENTAL AVE S	IC-65	143,710	0	0	Stadium/Commercial Use	$25,149,250	Stadium/Commercial Use	$25,212,123	$62,873	0.25%	$24,635
D-478	766620 6580	http://blue.kingcou	T-MOBILE PARK	WASHINGTON STATE PUBLIC	1250 1ST AVE S	IC-65	9,000	0	0	Stadium/Commercial Use	$1,573,000	Stadium/Commercial Use	$1,578,938	$3,938	0.25%	$1,543
D-479	766620 6585	http://blue.kingcou	T-MOBILE PARK	WASHINGTON STATE PUBLIC		IC-65	18,000	0	0	Stadium/Commercial Use	$3,150,000	Stadium/Commercial Use	$3,157,875	$7,875	0.25%	$3,086
D-480	766620 6590	http://blue.kingcou	T-MOBILE PARK	WASH STATE MAJOR LEAGUE		IC-65	9,000	0	0	Stadium/Commercial Use	$1,575,000	Stadium/Commercial Use	$1,578,938	$3,938	0.25%	$1,543
D-481	766620 6595	http://blue.kingcou	T-MOBILE PARK	WASHINGTON STATE BASEBALL		IC-65	9,000	0	0	Stadium/Commercial Use	$1,575,000	Stadium/Commercial Use	$1,578,938	$3,938	0.25%	$1,543
D-482	766620 6600	http://blue.kingcou	T-MOBILE PARK	WASH STATE MAJOR LEAGUE		IC-65	9,000	0	0	Stadium/Commercial Use	$1,575,000	Stadium/Commercial Use	$1,578,938	$3,938	0.25%	$1,543
D-483	766620 6605	http://blue.kingcou	T-MOBILE PARK	WASH ST MAJOR LEAGUE		IC-65	18,000	0	0	Stadium/Commercial Use	$3,150,000	Stadium/Commercial Use	$3,157,875	$7,875	0.25%	$3,086
D-484	766620 6615	http://blue.kingcou	T-MOBILE PARK	WASH STATE MAJOR LEAGUE		IC-65	9,000	0	0	Stadium/Commercial Use	$1,575,000	Stadium/Commercial Use	$1,578,938	$3,938	0.25%	$1,543
D-485	766620 6620	http://blue.kingcou	T-MOBILE PARK	WA ST MAJOR LEAGUE BASEBALL		IC-65	18,000	0	0	Stadium/Commercial Use	$3,150,000	Stadium/Commercial Use	$3,157,875	$7,875	0.25%	$3,086
D-486	766620 6630	http://blue.kingcou	PARKING LOT	CEDERSTRAND BENFALS LLC	600 1ST AVE S	PSM-85-120	2,300	0	0	Commercial Redevelopment	$1,196,000	Commercial Redevelopment	$1,208,000	$12,000	1.00%	$4,702
D-487	766620 6631	http://blue.kingcou	OFC/WARE BLDG	CEDERSTRAND BENFALS LLC	620 1ST AVE S	PSM-85-120	10,200	20,150	20,150	Commercial Redevelopment	$5,252,000	Commercial Redevelopment	$5,254,000	$52,000	1.00%	$20,375
D-488	766620 6640	http://blue.kingcou	ROEBLING BLDG	ROEBLING SEATTLE LLC	900 1ST AVE S	PSM-85-120	14,828	38,976	38,000	Commercial Redevelopment	$7,307,000	Commercial Redevelopment	$7,362,000	$55,000	0.75%	$21,550
D-489	766620 6655	http://blue.kingcou	WAREHOUSE/Marble & Granite fabricators	ROSEN INVESTMENT CO	902 1ST AVE S	PSM-85-120	5,928	6,918	5,871	Commercial Redevelopment	$3,021,000	Commercial Redevelopment	$3,042,000	$21,000	0.70%	$8,228
D-490	766620 6660	http://blue.kingcou	ARTISTS' GALLERY	ROSEN INVESTMENT CO	904 1ST AVE S	PSM-85-120	12,300	13,480	12,300	Commercial Redevelopment	$6,279,000	Commercial Redevelopment	$6,317,000	$44,000	0.70%	$17,240
D-491	766620 6670	http://blue.kingcou	DIAMOND PARKING LOT	DIAMOND PARKING INC #0874	922 1ST AVE S	PSM-85-120	12,585	0	0	Commercial Redevelopment	$6,545,000	Commercial Redevelopment	$6,591,000	$46,000	0.70%	$18,024
D-492	766620 6679	http://blue.kingcou	PALMER BLDG	1000 1ST AVE SOUTH LP	1000 1ST AVE S	PSM-85-120	22,015	75,600	60,808	Commercial Use	$13,897,000	Commercial Use	$14,011,000	$114,000	0.81%	$4,468
D-493	766620 6678	http://blue.kingcou	Retail Store	1000 1ST AVENUE SOUTH LP	1000 1ST AVE S	PSM-85-120	10,323	2,250	2,250	Commercial Redevelopment	$5,368,000	Commercial Redevelopment	$5,403,000	$35,000	0.65%	$13,714
D-494	766620 6690	http://blue.kingcou	1016 1st Ave Bldg	1016 1ST AVE SOUTH LP	1014 1ST AVE S	PSM-85-120	10,078	47,000	41,622	Commercial Use	$6,783,000	Commercial Use	$6,835,000	$52,000	0.77%	$20,375
D-495	766620 6700	http://blue.kingcou	F & O INC	B & E INVESTMENTS LLC	1022 1ST AVE S	PSM-85-120	8,400	44,779	33,600	Commercial Use	$4,613,000	Commercial Use	$4,646,000	$33,000	0.74%	$13,714
D-496	766620 6705	http://blue.kingcou	KALIMANTAN/BLADESMITH S RETAIL	B & E INVESTMENTS LLC	1028 1ST AVE S	PSM-85-120	9,000	8,700	8,700	Commercial Redevelopment	$4,590,000	Commercial Redevelopment	$4,620,000	$30,000	0.65%	$11,755

Waterfront Seattle Final Special Benefit Study
All Other LID Commercial Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-497	766820 6710	http://blue.kingcou	PARKING LOT	HORTON PETER	1080 1ST AVE S	PSM-85-120	9,750	0	0	Commercial Redevelopment	$5,070,000	Commercial Redevelopment	$5,103,000	$33,000	0.65%	$12,980
D-498	766820 6715	http://blue.kingcou	PARKING LOT	APPLE MARVIN J	1ST AVE S	PSM-85-120	9,750	0	0	Commercial Redevelopment	$4,190,000	Commercial Redevelopment	$4,318,000	$128,000	3.05%	$50,971
D-499	7666206720	http://blue.kingcou	SILVER CLOUD INN - STADIUM	STADIUM SILVER CLOUD INN LL	1046 1ST AVE S, SEATTLE 98134	PSM-85-120	28,275	169,449	129,181	Commercial Use	$101,662,000	Commercial Use	$101,982,000	$320,000	0.31%	$274,275
D-500	766820 6830	http://blue.kingcou	101 KING STREET	MGI - 1ST & KING LLC	500 1ST AVE S	PSM-83-120	11,940	87,885	67,081	Commercial Use	$19,274,000	Commercial Use	$19,611,000	$337,000	1.75%	$132,044
D-501	766820 6850	http://blue.kingcou	CHIPPERS RESTAURANT	JCL HOLDINGS LLC	518 1ST AVE S	PSM-85-120	2,625	3,725	3,725	Commercial Redevelopment	$1,378,000	Commercial Redevelopment	$1,388,000	$10,000	0.73%	$3,918
D-502	766820 6851	http://blue.kingcou	Washington Shoe Bldg	REEDCLIF	542 1ST AVE S	PSM-85-120	13,500	66,842	60,552	Commercial Use	$20,971,000	Commercial Use	$21,287,000	$316,000	1.51%	$123,818
D-503	766820 6855	http://blue.kingcou	NORDIC BUILDING	NORDIC COLD STORAGE CO	548 1ST AVE S	PSM-85-120	14,264	83,400	68,000	Commercial Use	$8,746,000	Commercial Use	$8,879,000	$133,000	1.52%	$52,112
D-504	766820 6865	http://blue.kingcou	HEARTWOOD/FORES BUILDING	F B & P INVESTMENTS	558 1ST AVE S	PSM-85-120	19,950	70,200	59,250	Commercial Use	$8,837,000	Commercial Use	$8,941,000	$104,000	1.51%	$40,749
D-505	766820 6871	http://blue.kingcou	PROVIDENT BUILDING	MID PROVIDENT LLC	566 1ST AVE S	PSM-85-120	10,748	68,577	55,685	Commercial Use	$13,003,000	Commercial Use	$13,198,000	$195,000	1.50%	$76,405
D-506	766820 6885	http://blue.kingcou	KING ST CROSSING - 88 KING STREET	HUDSON FIRST & KING LLC	505 1ST AVE S	PSM-85-120	26,780	204,504	185,018	Commercial Use	$74,264,000	Commercial Use	$75,601,000	$1,337,000	1.80%	$525,886
D-507	766820 6900	http://blue.kingcou	KING ST CROSSING - 505 FIRST AVENUE BUILDING	HUDSON FIRST & KING LLC	505 1ST AVE S	PSM-85-120	47,868	443,509	285,914	Commercial Use	$154,521,000	Commercial Use	$156,909,000	$2,388,000	1.55%	$930,671
D-508	766820 6935	http://blue.kingcou	TRIANGLE HOTEL & BAR TAVERN	TRIANGLE BUILDING LLC	553 1ST AVE S	PSM-85-120	751	2,844	2,800	Commercial Use	$1,814,000	Commercial Use	$1,844,000	$30,000	1.65%	$11,759
D-509	766820 6941	http://blue.kingcou	VACANT LAND	STATE OF WASH	550 ALASKAN WAY S	IC 45	8,658	0	0	Regional Use	$1,410,000	Regional Use	$1,410,000	$0	0.00%	$0
D-510	766820 6945	http://blue.kingcou	VACANT	STATE OF WASHINGTON	90 S DEARBORN ST	IC-45	10,062	0	0	Regional Use	$1,761,000	Regional Use	$1,761,000	$0	0.00%	$0
D-511	766820 6950	http://blue.kingcou	DOT LAND- FORMER W O S C A TERMINALS-NOW VACANT	STATE OF WASHINGTON DOT	801 1ST AVE S	IC-45	133,659	0	0	Commercial Redevelopment	$23,740,000	Commercial Redevelopment	$23,918,000	$178,000	0.75%	$69,744
D-512	766820 6955	http://blue.kingcou	DOT	STATE OF WASHINGTON DOT	1041 1ST AVE S	IC-65	97,550	58,482	58,482	Commercial Redevelopment	$6,571,000	Commercial Redevelopment	$6,621,000	$50,000	0.76%	$19,531
D-513	766820 6966	http://blue.kingcou	PYRAMID ALEHOUSE, BREWERY AND RESTAURANT	1201 BUILDING LLC	1201 1ST AVE S	IC-85	104,920	64,512	62,352	Commercial Redevelopment	$18,353,000	Commercial Redevelopment	$18,453,000	$92,000	0.50%	$36,048
D-514	766820 6975	http://blue.kingcou	DOT LAND - FORMER WOSCA TERMINAL - NOW VACANT	STATE OF WASH-DOT	800 ALASKAN WAY S	IC-45	186,960	0	0	Regional Use	$29,113,000	Regional Use	$29,113,000	$0	0.00%	$0
D-515	766820 6990	http://blue.kingcou	GREAT FLOORS	OG SEATTLE LLC	1251 1ST AVE S	IC-45	82,400	41,276	41,276	Commercial Redevelopment	$10,920,000	Commercial Redevelopment	$10,947,000	$27,000	0.25%	$10,379
D-518	766820 7012	http://blue.kingcou	FORTUNE TRANSFER CO	SEATTLE HOMETOWN FANG L LC	72 S ATLANTIC ST	IC-65	82,545	11,880	11,880	Commercial Redevelopment	$5,695,000	Commercial Redevelopment	$5,710,000	$15,000	0.26%	$5,877
D-519	766820 7025	http://blue.kingcou	VACANT LOT-INPS ON -7012	SEATTLE HOMETOWN FANG L LC	0 ATLANTIC ST	IC-65	9,858	0	0	Commercial Redevelopment	$1,725,000	Commercial Redevelopment	$1,729,000	$4,000	0.23%	$1,587
E-001	6768350008	http://blue.kingcou	PC-1 SOUTH CONDOMINIUM	PC-1 SOUTH CONDOMINIUM	1531 WESTERN AVE, SEATTLE 98101	PMM-85	48,971	197,193	197,193	Commercial Use	$0	Commercial Use	$0	$0	0.00%	$0
E-001-001	6768350010	http://blue.kingcou	PC-1 SOUTH CONDOMINIUM	PIKE PLACE MARKET	1531 WESTERN AVE, SEATTLE 98101	PMM-85	32,321	156,000	156,000	Commercial Use	$22,615,000	Commercial Use	$23,190,000	$565,000	2.50%	$221,879
E-001-002	6768350028	http://blue.kingcou	PC-1 SOUTH CONDOMINIUM	PIKE PLACE MARKET PDA	1531 WESTERN AVE, SEATTLE 98101	PMM-85	12,732	38,800	38,800	Commercial Use	$15,775,000	Commercial Use	$15,775,000	$0	0.00%	$0
E-001-003	6768350098	http://blue.kingcou	PC-1 SOUTH CONDOMINIUM	PIKE PLACE MARKET	1531 WESTERN AVE, SEATTLE 98101	PMM-85	979	1,440	1,440	Commercial Use	$704,000	Commercial Use	$721,000	$17,000	2.41%	$6,661
E-001-004	6768350040	http://blue.kingcou	PC-1 SOUTH CONDOMINIUM	PIKE PLACE MARKET	1531 WESTERN AVE, SEATTLE 98101	PMM-85	480	1,155	1,155	Commercial Use	$564,000	Commercial Use	$577,000	$13,000	2.36%	$5,004
E-001-005	6768350050	http://blue.kingcou	PC-1 SOUTH CONDOMINIUM	PIKE PLACE MARKET	1531 WESTERN AVE, SEATTLE 98101	PMM-85	2,449	2,769	2,769	Commercial Use	$1,734,000	Commercial Use	$1,757,000	$43,000	2.51%	$16,848
E-003	197620 0300	http://blue.kingcou	MADORE BUILDING	INTER CO-OP USA NOT 7 ASSOC	1501 WESTERN AVE	PMM-85	9,040	40,715	33,645	Commercial Use	$13,481,000	Commercial Use	$13,885,000	$404,000	3.08%	$158,296
E-004	766820 2390	http://blue.kingcou	BARUN BLDG	WSDOT REAL ESTATE SERVICES	1426 ALASKAN WAY	PMM-85	4,372	16,129	16,129	Commercial Use	$5,580,000	Commercial Use	$5,768,000	$188,000	3.87%	$73,663
E-006	766820 2405	http://blue.kingcou	MARKET SQUARE	1415 WESTERN LLC	1414 ALASKAN WAY	PMM-85	9,289	51,218	44,814	Commercial Use	$15,475,000	Commercial Use	$15,980,000	$505,000	3.28%	$197,879
E-007	766820 2410	http://blue.kingcou	ANTIQUE WAREHOUSE	NO BOUNDARIES LTD	1400 ALASKAN WAY	PMM-85	14,432	16,600	14,280	Commercial Redevelopment	$10,102,000	Commercial Redevelopment	$10,456,000	$354,000	3.50%	$138,705
E-008	1876200160	http://blue.kingcou	Marketside Flats Apts & Rest.	SHIRE MARKETSIDE LLC	84 UNION ST, SEATTLE 98101	PMM-85	7,200	31,578	22,918	Multi Family/Commercial	$12,053,000	Multi Family/Commercial	$12,414,000	$361,000	3.00%	$141,448
E-009	1876200140	http://blue.kingcou	POST ALLEY COURT - APTS	POST ALLEY COURT APTS	1406 WESTERN AVE, SEATTLE 98101	PMM-85	7,200	42,765	23,874	Multi Family/Commercial	$10,491,000	Multi Family/Commercial	$10,686,000	$195,000	1.86%	$230,134
E-010	7442700006	http://blue.kingcou	ROSS MANOR		1420 WESTERN AVE, SEATTLE 98101	PMM-85	14,400	70,935	54,426	Multi Family/Commercial	$0	Multi Family/Commercial	$0	$0		$0
E-010-001	7442700010	http://blue.kingcou	ROSS MANOR	SEATTLE HOUSING AUTHORITY	1420 WESTERN AVE, SEATTLE 98101	PMM-85	244	3,804	3,399	Multi Family/Commercial	$640,000	Multi Family/Commercial	$640,000	$0	0.00%	$0
E-010-002	7442700020	http://blue.kingcou	ROSS MANOR	SEATTLE HOUSING AUTHORITY	1420 WESTERN AVE, SEATTLE 98101	PMM-85	14,156	67,131	50,614	Multi Family/Commercial	$28,960,000	Multi Family/Commercial	$28,960,000	$0	0.00%	$0
E-013	4193800000	http://blue.kingcou	LASALLE THE		1430 WESTERN AVE, SEATTLE 98101	PMM-85	14,393	66,075	66,075	Commercial Use	$0	Commercial Use	$0	$0		$0
E-011-001	4193800010	http://blue.kingcou	LASALLE THE	PIKE PL MARKET PDA	1430 WESTERN AVE, SEATTLE 98101	PMM-85	5,757	30,449	30,449	Commercial Use	$14,949,000	Commercial Use	$15,246,000	$298,000	1.99%	$113,763
E-011-002	4193800020	http://blue.kingcou	LASALLE THE	PIKE PL MARKET PDA	1430 WESTERN AVE, SEATTLE 98101	PMM-85	7,340	39,557	39,557	Commercial Use	$8,501,000	Commercial Use	$8,502,000	$0	0.00%	$0
E-011-003	4193800030	http://blue.kingcou	LASALLE THE	PIKE PL MARKET PDA	1430 WESTERN AVE, SEATTLE 98101	PMM-85	1,295	6,882	6,882	Commercial Use	$1,937,000	Commercial Use	$1,870,000	$33,000	2.02%	$12,980
E-012	187620 0205	http://blue.kingcou	MAIN ARCADE	PIKE PL MARKET PDA	1501 PIKE PL	PMM-85	30,304	69,623	69,623	Commercial Use	$39,653,000	Commercial Use	$40,445,000	$792,000	2.00%	$303,123
E-013	5160500000	http://blue.kingcou	MARKET HOUSE CONDOMINIUM		1531 1ST AVE, SEATTLE 98101	PMM-85	19,219	66,460	51,715	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0		$0
E-013-001	5160500010	http://blue.kingcou	MARKET HOUSE CONDOMINIUM	PIKE PLACE MARKET	1531 1ST AVE, SEATTLE 98101	PMM-85	7,997	32,795	30,690	Multi-Family/Commercial	$13,624,000	Multi-Family/Commercial	$13,824,000	$0	0.00%	$0
E-013-002	5160500020	http://blue.kingcou	MARKET HOUSE CONDOMINIUM	PIKE PLACE MARKET PRESERVAT	1531 1ST AVE, SEATTLE 98101	PMM-85	5,222	33,665	21,025	Multi-Family/Commercial	$12,814,000	Multi-Family/Commercial	$12,215,000	$201,000	1.67%	$78,198
E-014	187620 0185	http://blue.kingcou	PIKE PLACE MARKET	PIKE PL MARKET PDA	1567 PIKE PL	PMM-85	1,960	0	0	Commercial Use	$3,372,000	Commercial Use	$1,406,000	$34,000	2.48%	$13,322
E-015	187620 0173	http://blue.kingcou	POR OF ST PIKE PLACE MKT	PIKE PL MARKET PDA	1581 PIKE PL	PMM-65	939	0	0	Commercial Use	$657,000	Commercial Use	$674,000	$17,000	2.58%	$6,661
E-016	169480 0000	http://blue.kingcou	GARDEN CENTER BLDG. CONDOMINIUM		1606 PIKE PL	PMM-85	5,235	9,491	9,491	Commercial Use	$0	Commercial Use	$0	$0	0.00%	$0
E-016-001	169480 0010	http://blue.kingcou	GARDEN CENTER BLDG. CONDOMINIUM	2110 INVESTMENTS LLC	104 PIKE ST SUITE 200	PMM-85	2,698	5,000	5,000	Commercial Use	$4,585,000	Commercial Use	$4,737,000	$152,000	3.32%	$59,557
E-016-002	169480 0020	http://blue.kingcou	GARDEN CENTER BLDG. CONDOMINIUM	COLLINS ALFRED & SHIRLEY	1606 PIKE PL	PMM-85	1,727	3,060	3,060	Commercial Use	$2,493,000	Commercial Use	$2,576,000	$83,000	3.33%	$32,521
E-016-003	169480 0030	http://blue.kingcou	GARDEN CENTER BLDG. CONDOMINIUM	MCS LLC	1606 PIKE PL	PMM-85	810	1,431	1,431	Commercial Use	$1,107,000	Commercial Use	$1,144,000	$37,000	3.34%	$14,497
E-017	1977200050	http://blue.kingcou	INN AT THE MARKET P-L	INN AT MARKET	86 PINE ST, SEATTLE 98101	PMM-85	12,278	71,150	67,620	Commercial Use	$46,948,000	Commercial Use	$48,352,000	$1,404,000	2.99%	$550,118
E-018	19-920 0165	http://blue.kingcou	TRIANGLE BLDG	PIKE PL MARKET PDA	1534 PIKE PL	PMM-85	2,308	9,840	9,840	Commercial Use	$4,448,000	Commercial Use	$4,552,000	$104,000	2.34%	$40,749
E-019	19-920 0190	http://blue.kingcou	TRIANGLE BUILDING #2 & #3 (IMP DATA ON ACCT #197620 0195)	PIKE PL MARKET PDA	1520 PIKE PL	PMM-85	810	0	0	Commercial Use	$567,000	Commercial Use	$581,000	$14,000	2.47%	$5,486
E-020	19-920 0195	http://blue.kingcou	TRIANGLE BUILDING #2 & #3 (ASSOCIATE PARCEL W/ACCT #197620 0	PIKE PL MARKET PDA	1520 PIKE PL	PMM-85	805	4,911	2,537	Commercial Use	$1,348,000	Commercial Use	$1,378,000	$30,000	2.23%	$11,755
E-021	197620 0210	http://blue.kingcou	SANITARY MARKET	PIKE PL MARKET PDA	1513 1ST AVE	PMM-85	11,309	45,500	45,500	Commercial Use	$19,470,000	Commercial Use	$19,815,000	$342,000	1.76%	$134,008
E-022	197620 0230	http://blue.kingcou	CORNER MARKET	PIKE PL MARKET PDA	1505 1ST AVE	PMM-85	8,059	25,380	25,380	Commercial Use	$9,822,000	Commercial Use	$9,989,000	$167,000	1.70%	$65,434
E-023	197620 0105	http://blue.kingcou	THE ECONOMY MARKET	PIKE PL MARKET PDA	1429 1ST AVE	PMM-85	14,409	49,280	49,280	Commercial Use	$24,364,000	Commercial Use	$24,800,000	$436,000	1.79%	$170,834
E-025	787710 0000	http://blue.kingcou	SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.333%		1419 1ST AVE	PMM-85	8,874	79,645	79,645	Commercial Use	$0	Commercial Use	$0	$0	0.00%	$0
E-025-002	787710 0020	http://blue.kingcou	SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.333	GAMELIN WASHINGTON ASSOCIAT	98 UNION ST, SEATTLE 98101	PMM-85	8,874	44,664	40,215	Commercial Use	$13,644,000	Commercial Use	$13,658,000	$20,000	0.15%	$7,886
E-025-003	787710 0030	http://blue.kingcou	SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.333	FIRST & UNION BUILDING LLC	1419 1ST AVE	PMM-85	81	1,387	1,387	Commercial Use	$967,000	Commercial Use	$1,030,000	$63,000	6.41%	$12,890
E-025-004	787710 0040	http://blue.kingcou	SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.333	FIRST & UNION BUILDING LLC	1419 1ST AVE	PMM-85	58	451	451	Commercial Use	$289,000	Commercial Use	$299,000	$10,000	3.46%	$3,918
E-025-005	787710 0050	http://blue.kingcou	SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.333	FIRST & UNION BUILDING LLC	1419 1ST AVE	PMM-85	15	438	438	Commercial Use	$308,000	Commercial Use	$318,000	$10,000	3.27%	$3,918
E-025-006	787710 0060	http://blue.kingcou	SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.333	FIRST & UNION BUILDING LLC	1419 1ST AVE	PMM-85	52	1,393	1,393	Commercial Use	$978,000	Commercial Use	$1,010,000	$32,000	3.27%	$12,534
E-025-007	787710 0070	http://blue.kingcou	SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.333	FIRST & UNION BUILDING LLC	1419 1ST AVE	PMM-85	1,300	43,552	43,552	Commercial Use	$15,896,000	Commercial Use	$16,377,000	$481,000	3.03%	$188,466
E-025-008	787710 0160	http://blue.kingcou	SOUTH ARCADE CONDOMINIUM (Condo Air Rights allocation = 33.333	98 UNION CONDO	1419 1ST AVE	PMM-85	35	928	928	Commercial Use	$647,000	Commercial Use	$667,000	$20,000	3.09%	$7,836
E-026	197720 0020	http://blue.kingcou	FIRST & STEWART BUILDING	L&A OP FIRST & STEWART LLC	101 STEWART ST	DMC-145	9,837	115,857	94,333	Commercial Use	$47,186,000	Commercial Use	$48,330,000	$1,134,000	2.38%	$440,408
E-027	197720 0930	http://blue.kingcou	Abigail	1ST & PINE PROPERTY OWNER L	1ST & PINE, SEATTLE 98101	DMC-145	7,204	51,578	29,941	Multi-Family/Commercial	$21,259,000	Multi-Family/Commercial	$21,259,000	$618,000	2.99%	$242,146
E-029	111708 0000	http://blue.kingcou	TwoPine (formerly Broadacres Building)		1601 2ND AVE	DMC 240/290-440	12,194	132,999	112,889	Commercial Use	$0	Commercial Use	$0	$0		$0
E-029-001	111708 0010	http://blue.kingcou	TwoPine (formerly Broadacres Building)	MIRADOR CWZ LLC	1601 2ND AVE	DMC 240/290-440	0	12,194	12,194	Commercial Use	$1,500,000	Commercial Use	$1,500,000	$0	0.00%	$0
E-029-002	111708 0020	http://blue.kingcou	TwoPine (formerly Broadacres Building)	LBB RV COMPANY XXVIII LP	1601 2ND AVE	DMC 240/290-440	12,194	0	0	Commercial Use	$61,054,000	Commercial Use	$62,785,000	$1,731,000	2.80%	$670,407
E-030	197570 0000	http://blue.kingcou	OLYMPIC GATEWOOD HOTEL I - E	107 PINE STREET LLC	107 PINE STREET	DMC-145	12,543	50,510	34,160	Commercial Redevelopment	$40,934,000	Commercial Redevelopment	$41,194,000	$1,160,000	2.90%	$434,134
E-031	197570 0620	http://blue.kingcou	SURFACE REVENUE PARKING LOT (VACANT LAND) - DIAMOND PARK	SAMIS FOUNDATION	1512 1ST AVE	DMC-145	13,320	0	0	Commercial Redevelopment	$18,648,000	Commercial Redevelopment	$19,227,000	$558,000	3.00%	$218,028
E-032	197570 0640	http://blue.kingcou	Dejo Vu Showgirls	PACIFIC PORTFOLIO	1510 1ST AVE	DMC-145	6,660	13,320	13,320	Commercial Redevelopment	$9,324,000	Commercial Redevelopment	$9,604,000	$280,000	3.00%	$109,710
E-033	197570 0655	http://blue.kingcou	Broderick Building	SAMIS FOUNDATION	102 PIKE ST	DMC 145	6,272	12,654	12,654	Commercial Redevelopment	$8,781,000	Commercial Redevelopment	$9,044,000	$263,000	3.00%	$103,049
E-034	197570 0805	http://blue.kingcou	DOYLE BUILDING	FANI-DOYLE LLC	119 PINE ST	DMC 240/290-440	8,964	47,686	34,000	Commercial Use	$15,955,000	Commercial Use	$16,365,000	$410,000	2.76%	$160,643
E-036	197570 0646	http://blue.kingcou	Hard Rock Cafe	KLM REALTY MANAGEMENT LLC	114 PINE ST	DMC 240/290-440	6,996	18,000	16,000	Commercial Use	$12,849,000	Commercial Use	$13,183,000	$344,000	2.75%	$134,787
E-037	1975700845	http://blue.kingcou	EITEL BUILDING (2ND AND PIKE BUILDING)	EITEL ASSOCIATES LLC	1501 2ND AVE, SEATTLE 98101	DMC 240/290-440	3,592	44,928	39,312	Commercial Redevelopment	$38,782,000	Commercial Redevelopment	$39,824,000	$1,042,000	2.89%	$418,115
E-038	1975700540	http://blue.kingcou	HAHN BUILDING - GREEN TORTOISE HOSTEL	MARKETVIEW PLACE ASSOCIATES	109 PIKE ST, SEATTLE 98101	DMC 145	6,272	22,151	21,129	Commercial Redevelopment	$7,526,000	Commercial Redevelopment	$7,752,000	$226,000	3.00%	$90,552
E-039	1975700555	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	SOST LLC	1480 1ST AVE, SEATTLE 98101	DMC 145	6,660	0	0	Commercial Redevelopment	$7,992,000	Commercial Redevelopment	$8,232,000	$240,000	3.00%	$94,087
E-040	197570 0560	http://blue.kingcou	SHOWBOY BUILDING	1418 FIRST AVENUE L L C	1418 1ST AVE	DMC 240/290-440	13,320	25,920	22,320	Commercial Redevelopment	$21,951,000	Commercial Redevelopment	$22,951,000	$639,000	3.00%	$250,374
E-041	197570 0580	http://blue.kingcou	POLL BUILDING	HAROLD POLL BUILDING LLC	110 UNION ST	DMC 240/290-440	13,320	78,920	58,000	Commercial Use	$28,229,000	Commercial Use	$28,229,000	$048,000	3.00%	$362,265
E-042	626500 0000	http://blue.kingcou	NEWMARK BUILDING THE CONDOMINIUM (Condo Air Rights-40% allocation		1401 2ND AVE	DMC 240/290-440	16,387	288,123	200,728	Commercial Use	$0	Commercial Use	$0	$0	0.00%	$0
E-042-001	626500 0020	http://blue.kingcou	NEWMARK BUILDING THE CONDOMINIUM (Condo Air Rights-40% allo	TARGET CORPORATION	1401 2ND AVE	DMC 240/290-440	9,232	102,810	102,810	Commercial Use	$46,922,000	Commercial Use	$48,149,000	$1,227,000	2.61%	$480,764
E-042-002	626500 0030	http://blue.kingcou	NEWMARK BUILDING THE CONDOMINIUM (Condo Air Rights-40% allo	TARGET CORPORATION	1401 2ND AVE	DMC 240/290-440	6,155	106,308	106,308	Commercial Use	$11,362,000	Commercial Use	$11,618,000	$257,000	2.26%	$100,698
E-044	7688900000	http://blue.kingcou	THE CHARTER HOTEL & HELIOS		206 PINE ST, SEATTLE 98101	DMC 240/290-440	26,753	743,450	491,866	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0	0.00%	$0

Waterfront Seattle Final Special Benefit Study
All Other LID Commercial Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
E-044-001	7668890010	http://blue.kingcou	THE CHARTER HOTEL & HELIOS	EQR-SECOND & PINE LLC	206 PINE ST, SEATTLE 98101	DMC 240/290-440	19,800	559,998	306,374	Multi-Family/Commercial	$298,884,000	Multi-Family/Commercial	$304,812,000	$5,728,000	1.91%	$2,244,366
E-044-002	7668890020	http://blue.kingcou	THE CHARTER HOTEL & HEROS	RB-VIEW SEATTLE LLC	206 PINE ST, SEATTLE 98101	DMC 240/290-440	6,851	185,491	185,491	Multi-Family/Commercial	$119,388,000	Multi-Family/Commercial	$121,778,000	$2,390,000	2.00%	$956,455
E-043	197720 0985	http://blue.kingcou	BON MACY'S PARKING GARAGE	1601 THIRD AVENUE WA LLC	1601 3RD AVE	DRC 85-170	31,262	349,184	349,184	Commercial Use	$56,272,000	Commercial Use	$57,459,000	$1,181,000	2.16%	$462,742
E-046	197720420	http://blue.kingcou	SECOND & PINE APTS	BAUER-SCHEETZ PROPERTIES	211 PINE ST, SEATTLE 98101	DMC 240/290-440	5,724	42,078	26,186	Multi-Family/Commercial	$12,569,000	Multi-Family/Commercial	$12,881,000	$312,000	2.48%	$122,248
E-047	197570 0435	http://blue.kingcou	PARKING LOT	1516 2ND CONDOMINIUMS LLC	1526 2ND AVE	DMC 240/290-440	6,480	0	0	Commercial Use	$10,692,000	Commercial Use	$10,959,000	$267,000	2.56%	$104,616
E-048	197570 0440	http://blue.kingcou	CHROMER BUILDING	1516 2ND CONDOMINIUM LLC	1516 2ND AVE	DMC 240/290-440	12,960	83,540	52,009	Commercial Use	$21,384,000	Commercial Use	$21,919,000	$535,000	2.56%	$209,825
E-049	197570 0460	http://blue.kingcou	WEST EDGE GARAGE	UBS REALTY INVESTORS	300 PINE ST	DMC 240/290-440	12,582	99,196	99,196	Commercial Use	$22,648,000	Commercial Use	$23,259,000	$611,000	2.70%	$239,403
E-050	638530 0000	http://blue.kingcou	OLYMPIC TOWER CONDOMINIUM		117 PINE ST	DRC 85-170	0	0	0	Commercial Use	$0	Commercial Use	$0	$0		$0
E-050-001	638530 0005	http://blue.kingcou	OLYMPIC TOWER CONDOMINIUM	OLYMPIC TOWER LLC	217 PINE ST	DRC 85-170	12,217	99,470	76,809	Commercial Use	$27,606,000	Commercial Use	$28,178,000	$572,000	2.07%	$224,173
E-052	197570 0450	http://blue.kingcou	Aaron Brothers	1519 3RD AVE LLC	1519 3RD AVE	DRC 85-170	6,480	8,760	8,000	Commercial Use	$9,720,000	Commercial Use	$9,914,000	$194,000	2.00%	$76,013
E-053	197570 0465	http://blue.kingcou	MELBOURNE TOWER OFF	DUNCASTER INVESTMENTS	1521 3RD AVE	DRC 85-170	12,582	130,093	96,770	Commercial Use	$38,346,000	Commercial Use	$39,174,000	$828,000	2.16%	$324,439
E-054	197570 0480	http://blue.kingcou	WEST EDGE TOWER	URBAN VISIONS	1400 2ND AVE, SEATTLE 98101	DMC 240/290-440	18,709	567,403	347,876	Commercial Use	$307,168,000	Commercial Use	$313,376,000	$6,194,000	2.06%	$2,427,729
E-055	197570 0515	http://blue.kingcou	SWIFTSURE PARKING GARAGE	GARAGE LIMITED PARTNERSHIP	1400 2ND AVE	DMC 240/290-440	19,440	203,198	203,198	Commercial Use	$94,992,000	Commercial Use	$96,957,000	$1,965,000	2.70%	$770,272
E-056	197570 0485	http://blue.kingcou	CROSS BUILDING	ROIC WASHINGTON LLC	1618 3RD AVE	DRC 85-170	19,591	78,365	74,616	Commercial Use	$31,346,000	Commercial Use	$32,094,000	$658,000	2.16%	$253,819
E-057	197570 0511	http://blue.kingcou	GLEN HOTEL	LOW INCOME HOUSING INSTITUT	1413 3RD AVE, SEATTLE 98101	DRC 85-170	6,480	27,250	19,980	Multi-Family/Commercial	$10,323,000	Multi-Family/Commercial	$10,323,000	$0	0.00%	$0
E-058	197570 0525	http://blue.kingcou	MANN BUILDING/WILD GINGER/TRIPLE DOOR	MANN BUILDING	1401 3RD AVE	DRC 85-170	19,320	52,549	44,358	Commercial Use	$21,312,000	Commercial Use	$21,738,000	$426,000	2.00%	$166,916
E-059	868423 0000	http://blue.kingcou	300 PINE STREET	300 PINE ST	300 PINE ST	DRC 85-170	0	774,164	0	Commercial Use	$0	Commercial Use	$0	$0		$0
E-059-001	868423 0010	http://blue.kingcou	300 PINE STREET	MACYS WEST STORES INC	300 PINE ST	DRC 85-170	22,529	189,780	189,780	Commercial Use	$81,079,000	Commercial Use	$82,619,000	$1,540,000	1.90%	$603,406
E-059-002	868423 0020	http://blue.kingcou	300 PINE STREET	PINE STREET OWNER LP	300 PINE ST	DRC 85-170	51,360	478,624	449,141	Commercial Use	$293,167,000	Commercial Use	$297,820,000	$4,653,000	1.59%	$1,823,148
E-059-003	868423 0030	http://blue.kingcou	300 PINE STREET	PINE STREET OWNER LP	300 PINE ST	DRC 85-170	7,687	71,432	71,432	Commercial Use	$46,626,000	Commercial Use	$47,346,000	$720,000	1.54%	$282,112
E-060	2764700000	http://blue.kingcou	GILMORE THE		1530 3RD AVE, SEATTLE 98101	DRC 85-170	13,106	66,455	66,455	Multi-Family/Commercial	$0	Multi-Family/Commercial	$0	$0		$0
E-060-001	2764700010	http://blue.kingcou	GILMORE THE	OUTPARCEL INVESTMENT PARTNE	1530 3RD AVE, SEATTLE 98101	DRC 85-170	786	3,934	3,934	Multi-Family/Commercial	$1,371,000	Multi-Family/Commercial	$1,406,000	$35,000	1.48%	$13,714
E-060-002	2764700020	http://blue.kingcou	GILMORE THE	OUTPARCEL INVESTMENT PARTNE	1530 3RD AVE, SEATTLE 98101	DRC 85-170	855	3,242	3,242	Multi-Family/Commercial	$1,954,000	Multi-Family/Commercial	$1,969,000	$29,000	1.48%	$11,363
E-060-003	2764700030	http://blue.kingcou	GILMORE THE	CHURCH OF SCIENTOLOGY OF WA	1530 3RD AVE, SEATTLE 98101	DRC 85-170	1,704	8,045	8,045	Multi-Family/Commercial	$2,693,000	Multi-Family/Commercial	$2,693,000	$39,000	1.48%	$15,281
E-060-004	2764700040	http://blue.kingcou	GILMORE THE	GILMORE APTS	1530 3RD AVE, SEATTLE 98101	DRC 85-170	9,981	50,238	50,238	Multi-Family/Commercial	$19,019,000	Multi-Family/Commercial	$19,019,000	$0	0.00%	$0
E-061	197570 0365	http://blue.kingcou	CENTURY SQUARE RETAIL	FOURTH AVENUE ASSOCIATES	1525 4TH AVE	DRC 85-170	20,068	97,428	97,388	Commercial Use	$35,538,000	Commercial Use	$36,249,000	$711,000	2.00%	$278,585
E-062	197570 0380	http://blue.kingcou	CENTURY BUILDING	GIBRALTAR LLC	1518 3RD AVE	DRC 85-170	6,960	59,400	39,940	Commercial Use	$15,163,000	Commercial Use	$15,448,000	$285,000	1.81%	$107,751
E-063	197570 0390	http://blue.kingcou	CENTURY SQUARE	UBS REALTY INVESTORS	1511 4TH AVE	DRC 85-170	41,760	755,000	597,771	Commercial Use	$376,713,000	Commercial Use	$382,552,000	$5,838,000	1.55%	$2,287,649
E-064	197570 0400	http://blue.kingcou	ROSS DRESS FOR LESS	ECB MELLY LLC & GICH LLC	301 PINE ST	DRC 85-170	19,980	83,118	83,118	Commercial Use	$31,968,000	Commercial Use	$32,607,000	$639,000	2.00%	$250,374
E-065	197570 0340	http://blue.kingcou	VANCE BUILDING & STERLING BLDG.	RSGF VANCE BUILDING LLC	1402 3RD AVE	DRC 85-170	19,425	157,080	130,799	Commercial Use	$44,389,000	Commercial Use	$45,202,000	$812,000	1.85%	$322,078
E-066	197570 0305	http://blue.kingcou	JOSHUA GREEN BUILDING	JGB LLC	1425 4TH AVE	DRC 85-170	13,320	109,264	91,744	Commercial Use	$40,239,000	Commercial Use	$40,889,000	$750,000	1.84%	$293,867
E-067	197570 0325	http://blue.kingcou	Office Depot	JGB LLC	1423 4TH AVE	DRC 85-170	6,660	16,713	16,340	Commercial Use	$9,990,000	Commercial Use	$10,140,000	$150,000	1.50%	$58,773
E-068	197570 0330	http://blue.kingcou	Miken Bldg.	HRA MIKEN LP	1417 4TH AVE	DRC 85-170	6,660	60,660	57,380	Commercial Use	$14,861,000	Commercial Use	$15,121,000	$260,000	1.75%	$101,874
E-069	197570 0345	http://blue.kingcou	1411 Fourth Avenue Building	ONNI 1411 LLC	1411 4TH AVE	DRC 85-170	12,765	151,035	123,430	Commercial Use	$43,905,000	Commercial Use	$44,462,000	$559,000	1.27%	$219,028
E-070	0658000360	http://blue.kingcou	MAYFLOWER PARK HOTEL ASSOC W/065900-0445	ASPEN FLOWER LLC=MAYFLOWER	405 OLIVE WAY, SEATTLE 98101	DRC 85-170	8,120	88,434	80,338	Commercial Use	$66,757,000	Commercial Use	$67,088,000	$811,000	1.21%	$317,748
E-071	065800 0025	http://blue.kingcou	SHERMAN CLAY	819 AVE LLC	1424 4TH AVE	DRC 85-170	5,400	27,000	23,000	Commercial Use	$8,180,000	Commercial Use	$8,232,000	$112,000	1.51%	$47,963
E-072	065909 0030	http://blue.kingcou	WELLS FARGO BANK	1620 4TH AVE LLC	1620 4TH AVE	DRC 85-170	6,480	17,460	12,037	Commercial Use	$10,368,000	Commercial Use	$10,549,000	$181,000	1.75%	$70,920
E-073	930150 0000	http://blue.kingcou	WESTLAKE CENTER		400 PINE ST	DRC 85-170	0	484,655	480,375	Commercial Use	$0	Commercial Use	$0	$0		$0
E-073-001	930150 0010	http://blue.kingcou	WESTLAKE CENTER	TEACHERS INSURANNUITY ASSOC	400 PINE ST	DRC 85-170	47,080	607,955	335,107	Commercial Use	$235,440,000	Commercial Use	$237,791,000	$2,351,000	1.00%	$825,174
E-073-002	930150 0020	http://blue.kingcou	WESTLAKE CENTER	BROOKFIELD PROP RETAIL	400 PINE ST	DRC 85-170	18,941	183,430	109,199	Commercial Use	$88,719,000	Commercial Use	$90,738,000	$1,019,000	2.05%	$712,724
E-073-003	930150 0030	http://blue.kingcou	WESTLAKE CENTER	BROOKFIELD PROP RETAIL	400 PINE ST	DRC 85-170	94	3,200	803	Commercial Use	$1,022,000	Commercial Use	$1,047,000	$25,000	2.45%	$8,796
E-074	197570 0175	http://blue.kingcou	WESTLAKE PARK	SEATTLE CITY OF DPR	PINE ST	DRC 85-170	4,132	0	0	Open Space/Recreation	$6,611,000	Open Space/Recreation	$6,611,000	$0	0.00%	$0
E-075	197570 0180	http://blue.kingcou	N end Seaboard Center	FIFTH & PINE LLC	413 PINE ST	DRC 85-170	14,280	76,485	66,517	Commercial Use	$45,250,000	Commercial Use	$46,168,000	$915,000	2.02%	$358,517
E-076	197570 0185	http://blue.kingcou	Westlake Place	STELLAR CASCADE LLC	1516 4TH AVE	DRC 85-170	4,837	35,100	30,000	Commercial Use	$15,648,000	Commercial Use	$15,936,000	$288,000	1.84%	$112,843
E-077	197570 0200	http://blue.kingcou	Middle of Seaboard Center	FIFTH & PINE LLC	1513 5TH AVE	DRC 85-170	14,400	88,717	83,387	Commercial Use	$48,534,000	Commercial Use	$49,312,000	$778,000	1.60%	$304,838
E-078	197570 0220	http://blue.kingcou	OFFICE	UNICO PROPERTIES	1505 5TH AVE	DRC 85-170	13,200	97,729	94,614	Commercial Use	$32,307,000	Commercial Use	$32,942,000	$635,000	1.97%	$248,807
E-080	197570 0221	http://blue.kingcou	OFFICE & RETAIL BUILDING UND 1/2 INT (PORTION OF THE OLD NORD	UNICO PROPERTIES	1505 5TH AVE	DRC 85-170	0	0	0	Commercial Use	$0	Commercial Use	$0	$0	0.00%	$0
E-081	197570 0235	http://blue.kingcou	FOURTH & PIKE BUILDING	FOURTH & PIKE (DE) LLC	1424 4TH AVE	DRC 85-170	12,150	132,326	93,042	Commercial Use	$41,387,000	Commercial Use	$42,127,000	$740,000	1.80%	$290,318
E-082	197570 0240	http://blue.kingcou	WASHINGTON FEDERAL BUILDING	WASHINGTON FEDERAL SAVINGS	425 PIKE ST	DRC 85-170	19,200	109,860	83,340	Commercial Use	$51,382,000	Commercial Use	$52,307,000	$925,000	1.80%	$362,435
E-083	197570 0255	http://blue.kingcou	MOTIF SEATTLE F-1	1415 5TH AVENUE SEATTLE LLC	1415 5TH AVE, SEATTLE 98101	DRC 85-170	29,640	332,087	272,787	Commercial Use	$146,210,000	Commercial Use	$148,193,000	$1,983,000	1.36%	$776,985
E-084	197570 0275	http://blue.kingcou	IMPERIAL HOTEL BUILDING	4TH AVENUE BLDG LLC	1404 4TH AVE	DRC 85-170	6,660	34,624	31,500	Commercial Use	$12,598,000	Commercial Use	$12,768,000	$170,000	1.35%	$66,810
E-085	197570 0290	http://blue.kingcou	FOURTH & UNION BLDG/Men s Warehouse	FOURTH & UNION LLC	400 UNION ST	DRC 85-170	6,105	40,525	28,246	Commercial Use	$10,882,000	Commercial Use	$11,022,000	$140,000	1.28%	$54,853
E-086	197570 0280	http://blue.kingcou	Tugon Plaza	LOCKED FIFTH AVENUE LLC	1407 5TH AVE	DRC 85-170	5,100	35,700	15,300	Commercial Use	$9,018,000	Commercial Use	$9,139,000	$121,000	1.34%	$47,410
E-087	197570 0281	http://blue.kingcou	CHASE BANK	1405 FIFTH & UNION ASSOCIAT	1405 5TH AVE	DRC 85-170	8,700	25,920	24,480	Commercial Use	$13,050,000	Commercial Use	$13,223,000	$163,000	1.25%	$63,867
E-088	065800 0085	http://blue.kingcou	MEDICAL DENTAL BUILDING	GRG MEDICAL DENTAL BLDG LLC	507 OLIVE WAY	DRC 85-170	24,820	363,934	291,088	Commercial Use	$112,286,000	Commercial Use	$113,957,000	$671,000	0.60%	$262,813
E-089	065900 0070	http://blue.kingcou	NORDSTROM DOWNTOWN	NORDSTROM INC/ATTN: TAX DEP	500 PINE ST	DRC 85-170	64,768	693,450	648,365	Commercial Use	$243,978,000	Commercial Use	$247,871,000	$3,893,000	1.46%	$1,525,998
E-090	197570 0120	http://blue.kingcou	SIXTH AND PINE BUILDING	SIXTH & PINE BUILDING LLC	523 PINE ST, SEATTLE 98101	DRC 85-170	6,360	67,580	49,468	Multi-Family/Commercial	$26,582,000	Multi-Family/Commercial	$26,778,000	$384,000	1.49%	$154,278
E-091	197570 0115	http://blue.kingcou	O SHEA BUILDING/GAP	O SHEA BLDG CO OF SEATTLE	501 PINE ST	DRC 85-170	13,560	79,957	63,417	Commercial Use	$44,745,000	Commercial Use	$44,745,000	$746,000	1.70%	$292,289
E-092	197570 0135	http://blue.kingcou	CENTRAL HOTEL HENRY THE EIGHTH	ARZOO 1 INVESTMENT CORP	1520 5TH AVE	DRC 85-170	14,400	82,808	57,720	Commercial Use	$20,880,000	Commercial Use	$21,214,000	$334,000	1.60%	$130,869
E-093	197570 0155	http://blue.kingcou	BANANA REPUBLIC	COLISEUM BUILDING	1508 5TH AVE	DRC 85-170	13,200	96,994	16,200	Commercial Use	$21,744,000	Commercial Use	$22,125,000	$381,000	1.75%	$149,284
E-094	197570 0125	http://blue.kingcou	DECATUR BUILDING	MAGNUSSEN VANESSA	1511 6TH AVE	DRC 85-170	21,600	125,084	95,953	Commercial Use	$57,586,000	Commercial Use	$58,115,000	$529,000	1.41%	$207,274
E-095	197570 0168	http://blue.kingcou	510 PIKE BUILDING	510 PIKE ST INC	510 PIKE ST	DRC 85-170	19,200	169,578	198,821	Commercial Use	$269,360,000	Commercial Use	$269,360,000	$2,469,000	1.20%	$967,409
E-096	197570 0080	http://blue.kingcou	US Bank Centre	BPP 1420 FIFTH AVE OWNER LL	1420 5TH AVE	DRC 85-170	57,770	1,545,072	922,344	Commercial Use	$560,753,000	Commercial Use	$567,443,000	$6,690,000	1.15%	$2,621,289
E-097	197570 0095	http://blue.kingcou	LOGAN BLDG	LOGAN BUILDING LLC	1400 5TH AVE	DRC 85-170	13,860	135,918	127,806	Commercial Use	$55,292,000	Commercial Use	$55,990,000	$698,000	1.19%	$238,228
E-098	780411 0000	http://blue.kingcou	SIXTH AND UNION Parking & Retail CONDOMINIUM		1405 6TH AVE	DRC 85-170	16,702	134,426	134,426	Commercial Use	$0	Commercial Use	$0	$0		$0
E-098-001	780411 0010	http://blue.kingcou	SIXTH AND UNION Parking & Retail CONDOMINIUM	WASHINGTON ATHLETIC CLUB		DRC 85-170	7,549	113,195	0	Commercial Use	$28,789,000	Commercial Use	$29,147,000	$358,000	1.24%	$140,272
E-098-002	780411 0020	http://blue.kingcou	SIXTH AND UNION Parking & Retail CONDOMINIUM	BPP 1420 FIFTH AVE OWNER LL	1405 6TH AVE	DRC 85-170	9,153	21,231	21,231	Commercial Use	$24,916,000	Commercial Use	$25,229,000	$313,000	1.26%	$122,640
E-099	680047 0000	http://blue.kingcou	PACIFIC PLACE CONDOMINIUM		600 PINE ST	DCC 500/300-550	0	779,969	339,784	Commercial Use	$0	Commercial Use	$0	$0		$0
E-099-001	680047 0010	http://blue.kingcou	PACIFIC PLACE CONDOMINIUM	MPH PACIFIC LLC	600 PINE ST	DCC 500/300-550	45,247	339,784	339,784	Commercial Use	$283,282,000	Commercial Use	$284,131,000	$4,822,000	1.70%	$1,888,366
E-099-002	680047 0020	http://blue.kingcou	PACIFIC PLACE CONDOMINIUM	MPH PP GARAGE LLC	600 PINE ST	DCC 500/300-550	45,247	440,185	440,185	Commercial Use	$87,257,000	Commercial Use	$88,057,000	$800,000	0.92%	$313,458
E-100	197670 0005	http://blue.kingcou	FOREVER 21	601 PINE STREET INVESTMENT	601 PINE ST	DCC 500/300-550	15,320	69,858	69,858	Commercial Use	$43,388,000	Commercial Use	$43,974,000	$585,000	1.35%	$229,148
E-101	197670 0010	http://blue.kingcou	HOTEL THEODORE (former ROOSEVELT HOTEL) F-UU	1531 7TH AVE, SEATTLE 98101	ROOSEVELT HOTEL OWNER LLC	DCC 500/300-550	8,400	88,634	88,594	Commercial Use	$54,386,000	Commercial Use	$55,121,000	$735,000	1.33%	$284,671
E-102	197670 0045	http://blue.kingcou	MERIDIAN WEST (Restaurant, Lewis Only, Parking)	REGENCY MERIDIAN LLC	1508 6TH AVE	DCC 500/300-550	25,806	147,852	147,852	Commercial Use	$69,170,000	Commercial Use	$70,072,000	$902,000	1.30%	$353,413
E-103	197670 0055	http://blue.kingcou	MERIDIAN CENTER EAST	REGENCY MERIDIAN LLC	1501 7TH AVE	DCC 500/300-550	32,254	267,335	267,335	Commercial Use	$76,815,000	Commercial Use	$77,780,000	$965,000	1.26%	$378,108
E-104	197670 0095	http://blue.kingcou	SHERATON HOTEL - SEATTLE F-UU	SUGA-OBA SEATTLE SHERATON	1400 6TH AVE, SEATTLE 98101	DCC 500/300-550	88,415	1,083,207	924,614	Commercial Use	$552,798,000	Commercial Use	$556,002,000	$8,204,000	1.48%	$3,216,908
E-105	197800 0145	http://blue.kingcou	1400 SEVENTH AVENUE (FOREST PLAZA)	CSHV 1400 7TH AVENUE LLC	1400 7TH AVE	DCC 500/300-550	41,960	803,043	609,643	Commercial Use	$316,566,000	Commercial Use	$319,566,000	$3,000,000	0.95%	$1,175,466
E-106	2285100000	http://blue.kingcou	HYATT AT OLIVE 8	737 OLIVE WAY, SEATTLE 98101		DCC 500/300-550	29,140	398,189	287,065	Commercial Use	$0	Commercial Use	$0	$0	0.00%	$0
E-106-001	2285100010	http://blue.kingcou	HYATT AT OLIVE 8	HEDREEN LLC	737 OLIVE WAY, SEATTLE 98101	DCC 500/300-550	14,580	398,189	287,065	Commercial Use	$187,435,000	Commercial Use	$188,306,000	$871,000	0.46%	$733,893
E-108	0658000220	http://blue.kingcou	PARAMOUNT HOTEL F-UU	8TH & PINE JOINT VENTURE	724 PINE ST, SEATTLE 98101	DCC 500/300-550	13,200	103,566	98,502	Commercial Use	$52,944,000	Commercial Use	$53,598,000	$714,000	1.35%	$278,761
E-109	197670 0411	http://blue.kingcou	Below grade land parcel	WASHINGTON STATE TRADE &	700 PIKE ST	DCC 500/300-550	0	0	0	Commercial Use	$0	Commercial Use	$0	$0		$0
E-110	6195000000	http://blue.kingcou	NW Block Condo-Convention Center & Elliott Grand Hyatt Seattle		700 PIKE ST, SEATTLE 98101	DCC 500/300-550	87,790	415,795	322,551	Commercial Use	$0	Commercial Use	$0	$0	0.00%	$0
E-110-001	6195000020	http://blue.kingcou	NW Block Condo-Convention Center & Elliott Grand Hyatt Seattle	WASHINGTON STATE CONVENTION	700 PIKE ST, SEATTLE 98101	DCC 500/300-550	10,825	96,175	96,175	Commercial Use	$83,164,000	Commercial Use	$83,651,000	$487,000	1.47%	$190,817
E-110-002	6195000030	http://blue.kingcou	NW Block Condo-Convention Center & Elliott Grand Hyatt Seattle	HEDREEN HOTEL LLC	700 PIKE ST, SEATTLE 98101	DCC 500/300-550	14,661	319,620	226,376	Commercial Use	$167,513,400	Commercial Use	$169,036,000	$2,514,600	1.50%	$985,276
E-111	6782120000	http://blue.kingcou	PINE ST. CONDO - ELLIOTT GRAND HYATT SEATTLE & PARKING/RETAI		700 PIKE ST, SEATTLE 98101	DCC 500/300-550	87,790	518,497	98,598	Commercial Use	$0	Commercial Use	$0	$0	0.00%	$0
E-111-001	6782120010	http://blue.kingcou	PINE ST. CONDO - ELLIOTT GRAND HYATT SEATTLE & PARKING/RETAI	HEDREEN HOTEL LLC	700 PIKE ST, SEATTLE 98101	DCC 500/300-550	18,681	155,326	155,326	Commercial Use	$71,781,600	Commercial Use	$72,880,000	$1,078,400	1.50%	$422,541

Waterfront Seattle Final Special Benefit Study

All Other LID Commercial Properties

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/ SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
E-113-002	6792120020	http://blue.kingcou	PINE ST. CONDO - - ELLIOTT GRAND HYATT SEATTLE & PARKING/RETAI	7TH & PINE LLC	700 PINE ST, SEATTLE 98101	DOC1 500/300-550	43,613	363,591	363,591	Commercial Use	$93,822,000	Commercial Use	$95,234,000	$1,402,000	1.48%	$648,334
E-112	197820-0105	http://blue.kingcou	WASH STATE CONVENTION CTR	STATE OF WASHINGTON	800 UNION ST	DMC 340/290-440	46,648	946,211	946,211	Commercial Use	$157,782,000	Commercial Use	$158,899,000	$1,167,000	0.74%	$457,156
E-113	534290-0005	http://blue.kingcou	ONE CONVENTION PLACE (OFFICE CONDO)		701 PINE ST	DMC 340/290-440	21,760	538,933	413,080	Commercial Use	$0	Commercial Use	$0	$0		$0
E-113-001	534290-0010	http://blue.kingcou	ONE CONVENTION PLACE (OFFICE CONDO)	**ONE CONVENTION PLACE**	701 PINE ST	DMC 340/290-440	3,481	84,660	84,660	Commercial Use	$10,135,000	Commercial Use	$10,198,000	$63,000	0.62%	$24,685
E-113-002	534290-0020	http://blue.kingcou	ONE CONVENTION PLACE (OFFICE CONDO)	**WASHINGTON STATE CONVENTION**	800 CONVENTION PL	DMC 340/290-440	4,134	103,680	103,680	Commercial Use	$17,865,000	Commercial Use	$17,971,000	$106,000	0.59%	$41,553
E-113-003	534290-0030	http://blue.kingcou	ONE CONVENTION PLACE (OFFICE CONDO)	ONECONVENTION PLACE	701 PINE ST	DMC 340/290-440	14,144	330,593	305,400	Commercial Use	$168,712,000	Commercial Use	$170,185,000	$1,473,000	0.87%	$577,154
E-114	2141290000	http://blue.kingcou	EAGLES AUDITORIUM CONDOMINIUM/ACT **Theater**		700 UNION ST, SEATTLE 98101	DMC 340/290-440	21,005	166,570	148,854	Commercial Use	$0	Commercial Use	$0	$0		$0
E-114-001	2141290010	http://blue.kingcou	EAGLES AUDITORIUM CONDOMINIUM/ACT **Theater**	**EAGLES THEATRE CENTRE**	700 UNION ST, SEATTLE 98101	DMC 340/290-440	16,300	128,640	128,640	Commercial Use	$30,462,000	Commercial Use	$30,614,000	$152,000	0.50%	$59,557
E-114-002	2141290020	http://blue.kingcou	EAGLES AUDITORIUM CONDOMINIUM/ACT **Theater**	**EAGLES AUDITORIUM APTS**	700 UNION ST, SEATTLE 98101	DMC 340/290-440	4,200	37,930	20,152	Commercial Use	$9,531,000	Commercial Use	$9,531,000	$0	0.00%	$0
E-115	0660000355	http://blue.kingcou	The Olivian	**OLIVE WAY** HIGH RISE LP	809 OLIVE WAY, SEATTLE 98101	DOC1 500/300 550	13,160	501,139	269,758	Multi-Family/Commercial	$160,489,000	Multi-Family/Commercial	$161,195,000	$802,000	0.50%	$314,241
E-116	066000 0820	http://blue.kingcou	Parking (& Old Camlin Cabanas- 32 ROOMS - Boarded up)	**8TH & PINE** PARTNERS LP	1618 8TH AVE	DOC1 500/300 550	14,160	54,240	54,240	Commercial Use	$25,489,000	Commercial Use	$25,679,000	$191,000	0.75%	$74,818
E-117	066000 0804	http://blue.kingcou	PKG	**8TH & PINE** PARTNERS LP	802 PINE ST	DOC2 500/300 550	13,320	0	0	Commercial Use	$23,976,000	Commercial Use	$24,156,000	$180,000	0.75%	$70,518
E-118	0660000845	http://blue.kingcou	THE **OLIVIAN APTS**	**OLIVE WAY** HIGH RISE LP		DOC1 500/300 550	14,108	0	0	Multi-Family/Commercial	$25,394,000	Multi-Family/Commercial	$25,547,000	$153,000	0.60%	$59,949
E-119	0660000825	http://blue.kingcou	WORLDMARK BY WYNDHAM (CAMLIN)	WORLDMARK THE CLU B	**1619 9TH AVE, SEATTLE 98101**	DOC1 500/300-550	14,275	84,068	82,412	Commercial Use	$24,901,000	Commercial Use	$25,131,000	$150,000	0.60%	$58,779
E-120	0660000860	http://blue.kingcou	NINE/PINE APARTMENTS	J&G CAMLIN LLC	**1601 9TH AVE, SEATTLE 98101**	DOC1 500/300-550	7,380	74,509	57,291	Multi-Family/Commercial	$22,010,000	Multi-Family/Commercial	$22,175,000	$165,000	0.75%	$64,651
E-121	0660000865	http://blue.kingcou	Inn on Minor 0865	J&G CAMLIN LLC	**820 PINE ST, SEATTLE 98101**	DOC1 500/300-550	6,240	0	0	Multi-Family/Commercial	$11,232,000	Multi-Family/Commercial	$11,316,000	$84,000	0.75%	$32,913
E-122	0660000909	http://blue.kingcou	TOWER BIS APARTMENTS	GATEWAY PINE INC	801 PINE ST, **SEATTLE 98101**	DMC 340/290-440	13,410	178,745	123,753	Multi-Family/Commercial	$83,826,000	Multi-Family/Commercial	$84,436,000	$610,000	0.73%	$238,031
E-123	0660000915	http://blue.kingcou	PREMIERE ON PINE	HART PINE LLC	615 PINE ST, **SEATTLE 98101**	DMC 340/290-440	13,334	489,477	280,750	Multi-Family/Commercial	$266,750,000	Multi-Family/Commercial	$268,753,000	$2,003,000	0.75%	$784,819
E-124	6159950000	http://blue.kingcou	WSCFC NORTHEAST **BLOCK**		1515 9TH AVE, **SEATTLE 98101**	DMC 340/290-440	59,972	241,543	241,543	Commercial Use	$0	Commercial Use	$0	$0		$0
E-124-001	6159950010	http://blue.kingcou	WSCFC NORTHEAST **BLOCK**	**WASHINGTON STATE CONVENTION**	1515 9TH AVE, **SEATTLE 98101**	DMC 340/290-440	94,204	140,350	140,350	Commercial Use	**$58,146,000**	Commercial Use	$58,728,000	$582,000	1.00%	$228,040
E-124-002	6159950020	http://blue.kingcou	WSCFC NORTHEAST **BLOCK**	**WASHINGTON STATE CONVENTION**	1515 9TH AVE, **SEATTLE 98101**	DMC 340/290-440	15,393	63,894	63,894	Commercial Use	**$26,066,000**	Commercial Use	$26,326,000	$260,000	1.00%	$101,874
E-124-003	6159950030	http://blue.kingcou	WSCFC NORTHEAST **BLOCK**	WASHINGTON STATE CONVENTION	1515 9TH AVE, **SEATTLE 98101**	DMC 340/290-440	9,436	37,389	37,389	Commercial Use	**$16,040,000**	Commercial Use	$16,201,000	$161,000	1.00%	$63,083
E-125	066000 1025	http://blue.kingcou	METRO TUNNEL **TRANSIT STATION**	WASHINGTON STATE CONVENTION	908 PINE ST	DMC 340/290-440	123,848	0	0	Commercial Redevelopment	**$210,542,000**	Commercial Redevelopment	$211,806,000	$1,263,000	0.60%	$494,871
E-126	066000 1725	http://blue.kingcou	SEATTLE HONDA	WSCC PFD ACCOUNTING	1017 OLIVE WAY	DMC 340/290-440	21,600	67,124	102,324	Commercial Redevelopment	$36,720,000	Commercial Redevelopment	$36,934,000	$184,000	0.50%	$72,085
E-127	066000 1700	http://blue.kingcou	SURFACE PAVEMENT PARKING LOT (VACANT LAND)	WASHINGTON STATE CONVENTION	1620 5TH AVE	DMC 340/290-440	54,293	0	0	Commercial Redevelopment	$92,298,000	Commercial Redevelopment	$92,760,000	$462,000	0.50%	$181,022
E-128	066000 0855	http://blue.kingcou	PARAMOUNT NORTHWEST	SEATTLE THEATRE GROUP	901 PINE ST	DMC 340/290-440	27,860	182,761	95,201	Commercial Use	$47,522,000	Commercial Use	$47,770,000	$238,000	0.50%	$93,154
E-129	066000 0975	http://blue.kingcou	SURFACE PARKING LOT (VACANT LAND)	CPSRTA (SOUND TRANSIT)	919 PINE ST	DMC 340/290-440	28,236	0	0	Commercial Redevelopment	$48,001,000	Commercial Redevelopment	$48,241,000	$240,000	0.50%	$94,057
E-130	066000 0945	http://blue.kingcou	PARKING LOT (TOR is Sold)	SEATTLE THEATRE GROUP	1500 9TH AVE	DMC 340/290-440	6,076	0	0	Commercial Use	$10,329,000	Commercial Use	$10,350,000	$21,000	0.20%	$8,228
E-131	066000 1975	http://blue.kingcou	PARKING	WSCC PFD ACCOUNTING	1105 OLIVE WAY	DMC 340/290-440	7,200	0	0	Commercial Redevelopment	$12,240,000	Commercial Redevelopment	$12,264,000	$24,000	0.20%	$9,404
E-132	0660001870	http://blue.kingcou	OLIVE TOWER APTS	OLIVETOWER APTS	1636 BOREN AVE, **SEATTLE 98101**	DMC 340/290-440	7,100	50,143	34,715	Multi-Family/Commercial	$16,928,000	Multi-Family/Commercial	$16,928,000	$0	0.00%	$0
E-133	0660001880	http://blue.kingcou	OLIVE TOWER APT PKG	OLIVETOWER PARKING	1628 BOREN AVE, **SEATTLE 98101**	DMC 340/290-440	1,375	0	0	Multi-Family/Commercial	$2,200,000	Multi-Family/Commercial	$2,206,000	$6,000	0.27%	$2,361
										Totals:	**$51,323,051,078**		**$51,709,447,696**	**$386,396,618**		**$151,398,696**

Totals (Rounded)	
Residential Condominiums & Associated Commercial	**$61,511,000**
All Other Properties	**$386,397,000**
Total Special Benefit	**$447,908,000**
Cost / Benefit Ratio	**29.2%**
Total Assessment	**$175,108,000**

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
A-017	919587 0000	RealPrope	WATERFRONT LANDINGS CONDOMINIUM		2800 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024		Condominium		Condominium			3.00%	
A-017-001	919587 0010	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	CROCHERON MARK H+DAWN R	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	960	Residential	$576,000	Residential	$593,280	$17,280	3.00%	$6,771
A-017-002	919587 0020	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	WILSON MARCUS	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	843	Residential	$505,800	Residential	$520,974	$15,174	3.00%	$5,946
A-017-003	919587 0030	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	MCGREW LANNY R	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,160	Residential	$696,000	Residential	$716,880	$20,880	3.00%	$8,181
A-017-004	919587 0040	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	LI LANZI	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	794	Residential	$476,400	Residential	$490,692	$14,292	3.00%	$5,600
A-017-005	919587 0050	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KRAMER VAN E+SHEILA	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,350	Residential	$843,750	Residential	$869,062	$25,312	3.00%	$9,918
A-017-006	919587 0060	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	HILL RICHARD B	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,070	Residential	$642,000	Residential	$661,260	$19,260	3.00%	$7,546
A-017-007	919587 0070	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	DOHERTY JAMES P JR	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	865	Residential	$519,000	Residential	$534,570	$15,570	3.00%	$6,101
A-017-008	919587 0080	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	PETERSON RALPH G+SHARON L	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	624	Residential	$374,400	Residential	$385,632	$11,232	3.00%	$4,401
A-017-009	919587 0090	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	MUSSO GUBLIO	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	922	Residential	$553,200	Residential	$569,796	$16,596	3.00%	$6,503
A-017-010	919587 0100	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	WOLF JAMES B+CAROL L	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,127	Residential	$676,200	Residential	$696,486	$20,286	3.00%	$7,949
A-017-011	919587 0110	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	WALLIS KRISTI M	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,050	Residential	$630,000	Residential	$648,900	$18,900	3.00%	$7,405
A-017-012	919587 0120	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	JACOX TIMOTHY R	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,155	Residential	$693,000	Residential	$713,790	$20,790	3.00%	$8,146
A-017-013	919587 0130	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BLAIR RANDY L+JANICE L	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,365	Residential	$853,125	Residential	$878,719	$25,594	3.00%	$10,028
A-017-014	919587 0140	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	CALKINS LARRY D	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,365	Residential	$853,125	Residential	$878,719	$25,594	3.00%	$10,028
A-017-015	919587 0150	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	PLASTER JAMES Z+JERI L	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	850	Residential	$531,250	Residential	$547,187	$15,937	3.00%	$6,245
A-017-016	919587 0160	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	HEE VERNON G K	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	960	Residential	$576,000	Residential	$593,280	$17,280	3.00%	$6,771
A-017-017	919587 0170	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SWANBERG LINDA P	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	843	Residential	$505,800	Residential	$520,974	$15,174	3.00%	$5,946
A-017-018	919587 0180	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SHOJI DORI	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,160	Residential	$696,000	Residential	$716,880	$20,880	3.00%	$8,181
A-017-019	919587 0190	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	COYNE STEPHEN W+KARLA R LIT	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	794	Residential	$476,400	Residential	$490,692	$14,292	3.00%	$5,600
A-017-020	919587 0200	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	TEDRICK CHARLES A	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,350	Residential	$843,750	Residential	$869,062	$25,312	3.00%	$9,918
A-017-021	919587 0210	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ASPEN BENJAMIN K+BARBARA	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,378	Residential	$861,250	Residential	$887,087	$25,837	3.00%	$10,124
A-017-022	919587 0220	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SATTERFIELD GEORGE ALLEN+EL	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,070	Residential	$642,000	Residential	$661,260	$19,260	3.00%	$7,546
A-017-023	919587 0230	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	WEGNER DEREK	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	868	Residential	$520,800	Residential	$536,424	$15,624	3.00%	$6,122
A-017-024	919587 0240	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	COBB KAREN L	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	690	Residential	$431,250	Residential	$444,187	$12,937	3.00%	$5,069
A-017-025	919587 0250	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KRISHER EMILY	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	922	Residential	$553,200	Residential	$569,796	$16,596	3.00%	$6,503
A-017-026	919587 0260	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	MURDOCK ROY	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,127	Residential	$676,200	Residential	$696,486	$20,286	3.00%	$7,949
A-017-027	919587 0270	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SREEBNY LEG M+OREN+DANIEL	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,145	Residential	$687,000	Residential	$707,610	$20,610	3.00%	$8,079
A-017-028	919587 0280	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	UDBYE ANDREAS+KARI	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,155	Residential	$693,000	Residential	$713,790	$20,790	3.00%	$8,146
A-017-029	919587 0290	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	CHU CHARLES R+HELEN H	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,365	Residential	$853,125	Residential	$878,719	$25,594	3.00%	$10,028
A-017-030	919587 0300	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	WICKS LARRY L	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,392	Residential	$870,000	Residential	$896,100	$26,100	3.00%	$10,227
A-017-031	919587 0310	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	PEARCE LORI D (TRUSTEE)	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	850	Residential	$531,250	Residential	$547,187	$15,937	3.00%	$6,245
A-017-032	919587 0320	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	CARINO MARK J+JINGLING LIU	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	960	Residential	$576,000	Residential	$593,280	$17,280	3.00%	$6,771
A-017-033	919587 0330	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	PFURTSCHELLER HILDE -TTEE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	843	Residential	$505,800	Residential	$520,974	$15,174	3.00%	$5,946
A-017-034	919587 0340	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	LIDDELL JOHN AND GENE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,160	Residential	$696,000	Residential	$716,880	$20,880	3.00%	$8,181
A-017-035	919587 0350	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	NEVISSI REBECCA ET AL	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	794	Residential	$476,400	Residential	$490,692	$14,292	3.00%	$5,600
A-017-036	919587 0360	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	THAKKER-EHLERS REV LVG TRUS	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,444	Residential	$902,500	Residential	$929,575	$27,075	3.00%	$10,609
A-017-037	919587 0370	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KONERU SUDHEER	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,378	Residential	$861,250	Residential	$887,087	$25,837	3.00%	$10,124
A-017-038	919587 0380	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	CHAPPELL WILLARD+BENETIN JU	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,070	Residential	$642,000	Residential	$661,260	$19,260	3.00%	$7,546
A-017-039	919587 0390	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	HENDRICKSON DALE R+BETTLE L	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	868	Residential	$520,800	Residential	$536,424	$15,624	3.00%	$6,122
A-017-040	919587 0400	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KIPPING LOUISE ANN	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	690	Residential	$414,000	Residential	$426,420	$12,420	3.00%	$4,866
A-017-041	919587 0410	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	STEELE JAMES	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	922	Residential	$553,200	Residential	$569,796	$16,596	3.00%	$6,503
A-017-042	919587 0420	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BERKOWITZ RICHARD C+BOBBIE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,127	Residential	$676,200	Residential	$696,486	$20,286	3.00%	$7,949
A-017-043	919587 0430	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	TEDESCO CATHERINE C	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,141	Residential	$684,600	Residential	$705,138	$20,538	3.00%	$8,047
A-017-044	919587 0440	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	IVANOV & GONZALEZ	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,155	Residential	$693,000	Residential	$713,790	$20,790	3.00%	$8,146
A-017-045	919587 0450	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	COGEN KENNETH+CAROLINE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,453	Residential	$908,125	Residential	$935,369	$27,244	3.00%	$10,675
A-017-046	919587 0460	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	WFL 3 16 LLC	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,392	Residential	$870,000	Residential	$896,100	$26,100	3.00%	$10,227
A-017-047	919587 0470	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	JOHNSON SUSAN	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	850	Residential	$573,750	Residential	$590,962	$17,212	3.00%	$6,744
A-017-048	919587 0480	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	MILLER MARK M+JUDITH	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	960	Residential	$624,000	Residential	$642,720	$18,720	3.00%	$7,335
A-017-049	919587 0490	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	GURUMBA JEFFRY	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	843	Residential	$547,950	Residential	$564,388	$16,438	3.00%	$6,441
A-017-050	919587 0500	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	THOMPSON ROBERT	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,160	Residential	$754,000	Residential	$776,620	$22,620	3.00%	$8,863
A-017-051	919587 0510	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	HOWSHAR MICHAEL+ERIN	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	794	Residential	$516,100	Residential	$531,583	$15,483	3.00%	$6,067
A-017-052	919587 0520	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	JAIN CHARU+SUSHANT	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,466	Residential	$989,550	Residential	$1,019,236	$29,686	3.00%	$11,632
A-017-053	919587 0530	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	RAYRU RAJGOPAL	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,378	Residential	$930,150	Residential	$958,054	$27,904	3.00%	$10,934
A-017-054	919587 0540	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BARRETT MELANIE R+GROSS ISA	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,070	Residential	$695,500	Residential	$716,365	$20,865	3.00%	$8,175
A-017-055	919587 0550	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	HEINS GRETCHEN	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	868	Residential	$564,200	Residential	$581,126	$16,926	3.00%	$6,632
A-017-056	919587 0560	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	FERGUSON LISA J	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	690	Residential	$448,500	Residential	$461,955	$13,455	3.00%	$5,272
A-017-057	919587 0570	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	MATULYAUSKAS MARTIN	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	922	Residential	$599,300	Residential	$617,279	$17,979	3.00%	$7,045
A-017-058	919587 0580	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SHAH KINJAL	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,127	Residential	$732,550	Residential	$754,526	$21,976	3.00%	$8,611
A-017-059	919587 0590	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BROTSKI WILLIAM T+SUE E	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,141	Residential	$741,650	Residential	$763,899	$22,249	3.00%	$8,718
A-017-060	919587 0600	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KITCHINGS KENNETH DAVIS	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,155	Residential	$750,750	Residential	$773,272	$22,522	3.00%	$8,825
A-017-061	919587 0610	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	MANAWADU BINGUMAL R	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,467	Residential	$990,225	Residential	$1,019,932	$29,707	3.00%	$11,640
A-017-062	919587 0620	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BROWN PETER M+MCKINNON	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,407	Residential	$949,725	Residential	$978,217	$28,492	3.00%	$11,164
A-017-063	919587 0630	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	GROHS JENNIFER RUSTINE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	850	Residential	$573,750	Residential	$590,962	$17,212	3.00%	$6,744
A-017-064	919587 0640	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BOIN BRUNO	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	960	Residential	$624,000	Residential	$642,720	$18,720	3.00%	$7,335
A-017-065	919587 0650	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	DE LOS SANTOS NORA C	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	843	Residential	$547,950	Residential	$564,388	$16,438	3.00%	$6,441
A-017-066	919587 0660	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	CHEETHAMJON D+JANET	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,160	Residential	$754,000	Residential	$776,620	$22,620	3.00%	$8,863

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
A-017-067	919587 0670	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SHEN ZHUN+NINGJIAN WANG	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	784	Residential	$516,100	Residential	$531,583	$15,483	3.00%	$6,067
A-017-068	919587 0680	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SIMON STEVEN D	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,466	Residential	$1,026,200	Residential	$1,056,986	$30,786	3.00%	$12,063
A-017-069	919587 0690	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KERR STEWART M+KAREN A	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,378	Residential	$964,600	Residential	$993,538	$28,938	3.00%	$11,339
A-017-070	919587 0700	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	FINE BRUCE+ROBIN ATLAS	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,070	Residential	$695,500	Residential	$716,365	$20,865	3.00%	$8,175
A-017-071	919587 0710	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	YEATS HI LLC	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	865	Residential	$562,250	Residential	$579,117	$16,867	3.00%	$6,609
A-017-072	919587 0720	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	HOLTON FAMILY LTD	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	690	Residential	$448,500	Residential	$461,955	$13,455	3.00%	$5,272
A-017-073	919587 0730	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ABUAN ALBERT+THOMASIN	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	922	Residential	$599,300	Residential	$617,279	$17,979	3.00%	$7,045
A-017-074	919587 0740	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	EBEL ENTERPRISES LLC	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,127	Residential	$732,550	Residential	$754,526	$21,976	3.00%	$8,611
A-017-075	919587 0750	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	LOVELL STEPHEN EDD+JODY LYN	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,141	Residential	$741,650	Residential	$763,899	$22,249	3.00%	$8,718
A-017-076	919587 0760	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ORTEGA A TODD	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,155	Residential	$750,750	Residential	$773,272	$22,522	3.00%	$8,825
A-017-077	919587 0770	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ATTRIDGE WILLIAM F	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,472	Residential	$1,030,400	Residential	$1,061,312	$30,912	3.00%	$12,112
A-017-078	919587 0780	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	JOHANNES CARL A	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,403	Residential	$982,100	Residential	$1,011,563	$29,463	3.00%	$11,544
A-017-079	919587 0790	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ITTI MEUSSA	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	725	Residential	$435,000	Residential	$448,050	$13,050	3.00%	$5,113
A-017-080	919587 0800	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	COLLINGS TAYLOR & ANITA L	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	885	Residential	$531,000	Residential	$546,930	$15,930	3.00%	$6,242
A-017-081	919587 0810	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ZHANG HONGHUA	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	885	Residential	$531,000	Residential	$546,930	$15,930	3.00%	$6,242
A-017-082	919587 0820	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	WEICK F STEVEN+MAUREEN J	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,269	Residential	$761,400	Residential	$784,242	$22,842	3.00%	$8,950
A-017-083	919587 0830	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	GILBERTSON WM G & MARIANNE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,036	Residential	$621,600	Residential	$640,248	$18,648	3.00%	$7,307
A-017-084	919587 0840	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BOZIED SHARYN	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,550	Residential	$930,000	Residential	$957,900	$27,900	3.00%	$10,932
A-017-085	919587 0850	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BLUMENTHAL DARLE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,407	Residential	$844,200	Residential	$869,526	$25,326	3.00%	$9,923
A-017-086	919587 0860	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	HARTMANN FREDRICK	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	861	Residential	$516,600	Residential	$532,098	$15,498	3.00%	$6,072
A-017-087	919587 0870	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	MAHAWADU BRENDEN R	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	625	Residential	$375,000	Residential	$386,250	$11,250	3.00%	$4,408
A-017-088	919587 0880	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	CARGOL OWEN F+LEE DAI-LIH	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	834	Residential	$500,400	Residential	$515,412	$15,012	3.00%	$5,882
A-017-089	919587 0890	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SCHNEIDER MARK A+CAROLYN	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,266	Residential	$759,600	Residential	$782,388	$22,788	3.00%	$8,929
A-017-090	919587 0900	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	WARNER MARC+LEHNERT	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,121	Residential	$672,600	Residential	$692,778	$20,178	3.00%	$7,906
A-017-091	919587 0910	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	PANG TAK H+MUI P CHU+PANG	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,547	Residential	$928,200	Residential	$956,046	$27,846	3.00%	$10,911
A-017-092	919587 0920	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	JOSEN WILLIAM	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,408	Residential	$844,800	Residential	$870,144	$25,344	3.00%	$9,930
A-017-093	919587 0930	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KERNAN KIMBERLY J	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	842	Residential	$505,200	Residential	$520,356	$15,156	3.00%	$5,938
A-017-094	919587 0940	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	FJELSTAD STEPHAN O	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	885	Residential	$531,000	Residential	$546,930	$15,930	3.00%	$6,242
A-017-095	919587 0950	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	DIRKS JASON C+COURTNEY R	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	885	Residential	$531,000	Residential	$546,930	$15,930	3.00%	$6,242
A-017-096	919587 0960	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	FRANKLIN ROBERT W & K L	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,269	Residential	$761,400	Residential	$784,242	$22,842	3.00%	$8,950
A-017-097	919587 0970	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	GIBSON SCOTT S	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,122	Residential	$673,200	Residential	$693,396	$20,196	3.00%	$7,913
A-017-098	919587 0980	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	HOAG SHIRLEY A (TRUSTEE)	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,791	Residential	$954,600	Residential	$983,238	$28,638	3.00%	$11,221
A-017-099	919587 0990	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BRAUER KEVIN+RENEE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,451	Residential	$870,600	Residential	$896,718	$26,118	3.00%	$10,234
A-017-100	919587 1000	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	LEE DAI LIH+OWEN CARGOL	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	861	Residential	$516,600	Residential	$532,098	$15,498	3.00%	$6,072
A-017-101	919587 1010	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KNAPP DEBORAH	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,017	Residential	$607,200	Residential	$625,416	$18,216	3.00%	$7,137
A-017-102	919587 1020	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	NEW STREET HORIZON LLC	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	859	Residential	$515,400	Residential	$530,862	$15,462	3.00%	$6,058
A-017-103	919587 1030	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	REDDY	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	784	Residential	$470,400	Residential	$484,512	$14,112	3.00%	$5,529
A-017-104	919587 1040	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	TREADWELL CLINTON R	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	834	Residential	$500,400	Residential	$515,412	$15,012	3.00%	$5,882
A-017-105	919587 1050	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	DOW CHARLES	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	885	Residential	$531,000	Residential	$546,930	$15,930	3.00%	$6,242
A-017-106	919587 1060	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	GEORGIEV YAVOR	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,266	Residential	$759,600	Residential	$782,388	$22,788	3.00%	$8,929
A-017-107	919587 1070	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	PAI AJIT	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,121	Residential	$672,600	Residential	$692,778	$20,178	3.00%	$7,906
A-017-108	919587 1080	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	WALKER NORRIE A	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,589	Residential	$953,400	Residential	$982,002	$28,602	3.00%	$11,207
A-017-109	919587 1090	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	WFL237 LLC	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,453	Residential	$871,800	Residential	$897,954	$26,154	3.00%	$10,248
A-017-110	919587 1100	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	EVANS ROGER J	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	842	Residential	$505,200	Residential	$520,356	$15,156	3.00%	$5,938
A-017-111	919587 1110	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	RAMSEY STEPHEN D+JONES	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	885	Residential	$531,000	Residential	$546,930	$15,930	3.00%	$6,242
A-017-112	919587 1120	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SLOSS ANDREW	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	885	Residential	$531,000	Residential	$546,930	$15,930	3.00%	$6,242
A-017-113	919587 1130	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	RAMSEY STEPHEN D+JONES	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,269	Residential	$761,400	Residential	$784,242	$22,842	3.00%	$8,950
A-017-114	919587 1140	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	VANKINSBERGEN JON R+DANA	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,122	Residential	$673,200	Residential	$693,396	$20,196	3.00%	$7,913
A-017-115	919587 1150	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	STEVENS ROBERT S+LYNN R	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,591	Residential	$994,375	Residential	$1,024,206	$29,831	3.00%	$11,689
A-017-116	919587 1160	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	DUKE DARRYL+KATHLEEN	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,451	Residential	$906,875	Residential	$934,081	$27,206	3.00%	$10,660
A-017-117	919587 1170	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	LEE CHARLES B	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	861	Residential	$516,600	Residential	$532,098	$15,498	3.00%	$6,072
A-017-118	919587 1180	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	REEVES K AREL D	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,017	Residential	$607,200	Residential	$625,416	$18,216	3.00%	$7,137
A-017-119	919587 1190	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BLOOM JENNIFER MICHELLE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	859	Residential	$515,400	Residential	$530,862	$15,462	3.00%	$6,058
A-017-120	919587 1200	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	NYHUS TAMERA R	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	784	Residential	$470,400	Residential	$484,512	$14,112	3.00%	$5,529
A-017-121	919587 1210	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	PINELLI JUAN M	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	834	Residential	$500,400	Residential	$515,412	$15,012	3.00%	$5,882
A-017-122	919587 1220	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	HAINES WILLIAM L	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	885	Residential	$531,000	Residential	$546,930	$15,930	3.00%	$6,242
A-017-123	919587 1230	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	DWYER DAVID & NANCY	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,266	Residential	$759,600	Residential	$782,388	$22,788	3.00%	$8,929
A-017-124	919587 1240	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	JONES THOMAS M+PATRICIA A	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,121	Residential	$672,600	Residential	$692,778	$20,178	3.00%	$7,906
A-017-125	919587 1250	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	EYRE DAVID R+SUSAN C	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,589	Residential	$993,125	Residential	$1,022,919	$29,794	3.00%	$11,674
A-017-126	919587 1260	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KITTILSON DONA D	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,453	Residential	$908,125	Residential	$935,369	$27,244	3.00%	$10,675
A-017-127	919587 1270	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KLOPCHIC PETER G+COLLEEN F	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	842	Residential	$547,300	Residential	$563,719	$16,419	3.00%	$6,433
A-017-128	919587 1280	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	WILSON HERMAN K III	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	647	Residential	$420,550	Residential	$433,166	$12,616	3.00%	$4,943
A-017-129	919587 1290	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	HULITAR MARY TRUST C/O	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,110	Residential	$721,500	Residential	$743,145	$21,645	3.00%	$8,481
A-017-130	919587 1300	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	MERLINO GARY+DONNA	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	2,803	Residential	$1,751,875	Residential	$1,804,431	$52,556	3.00%	$20,593
A-017-131	919587 1310	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KACZMAREK WILLIAM J+VIRGINI	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,358	Residential	$916,650	Residential	$944,149	$27,499	3.00%	$10,775
A-017-132	919587 1320	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	MESSNER SANDRA	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	861	Residential	$559,650	Residential	$576,439	$16,789	3.00%	$6,578
A-017-133	919587 1330	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	LEVERTY VERNON E+GRETCHEN-	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,012	Residential	$657,800	Residential	$677,534	$19,734	3.00%	$7,732

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
A-017-134	919587 1340	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	MARTIN PREBEN H+NICOLE ITTE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	859	Residential	$558,350	Residential	$575,100	$16,750	3.00%	$6,563
A-017-135	919587 1350	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	MORENO MARY J	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	784	Residential	$509,600	Residential	$524,888	$15,288	3.00%	$5,990
A-017-136	919587 1360	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BROWN DORTHY	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	591	Residential	$384,150	Residential	$395,674	$11,524	3.00%	$4,516
A-017-137	919587 1370	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BERTRAND ANTHONY P	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,114	Residential	$724,100	Residential	$745,823	$21,723	3.00%	$8,511
A-017-138	919587 1380	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	HENDERSON JEFFREY D	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,116	Residential	$725,400	Residential	$747,162	$21,762	3.00%	$8,527
A-017-139	919587 1390	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	POLLOCK SANDRA J	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,358	Residential	$916,650	Residential	$944,149	$27,499	3.00%	$10,775
A-017-140	919587 1400	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ON THE ROCK 98040 LLC	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,653	Residential	$1,115,775	Residential	$1,149,248	$33,473	3.00%	$13,116
A-017-141	919587 1410	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	STEDMAN DAVID W+SUZANNE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	842	Residential	$568,350	Residential	$585,400	$17,050	3.00%	$6,681
A-017-142	919587 1420	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SPRINGATE STEPHEN C	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	710	Residential	$479,250	Residential	$493,627	$14,377	3.00%	$5,633
A-017-143	919587 1430	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KAYCE ROGER	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	2,146	Residential	$1,448,550	Residential	$1,492,006	$43,456	3.00%	$17,027
A-017-144	919587 1440	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	G & J INVESTMENT PROPERTIES	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,724	Residential	$1,163,700	Residential	$1,198,611	$34,911	3.00%	$13,679
A-017-145	919587 1450	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	LOOMANS DORINDA	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	748	Residential	$486,200	Residential	$500,786	$14,586	3.00%	$5,715
A-017-146	919587 1460	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BOZIED SHARYN	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	753	Residential	$489,450	Residential	$504,133	$14,683	3.00%	$5,753
A-017-147	919587 1470	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	YUEN SUNNY	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	784	Residential	$529,200	Residential	$545,076	$15,876	3.00%	$6,221
A-017-148	919587 1480	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	CRAIG KEVIN C	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	834	Residential	$542,100	Residential	$558,363	$16,263	3.00%	$6,372
A-017-149	919587 1490	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	VAN KINSBERGEN AUDREY-TTEE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	2,156	Residential	$1,455,300	Residential	$1,498,959	$43,659	3.00%	$17,107
A-017-150	919587 1500	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	OSTERMAN DAVID A	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,567	Residential	$1,057,725	Residential	$1,089,457	$31,732	3.00%	$12,433
A-017-151	919587 1510	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	CAFLIN PAT	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,086	Residential	$651,600	Residential	$671,148	$19,548	3.00%	$7,659
A-017-152	919587 1520	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	PAPE REBEKAH+PIETKA DAVID	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	865	Residential	$519,000	Residential	$534,570	$15,570	3.00%	$6,101
A-017-153	919587 1530	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	DUBOSE RICHARD+CHERYL	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	586	Residential	$351,600	Residential	$362,148	$10,548	3.00%	$4,133
A-017-154	919587 1540	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	RAYBU RAJGOPAL	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	931	Residential	$558,600	Residential	$575,358	$16,758	3.00%	$6,566
A-017-155	919587 1550	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	DUBOSE RICHARD+CHERYL	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	727	Residential	$436,200	Residential	$449,286	$13,086	3.00%	$5,127
A-017-156	919587 1560	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	HERRMANN KARL H	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	808	Residential	$484,800	Residential	$499,344	$14,544	3.00%	$5,699
A-017-157	919587 1570	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ASHBURN MARK E	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,160	Residential	$696,000	Residential	$716,880	$20,880	3.00%	$8,181
A-017-158	919587 1580	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	DARROW FLOYD C	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,363	Residential	$817,800	Residential	$842,334	$24,534	3.00%	$9,613
A-017-159	919587 1590	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ROESLIADI GURITNO+PAMELA K	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	533	Residential	$319,800	Residential	$329,394	$9,594	3.00%	$3,759
A-017-160	919587 1600	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	VARGHIS NINA+VARGHIS	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,127	Residential	$676,200	Residential	$696,486	$20,286	3.00%	$7,949
A-017-161	919587 1610	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	PRATT DAVID R	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	924	Residential	$554,400	Residential	$571,032	$16,632	3.00%	$6,517
A-017-162	919587 1620	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	FREDERICK BRIAN EUGENE+ELIZ	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,155	Residential	$693,000	Residential	$713,790	$20,790	3.00%	$8,146
A-017-163	919587 1630	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	DANISHEK STEPHEN+DICLE TEZE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,049	Residential	$629,400	Residential	$648,282	$18,882	3.00%	$7,398
A-017-164	919587 1640	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	YU HELI C TRUST	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,364	Residential	$818,400	Residential	$842,952	$24,552	3.00%	$9,620
A-017-165	919587 1650	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ANDREASEN STEVEN W	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,351	Residential	$810,600	Residential	$834,918	$24,318	3.00%	$9,528
A-017-166	919587 1660	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BRESLIN GLORIA	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,086	Residential	$651,600	Residential	$671,148	$19,548	3.00%	$7,659
A-017-167	919587 1670	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	LA MARLE CORINNE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	865	Residential	$519,000	Residential	$534,570	$15,570	3.00%	$6,101
A-017-168	919587 1680	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	DICKSON JEFFREY L	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	674	Residential	$404,400	Residential	$416,532	$12,132	3.00%	$4,754
A-017-169	919587 1690	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	OLI IDA+COONEY	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	719	Residential	$431,400	Residential	$444,342	$12,942	3.00%	$5,071
A-017-170	919587 1700	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	CAO XIAOWEI+TIANHONG	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	931	Residential	$558,600	Residential	$575,358	$16,758	3.00%	$6,566
A-017-171	919587 1710	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SEAFELDT ALBERT C+MIWA S	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	727	Residential	$436,200	Residential	$449,286	$13,086	3.00%	$5,127
A-017-172	919587 1720	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	HERRMANN HANS H+HEIDI U	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	808	Residential	$484,800	Residential	$499,344	$14,544	3.00%	$5,699
A-017-173	919587 1730	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ALI ALFA LAND HOLDINGS LLC	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,160	Residential	$696,000	Residential	$716,880	$20,880	3.00%	$8,181
A-017-174	919587 1740	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	URE CAROL L	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,445	Residential	$867,000	Residential	$893,010	$26,010	3.00%	$10,191
A-017-175	919587 1750	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	CORBETT GERALD	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,361	Residential	$816,600	Residential	$841,098	$24,498	3.00%	$9,599
A-017-176	919587 1760	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	MOORE DAVID G+LINDA C	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	692	Residential	$415,200	Residential	$427,656	$12,456	3.00%	$4,881
A-017-177	919587 1770	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SANCHEZ BRENDA	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,127	Residential	$676,200	Residential	$696,486	$20,286	3.00%	$7,949
A-017-178	919587 1780	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ISBISTER GERALD S	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	924	Residential	$554,400	Residential	$571,032	$16,632	3.00%	$6,517
A-017-179	919587 1790	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KELLEY BRENDAN H+ROBERT W	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,155	Residential	$693,000	Residential	$713,790	$20,790	3.00%	$8,146
A-017-180	919587 1800	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ROUSH THOMAS D+VIDICH LIILI	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,141	Residential	$684,600	Residential	$705,138	$20,538	3.00%	$8,047
A-017-181	919587 1810	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	STEWART LAURA LEE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,392	Residential	$835,200	Residential	$860,256	$25,056	3.00%	$9,817
A-017-182	919587 1820	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SINGH INDER P+TOKHI JASPAL	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,353	Residential	$811,800	Residential	$836,154	$24,354	3.00%	$9,542
A-017-183	919587 1830	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	CLAY CHARLOTTE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,086	Residential	$651,600	Residential	$671,148	$19,548	3.00%	$7,659
A-017-184	919587 1840	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	DA RENTALS LLC	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	865	Residential	$519,000	Residential	$534,570	$15,570	3.00%	$6,101
A-017-185	919587 1850	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	GUISE ANN JEANNETTE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	674	Residential	$404,400	Residential	$416,532	$12,132	3.00%	$4,754
A-017-186	919587 1860	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BAIGAS RAYMOND H	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	719	Residential	$431,400	Residential	$444,342	$12,942	3.00%	$5,071
A-017-187	919587 1870	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	DUDE CORNELIA E	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	931	Residential	$558,600	Residential	$575,358	$16,758	3.00%	$6,566
A-017-188	919587 1880	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	JOHNSON ANDREW L+CARRIE L	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	727	Residential	$436,200	Residential	$449,286	$13,086	3.00%	$5,127
A-017-189	919587 1890	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BANKS COURTNEY DANIELLE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	808	Residential	$484,800	Residential	$499,344	$14,544	3.00%	$5,699
A-017-190	919587 1900	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	MARCIUS WILLIAM+LUZ VEGA-	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,160	Residential	$696,000	Residential	$716,880	$20,880	3.00%	$8,181
A-017-191	919587 1910	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SATO RAY	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,445	Residential	$903,125	Residential	$930,219	$27,094	3.00%	$10,616
A-017-192	919587 1920	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ARANGO JOAQUIN & SUZANNE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,490	Residential	$931,250	Residential	$959,187	$27,937	3.00%	$10,947
A-017-193	919587 1930	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	RODRIGUEZ STEPHANIE N	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	692	Residential	$415,200	Residential	$427,656	$12,456	3.00%	$4,881
A-017-194	919587 1940	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	DEGRACIA CESAR P+ROSARIO T	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,127	Residential	$676,200	Residential	$696,486	$20,286	3.00%	$7,949
A-017-195	919587 1950	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KUPYN ROBERT K	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	924	Residential	$554,400	Residential	$571,032	$16,632	3.00%	$6,517
A-017-196	919587 1960	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	JITENDER VENKATESH+SHYAMA	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,155	Residential	$693,000	Residential	$713,790	$20,790	3.00%	$8,146
A-017-197	919587 1970	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	COGEN KENNETH	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,141	Residential	$684,600	Residential	$705,138	$20,538	3.00%	$8,047
A-017-198	919587 1980	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	WILLIAMS JAMES C	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,392	Residential	$870,000	Residential	$896,100	$26,100	3.00%	$10,227
A-017-199	919587 1990	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	LUI CORDELL	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,477	Residential	$923,125	Residential	$950,819	$27,694	3.00%	$10,851
A-017-200	919587 2000	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	PALMER EDWARD "NED" P	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,086	Residential	$705,900	Residential	$727,077	$21,177	3.00%	$8,298

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
A-017-201	919587 2010	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	FREDERICK FAMILY PROPERTIES	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	869	Residential	$562,250	Residential	$579,117	$16,867	3.00%	$6,609
A-017-202	919587 2020	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	LIU CRISTIAN C	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	674	Residential	$438,100	Residential	$451,243	$13,143	3.00%	$5,150
A-017-203	919587 2030	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KRUEGER HENNER+KAREN	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	719	Residential	$467,350	Residential	$481,370	$14,020	3.00%	$5,494
A-017-204	919587 2040	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KOH JOY	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	931	Residential	$605,150	Residential	$623,304	$18,154	3.00%	$7,113
A-017-205	919587 2050	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BEHRENDS MARTIN A	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	727	Residential	$472,550	Residential	$486,726	$14,176	3.00%	$5,555
A-017-206	919587 2060	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	NICHOL WALTER PAUL+LINDA	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	808	Residential	$525,200	Residential	$540,956	$15,756	3.00%	$6,174
A-017-207	919587 2070	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	CHAN ELSIE H	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,160	Residential	$754,000	Residential	$776,620	$22,620	3.00%	$8,863
A-017-208	919587 2080	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	FREISATZ WAYNE+NANCY	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,460	Residential	$985,500	Residential	$1,015,065	$29,565	3.00%	$11,584
A-017-209	919587 2090	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	CFO INC	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,505	Residential	$1,015,875	Residential	$1,046,351	$30,476	3.00%	$11,941
A-017-210	919587 2100	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ABILEAH SHAHAF+PNINA	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	692	Residential	$449,800	Residential	$463,294	$13,494	3.00%	$5,287
A-017-211	919587 2110	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ODUJINRIN	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,127	Residential	$732,550	Residential	$754,526	$21,976	3.00%	$8,611
A-017-212	919587 2120	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	GERMANY MARY K	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	924	Residential	$600,600	Residential	$618,618	$18,018	3.00%	$7,060
A-017-213	919587 2130	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	CHENG THERESA Y	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,155	Residential	$750,750	Residential	$773,272	$22,522	3.00%	$8,825
A-017-214	919587 2140	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	FUJIMOTO MARCIA K+KEENE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,141	Residential	$741,650	Residential	$763,899	$22,249	3.00%	$8,718
A-017-215	919587 2150	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	RUBENSTEIN LINSEY	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,407	Residential	$949,725	Residential	$978,217	$28,492	3.00%	$11,164
A-017-216	919587 2160	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	ROGOWSKI GARY F+SHARYL A	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,493	Residential	$1,007,775	Residential	$1,038,008	$30,233	3.00%	$11,846
A-017-217	919587 7470	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	HEARNE RODNEY L & JILL T	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,086	Residential	$705,900	Residential	$727,077	$21,177	3.00%	$8,298
A-017-218	919587 2180	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	DLW REAL ESTATE LLC	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	865	Residential	$562,250	Residential	$579,117	$16,867	3.00%	$6,609
A-017-219	919587 2190	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	MAZZUILLA SHAUNA M	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	674	Residential	$438,100	Residential	$451,243	$13,143	3.00%	$5,150
A-017-220	919587 2200	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	MOSS CHLOE+JASON DENTON	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	719	Residential	$467,350	Residential	$481,370	$14,020	3.00%	$5,494
A-017-221	919587 2210	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	USTAS MARY T	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	931	Residential	$605,150	Residential	$623,304	$18,154	3.00%	$7,113
A-017-222	919587 2220	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	PAYAN AARON+CARRIE	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	727	Residential	$472,550	Residential	$486,726	$14,176	3.00%	$5,555
A-017-223	919587 1230	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	FUENTES	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	808	Residential	$525,200	Residential	$540,956	$15,756	3.00%	$6,174
A-017-224	919587 2240	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	HORTON HEATH A	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,160	Residential	$754,000	Residential	$776,620	$22,620	3.00%	$8,863
A-017-225	919587 2250	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SUTTON PAMELA L_BETCHER	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	3,141	Residential	$1,964,375	Residential	$2,023,306	$58,931	3.00%	$23,093
A-017-226	919587 2260	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	HORTON HEATH	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	692	Residential	$467,100	Residential	$481,113	$14,013	3.00%	$5,491
A-017-227	919587 2270	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	COUDEN RONALD P	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,127	Residential	$732,550	Residential	$754,526	$21,976	3.00%	$8,611
A-017-228	919587 2280	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	CORBETT GERALD L	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	924	Residential	$600,600	Residential	$618,618	$18,018	3.00%	$7,060
A-017-229	919587 2290	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	KRIVONAK NEIL	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,155	Residential	$750,750	Residential	$773,272	$22,522	3.00%	$8,825
A-017-230	919587 2300	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SIGURDSSON SHIRLEY	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,141	Residential	$741,650	Residential	$763,899	$22,249	3.00%	$8,718
A-017-231	919587 2310	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	SPENCE GROUP INC	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,407	Residential	$984,900	Residential	$1,014,447	$29,547	3.00%	$11,577
A-017-232	919587 2320	RealPrope	WATERFRONT LANDINGS CONDOMINIUM	BARNES NICHOLAS	2000 ALASKAN WAY, SEATTLE 98121	DH2/55	118,592	251,024	1,493	Residential	$1,045,100	Residential	$1,076,453	$31,353	3.00%	$12,285
A-043	919590 0000	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL		1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	329,398	178,269	Condominium(Mixed Use)		Condominium (Mixed Use)			2.75%	
A-043-002	919590 0020	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	WHITEHEAD ROY M+RHONDA N	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	1,656	Mixed-Use/Residential	$1,242,000	Mixed-Use/Residential	$1,276,155	$34,155	2.75%	$13,383
A-043-003	919590 0030	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	SORRIN LEONARD H+DEASY	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	1,345	Mixed-Use/Residential	$1,042,375	Mixed-Use/Residential	$1,071,040	$28,665	2.75%	$11,232
A-043-004	919590 0040	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	BARBIERI RICHARD L	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	3,711	Mixed-Use/Residential	$3,061,575	Mixed-Use/Residential	$3,145,768	$84,193	2.75%	$32,985
A-043-005	919590 0050	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	WAGONFELD JAMES+JUDITH B	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	1,797	Mixed-Use/Residential	$1,482,525	Mixed-Use/Residential	$1,523,294	$40,769	2.75%	$15,974
A-043-006	919590 0060	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	FOSSIL INVESTMENTS LTD	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	1,775	Mixed-Use/Residential	$1,464,375	Mixed-Use/Residential	$1,504,645	$40,270	2.75%	$15,779
A-043-007	919590 0070	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	MCWILLIAMS MARY O	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	2,114	Mixed-Use/Residential	$1,744,050	Mixed-Use/Residential	$1,792,011	$47,961	2.75%	$18,792
A-043-008	919590 0080	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	EVARTS KATE	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	1,440	Mixed-Use/Residential	$1,116,000	Mixed-Use/Residential	$1,146,690	$30,690	2.75%	$12,025
A-043-009	919590 0090	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	CARLSON C KENT+SANDRA C	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	1,407	Mixed-Use/Residential	$1,055,250	Mixed-Use/Residential	$1,084,269	$29,019	2.75%	$11,370
A-043-010	919590 0100	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	CARLSON C KENT+SANDRA C	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	1,450	Mixed-Use/Residential	$1,087,500	Mixed-Use/Residential	$1,117,406	$29,906	2.75%	$11,718
A-043-011	919590 0110	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	MEYER PAUL+HUNTER SARAH	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	1,653	Mixed-Use/Residential	$1,239,750	Mixed-Use/Residential	$1,273,843	$34,093	2.75%	$13,358
A-043-012	919590 0120	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	BEZ NICHOLAS J	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	1,972	Mixed-Use/Residential	$1,479,000	Mixed-Use/Residential	$1,519,672	$40,672	2.75%	$15,930
A-043-013	919590 0130	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	HEYDT CYNTHIA L (TTEE)	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	1,684	Mixed-Use/Residential	$1,389,300	Mixed-Use/Residential	$1,427,506	$38,206	2.75%	$14,970
A-043-014	919590 0140	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	CARPENTER ISABEL FOSTER	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	1,574	Mixed-Use/Residential	$1,298,550	Mixed-Use/Residential	$1,334,260	$35,710	2.75%	$13,992
A-043-015	919590 0150	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	STANSBURY MICHAEL E	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	2,361	Mixed-Use/Residential	$1,947,825	Mixed-Use/Residential	$2,001,390	$53,565	2.75%	$20,988
A-043-016	919590 0160	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	DONOVAN MARK C	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	1,837	Mixed-Use/Residential	$1,515,525	Mixed-Use/Residential	$1,557,202	$41,677	2.75%	$16,330
A-043-017	919590 0170	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	SATHER FAMILY LLC	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	2,370	Mixed-Use/Residential	$1,955,250	Mixed-Use/Residential	$2,009,019	$53,769	2.75%	$21,068
A-043-018	919590 0180	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	FONG JUDITH A	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	2,595	Mixed-Use/Residential	$2,140,875	Mixed-Use/Residential	$2,199,749	$58,874	2.75%	$23,068
A-043-019	919590 0190	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	FOX LESLIE	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	1,819	Mixed-Use/Residential	$1,500,675	Mixed-Use/Residential	$1,541,944	$41,269	2.75%	$16,170
A-043-020	919590 0200	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	GIELEN ANTON P+KAREN N	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	2,024	Mixed-Use/Residential	$1,669,800	Mixed-Use/Residential	$1,715,719	$45,919	2.75%	$17,992
A-043-021	919590 0210	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	LIONHILL INVESTMENT LLC	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	169	Parking	$25,000	Parking	$25,687	$687	2.75%	$269
A-043-022	919590 0220	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	LIONHILL INVESTMENT LLC	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	149	Parking	$25,000	Parking	$25,687	$687	2.75%	$269
A-043-023	919590 0230	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	DONOVAN MARK C	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	201	Parking	$25,000	Parking	$25,687	$687	2.75%	$269
A-043-024	919590 0240	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	KIM YOUNGSUN+LEE GILWOO	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	178	Parking	$25,000	Parking	$25,687	$687	2.75%	$269
A-043-025	919590 0250	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	MCPHERSON ANNE SETAL	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	169	Parking	$25,000	Parking	$25,687	$687	2.75%	$269
A-043-026	919590 0260	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	MCWILLIAMS MARY	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	172	Parking	$25,000	Parking	$25,687	$687	2.75%	$269
A-043-027	919590 0270	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	FOSSIL INVESTMENTS LTD	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	168	Parking	$25,000	Parking	$25,687	$687	2.75%	$269
A-043-028	919590 0280	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	STANSBURY MICHAEL & MARY	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	172	Parking	$25,000	Parking	$25,687	$687	2.75%	$269
A-043-029	919590 0290	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	GIELEN ANOTN P+KAREN N	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	38,520	177	Parking	$25,000	Parking	$25,687	$687	2.75%	$269
A-043-001	919590 0010	RealPrope	WATERFRONT PLACE BUILDING RESIDENTIAL	WATERFRONT ASSET MANAGER	1009 WESTERN AVE, SEATTLE 98104	DMC-170	35,978	261,333	178,269	Mixed-Use/Commercial	$90,658,000	Mixed-Use/Commercial	$93,123,000	$2,465,000	2.72%	$965,841
B-099	780200 0000	RealPrope	SITE 17		2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	2,876	2,876	Condominium(Mixed Use)		Condominium(Mixed Use)			0.25%	
B-099-004	780200 0040	RealPrope	SITE 17	TAN VENUS	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	525	Mixed-Use/Residential	$262,500	Mixed-Use/Residential	$263,156	$656	0.25%	$257

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-099-005	780200 0050	RealProp	SITE 17	SCHMITT STACEY R	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	578	Mixed-Use/Residential	$289,000	Mixed-Use/Residential	$289,723	$723	0.25%	$283
B-099-006	780200 0060	RealProp	SITE 17	LEVI NOAM+ESTER RAIF-	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	606	Mixed-Use/Residential	$303,000	Mixed-Use/Residential	$303,758	$758	0.25%	$297
B-099-007	780200 0070	RealProp	SITE 17	BOSTAIN BARRY B	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	620	Mixed-Use/Residential	$310,000	Mixed-Use/Residential	$310,775	$775	0.25%	$304
B-099-008	780200 0080	RealProp	SITE 17	BOYLAN SUSAN A	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	634	Mixed-Use/Residential	$317,000	Mixed-Use/Residential	$317,793	$793	0.25%	$311
B-099-009	780200 0090	RealProp	SITE 17	MALNICK JULLIANNE+EDITH	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	641	Mixed-Use/Residential	$320,500	Mixed-Use/Residential	$321,301	$801	0.25%	$314
B-099-010	780200 0100	RealProp	SITE 17	KOU PAULINE+ADAM	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	553	Mixed-Use/Residential	$276,500	Mixed-Use/Residential	$277,191	$691	0.25%	$271
B-099-011	780200 0110	RealProp	SITE 17	VOGT ANTHONY J	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	553	Mixed-Use/Residential	$276,500	Mixed-Use/Residential	$277,191	$691	0.25%	$271
B-099-012	780200 0120	RealProp	SITE 17	LIAN XI	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	553	Mixed-Use/Residential	$276,500	Mixed-Use/Residential	$277,191	$691	0.25%	$271
B-099-013	780200 0130	RealProp	SITE 17	GERBER ZANE+PEARL+DAVID	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	553	Mixed-Use/Residential	$276,500	Mixed-Use/Residential	$277,191	$691	0.25%	$271
B-099-014	780200 0140	RealProp	SITE 17	MEHLHAFF KEVIN	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	762	Mixed-Use/Residential	$381,000	Mixed-Use/Residential	$381,953	$953	0.25%	$373
B-099-015	780200 0150	RealProp	SITE 17	LE THAO	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	496	Mixed-Use/Residential	$248,000	Mixed-Use/Residential	$248,620	$620	0.25%	$243
B-099-016	780200 0160	RealProp	SITE 17	WO TATMAN STEPHEN+MYLENE	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	511	Mixed-Use/Residential	$281,050	Mixed-Use/Residential	$281,753	$703	0.25%	$275
B-099-017	780200 0170	RealProp	SITE 17	GUNDUC NESUT	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	764	Mixed-Use/Residential	$420,200	Mixed-Use/Residential	$421,251	$1,051	0.25%	$412
B-099-018	780200 0180	RealProp	SITE 17	MOY RYAN+JESSIE	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	585	Mixed-Use/Residential	$292,500	Mixed-Use/Residential	$293,231	$731	0.25%	$287
B-099-019	780200 0190	RealProp	SITE 17	XU LINGYU	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	612	Mixed-Use/Residential	$306,000	Mixed-Use/Residential	$306,765	$765	0.25%	$300
B-099-020	780200 0200	RealProp	SITE 17	KONISHI CHINATSU	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	554	Mixed-Use/Residential	$277,000	Mixed-Use/Residential	$277,693	$693	0.25%	$271
B-099-021	780200 0210	RealProp	SITE 17	PINNOW WENDY	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	518	Mixed-Use/Residential	$310,800	Mixed-Use/Residential	$311,577	$777	0.25%	$304
B-099-022	780200 0220	RealProp	SITE 17	JOHNSON KENT	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	772	Mixed-Use/Residential	$463,200	Mixed-Use/Residential	$464,358	$1,158	0.25%	$454
B-099-023	780200 0230	RealProp	SITE 17	HANSEN DENNIS	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	588	Mixed-Use/Residential	$294,000	Mixed-Use/Residential	$294,735	$735	0.25%	$288
B-099-024	780200 0240	RealProp	SITE 17	PENAICH SATNAM	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	612	Mixed-Use/Residential	$306,000	Mixed-Use/Residential	$306,765	$765	0.25%	$300
B-099-025	780200 0250	RealProp	SITE 17	CHEN YUE	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	630	Mixed-Use/Residential	$315,000	Mixed-Use/Residential	$315,788	$788	0.25%	$309
B-099-026	780200 0260	RealProp	SITE 17	ANGELICO ALEXANDER	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	519	Mixed-Use/Residential	$337,350	Mixed-Use/Residential	$338,193	$843	0.25%	$330
B-099-027	780200 0270	RealProp	SITE 17	OSTDICK LUIS	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	775	Mixed-Use/Residential	$503,750	Mixed-Use/Residential	$505,009	$1,259	0.25%	$493
B-099-028	780200 0280	RealProp	SITE 17	OGAWA PAUL SEIA	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	588	Mixed-Use/Residential	$308,700	Mixed-Use/Residential	$309,472	$772	0.25%	$302
B-099-029	780200 0290	RealProp	SITE 17	SORENSON THOMAS	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	612	Mixed-Use/Residential	$321,300	Mixed-Use/Residential	$322,103	$803	0.25%	$315
B-099-030	780200 0300	RealProp	SITE 17	SITES KATHERINE	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	630	Mixed-Use/Residential	$330,750	Mixed-Use/Residential	$331,577	$827	0.25%	$324
B-099-031	780200 0310	RealProp	SITE 17	COLEGROVE SHELLIE A+STANLEY	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	502	Mixed-Use/Residential	$338,850	Mixed-Use/Residential	$339,697	$847	0.25%	$332
B-099-032	780200 0320	RealProp	SITE 17	TABIQ MIR A	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	767	Mixed-Use/Residential	$510,975	Mixed-Use/Residential	$512,252	$1,277	0.25%	$501
B-099-033	780200 0330	RealProp	SITE 17	RAHEJA VIKRAM	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	592	Mixed-Use/Residential	$310,800	Mixed-Use/Residential	$311,577	$777	0.25%	$304
B-099-034	780200 0340	RealProp	SITE 17	MAINS JENNIFER	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	614	Mixed-Use/Residential	$322,350	Mixed-Use/Residential	$323,156	$806	0.25%	$316
B-099-035	780200 0350	RealProp	SITE 17	MASTROGIOVANNI	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	639	Mixed-Use/Residential	$335,475	Mixed-Use/Residential	$336,314	$839	0.25%	$329
B-099-036	780200 0360	RealProp	SITE 17	SORGATZ MICHAEL	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	728	Mixed-Use/Residential	$364,000	Mixed-Use/Residential	$364,910	$910	0.25%	$357
B-099-037	780200 0370	RealProp	SITE 17	HAN SIMON	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	723	Mixed-Use/Residential	$361,500	Mixed-Use/Residential	$362,404	$904	0.25%	$354
B-099-038	780200 0380	RealProp	SITE 17	PHILION PAUL J	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	983	Mixed-Use/Residential	$491,500	Mixed-Use/Residential	$492,729	$1,229	0.25%	$481
B-099-039	780200 0390	RealProp	SITE 17	ZIEGLER CHRISTOPHER R	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	893	Mixed-Use/Residential	$446,500	Mixed-Use/Residential	$447,616	$1,116	0.25%	$437
B-099-040	780200 0400	RealProp	SITE 17	LADUCA ANDREW+KIMBERLY	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	896	Mixed-Use/Residential	$448,000	Mixed-Use/Residential	$449,120	$1,120	0.25%	$439
B-099-041	780200 0410	RealProp	SITE 17	KINGSLEY PETER+ALEXANDRA E	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	896	Mixed-Use/Residential	$448,000	Mixed-Use/Residential	$449,120	$1,120	0.25%	$439
B-099-042	780200 0420	RealProp	SITE 17	BAUMAN CHARLIE+SARAH	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	887	Mixed-Use/Residential	$443,500	Mixed-Use/Residential	$444,609	$1,109	0.25%	$434
B-099-043	780200 0430	RealProp	SITE 17	MCCLAIN MICHAEL E	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	873	Mixed-Use/Residential	$436,500	Mixed-Use/Residential	$437,591	$1,091	0.25%	$428
B-099-044	780200 0440	RealProp	SITE 17	SORENSEN ANDREW O	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	873	Mixed-Use/Residential	$436,500	Mixed-Use/Residential	$437,591	$1,091	0.25%	$428
B-099-045	780200 0450	RealProp	SITE 17	BECK MATTHEW A+DRIELL SARA	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	887	Mixed-Use/Residential	$443,500	Mixed-Use/Residential	$444,609	$1,109	0.25%	$434
B-099-046	780200 0460	RealProp	SITE 17	BURGIN WALKER S+CHIN ALLISO	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	894	Mixed-Use/Residential	$447,000	Mixed-Use/Residential	$448,118	$1,118	0.25%	$438
B-099-047	780200 0470	RealProp	SITE 17	MEYER JERRY+NINA ZINGALE	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	894	Mixed-Use/Residential	$447,000	Mixed-Use/Residential	$448,118	$1,118	0.25%	$438
B-099-048	780200 0480	RealProp	SITE 17	SENG KEVIN Y	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	887	Mixed-Use/Residential	$443,500	Mixed-Use/Residential	$444,609	$1,109	0.25%	$434
B-099-049	780200 0490	RealProp	SITE 17	HALL JUDSON A	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	819	Mixed-Use/Residential	$409,500	Mixed-Use/Residential	$410,924	$1,024	0.25%	$401
B-099-050	780200 0500	RealProp	SITE 17	FUKUDA KAYKO E	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	723	Mixed-Use/Residential	$361,500	Mixed-Use/Residential	$362,404	$904	0.25%	$354
B-099-051	780200 0510	RealProp	SITE 17	KUMAR RAJIVE+KAVITHA	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	723	Mixed-Use/Residential	$361,500	Mixed-Use/Residential	$362,404	$904	0.25%	$354
B-099-052	780200 0520	RealProp	SITE 17	STEPHENS ANTHONY M	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	589	Mixed-Use/Residential	$323,950	Mixed-Use/Residential	$324,760	$810	0.25%	$317
B-099-053	780200 0530	RealProp	SITE 17	CLIBBORN ERICA	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	547	Mixed-Use/Residential	$300,850	Mixed-Use/Residential	$301,602	$752	0.25%	$295
B-099-054	780200 0540	RealProp	SITE 17	FUENTES JOSEPH W	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	1,048	Mixed-Use/Residential	$576,400	Mixed-Use/Residential	$577,841	$1,441	0.25%	$565
B-099-055	780200 0550	RealProp	SITE 17	DOLEAC KAREN	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	649	Mixed-Use/Residential	$324,500	Mixed-Use/Residential	$325,311	$811	0.25%	$318
B-099-056	780200 0560	RealProp	SITE 17	WANG YADONG	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	653	Mixed-Use/Residential	$326,500	Mixed-Use/Residential	$327,316	$816	0.25%	$320
B-099-057	780200 0570	RealProp	SITE 17	DYE PRESTON S+KRISTINE N	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	639	Mixed-Use/Residential	$319,500	Mixed-Use/Residential	$320,299	$799	0.25%	$313
B-099-058	780200 0580	RealProp	SITE 17	JENKINS SCOTT A & MEGAN L	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	639	Mixed-Use/Residential	$319,500	Mixed-Use/Residential	$320,299	$799	0.25%	$313
B-099-059	780200 0590	RealProp	SITE 17	LEE ANNE J	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	638	Mixed-Use/Residential	$319,000	Mixed-Use/Residential	$319,798	$798	0.25%	$312
B-099-060	780200 0600	RealProp	SITE 17	MOK SIN U	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	638	Mixed-Use/Residential	$319,000	Mixed-Use/Residential	$319,798	$798	0.25%	$312
B-099-061	780200 0610	RealProp	SITE 17	MURPHY PAUL J+DE	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	1,058	Mixed-Use/Residential	$555,450	Mixed-Use/Residential	$556,839	$1,389	0.25%	$544
B-099-062	780200 0620	RealProp	SITE 17	LANGE BRAD W	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	548	Mixed-Use/Residential	$287,700	Mixed-Use/Residential	$288,419	$719	0.25%	$282
B-099-063	780200 0630	RealProp	SITE 17	GUO JEREMY	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	548	Mixed-Use/Residential	$287,700	Mixed-Use/Residential	$288,419	$719	0.25%	$282
B-099-064	780200 0640	RealProp	SITE 17	DICKERSON KEVIN	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	548	Mixed-Use/Residential	$287,700	Mixed-Use/Residential	$288,419	$719	0.25%	$282
B-099-065	780200 0650	RealProp	SITE 17	SEEGER BERNARD	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	548	Mixed-Use/Residential	$287,700	Mixed-Use/Residential	$288,419	$719	0.25%	$282
B-099-066	780200 0660	RealProp	SITE 17	NJOROGE MARGARET W	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	548	Mixed-Use/Residential	$287,700	Mixed-Use/Residential	$288,419	$719	0.25%	$282
B-099-067	780200 0670	RealProp	SITE 17	RODRIGUES ALWYN	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	644	Mixed-Use/Residential	$338,100	Mixed-Use/Residential	$338,945	$845	0.25%	$331
B-099-068	780200 0680	RealProp	SITE 17	GELOSE J JAMES P+NANCY	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	599	Mixed-Use/Residential	$299,500	Mixed-Use/Residential	$300,249	$749	0.25%	$293
B-099-069	780200 0690	RealProp	SITE 17	WU ZHIQIN+WEN WANG	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	597	Mixed-Use/Residential	$298,900	Mixed-Use/Residential	$299,646	$746	0.25%	$292
B-099-070	780200 0700	RealProp	SITE 17	CHIRO FARAYI+SARA I	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	685	Mixed-Use/Residential	$342,500	Mixed-Use/Residential	$343,356	$856	0.25%	$335
B-099-071	780200 0710	RealProp	SITE 17	KIRBY KRISTOPHER Q+KATHERIN	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	550	Mixed-Use/Residential	$316,250	Mixed-Use/Residential	$317,041	$791	0.25%	$310

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-099-072	780200 0720	RealPrope	SITE 17	GULBERG LARRY+DEBBI	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	514	Mixed-Use/Residential	$295,559	Mixed-Use/Residential	$296,289	$739	0.25%	$290
B-099-073	780200 0730	RealPrope	SITE 17	LEE TED	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	1,048	Mixed-Use/Residential	$602,600	Mixed-Use/Residential	$604,107	$1,507	0.25%	$590
B-099-074	780200 0740	RealPrope	SITE 17	ZAZZI CHRISTOPHER+ALLISON	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	651	Mixed-Use/Residential	$325,500	Mixed-Use/Residential	$326,314	$814	0.25%	$319
B-099-075	780200 0750	RealPrope	SITE 17	LIMONGI HOMERO MACIEL	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	655	Mixed-Use/Residential	$327,500	Mixed-Use/Residential	$328,319	$819	0.25%	$321
B-099-076	780200 0760	RealPrope	SITE 17	LYNN E NORLING	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	642	Mixed-Use/Residential	$321,000	Mixed-Use/Residential	$321,803	$803	0.25%	$314
B-099-077	780200 0770	RealPrope	SITE 17	MA KIET VINH	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	642	Mixed-Use/Residential	$321,000	Mixed-Use/Residential	$321,803	$803	0.25%	$314
B-099-078	780200 0780	RealPrope	SITE 17	BLEYER MICHAEL	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	642	Mixed-Use/Residential	$321,000	Mixed-Use/Residential	$321,803	$803	0.25%	$314
B-099-079	780200 0790	RealPrope	SITE 17	DOAN SON H+HUE T	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	642	Mixed-Use/Residential	$321,000	Mixed-Use/Residential	$321,803	$803	0.25%	$314
B-099-080	780200 0800	RealPrope	SITE 17	SALE TIMOTHY R+CHOW KELLY	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	1,055	Mixed-Use/Residential	$606,625	Mixed-Use/Residential	$608,142	$1,517	0.25%	$594
B-099-081	780200 0810	RealPrope	SITE 17	HARTMAN MCKENNA S	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	513	Mixed-Use/Residential	$294,975	Mixed-Use/Residential	$295,712	$737	0.25%	$289
B-099-082	780200 0820	RealPrope	SITE 17	KOTTENSTETTE NANCY	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	513	Mixed-Use/Residential	$282,150	Mixed-Use/Residential	$282,855	$705	0.25%	$276
B-099-083	780200 0830	RealPrope	SITE 17	BRUGH GARY+LORRAINE	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	516	Mixed-Use/Residential	$283,800	Mixed-Use/Residential	$284,510	$710	0.25%	$278
B-099-084	780200 0840	RealPrope	SITE 17	HENNE LUKAS	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	513	Mixed-Use/Residential	$282,150	Mixed-Use/Residential	$282,855	$705	0.25%	$276
B-099-085	780200 0850	RealPrope	SITE 17	BURMEISTER JOY	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	513	Mixed-Use/Residential	$282,150	Mixed-Use/Residential	$282,855	$705	0.25%	$276
B-099-086	780200 0860	RealPrope	SITE 17	SUBRAMANIAM APURVAA	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	713	Mixed-Use/Residential	$392,150	Mixed-Use/Residential	$393,130	$980	0.25%	$384
B-099-087	780200 0870	RealPrope	SITE 17	WU RICHARD X+HONGYIN+XU	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	623	Mixed-Use/Residential	$311,500	Mixed-Use/Residential	$312,279	$779	0.25%	$305
B-099-088	780200 0880	RealPrope	SITE 17	YU YUE	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	621	Mixed-Use/Residential	$310,500	Mixed-Use/Residential	$311,276	$776	0.25%	$304
B-099-089	780200 0890	RealPrope	SITE 17	ROED NEIL J -TTEE	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	713	Mixed-Use/Residential	$356,500	Mixed-Use/Residential	$357,391	$891	0.25%	$349
B-099-090	780200 0900	RealPrope	SITE 17	MORRIS KEVIN J+NICOLE V	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	550	Mixed-Use/Residential	$330,000	Mixed-Use/Residential	$330,825	$825	0.25%	$323
B-099-091	780200 0910	RealPrope	SITE 17	ASHWIN SANTHA	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	514	Mixed-Use/Residential	$308,400	Mixed-Use/Residential	$309,171	$771	0.25%	$302
B-099-092	780200 0920	RealPrope	SITE 17	FEE ALLAN & SUSAN	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	1,048	Mixed-Use/Residential	$628,800	Mixed-Use/Residential	$630,372	$1,572	0.25%	$616
B-099-093	780200 0930	RealPrope	SITE 17	RAHEJA VIKRAM	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	651	Mixed-Use/Residential	$325,500	Mixed-Use/Residential	$326,314	$814	0.25%	$319
B-099-094	780200 0940	RealPrope	SITE 17	RAGUNATHAN NIGASAN	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	655	Mixed-Use/Residential	$327,500	Mixed-Use/Residential	$328,319	$819	0.25%	$321
B-099-095	780200 0950	RealPrope	SITE 17	LEE GAIN F+DANA D.C.	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	642	Mixed-Use/Residential	$321,000	Mixed-Use/Residential	$321,803	$803	0.25%	$314
B-099-096	780200 0960	RealPrope	SITE 17	YEUNG ALFRED CHI HUNG	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	642	Mixed-Use/Residential	$321,000	Mixed-Use/Residential	$321,803	$803	0.25%	$314
B-099-097	780200 0970	RealPrope	SITE 17	WILD SILAS THAYER IV	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	642	Mixed-Use/Residential	$321,000	Mixed-Use/Residential	$321,803	$803	0.25%	$314
B-099-098	780200 0980	RealPrope	SITE 17	ANDRESHAK CHRISTINE	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	642	Mixed-Use/Residential	$321,000	Mixed-Use/Residential	$321,803	$803	0.25%	$314
B-099-099	780200 0990	RealPrope	SITE 17	RAO AMAR	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	1,055	Mixed-Use/Residential	$659,375	Mixed-Use/Residential	$661,023	$1,648	0.25%	$646
B-099-100	780200 1000	RealPrope	SITE 17	HART DEBORAH LYNN	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	513	Mixed-Use/Residential	$307,800	Mixed-Use/Residential	$308,570	$770	0.25%	$302
B-099-101	780200 1010	RealPrope	SITE 17	LAVIN MATTHEW JAMES	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	513	Mixed-Use/Residential	$294,975	Mixed-Use/Residential	$295,712	$737	0.25%	$289
B-099-102	780200 1020	RealPrope	SITE 17	LE DECKER HOLLY	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	516	Mixed-Use/Residential	$296,700	Mixed-Use/Residential	$297,442	$742	0.25%	$291
B-099-103	780200 1030	RealPrope	SITE 17	MANHEIM PAUL	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	513	Mixed-Use/Residential	$294,975	Mixed-Use/Residential	$295,712	$737	0.25%	$289
B-099-104	780200 1040	RealPrope	SITE 17	BOYDELL THOMAS E	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	513	Mixed-Use/Residential	$294,975	Mixed-Use/Residential	$295,712	$737	0.25%	$289
B-099-105	780200 1050	RealPrope	SITE 17	DATTAGUPTA SHAHANA	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	713	Mixed-Use/Residential	$409,975	Mixed-Use/Residential	$411,000	$1,025	0.25%	$402
B-099-106	780200 1060	RealPrope	SITE 17	SINA	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	623	Mixed-Use/Residential	$311,500	Mixed-Use/Residential	$312,279	$779	0.25%	$305
B-099-107	780200 1070	RealPrope	SITE 17	YU WEN JUN JIMMY	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	621	Mixed-Use/Residential	$310,500	Mixed-Use/Residential	$311,276	$776	0.25%	$304
B-099-108	780200 1080	RealPrope	SITE 17	MAN MOSES	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	713	Mixed-Use/Residential	$356,500	Mixed-Use/Residential	$357,391	$891	0.25%	$349
B-099-109	780200 1090	RealPrope	SITE 17	ORTON KEVIN J+DONNA L	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	550	Mixed-Use/Residential	$330,000	Mixed-Use/Residential	$330,825	$825	0.25%	$323
B-099-110	780200 1100	RealPrope	SITE 17	YU CHUN+CUI YAN	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	514	Mixed-Use/Residential	$308,400	Mixed-Use/Residential	$309,171	$771	0.25%	$302
B-099-111	780200 1110	RealPrope	SITE 17	ANDERSON DANIEL+KATHY	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	1,048	Mixed-Use/Residential	$655,000	Mixed-Use/Residential	$656,638	$1,638	0.25%	$642
B-099-112	780200 1120	RealPrope	SITE 17	BAGGETT ADAM+AMELIA	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	633	Mixed-Use/Residential	$395,625	Mixed-Use/Residential	$396,614	$989	0.25%	$388
B-099-113	780200 1130	RealPrope	SITE 17	CHONG SUSNA	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	632	Mixed-Use/Residential	$395,000	Mixed-Use/Residential	$395,988	$988	0.25%	$387
B-099-114	780200 1140	RealPrope	SITE 17	BIRKETT HOLLY	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	622	Mixed-Use/Residential	$388,750	Mixed-Use/Residential	$389,722	$972	0.25%	$381
B-099-115	780200 1150	RealPrope	SITE 17	MAYER PHILIP S+JENNIE K	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	885	Mixed-Use/Residential	$553,125	Mixed-Use/Residential	$554,508	$1,383	0.25%	$542
B-099-116	780200 1160	RealPrope	SITE 17	CHERBA ERIC	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	1,048	Mixed-Use/Residential	$655,000	Mixed-Use/Residential	$656,638	$1,638	0.25%	$642
B-099-117	780200 1170	RealPrope	SITE 17	KONSTANTARAS ANDREW G	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	1,178	Mixed-Use/Residential	$736,250	Mixed-Use/Residential	$738,091	$1,841	0.25%	$721
B-099-118	780200 1180	RealPrope	SITE 17	TIABO DORIAN	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	664	Mixed-Use/Residential	$398,400	Mixed-Use/Residential	$399,396	$996	0.25%	$390
B-099-119	780200 1190	RealPrope	SITE 17	ROEMER RE & EK	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	985	Mixed-Use/Residential	$591,000	Mixed-Use/Residential	$592,478	$1,478	0.25%	$579
B-099-120	780200 1200	RealPrope	SITE 17	SYLVESTER WESTON J & GREEN	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	982	Mixed-Use/Residential	$589,200	Mixed-Use/Residential	$590,673	$1,473	0.25%	$577
B-099-121	780200 1210	RealPrope	SITE 17	TERAI DENNIS W+PATRICIA A	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	675	Mixed-Use/Residential	$405,000	Mixed-Use/Residential	$406,013	$1,013	0.25%	$397
B-099-122	780200 1220	RealPrope	SITE 17	PEKIC ZOLTAN	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	863	Mixed-Use/Residential	$517,800	Mixed-Use/Residential	$519,095	$1,295	0.25%	$507
B-099-123	780200 1230	RealPrope	SITE 17	YIM ELAINE	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	994	Mixed-Use/Residential	$596,400	Mixed-Use/Residential	$597,891	$1,491	0.25%	$584
B-099-124	780200 1240	RealPrope	SITE 17	ZEUSMAN LLC	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	1,109	Mixed-Use/Residential	$665,400	Mixed-Use/Residential	$667,064	$1,664	0.25%	$652
B-099-125	780200 1250	RealPrope	SITE 17	HSU LILY+JAMES A HORNSBY	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	715	Mixed-Use/Residential	$429,000	Mixed-Use/Residential	$430,073	$1,073	0.25%	$420
B-099-126	780200 1260	RealPrope	SITE 17	ROGERS CHRISTOPHER J	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	550	Mixed-Use/Residential	$330,000	Mixed-Use/Residential	$330,825	$825	0.25%	$323
B-099-127	780200 1270	RealPrope	SITE 17	JUSUF FRANCIS	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	514	Mixed-Use/Residential	$308,400	Mixed-Use/Residential	$309,171	$771	0.25%	$302
B-099-128	780200 1280	RealPrope	SITE 17	WOO BENJAMIN M+VICKIE H -	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	1,048	Mixed-Use/Residential	$681,200	Mixed-Use/Residential	$682,903	$1,703	0.25%	$667
B-099-129	780200 1290	RealPrope	SITE 17	HUNG FAMILY TRUST	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	633	Mixed-Use/Residential	$411,450	Mixed-Use/Residential	$412,479	$1,029	0.25%	$403
B-099-130	780200 1300	RealPrope	SITE 17	LEE BARBARA M	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	632	Mixed-Use/Residential	$410,800	Mixed-Use/Residential	$411,827	$1,027	0.25%	$402
B-099-131	780200 1310	RealPrope	SITE 17	SZE JENNIE M	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	622	Mixed-Use/Residential	$404,300	Mixed-Use/Residential	$405,311	$1,011	0.25%	$396
B-099-132	780200 1320	RealPrope	SITE 17	VARMA AVTAR	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	864	Mixed-Use/Residential	$561,600	Mixed-Use/Residential	$563,004	$1,404	0.25%	$550
B-099-002	780200 0020	RealPrope	SITE 17	YI KI W+HETTY S	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	978	Mixed-Use/Commercial	$407,900	Mixed-Use/Commercial	$408,900	$1,000	0.25%	$392
B-099-003	780200 0030	RealPrope	SITE 17	FILIPI GENCI+OLLGA	2500 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	28,800	113,262	516	Mixed-Use/Commercial	$234,500	Mixed-Use/Commercial	$235,000	$500	0.21%	$196
B-104	069900 0000	RealPrope	BELLTOWN COURT CONDOMINIUM		2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	14,222	14,222	Condominium(Mixed Use)		Condominium(Mixed Use)			0.20%	
B-104-005	069900 0050	RealPrope	BELLTOWN COURT CONDOMINIUM	BELLTOWN COURT HOA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	470	Mixed-Use/Residential	$305,500	Mixed-Use/Residential	$306,111	$611	0.20%	$239

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-104-006	069900 0060	RealProps	BELLTOWN COURT CONDOMINIUM	MUI WARREN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	575	Mixed-Use/Residential	$373,750	Mixed-Use/Residential	$374,498	$748	0.20%	$293
B-104-007	069900 0070	RealProps	BELLTOWN COURT CONDOMINIUM	MCDANIEL CHAD RAY	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	879	Mixed-Use/Residential	$571,350	Mixed-Use/Residential	$572,493	$1,143	0.20%	$448
B-104-008	069900 0080	RealProps	BELLTOWN COURT CONDOMINIUM	BRUNDAGE NEIL+JIN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	778	Mixed-Use/Residential	$505,700	Mixed-Use/Residential	$506,711	$1,011	0.20%	$396
B-104-009	069900 0090	RealProps	BELLTOWN COURT CONDOMINIUM	ZOLTIE PAUL	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	641	Mixed-Use/Residential	$416,650	Mixed-Use/Residential	$417,483	$833	0.20%	$327
B-104-010	069900 0100	RealProps	BELLTOWN COURT CONDOMINIUM	RAGAN BRIAN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	627	Mixed-Use/Residential	$407,550	Mixed-Use/Residential	$408,365	$815	0.20%	$319
B-104-011	069900 0110	RealProps	BELLTOWN COURT CONDOMINIUM	KLEIST DALE M+ANN L	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	466	Mixed-Use/Residential	$302,900	Mixed-Use/Residential	$303,506	$606	0.20%	$237
B-104-012	069900 0120	RealProps	BELLTOWN COURT CONDOMINIUM	SRINIVASAN SATEESH K+GURU S	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	916	Mixed-Use/Residential	$618,300	Mixed-Use/Residential	$619,537	$1,237	0.20%	$485
B-104-013	069900 0130	RealProps	BELLTOWN COURT CONDOMINIUM	JOY ALLISON & STEPHEN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	631	Mixed-Use/Residential	$425,925	Mixed-Use/Residential	$426,777	$852	0.20%	$334
B-104-014	069900 0140	RealProps	BELLTOWN COURT CONDOMINIUM	KEATON KATHRYN A	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	637	Mixed-Use/Residential	$429,975	Mixed-Use/Residential	$430,835	$860	0.20%	$337
B-104-015	069900 0150	RealProps	BELLTOWN COURT CONDOMINIUM	COHEN MATTHEW A+SUSAN E	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	551	Mixed-Use/Residential	$371,925	Mixed-Use/Residential	$372,669	$744	0.20%	$291
B-104-016	069900 0160	RealProps	BELLTOWN COURT CONDOMINIUM	HAMILTON MARK W+GRACE L	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	536	Mixed-Use/Residential	$361,800	Mixed-Use/Residential	$362,524	$724	0.20%	$284
B-104-017	069900 0170	RealProps	BELLTOWN COURT CONDOMINIUM	DANIEL TRICIA D	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	551	Mixed-Use/Residential	$371,925	Mixed-Use/Residential	$372,669	$744	0.20%	$291
B-104-018	069900 0180	RealProps	BELLTOWN COURT CONDOMINIUM	IGAWA COLIN F	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	637	Mixed-Use/Residential	$429,975	Mixed-Use/Residential	$430,835	$860	0.20%	$337
B-104-019	069900 0190	RealProps	BELLTOWN COURT CONDOMINIUM	KNAPP BETH L	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	631	Mixed-Use/Residential	$425,925	Mixed-Use/Residential	$426,777	$852	0.20%	$334
B-104-020	069900 0200	RealProps	BELLTOWN COURT CONDOMINIUM	SEAMSTER ROBERT	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	916	Mixed-Use/Residential	$618,300	Mixed-Use/Residential	$619,537	$1,237	0.20%	$485
B-104-021	069900 0210	RealProps	BELLTOWN COURT CONDOMINIUM	SPOMER CAROL A	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	466	Mixed-Use/Residential	$302,900	Mixed-Use/Residential	$303,506	$606	0.20%	$237
B-104-022	069900 0220	RealProps	BELLTOWN COURT CONDOMINIUM	LEE KAREN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	627	Mixed-Use/Residential	$407,550	Mixed-Use/Residential	$408,365	$815	0.20%	$319
B-104-023	069900 0230	RealProps	BELLTOWN COURT CONDOMINIUM	KHOZIKOV EVGENIA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	641	Mixed-Use/Residential	$416,650	Mixed-Use/Residential	$417,483	$833	0.20%	$327
B-104-024	069900 0240	RealProps	BELLTOWN COURT CONDOMINIUM	AUSTIN CRAIG	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	683	Mixed-Use/Residential	$443,950	Mixed-Use/Residential	$444,838	$888	0.20%	$348
B-104-025	069900 0250	RealProps	BELLTOWN COURT CONDOMINIUM	CARRIGAN DAVID	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	824	Mixed-Use/Residential	$535,600	Mixed-Use/Residential	$536,671	$1,071	0.20%	$420
B-104-026	069900 0260	RealProps	BELLTOWN COURT CONDOMINIUM	GRASSO KAREN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	741	Mixed-Use/Residential	$481,650	Mixed-Use/Residential	$482,613	$963	0.20%	$377
B-104-027	069900 0270	RealProps	BELLTOWN COURT CONDOMINIUM	CURTIS KATHLEEN M+ROWIN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	470	Mixed-Use/Residential	$305,500	Mixed-Use/Residential	$306,111	$611	0.20%	$239
B-104-028	069900 0280	RealProps	BELLTOWN COURT CONDOMINIUM	SLABAUGH DARRELL	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	575	Mixed-Use/Residential	$373,750	Mixed-Use/Residential	$374,498	$748	0.20%	$293
B-104-029	069900 0290	RealProps	BELLTOWN COURT CONDOMINIUM	CHANEY CHRIS JARROD	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	879	Mixed-Use/Residential	$571,350	Mixed-Use/Residential	$572,493	$1,143	0.20%	$448
B-104-030	069900 0300	RealProps	BELLTOWN COURT CONDOMINIUM	SIGURJONSSON	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	778	Mixed-Use/Residential	$505,700	Mixed-Use/Residential	$506,711	$1,011	0.20%	$396
B-104-031	069900 0310	RealProps	BELLTOWN COURT CONDOMINIUM	JORDAN CANDACE	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	641	Mixed-Use/Residential	$416,650	Mixed-Use/Residential	$417,483	$833	0.20%	$327
B-104-032	069900 0320	RealProps	BELLTOWN COURT CONDOMINIUM	ROSENBERG JEFFREY+KAREN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	627	Mixed-Use/Residential	$407,550	Mixed-Use/Residential	$408,365	$815	0.20%	$319
B-104-033	069900 0330	RealProps	BELLTOWN COURT CONDOMINIUM	LANG JORDAN M	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	466	Mixed-Use/Residential	$314,550	Mixed-Use/Residential	$315,179	$629	0.20%	$246
B-104-034	069900 0340	RealProps	BELLTOWN COURT CONDOMINIUM	JAIN VARUN+ARULMOZHI	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	916	Mixed-Use/Residential	$618,300	Mixed-Use/Residential	$619,537	$1,237	0.20%	$485
B-104-035	069900 0350	RealProps	BELLTOWN COURT CONDOMINIUM	SU ANUSHA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	631	Mixed-Use/Residential	$425,925	Mixed-Use/Residential	$426,777	$852	0.20%	$334
B-104-036	069900 0360	RealProps	BELLTOWN COURT CONDOMINIUM	SARGENT DANIEL B+ELLEN V -T	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	637	Mixed-Use/Residential	$429,975	Mixed-Use/Residential	$430,835	$860	0.20%	$337
B-104-037	069900 0370	RealProps	BELLTOWN COURT CONDOMINIUM	HARRISON SHERIDAN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	551	Mixed-Use/Residential	$371,925	Mixed-Use/Residential	$372,669	$744	0.20%	$291
B-104-038	069900 0380	RealProps	BELLTOWN COURT CONDOMINIUM	SUGIYAMA TAKEMI+HIROKO	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	536	Mixed-Use/Residential	$361,800	Mixed-Use/Residential	$362,524	$724	0.20%	$284
B-104-039	069900 0390	RealProps	BELLTOWN COURT CONDOMINIUM	CHEUN VANNAK	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	551	Mixed-Use/Residential	$371,925	Mixed-Use/Residential	$372,669	$744	0.20%	$291
B-104-040	069900 0400	RealProps	BELLTOWN COURT CONDOMINIUM	ALEXANDER REGINA C	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	637	Mixed-Use/Residential	$429,975	Mixed-Use/Residential	$430,835	$860	0.20%	$337
B-104-041	069900 0410	RealProps	BELLTOWN COURT CONDOMINIUM	KASTURI RAVINDRA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	631	Mixed-Use/Residential	$425,925	Mixed-Use/Residential	$426,777	$852	0.20%	$334
B-104-042	069900 0420	RealProps	BELLTOWN COURT CONDOMINIUM	RICHEN LLC	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	916	Mixed-Use/Residential	$618,300	Mixed-Use/Residential	$619,537	$1,237	0.20%	$485
B-104-043	069900 0430	RealProps	BELLTOWN COURT CONDOMINIUM	ZENG SHUPING	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	466	Mixed-Use/Residential	$302,900	Mixed-Use/Residential	$303,506	$606	0.20%	$237
B-104-044	069900 0440	RealProps	BELLTOWN COURT CONDOMINIUM	GUZMAN RYAN C	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	627	Mixed-Use/Residential	$407,550	Mixed-Use/Residential	$408,365	$815	0.20%	$319
B-104-045	069900 0450	RealProps	BELLTOWN COURT CONDOMINIUM	REYES JEFFRIN E	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	641	Mixed-Use/Residential	$416,650	Mixed-Use/Residential	$417,483	$833	0.20%	$327
B-104-046	069900 0460	RealProps	BELLTOWN COURT CONDOMINIUM	GRAYBEAL DOUGLAS H	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	778	Mixed-Use/Residential	$505,700	Mixed-Use/Residential	$506,711	$1,011	0.20%	$396
B-104-047	069900 0470	RealProps	BELLTOWN COURT CONDOMINIUM	CARMODY DOYLE V JR+WONG	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	879	Mixed-Use/Residential	$571,350	Mixed-Use/Residential	$572,493	$1,143	0.20%	$448
B-104-048	069900 0480	RealProps	BELLTOWN COURT CONDOMINIUM	BAUR RON+KRISTIN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	575	Mixed-Use/Residential	$373,750	Mixed-Use/Residential	$374,498	$748	0.20%	$293
B-104-049	069900 0490	RealProps	BELLTOWN COURT CONDOMINIUM	KUIKEN MICHAEL+MCKENZIE	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	470	Mixed-Use/Residential	$305,500	Mixed-Use/Residential	$306,111	$611	0.20%	$239
B-104-050	069900 0500	RealProps	BELLTOWN COURT CONDOMINIUM	KING SANDRA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	741	Mixed-Use/Residential	$481,650	Mixed-Use/Residential	$482,613	$963	0.20%	$377
B-104-051	069900 0510	RealProps	BELLTOWN COURT CONDOMINIUM	MOREY DAVID M	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	942	Mixed-Use/Residential	$612,300	Mixed-Use/Residential	$613,525	$1,225	0.20%	$480
B-104-052	069900 0520	RealProps	BELLTOWN COURT CONDOMINIUM	KELLY ERIN T+MERIDETH B	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	470	Mixed-Use/Residential	$305,500	Mixed-Use/Residential	$306,111	$611	0.20%	$239
B-104-053	069900 0530	RealProps	BELLTOWN COURT CONDOMINIUM	GILLESPIE RYAN NEIL	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	575	Mixed-Use/Residential	$373,750	Mixed-Use/Residential	$374,498	$748	0.20%	$293
B-104-054	069900 0540	RealProps	BELLTOWN COURT CONDOMINIUM	CHEN QI+LI RUI	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	879	Mixed-Use/Residential	$571,350	Mixed-Use/Residential	$572,493	$1,143	0.20%	$448
B-104-055	069900 0550	RealProps	BELLTOWN COURT CONDOMINIUM	SANMARTIN GIOVANNA R	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	778	Mixed-Use/Residential	$505,700	Mixed-Use/Residential	$506,711	$1,011	0.20%	$396
B-104-056	069900 0560	RealProps	BELLTOWN COURT CONDOMINIUM	LIU ROSE	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	641	Mixed-Use/Residential	$416,650	Mixed-Use/Residential	$417,483	$833	0.20%	$327
B-104-057	069900 0570	RealProps	BELLTOWN COURT CONDOMINIUM	KELL KARSTEN LEE+STEVENS KA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	627	Mixed-Use/Residential	$407,550	Mixed-Use/Residential	$408,365	$815	0.20%	$319
B-104-058	069900 0580	RealProps	BELLTOWN COURT CONDOMINIUM	KWAN ALICE PHO	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	466	Mixed-Use/Residential	$302,900	Mixed-Use/Residential	$303,506	$606	0.20%	$237
B-104-059	069900 0590	RealProps	BELLTOWN COURT CONDOMINIUM	BALDERSON SHAUNA M	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	916	Mixed-Use/Residential	$618,300	Mixed-Use/Residential	$619,537	$1,237	0.20%	$485
B-104-060	069900 0600	RealProps	BELLTOWN COURT CONDOMINIUM	BERLINGUETTE DAVID	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	631	Mixed-Use/Residential	$425,925	Mixed-Use/Residential	$426,777	$852	0.20%	$334
B-104-061	069900 0610	RealProps	BELLTOWN COURT CONDOMINIUM	OSLUND JANET K	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	637	Mixed-Use/Residential	$429,975	Mixed-Use/Residential	$430,835	$860	0.20%	$337
B-104-062	069900 0620	RealProps	BELLTOWN COURT CONDOMINIUM	LE DUONG BACH	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	551	Mixed-Use/Residential	$371,925	Mixed-Use/Residential	$372,669	$744	0.20%	$291
B-104-063	069900 0630	RealProps	BELLTOWN COURT CONDOMINIUM	TERRY ALICIA L	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	536	Mixed-Use/Residential	$361,800	Mixed-Use/Residential	$362,524	$724	0.20%	$284
B-104-064	069900 0640	RealProps	BELLTOWN COURT CONDOMINIUM	MA YUNJING	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	551	Mixed-Use/Residential	$371,925	Mixed-Use/Residential	$372,669	$744	0.20%	$291
B-104-065	069900 0650	RealProps	BELLTOWN COURT CONDOMINIUM	PALMER NANCY	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	637	Mixed-Use/Residential	$429,975	Mixed-Use/Residential	$430,835	$860	0.20%	$337
B-104-066	069900 0660	RealProps	BELLTOWN COURT CONDOMINIUM	LIU JINMING	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	631	Mixed-Use/Residential	$425,925	Mixed-Use/Residential	$426,777	$852	0.20%	$334
B-104-067	069900 0670	RealProps	BELLTOWN COURT CONDOMINIUM	HERFORD PETER M	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	916	Mixed-Use/Residential	$618,300	Mixed-Use/Residential	$619,537	$1,237	0.20%	$485
B-104-068	069900 0680	RealProps	BELLTOWN COURT CONDOMINIUM	LOFSTEDT DARREN E	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	466	Mixed-Use/Residential	$302,900	Mixed-Use/Residential	$303,506	$606	0.20%	$237
B-104-069	069900 0690	RealProps	BELLTOWN COURT CONDOMINIUM	PATEL RUPA RAJIV	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	627	Mixed-Use/Residential	$407,550	Mixed-Use/Residential	$408,365	$815	0.20%	$319
B-104-070	069900 0700	RealProps	BELLTOWN COURT CONDOMINIUM	MILLS LEILA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	641	Mixed-Use/Residential	$416,650	Mixed-Use/Residential	$417,483	$833	0.20%	$327
B-104-071	069900 0710	RealProps	BELLTOWN COURT CONDOMINIUM	HARDWICK JERRY+TROY	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	778	Mixed-Use/Residential	$505,700	Mixed-Use/Residential	$506,711	$1,011	0.20%	$396
B-104-072	069900 0720	RealProps	BELLTOWN COURT CONDOMINIUM	LYU XIANGNING	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	879	Mixed-Use/Residential	$571,350	Mixed-Use/Residential	$572,493	$1,143	0.20%	$448

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-104-073	069900 0730	RealPrope	BELLTOWN COURT CONDOMINIUM	BATRA AMIT+SATANGI VIVEK	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	575	Mixed-Use/Residential	$373,750	Mixed-Use/Residential	$374,498	$748	0.20%	$293
B-104-074	069900 0740	RealPrope	BELLTOWN COURT CONDOMINIUM	ROSE ANDREA B	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	470	Mixed-Use/Residential	$305,500	Mixed-Use/Residential	$306,111	$611	0.20%	$239
B-104-075	069900 0750	RealPrope	BELLTOWN COURT CONDOMINIUM	NEELAM MALIK	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	942	Mixed-Use/Residential	$612,300	Mixed-Use/Residential	$613,525	$1,225	0.20%	$480
B-104-076	069900 0760	RealPrope	BELLTOWN COURT CONDOMINIUM	NICA ALEXANDRA+ ADAM G	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	942	Mixed-Use/Residential	$612,300	Mixed-Use/Residential	$613,523	$1,225	0.20%	$480
B-104-077	069900 0770	RealPrope	BELLTOWN COURT CONDOMINIUM	LO KARIN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	470	Mixed-Use/Residential	$305,500	Mixed-Use/Residential	$306,111	$611	0.20%	$239
B-104-078	069900 0780	RealPrope	BELLTOWN COURT CONDOMINIUM	NBQ388 LLC	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	575	Mixed-Use/Residential	$373,750	Mixed-Use/Residential	$374,498	$748	0.20%	$293
B-104-079	069900 0790	RealPrope	BELLTOWN COURT CONDOMINIUM	NICHOLS CHRISTY P-TTEE	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	879	Mixed-Use/Residential	$571,350	Mixed-Use/Residential	$572,493	$1,143	0.20%	$448
B-104-080	069900 0800	RealPrope	BELLTOWN COURT CONDOMINIUM	BIALKO JANIS	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	786	Mixed-Use/Residential	$510,900	Mixed-Use/Residential	$511,922	$1,022	0.20%	$400
B-104-081	069900 0810	RealPrope	BELLTOWN COURT CONDOMINIUM	WENG JAMES C	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	624	Mixed-Use/Residential	$405,600	Mixed-Use/Residential	$406,411	$811	0.20%	$318
B-104-082	069900 0820	RealPrope	BELLTOWN COURT CONDOMINIUM	BIALKO JANIS	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	636	Mixed-Use/Residential	$413,400	Mixed-Use/Residential	$414,227	$827	0.20%	$324
B-104-083	069900 0830	RealPrope	BELLTOWN COURT CONDOMINIUM	O'HANLEY PATRICIA J	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	466	Mixed-Use/Residential	$302,900	Mixed-Use/Residential	$303,506	$606	0.20%	$237
B-104-084	069900 0840	RealPrope	BELLTOWN COURT CONDOMINIUM	TRAN MY-TIEN N	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	890	Mixed-Use/Residential	$600,750	Mixed-Use/Residential	$601,952	$1,202	0.20%	$471
B-104-085	069900 0850	RealPrope	BELLTOWN COURT CONDOMINIUM	KANG HYEON	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	631	Mixed-Use/Residential	$425,925	Mixed-Use/Residential	$426,777	$852	0.20%	$334
B-104-086	069900 0860	RealPrope	BELLTOWN COURT CONDOMINIUM	VOIGT KAREN+VINES GWEN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	620	Mixed-Use/Residential	$418,500	Mixed-Use/Residential	$419,337	$837	0.20%	$328
B-104-087	069900 0870	RealPrope	BELLTOWN COURT CONDOMINIUM	ROSSI NICKOLAS+SHINEY J	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	533	Mixed-Use/Residential	$359,775	Mixed-Use/Residential	$360,495	$720	0.20%	$282
B-104-088	069900 0880	RealPrope	BELLTOWN COURT CONDOMINIUM	BROWN ROSANA B+STANLEY L	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	536	Mixed-Use/Residential	$361,800	Mixed-Use/Residential	$362,524	$724	0.20%	$284
B-104-089	069900 0890	RealPrope	BELLTOWN COURT CONDOMINIUM	SMITH CHARLES A	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	533	Mixed-Use/Residential	$359,775	Mixed-Use/Residential	$360,495	$720	0.20%	$282
B-104-090	069900 0900	RealPrope	BELLTOWN COURT CONDOMINIUM	TAYLOR DAVID M+LADEANA J	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	620	Mixed-Use/Residential	$418,500	Mixed-Use/Residential	$419,337	$837	0.20%	$328
B-104-091	069900 0910	RealPrope	BELLTOWN COURT CONDOMINIUM	NG JOHNNY MING TAT+YOUNG	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	631	Mixed-Use/Residential	$425,925	Mixed-Use/Residential	$426,777	$852	0.20%	$334
B-104-092	069900 0920	RealPrope	BELLTOWN COURT CONDOMINIUM	WOHLAUER BEN/AMIN V	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	890	Mixed-Use/Residential	$600,750	Mixed-Use/Residential	$601,952	$1,202	0.20%	$471
B-104-093	069900 0930	RealPrope	BELLTOWN COURT CONDOMINIUM	NELLA CUTLERY USA INC	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	466	Mixed-Use/Residential	$302,900	Mixed-Use/Residential	$303,506	$606	0.20%	$237
B-104-094	069900 0940	RealPrope	BELLTOWN COURT CONDOMINIUM	MATHISEN MARIO	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	636	Mixed-Use/Residential	$413,400	Mixed-Use/Residential	$414,227	$827	0.20%	$324
B-104-095	069900 0950	RealPrope	BELLTOWN COURT CONDOMINIUM	BELLTOWN COURT 1 LLC	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	624	Mixed-Use/Residential	$405,600	Mixed-Use/Residential	$406,411	$811	0.20%	$318
B-104-096	069900 0960	RealPrope	BELLTOWN COURT CONDOMINIUM	YANG WINNIE GEE	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	786	Mixed-Use/Residential	$510,900	Mixed-Use/Residential	$511,922	$1,022	0.20%	$400
B-104-097	069900 0970	RealPrope	BELLTOWN COURT CONDOMINIUM	MIRANDA OSCAR G	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	879	Mixed-Use/Residential	$571,350	Mixed-Use/Residential	$572,493	$1,143	0.20%	$448
B-104-098	069900 0980	RealPrope	BELLTOWN COURT CONDOMINIUM	HANNAWALT JASON R	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	575	Mixed-Use/Residential	$373,750	Mixed-Use/Residential	$374,498	$748	0.20%	$293
B-104-099	069900 0990	RealPrope	BELLTOWN COURT CONDOMINIUM	MARTISOVITS JAKUB	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	470	Mixed-Use/Residential	$305,500	Mixed-Use/Residential	$306,111	$611	0.20%	$239
B-104-100	069900 1000	RealPrope	BELLTOWN COURT CONDOMINIUM	SARGENT ELLEN+DAN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	942	Mixed-Use/Residential	$612,300	Mixed-Use/Residential	$613,525	$1,225	0.20%	$480
B-104-101	069900 1010	RealPrope	BELLTOWN COURT CONDOMINIUM	FREEMAN ANTOINETTE	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	942	Mixed-Use/Residential	$612,300	Mixed-Use/Residential	$613,525	$1,225	0.20%	$480
B-104-102	069900 1020	RealPrope	BELLTOWN COURT CONDOMINIUM	KARPILOW TAVI	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	470	Mixed-Use/Residential	$305,500	Mixed-Use/Residential	$306,111	$611	0.20%	$239
B-104-103	069900 1030	RealPrope	BELLTOWN COURT CONDOMINIUM	CHEN ALEX+PHOEBUS	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	575	Mixed-Use/Residential	$373,750	Mixed-Use/Residential	$374,498	$748	0.20%	$293
B-104-104	069900 1040	RealPrope	BELLTOWN COURT CONDOMINIUM	TAYLOR MISTELLE M	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	879	Mixed-Use/Residential	$571,350	Mixed-Use/Residential	$572,493	$1,143	0.20%	$448
B-104-105	069900 1050	RealPrope	BELLTOWN COURT CONDOMINIUM	HUANG DAVID TZU-	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,065	Mixed-Use/Residential	$692,250	Mixed-Use/Residential	$693,635	$1,385	0.20%	$542
B-104-106	069900 1060	RealPrope	BELLTOWN COURT CONDOMINIUM	NEUMANN ALEXANDER	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,078	Mixed-Use/Residential	$700,700	Mixed-Use/Residential	$702,101	$1,401	0.20%	$549
B-104-107	069900 1070	RealPrope	BELLTOWN COURT CONDOMINIUM	BELLTOWN PROPERTY MGMT	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,025	Mixed-Use/Residential	$666,250	Mixed-Use/Residential	$667,583	$1,333	0.20%	$522
B-104-108	069900 1080	RealPrope	BELLTOWN COURT CONDOMINIUM	BIEBER ARTHUR L	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	776	Mixed-Use/Residential	$523,800	Mixed-Use/Residential	$524,848	$1,048	0.20%	$410
B-104-109	069900 1090	RealPrope	BELLTOWN COURT CONDOMINIUM	STARNIUM HOLDINGS LLC	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,249	Mixed-Use/Residential	$843,075	Mixed-Use/Residential	$844,761	$1,686	0.20%	$661
B-104-110	069900 1100	RealPrope	BELLTOWN COURT CONDOMINIUM	MINTZ CARL A JR	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,015	Mixed-Use/Residential	$685,125	Mixed-Use/Residential	$686,495	$1,370	0.20%	$537
B-104-111	069900 1110	RealPrope	BELLTOWN COURT CONDOMINIUM	SMITH MARY HELEN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	973	Mixed-Use/Residential	$656,775	Mixed-Use/Residential	$658,089	$1,314	0.20%	$515
B-104-112	069900 1120	RealPrope	BELLTOWN COURT CONDOMINIUM	COOK STEPHAN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	859	Mixed-Use/Residential	$579,825	Mixed-Use/Residential	$580,985	$1,160	0.20%	$454
B-104-113	069900 1130	RealPrope	BELLTOWN COURT CONDOMINIUM	HALL JERI L	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	859	Mixed-Use/Residential	$579,825	Mixed-Use/Residential	$580,985	$1,160	0.20%	$454
B-104-114	069900 1140	RealPrope	BELLTOWN COURT CONDOMINIUM	FONSECA KAMINI R	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	973	Mixed-Use/Residential	$656,775	Mixed-Use/Residential	$658,089	$1,314	0.20%	$515
B-104-115	069900 1150	RealPrope	BELLTOWN COURT CONDOMINIUM	MORSELLO BRYCE	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,015	Mixed-Use/Residential	$685,125	Mixed-Use/Residential	$686,495	$1,370	0.20%	$537
B-104-116	069900 1160	RealPrope	BELLTOWN COURT CONDOMINIUM	SLATINA DINO	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,249	Mixed-Use/Residential	$843,075	Mixed-Use/Residential	$844,761	$1,686	0.20%	$661
B-104-117	069900 1170	RealPrope	BELLTOWN COURT CONDOMINIUM	KELLEY LAURENCE A	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	776	Mixed-Use/Residential	$504,400	Mixed-Use/Residential	$505,409	$1,009	0.20%	$395
B-104-118	069900 1180	RealPrope	BELLTOWN COURT CONDOMINIUM	BAILS MICHAEL E	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,025	Mixed-Use/Residential	$666,250	Mixed-Use/Residential	$667,583	$1,333	0.20%	$522
B-104-119	069900 1190	RealPrope	BELLTOWN COURT CONDOMINIUM	POONAWALA QAYS	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,078	Mixed-Use/Residential	$700,700	Mixed-Use/Residential	$702,101	$1,401	0.20%	$549
B-104-120	069900 1200	RealPrope	BELLTOWN COURT CONDOMINIUM	YERRAGONDU ANIL KUMAR	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,065	Mixed-Use/Residential	$692,250	Mixed-Use/Residential	$693,635	$1,385	0.20%	$542
B-104-121	069900 1210	RealPrope	BELLTOWN COURT CONDOMINIUM	SAXENA NIMISH+PALLAVI JAIN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	879	Mixed-Use/Residential	$571,350	Mixed-Use/Residential	$572,493	$1,143	0.20%	$448
B-104-122	069900 1220	RealPrope	BELLTOWN COURT CONDOMINIUM	COLLIER TONYA M	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	575	Mixed-Use/Residential	$373,750	Mixed-Use/Residential	$374,498	$748	0.20%	$293
B-104-123	069900 1230	RealPrope	BELLTOWN COURT CONDOMINIUM	HARRISON CHARLES D+MARY J F	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	470	Mixed-Use/Residential	$305,500	Mixed-Use/Residential	$306,111	$611	0.20%	$239
B-104-124	069900 1240	RealPrope	BELLTOWN COURT CONDOMINIUM	YIU TOMI	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	942	Mixed-Use/Residential	$612,300	Mixed-Use/Residential	$613,525	$1,225	0.20%	$480
B-104-125	069900 1250	RealPrope	BELLTOWN COURT CONDOMINIUM	MILBY PROPERTIES LLC	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	462	Mixed-Use/Residential	$300,300	Mixed-Use/Residential	$300,901	$601	0.20%	$235
B-104-126	069900 1260	RealPrope	BELLTOWN COURT CONDOMINIUM	FITZPATRICK JAMES B	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	531	Mixed-Use/Residential	$345,150	Mixed-Use/Residential	$345,840	$690	0.20%	$270
B-104-127	069900 1270	RealPrope	BELLTOWN COURT CONDOMINIUM	BAHAT OMRI	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	579	Mixed-Use/Residential	$376,350	Mixed-Use/Residential	$377,103	$753	0.20%	$295
B-104-128	069900 1280	RealPrope	BELLTOWN COURT CONDOMINIUM	HOEPPNER CORRINE	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	783	Mixed-Use/Residential	$508,950	Mixed-Use/Residential	$509,968	$1,018	0.20%	$399
B-104-129	069900 1290	RealPrope	BELLTOWN COURT CONDOMINIUM	MARSHALL MARGARET M	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	701	Mixed-Use/Residential	$455,650	Mixed-Use/Residential	$456,561	$911	0.20%	$357
B-104-130	069900 1300	RealPrope	BELLTOWN COURT CONDOMINIUM	FROMDAHL	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	638	Mixed-Use/Residential	$414,700	Mixed-Use/Residential	$415,529	$829	0.20%	$325
B-104-131	069900 1310	RealPrope	BELLTOWN COURT CONDOMINIUM	PENNER ANDREA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	627	Mixed-Use/Residential	$407,550	Mixed-Use/Residential	$408,365	$815	0.20%	$319
B-104-132	069900 1320	RealPrope	BELLTOWN COURT CONDOMINIUM	ODEGAARD SARAH	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	466	Mixed-Use/Residential	$302,900	Mixed-Use/Residential	$303,506	$606	0.20%	$237
B-104-133	069900 1330	RealPrope	BELLTOWN COURT CONDOMINIUM	TUAN TE-LIN+YEN STACY H	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	924	Mixed-Use/Residential	$600,600	Mixed-Use/Residential	$601,801	$1,201	0.20%	$471
B-104-134	069900 1340	RealPrope	BELLTOWN COURT CONDOMINIUM	CRESSWELL RYAN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	532	Mixed-Use/Residential	$345,800	Mixed-Use/Residential	$346,492	$692	0.20%	$271
B-104-135	069900 1350	RealPrope	BELLTOWN COURT CONDOMINIUM	BECKMAN MICHAEL E+MEGAN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	551	Mixed-Use/Residential	$358,150	Mixed-Use/Residential	$358,866	$716	0.20%	$281
B-104-136	069900 1360	RealPrope	BELLTOWN COURT CONDOMINIUM	SHAH NEHA+RONAK	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	543	Mixed-Use/Residential	$352,950	Mixed-Use/Residential	$353,656	$706	0.20%	$277
B-104-137	069900 1370	RealPrope	BELLTOWN COURT CONDOMINIUM	CAMERON SEAN A	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	531	Mixed-Use/Residential	$345,150	Mixed-Use/Residential	$345,840	$690	0.20%	$270
B-104-138	069900 1380	RealPrope	BELLTOWN COURT CONDOMINIUM	DHAR ARKYA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	543	Mixed-Use/Residential	$352,950	Mixed-Use/Residential	$353,656	$706	0.20%	$277
B-104-139	069900 1390	RealPrope	BELLTOWN COURT CONDOMINIUM	ALIMENT STEVE+DENISE	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	551	Mixed-Use/Residential	$358,150	Mixed-Use/Residential	$358,866	$716	0.20%	$281

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	Country Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-104-140	069900 1400	RealPrope	BELLTOWN COURT CONDOMINIUM	LEE TING-YI REBECCA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	532	Mixed-Use/Residential	$348,800	Mixed-Use/Residential	$346,492	$692	0.20%	$271
B-104-141	069900 1410	RealPrope	BELLTOWN COURT CONDOMINIUM	LARSSON HEIDI MALIA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	924	Mixed-Use/Residential	$600,600	Mixed-Use/Residential	$601,801	$1,201	0.20%	$471
B-104-142	069900 1420	RealPrope	BELLTOWN COURT CONDOMINIUM	BOCTOR VICTOR+MAUREEN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	466	Mixed-Use/Residential	$302,900	Mixed-Use/Residential	$303,506	$606	0.20%	$237
B-104-143	069900 1430	RealPrope	BELLTOWN COURT CONDOMINIUM	BELLTOWN CT HOA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	627	Mixed-Use/Residential	$407,550	Mixed-Use/Residential	$408,365	$815	0.20%	$319
B-104-144	069900 1440	RealPrope	BELLTOWN COURT CONDOMINIUM	LI TIANRAN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	638	Mixed-Use/Residential	$414,700	Mixed-Use/Residential	$415,529	$829	0.20%	$325
B-104-145	069900 1450	RealPrope	BELLTOWN COURT CONDOMINIUM	AKASH & AMRITPRIT YADAV	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	701	Mixed-Use/Residential	$455,650	Mixed-Use/Residential	$456,561	$911	0.20%	$357
B-104-146	069900 1460	RealPrope	BELLTOWN COURT CONDOMINIUM	MASTERMAN LYLAN L	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	783	Mixed-Use/Residential	$508,950	Mixed-Use/Residential	$509,968	$1,018	0.20%	$399
B-104-147	069900 1470	RealPrope	BELLTOWN COURT CONDOMINIUM	TRZASKA LORI	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	579	Mixed-Use/Residential	$376,350	Mixed-Use/Residential	$377,103	$753	0.20%	$295
B-104-148	069900 1480	RealPrope	BELLTOWN COURT CONDOMINIUM	GRIMM JASON W	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	531	Mixed-Use/Residential	$345,150	Mixed-Use/Residential	$345,840	$690	0.20%	$270
B-104-149	069900 1490	RealPrope	BELLTOWN COURT CONDOMINIUM	BACK UP PLAN LLC	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	462	Mixed-Use/Residential	$300,300	Mixed-Use/Residential	$300,901	$601	0.20%	$235
B-104-150	069900 1500	RealPrope	BELLTOWN COURT CONDOMINIUM	DENT ANDREW+MELISSA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	918	Mixed-Use/Residential	$596,700	Mixed-Use/Residential	$597,893	$1,193	0.20%	$468
B-104-151	069900 1510	RealPrope	BELLTOWN COURT CONDOMINIUM	FU ELAINE+SAIL CHEN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	531	Mixed-Use/Residential	$345,150	Mixed-Use/Residential	$345,840	$690	0.20%	$270
B-104-152	069900 1520	RealPrope	BELLTOWN COURT CONDOMINIUM	DUL ALEXANDRA LYSA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	579	Mixed-Use/Residential	$376,350	Mixed-Use/Residential	$377,103	$753	0.20%	$295
B-104-153	069900 1530	RealPrope	BELLTOWN COURT CONDOMINIUM	MANGIO ROSWELL	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	783	Mixed-Use/Residential	$508,950	Mixed-Use/Residential	$509,968	$1,018	0.20%	$399
B-104-154	069900 1540	RealPrope	BELLTOWN COURT CONDOMINIUM	NATARAJAN JYOTSNA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	700	Mixed-Use/Residential	$455,000	Mixed-Use/Residential	$455,910	$910	0.20%	$357
B-104-155	069900 1550	RealPrope	BELLTOWN COURT CONDOMINIUM	TRUZZI CRAIG	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	636	Mixed-Use/Residential	$413,400	Mixed-Use/Residential	$414,227	$827	0.20%	$324
B-104-156	069900 1560	RealPrope	BELLTOWN COURT CONDOMINIUM	WATANABE KEIKO	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	627	Mixed-Use/Residential	$407,550	Mixed-Use/Residential	$408,365	$815	0.20%	$319
B-104-157	069900 1570	RealPrope	BELLTOWN COURT CONDOMINIUM	YEAGER TAD F	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	466	Mixed-Use/Residential	$302,900	Mixed-Use/Residential	$303,506	$606	0.20%	$237
B-104-158	069900 1580	RealPrope	BELLTOWN COURT CONDOMINIUM	POUZIN DOMINIC+MEHRA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	924	Mixed-Use/Residential	$623,700	Mixed-Use/Residential	$624,947	$1,247	0.20%	$489
B-104-159	069900 1590	RealPrope	BELLTOWN COURT CONDOMINIUM	KIM AARON+POLY S	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	532	Mixed-Use/Residential	$359,100	Mixed-Use/Residential	$359,818	$718	0.20%	$281
B-104-160	069900 1600	RealPrope	BELLTOWN COURT CONDOMINIUM	BOURGOUIN LIONNEL+SIM YON	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	549	Mixed-Use/Residential	$370,575	Mixed-Use/Residential	$371,316	$741	0.20%	$290
B-104-161	069900 1610	RealPrope	BELLTOWN COURT CONDOMINIUM	NEW ELAINE	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	541	Mixed-Use/Residential	$365,175	Mixed-Use/Residential	$365,905	$730	0.20%	$286
B-104-162	069900 1620	RealPrope	BELLTOWN COURT CONDOMINIUM	BLANKERS AARON M	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	531	Mixed-Use/Residential	$358,425	Mixed-Use/Residential	$359,142	$717	0.20%	$281
B-104-163	069900 1630	RealPrope	BELLTOWN COURT CONDOMINIUM	BRAUN GLEN & OCK-KYUNG	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	541	Mixed-Use/Residential	$365,175	Mixed-Use/Residential	$365,905	$730	0.20%	$286
B-104-164	069900 1640	RealPrope	BELLTOWN COURT CONDOMINIUM	MORE ABHIJEET P+SHILPI GUPT	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	549	Mixed-Use/Residential	$370,575	Mixed-Use/Residential	$371,316	$741	0.20%	$290
B-104-165	069900 1650	RealPrope	BELLTOWN COURT CONDOMINIUM	CRAY GARTH D+JANET I	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	532	Mixed-Use/Residential	$359,100	Mixed-Use/Residential	$359,818	$718	0.20%	$281
B-104-166	069900 1660	RealPrope	BELLTOWN COURT CONDOMINIUM	HARRISON KAREN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	924	Mixed-Use/Residential	$623,700	Mixed-Use/Residential	$624,947	$1,247	0.20%	$489
B-104-167	069900 1670	RealPrope	BELLTOWN COURT CONDOMINIUM	KRYSLER PATRICK	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	466	Mixed-Use/Residential	$314,550	Mixed-Use/Residential	$315,179	$629	0.20%	$246
B-104-168	069900 1680	RealPrope	BELLTOWN COURT CONDOMINIUM	ISIP DARRYL J	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	627	Mixed-Use/Residential	$407,550	Mixed-Use/Residential	$408,365	$815	0.20%	$319
B-104-169	069900 1690	RealPrope	BELLTOWN COURT CONDOMINIUM	KAO RITA HSIU-HUI -TTEE	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	636	Mixed-Use/Residential	$413,400	Mixed-Use/Residential	$414,227	$827	0.20%	$324
B-104-170	069900 1700	RealPrope	BELLTOWN COURT CONDOMINIUM	KEMP BRIAN P	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	700	Mixed-Use/Residential	$455,000	Mixed-Use/Residential	$455,910	$910	0.20%	$357
B-104-171	069900 1710	RealPrope	BELLTOWN COURT CONDOMINIUM	SWAN DEBORAH L	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	783	Mixed-Use/Residential	$508,950	Mixed-Use/Residential	$509,968	$1,018	0.20%	$399
B-104-172	069900 1720	RealPrope	BELLTOWN COURT CONDOMINIUM	ZOLTIE PAUL	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	579	Mixed-Use/Residential	$376,350	Mixed-Use/Residential	$377,103	$753	0.20%	$295
B-104-173	069900 1730	RealPrope	BELLTOWN COURT CONDOMINIUM	COLLIER ELIZABETH	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	531	Mixed-Use/Residential	$345,150	Mixed-Use/Residential	$345,840	$690	0.20%	$270
B-104-174	069900 1740	RealPrope	BELLTOWN COURT CONDOMINIUM	LARA TERESA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	918	Mixed-Use/Residential	$596,700	Mixed-Use/Residential	$597,893	$1,193	0.20%	$468
B-104-175	069900 1750	RealPrope	BELLTOWN COURT CONDOMINIUM	KNUDSON REAL ESTATE LLC	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	918	Mixed-Use/Residential	$596,700	Mixed-Use/Residential	$597,893	$1,193	0.20%	$468
B-104-176	069900 1760	RealPrope	BELLTOWN COURT CONDOMINIUM	WOODS VAN I	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	531	Mixed-Use/Residential	$345,150	Mixed-Use/Residential	$345,840	$690	0.20%	$270
B-104-177	069900 1770	RealPrope	BELLTOWN COURT CONDOMINIUM	SHERRY AARON E	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	579	Mixed-Use/Residential	$376,350	Mixed-Use/Residential	$377,103	$753	0.20%	$295
B-104-178	069900 1780	RealPrope	BELLTOWN COURT CONDOMINIUM	BELL CONDO LLC	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	783	Mixed-Use/Residential	$508,950	Mixed-Use/Residential	$509,968	$1,018	0.20%	$399
B-104-179	069900 1790	RealPrope	BELLTOWN COURT CONDOMINIUM	SARGENT DANIEL B+ELLEN V	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	700	Mixed-Use/Residential	$455,000	Mixed-Use/Residential	$455,910	$910	0.20%	$357
B-104-180	069900 1800	RealPrope	BELLTOWN COURT CONDOMINIUM	SMALL T W JR+MARY M	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	636	Mixed-Use/Residential	$413,400	Mixed-Use/Residential	$414,227	$827	0.20%	$324
B-104-181	069900 1810	RealPrope	BELLTOWN COURT CONDOMINIUM	CARLTON SCOTT	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	627	Mixed-Use/Residential	$407,550	Mixed-Use/Residential	$408,365	$815	0.20%	$319
B-104-182	069900 1820	RealPrope	BELLTOWN COURT CONDOMINIUM	WANG REBECCA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	466	Mixed-Use/Residential	$302,900	Mixed-Use/Residential	$303,506	$606	0.20%	$237
B-104-183	069900 1830	RealPrope	BELLTOWN COURT CONDOMINIUM	MIDTTUN LORI	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	924	Mixed-Use/Residential	$623,700	Mixed-Use/Residential	$624,947	$1,247	0.20%	$489
B-104-184	069900 1840	RealPrope	BELLTOWN COURT CONDOMINIUM	WOODS EMMA E	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	532	Mixed-Use/Residential	$359,100	Mixed-Use/Residential	$359,818	$718	0.20%	$281
B-104-185	069900 1850	RealPrope	BELLTOWN COURT CONDOMINIUM	HERRICK DONALD B	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	549	Mixed-Use/Residential	$370,575	Mixed-Use/Residential	$371,316	$741	0.20%	$290
B-104-186	069900 1860	RealPrope	BELLTOWN COURT CONDOMINIUM	GUTIERREZ MARCO+YOLANDA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	541	Mixed-Use/Residential	$365,175	Mixed-Use/Residential	$365,905	$730	0.20%	$286
B-104-187	069900 1870	RealPrope	BELLTOWN COURT CONDOMINIUM	MIAN NADEEM AZIZ	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	531	Mixed-Use/Residential	$358,425	Mixed-Use/Residential	$359,142	$717	0.20%	$281
B-104-188	069900 1880	RealPrope	BELLTOWN COURT CONDOMINIUM	HUN KAY Y	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	541	Mixed-Use/Residential	$365,175	Mixed-Use/Residential	$365,905	$730	0.20%	$286
B-104-189	069900 1890	RealPrope	BELLTOWN COURT CONDOMINIUM	BAUMAN LAWRENCE II	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	549	Mixed-Use/Residential	$370,575	Mixed-Use/Residential	$371,316	$741	0.20%	$290
B-104-190	069900 1900	RealPrope	BELLTOWN COURT CONDOMINIUM	CALHOON MARK	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	532	Mixed-Use/Residential	$359,100	Mixed-Use/Residential	$359,818	$718	0.20%	$281
B-104-191	069900 1910	RealPrope	BELLTOWN COURT CONDOMINIUM	HERSTEIN ILC	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	924	Mixed-Use/Residential	$623,700	Mixed-Use/Residential	$624,947	$1,247	0.20%	$489
B-104-192	069900 1920	RealPrope	BELLTOWN COURT CONDOMINIUM	BETZ JOHN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	466	Mixed-Use/Residential	$314,550	Mixed-Use/Residential	$315,179	$629	0.20%	$246
B-104-193	069900 1930	RealPrope	BELLTOWN COURT CONDOMINIUM	TINAWAT SAKULSIRIWATANA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	627	Mixed-Use/Residential	$407,550	Mixed-Use/Residential	$408,365	$815	0.20%	$319
B-104-194	069900 1940	RealPrope	BELLTOWN COURT CONDOMINIUM	VEIT RICHARD J+CHRISTINE M	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	636	Mixed-Use/Residential	$413,400	Mixed-Use/Residential	$414,227	$827	0.20%	$324
B-104-195	069900 1950	RealPrope	BELLTOWN COURT CONDOMINIUM	EBRAHIMZADEH SEPEHR	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	700	Mixed-Use/Residential	$455,000	Mixed-Use/Residential	$455,910	$910	0.20%	$357
B-104-196	069900 1960	RealPrope	BELLTOWN COURT CONDOMINIUM	MAKINEN WENDY	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	783	Mixed-Use/Residential	$508,950	Mixed-Use/Residential	$509,968	$1,018	0.20%	$399
B-104-197	069900 1970	RealPrope	BELLTOWN COURT CONDOMINIUM	VENEGAS ADELINE M	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	579	Mixed-Use/Residential	$376,350	Mixed-Use/Residential	$377,103	$753	0.20%	$295
B-104-198	069900 1980	RealPrope	BELLTOWN COURT CONDOMINIUM	MILLION NOELLE	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	531	Mixed-Use/Residential	$345,150	Mixed-Use/Residential	$345,840	$690	0.20%	$270
B-104-199	069900 1990	RealPrope	BELLTOWN COURT CONDOMINIUM	WIDNER MELISSA+DENT	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	918	Mixed-Use/Residential	$596,700	Mixed-Use/Residential	$597,893	$1,193	0.20%	$468
B-104-200	069900 2000	RealPrope	BELLTOWN COURT CONDOMINIUM	EBEL ENTERPRISES LLC	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	918	Mixed-Use/Residential	$596,700	Mixed-Use/Residential	$597,893	$1,193	0.20%	$468
B-104-201	069900 2010	RealPrope	BELLTOWN COURT CONDOMINIUM	WIDNER MELISSA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	531	Mixed-Use/Residential	$345,150	Mixed-Use/Residential	$345,840	$690	0.20%	$270
B-104-202	069900 2020	RealPrope	BELLTOWN COURT CONDOMINIUM	ANCKER KEITH	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	579	Mixed-Use/Residential	$376,350	Mixed-Use/Residential	$377,103	$753	0.20%	$295
B-104-203	069900 2030	RealPrope	BELLTOWN COURT CONDOMINIUM	CHADWELL MARIBETH C	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	783	Mixed-Use/Residential	$508,950	Mixed-Use/Residential	$509,968	$1,018	0.20%	$399
B-104-204	069900 2040	RealPrope	BELLTOWN COURT CONDOMINIUM	WHITE BRIAN P+MEGAN K	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	710	Mixed-Use/Residential	$461,500	Mixed-Use/Residential	$462,423	$923	0.20%	$362
B-104-205	069900 2050	RealPrope	BELLTOWN COURT CONDOMINIUM	DAI ANN ANYU	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	624	Mixed-Use/Residential	$405,600	Mixed-Use/Residential	$406,411	$811	0.20%	$318
B-104-206	069900 2060	RealPrope	BELLTOWN COURT CONDOMINIUM	YAN ALEX CHEE+SALLY HONG	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	633	Mixed-Use/Residential	$411,450	Mixed-Use/Residential	$412,273	$823	0.20%	$322

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-104-207	069900 2070	RealPrope	BELLTOWN COURT CONDOMINIUM	HOWEIKER BRADLEY S	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	466	Mixed-Use/Residential	$314,550	Mixed-Use/Residential	$315,179	$629	0.20%	$246
B-104-208	069900 2080	RealPrope	BELLTOWN COURT CONDOMINIUM	WANG SUEY W	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	898	Mixed-Use/Residential	$606,150	Mixed-Use/Residential	$607,362	$1,212	0.20%	$475
B-104-209	069900 2090	RealPrope	BELLTOWN COURT CONDOMINIUM	GENNA JOHN A+HEATHERLYN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	546	Mixed-Use/Residential	$368,550	Mixed-Use/Residential	$369,287	$737	0.20%	$289
B-104-210	069900 2100	RealPrope	BELLTOWN COURT CONDOMINIUM	MORRIS KRISTEN L	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	536	Mixed-Use/Residential	$361,800	Mixed-Use/Residential	$362,524	$724	0.20%	$284
B-104-211	069900 2110	RealPrope	BELLTOWN COURT CONDOMINIUM	DELACY MARCEL	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	522	Mixed-Use/Residential	$352,350	Mixed-Use/Residential	$353,055	$705	0.20%	$276
B-104-212	069900 2120	RealPrope	BELLTOWN COURT CONDOMINIUM	CHU LAI WA JOANNA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	531	Mixed-Use/Residential	$358,425	Mixed-Use/Residential	$359,142	$717	0.20%	$281
B-104-213	069900 2130	RealPrope	BELLTOWN COURT CONDOMINIUM	GILL BALDEEP S	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	522	Mixed-Use/Residential	$352,350	Mixed-Use/Residential	$353,055	$705	0.20%	$276
B-104-214	069900 2140	RealPrope	BELLTOWN COURT CONDOMINIUM	DUNTON INGRID	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	536	Mixed-Use/Residential	$361,800	Mixed-Use/Residential	$362,524	$724	0.20%	$284
B-104-215	069900 2150	RealPrope	BELLTOWN COURT CONDOMINIUM	CHIU STANFORD HO-KWAN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	546	Mixed-Use/Residential	$368,550	Mixed-Use/Residential	$369,287	$737	0.20%	$289
B-104-216	069900 2160	RealPrope	BELLTOWN COURT CONDOMINIUM	TOBIASON THOMAS L+KATHY E	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	898	Mixed-Use/Residential	$606,150	Mixed-Use/Residential	$607,362	$1,212	0.20%	$475
B-104-217	069900 2170	RealPrope	BELLTOWN COURT CONDOMINIUM	BRANDT RACHAEL	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	466	Mixed-Use/Residential	$314,550	Mixed-Use/Residential	$315,179	$629	0.20%	$246
B-104-218	069900 2180	RealPrope	BELLTOWN COURT CONDOMINIUM	DI GIACOMO JESUS A SALINAS	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	633	Mixed-Use/Residential	$411,450	Mixed-Use/Residential	$412,278	$823	0.20%	$322
B-104-219	069900 2190	RealPrope	BELLTOWN COURT CONDOMINIUM	BECKER CYNTHIA A	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	624	Mixed-Use/Residential	$405,600	Mixed-Use/Residential	$406,411	$811	0.20%	$318
B-104-220	069900 2200	RealPrope	BELLTOWN COURT CONDOMINIUM	AMD WASHINGTON LLC	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	710	Mixed-Use/Residential	$461,500	Mixed-Use/Residential	$462,423	$923	0.20%	$362
B-104-221	069900 2210	RealPrope	BELLTOWN COURT CONDOMINIUM	TONG NORMAN CHEUK	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	783	Mixed-Use/Residential	$508,950	Mixed-Use/Residential	$509,968	$1,018	0.20%	$399
B-104-222	069900 2220	RealPrope	BELLTOWN COURT CONDOMINIUM	HACKETT REGINA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	579	Mixed-Use/Residential	$376,350	Mixed-Use/Residential	$377,103	$753	0.20%	$296
B-104-223	069900 2230	RealPrope	BELLTOWN COURT CONDOMINIUM	DONALDSON DAVID V+CLAUDIA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	531	Mixed-Use/Residential	$345,150	Mixed-Use/Residential	$345,840	$690	0.20%	$270
B-104-224	069900 2240	RealPrope	BELLTOWN COURT CONDOMINIUM	ODEGAARD SARAH MICHELLE	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	918	Mixed-Use/Residential	$596,700	Mixed-Use/Residential	$597,893	$1,193	0.20%	$468
B-104-225	069900 2250	RealPrope	BELLTOWN COURT CONDOMINIUM	KALBACKEN AMY B	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,094	Mixed-Use/Residential	$711,100	Mixed-Use/Residential	$712,522	$1,422	0.20%	$557
B-104-226	069900 2260	RealPrope	BELLTOWN COURT CONDOMINIUM	CHOI STEFANIE	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	531	Mixed-Use/Residential	$345,150	Mixed-Use/Residential	$345,840	$690	0.20%	$270
B-104-227	069900 2270	RealPrope	BELLTOWN COURT CONDOMINIUM	WIDNER MELISSA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	579	Mixed-Use/Residential	$376,350	Mixed-Use/Residential	$377,103	$753	0.20%	$295
B-104-228	069900 2280	RealPrope	BELLTOWN COURT CONDOMINIUM	NAUGHTON SEAN+OBUSE FUMI	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	783	Mixed-Use/Residential	$508,950	Mixed-Use/Residential	$509,968	$1,018	0.20%	$399
B-104-229	069900 2290	RealPrope	BELLTOWN COURT CONDOMINIUM	HAYNES MICHAEL	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	964	Mixed-Use/Residential	$626,600	Mixed-Use/Residential	$627,853	$1,253	0.20%	$491
B-104-230	069900 2300	RealPrope	BELLTOWN COURT CONDOMINIUM	GOOLD JASON	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,078	Mixed-Use/Residential	$700,700	Mixed-Use/Residential	$702,101	$1,401	0.20%	$549
B-104-231	069900 2310	RealPrope	BELLTOWN COURT CONDOMINIUM	ROSENBAUM BRANDON	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,033	Mixed-Use/Residential	$671,450	Mixed-Use/Residential	$672,793	$1,343	0.20%	$526
B-104-232	069900 2320	RealPrope	BELLTOWN COURT CONDOMINIUM	D'SOUZA CHRISTIAN J+RAISSA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	772	Mixed-Use/Residential	$501,800	Mixed-Use/Residential	$502,804	$1,004	0.20%	$393
B-104-233	069900 2330	RealPrope	BELLTOWN COURT CONDOMINIUM	MALEFYT THOMAS R+KANDIS-	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,129	Mixed-Use/Residential	$762,075	Mixed-Use/Residential	$763,599	$1,524	0.20%	$597
B-104-234	069900 2340	RealPrope	BELLTOWN COURT CONDOMINIUM	BARIC HELEN B	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	803	Mixed-Use/Residential	$542,025	Mixed-Use/Residential	$543,109	$1,084	0.20%	$425
B-104-235	069900 2350	RealPrope	BELLTOWN COURT CONDOMINIUM	MUZAFFAR NAFISA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	787	Mixed-Use/Residential	$531,225	Mixed-Use/Residential	$532,287	$1,062	0.20%	$416
B-104-236	069900 2360	RealPrope	BELLTOWN COURT CONDOMINIUM	LIN YI-CHEN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	854	Mixed-Use/Residential	$576,450	Mixed-Use/Residential	$577,603	$1,153	0.20%	$452
B-104-237	069900 2370	RealPrope	BELLTOWN COURT CONDOMINIUM	BARKER KESHAV K	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	840	Mixed-Use/Residential	$567,000	Mixed-Use/Residential	$568,134	$1,134	0.20%	$444
B-104-238	069900 2380	RealPrope	BELLTOWN COURT CONDOMINIUM	TOMIZAWA ROY M+NORIKO	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	854	Mixed-Use/Residential	$576,450	Mixed-Use/Residential	$577,603	$1,153	0.20%	$452
B-104-239	069900 2390	RealPrope	BELLTOWN COURT CONDOMINIUM	MOQUIN MARCUS R	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	787	Mixed-Use/Residential	$531,225	Mixed-Use/Residential	$532,287	$1,062	0.20%	$416
B-104-240	069900 2400	RealPrope	BELLTOWN COURT CONDOMINIUM	BATRA AMIT	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	803	Mixed-Use/Residential	$542,025	Mixed-Use/Residential	$543,109	$1,084	0.20%	$425
B-104-241	069900 2410	RealPrope	BELLTOWN COURT CONDOMINIUM	HOYT LAWRENCE E	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,129	Mixed-Use/Residential	$762,075	Mixed-Use/Residential	$763,599	$1,524	0.20%	$597
B-104-242	069900 2420	RealPrope	BELLTOWN COURT CONDOMINIUM	CHENG MIMI	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	772	Mixed-Use/Residential	$521,100	Mixed-Use/Residential	$522,142	$1,042	0.20%	$408
B-104-243	069900 2430	RealPrope	BELLTOWN COURT CONDOMINIUM	GOOLD JASON M	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,033	Mixed-Use/Residential	$671,450	Mixed-Use/Residential	$672,793	$1,343	0.20%	$526
B-104-244	069900 2440	RealPrope	BELLTOWN COURT CONDOMINIUM	GOOLD JASON	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,078	Mixed-Use/Residential	$700,700	Mixed-Use/Residential	$702,101	$1,401	0.20%	$549
B-104-245	069900 2450	RealPrope	BELLTOWN COURT CONDOMINIUM	SHEIDON GRAHAM A	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	964	Mixed-Use/Residential	$626,600	Mixed-Use/Residential	$627,853	$1,253	0.20%	$491
B-104-246	069900 2460	RealPrope	BELLTOWN COURT CONDOMINIUM	FLORENTINO GABRIEL DELVILLA	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	783	Mixed-Use/Residential	$508,950	Mixed-Use/Residential	$509,968	$1,018	0.20%	$399
B-104-247	069900 2470	RealPrope	BELLTOWN COURT CONDOMINIUM	HAVEN	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	579	Mixed-Use/Residential	$376,350	Mixed-Use/Residential	$377,103	$753	0.20%	$295
B-104-248	069900 2480	RealPrope	BELLTOWN COURT CONDOMINIUM	TOBIASON THOMAS L+KATHY E	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	531	Mixed-Use/Residential	$345,150	Mixed-Use/Residential	$345,840	$690	0.20%	$270
B-104-249	069900 2490	RealPrope	BELLTOWN COURT CONDOMINIUM	EWERT KENNETH	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	1,094	Mixed-Use/Residential	$711,100	Mixed-Use/Residential	$712,522	$1,422	0.20%	$557
B-104-001	069900 0010	RealPrope	BELLTOWN COURT CONDOMINIUM	BELLTOWN COURT	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	3,908	Mixed-Use/Commercial	$1,506,600	Mixed-Use/Commercial	$1,509,600	$3,000	0.20%	$1,179
B-104-002	069900 0020	RealPrope	BELLTOWN COURT CONDOMINIUM	BELLTOWN COURT	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	3,436	Mixed-Use/Commercial	$1,335,800	Mixed-Use/Commercial	$1,338,500	$2,700	0.20%	$1,054
B-104-003	069900 0030	RealPrope	BELLTOWN COURT CONDOMINIUM	BELLTOWN COURT	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	3,491	Mixed-Use/Commercial	$1,345,800	Mixed-Use/Commercial	$1,348,500	$2,700	0.20%	$1,058
B-104-004	069900 0040	RealPrope	BELLTOWN COURT CONDOMINIUM	BELLTOWN COURT	2414 1ST AVE, SEATTLE 98121	DMR/C 95/65	52,560	173,055	3,387	Mixed-Use/Commercial	$1,305,700	Mixed-Use/Commercial	$1,308,300	$2,600	0.20%	$1,019
B-113	069980 0000	RealPrope	BELLTOWN LOFTS CONDOMINIUM		66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	5,691	5,691	Condominium(Mixed Use)					0.50%	
B-113-003	069980 0030	RealPrope	BELLTOWN LOFTS CONDOMINIUM	HOPKINS JONATHAN JAMES	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	661	Mixed-Use/Residential	$347,025	Mixed-Use/Residential	$348,760	$1,735	0.50%	$680
B-113-004	069980 0040	RealPrope	BELLTOWN LOFTS CONDOMINIUM	SANDERSON DEREK EARL	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	560	Mixed-Use/Residential	$294,000	Mixed-Use/Residential	$295,470	$1,470	0.50%	$576
B-113-005	069980 0050	RealPrope	BELLTOWN LOFTS CONDOMINIUM	HAUTH GREGORY W+ROXANNE	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	1,685	Mixed-Use/Residential	$800,375	Mixed-Use/Residential	$804,377	$4,002	0.50%	$1,568
B-113-006	069980 0060	RealPrope	BELLTOWN LOFTS CONDOMINIUM	DAVIDSON GEOFFREY	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	787	Mixed-Use/Residential	$413,175	Mixed-Use/Residential	$415,241	$2,066	0.50%	$809
B-113-007	069980 0070	RealPrope	BELLTOWN LOFTS CONDOMINIUM	SHERMAN KIMBERLEE	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	787	Mixed-Use/Residential	$413,175	Mixed-Use/Residential	$415,241	$2,066	0.50%	$809
B-113-008	069980 0080	RealPrope	BELLTOWN LOFTS CONDOMINIUM	PICKETT CLARK J+COREY JAMES	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	787	Mixed-Use/Residential	$413,175	Mixed-Use/Residential	$415,241	$2,066	0.50%	$809
B-113-009	069980 0090	RealPrope	BELLTOWN LOFTS CONDOMINIUM	WEAVER JOHN L+AMY	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	555	Mixed-Use/Residential	$291,375	Mixed-Use/Residential	$292,832	$1,457	0.50%	$571
B-113-010	069980 0100	RealPrope	BELLTOWN LOFTS CONDOMINIUM	NILLSTEIN SETH E	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	550	Mixed-Use/Residential	$288,750	Mixed-Use/Residential	$290,194	$1,444	0.50%	$566
B-113-011	069980 0110	RealPrope	BELLTOWN LOFTS CONDOMINIUM	PIERSON EARL DOUGLAS	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	860	Mixed-Use/Residential	$473,000	Mixed-Use/Residential	$475,365	$2,365	0.50%	$927
B-113-012	069980 0120	RealPrope	BELLTOWN LOFTS CONDOMINIUM	STEURY KEITH	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	783	Mixed-Use/Residential	$430,650	Mixed-Use/Residential	$432,803	$2,153	0.50%	$844
B-113-013	069980 0130	RealPrope	BELLTOWN LOFTS CONDOMINIUM	SPRAGGE CARLI	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	783	Mixed-Use/Residential	$430,650	Mixed-Use/Residential	$432,803	$2,153	0.50%	$844
B-113-014	069980 0140	RealPrope	BELLTOWN LOFTS CONDOMINIUM	ERICKSON PETER V	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	783	Mixed-Use/Residential	$430,650	Mixed-Use/Residential	$432,803	$2,153	0.50%	$844
B-113-015	069980 0150	RealPrope	BELLTOWN LOFTS CONDOMINIUM	ALEJANO EUGENIO V + PAZ R	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	783	Mixed-Use/Residential	$430,650	Mixed-Use/Residential	$432,803	$2,153	0.50%	$844
B-113-016	069980 0160	RealPrope	BELLTOWN LOFTS CONDOMINIUM	WRIGHT JEFFREY T+YUGALA PRI	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	783	Mixed-Use/Residential	$430,650	Mixed-Use/Residential	$432,803	$2,153	0.50%	$844
B-113-017	069980 0170	RealPrope	BELLTOWN LOFTS CONDOMINIUM	PINTO PAULO SERGIO	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	783	Mixed-Use/Residential	$430,650	Mixed-Use/Residential	$432,803	$2,153	0.50%	$844
B-113-018	069980 0180	RealPrope	BELLTOWN LOFTS CONDOMINIUM	SHESHA LLC	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	872	Mixed-Use/Residential	$457,800	Mixed-Use/Residential	$460,089	$2,289	0.50%	$897
B-113-019	069980 0190	RealPrope	BELLTOWN LOFTS CONDOMINIUM	ZOHSHERAFATAIN ARISTOTLE	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	742	Mixed-Use/Residential	$389,550	Mixed-Use/Residential	$391,498	$1,948	0.50%	$763

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-113-020	069980 0200	RealPrope	BELLTOWN LOFTS CONDOMINIUM	HALLORAN TIMOTHY	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	773	Mixed-Use/Residential	$463,800	Mixed-Use/Residential	$466,119	$2,319	0.50%	$900
B-113-021	069980 0210	RealPrope	BELLTOWN LOFTS CONDOMINIUM	ZITEK PATRICK WAYNE+KELLY M	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	1,781	Mixed-Use/Residential	$1,068,600	Mixed-Use/Residential	$1,073,943	$5,343	0.50%	$2,094
B-113-022	069980 0220	RealPrope	BELLTOWN LOFTS CONDOMINIUM	BETTER NEIGHBORHOODS	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	1,580	Mixed-Use/Residential	$869,000	Mixed-Use/Residential	$873,345	$4,345	0.50%	$1,702
B-113-023	069980 0230	RealPrope	BELLTOWN LOFTS CONDOMINIUM	FEW JEFFREY D+MAGGIE	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	889	Mixed-Use/Residential	$488,950	Mixed-Use/Residential	$491,395	$2,445	0.50%	$958
B-113-024	069980 0240	RealPrope	BELLTOWN LOFTS CONDOMINIUM	ERICKSON PETER V	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	889	Mixed-Use/Residential	$488,950	Mixed-Use/Residential	$491,395	$2,445	0.50%	$958
B-113-025	069980 0250	RealPrope	BELLTOWN LOFTS CONDOMINIUM	PAXTON MELODY+BARNES BEN	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	889	Mixed-Use/Residential	$488,950	Mixed-Use/Residential	$491,395	$2,445	0.50%	$958
B-113-026	069980 0260	RealPrope	BELLTOWN LOFTS CONDOMINIUM	J JERILL PLUNKETT +CAROLYN	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	933	Mixed-Use/Residential	$513,150	Mixed-Use/Residential	$515,716	$2,566	0.50%	$1,005
B-113-027	069980 0270	RealPrope	BELLTOWN LOFTS CONDOMINIUM	TRIBOLINI ANDREW	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	800	Mixed-Use/Residential	$420,000	Mixed-Use/Residential	$422,100	$2,100	0.50%	$823
B-113-030	069980 0300	RealPrope	BELLTOWN LOFTS CONDOMINIUM	ESTRADE MURGUIA PABLO JOSE	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	697	Mixed-Use/Residential	$348,500	Mixed-Use/Residential	$350,242	$1,742	0.50%	$683
B-113-031	069980 0310	RealPrope	BELLTOWN LOFTS CONDOMINIUM	ROTTELL FRANK J+BREU-KELMAN	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	569	Mixed-Use/Residential	$284,500	Mixed-Use/Residential	$285,922	$1,422	0.50%	$557
B-113-032	069980 0320	RealPrope	BELLTOWN LOFTS CONDOMINIUM	CORCORO MARK	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	579	Mixed-Use/Residential	$289,500	Mixed-Use/Residential	$290,947	$1,447	0.50%	$567
B-113-033	069980 0330	RealPrope	BELLTOWN LOFTS CONDOMINIUM	MAI DAIVD+LINDA WANG	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	624	Mixed-Use/Residential	$312,000	Mixed-Use/Residential	$313,560	$1,560	0.50%	$611
B-113-034	069980 0340	RealPrope	BELLTOWN LOFTS CONDOMINIUM	REYES JEFFRIN	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	624	Mixed-Use/Residential	$312,000	Mixed-Use/Residential	$313,560	$1,560	0.50%	$611
B-113-035	069980 0350	RealPrope	BELLTOWN LOFTS CONDOMINIUM	WASHINGTON VAUGHN	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	825	Mixed-Use/Residential	$412,500	Mixed-Use/Residential	$414,562	$2,062	0.50%	$808
B-113-036	069980 0360	RealPrope	BELLTOWN LOFTS CONDOMINIUM	LIN ALLAN	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	726	Mixed-Use/Residential	$363,000	Mixed-Use/Residential	$364,815	$1,815	0.50%	$711
B-113-037	069980 0370	RealPrope	BELLTOWN LOFTS CONDOMINIUM	BIRK DANIEL M+FRANCINE E	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	594	Mixed-Use/Residential	$297,000	Mixed-Use/Residential	$298,485	$1,485	0.50%	$582
B-113-038	069980 0380	RealPrope	BELLTOWN LOFTS CONDOMINIUM	RODRIGUEZ AURELIO	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	669	Mixed-Use/Residential	$334,500	Mixed-Use/Residential	$336,172	$1,672	0.50%	$656
B-113-039	069980 0390	RealPrope	BELLTOWN LOFTS CONDOMINIUM	VAN OORDT PATRICK+KIMBERLY	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	634	Mixed-Use/Residential	$317,000	Mixed-Use/Residential	$318,585	$1,585	0.50%	$621
B-113-040	069980 0400	RealPrope	BELLTOWN LOFTS CONDOMINIUM	JC FAMILY INVESTMENT	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	635	Mixed-Use/Residential	$317,500	Mixed-Use/Residential	$319,087	$1,587	0.50%	$622
B-113-041	069980 0410	RealPrope	BELLTOWN LOFTS CONDOMINIUM	ARMENA ROCHELLE	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	832	Mixed-Use/Residential	$416,000	Mixed-Use/Residential	$418,080	$2,080	0.50%	$815
B-113-042	069980 0420	RealPrope	BELLTOWN LOFTS CONDOMINIUM	KAHN JASON	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	726	Mixed-Use/Residential	$363,000	Mixed-Use/Residential	$364,815	$1,815	0.50%	$711
B-113-043	069980 0430	RealPrope	BELLTOWN LOFTS CONDOMINIUM	STACISHIN LIZA	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	594	Mixed-Use/Residential	$297,000	Mixed-Use/Residential	$298,485	$1,485	0.50%	$582
B-113-044	069980 0440	RealPrope	BELLTOWN LOFTS CONDOMINIUM	JC FAMILY INVESTMENT LLC	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	669	Mixed-Use/Residential	$334,500	Mixed-Use/Residential	$336,172	$1,672	0.50%	$656
B-113-045	069980 0450	RealPrope	BELLTOWN LOFTS CONDOMINIUM	CATLETT CHRISTOPHER S	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	638	Mixed-Use/Residential	$319,000	Mixed-Use/Residential	$320,595	$1,595	0.50%	$623
B-113-046	069980 0460	RealPrope	BELLTOWN LOFTS CONDOMINIUM	BALK EUGENE E	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	635	Mixed-Use/Residential	$317,500	Mixed-Use/Residential	$319,087	$1,587	0.50%	$622
B-113-047	069980 0470	RealPrope	BELLTOWN LOFTS CONDOMINIUM	EKLOFF JOSEPH+EKLOFF KATHRY	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	831	Mixed-Use/Residential	$415,500	Mixed-Use/Residential	$417,577	$2,077	0.50%	$814
B-113-048	069980 0480	RealPrope	BELLTOWN LOFTS CONDOMINIUM	KIM JEAN	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	726	Mixed-Use/Residential	$363,000	Mixed-Use/Residential	$364,815	$1,815	0.50%	$711
B-113-049	069980 0490	RealPrope	BELLTOWN LOFTS CONDOMINIUM	BAXTER ANGELA+BARRY	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	594	Mixed-Use/Residential	$297,000	Mixed-Use/Residential	$298,485	$1,485	0.50%	$582
B-113-050	069980 0500	RealPrope	BELLTOWN LOFTS CONDOMINIUM	KONOWAL MICHAEL JOSEPH	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	669	Mixed-Use/Residential	$334,500	Mixed-Use/Residential	$336,172	$1,672	0.50%	$656
B-113-051	069980 0510	RealPrope	BELLTOWN LOFTS CONDOMINIUM	WALLACE ADAM+VANESSA	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	638	Mixed-Use/Residential	$319,000	Mixed-Use/Residential	$320,595	$1,595	0.50%	$623
B-113-052	069980 0520	RealPrope	BELLTOWN LOFTS CONDOMINIUM	DELEON DAVID A	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	635	Mixed-Use/Residential	$317,500	Mixed-Use/Residential	$319,087	$1,587	0.50%	$622
B-113-053	069980 0530	RealPrope	BELLTOWN LOFTS CONDOMINIUM	FREEMAN RICHARD J	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	831	Mixed-Use/Residential	$415,500	Mixed-Use/Residential	$417,577	$2,077	0.50%	$814
B-113-054	069980 0540	RealPrope	BELLTOWN LOFTS CONDOMINIUM	DONG JIAN+WANG CHENYU	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	726	Mixed-Use/Residential	$399,300	Mixed-Use/Residential	$401,296	$1,996	0.50%	$782
B-113-055	069980 0550	RealPrope	BELLTOWN LOFTS CONDOMINIUM	GUPTA PRAVEEN	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	594	Mixed-Use/Residential	$326,700	Mixed-Use/Residential	$328,333	$1,633	0.50%	$640
B-113-056	069980 0560	RealPrope	BELLTOWN LOFTS CONDOMINIUM	ERICKSON PETER V	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	669	Mixed-Use/Residential	$367,950	Mixed-Use/Residential	$369,790	$1,840	0.50%	$721
B-113-057	069980 0570	RealPrope	BELLTOWN LOFTS CONDOMINIUM	MAGNUSON TERRA	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	638	Mixed-Use/Residential	$319,000	Mixed-Use/Residential	$320,595	$1,595	0.50%	$623
B-113-058	069980 0580	RealPrope	BELLTOWN LOFTS CONDOMINIUM	REDSTONE 17 LLC	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	635	Mixed-Use/Residential	$317,500	Mixed-Use/Residential	$319,087	$1,587	0.50%	$622
B-113-059	069980 0590	RealPrope	BELLTOWN LOFTS CONDOMINIUM	KUCUR KRISTIE A NOONAN	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	831	Mixed-Use/Residential	$415,500	Mixed-Use/Residential	$417,577	$2,077	0.50%	$814
B-113-060	069980 0600	RealPrope	BELLTOWN LOFTS CONDOMINIUM	MILLER ROBERT	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	726	Mixed-Use/Residential	$399,300	Mixed-Use/Residential	$401,296	$1,996	0.50%	$782
B-113-061	069980 0610	RealPrope	BELLTOWN LOFTS CONDOMINIUM	RIVELO MANUEL	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	594	Mixed-Use/Residential	$326,700	Mixed-Use/Residential	$328,333	$1,633	0.50%	$640
B-113-062	069980 0620	RealPrope	BELLTOWN LOFTS CONDOMINIUM	VIGIL HENRY P	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	669	Mixed-Use/Residential	$367,950	Mixed-Use/Residential	$369,790	$1,840	0.50%	$721
B-113-001	069980 0010	RealPrope	BELLTOWN LOFTS CONDOMINIUM	BOWMAN ROGER M &	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	1,151	Mixed-Use/Commercial	$354,600	Mixed-Use/Commercial	$356,400	$1,800	0.51%	$705
B-113-002	069980 0020	RealPrope	BELLTOWN LOFTS CONDOMINIUM	BOWMAN ROGER MICHAEL	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	1,290	Mixed-Use/Commercial	$411,200	Mixed-Use/Commercial	$413,200	$2,000	0.49%	$784
B-113-028	069980 0280	RealPrope	BELLTOWN LOFTS CONDOMINIUM	HUBER KENNETH K+AMY R	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	835	Mixed-Use/Commercial	$255,100	Mixed-Use/Commercial	$256,400	$1,300	0.51%	$509
B-113-029	069980 0290	RealPrope	BELLTOWN LOFTS CONDOMINIUM	SHARMA PRAGEETA+SHERRARD	66 BELL ST, SEATTLE 98121	DMR/C 95/75	14,414	47,430	790	Mixed-Use/Commercial	$241,300	Mixed-Use/Commercial	$242,500	$1,200	0.50%	$470
B-115	683990 0000	RealPrope	POMEROY CONDOMINIUM		2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	8,471	8,471	Condominium(Mixed Use)		Condominium(Mixed Use)			0.50%	
B-115-001	683990 0010	RealPrope	POMEROY CONDOMINIUM	TURBAK ERIC	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	758	Mixed-Use/Residential	$454,800	Mixed-Use/Residential	$457,074	$2,274	0.50%	$891
B-115-002	683990 0020	RealPrope	POMEROY CONDOMINIUM	CARDENAS MICHELLE A	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	906	Mixed-Use/Residential	$543,600	Mixed-Use/Residential	$546,318	$2,718	0.50%	$1,065
B-115-003	683990 0030	RealPrope	POMEROY CONDOMINIUM	BANGA RUPINDER	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	652	Mixed-Use/Residential	$391,200	Mixed-Use/Residential	$393,156	$1,956	0.50%	$766
B-115-004	683990 0040	RealPrope	POMEROY CONDOMINIUM	BAI STEPHANIE AILIN	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	857	Mixed-Use/Residential	$514,200	Mixed-Use/Residential	$516,771	$2,571	0.50%	$1,007
B-115-005	683990 0050	RealPrope	POMEROY CONDOMINIUM	MACDONALD DEBORAH+BELL	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,577	Mixed-Use/Residential	$985,625	Mixed-Use/Residential	$990,553	$4,928	0.50%	$1,931
B-115-006	683990 0060	RealPrope	POMEROY CONDOMINIUM	ALLEN VIRGINIA	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,146	Mixed-Use/Residential	$716,250	Mixed-Use/Residential	$719,831	$3,581	0.50%	$1,403
B-115-007	683990 0070	RealPrope	POMEROY CONDOMINIUM	MARTENSEN KARIN H	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,324	Mixed-Use/Residential	$827,500	Mixed-Use/Residential	$831,637	$4,137	0.50%	$1,621
B-115-008	683990 0080	RealPrope	POMEROY CONDOMINIUM	STEFFENSON DAVID	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,741	Mixed-Use/Residential	$1,088,125	Mixed-Use/Residential	$1,093,566	$5,441	0.50%	$2,132
B-115-009	683990 0090	RealPrope	POMEROY CONDOMINIUM	BURNS NATALIE A	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	758	Mixed-Use/Residential	$454,800	Mixed-Use/Residential	$457,074	$2,274	0.50%	$891
B-115-010	683990 0100	RealPrope	POMEROY CONDOMINIUM	POMEROY 302 LLC	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	906	Mixed-Use/Residential	$543,600	Mixed-Use/Residential	$546,318	$2,718	0.50%	$1,065
B-115-011	683990 0110	RealPrope	POMEROY CONDOMINIUM	CAMPANILLA AXEL	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	652	Mixed-Use/Residential	$391,200	Mixed-Use/Residential	$393,156	$1,956	0.50%	$766
B-115-012	683990 0120	RealPrope	POMEROY CONDOMINIUM	YAMAMOTO HATSUE	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	857	Mixed-Use/Residential	$514,200	Mixed-Use/Residential	$516,771	$2,571	0.50%	$1,007
B-115-013	683990 0130	RealPrope	POMEROY CONDOMINIUM	WASHINGTON STATE	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,577	Mixed-Use/Residential	$985,625	Mixed-Use/Residential	$990,553	$4,928	0.50%	$1,931
B-115-014	683990 0140	RealPrope	POMEROY CONDOMINIUM	DECAMPO JESSE C	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,146	Mixed-Use/Residential	$716,250	Mixed-Use/Residential	$719,831	$3,581	0.50%	$1,403
B-115-015	683990 0150	RealPrope	POMEROY CONDOMINIUM	NISHBALL DAVID & MARIA	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,324	Mixed-Use/Residential	$827,500	Mixed-Use/Residential	$831,637	$4,137	0.50%	$1,621
B-115-016	683990 0160	RealPrope	POMEROY CONDOMINIUM	PEHRSON DAVID W	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,741	Mixed-Use/Residential	$1,088,125	Mixed-Use/Residential	$1,093,566	$5,441	0.50%	$2,132
B-115-017	683990 0170	RealPrope	POMEROY CONDOMINIUM	CLINTON WALTER	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	758	Mixed-Use/Residential	$473,750	Mixed-Use/Residential	$476,119	$2,369	0.50%	$928
B-115-018	683990 0180	RealPrope	POMEROY CONDOMINIUM	BANGA RUPINDER S+MICHELLE	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	906	Mixed-Use/Residential	$566,250	Mixed-Use/Residential	$569,081	$2,831	0.50%	$1,109
B-115-019	683990 0190	RealPrope	POMEROY CONDOMINIUM	WEBB DOUGLAS	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	652	Mixed-Use/Residential	$407,500	Mixed-Use/Residential	$409,537	$2,037	0.50%	$798

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit $ Change	Total Assessment
B-115-020	683990-0200	RealPrope	POMEROY CONDOMINIUM	DEOCAMPO JEFFREY C+ELITA B	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	857	Mixed-Use/Residential	$535,625	Mixed-Use/Residential	$538,303	$2,678	0.50%	$1,049
B-115-021	683990-0210	RealPrope	POMEROY CONDOMINIUM	PASANEN EDWARD G	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,577	Mixed-Use/Residential	$1,064,475	Mixed-Use/Residential	$1,069,797	$5,322	0.50%	$2,085
B-115-022	683990-0220	RealPrope	POMEROY CONDOMINIUM	MIYAHIRA KEITH Y+SUZANNE B	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,146	Mixed-Use/Residential	$773,550	Mixed-Use/Residential	$777,418	$3,868	0.50%	$1,515
B-115-023	683990-0230	RealPrope	POMEROY CONDOMINIUM	REZNIK YURIY	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,324	Mixed-Use/Residential	$893,700	Mixed-Use/Residential	$898,168	$4,468	0.50%	$1,751
B-115-024	683990-0240	RealPrope	POMEROY CONDOMINIUM	MASSENA SHAULA	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,741	Mixed-Use/Residential	$1,175,175	Mixed-Use/Residential	$1,181,051	$5,876	0.50%	$2,302
B-115-025	683990-0250	RealPrope	POMEROY CONDOMINIUM	MODWAL SANKALP	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	758	Mixed-Use/Residential	$473,750	Mixed-Use/Residential	$476,119	$2,369	0.50%	$928
B-115-026	683990-0260	RealPrope	POMEROY CONDOMINIUM	HOOSHANGI DAMOON	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	906	Mixed-Use/Residential	$566,250	Mixed-Use/Residential	$569,081	$2,831	0.50%	$1,109
B-115-027	683990-0270	RealPrope	POMEROY CONDOMINIUM	BRUESKE JON W+LOUISE I	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	652	Mixed-Use/Residential	$407,500	Mixed-Use/Residential	$409,537	$2,037	0.50%	$798
B-115-028	683990-0280	RealPrope	POMEROY CONDOMINIUM	SHIZUKUISHI JULIE	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	857	Mixed-Use/Residential	$535,625	Mixed-Use/Residential	$538,303	$2,678	0.50%	$1,049
B-115-029	683990-0290	RealPrope	POMEROY CONDOMINIUM	KIZER GEOFFREY	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,577	Mixed-Use/Residential	$1,064,475	Mixed-Use/Residential	$1,069,797	$5,322	0.50%	$2,085
B-115-030	683990-0300	RealPrope	POMEROY CONDOMINIUM	KIZER GEOFFREY	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,146	Mixed-Use/Residential	$773,550	Mixed-Use/Residential	$777,418	$3,868	0.50%	$1,515
B-115-031	683990-0310	RealPrope	POMEROY CONDOMINIUM	WINBERRY MATTHEW J	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,324	Mixed-Use/Residential	$893,700	Mixed-Use/Residential	$898,168	$4,468	0.50%	$1,751
B-115-032	683990-0320	RealPrope	POMEROY CONDOMINIUM	CHRISTENAT JEFFREY M	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,741	Mixed-Use/Residential	$1,088,125	Mixed-Use/Residential	$1,093,566	$5,441	0.50%	$2,132
B-115-033	683990-0330	RealPrope	POMEROY CONDOMINIUM	CHEREVACH ANATOLIY M	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	758	Mixed-Use/Residential	$473,750	Mixed-Use/Residential	$476,119	$2,369	0.50%	$928
B-115-034	683990-0340	RealPrope	POMEROY CONDOMINIUM	PUCIK CAROLE ANN	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	906	Mixed-Use/Residential	$566,250	Mixed-Use/Residential	$569,081	$2,831	0.50%	$1,109
B-115-035	683990-0350	RealPrope	POMEROY CONDOMINIUM	KIM JEANY M	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	652	Mixed-Use/Residential	$407,500	Mixed-Use/Residential	$409,537	$2,037	0.50%	$798
B-115-036	683990-0360	RealPrope	POMEROY CONDOMINIUM	ANDREWS DAVID	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	857	Mixed-Use/Residential	$535,625	Mixed-Use/Residential	$538,303	$2,678	0.50%	$1,049
B-115-037	683990-0370	RealPrope	POMEROY CONDOMINIUM	ANDERSON JOHN W	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,577	Mixed-Use/Residential	$1,064,475	Mixed-Use/Residential	$1,069,797	$5,322	0.50%	$2,085
B-115-038	683990-0380	RealPrope	POMEROY CONDOMINIUM	BASCOM MICHAEL & JENNIFER	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,146	Mixed-Use/Residential	$773,550	Mixed-Use/Residential	$777,418	$3,868	0.50%	$1,515
B-115-039	683990-0390	RealPrope	POMEROY CONDOMINIUM	NICKERSON SHEILA B	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,324	Mixed-Use/Residential	$893,700	Mixed-Use/Residential	$898,168	$4,468	0.50%	$1,751
B-115-040	683990-0400	RealPrope	POMEROY CONDOMINIUM	FLORIN ROBERT+ELLEN TTEE	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,741	Mixed-Use/Residential	$1,175,175	Mixed-Use/Residential	$1,181,051	$5,876	0.50%	$2,302
B-115-041	683990-0410	RealPrope	POMEROY CONDOMINIUM	PANDHER AMANDEEP S	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	758	Mixed-Use/Residential	$492,700	Mixed-Use/Residential	$495,163	$2,463	0.50%	$965
B-115-042	683990-0420	RealPrope	POMEROY CONDOMINIUM	OPEL ERIC J	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	906	Mixed-Use/Residential	$588,900	Mixed-Use/Residential	$591,844	$2,944	0.50%	$1,154
B-115-043	683990-0430	RealPrope	POMEROY CONDOMINIUM	OMURO DEREK	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	652	Mixed-Use/Residential	$423,800	Mixed-Use/Residential	$425,919	$2,119	0.50%	$830
B-115-044	683990-0440	RealPrope	POMEROY CONDOMINIUM	SANDERS JUDITH K	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	857	Mixed-Use/Residential	$557,050	Mixed-Use/Residential	$559,835	$2,785	0.50%	$1,091
B-115-045	683990-0450	RealPrope	POMEROY CONDOMINIUM	SWARTS JACQUELINE M+BAHM	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,577	Mixed-Use/Residential	$1,103,900	Mixed-Use/Residential	$1,109,419	$5,519	0.50%	$2,163
B-115-046	683990-0460	RealPrope	POMEROY CONDOMINIUM	SEARLS DON+TERESA	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,146	Mixed-Use/Residential	$802,200	Mixed-Use/Residential	$806,211	$4,011	0.50%	$1,572
B-115-047	683990-0470	RealPrope	POMEROY CONDOMINIUM	ROBERTS PAUL W	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,324	Mixed-Use/Residential	$926,800	Mixed-Use/Residential	$931,434	$4,634	0.50%	$1,816
B-115-048	683990-0480	RealPrope	POMEROY CONDOMINIUM	BLUM WILLIAM L+KAY SMITH-	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,741	Mixed-Use/Residential	$1,218,700	Mixed-Use/Residential	$1,224,793	$6,093	0.50%	$2,388
B-115-049	683990-0490	RealPrope	POMEROY CONDOMINIUM	GIVENS KATHLEEN	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	2,165	Mixed-Use/Residential	$1,515,500	Mixed-Use/Residential	$1,523,077	$7,577	0.50%	$2,969
B-115-050	683990-0500	RealPrope	POMEROY CONDOMINIUM	BUSHMAN HOLDINGS FAMILY	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	2,211	Mixed-Use/Residential	$1,547,700	Mixed-Use/Residential	$1,555,438	$7,738	0.50%	$3,032
B-115-051	683990-0510	RealPrope	POMEROY CONDOMINIUM	FERRIN ALLAN H+BARRARA L	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	1,898	Mixed-Use/Residential	$1,328,600	Mixed-Use/Residential	$1,335,243	$6,643	0.50%	$2,603
B-115-052	683990-0520	RealPrope	POMEROY CONDOMINIUM	BLASI KARYN L+HELLAR CHARLE	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	2,666	Mixed-Use/Residential	$1,866,200	Mixed-Use/Residential	$1,875,531	$9,331	0.50%	$3,656
B-115-053	683990-0530	RealPrope	POMEROY CONDOMINIUM	GD DREAMS LLC	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	5,441	Mixed-Use/Commercial	$2,115,300	Mixed-Use/Commercial	$2,125,800	$10,500	0.50%	$4,114
B-115-054	683990-0540	RealPrope	POMEROY CONDOMINIUM	DOUBLE M HOLDINGS LLC	2319 1ST AVE, SEATTLE 98121	DMR/C 95/65	12,041	64,800	3,030	Mixed-Use/Commercial	$1,178,000	Mixed-Use/Commercial	$1,183,800	$5,800	0.49%	$2,273
B-118	065700-0000	RealPrope	AUSTIN A BELL CONDOMINIUM		2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	8,413	8,413	Condominium(Mixed Use)		Condominium(Mixed Use)			0.50%	
B-118-006	065700-0060	RealPrope	AUSTIN A BELL CONDOMINIUM	CHEN LI	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	501	Mixed-Use/Residential	$300,600	Mixed-Use/Residential	$307,103	$1,503	0.50%	$589
B-118-007	065700-0070	RealPrope	AUSTIN A BELL CONDOMINIUM	FORMAN MOTTER -TRUSTEE	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	333	Mixed-Use/Residential	$199,800	Mixed-Use/Residential	$200,799	$999	0.50%	$391
B-118-008	065700-0080	RealPrope	AUSTIN A BELL CONDOMINIUM	ROCHEX JOHN M+DANA J	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	1,352	Mixed-Use/Residential	$845,000	Mixed-Use/Residential	$849,225	$4,225	0.50%	$1,655
B-118-009	065700-0090	RealPrope	AUSTIN A BELL CONDOMINIUM	MACH KIM	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	1,272	Mixed-Use/Residential	$795,000	Mixed-Use/Residential	$798,975	$3,975	0.50%	$1,557
B-118-010	065700-0100	RealPrope	AUSTIN A BELL CONDOMINIUM	FUNDERBURK JOHN R III	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	1,264	Mixed-Use/Residential	$790,000	Mixed-Use/Residential	$793,950	$3,950	0.50%	$1,548
B-118-011	065700-0110	RealPrope	AUSTIN A BELL CONDOMINIUM	LIU HAICHEN	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	1,185	Mixed-Use/Residential	$740,625	Mixed-Use/Residential	$744,328	$3,703	0.50%	$1,451
B-118-012	065700-0120	RealPrope	AUSTIN A BELL CONDOMINIUM	HIGGINS JON KIETH	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	660	Mixed-Use/Residential	$429,000	Mixed-Use/Residential	$431,145	$2,145	0.50%	$840
B-118-013	065700-0130	RealPrope	AUSTIN A BELL CONDOMINIUM	MATEO ROSE CATHERINE A	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	689	Mixed-Use/Residential	$447,850	Mixed-Use/Residential	$450,089	$2,239	0.50%	$877
B-118-014	065700-0140	RealPrope	AUSTIN A BELL CONDOMINIUM	STEINKE BRYAN J	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	712	Mixed-Use/Residential	$462,800	Mixed-Use/Residential	$465,114	$2,314	0.50%	$907
B-118-015	065700-0150	RealPrope	AUSTIN A BELL CONDOMINIUM	MAUL ANDERS B+JACQUELINE D	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	695	Mixed-Use/Residential	$451,750	Mixed-Use/Residential	$454,009	$2,259	0.50%	$885
B-118-016	065700-0160	RealPrope	AUSTIN A BELL CONDOMINIUM	KRIPPAEHNE DEAN M+KARIN	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	641	Mixed-Use/Residential	$416,650	Mixed-Use/Residential	$418,733	$2,083	0.50%	$816
B-118-017	065700-0170	RealPrope	AUSTIN A BELL CONDOMINIUM	ZHANG TONY S	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	630	Mixed-Use/Residential	$409,500	Mixed-Use/Residential	$411,547	$2,047	0.50%	$802
B-118-018	065700-0180	RealPrope	AUSTIN A BELL CONDOMINIUM	HENDRYX RYAN+AUBREY	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	641	Mixed-Use/Residential	$416,650	Mixed-Use/Residential	$418,733	$2,083	0.50%	$816
B-118-019	065700-0190	RealPrope	AUSTIN A BELL CONDOMINIUM	HERON PAULA R L+WATTS	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	873	Mixed-Use/Residential	$567,450	Mixed-Use/Residential	$570,287	$2,837	0.50%	$1,112
B-118-020	065700-0200	RealPrope	AUSTIN A BELL CONDOMINIUM	KRASNOKUTSKY	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	822	Mixed-Use/Residential	$534,300	Mixed-Use/Residential	$536,971	$2,671	0.50%	$1,047
B-118-021	065700-0210	RealPrope	AUSTIN A BELL CONDOMINIUM	MERRILL JOSHUA	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	813	Mixed-Use/Residential	$528,450	Mixed-Use/Residential	$531,092	$2,642	0.50%	$1,035
B-118-022	065700-0220	RealPrope	AUSTIN A BELL CONDOMINIUM	JIWANI ASHIF	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	761	Mixed-Use/Residential	$494,650	Mixed-Use/Residential	$497,123	$2,473	0.50%	$969
B-118-023	065700-0230	RealPrope	AUSTIN A BELL CONDOMINIUM	JONES CHRISTOPHER A	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	423	Mixed-Use/Residential	$285,525	Mixed-Use/Residential	$286,953	$1,428	0.50%	$559
B-118-024	065700-0240	RealPrope	AUSTIN A BELL CONDOMINIUM	JENSEN SHARON KAY -TTEE	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	421	Mixed-Use/Residential	$284,175	Mixed-Use/Residential	$285,596	$1,421	0.50%	$557
B-118-025	065700-0250	RealPrope	AUSTIN A BELL CONDOMINIUM	JAGANATHAN KARTHIK	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	419	Mixed-Use/Residential	$282,825	Mixed-Use/Residential	$284,239	$1,414	0.50%	$554
B-118-026	065700-0260	RealPrope	AUSTIN A BELL CONDOMINIUM	EDER CHRISTOPHER ANDREW	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	462	Mixed-Use/Residential	$311,850	Mixed-Use/Residential	$313,409	$1,559	0.50%	$611
B-118-027	065700-0270	RealPrope	AUSTIN A BELL CONDOMINIUM	VAN HORNE GARRET	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	419	Mixed-Use/Residential	$282,825	Mixed-Use/Residential	$284,239	$1,414	0.50%	$554
B-118-028	065700-0280	RealPrope	AUSTIN A BELL CONDOMINIUM	BUI PHUONG	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	419	Mixed-Use/Residential	$282,825	Mixed-Use/Residential	$284,239	$1,414	0.50%	$554
B-118-029	065700-0290	RealPrope	AUSTIN A BELL CONDOMINIUM	THOMPSON TAMARA G	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	419	Mixed-Use/Residential	$282,825	Mixed-Use/Residential	$284,239	$1,414	0.50%	$554
B-118-030	065700-0300	RealPrope	AUSTIN A BELL CONDOMINIUM	NAKAYAMA DAVID H	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	2,000	Mixed-Use/Residential	$1,250,000	Mixed-Use/Residential	$1,256,250	$6,250	0.50%	$2,449
B-118-031	065700-0310	RealPrope	AUSTIN A BELL CONDOMINIUM	NAKAYAMA DAVID	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	1,395	Mixed-Use/Residential	$871,875	Mixed-Use/Residential	$876,234	$4,359	0.50%	$1,708
B-118-032	065700-0320	RealPrope	AUSTIN A BELL CONDOMINIUM	WONG WING CHUNG+PING	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	829	Mixed-Use/Residential	$559,575	Mixed-Use/Residential	$562,373	$2,798	0.50%	$1,096
B-118-033	065700-0330	RealPrope	AUSTIN A BELL CONDOMINIUM	HALL STEPHEN	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	761	Mixed-Use/Residential	$513,675	Mixed-Use/Residential	$516,243	$2,568	0.50%	$1,006
B-118-034	065700-0340	RealPrope	AUSTIN A BELL CONDOMINIUM	BUTLER JEFFREY M+CYNTHIA J	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	423	Mixed-Use/Residential	$285,525	Mixed-Use/Residential	$286,953	$1,428	0.50%	$559

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-118-035	065700 0350	RealPrope	AUSTIN A BELL CONDOMINIUM	HODSCHAYAN ALEX+DAWN	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	421	Mixed-Use/Residential	$284,175	Mixed-Use/Residential	$285,596	$1,421	0.50%	$557
B-118-036	065700 0360	RealPrope	AUSTIN A BELL CONDOMINIUM	LU XIZHI	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	419	Mixed-Use/Residential	$282,825	Mixed-Use/Residential	$284,239	$1,414	0.50%	$554
B-118-037	065700 0370	RealPrope	AUSTIN A BELL CONDOMINIUM	PHAN CAROLINE	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	462	Mixed-Use/Residential	$311,850	Mixed-Use/Residential	$313,409	$1,559	0.50%	$611
B-118-038	065700 0380	RealPrope	AUSTIN A BELL CONDOMINIUM	MODERWELL NATHAN A	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	419	Mixed-Use/Residential	$282,825	Mixed-Use/Residential	$284,239	$1,414	0.50%	$554
B-118-039	065700 0390	RealPrope	AUSTIN A BELL CONDOMINIUM	LACKEY JAMES B	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	419	Mixed-Use/Residential	$282,825	Mixed-Use/Residential	$284,239	$1,414	0.50%	$554
B-118-040	065700 0400	RealPrope	AUSTIN A BELL CONDOMINIUM	HOSKINS CHARLES+CARMAN	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	419	Mixed-Use/Residential	$282,825	Mixed-Use/Residential	$284,239	$1,414	0.50%	$554
B-118-041	065700 0410	RealPrope	AUSTIN A BELL CONDOMINIUM	SUAREZ ANDREA	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	906	Mixed-Use/Residential	$634,200	Mixed-Use/Residential	$637,371	$3,171	0.50%	$1,242
B-118-042	065700 0420	RealPrope	AUSTIN A BELL CONDOMINIUM	FORMAN MOTTER -TRUSTEE	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	856	Mixed-Use/Residential	$599,200	Mixed-Use/Residential	$602,196	$2,996	0.50%	$1,174
B-118-043	065700 0430	RealPrope	AUSTIN A BELL CONDOMINIUM	OHASHI TODD	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	423	Mixed-Use/Residential	$285,525	Mixed-Use/Residential	$286,953	$1,428	0.50%	$559
B-118-044	065700 0440	RealPrope	AUSTIN A BELL CONDOMINIUM	NOONAN RICHARD	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	421	Mixed-Use/Residential	$284,175	Mixed-Use/Residential	$285,596	$1,421	0.50%	$557
B-118-045	065700 0450	RealPrope	AUSTIN A BELL CONDOMINIUM	ZADEH PARVIN	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	419	Mixed-Use/Residential	$282,825	Mixed-Use/Residential	$284,239	$1,414	0.50%	$554
B-118-046	065700 0460	RealPrope	AUSTIN A BELL CONDOMINIUM	HERR DORCAS A	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	462	Mixed-Use/Residential	$311,850	Mixed-Use/Residential	$313,409	$1,559	0.50%	$611
B-118-047	065700 0470	RealPrope	AUSTIN A BELL CONDOMINIUM	OHASHI TODD	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	419	Mixed-Use/Residential	$282,825	Mixed-Use/Residential	$284,239	$1,414	0.50%	$554
B-118-048	065700 0480	RealPrope	AUSTIN A BELL CONDOMINIUM	HEARD NATALIE	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	419	Mixed-Use/Residential	$282,825	Mixed-Use/Residential	$284,239	$1,414	0.50%	$554
B-118-049	065700 0490	RealPrope	AUSTIN A BELL CONDOMINIUM	KAYSER MARTIN	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	419	Mixed-Use/Residential	$282,825	Mixed-Use/Residential	$284,239	$1,414	0.50%	$554
B-118-050	065700 0500	RealPrope	AUSTIN A BELL CONDOMINIUM	BARNES BROOKE A	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	32,242	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
B-118-001	065700 0010	RealPrope	AUSTIN A BELL CONDOMINIUM	A BELL RETAIL LLC	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	8,413	2,395	Mixed-Use/Commercial	$1,046,400	Mixed-Use/Commercial	$1,051,400	$5,000	0.48%	$1,959
B-118-002	065700 0020	RealPrope	AUSTIN A BELL CONDOMINIUM	TM LANDMARK INVESTMENTS	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	8,413	4,375	Mixed-Use/Commercial	$1,971,200	Mixed-Use/Commercial	$1,982,300	$11,100	0.56%	$4,349
B-118-003	065700 0030	RealPrope	AUSTIN A BELL CONDOMINIUM	A BELL RETAIL LLC	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	8,413	404	Mixed-Use/Commercial	$181,100	Mixed-Use/Commercial	$181,800	$700	0.39%	$274
B-118-004	065700 0040	RealPrope	AUSTIN A BELL CONDOMINIUM	TM LANDMARK INVESTMENTS	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	8,413	543	Mixed-Use/Commercial	$202,900	Mixed-Use/Commercial	$203,900	$1,000	0.49%	$392
B-118-005	065700 0050	RealPrope	AUSTIN A BELL CONDOMINIUM	SNELL MOTTER FORMAN -	2324 1ST AVE, SEATTLE 98121	DMR/C 95/65	10,375	8,413	696	Mixed-Use/Commercial	$260,000	Mixed-Use/Commercial	$261,300	$1,300	0.50%	$509
B-133	929260 0000	RealPrope	WESTERN TRIANGLE BUILDING CONDOMINIUM		2131 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	7,843	26,661	26,661	Condominium(Mixed Use)		Condominium(Mixed Use)			1.25%	
B-133-006	929260 0060	RealPrope	WESTERN TRIANGLE BUILDING CONDOMINIUM	BURMAN DAVID JOHN+DEE	2131 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	7,843	26,661	3,144	Mixed-Use/Residential	$2,122,200	Mixed-Use/Residential	$2,148,728	$26,528	1.25%	$10,394
B-133-008	929260 0080	RealPrope	WESTERN TRIANGLE BUILDING CONDOMINIUM	LAI EDWIN HUEY-SHIU	2131 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	7,843	26,661	1,058	Mixed-Use/Residential	$767,050	Mixed-Use/Residential	$776,638	$9,588	1.25%	$3,757
B-133-009	929260 0090	RealPrope	WESTERN TRIANGLE BUILDING CONDOMINIUM	MURDOCK JEFFREY SCOTT	2131 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	7,843	26,661	1,511	Mixed-Use/Residential	$1,095,475	Mixed-Use/Residential	$1,109,168	$13,693	1.25%	$5,365
B-133-001	929260 0010	RealPrope	WESTERN TRIANGLE BUILDING CONDOMINIUM	WESTERN TRIANGLE L L C	2131 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	7,843	26,661	2,301	Mixed-Use/Commercial	$843,800	Mixed-Use/Commercial	$855,900	$12,100	1.43%	$4,741
B-133-002	929260 0020	RealPrope	WESTERN TRIANGLE BUILDING CONDOMINIUM	WESTERN TRIANGLE L L C	2131 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	7,843	26,661	6,090	Mixed-Use/Commercial	$2,539,800	Mixed-Use/Commercial	$2,571,700	$31,900	1.26%	$12,499
B-133-003	929260 0030	RealPrope	WESTERN TRIANGLE BUILDING CONDOMINIUM	WESTERN TRIANGLE L L C	2131 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	7,843	26,661	6,090	Mixed-Use/Commercial	$2,539,800	Mixed-Use/Commercial	$2,571,700	$31,900	1.26%	$12,499
B-133-004	929260 0040	RealPrope	WESTERN TRIANGLE BUILDING CONDOMINIUM	WESTERN TRIANGLE L L C	2131 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	7,843	26,661	6,090	Mixed-Use/Commercial	$2,539,800	Mixed-Use/Commercial	$2,571,700	$31,900	1.26%	$12,499
B-133-005	929260 0050	RealPrope	WESTERN TRIANGLE BUILDING CONDOMINIUM	WESTERN TRIANGLE L L C	2131 WESTERN AVE, SEATTLE 98121	DMR/C 95/75	7,843	26,661	6,090	Mixed-Use/Commercial	$2,539,800	Mixed-Use/Commercial	$2,571,700	$31,900	1.26%	$12,499
B-152	174550 0000	RealPrope	CONTINENTAL PLACE CONDOMINIUM		2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	9,338	9,338	Condominium(Mixed Use)		Condominium(Mixed Use)			1.40%	
B-152-004	174550 0060	RealPrope	CONTINENTAL PLACE CONDOMINIUM	FUQUA STEPHEN P	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	820	Mixed-Use/Residential	$635,500	Mixed-Use/Residential	$644,397	$8,897	1.40%	$3,486
B-152-005	174550 0070	RealPrope	CONTINENTAL PLACE CONDOMINIUM	PARTRIDGE ERLINDA L	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,182	Mixed-Use/Residential	$886,500	Mixed-Use/Residential	$898,911	$12,411	1.40%	$4,863
B-152-006	174550 0080	RealPrope	CONTINENTAL PLACE CONDOMINIUM	SHEMA PAUL ARTHUR	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	700	Mixed-Use/Residential	$560,000	Mixed-Use/Residential	$567,840	$7,840	1.40%	$3,072
B-152-007	174550 0090	RealPrope	CONTINENTAL PLACE CONDOMINIUM	LEJA THEODORE A+ANGELA S	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	2,587	Mixed-Use/Residential	$1,940,250	Mixed-Use/Residential	$1,967,414	$27,164	1.40%	$10,643
B-152-008	174550 0100	RealPrope	CONTINENTAL PLACE CONDOMINIUM	GENSON FRANCK	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	842	Mixed-Use/Residential	$652,550	Mixed-Use/Residential	$661,686	$9,136	1.40%	$3,580
B-152-009	174550 0110	RealPrope	CONTINENTAL PLACE CONDOMINIUM	HENDRIE PAUL+JENNIE	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	517	Mixed-Use/Residential	$409,600	Mixed-Use/Residential	$415,334	$5,734	1.40%	$2,247
B-152-010	174550 0120	RealPrope	CONTINENTAL PLACE CONDOMINIUM	OLHOEFT JEFFREY M	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	820	Mixed-Use/Residential	$635,500	Mixed-Use/Residential	$644,397	$8,897	1.40%	$3,486
B-152-011	174550 0130	RealPrope	CONTINENTAL PLACE CONDOMINIUM	DITTLER HANNE	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,182	Mixed-Use/Residential	$886,500	Mixed-Use/Residential	$898,911	$12,411	1.40%	$4,863
B-152-012	174550 0140	RealPrope	CONTINENTAL PLACE CONDOMINIUM	HARKINS MERRIAH J	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	700	Mixed-Use/Residential	$525,000	Mixed-Use/Residential	$532,350	$7,350	1.40%	$2,880
B-152-013	174550 0150	RealPrope	CONTINENTAL PLACE CONDOMINIUM	GENSON FRANCK	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$959,575	Mixed-Use/Residential	$968,953	$13,378	1.40%	$5,242
B-152-014	174550 0160	RealPrope	CONTINENTAL PLACE CONDOMINIUM	ROMBOL WILLIAM J	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	842	Mixed-Use/Residential	$673,600	Mixed-Use/Residential	$683,030	$9,430	1.40%	$3,695
B-152-015	174550 0170	RealPrope	CONTINENTAL PLACE CONDOMINIUM	CHUTUK GERALDINE	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	512	Mixed-Use/Residential	$409,600	Mixed-Use/Residential	$415,334	$5,734	1.40%	$2,247
B-152-016	174550 0180	RealPrope	CONTINENTAL PLACE CONDOMINIUM	BAIRD JOHN M+MELISSA C	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	820	Mixed-Use/Residential	$635,500	Mixed-Use/Residential	$644,397	$8,897	1.40%	$3,486
B-152-017	174550 0190	RealPrope	CONTINENTAL PLACE CONDOMINIUM	LARIMER BARBARA	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,182	Mixed-Use/Residential	$886,500	Mixed-Use/Residential	$898,911	$12,411	1.40%	$4,863
B-152-018	174550 0200	RealPrope	CONTINENTAL PLACE CONDOMINIUM	HALLIN PHILIP J	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	700	Mixed-Use/Residential	$525,000	Mixed-Use/Residential	$532,350	$7,350	1.40%	$2,880
B-152-019	174550 0210	RealPrope	CONTINENTAL PLACE CONDOMINIUM	RAINE GERALD A (TRUSTEE)	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$986,400	Mixed-Use/Residential	$1,000,210	$13,810	1.40%	$5,411
B-152-020	174550 0220	RealPrope	CONTINENTAL PLACE CONDOMINIUM	CLIFTON JAMES F+RACHEL	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	842	Mixed-Use/Residential	$673,600	Mixed-Use/Residential	$683,030	$9,430	1.40%	$3,695
B-152-021	174550 0230	RealPrope	CONTINENTAL PLACE CONDOMINIUM	JEFFERY FREDERICK E	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	512	Mixed-Use/Residential	$409,600	Mixed-Use/Residential	$415,334	$5,734	1.40%	$2,247
B-152-022	174550 0240	RealPrope	CONTINENTAL PLACE CONDOMINIUM	WONG TIN CHEE	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	820	Mixed-Use/Residential	$635,500	Mixed-Use/Residential	$644,397	$8,897	1.40%	$3,486
B-152-023	174550 0250	RealPrope	CONTINENTAL PLACE CONDOMINIUM	GAYTON GARY D	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,182	Mixed-Use/Residential	$886,500	Mixed-Use/Residential	$898,911	$12,411	1.40%	$4,863
B-152-024	174550 0260	RealPrope	CONTINENTAL PLACE CONDOMINIUM	BERKMAN RUTH+GREGORY	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	700	Mixed-Use/Residential	$542,500	Mixed-Use/Residential	$550,095	$7,595	1.40%	$2,976
B-152-025	174550 0270	RealPrope	CONTINENTAL PLACE CONDOMINIUM	BERKMAN RUTH+GREGORY	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$986,400	Mixed-Use/Residential	$1,000,210	$13,810	1.40%	$5,411
B-152-026	174550 0280	RealPrope	CONTINENTAL PLACE CONDOMINIUM	WOHNS RICHARD N+MARIE	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	842	Mixed-Use/Residential	$673,600	Mixed-Use/Residential	$683,030	$9,430	1.40%	$3,695
B-152-027	174550 0290	RealPrope	CONTINENTAL PLACE CONDOMINIUM	OSHEA VALERIE	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	512	Mixed-Use/Residential	$409,600	Mixed-Use/Residential	$415,334	$5,734	1.40%	$2,247
B-152-028	174550 0300	RealPrope	CONTINENTAL PLACE CONDOMINIUM	ESCOS PEDRO	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	820	Mixed-Use/Residential	$635,500	Mixed-Use/Residential	$644,397	$8,897	1.40%	$3,486
B-152-029	174550 0310	RealPrope	CONTINENTAL PLACE CONDOMINIUM	MAKOWSKY MARYA	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,182	Mixed-Use/Residential	$886,500	Mixed-Use/Residential	$898,911	$12,411	1.40%	$4,863
B-152-030	174550 0320	RealPrope	CONTINENTAL PLACE CONDOMINIUM	MUIR RESIDENTIAL	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	700	Mixed-Use/Residential	$542,500	Mixed-Use/Residential	$550,095	$7,595	1.40%	$2,976
B-152-031	174550 0330	RealPrope	CONTINENTAL PLACE CONDOMINIUM	HARDING RONALD E+JOYCE V	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$986,400	Mixed-Use/Residential	$1,000,210	$13,810	1.40%	$5,411
B-152-032	174550 0340	RealPrope	CONTINENTAL PLACE CONDOMINIUM	HIGBEE SHANE+BROOKS ANNE	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	842	Mixed-Use/Residential	$673,600	Mixed-Use/Residential	$683,030	$9,430	1.40%	$3,695
B-152-033	174550 0350	RealPrope	CONTINENTAL PLACE CONDOMINIUM	CHU HENRY+PAULA	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	512	Mixed-Use/Residential	$409,600	Mixed-Use/Residential	$415,334	$5,734	1.40%	$2,247
B-152-034	174550 0360	RealPrope	CONTINENTAL PLACE CONDOMINIUM	LI CHI-DOOH+CYNTHIA MARY	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	820	Mixed-Use/Residential	$635,500	Mixed-Use/Residential	$644,397	$8,897	1.40%	$3,486
B-152-035	174550 0370	RealPrope	CONTINENTAL PLACE CONDOMINIUM	FRASIER LYNN	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,182	Mixed-Use/Residential	$886,500	Mixed-Use/Residential	$898,911	$12,411	1.40%	$4,863

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-152-036	174550 0380	RealPrope	CONTINENTAL PLACE CONDOMINIUM	JERL LLC	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	709	Mixed-Use/Residential	$542,500	Mixed-Use/Residential	$550,095	$7,595	1.40%	$2,576
B-152-037	174550 0390	RealPrope	CONTINENTAL PLACE CONDOMINIUM	NORLING DAVID K	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$986,400	Mixed-Use/Residential	$1,000,210	$13,810	1.40%	$5,411
B-152-038	174550 0400	RealPrope	CONTINENTAL PLACE CONDOMINIUM	CAMPBELL STUART C	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,684	Mixed-Use/Residential	$1,389,300	Mixed-Use/Residential	$1,408,750	$19,450	1.40%	$7,621
B-152-039	174550 0410	RealPrope	CONTINENTAL PLACE CONDOMINIUM	HASANOGLU KAYA Y	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	512	Mixed-Use/Residential	$422,400	Mixed-Use/Residential	$428,314	$5,914	1.40%	$2,317
B-152-040	174550 0420	RealPrope	CONTINENTAL PLACE CONDOMINIUM	PEIRATS PHILIPPE+ANITA C M/C	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	820	Mixed-Use/Residential	$656,000	Mixed-Use/Residential	$665,184	$9,184	1.40%	$3,598
B-152-041	174550 0430	RealPrope	CONTINENTAL PLACE CONDOMINIUM	WATSON JOHN	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,182	Mixed-Use/Residential	$886,500	Mixed-Use/Residential	$898,911	$12,411	1.40%	$4,863
B-152-042	174550 0440	RealPrope	CONTINENTAL PLACE CONDOMINIUM	CHANG ASHLEY	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	700	Mixed-Use/Residential	$560,000	Mixed-Use/Residential	$567,840	$7,840	1.40%	$3,072
B-152-043	174550 0450	RealPrope	CONTINENTAL PLACE CONDOMINIUM	DI FURIA DIANE+JULIE -TRUST	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$1,017,225	Mixed-Use/Residential	$1,031,466	$14,241	1.40%	$5,580
B-152-044	174550 0460	RealPrope	CONTINENTAL PLACE CONDOMINIUM	KULDANEK ROBERT+TRACEY	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	512	Mixed-Use/Residential	$422,400	Mixed-Use/Residential	$428,314	$5,914	1.40%	$2,317
B-152-045	174550 0470	RealPrope	CONTINENTAL PLACE CONDOMINIUM	MAROK KANWALJIT	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	820	Mixed-Use/Residential	$656,000	Mixed-Use/Residential	$665,184	$9,184	1.40%	$3,598
B-152-046	174550 0480	RealPrope	CONTINENTAL PLACE CONDOMINIUM	DOBRIN MICHAEL J+CATHERINE	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,182	Mixed-Use/Residential	$886,500	Mixed-Use/Residential	$898,911	$12,411	1.40%	$4,863
B-152-047	174550 0490	RealPrope	CONTINENTAL PLACE CONDOMINIUM	WILLIAMS MARK D+ANN K	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	700	Mixed-Use/Residential	$560,000	Mixed-Use/Residential	$567,840	$7,840	1.40%	$3,072
B-152-048	174550 0500	RealPrope	CONTINENTAL PLACE CONDOMINIUM	NYLANDER NICOLA R	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$1,017,225	Mixed-Use/Residential	$1,031,466	$14,241	1.40%	$5,580
B-152-049	174550 0510	RealPrope	CONTINENTAL PLACE CONDOMINIUM	ABRAMS PAUL G	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,684	Mixed-Use/Residential	$1,389,300	Mixed-Use/Residential	$1,408,750	$19,450	1.40%	$7,621
B-152-050	174550 0520	RealPrope	CONTINENTAL PLACE CONDOMINIUM	SCHONS ROY	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	512	Mixed-Use/Residential	$422,400	Mixed-Use/Residential	$428,314	$5,914	1.40%	$2,317
B-152-051	174550 0530	RealPrope	CONTINENTAL PLACE CONDOMINIUM	NYOMBAYIRE STEPHANE	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	820	Mixed-Use/Residential	$656,000	Mixed-Use/Residential	$665,184	$9,184	1.40%	$3,598
B-152-052	174550 0540	RealPrope	CONTINENTAL PLACE CONDOMINIUM	MILES CHARLES S	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,182	Mixed-Use/Residential	$886,500	Mixed-Use/Residential	$898,911	$12,411	1.40%	$4,863
B-152-053	174550 0550	RealPrope	CONTINENTAL PLACE CONDOMINIUM	POZARYCKI THOMAS V -TTEE	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	700	Mixed-Use/Residential	$560,000	Mixed-Use/Residential	$567,840	$7,840	1.40%	$3,072
B-152-054	174550 0560	RealPrope	CONTINENTAL PLACE CONDOMINIUM	EGGERS LISA	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$1,017,225	Mixed-Use/Residential	$1,031,466	$14,241	1.40%	$5,580
B-152-055	174550 0570	RealPrope	CONTINENTAL PLACE CONDOMINIUM	ABRAMS PAUL G	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	512	Mixed-Use/Residential	$422,400	Mixed-Use/Residential	$428,314	$5,914	1.40%	$2,317
B-152-056	174550 0580	RealPrope	CONTINENTAL PLACE CONDOMINIUM	DOBBS BRUCE C+LEE AMY	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	820	Mixed-Use/Residential	$656,000	Mixed-Use/Residential	$665,184	$9,184	1.40%	$3,598
B-152-057	174550 0590	RealPrope	CONTINENTAL PLACE CONDOMINIUM	MERRIWEATHER A+L	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,182	Mixed-Use/Residential	$886,500	Mixed-Use/Residential	$898,911	$12,411	1.40%	$4,863
B-152-058	174550 0600	RealPrope	CONTINENTAL PLACE CONDOMINIUM	SADER RICHARD A+VICKY E J	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	700	Mixed-Use/Residential	$560,000	Mixed-Use/Residential	$567,840	$7,840	1.40%	$3,072
B-152-059	174550 0610	RealPrope	CONTINENTAL PLACE CONDOMINIUM	MANARAS DAVID S	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$1,017,225	Mixed-Use/Residential	$1,031,466	$14,241	1.40%	$5,580
B-152-060	174550 0620	RealPrope	CONTINENTAL PLACE CONDOMINIUM	MARTINELLI LAURIE CAMPBELL	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$1,017,225	Mixed-Use/Residential	$1,031,466	$14,241	1.40%	$5,580
B-152-061	174550 0630	RealPrope	CONTINENTAL PLACE CONDOMINIUM	TIBBLES BROOKE L+LAWRENCE	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,035	Mixed-Use/Residential	$853,875	Mixed-Use/Residential	$865,829	$11,954	1.40%	$4,684
B-152-062	174550 0640	RealPrope	CONTINENTAL PLACE CONDOMINIUM	DEMEERLEER JEFFREY A+SUSAN	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,208	Mixed-Use/Residential	$966,400	Mixed-Use/Residential	$979,930	$13,530	1.40%	$5,301
B-152-063	174550 0650	RealPrope	CONTINENTAL PLACE CONDOMINIUM	JUDGE MARY KAY	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	832	Mixed-Use/Residential	$665,600	Mixed-Use/Residential	$674,918	$9,318	1.40%	$3,651
B-152-064	174550 0660	RealPrope	CONTINENTAL PLACE CONDOMINIUM	GOLDEN LOUIS M III	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,459	Mixed-Use/Residential	$1,203,675	Mixed-Use/Residential	$1,220,526	$16,851	1.40%	$6,603
B-152-065	174550 0670	RealPrope	CONTINENTAL PLACE CONDOMINIUM	WAKIM PETER	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$1,017,225	Mixed-Use/Residential	$1,031,466	$14,241	1.40%	$5,580
B-152-066	174550 0680	RealPrope	CONTINENTAL PLACE CONDOMINIUM	JUDGE JOHN O+MARY KAY	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,208	Mixed-Use/Residential	$966,400	Mixed-Use/Residential	$979,930	$13,530	1.40%	$5,301
B-152-067	174550 0690	RealPrope	CONTINENTAL PLACE CONDOMINIUM	ATTAVIPACH	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	832	Mixed-Use/Residential	$665,600	Mixed-Use/Residential	$674,918	$9,318	1.40%	$3,651
B-152-068	174550 0700	RealPrope	CONTINENTAL PLACE CONDOMINIUM	MCCLAIN	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,459	Mixed-Use/Residential	$1,203,675	Mixed-Use/Residential	$1,220,526	$16,851	1.40%	$6,603
B-152-069	174550 0710	RealPrope	CONTINENTAL PLACE CONDOMINIUM	LI CHI-DOOH	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$1,017,225	Mixed-Use/Residential	$1,031,466	$14,241	1.40%	$5,580
B-152-070	174550 0720	RealPrope	CONTINENTAL PLACE CONDOMINIUM	STUETZLE WERNER	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,035	Mixed-Use/Residential	$853,875	Mixed-Use/Residential	$865,829	$11,954	1.40%	$4,684
B-152-071	174550 0730	RealPrope	CONTINENTAL PLACE CONDOMINIUM	REIBMAN JAMES	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,208	Mixed-Use/Residential	$966,400	Mixed-Use/Residential	$979,930	$13,530	1.40%	$5,301
B-152-072	174550 0740	RealPrope	CONTINENTAL PLACE CONDOMINIUM	LAGERBERG STEVEN	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	832	Mixed-Use/Residential	$665,600	Mixed-Use/Residential	$674,918	$9,318	1.40%	$3,651
B-152-073	174550 0750	RealPrope	CONTINENTAL PLACE CONDOMINIUM	HILLIARD EDITH N	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,459	Mixed-Use/Residential	$1,203,675	Mixed-Use/Residential	$1,220,526	$16,851	1.40%	$6,603
B-152-074	174550 0760	RealPrope	CONTINENTAL PLACE CONDOMINIUM	CRYAN MATTHEW J+CYNTHIA A	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$1,017,225	Mixed-Use/Residential	$1,031,466	$14,241	1.40%	$5,580
B-152-075	174550 0770	RealPrope	CONTINENTAL PLACE CONDOMINIUM	LIAN CONGMING	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,208	Mixed-Use/Residential	$966,400	Mixed-Use/Residential	$979,930	$13,530	1.40%	$5,301
B-152-076	174550 0780	RealPrope	CONTINENTAL PLACE CONDOMINIUM	VAUSSARAKOS KONSTANTINE	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	832	Mixed-Use/Residential	$665,600	Mixed-Use/Residential	$674,918	$9,318	1.40%	$3,651
B-152-077	174550 0790	RealPrope	CONTINENTAL PLACE CONDOMINIUM	STOCK GREGORY M+LYNETTE M	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,459	Mixed-Use/Residential	$1,203,675	Mixed-Use/Residential	$1,220,526	$16,851	1.40%	$6,603
B-152-078	174550 0800	RealPrope	CONTINENTAL PLACE CONDOMINIUM	LANDWEER JAMES R+SHIRLEY E	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$1,017,225	Mixed-Use/Residential	$1,031,466	$14,241	1.40%	$5,580
B-152-079	174550 0810	RealPrope	CONTINENTAL PLACE CONDOMINIUM	HSI RICHARD A	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,015	Mixed-Use/Residential	$812,000	Mixed-Use/Residential	$823,368	$11,368	1.40%	$4,454
B-152-080	174550 0820	RealPrope	CONTINENTAL PLACE CONDOMINIUM	HSI RICHARD ALEX+WENDY	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,208	Mixed-Use/Residential	$966,400	Mixed-Use/Residential	$979,930	$13,530	1.40%	$5,301
B-152-081	174550 0830	RealPrope	CONTINENTAL PLACE CONDOMINIUM	CAPPS BOBBY D	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	832	Mixed-Use/Residential	$686,400	Mixed-Use/Residential	$696,010	$9,610	1.40%	$3,765
B-152-082	174550 0840	RealPrope	CONTINENTAL PLACE CONDOMINIUM	HASANOGLU KAYA Y	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,459	Mixed-Use/Residential	$1,167,200	Mixed-Use/Residential	$1,183,541	$16,341	1.40%	$6,403
B-152-083	174550 0850	RealPrope	CONTINENTAL PLACE CONDOMINIUM	SPIEGEL RICHARD K+ANN L	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$986,400	Mixed-Use/Residential	$1,000,210	$13,810	1.40%	$5,411
B-152-084	174550 0860	RealPrope	CONTINENTAL PLACE CONDOMINIUM	ERSHIG A HERBERT	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,208	Mixed-Use/Residential	$966,400	Mixed-Use/Residential	$979,930	$13,530	1.40%	$5,301
B-152-085	174550 0870	RealPrope	CONTINENTAL PLACE CONDOMINIUM	SPENCER PHILLIP W III+KELLI	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	832	Mixed-Use/Residential	$686,400	Mixed-Use/Residential	$696,010	$9,610	1.40%	$3,765
B-152-086	174550 0880	RealPrope	CONTINENTAL PLACE CONDOMINIUM	SPENCER PHILLIP W III+KELLI	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,459	Mixed-Use/Residential	$1,167,200	Mixed-Use/Residential	$1,183,541	$16,341	1.40%	$6,403
B-152-087	174550 0890	RealPrope	CONTINENTAL PLACE CONDOMINIUM	SPILLER HANS	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$986,400	Mixed-Use/Residential	$1,000,210	$13,810	1.40%	$5,411
B-152-088	174550 0900	RealPrope	CONTINENTAL PLACE CONDOMINIUM	JOHNSON BRUCE E H+SANDRA E	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,035	Mixed-Use/Residential	$828,000	Mixed-Use/Residential	$839,592	$11,592	1.40%	$4,542
B-152-089	174550 0910	RealPrope	CONTINENTAL PLACE CONDOMINIUM	MCKENZIE VIRGINIA L+CHRISTO	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,208	Mixed-Use/Residential	$966,400	Mixed-Use/Residential	$979,930	$13,530	1.40%	$5,301
B-152-090	174550 0920	RealPrope	CONTINENTAL PLACE CONDOMINIUM	OSBON JOYMARIE	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	832	Mixed-Use/Residential	$665,600	Mixed-Use/Residential	$674,918	$9,318	1.40%	$3,651
B-152-091	174550 0930	RealPrope	CONTINENTAL PLACE CONDOMINIUM	WITHERSPOON ROBERT P	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,459	Mixed-Use/Residential	$1,203,675	Mixed-Use/Residential	$1,220,526	$16,851	1.40%	$6,603
B-152-092	174550 0940	RealPrope	CONTINENTAL PLACE CONDOMINIUM	MONSON DAVID L	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,233	Mixed-Use/Residential	$986,400	Mixed-Use/Residential	$1,000,210	$13,810	1.40%	$5,411
B-152-093	174550 0950	RealPrope	CONTINENTAL PLACE CONDOMINIUM	BASS ROGER J	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,208	Mixed-Use/Residential	$966,400	Mixed-Use/Residential	$979,930	$13,530	1.40%	$5,301
B-152-094	174550 0960	RealPrope	CONTINENTAL PLACE CONDOMINIUM	BASS ROGER J	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	817	Mixed-Use/Residential	$649,600	Mixed-Use/Residential	$658,694	$9,094	1.40%	$3,563
B-152-095	174550 0970	RealPrope	CONTINENTAL PLACE CONDOMINIUM	MAYER DIANE SURVIVOR'S TRUS	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,459	Mixed-Use/Residential	$1,203,675	Mixed-Use/Residential	$1,220,526	$16,851	1.40%	$6,603
B-152-096	174550 0980	RealPrope	CONTINENTAL PLACE CONDOMINIUM	LAIRD NORTON TYEE TRUST CO	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,684	Mixed-Use/Residential	$1,347,200	Mixed-Use/Residential	$1,366,061	$18,861	1.40%	$7,390
B-152-097	174550 0990	RealPrope	CONTINENTAL PLACE CONDOMINIUM	ABRAMS MARIANNA	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,760	Mixed-Use/Residential	$1,408,000	Mixed-Use/Residential	$1,427,712	$19,712	1.40%	$7,724
B-152-098	174550 1000	RealPrope	CONTINENTAL PLACE CONDOMINIUM	BREVOORT WILLIAM	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	832	Mixed-Use/Residential	$686,400	Mixed-Use/Residential	$696,010	$9,610	1.40%	$3,765
B-152-099	174550 1010	RealPrope	CONTINENTAL PLACE CONDOMINIUM	OLEJAR MICHAEL	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,924	Mixed-Use/Residential	$1,587,300	Mixed-Use/Residential	$1,609,522	$22,222	1.40%	$8,707
B-152-100	174550 1020	RealPrope	CONTINENTAL PLACE CONDOMINIUM	WARNE DOUGLAS N	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,760	Mixed-Use/Residential	$1,408,000	Mixed-Use/Residential	$1,427,712	$19,712	1.40%	$7,724
B-152-101	174550 1030	RealPrope	CONTINENTAL PLACE CONDOMINIUM	PARKS ROBERT M+ANNETTE T	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	832	Mixed-Use/Residential	$665,600	Mixed-Use/Residential	$674,918	$9,318	1.40%	$3,651
B-152-102	174550 1040	RealPrope	CONTINENTAL PLACE CONDOMINIUM	PARKS ROBERT M+ANNETTE	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,924	Mixed-Use/Residential	$1,539,200	Mixed-Use/Residential	$1,560,749	$21,549	1.40%	$8,443

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-152-103	174550 1050	RealPrope	CONTINENTAL PLACE CONDOMINIUM	MICHAELIDIS MICHAEL	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,684	Mixed-Use/Residential	$1,347,200	Mixed-Use/Residential	$1,366,061	$18,861	1.40%	$7,390
B-152-104	174550 1060	RealPrope	CONTINENTAL PLACE CONDOMINIUM	MORRIS P KEVIN	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,760	Mixed-Use/Residential	$1,408,000	Mixed-Use/Residential	$1,427,712	$19,712	1.40%	$7,724
B-152-105	174550 1070	RealPrope	CONTINENTAL PLACE CONDOMINIUM	ASPIRI RAY & EDITH L	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	832	Mixed-Use/Residential	$686,400	Mixed-Use/Residential	$696,010	$9,610	1.40%	$3,765
B-152-106	174550 1080	RealPrope	CONTINENTAL PLACE CONDOMINIUM	ASPIRI JOHN RAY+EDITH	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,924	Mixed-Use/Residential	$1,539,200	Mixed-Use/Residential	$1,560,749	$21,549	1.40%	$8,443
B-152-107	174550 1090	RealPrope	CONTINENTAL PLACE CONDOMINIUM	ALTMAYER ANDREA	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,720	Mixed-Use/Residential	$1,376,000	Mixed-Use/Residential	$1,395,264	$19,264	1.40%	$7,548
B-152-108	174550 1100	RealPrope	CONTINENTAL PLACE CONDOMINIUM	LAIRD NORTON TYEE TRUST	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	932	Mixed-Use/Residential	$745,600	Mixed-Use/Residential	$756,038	$10,438	1.40%	$4,090
B-152-109	174550 1110	RealPrope	CONTINENTAL PLACE CONDOMINIUM	LAIRD NORTON TYEE TRUST	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,924	Mixed-Use/Residential	$1,539,200	Mixed-Use/Residential	$1,560,749	$21,549	1.40%	$8,443
B-152-110	174550 1120	RealPrope	CONTINENTAL PLACE CONDOMINIUM	D'WYER VASILIKI	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,811	Mixed-Use/Residential	$1,494,075	Mixed-Use/Residential	$1,514,992	$20,917	1.40%	$8,196
B-152-111	174550 1130	RealPrope	CONTINENTAL PLACE CONDOMINIUM	FERGUSON KENNETH	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,208	Mixed-Use/Residential	$966,400	Mixed-Use/Residential	$979,930	$13,530	1.40%	$5,301
B-152-112	174550 1140	RealPrope	CONTINENTAL PLACE CONDOMINIUM	SCOTT MICHAEL J	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	832	Mixed-Use/Residential	$665,600	Mixed-Use/Residential	$674,918	$9,318	1.40%	$3,651
B-152-113	174550 1150	RealPrope	CONTINENTAL PLACE CONDOMINIUM	CONRU ANDREW	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,463	Mixed-Use/Residential	$1,206,975	Mixed-Use/Residential	$1,223,873	$16,898	1.40%	$6,621
B-152-114	174550 1160	RealPrope	CONTINENTAL PLACE CONDOMINIUM	COPELAND LEE G-TTEE	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,811	Mixed-Use/Residential	$1,494,075	Mixed-Use/Residential	$1,514,992	$20,917	1.40%	$8,196
B-152-115	174550 1170	RealPrope	CONTINENTAL PLACE CONDOMINIUM	STONE CHARLES G III+VON BRAN	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,208	Mixed-Use/Residential	$966,400	Mixed-Use/Residential	$979,930	$13,530	1.40%	$5,301
B-152-116	174550 1180	RealPrope	CONTINENTAL PLACE CONDOMINIUM	ANDERSON DANIEL	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	832	Mixed-Use/Residential	$665,600	Mixed-Use/Residential	$674,918	$9,318	1.40%	$3,651
B-152-117	174550 1190	RealPrope	CONTINENTAL PLACE CONDOMINIUM	STARR DAVID	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,463	Mixed-Use/Residential	$1,206,975	Mixed-Use/Residential	$1,223,873	$16,898	1.40%	$6,621
B-152-118	174550 1200	RealPrope	CONTINENTAL PLACE CONDOMINIUM	CUNNINGHAM JOSEPH	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,811	Mixed-Use/Residential	$1,494,075	Mixed-Use/Residential	$1,514,992	$20,917	1.40%	$8,196
B-152-119	174550 1210	RealPrope	CONTINENTAL PLACE CONDOMINIUM	PASTILLA MICHAEL	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,208	Mixed-Use/Residential	$966,400	Mixed-Use/Residential	$979,930	$13,530	1.40%	$5,301
B-152-120	174550 1220	RealPrope	CONTINENTAL PLACE CONDOMINIUM	BROWNING PAUL C -TTEE	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	832	Mixed-Use/Residential	$665,600	Mixed-Use/Residential	$674,918	$9,318	1.40%	$3,651
B-152-121	174550 1230	RealPrope	CONTINENTAL PLACE CONDOMINIUM	LEDUC DONNA JEAN	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	1,463	Mixed-Use/Residential	$1,206,975	Mixed-Use/Residential	$1,223,873	$16,898	1.40%	$6,621
B-152-122	174550 1240	RealPrope	CONTINENTAL PLACE CONDOMINIUM	KRENTZ FRANK A+JAYNE ANN	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	2,638	Mixed-Use/Residential	$3,033,700	Mixed-Use/Residential	$3,076,172	$42,472	1.40%	$16,641
B-152-123	174550 1250	RealPrope	CONTINENTAL PLACE CONDOMINIUM	SR BRUNO LLC	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	2,890	Mixed-Use/Residential	$3,323,500	Mixed-Use/Residential	$3,370,029	$46,529	1.40%	$18,231
B-152-124	174550 1260	RealPrope	CONTINENTAL PLACE CONDOMINIUM	WYCKOFF DAVID	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	2,638	Mixed-Use/Residential	$3,165,600	Mixed-Use/Residential	$3,209,918	$44,318	1.40%	$17,365
B-152-125	174550 1270	RealPrope	CONTINENTAL PLACE CONDOMINIUM	GARDNER JEAN F	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	2,890	Mixed-Use/Residential	$3,468,000	Mixed-Use/Residential	$3,516,552	$48,552	1.40%	$19,024
B-152-001	174550 0010	RealPrope	CONTINENTAL PLACE CONDOMINIUM	BUENAVENTURA ASSOCIATES	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	3,144	Mixed-Use/Commercial	$1,254,200	Mixed-Use/Commercial	$1,266,900	$12,700	1.01%	$4,976
B-152-002	174550 0020	RealPrope	CONTINENTAL PLACE CONDOMINIUM	BUENAVENTURA ASSOCIATES	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	3,082	Mixed-Use/Commercial	$1,229,500	Mixed-Use/Commercial	$1,246,700	$17,200	1.40%	$6,739
B-152-003	174550 0030	RealPrope	CONTINENTAL PLACE CONDOMINIUM	BUENAVENTURA ASSOCIATES	2125 1ST AVE, SEATTLE 98121	DMR/C 95/65	13,328	149,504	3,112	Mixed-Use/Commercial	$1,241,400	Mixed-Use/Commercial	$1,258,700	$17,300	1.39%	$6,779
B-189	197720 0451	RealPrope	AIR RIGHTS ONLY FOR MARKET COURT CONDO	PRISA MARKET PLACE TOWER	87 LENORA ST, SEATTLE 98121	PMM-85	28,283			Transferable Dev Rights		Transferable Dev Rights				
B-190			MARKET COURT CONDOMINIUM		87 LENORA ST, SEATTLE 98121	PMM-85	20,176	11,489	11,489	Condominium(Mixed Use)		Condominium(Mixed Use)			2.25%	$0
B-190-003	516045 0030	RealPrope	MARKET COURT CONDOMINIUM	HAFLINGER KARL+MARY NERINI	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	747	Mixed-Use/Residential	$466,875	Mixed-Use/Residential	$477,380	$10,505	2.25%	$4,316
B-190-004	516045 0040	RealPrope	MARKET COURT CONDOMINIUM	PERRY ANITA JO	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	761	Mixed-Use/Residential	$475,625	Mixed-Use/Residential	$486,327	$10,702	2.25%	$4,393
B-190-005	516045 0050	RealPrope	MARKET COURT CONDOMINIUM	WUSCHER MARK R	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,299	Mixed-Use/Residential	$811,875	Mixed-Use/Residential	$830,142	$18,267	2.25%	$7,357
B-190-006	516045 0060	RealPrope	MARKET COURT CONDOMINIUM	LOSH JOHN B+BETSY Q TERRY	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	710	Mixed-Use/Residential	$443,750	Mixed-Use/Residential	$453,734	$9,984	2.25%	$3,912
B-190-007	516045 0070	RealPrope	MARKET COURT CONDOMINIUM	STAUFFER RICHARD A	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	688	Mixed-Use/Residential	$430,000	Mixed-Use/Residential	$439,675	$9,675	2.25%	$3,791
B-190-008	516045 0080	RealPrope	MARKET COURT CONDOMINIUM	WHETZELL JOHN S+GERLINDE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	688	Mixed-Use/Residential	$447,200	Mixed-Use/Residential	$457,262	$10,062	2.25%	$3,943
B-190-009	516045 0100	RealPrope	MARKET COURT CONDOMINIUM	WHETZELL JOHN S+GERLINDE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,853	Mixed-Use/Residential	$1,158,125	Mixed-Use/Residential	$1,184,183	$26,058	2.25%	$10,210
B-190-010	516045 0110	RealPrope	MARKET COURT CONDOMINIUM	MARSHALL TERY	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	873	Mixed-Use/Residential	$545,625	Mixed-Use/Residential	$557,902	$12,277	2.25%	$4,810
B-190-011	516045 0120	RealPrope	MARKET COURT CONDOMINIUM	KUMASAKA BEATRICE A	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,168	Mixed-Use/Residential	$730,000	Mixed-Use/Residential	$746,425	$16,425	2.25%	$6,436
B-190-012	516045 0130	RealPrope	MARKET COURT CONDOMINIUM	SCHROEDER RICHARD	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	631	Mixed-Use/Residential	$394,375	Mixed-Use/Residential	$403,248	$8,873	2.25%	$3,477
B-190-013	516045 0140	RealPrope	MARKET COURT CONDOMINIUM	WEBER ANDREW+ANNA	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	780	Mixed-Use/Residential	$487,500	Mixed-Use/Residential	$498,469	$10,969	2.25%	$4,298
B-190-014	516045 0160	RealPrope	MARKET COURT CONDOMINIUM	SJOBLOM CHERYL M	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,299	Mixed-Use/Residential	$811,875	Mixed-Use/Residential	$830,142	$18,267	2.25%	$7,157
B-190-015	516045 0170	RealPrope	MARKET COURT CONDOMINIUM	GERBERDING RUTH ALICE -TTEE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	710	Mixed-Use/Residential	$443,750	Mixed-Use/Residential	$453,734	$9,984	2.25%	$3,912
B-190-016	516045 0180	RealPrope	MARKET COURT CONDOMINIUM	MURRAY WILLIAM+,ODI	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	688	Mixed-Use/Residential	$430,000	Mixed-Use/Residential	$439,675	$9,675	2.25%	$3,791
B-190-017	516045 0190	RealPrope	MARKET COURT CONDOMINIUM	HANCOCK MARK B	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	688	Mixed-Use/Residential	$447,200	Mixed-Use/Residential	$457,262	$10,062	2.25%	$3,943
B-190-018	516045 0200	RealPrope	MARKET COURT CONDOMINIUM	GREENE LYNNE V	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	682	Mixed-Use/Residential	$443,300	Mixed-Use/Residential	$453,274	$9,974	2.25%	$3,908
B-190-019	516045 0210	RealPrope	MARKET COURT CONDOMINIUM	REICH JAY A+JANE M	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,321	Mixed-Use/Residential	$825,625	Mixed-Use/Residential	$844,202	$18,577	2.25%	$7,279
B-190-020	516045 0220	RealPrope	MARKET COURT CONDOMINIUM	VANDERSNICK JOVITA S	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,459	Mixed-Use/Residential	$875,400	Mixed-Use/Residential	$895,097	$19,697	2.25%	$7,718
B-190-021	516045 0230	RealPrope	MARKET COURT CONDOMINIUM	SELLERS MARILYN R S	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,133	Mixed-Use/Residential	$708,125	Mixed-Use/Residential	$724,058	$15,933	2.25%	$6,243
B-190-022	516045 0240	RealPrope	MARKET COURT CONDOMINIUM	OLSON GLENNA M.+WOUTERS	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,164	Mixed-Use/Residential	$727,500	Mixed-Use/Residential	$743,860	$16,360	2.25%	$6,414
B-190-023	516045 0250	RealPrope	MARKET COURT CONDOMINIUM	BOHRER RICHARD A	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,164	Mixed-Use/Residential	$727,500	Mixed-Use/Residential	$743,869	$16,369	2.25%	$6,414
B-190-024	516045 0260	RealPrope	MARKET COURT CONDOMINIUM	JONES ANDREA E	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,170	Mixed-Use/Residential	$731,250	Mixed-Use/Residential	$747,703	$16,453	2.25%	$6,447
B-190-025	516045 0270	RealPrope	MARKET COURT CONDOMINIUM	MCGUIRE LAUREN+JOHN	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,226	Mixed-Use/Residential	$796,900	Mixed-Use/Residential	$814,830	$17,930	2.25%	$7,025
B-190-026	516045 0280	RealPrope	MARKET COURT CONDOMINIUM	NOFFRE LIMITED PARTNERSHIP	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	657	Mixed-Use/Residential	$410,625	Mixed-Use/Residential	$419,864	$9,239	2.25%	$3,620
B-190-027	516045 0290	RealPrope	MARKET COURT CONDOMINIUM	CARTER BRIAN F+KATHRYN	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	631	Mixed-Use/Residential	$394,375	Mixed-Use/Residential	$403,248	$8,873	2.25%	$3,477
B-190-028	516045 0300	RealPrope	MARKET COURT CONDOMINIUM	TELLIER GABRIELLE R	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	631	Mixed-Use/Residential	$394,375	Mixed-Use/Residential	$403,248	$8,873	2.25%	$3,477
B-190-029	516045 0310	RealPrope	MARKET COURT CONDOMINIUM	DENORMANDIE ROBERT	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	780	Mixed-Use/Residential	$487,500	Mixed-Use/Residential	$498,469	$10,969	2.25%	$4,298
B-190-030	516045 0320	RealPrope	MARKET COURT CONDOMINIUM	SCHULTZ ELIZABETH L	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	761	Mixed-Use/Residential	$475,625	Mixed-Use/Residential	$486,327	$10,702	2.25%	$4,193
B-190-031	516045 0330	RealPrope	MARKET COURT CONDOMINIUM	PICKERILL ALAN+DIANNE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,299	Mixed-Use/Residential	$846,350	Mixed-Use/Residential	$863,348	$18,998	2.25%	$7,444
B-190-032	516045 0340	RealPrope	MARKET COURT CONDOMINIUM	PICKERILL ALAN+DIANNE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	710	Mixed-Use/Residential	$443,750	Mixed-Use/Residential	$453,734	$9,984	2.25%	$3,912
B-190-033	516045 0350	RealPrope	MARKET COURT CONDOMINIUM	CANLIS MARK C+ANNE MARIE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	688	Mixed-Use/Residential	$430,000	Mixed-Use/Residential	$439,675	$9,675	2.25%	$3,791
B-190-034	516045 0360	RealPrope	MARKET COURT CONDOMINIUM	DMC PROPERTIES LLLP	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	688	Mixed-Use/Residential	$447,200	Mixed-Use/Residential	$457,262	$10,062	2.25%	$3,943
B-190-035	516045 0370	RealPrope	MARKET COURT CONDOMINIUM	CANLIS MATT & JULIE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	682	Mixed-Use/Residential	$443,300	Mixed-Use/Residential	$453,274	$9,974	2.25%	$3,908
B-190-036	516045 0380	RealPrope	MARKET COURT CONDOMINIUM	CANLIS CHRIS	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,207	Mixed-Use/Residential	$784,550	Mixed-Use/Residential	$802,202	$17,652	2.25%	$6,917
B-190-037	516045 0390	RealPrope	MARKET COURT CONDOMINIUM	ANDERSON MAXINE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,377	Mixed-Use/Residential	$826,200	Mixed-Use/Residential	$844,790	$18,590	2.25%	$7,284
B-190-038	516045 0400	RealPrope	MARKET COURT CONDOMINIUM	OLCZAK PAUL J	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	924	Mixed-Use/Residential	$577,500	Mixed-Use/Residential	$590,494	$12,994	2.25%	$5,091
B-190-039	516045 0410	RealPrope	MARKET COURT CONDOMINIUM	BATALI DANA+ANNABELLA	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,015	Mixed-Use/Residential	$634,375	Mixed-Use/Residential	$648,648	$14,273	2.25%	$5,593

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Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-190-040	516045 0420	RealPrope	MARKET COURT CONDOMINIUM	MCWAIN ALAN R JR	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	657	Mixed-Use/Residential	$410,625	Mixed-Use/Residential	$419,864	$9,239	2.25%	$3,620
B-190-041	516045 0430	RealPrope	MARKET COURT CONDOMINIUM	MCGUFFIN THOMAS+BARBARA	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	631	Mixed-Use/Residential	$394,375	Mixed-Use/Residential	$403,248	$8,873	2.25%	$3,477
B-190-042	516045 0440	RealPrope	MARKET COURT CONDOMINIUM	SVOBODA JOYCE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	631	Mixed-Use/Residential	$394,375	Mixed-Use/Residential	$403,248	$8,873	2.25%	$3,477
B-190-043	516045 0450	RealPrope	MARKET COURT CONDOMINIUM	POWELL HEATHER	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	789	Mixed-Use/Residential	$487,500	Mixed-Use/Residential	$498,469	$10,969	2.25%	$4,298
B-190-044	516045 0460	RealPrope	MARKET COURT CONDOMINIUM	RICHARDS CURTIS R	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	761	Mixed-Use/Residential	$475,625	Mixed-Use/Residential	$486,327	$10,702	2.25%	$4,193
B-190-045	516045 0470	RealPrope	MARKET COURT CONDOMINIUM	RODRIGUEZ NORBERTO	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,299	Mixed-Use/Residential	$844,350	Mixed-Use/Residential	$863,348	$18,998	2.25%	$7,444
B-190-046	516045 0480	RealPrope	MARKET COURT CONDOMINIUM	OWEN GARY+CARA BAILEY	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	710	Mixed-Use/Residential	$443,750	Mixed-Use/Residential	$453,734	$9,984	2.25%	$3,912
B-190-047	516045 0490	RealPrope	MARKET COURT CONDOMINIUM	JOHNSON MARY LOU	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	688	Mixed-Use/Residential	$430,000	Mixed-Use/Residential	$439,675	$9,675	2.25%	$3,791
B-190-048	516045 0500	RealPrope	MARKET COURT CONDOMINIUM	LAWRENCE C STAPLETON	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,370	Mixed-Use/Residential	$890,500	Mixed-Use/Residential	$910,536	$20,036	2.25%	$7,851
B-190-049	516045 0520	RealPrope	MARKET COURT CONDOMINIUM	ENK GORDON A	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,370	Mixed-Use/Residential	$890,500	Mixed-Use/Residential	$910,536	$20,036	2.25%	$7,851
B-190-050	516045 0530	RealPrope	MARKET COURT CONDOMINIUM	MOGELGAARD MICHAEL D	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,377	Mixed-Use/Residential	$826,200	Mixed-Use/Residential	$844,790	$18,590	2.25%	$7,284
B-190-051	516045 0540	RealPrope	MARKET COURT CONDOMINIUM	SURKATTY OSMAN+JENNIFER L	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	924	Mixed-Use/Residential	$577,500	Mixed-Use/Residential	$590,494	$12,994	2.25%	$5,091
B-190-052	516045 0550	RealPrope	MARKET COURT CONDOMINIUM	BATALI DANA+ANNABELLA	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,015	Mixed-Use/Residential	$634,375	Mixed-Use/Residential	$648,648	$14,273	2.25%	$5,593
B-190-053	516045 0560	RealPrope	MARKET COURT CONDOMINIUM	SVOBODA JOYCE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	657	Mixed-Use/Residential	$410,625	Mixed-Use/Residential	$419,864	$9,239	2.25%	$3,620
B-190-054	516045 0570	RealPrope	MARKET COURT CONDOMINIUM	KENAGY WILLIAM DAVID	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	631	Mixed-Use/Residential	$394,375	Mixed-Use/Residential	$403,248	$8,873	2.25%	$3,477
B-190-055	516045 0580	RealPrope	MARKET COURT CONDOMINIUM	HANCOCK MARK B	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	631	Mixed-Use/Residential	$394,375	Mixed-Use/Residential	$403,248	$8,873	2.25%	$3,477
B-190-056	516045 0590	RealPrope	MARKET COURT CONDOMINIUM	WILCYNSKI PAUL J	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	780	Mixed-Use/Residential	$487,500	Mixed-Use/Residential	$498,469	$10,969	2.25%	$4,298
B-190-057	516045 0600	RealPrope	MARKET COURT CONDOMINIUM	LEKKY SYLVIA J	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	761	Mixed-Use/Residential	$475,625	Mixed-Use/Residential	$486,327	$10,702	2.25%	$4,193
B-190-058	516045 0610	RealPrope	MARKET COURT CONDOMINIUM	GRIFFIN SEAN+BERNADINE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,299	Mixed-Use/Residential	$844,350	Mixed-Use/Residential	$863,348	$18,998	2.25%	$7,444
B-190-059	516045 0620	RealPrope	MARKET COURT CONDOMINIUM	CARLETON ELIZABETH C	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	710	Mixed-Use/Residential	$443,750	Mixed-Use/Residential	$453,734	$9,984	2.25%	$3,912
B-190-060	516045 0630	RealPrope	MARKET COURT CONDOMINIUM	BUGGE ANNE M	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	688	Mixed-Use/Residential	$430,000	Mixed-Use/Residential	$439,675	$9,675	2.25%	$3,791
B-190-061	516045 0640	RealPrope	MARKET COURT CONDOMINIUM	GUIZZETTI JOSEPH D	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	688	Mixed-Use/Residential	$447,200	Mixed-Use/Residential	$457,262	$10,062	2.25%	$3,943
B-190-062	516045 0660	RealPrope	MARKET COURT CONDOMINIUM	LAMPSON MARY	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,889	Mixed-Use/Residential	$1,227,850	Mixed-Use/Residential	$1,255,477	$27,627	2.25%	$10,825
B-190-063	516045 0670	RealPrope	MARKET COURT CONDOMINIUM	KRAUSE BRUCE S+BOND GAIL E	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,377	Mixed-Use/Residential	$826,200	Mixed-Use/Residential	$844,790	$18,590	2.25%	$7,284
B-190-064	516045 0680	RealPrope	MARKET COURT CONDOMINIUM	REGENSBURG NANCY	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	924	Mixed-Use/Residential	$577,500	Mixed-Use/Residential	$590,494	$12,994	2.25%	$5,091
B-190-065	516045 0690	RealPrope	MARKET COURT CONDOMINIUM	CAMPBELL MICHAEL J+ROBIN	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,015	Mixed-Use/Residential	$634,375	Mixed-Use/Residential	$648,648	$14,273	2.25%	$5,593
B-190-066	516045 0700	RealPrope	MARKET COURT CONDOMINIUM	SIOBLOM CHERYL M	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-067	516045 0710	RealPrope	MARKET COURT CONDOMINIUM	BATALI DANA/SERRA	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-068	516045 0720	RealPrope	MARKET COURT CONDOMINIUM	SVOBODA JOYCE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-069	516045 0730	RealPrope	MARKET COURT CONDOMINIUM	CANLIS CHRIS	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-070	516045 0740	RealPrope	MARKET COURT CONDOMINIUM	CANLIS CHRIS	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-071	516045 0750	RealPrope	MARKET COURT CONDOMINIUM	ANDERSON MAXINE K	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-072	516045 0760	RealPrope	MARKET COURT CONDOMINIUM	ANDERSON MAXINE K	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-073	516045 0770	RealPrope	MARKET COURT CONDOMINIUM	CARLETON ELIZABETH C	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-074	516045 0780	RealPrope	MARKET COURT CONDOMINIUM	MOGELGAARD MICHAEL D	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-075	516045 0790	RealPrope	MARKET COURT CONDOMINIUM	WHETZELL JOHN S JR	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-076	516045 0800	RealPrope	MARKET COURT CONDOMINIUM	WHETZELL JOHN S JR	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-077	516045 0810	RealPrope	MARKET COURT CONDOMINIUM	BRODERICK WILFRID N	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-078	516045 0820	RealPrope	MARKET COURT CONDOMINIUM	OLCZAK PAUL J	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-079	516045 0830	RealPrope	MARKET COURT CONDOMINIUM	MARSHALL TERRY STEPHEN+	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-080	516045 0840	RealPrope	MARKET COURT CONDOMINIUM	RODRIGUEZ NORBERTO	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-081	516045 0850	RealPrope	MARKET COURT CONDOMINIUM	NOFFRE LIMITED PARTNERSHIP	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-082	516045 0860	RealPrope	MARKET COURT CONDOMINIUM	LEKKY SYLVIA J	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-083	516045 0870	RealPrope	MARKET COURT CONDOMINIUM	CAMPBELL MIHCAEL J & ROBIN	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-084	516045 0880	RealPrope	MARKET COURT CONDOMINIUM	SELLERS MARILYN R S	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-085	516045 0890	RealPrope	MARKET COURT CONDOMINIUM	KRAUSE BRUCE+BOND GAIL	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-086	516045 0900	RealPrope	MARKET COURT CONDOMINIUM	GRIFFIN SEAN+BERNADINE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-087	516045 0910	RealPrope	MARKET COURT CONDOMINIUM	VANDERSNICK JOVITA S	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-088	516045 0920	RealPrope	MARKET COURT CONDOMINIUM	WILCYNSKI PAUL J	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-089	516045 0930	RealPrope	MARKET COURT CONDOMINIUM	GERBERDING RUTH ALICE -TTEE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-090	516045 0940	RealPrope	MARKET COURT CONDOMINIUM	BATALI DANA+ANNABELLA	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-091	516045 0950	RealPrope	MARKET COURT CONDOMINIUM	REICH JAY A+JANE M	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-092	516045 0960	RealPrope	MARKET COURT CONDOMINIUM	BAILEY CARA LEE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-093	516045 0970	RealPrope	MARKET COURT CONDOMINIUM	REGENSBURG NANCY	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-094	516045 0980	RealPrope	MARKET COURT CONDOMINIUM	DENORMANDIE ROBERT	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-095	516045 0990	RealPrope	MARKET COURT CONDOMINIUM	DMC PROPERTIES LLLP	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-096	516045 1000	RealPrope	MARKET COURT CONDOMINIUM	PICKERILL ALAN+DIANNE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-097	516045 1010	RealPrope	MARKET COURT CONDOMINIUM	HANCOCK MARK	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-098	516045 1020	RealPrope	MARKET COURT CONDOMINIUM	CANLIS MARK+ANNE MARIE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-099	516045 1030	RealPrope	MARKET COURT CONDOMINIUM	STAPLETON LAWRENCE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-100	516045 1040	RealPrope	MARKET COURT CONDOMINIUM	GREENE LYNNE V ET AL	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-101A	516045 0150	RealPrope	MARKET COURT CONDOMINIUM	RODRIGUEZ INIGO	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	761	Mixed-Use/Residential	$475,625	Mixed-Use/Residential	$486,327	$10,702	2.25%	$4,193
B-190-101B	516045 1050	RealPrope	MARKET COURT CONDOMINIUM	RODRIGUEZ INIGO	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-102	516045 1060	RealPrope	MARKET COURT CONDOMINIUM	HAFLINGER KARL+MARY NERINI	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-103	516045 1070	RealPrope	MARKET COURT CONDOMINIUM	OSBORNE NANCY KATHRYN	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-104	516045 1080	RealPrope	MARKET COURT CONDOMINIUM	WUSCHER MARK	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-105	516045 1090	RealPrope	MARKET COURT CONDOMINIUM	CARTER BRIAN F+KATHRYN	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-190-106	516045 1100	RealPrope	MARKET COURT CONDOMINIUM	BUGGE ANNE M	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-107	516045 1110	RealPrope	MARKET COURT CONDOMINIUM	MCWAIN ALAN R JR	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-108	516045 1120	RealPrope	MARKET COURT CONDOMINIUM	JOHNSON MARY LOU	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-109	516045 1130	RealPrope	MARKET COURT CONDOMINIUM	MURRAY WILLIAM+JODI	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-110	516045 1140	RealPrope	MARKET COURT CONDOMINIUM	MCGUFFIN THOMAS+BARBARA	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-111	516045 1150	RealPrope	MARKET COURT CONDOMINIUM	ENK GORDON A	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-112	516045 1160	RealPrope	MARKET COURT CONDOMINIUM	LAMPSON MARY	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-113	516045 1170	RealPrope	MARKET COURT CONDOMINIUM	LAMPSON MARY	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-114	516045 1180	RealPrope	MARKET COURT CONDOMINIUM	LAMPSON MARY	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-115	516045 1190	RealPrope	MARKET COURT CONDOMINIUM	GUIZZETTI JOSEPH D	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-116	516045 1200	RealPrope	MARKET COURT CONDOMINIUM	THERRIAULT INVESTMENT CO	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-117	516045 1210	RealPrope	MARKET COURT CONDOMINIUM	CANLIS MATT+JULIE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-118	516045 1220	RealPrope	MARKET COURT CONDOMINIUM	POWELL HEATHER	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-119	516045 1230	RealPrope	MARKET COURT CONDOMINIUM	SCHROEDER RICHARD	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-120	516045 1240	RealPrope	MARKET COURT CONDOMINIUM	PICKERILL ALAN+DIANNE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-121	516045 1250	RealPrope	MARKET COURT CONDOMINIUM	ZACRI INC	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-122	516045 1260	RealPrope	MARKET COURT CONDOMINIUM	BOHRER RICHARD A	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-123	516045 1270	RealPrope	MARKET COURT CONDOMINIUM	TELLIER GABRIELLE R	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-124	516045 1280	RealPrope	MARKET COURT CONDOMINIUM	STAPLETON LAWRENCE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-125	516045 1290	RealPrope	MARKET COURT CONDOMINIUM	RICHARDS CURTIS R	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-126	516045 1300	RealPrope	MARKET COURT CONDOMINIUM	WHETZELL JOHN+GERLINDE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-127	516045 1310	RealPrope	MARKET COURT CONDOMINIUM	SURKATTY OSMAN+JENNIFER L	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-128	516045 1320	RealPrope	MARKET COURT CONDOMINIUM	HANCOCK MARK B	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-129	516045 1330	RealPrope	MARKET COURT CONDOMINIUM	PERRY ANITA JO	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-130	516045 1340	RealPrope	MARKET COURT CONDOMINIUM	KENAGY WILLIAM DAVID	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-131	516045 1350	RealPrope	MARKET COURT CONDOMINIUM	CLEMONS STEVEN	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-132	516045 1360	RealPrope	MARKET COURT CONDOMINIUM	TANG CALVIN T	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-133	516045 1370	RealPrope	MARKET COURT CONDOMINIUM	PASTON JOEL	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-134	516045 1380	RealPrope	MARKET COURT CONDOMINIUM	BROWN CAROL ANN	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-135	516045 1390	RealPrope	MARKET COURT CONDOMINIUM	GUIZZETTI JOESEPH D	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-136	516045 1400	RealPrope	MARKET COURT CONDOMINIUM	ZACRI INC	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-137	516045 1410	RealPrope	MARKET COURT CONDOMINIUM	DABESTANI NADER	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-138	516045 1420	RealPrope	MARKET COURT CONDOMINIUM	MILKOWSKI STANLIS	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-139	516045 1430	RealPrope	MARKET COURT CONDOMINIUM	SCHULTZ ELIZABETH L	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-140	516045 1440	RealPrope	MARKET COURT CONDOMINIUM	JONES ANDREA E	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-141	516045 1450	RealPrope	MARKET COURT CONDOMINIUM	LOSH JOHN B+BETSY Q TERRY	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-142	516045 1460	RealPrope	MARKET COURT CONDOMINIUM	STAUFFER RICHARD A	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-143	516045 1470	RealPrope	MARKET COURT CONDOMINIUM	WHETZELL JOHN S+GERLINDE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-144	516045 1480	RealPrope	MARKET COURT CONDOMINIUM	DOLECKI ANKA	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-145	516045 1490	RealPrope	MARKET COURT CONDOMINIUM	CLEMONS STEVEN	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-146	516045 1500	RealPrope	MARKET COURT CONDOMINIUM	SVOBODA JOYCE	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	0	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,563	$563	2.25%	$220
B-190-001	516045 0010	RealPrope	MARKET COURT CONDOMINIUM	GILREATH SCOTT	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	9,710	Mixed-Use/Commercial	$4,124,500	Mixed-Use/Commercial	$4,221,300	$96,800	2.35%	$37,928
B-190-002	516045 0020	RealPrope	MARKET COURT CONDOMINIUM	MARKET COURT PARTNERS	87 LENORA ST, SEATTLE 98121	PMM-85	20,176	61,548	1,779	Mixed-Use/Commercial	$683,600	Mixed-Use/Commercial	$699,300	$15,700	2.30%	$6,152
B-192	516066 0000	RealPrope	MARKET PLACE TOWER CONDOMINIUM (Condo		2019 1ST AVE, SEATTLE 98121	PMM-85	3,462	32,235		Condominium		Condominium(Mixed Use)			2.00%	
B-192-001	516066 0010	RealPrope	MARKET PLACE TOWER CONDOMINIUM (Condo	DONCKERS LARRY	2019 1ST AVE, SEATTLE 98121	PMM-85	3,462	32,235	5,014	Mixed-Use/Residential	$11,281,500	Mixed-Use/Residential	$11,507,130	$225,630	2.00%	$88,407
B-192-002	516066 0020	RealPrope	MARKET PLACE TOWER CONDOMINIUM (Condo	BAIN JR WILLIAM I+NANCY HIL	2019 1ST AVE, SEATTLE 98121	PMM-85	3,462	32,235	4,368	Mixed-Use/Residential	$7,207,200	Mixed-Use/Residential	$7,351,344	$144,144	2.00%	$56,479
B-192-003	516066 0030	RealPrope	MARKET PLACE TOWER CONDOMINIUM (Condo	FIRST INTERSTATE BANK OF WA	2019 1ST AVE, SEATTLE 98121	PMM-85	3,462	32,235	4,542	Mixed-Use/Residential	$7,494,300	Mixed-Use/Residential	$7,644,186	$149,886	2.00%	$58,729
B-192-004	516066 0040	RealPrope	MARKET PLACE TOWER CONDOMINIUM (Condo	UTTERBERG DAID S+NAYDA	2019 1ST AVE, SEATTLE 98121	PMM-85	3,462	32,235	4,450	Mixed-Use/Residential	$7,120,000	Mixed-Use/Residential	$7,262,400	$142,400	2.00%	$55,795
B-192-005	516066 0050	RealPrope	MARKET PLACE TOWER CONDOMINIUM (Condo	RILEY CHARLES W JR C/O LANE	2019 1ST AVE, SEATTLE 98121	PMM-85	3,462	32,235	5,067	Mixed-Use/Residential	$8,107,200	Mixed-Use/Residential	$8,269,344	$162,144	2.00%	$63,532
B-192-006	516066 0060	RealPrope	MARKET PLACE TOWER CONDOMINIUM (Condo	SHERMAN ERNEST D+ROBERTA	2019 1ST AVE, SEATTLE 98121	PMM-85	3,462	32,235	4,654	Mixed-Use/Residential	$7,213,700	Mixed-Use/Residential	$7,357,974	$144,274	2.00%	$56,530
B-192-007	516066 0070	RealPrope	MARKET PLACE TOWER CONDOMINIUM (Condo	RILEY CHARLES W JR TTEE C/O	2019 1ST AVE, SEATTLE 98121	PMM-85	3,462	32,235	4,983	Mixed-Use/Residential	$7,723,650	Mixed-Use/Residential	$7,878,123	$154,473	2.00%	$60,526
B-193	516065 0000	RealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM		2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	48,897	48,897	Condominium(Mixed Use)		Condominium(Mixed Use)			2.50%	
B-193-001	516065 0010	RealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	PALADINO THOMAS A	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,288	Mixed-Use/Residential	$869,400	Mixed-Use/Residential	$891,135	$21,735	2.50%	$8,516
B-193-002	516065 0020	RealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	SHURTLEFF ROBERT D & CYNTH	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,745	Mixed-Use/Residential	$1,221,500	Mixed-Use/Residential	$1,252,038	$30,538	2.50%	$11,965
B-193-003	516065 0030	RealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	BLACKMON CRAIG+TIFFANY	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,202	Mixed-Use/Residential	$841,400	Mixed-Use/Residential	$862,435	$21,035	2.50%	$8,242
B-193-004	516065 0040	RealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	TAYLOR HUSSEY TRUST	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,740	Mixed-Use/Residential	$1,222,200	Mixed-Use/Residential	$1,252,755	$30,555	2.50%	$11,972
B-193-005	516065 0050	RealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	GREGORY BRIAN N+CAROL L	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,655	Mixed-Use/Residential	$1,199,875	Mixed-Use/Residential	$1,229,872	$29,997	2.50%	$11,753
B-193-006	516065 0060	RealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	CAYCE ROGER W+JENNIFER F	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,110	Mixed-Use/Residential	$949,750	Mixed-Use/Residential	$973,494	$23,744	2.50%	$9,301
B-193-007	516065 0070	RealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	BRYANT DAVID F	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	848	Mixed-Use/Residential	$551,200	Mixed-Use/Residential	$564,980	$13,780	2.50%	$5,395
B-193-008	516065 0080	RealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	CANATSEY MICHAEL+JUDITH A	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,332	Mixed-Use/Residential	$965,700	Mixed-Use/Residential	$989,843	$24,142	2.50%	$9,460
B-193-009	516065 0090	RealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	CAIN VIRGINIA	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,212	Mixed-Use/Residential	$878,700	Mixed-Use/Residential	$900,668	$21,967	2.50%	$8,607
B-193-010	516065 0100	RealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	TIPTON WILLIAM RODNEY+AMY	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,317	Mixed-Use/Residential	$954,825	Mixed-Use/Residential	$978,696	$23,871	2.50%	$9,353
B-193-011	516065 0110	RealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	JACOBS DAVID V	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,290	Mixed-Use/Residential	$935,250	Mixed-Use/Residential	$958,631	$23,381	2.50%	$9,161
B-193-012	516065 0120	RealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	CHANEY MARY C+FREDERICK	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,163	Mixed-Use/Residential	$843,175	Mixed-Use/Residential	$864,254	$21,079	2.50%	$8,259

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Unit	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-193-013	516065 0130	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	CHANEY HYANNE	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	866	Mixed-Use/Residential	$562,900	Mixed-Use/Residential	$576,973	$14,073	2.50%	$5,514
B-193-014	516065 0140	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	KAY FREDERICK G & SUSAN L	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,317	Mixed-Use/Residential	$951,700	Mixed-Use/Residential	$974,980	$23,280	2.50%	$9,318
B-193-015	516065 0150	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	BEEBE KEITH	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,294	Mixed-Use/Residential	$938,150	Mixed-Use/Residential	$961,604	$23,454	2.50%	$9,190
B-193-016	516065 0160	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	THERRIAULT INVESTMENT CO	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,163	Mixed-Use/Residential	$785,025	Mixed-Use/Residential	$804,651	$19,626	2.50%	$7,690
B-193-017	516065 0170	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	PURPEL RACHEL	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,315	Mixed-Use/Residential	$887,625	Mixed-Use/Residential	$909,816	$22,191	2.50%	$8,692
B-193-018	516065 0180	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	BROWN CAROL ANN	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,293	Mixed-Use/Residential	$872,775	Mixed-Use/Residential	$894,594	$21,819	2.50%	$8,549
B-193-019	516065 0190	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	MCKEE BRUCE D+WENDY K	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,237	Mixed-Use/Residential	$834,975	Mixed-Use/Residential	$855,849	$20,874	2.50%	$8,179
B-193-020	516065 0200	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	STIFELMAN MARC LEE+LORETTA	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,328	Mixed-Use/Residential	$896,400	Mixed-Use/Residential	$918,810	$22,410	2.50%	$8,781
B-193-021	516065 0210	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	MURPHY SUSAN J+DEAN G VON	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,384	Mixed-Use/Residential	$934,200	Mixed-Use/Residential	$957,555	$23,355	2.50%	$9,151
B-193-022	516065 0220	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	WOOD JUDITH	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,175	Mixed-Use/Residential	$763,750	Mixed-Use/Residential	$782,844	$19,094	2.50%	$7,481
B-193-023	516065 0230	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	MCCULLEM DANIEL NEIL	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,326	Mixed-Use/Residential	$895,050	Mixed-Use/Residential	$917,426	$22,376	2.50%	$8,768
B-193-024	516065 0240	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	MCDONALD DIXON K	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,323	Mixed-Use/Residential	$893,025	Mixed-Use/Residential	$915,351	$22,326	2.50%	$8,749
B-193-025	516065 0250	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	WRIGHT COLE	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,709	Mixed-Use/Residential	$1,196,300	Mixed-Use/Residential	$1,226,208	$29,908	2.50%	$11,718
B-193-026	516065 0260	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	PITLICK WM H+MARY SUSAN	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,663	Mixed-Use/Residential	$1,122,525	Mixed-Use/Residential	$1,150,588	$28,063	2.50%	$10,996
B-193-027	516065 0270	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	HENDERSON PAUL W	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,207	Mixed-Use/Residential	$814,725	Mixed-Use/Residential	$835,093	$20,368	2.50%	$7,981
B-193-028	516065 0280	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	CARDWELL RICHARD L+GAYLE G	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,217	Mixed-Use/Residential	$821,475	Mixed-Use/Residential	$842,012	$20,537	2.50%	$8,047
B-193-029	516065 0290	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	MCMAHON LOIS M	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,425	Mixed-Use/Residential	$961,875	Mixed-Use/Residential	$985,922	$24,047	2.50%	$9,422
B-193-030	516065 0300	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	PAPESH DANA K	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,214	Mixed-Use/Residential	$819,450	Mixed-Use/Residential	$839,936	$20,486	2.50%	$8,027
B-193-031	516065 0310	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	HOISERT MAUREEN J	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,263	Mixed-Use/Residential	$852,525	Mixed-Use/Residential	$873,838	$21,313	2.50%	$8,351
B-193-032	516065 0320	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	BEZDICHEK AMY	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,306	Mixed-Use/Residential	$848,900	Mixed-Use/Residential	$870,123	$21,222	2.50%	$8,315
B-193-033	516065 0330	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	TANG CALVIN T	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,341	Mixed-Use/Residential	$972,225	Mixed-Use/Residential	$996,531	$24,306	2.50%	$9,523
B-193-034	516065 0340	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	ALSEIDI ADNAN A	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,088	Mixed-Use/Residential	$816,000	Mixed-Use/Residential	$836,400	$20,400	2.50%	$7,993
B-193-035	516065 0350	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	BAILEY ANDREW P+KELLY L M -	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,341	Mixed-Use/Residential	$1,106,325	Mixed-Use/Residential	$1,133,983	$27,658	2.50%	$10,837
B-193-036	516065 0360	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	HILYER BRUCE -TTEE	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,490	Mixed-Use/Residential	$1,229,250	Mixed-Use/Residential	$1,259,981	$30,731	2.50%	$12,041
B-193-037	516065 0370	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	HEMPELMANN JOHN+MCGILL	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,638	Mixed-Use/Residential	$1,105,650	Mixed-Use/Residential	$1,133,291	$27,641	2.50%	$10,830
B-193-038	516065 0380	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	SMITH BRIAN	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,423	Mixed-Use/Residential	$960,525	Mixed-Use/Residential	$984,538	$24,013	2.50%	$9,409
B-193-039	516065 0390	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	PARK ROSOON & KRISTINE K	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,185,750	Mixed-Use/Residential	$1,215,394	$29,644	2.50%	$11,615
B-193-040	516065 0400	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	BALL MARC+KATHLEEN	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,423	Mixed-Use/Residential	$1,209,550	Mixed-Use/Residential	$1,239,789	$30,239	2.50%	$11,848
B-193-041	516065 0410	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	DABESTANI NADER	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,541	Mixed-Use/Residential	$1,309,850	Mixed-Use/Residential	$1,342,596	$32,746	2.50%	$12,831
B-193-042	516065 0420	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	MESTRES RICARDO A JR	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,673	Mixed-Use/Residential	$1,423,950	Mixed-Use/Residential	$1,972,049	$48,099	2.50%	$18,846
B-193-043	516065 0430	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	SAHLIN CARL ROGER JR	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,067,175	Mixed-Use/Residential	$1,093,854	$26,679	2.50%	$10,454
B-193-044	516065 0440	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	WILCOX JOHN L+KATHLEEN P	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,146,225	Mixed-Use/Residential	$1,174,881	$28,656	2.50%	$11,228
B-193-045	516065 0450	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	RYSER CRISTINA R Z	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,146,225	Mixed-Use/Residential	$1,174,881	$28,656	2.50%	$11,228
B-193-046	516065 0460	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	RENNER JULIE	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,343,850	Mixed-Use/Residential	$1,377,446	$33,596	2.50%	$13,164
B-193-047	516065 0470	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	CORCORRAN SCOTT E+LYNDA L	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,343,850	Mixed-Use/Residential	$1,377,446	$33,596	2.50%	$13,164
B-193-048	516065 0480	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	CURRAN PHILIP JAMES III+JOA	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,343,850	Mixed-Use/Residential	$1,377,446	$33,596	2.50%	$13,164
B-193-049	516065 0490	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	DANELO PETER A	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	3,300	Mixed-Use/Residential	$2,640,000	Mixed-Use/Residential	$2,706,000	$66,000	2.50%	$25,860
B-193-050	516065 0500	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	OU JESSE	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,067,175	Mixed-Use/Residential	$1,093,854	$26,679	2.50%	$10,454
B-193-051	516065 0510	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	BATALI-A/M	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,067,175	Mixed-Use/Residential	$1,093,854	$26,679	2.50%	$10,454
B-193-052	516065 0520	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	WOO TONY C+XIAOMING CHEN	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,185,750	Mixed-Use/Residential	$1,215,394	$29,644	2.50%	$11,615
B-193-053	516065 0530	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	BAILEY CARA L+OWEN GARY N	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,343,850	Mixed-Use/Residential	$1,377,446	$33,596	2.50%	$13,164
B-193-054	516065 0540	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	VAN GALEN DAVID M+ANE A	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,343,850	Mixed-Use/Residential	$1,377,446	$33,596	2.50%	$13,164
B-193-055	516065 0550	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	BUCKLEY DIANE C	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,343,850	Mixed-Use/Residential	$1,377,446	$33,596	2.50%	$13,164
B-193-056	516065 0560	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	BOHRER RICHARD A	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,688	Mixed-Use/Residential	$1,941,200	Mixed-Use/Residential	$1,989,730	$48,530	2.50%	$19,015
B-193-057	516065 0570	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	DOWNEY ROBERT J+AMY DE A	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,186	Mixed-Use/Residential	$622,650	Mixed-Use/Residential	$638,216	$15,566	2.50%	$6,099
B-193-058	516065 0580	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	MERCER JONATHAN L+KIER ELIZ	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,067,175	Mixed-Use/Residential	$1,093,854	$26,679	2.50%	$10,454
B-193-059	516065 0590	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	PUGGELLI JOSEPH M+PATRICIA	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,146,225	Mixed-Use/Residential	$1,174,881	$28,656	2.50%	$11,228
B-193-060	516065 0600	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	CURLEY JANN A	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,146,225	Mixed-Use/Residential	$1,174,881	$28,656	2.50%	$11,228
B-193-061	516065 0610	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	LIPPES DAVID S	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,343,850	Mixed-Use/Residential	$1,377,446	$33,596	2.50%	$13,164
B-193-062	516065 0620	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	PASTON JOEL	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,343,850	Mixed-Use/Residential	$1,377,446	$33,596	2.50%	$13,164
B-193-063	516065 0630	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	SCHOLTES JOHN L+REBECCA J	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,343,850	Mixed-Use/Residential	$1,377,446	$33,596	2.50%	$13,164
B-193-064	516065 0640	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	LORENTZ DOUGLAS	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,343,850	Mixed-Use/Residential	$1,377,446	$33,596	2.50%	$13,164
B-193-065	516065 0650	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	MCLUCKIE E RUTH	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,581	Mixed-Use/Residential	$1,343,850	Mixed-Use/Residential	$1,377,446	$33,596	2.50%	$13,164
B-193-066	516065 0660	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	BUCHANAN SCOTT M+CYNTHIA	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,919	Mixed-Use/Residential	$2,206,850	Mixed-Use/Residential	$2,261,021	$55,171	2.50%	$21,617
B-193-067	516065 0670	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	FURUKAWA CHARLES K	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,174	Mixed-Use/Residential	$616,350	Mixed-Use/Residential	$631,759	$15,409	2.50%	$6,037
B-193-068	516065 0680	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	ASLEIDI ADNAN	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,074	Mixed-Use/Residential	$698,100	Mixed-Use/Residential	$715,553	$17,452	2.50%	$6,838
B-193-069	516065 0690	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	JOLLINEAU JANE	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,073	Mixed-Use/Residential	$777,925	Mixed-Use/Residential	$797,373	$19,448	2.50%	$7,620
B-193-070	516065 0700	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	FUHL ARTHUR DOMINIC	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,074	Mixed-Use/Residential	$778,650	Mixed-Use/Residential	$798,116	$19,466	2.50%	$7,627
B-193-071	516065 0710	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	SWEET SPOT ENTERPRISES LLC	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,073	Mixed-Use/Residential	$885,225	Mixed-Use/Residential	$907,356	$22,131	2.50%	$8,671
B-193-072	516065 0720	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	DENNY PATRICIA SOLLITT	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	2,093	Mixed-Use/Residential	$1,779,050	Mixed-Use/Residential	$1,823,526	$44,476	2.50%	$17,427
B-193-073	516065 0730	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	MILKOWSKI STANLIS	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	2,093	Mixed-Use/Residential	$1,779,050	Mixed-Use/Residential	$1,823,526	$44,476	2.50%	$17,427
B-193-074	516065 0740	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	ILU LLC	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,894	Mixed-Use/Residential	$2,178,100	Mixed-Use/Residential	$2,232,553	$54,452	2.50%	$21,336
B-193-075	516065 0750	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	MCINTOSH MARLENE	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,154	Mixed-Use/Residential	$605,850	Mixed-Use/Residential	$620,996	$15,146	2.50%	$5,936
B-193-076	516065 0760	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	KANTOR J HARTLEY (TRUSTEE)	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,195	Mixed-Use/Residential	$627,375	Mixed-Use/Residential	$643,059	$15,684	2.50%	$6,145
B-193-077	516065 0770	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	WOPAT THOMAS+KIRSTEN	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,682	Mixed-Use/Residential	$1,177,400	Mixed-Use/Residential	$1,206,835	$29,435	2.50%	$11,533
B-193-078	516065 0780	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	MOHR FREDERICK L	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,265	Mixed-Use/Residential	$917,125	Mixed-Use/Residential	$940,053	$22,928	2.50%	$8,984
B-193-079	516065 0790	Real Prope	MARKET PLACE NORTH PHASE I CONDOMINIUM	O'CONNOR BRUCE E+JANET L	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,682	Mixed-Use/Residential	$1,177,400	Mixed-Use/Residential	$1,206,835	$29,435	2.50%	$11,533

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-193-080	516065 0800	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	KOONINGS KARIN L	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,265	Mixed-Use/Residential	$1,075,250	Mixed-Use/Residential	$1,102,131	$26,881	2.50%	$10,533
B-193-081	516065 0810	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	BORNER WILLY	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,682	Mixed-Use/Residential	$1,345,600	Mixed-Use/Residential	$1,379,240	$33,640	2.50%	$13,181
B-193-082	516065 0820	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	STEPICH MARK I	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,265	Mixed-Use/Residential	$1,075,250	Mixed-Use/Residential	$1,102,131	$26,881	2.50%	$10,533
B-193-083	516065 0830	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	CROWE BARBARA L	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,682	Mixed-Use/Residential	$1,345,600	Mixed-Use/Residential	$1,379,240	$33,640	2.50%	$13,181
B-193-084	516065 0840	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	JENSEN SUSIE B+DONALD H	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,265	Mixed-Use/Residential	$1,075,250	Mixed-Use/Residential	$1,102,131	$26,881	2.50%	$10,533
B-193-085	516065 0850	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	IHRIG WELDON E+SUSAN U	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,682	Mixed-Use/Residential	$1,387,650	Mixed-Use/Residential	$1,422,341	$34,691	2.50%	$13,593
B-193-086	516065 0860	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	GERBERDING RUTH ALICE -TTEE	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	1,800	Mixed-Use/Residential	$1,485,000	Mixed-Use/Residential	$1,522,125	$37,125	2.50%	$14,546
B-193-087	516065 0870	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	GILREATH SCOTT	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	9,999	Mixed-Use/Commercial	$4,170,000	Mixed-Use/Commercial	$4,278,600	$108,600	2.60%	$42,552
B-193-088	516065 0880	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	GORDIAN DEVELOPMENT	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	2,739	Mixed-Use/Commercial	$1,142,300	Mixed-Use/Commercial	$1,172,000	$29,700	2.60%	$11,637
B-193-089	516065 0890	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	GILREATH SCOTT	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	3,990	Mixed-Use/Commercial	$1,664,000	Mixed-Use/Commercial	$1,707,200	$43,200	2.60%	$16,927
B-193-090	516065 0900	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	MARKET PLACE NORTH LLC	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	5,000	Mixed-Use/Commercial	$1,833,900	Mixed-Use/Commercial	$1,881,600	$47,700	2.60%	$18,690
B-193-092	516065 0920	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	CARDWELL RICHARD L+GAYLE Q	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	0	Parking	$25,000	Parking	$25,625	$625	2.50%	$245
B-193-093	516065 0930	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	BUCHANAN SCOTT M+CYNTHIA	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	0	Parking	$25,000	Parking	$25,625	$625	2.50%	$245
B-193-094	516065 0940	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	DENNY PATRICIA SOLLITT	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	0	Parking	$25,000	Parking	$25,625	$625	2.50%	$245
B-193-095	516065 0950	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	CORCORRAN SCOTT E+LYNDA L	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	0	Parking	$25,000	Parking	$25,625	$625	2.50%	$245
B-193-096	516065 0960	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	CURLEY JANN A	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	0	Parking	$25,000	Parking	$25,625	$625	2.50%	$245
B-193-097	516065 0970	iRealPrope	MARKET PLACE NORTH PHASE I CONDOMINIUM	GERBERDING RUTH ALICE -TTEE	2021 1ST AVE, SEATTLE 98121	PMM-85	47,826	132,860	0	Parking	$25,000	Parking	$25,625	$625	2.50%	$245
B-194	678570 0000	iRealPrope	PIKE & VIRGINIA BLDG CONDOMINIUM		87 VIRGINIA ST, SEATTLE 98101	PMM-85	7,204	4,455	4,455	Condominium(Mixed Use)		Condominium(Mixed Use)			3.00%	
B-194-001	678570 0010	iRealPrope	PIKE & VIRGINIA BLDG CONDOMINIUM	VOGT JENNIFER L & DON	87 VIRGINIA ST, SEATTLE 98101	PMM-85	7,204	16,785	757	Mixed-Use/Residential	$432,400	Mixed-Use/Residential	$445,372	$12,972	3.00%	$5,083
B-194-002	678570 0020	iRealPrope	PIKE & VIRGINIA BLDG CONDOMINIUM	SHINBO ROBERT+SHARRON L	87 VIRGINIA ST, SEATTLE 98101	PMM-85	7,204	16,785	946	Mixed-Use/Residential	$543,950	Mixed-Use/Residential	$560,269	$16,319	3.00%	$6,394
B-194-003	678570 0030	iRealPrope	PIKE & VIRGINIA BLDG CONDOMINIUM	MAGNANO ANN T+BODDY	87 VIRGINIA ST, SEATTLE 98101	PMM-85	7,204	16,785	927	Mixed-Use/Residential	$556,200	Mixed-Use/Residential	$572,886	$16,686	3.00%	$6,538
B-194-004	678570 0040	iRealPrope	PIKE & VIRGINIA BLDG CONDOMINIUM	TICE ORVILLE MATTHES	87 VIRGINIA ST, SEATTLE 98101	PMM-85	7,204	16,785	1,171	Mixed-Use/Residential	$673,325	Mixed-Use/Residential	$693,525	$20,200	3.00%	$7,915
B-194-005	678570 0050	iRealPrope	PIKE & VIRGINIA BLDG CONDOMINIUM	MAYER-YEAGER NATALIE	87 VIRGINIA ST, SEATTLE 98101	PMM-85	7,204	16,785	1,151	Mixed-Use/Residential	$690,600	Mixed-Use/Residential	$711,318	$20,718	3.00%	$8,118
B-194-006	678570 0070	iRealPrope	PIKE & VIRGINIA BLDG CONDOMINIUM	ADAMS F PAULETTE	87 VIRGINIA ST, SEATTLE 98101	PMM-85	7,204	16,785	520	Mixed-Use/Residential	$338,000	Mixed-Use/Residential	$348,140	$10,140	3.00%	$3,973
B-194-007	678570 0080	iRealPrope	PIKE & VIRGINIA BLDG CONDOMINIUM	VIRGINIA PIKE LLC	87 VIRGINIA ST, SEATTLE 98101	PMM-85	7,204	16,785	575	Mixed-Use/Residential	$373,750	Mixed-Use/Residential	$384,963	$11,213	3.00%	$4,393
B-194-008	678570 0090	iRealPrope	PIKE & VIRGINIA BLDG CONDOMINIUM	MAISON LLC	87 VIRGINIA ST, SEATTLE 98101	PMM-85	7,204	16,785	884	Mixed-Use/Residential	$618,800	Mixed-Use/Residential	$637,364	$18,564	3.00%	$7,274
B-194-009	678570 0100	iRealPrope	PIKE & VIRGINIA BLDG CONDOMINIUM	WERTHEIMER BRIAN B	87 VIRGINIA ST, SEATTLE 98101	PMM-85	7,204	16,785	1,520	Mixed-Use/Residential	$1,026,000	Mixed-Use/Residential	$1,056,780	$30,780	3.00%	$12,060
B-194-010	678570 0110	iRealPrope	PIKE & VIRGINIA BLDG CONDOMINIUM	DEASY MATT+JILL	87 VIRGINIA ST, SEATTLE 98101	PMM-85	7,204	16,785	1,166	Mixed-Use/Residential	$816,200	Mixed-Use/Residential	$840,686	$24,486	3.00%	$9,594
B-194-011	678570 0120	iRealPrope	PIKE & VIRGINIA BLDG CONDOMINIUM	GILMORE FAMILY HOLDINGS LP	87 VIRGINIA ST, SEATTLE 98101	PMM-85	7,204	16,785	1,215	Mixed-Use/Residential	$850,500	Mixed-Use/Residential	$876,015	$25,515	3.00%	$9,997
B-194-012	678570 0130	iRealPrope	PIKE & VIRGINIA BLDG CONDOMINIUM	PIKE & VIRGINIA LLC	87 VIRGINIA ST, SEATTLE 98101	PMM-85	7,204	16,785	1,872	Mixed-Use/Residential	$1,357,200	Mixed-Use/Residential	$1,397,916	$40,716	3.00%	$15,952
B-194-013	678570 0140	iRealPrope	PIKE & VIRGINIA BLDG CONDOMINIUM	YANCEY RICHARD C	87 VIRGINIA ST, SEATTLE 98101	PMM-85	7,204	16,785	1,853	Mixed-Use/Residential	$1,297,100	Mixed-Use/Residential	$1,336,013	$38,913	3.00%	$15,247
B-194-014	678570 0150	iRealPrope	PIKE & VIRGINIA BLDG CONDOMINIUM	OLSON KATHERINE & JAMES	87 VIRGINIA ST, SEATTLE 98101	PMM-85	7,204	16,785	2,402	Mixed-Use/Commercial	$2,036,900	Mixed-Use/Commercial	$2,100,800	$63,900	3.14%	$25,037
B-194-015	678570 0160	iRealPrope	PIKE & VIRGINIA BLDG CONDOMINIUM	SHINBO ROBERT+SHARRON	87 VIRGINIA ST, SEATTLE 98101	PMM-85	7,204	16,785	1,993	Mixed-Use/Commercial	$1,648,900	Mixed-Use/Commercial	$1,700,700	$51,800	3.14%	$20,296
B-207	639135 0000	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM		2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	53,859	53,024	Condominium(Mixed Use)		Condominium(Mixed Use)			2.00%	
B-207-001	639135 0010	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	POLAK ANDREW	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	492	Mixed-Use/Residential	$369,000	Mixed-Use/Residential	$376,380	$7,380	2.00%	$2,892
B-207-002	639135 0020	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	FERGUSON ANATOLIA P	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	419	Mixed-Use/Residential	$314,250	Mixed-Use/Residential	$320,535	$6,285	2.00%	$2,463
B-207-003	639135 0030	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	RUST DANIEL L+MORENO	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	452	Mixed-Use/Residential	$339,000	Mixed-Use/Residential	$345,780	$6,780	2.00%	$2,657
B-207-004	639135 0040	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	MEEHAN DONALD J	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	458	Mixed-Use/Residential	$343,500	Mixed-Use/Residential	$350,370	$6,870	2.00%	$2,692
B-207-005	639135 0050	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	WOLTER DONNA	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	534	Mixed-Use/Residential	$400,500	Mixed-Use/Residential	$408,510	$8,010	2.00%	$3,138
B-207-006	639135 0060	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	REPIN ALEXEI E+ELENA A REPI	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	534	Mixed-Use/Residential	$400,500	Mixed-Use/Residential	$408,510	$8,010	2.00%	$3,138
B-207-007	639135 0070	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	SIMSAK BENJAMIN	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	458	Mixed-Use/Residential	$343,500	Mixed-Use/Residential	$350,370	$6,870	2.00%	$2,692
B-207-008	639135 0080	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	SHAW MICHELE M	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,104,175	Mixed-Use/Residential	$1,126,258	$22,083	2.00%	$8,653
B-207-009	639135 0090	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	PARK SYLVIA YOONSO	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	976	Mixed-Use/Residential	$732,000	Mixed-Use/Residential	$746,640	$14,640	2.00%	$5,736
B-207-010	639135 0100	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	BATES CYNTHIA LYNNE	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	976	Mixed-Use/Residential	$732,000	Mixed-Use/Residential	$746,640	$14,640	2.00%	$5,736
B-207-011	639135 0110	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	MEDLIN MATTHEW G+ROBERTA	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,104,175	Mixed-Use/Residential	$1,126,258	$22,083	2.00%	$8,653
B-207-012	639135 0120	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	LONGBRAKE WILLIAM	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,104,175	Mixed-Use/Residential	$1,126,258	$22,083	2.00%	$8,653
B-207-013	639135 0130	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	KERSH MICHAEL+ELIZABETH	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	976	Mixed-Use/Residential	$732,000	Mixed-Use/Residential	$746,640	$14,640	2.00%	$5,736
B-207-014	639135 0140	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	CAPONE TONY	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	976	Mixed-Use/Residential	$732,000	Mixed-Use/Residential	$746,640	$14,640	2.00%	$5,736
B-207-015	639135 0150	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	PETTY ANDERSON MARY	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,104,175	Mixed-Use/Residential	$1,126,258	$22,083	2.00%	$8,653
B-207-016	639135 0160	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	BRAYTON HOLDINGS INC	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,104,175	Mixed-Use/Residential	$1,126,258	$22,083	2.00%	$8,653
B-207-017	639135 0170	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	SWEENEY MICHAEL+LYNNE	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	976	Mixed-Use/Residential	$732,000	Mixed-Use/Residential	$746,640	$14,640	2.00%	$5,736
B-207-018	639135 0180	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	MAGNANO JAMES S MARY ANN	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	976	Mixed-Use/Residential	$732,000	Mixed-Use/Residential	$746,640	$14,640	2.00%	$5,736
B-207-019	639135 0190	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	CAMPBELL JOHN+MARYBETH	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,104,175	Mixed-Use/Residential	$1,126,258	$22,083	2.00%	$8,653
B-207-020	639135 0200	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	SHERMAN ERNEST D+ROBERTA	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,104,175	Mixed-Use/Residential	$1,126,258	$22,083	2.00%	$8,653
B-207-021	639135 0210	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	REES CAROLYN C	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	976	Mixed-Use/Residential	$732,000	Mixed-Use/Residential	$746,640	$14,640	2.00%	$5,736
B-207-022	639135 0220	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	GUTHRIE DONALD+JANET K	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	976	Mixed-Use/Residential	$732,000	Mixed-Use/Residential	$746,640	$14,640	2.00%	$5,736
B-207-023	639135 0230	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	DOBLER CHRISTINA	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,104,175	Mixed-Use/Residential	$1,126,258	$22,083	2.00%	$8,653
B-207-024	639135 0240	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	MCCLORY THOMAS H+TONI S	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,104,175	Mixed-Use/Residential	$1,126,258	$22,083	2.00%	$8,653
B-207-025	639135 0250	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	STARK EUGENE E JR+JEAN	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	976	Mixed-Use/Residential	$756,400	Mixed-Use/Residential	$771,528	$15,128	2.00%	$5,927
B-207-026	639135 0260	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	RAJAMANI MURALI	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	976	Mixed-Use/Residential	$756,400	Mixed-Use/Residential	$771,528	$15,128	2.00%	$5,927
B-207-027	639135 0270	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	SULLINS THOMAS	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,142,250	Mixed-Use/Residential	$1,165,095	$22,845	2.00%	$8,951
B-207-028	639135 0280	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	GARGUS NANCY M+MATHIAS F	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,104,175	Mixed-Use/Residential	$1,126,258	$22,083	2.00%	$8,653
B-207-029	639135 0290	iRealPrope	ONE PACIFIC TOWERS CONDOMINIUM	GARGUS NANCY M+MATHIAS F	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	976	Mixed-Use/Residential	$756,400	Mixed-Use/Residential	$771,528	$15,128	2.00%	$5,927

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	Country Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-207-030	639135 0300	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	DAMM STEVE	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	976	Mixed-Use/Residential	$756,400	Mixed-Use/Residential	$771,528	$15,128	2.00%	$5,927
B-207-031	639135 0310	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	RUBIN QUE	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,142,250	Mixed-Use/Residential	$1,165,095	$22,845	2.00%	$8,951
B-207-032	639135 0320	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	CUNNINGHAM C+DREWRY D	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,142,250	Mixed-Use/Residential	$1,165,095	$22,845	2.00%	$8,951
B-207-033	639135 0330	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	NIELSEN LILA I	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	976	Mixed-Use/Residential	$756,400	Mixed-Use/Residential	$771,528	$15,128	2.00%	$5,927
B-207-034	639135 0340	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	BOARK RALEIGH+MARY	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	976	Mixed-Use/Residential	$756,400	Mixed-Use/Residential	$771,528	$15,128	2.00%	$5,927
B-207-035	639135 0350	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	MARTIN LINDA D	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,142,250	Mixed-Use/Residential	$1,165,095	$22,845	2.00%	$8,951
B-207-036	639135 0360	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	FREDERICKSEN JAY A+SUSAN E	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,142,250	Mixed-Use/Residential	$1,165,095	$22,845	2.00%	$8,951
B-207-037	639135 0370	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	MARGRATH JUDY	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	976	Mixed-Use/Residential	$756,400	Mixed-Use/Residential	$771,528	$15,128	2.00%	$5,927
B-207-038	639135 0380	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	ROCK DESMOND+TRACY	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	976	Mixed-Use/Residential	$756,400	Mixed-Use/Residential	$771,528	$15,128	2.00%	$5,927
B-207-039	639135 0390	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	KINCAID SALLY J	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,142,250	Mixed-Use/Residential	$1,165,095	$22,845	2.00%	$8,951
B-207-040	639135 0400	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	ESCHBACHER ANDREW E	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,180,325	Mixed-Use/Residential	$1,203,931	$23,606	2.00%	$9,250
B-207-041	639135 0410	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	SIMSAK MARTIN R	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,909	Mixed-Use/Residential	$1,574,925	Mixed-Use/Residential	$1,606,423	$31,498	2.00%	$12,342
B-207-042	639135 0420	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	TAYSI A FARUK+PAULA V	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,180,325	Mixed-Use/Residential	$1,203,931	$23,606	2.00%	$9,250
B-207-043	639135 0430	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	GUTHRIE DONALD+CANDACE Y	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,180,325	Mixed-Use/Residential	$1,203,931	$23,606	2.00%	$9,250
B-207-044	639135 0440	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	GOPALANI & MILLIE	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,909	Mixed-Use/Residential	$1,574,925	Mixed-Use/Residential	$1,606,423	$31,498	2.00%	$12,342
B-207-045	639135 0450	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	SMITH GLEN H+MARY A	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,180,325	Mixed-Use/Residential	$1,203,931	$23,606	2.00%	$9,250
B-207-046	639135 0460	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	MCCARTHY SEAN+BETSY	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,180,325	Mixed-Use/Residential	$1,203,931	$23,606	2.00%	$9,250
B-207-047	639135 0470	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	PARKER THOMAS R	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,909	Mixed-Use/Residential	$1,574,925	Mixed-Use/Residential	$1,606,423	$31,498	2.00%	$12,342
B-207-048	639135 0480	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	GAYNOR KARI+SIMEONE DEREK	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,294,550	Mixed-Use/Residential	$1,320,441	$25,891	2.00%	$10,145
B-207-049	639135 0490	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	WILKE CHARLES STEPHEN	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,218,400	Mixed-Use/Residential	$1,242,768	$24,368	2.00%	$9,548
B-207-050	639135 0500	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	NUTTER W LEE+DARLENE A	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,909	Mixed-Use/Residential	$1,622,650	Mixed-Use/Residential	$1,655,103	$32,453	2.00%	$12,716
B-207-051	639135 0510	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	MALEESE PATRICK PEARSE	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,332,625	Mixed-Use/Residential	$1,359,277	$26,652	2.00%	$10,443
B-207-052	639135 0520	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	VEAL CURTIS F JR	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,218,400	Mixed-Use/Residential	$1,242,768	$24,368	2.00%	$9,548
B-207-053	639135 0530	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	KINCAID SALLY	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,909	Mixed-Use/Residential	$1,622,650	Mixed-Use/Residential	$1,655,103	$32,453	2.00%	$12,716
B-207-054	639135 0540	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	MORRIER FAMILY REALTY LLC	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,332,625	Mixed-Use/Residential	$1,359,277	$26,652	2.00%	$10,443
B-207-055	639135 0550	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	CHANG MELVIN C	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,370,700	Mixed-Use/Residential	$1,398,114	$27,414	2.00%	$10,741
B-207-056	639135 0560	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	MURPHY DAN W	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,909	Mixed-Use/Residential	$1,670,375	Mixed-Use/Residential	$1,703,782	$33,407	2.00%	$13,090
B-207-057	639135 0570	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	SCHAAKE PAUL E+TERRI R -TTE	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,370,700	Mixed-Use/Residential	$1,398,114	$27,414	2.00%	$10,741
B-207-058	639135 0580	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	BARRON JAMES L-TTEE	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,370,700	Mixed-Use/Residential	$1,398,114	$27,414	2.00%	$10,741
B-207-059	639135 0590	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	CARPENTER MARK J	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,909	Mixed-Use/Residential	$1,670,375	Mixed-Use/Residential	$1,703,782	$33,407	2.00%	$13,090
B-207-060	639135 0600	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	BARTH THOMAS+MARILEE	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,370,700	Mixed-Use/Residential	$1,398,114	$27,414	2.00%	$10,741
B-207-061	639135 0610	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	KRENGEL WALTER F JR	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,370,700	Mixed-Use/Residential	$1,398,114	$27,414	2.00%	$10,741
B-207-062	639135 0620	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	ANDERSON PETER	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,909	Mixed-Use/Residential	$1,670,375	Mixed-Use/Residential	$1,703,782	$33,407	2.00%	$13,090
B-207-063	639135 0630	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	RICHMOND ROBERT M	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,370,700	Mixed-Use/Residential	$1,398,114	$27,414	2.00%	$10,741
B-207-064	639135 0640	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	CECCHINELLI MICHAEL	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,370,700	Mixed-Use/Residential	$1,398,114	$27,414	2.00%	$10,741
B-207-065	639135 0650	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	AUM 4 WA CORP	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,909	Mixed-Use/Residential	$1,670,375	Mixed-Use/Residential	$1,703,782	$33,407	2.00%	$13,090
B-207-066	639135 0660	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	WOOLCOTT KENNETH J	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,370,700	Mixed-Use/Residential	$1,398,114	$27,414	2.00%	$10,741
B-207-067	639135 0670	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	2401 LLC	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,408,775	Mixed-Use/Residential	$1,436,950	$28,175	2.00%	$11,040
B-207-068	639135 0680	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	GRANT DAVID+DEBORAH	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,909	Mixed-Use/Residential	$1,718,100	Mixed-Use/Residential	$1,752,462	$34,362	2.00%	$13,464
B-207-069	639135 0690	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	TAYLOR PAUL E+GAIL H	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,408,775	Mixed-Use/Residential	$1,436,950	$28,175	2.00%	$11,040
B-207-070	639135 0700	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	MITROVICH	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,408,775	Mixed-Use/Residential	$1,436,950	$28,175	2.00%	$11,040
B-207-071	639135 0710	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	CULLEN DANIEL E & PAULA B	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,909	Mixed-Use/Residential	$1,718,100	Mixed-Use/Residential	$1,752,462	$34,362	2.00%	$13,464
B-207-072	639135 0720	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	MCINTYRE CHARLES	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,523	Mixed-Use/Residential	$1,408,775	Mixed-Use/Residential	$1,436,950	$28,175	2.00%	$11,040
B-207-073	639135 0730	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	LONGBRAKE WILLIAM	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	2,391	Mixed-Use/Residential	$2,211,675	Mixed-Use/Residential	$2,255,908	$44,233	2.00%	$17,332
B-207-074	639135 0740	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	ZHANG YUAN	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	2,391	Mixed-Use/Residential	$2,151,900	Mixed-Use/Residential	$2,194,938	$43,038	2.00%	$16,863
B-207-075	639135 0750	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	MARKS BRIAN J LIVING TRUST	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	4,886	Mixed-Use/Residential	$6,840,400	Mixed-Use/Residential	$6,977,208	$136,808	2.00%	$53,604
B-207-076	639135 0760	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	JSH PROPERTIES INC	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,809	Mixed-Use/Commercial	$906,000	Mixed-Use/Commercial	$925,700	$19,700	2.17%	$7,715
B-207-077	639135 0763	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	JSH PROPERTIES INC	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	3,827	Mixed-Use/Commercial	$1,526,600	Mixed-Use/Commercial	$1,559,600	$33,000	2.16%	$12,930
B-207-078	639135 0765	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	JSH PROPERTIES INC	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	2,208	Mixed-Use/Commercial	$273,600	Mixed-Use/Commercial	$274,900	$1,300	0.48%	$509
B-207-079	639135 0770	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	JSH PROPERTIES INC	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	1,502	Mixed-Use/Commercial	$752,200	Mixed-Use/Commercial	$768,700	$16,500	2.19%	$6,465
B-207-080	639135 0780	+RealPrope	ONE PACIFIC TOWERS CONDOMINIUM	TSB GARAGE LLC	2000 1ST AVE, SEATTLE 98121	DMC 240/290-440	16,350	114,640	44,513	Mixed-Use/Commercial	$5,780,700	Mixed-Use/Commercial	$5,881,700	$101,000	1.75%	$39,574
B-210	184305 0000	+RealPrope	CRISTALLA CONDOMINIUM		2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	8,502	8,502	Condominium(Mixed Use)		Condominium(Mixed Use)			1.80%	
B-210-005	184305 0050	+RealPrope	CRISTALLA CONDOMINIUM	PIRAMCO SEATAC INC	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	654	Mixed-Use/Residential	$343,350	Mixed-Use/Residential	$349,530	$6,180	1.80%	$2,422
B-210-006	184305 0060	+RealPrope	CRISTALLA CONDOMINIUM	HICKS BRIAN W	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	684	Mixed-Use/Residential	$306,600	Mixed-Use/Residential	$312,119	$5,519	1.80%	$2,162
B-210-007	184305 0070	+RealPrope	CRISTALLA CONDOMINIUM	PRASAD GABRIEL	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	753	Mixed-Use/Residential	$395,325	Mixed-Use/Residential	$402,441	$7,116	1.80%	$2,788
B-210-008	184305 0080	+RealPrope	CRISTALLA CONDOMINIUM	FOX SPENCER	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	717	Mixed-Use/Residential	$376,425	Mixed-Use/Residential	$383,201	$6,776	1.80%	$2,655
B-210-009	184305 0090	+RealPrope	CRISTALLA CONDOMINIUM	BAUER ROBERT	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	746	Mixed-Use/Residential	$615,450	Mixed-Use/Residential	$626,528	$11,078	1.80%	$4,341
B-210-010	184305 0100	+RealPrope	CRISTALLA CONDOMINIUM	ZOLLINGER ROBIN TTEE LIVING	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	746	Mixed-Use/Residential	$615,450	Mixed-Use/Residential	$626,528	$11,078	1.80%	$4,341
B-210-011	184305 0110	+RealPrope	CRISTALLA CONDOMINIUM	THAKKAR NEESHA H	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	746	Mixed-Use/Residential	$615,450	Mixed-Use/Residential	$626,528	$11,078	1.80%	$4,341
B-210-012	184305 0120	+RealPrope	CRISTALLA CONDOMINIUM	LIUCOVIC MARKO	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	746	Mixed-Use/Residential	$615,450	Mixed-Use/Residential	$626,528	$11,078	1.80%	$4,341
B-210-013	184305 0130	+RealPrope	CRISTALLA CONDOMINIUM	CUNNINGHAM SAMUEL S	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	928	Mixed-Use/Residential	$765,600	Mixed-Use/Residential	$779,381	$13,781	1.80%	$5,400
B-210-014	184305 0140	+RealPrope	CRISTALLA CONDOMINIUM	WEBER MARK W+KAREN J R	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	773	Mixed-Use/Residential	$637,725	Mixed-Use/Residential	$649,204	$11,479	1.80%	$4,498
B-210-015	184305 0150	+RealPrope	CRISTALLA CONDOMINIUM	HELD KATHERINE M	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,617	Mixed-Use/Residential	$1,289,600	Mixed-Use/Residential	$1,312,813	$23,213	1.80%	$9,095
B-210-016	184305 0160	+RealPrope	CRISTALLA CONDOMINIUM	ABRAMS MAXWELL H+KNAPP	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,408	Mixed-Use/Residential	$1,126,400	Mixed-Use/Residential	$1,146,675	$20,275	1.80%	$7,944
B-210-017	184305 0170	+RealPrope	CRISTALLA CONDOMINIUM	PRESTON KAYLA J	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	585	Mixed-Use/Residential	$468,000	Mixed-Use/Residential	$476,424	$8,424	1.80%	$3,301

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-210-018	184305 0180	RealPrope	CRISTALLA CONDOMINIUM	KELLEY MATTHEW A	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	441	Mixed-Use/Residential	$297,675	Mixed-Use/Residential	$303,033	$5,358	1.80%	$2,099
B-210-019	184305 0190	RealPrope	CRISTALLA CONDOMINIUM	SUHRCO RESIDENTIAL PROP	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	436	Mixed-Use/Residential	$359,700	Mixed-Use/Residential	$366,175	$6,475	1.80%	$2,537
B-210-020	184305 0200	RealPrope	CRISTALLA CONDOMINIUM	HAZELWOOD ANDREW	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	875	Mixed-Use/Residential	$721,875	Mixed-Use/Residential	$734,869	$12,994	1.80%	$5,091
B-210-021	184305 0210	RealPrope	CRISTALLA CONDOMINIUM	WOOD CHRIS+LARSEN SARA	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	928	Mixed-Use/Residential	$788,800	Mixed-Use/Residential	$802,998	$14,198	1.80%	$5,563
B-210-022	184305 0220	RealPrope	CRISTALLA CONDOMINIUM	ALEXANDER DANIEL P	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	773	Mixed-Use/Residential	$657,050	Mixed-Use/Residential	$668,877	$11,827	1.80%	$4,634
B-210-023	184305 0230	RealPrope	CRISTALLA CONDOMINIUM	CALDERON ALVIN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,612	Mixed-Use/Residential	$1,329,900	Mixed-Use/Residential	$1,353,838	$23,938	1.80%	$9,380
B-210-024	184305 0240	RealPrope	CRISTALLA CONDOMINIUM	KRUG ANITA K	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,408	Mixed-Use/Residential	$1,126,400	Mixed-Use/Residential	$1,146,675	$20,275	1.80%	$7,944
B-210-025	184305 0250	RealPrope	CRISTALLA CONDOMINIUM	GEHNER CLAUS D	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	585	Mixed-Use/Residential	$468,000	Mixed-Use/Residential	$476,424	$8,424	1.80%	$3,301
B-210-026	184305 0260	RealPrope	CRISTALLA CONDOMINIUM	DONOVAN HOLDINGS LLC	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	441	Mixed-Use/Residential	$308,700	Mixed-Use/Residential	$314,257	$5,557	1.80%	$2,177
B-210-027	184305 0270	RealPrope	CRISTALLA CONDOMINIUM	GEBREGIORGIS DANIEL	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	436	Mixed-Use/Residential	$305,200	Mixed-Use/Residential	$310,694	$5,494	1.80%	$2,153
B-210-028	184305 0280	RealPrope	CRISTALLA CONDOMINIUM	HILL MARK A+ANN T	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	820	Mixed-Use/Residential	$676,500	Mixed-Use/Residential	$688,677	$12,177	1.80%	$4,771
B-210-029	184305 0290	RealPrope	CRISTALLA CONDOMINIUM	HUSUD OLIVER J	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	606	Mixed-Use/Residential	$499,950	Mixed-Use/Residential	$508,949	$8,999	1.80%	$3,526
B-210-030	184305 0300	RealPrope	CRISTALLA CONDOMINIUM	WONG PETER+LEE RUTH	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	826	Mixed-Use/Residential	$681,450	Mixed-Use/Residential	$693,716	$12,266	1.80%	$4,806
B-210-031	184305 0310	RealPrope	CRISTALLA CONDOMINIUM	ELLIS MARK+JULI	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	887	Mixed-Use/Residential	$731,775	Mixed-Use/Residential	$744,947	$13,172	1.80%	$5,161
B-210-032	184305 0320	RealPrope	CRISTALLA CONDOMINIUM	TBJ LLC	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,572	Mixed-Use/Residential	$1,257,600	Mixed-Use/Residential	$1,280,237	$22,637	1.80%	$8,870
B-210-033	184305 0330	RealPrope	CRISTALLA CONDOMINIUM	MATTHIAS LYNDA E	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	875	Mixed-Use/Residential	$721,875	Mixed-Use/Residential	$734,869	$12,994	1.80%	$5,091
B-210-034	184305 0340	RealPrope	CRISTALLA CONDOMINIUM	REYNHARDT KAI O	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	928	Mixed-Use/Residential	$788,800	Mixed-Use/Residential	$802,998	$14,198	1.80%	$5,563
B-210-035	184305 0350	RealPrope	CRISTALLA CONDOMINIUM	WIENEKE RICHARD+BAZLEG ELIZ	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	773	Mixed-Use/Residential	$657,050	Mixed-Use/Residential	$668,877	$11,827	1.80%	$4,634
B-210-036	184305 0360	RealPrope	CRISTALLA CONDOMINIUM	LEE PHILIP A+DER-JIUN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,612	Mixed-Use/Residential	$1,370,700	Mixed-Use/Residential	$1,394,864	$24,664	1.80%	$9,664
B-210-037	184305 0370	RealPrope	CRISTALLA CONDOMINIUM	GARCIA-PELAYO PEDRO	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,408	Mixed-Use/Residential	$1,161,600	Mixed-Use/Residential	$1,182,509	$20,909	1.80%	$8,193
B-210-038	184305 0380	RealPrope	CRISTALLA CONDOMINIUM	SCHAFBUCH MICHAEL	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	585	Mixed-Use/Residential	$482,625	Mixed-Use/Residential	$491,312	$8,687	1.80%	$3,404
B-210-039	184305 0390	RealPrope	CRISTALLA CONDOMINIUM	GILBERT TEPHEN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	441	Mixed-Use/Residential	$308,700	Mixed-Use/Residential	$314,257	$5,557	1.80%	$2,177
B-210-040	184305 0400	RealPrope	CRISTALLA CONDOMINIUM	GEREK BAER	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	436	Mixed-Use/Residential	$305,200	Mixed-Use/Residential	$310,694	$5,494	1.80%	$2,153
B-210-041	184305 0410	RealPrope	CRISTALLA CONDOMINIUM	SRIVASTAVA KARAN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	820	Mixed-Use/Residential	$676,500	Mixed-Use/Residential	$688,677	$12,177	1.80%	$4,771
B-210-042	184305 0420	RealPrope	CRISTALLA CONDOMINIUM	SAVRANAKIS	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	606	Mixed-Use/Residential	$499,950	Mixed-Use/Residential	$508,949	$8,999	1.80%	$3,526
B-210-043	184305 0430	RealPrope	CRISTALLA CONDOMINIUM	PEYTON JULIA ANN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	826	Mixed-Use/Residential	$681,450	Mixed-Use/Residential	$693,716	$12,266	1.80%	$4,806
B-210-044	184305 0440	RealPrope	CRISTALLA CONDOMINIUM	BOPP JAMES K JR	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	887	Mixed-Use/Residential	$731,775	Mixed-Use/Residential	$744,947	$13,172	1.80%	$5,161
B-210-045	184305 0450	RealPrope	CRISTALLA CONDOMINIUM	LORA GIL-ANTONIO	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,572	Mixed-Use/Residential	$1,257,600	Mixed-Use/Residential	$1,280,237	$22,637	1.80%	$8,870
B-210-046	184305 0460	RealPrope	CRISTALLA CONDOMINIUM	BROWN ERIC S	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	875	Mixed-Use/Residential	$721,875	Mixed-Use/Residential	$734,869	$12,994	1.80%	$5,091
B-210-047	184305 0470	RealPrope	CRISTALLA CONDOMINIUM	SKODA-SMITH SUZANNE	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	928	Mixed-Use/Residential	$788,800	Mixed-Use/Residential	$802,998	$14,198	1.80%	$5,563
B-210-048	184305 0480	RealPrope	CRISTALLA CONDOMINIUM	DENORMANDIE ROBERT L	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	773	Mixed-Use/Residential	$657,050	Mixed-Use/Residential	$668,877	$11,827	1.80%	$4,634
B-210-049	184305 0490	RealPrope	CRISTALLA CONDOMINIUM	GRAVO MITCHELL D+DEBRA C	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,612	Mixed-Use/Residential	$1,329,900	Mixed-Use/Residential	$1,353,838	$23,938	1.80%	$9,380
B-210-050	184305 0500	RealPrope	CRISTALLA CONDOMINIUM	FRIEDMAN DAVID S+LEEANN J	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,408	Mixed-Use/Residential	$1,126,400	Mixed-Use/Residential	$1,146,675	$20,275	1.80%	$7,944
B-210-051	184305 0510	RealPrope	CRISTALLA CONDOMINIUM	POLKHOVSKI	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	585	Mixed-Use/Residential	$468,000	Mixed-Use/Residential	$476,424	$8,424	1.80%	$3,301
B-210-052	184305 0520	RealPrope	CRISTALLA CONDOMINIUM	SUN HUEI CHUAN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	441	Mixed-Use/Residential	$308,700	Mixed-Use/Residential	$314,257	$5,557	1.80%	$2,177
B-210-053	184305 0530	RealPrope	CRISTALLA CONDOMINIUM	RUDNER WAYNE D+WALZ	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	436	Mixed-Use/Residential	$305,200	Mixed-Use/Residential	$310,694	$5,494	1.80%	$2,153
B-210-054	184305 0540	RealPrope	CRISTALLA CONDOMINIUM	GLOVER JEREMY S	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	820	Mixed-Use/Residential	$676,500	Mixed-Use/Residential	$688,677	$12,177	1.80%	$4,771
B-210-055	184305 0550	RealPrope	CRISTALLA CONDOMINIUM	DOPSON DAVID T	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	606	Mixed-Use/Residential	$499,950	Mixed-Use/Residential	$508,949	$8,999	1.80%	$3,526
B-210-056	184305 0560	RealPrope	CRISTALLA CONDOMINIUM	RIVERA MITCHELL B	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	826	Mixed-Use/Residential	$681,450	Mixed-Use/Residential	$693,716	$12,266	1.80%	$4,806
B-210-057	184305 0570	RealPrope	CRISTALLA CONDOMINIUM	AUSTIN ETHAN A & CHRISTINE	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	887	Mixed-Use/Residential	$731,775	Mixed-Use/Residential	$744,947	$13,172	1.80%	$5,161
B-210-058	184305 0580	RealPrope	CRISTALLA CONDOMINIUM	TRAINOR TERENCE P	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,572	Mixed-Use/Residential	$1,257,600	Mixed-Use/Residential	$1,280,237	$22,637	1.80%	$8,870
B-210-059	184305 0590	RealPrope	CRISTALLA CONDOMINIUM	FRAHM NICOLE	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	875	Mixed-Use/Residential	$721,875	Mixed-Use/Residential	$734,869	$12,994	1.80%	$5,091
B-210-060	184305 0600	RealPrope	CRISTALLA CONDOMINIUM	MEARES TRUST	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	928	Mixed-Use/Residential	$765,600	Mixed-Use/Residential	$779,381	$13,781	1.80%	$5,400
B-210-061	184305 0610	RealPrope	CRISTALLA CONDOMINIUM	CLIBBORN ERICA	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	773	Mixed-Use/Residential	$657,050	Mixed-Use/Residential	$668,877	$11,827	1.80%	$4,634
B-210-062	184305 0620	RealPrope	CRISTALLA CONDOMINIUM	ASHLEY JANE C	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,612	Mixed-Use/Residential	$1,329,900	Mixed-Use/Residential	$1,353,838	$23,938	1.80%	$9,380
B-210-063	184305 0630	RealPrope	CRISTALLA CONDOMINIUM	COLD SPRINGS LAND CO LLC	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,408	Mixed-Use/Residential	$1,161,600	Mixed-Use/Residential	$1,182,509	$20,909	1.80%	$8,193
B-210-064	184305 0640	RealPrope	CRISTALLA CONDOMINIUM	SANKEY GREGORY	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	585	Mixed-Use/Residential	$468,000	Mixed-Use/Residential	$476,424	$8,424	1.80%	$3,301
B-210-065	184305 0650	RealPrope	CRISTALLA CONDOMINIUM	BAKER CHERI R+PATRICK W	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	441	Mixed-Use/Residential	$308,700	Mixed-Use/Residential	$314,257	$5,557	1.80%	$2,177
B-210-066	184305 0660	RealPrope	CRISTALLA CONDOMINIUM	KIRIHARA KAYCE	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	436	Mixed-Use/Residential	$305,200	Mixed-Use/Residential	$310,694	$5,494	1.80%	$2,153
B-210-067	184305 0670	RealPrope	CRISTALLA CONDOMINIUM	COE ALEXANDER C	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	820	Mixed-Use/Residential	$676,500	Mixed-Use/Residential	$688,677	$12,177	1.80%	$4,771
B-210-068	184305 0680	RealPrope	CRISTALLA CONDOMINIUM	BROCKWAY RACHEL & KENNETH	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	606	Mixed-Use/Residential	$499,950	Mixed-Use/Residential	$508,949	$8,999	1.80%	$3,526
B-210-069	184305 0690	RealPrope	CRISTALLA CONDOMINIUM	LEAF DAVID G+REBECCA L	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	826	Mixed-Use/Residential	$681,450	Mixed-Use/Residential	$693,716	$12,266	1.80%	$4,806
B-210-070	184305 0700	RealPrope	CRISTALLA CONDOMINIUM	ROSENFELD MICHAEL+ANN H	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	887	Mixed-Use/Residential	$731,775	Mixed-Use/Residential	$744,947	$13,172	1.80%	$5,161
B-210-071	184305 0710	RealPrope	CRISTALLA CONDOMINIUM	PIRAMCO INC	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,572	Mixed-Use/Residential	$1,257,600	Mixed-Use/Residential	$1,280,237	$22,637	1.80%	$8,870
B-210-072	184305 0720	RealPrope	CRISTALLA CONDOMINIUM	HAMMERSBURG CARL D	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	875	Mixed-Use/Residential	$721,875	Mixed-Use/Residential	$734,869	$12,994	1.80%	$5,091
B-210-073	184305 0730	RealPrope	CRISTALLA CONDOMINIUM	DE CAUSSIN GLENN+JENNIFER	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	928	Mixed-Use/Residential	$765,600	Mixed-Use/Residential	$779,381	$13,781	1.80%	$5,400
B-210-074	184305 0740	RealPrope	CRISTALLA CONDOMINIUM	PARKER PAUL T+CYNTHIA A	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	773	Mixed-Use/Residential	$657,050	Mixed-Use/Residential	$668,877	$11,827	1.80%	$4,634
B-210-075	184305 0750	RealPrope	CRISTALLA CONDOMINIUM	CUNNINGHAM JAMES R+ANN-	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,612	Mixed-Use/Residential	$1,370,200	Mixed-Use/Residential	$1,394,864	$24,664	1.80%	$9,664
B-210-076	184305 0760	RealPrope	CRISTALLA CONDOMINIUM	DICOBOT NICHOLAS ANDREW	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,408	Mixed-Use/Residential	$1,161,600	Mixed-Use/Residential	$1,182,509	$20,909	1.80%	$8,193
B-210-077	184305 0770	RealPrope	CRISTALLA CONDOMINIUM	SALYER DANIEL S + LIN JULIA	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	585	Mixed-Use/Residential	$468,000	Mixed-Use/Residential	$476,424	$8,424	1.80%	$3,301
B-210-078	184305 0780	RealPrope	CRISTALLA CONDOMINIUM	PETITT PAMELA A	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	427	Mixed-Use/Residential	$298,900	Mixed-Use/Residential	$304,280	$5,380	1.80%	$2,108
B-210-079	184305 0790	RealPrope	CRISTALLA CONDOMINIUM	SULLIVAN MEGAN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	422	Mixed-Use/Residential	$295,400	Mixed-Use/Residential	$300,717	$5,317	1.80%	$2,083
B-210-080	184305 0800	RealPrope	CRISTALLA CONDOMINIUM	C R P R LLC	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	820	Mixed-Use/Residential	$676,500	Mixed-Use/Residential	$688,677	$12,177	1.80%	$4,771
B-210-081	184305 0810	RealPrope	CRISTALLA CONDOMINIUM	GIULIETTI ROBERT	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	606	Mixed-Use/Residential	$499,950	Mixed-Use/Residential	$508,949	$8,999	1.80%	$3,526
B-210-082	184305 0820	RealPrope	CRISTALLA CONDOMINIUM	DEVERA BENILDA R	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	826	Mixed-Use/Residential	$681,450	Mixed-Use/Residential	$693,716	$12,266	1.80%	$4,806
B-210-083	184305 0830	RealPrope	CRISTALLA CONDOMINIUM	SIROTA PETER	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	887	Mixed-Use/Residential	$731,775	Mixed-Use/Residential	$744,947	$13,172	1.80%	$5,161
B-210-084	184305 0840	RealPrope	CRISTALLA CONDOMINIUM	STEWART DECLARATION TRUST	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,572	Mixed-Use/Residential	$1,257,600	Mixed-Use/Residential	$1,280,237	$22,637	1.80%	$8,870

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-210-085	184305 0850	RealPrope	CRISTALLA CONDOMINIUM	JENKINS JOHN+LYONS STEPHEN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	875	Mixed-Use/Residential	$743,750	Mixed-Use/Residential	$757,138	$13,388	1.80%	$5,246
B-210-086	184305 0860	RealPrope	CRISTALLA CONDOMINIUM	KING DONALD I	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	928	Mixed-Use/Residential	$812,000	Mixed-Use/Residential	$826,616	$14,616	1.80%	$5,727
B-210-087	184305 0870	RealPrope	CRISTALLA CONDOMINIUM	MCMOSSOM HOLDINGS LLC	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	773	Mixed-Use/Residential	$676,375	Mixed-Use/Residential	$688,550	$12,175	1.80%	$4,770
B-210-088	184305 0880	RealPrope	CRISTALLA CONDOMINIUM	BASSOON ONE PROPERTIES LLC	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,612	Mixed-Use/Residential	$1,410,500	Mixed-Use/Residential	$1,435,889	$25,389	1.80%	$9,948
B-210-089	184305 0890	RealPrope	CRISTALLA CONDOMINIUM	ASHIHARA GREG RIKIO+LYNN R	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,408	Mixed-Use/Residential	$1,196,800	Mixed-Use/Residential	$1,218,342	$21,542	1.80%	$8,441
B-210-090	184305 0900	RealPrope	CRISTALLA CONDOMINIUM	FELDMAN DANIEL	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	585	Mixed-Use/Residential	$482,625	Mixed-Use/Residential	$491,312	$8,687	1.80%	$3,404
B-210-091	184305 0910	RealPrope	CRISTALLA CONDOMINIUM	ABRASS ITAMAR+CHRISTINE	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	427	Mixed-Use/Residential	$309,575	Mixed-Use/Residential	$315,147	$5,572	1.80%	$2,183
B-210-092	184305 0920	RealPrope	CRISTALLA CONDOMINIUM	HARBELL RAND S	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	422	Mixed-Use/Residential	$305,950	Mixed-Use/Residential	$311,457	$5,507	1.80%	$2,158
B-210-093	184305 0930	RealPrope	CRISTALLA CONDOMINIUM	HUSKEY JANA L+O'NEILL MICHA	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	820	Mixed-Use/Residential	$697,000	Mixed-Use/Residential	$709,546	$12,546	1.80%	$4,916
B-210-094	184305 0940	RealPrope	CRISTALLA CONDOMINIUM	SEA WOO LLC	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	606	Mixed-Use/Residential	$515,100	Mixed-Use/Residential	$524,372	$9,272	1.80%	$3,633
B-210-095	184305 0950	RealPrope	CRISTALLA CONDOMINIUM	STUGART DAVID B	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	826	Mixed-Use/Residential	$702,100	Mixed-Use/Residential	$714,738	$12,638	1.80%	$4,952
B-210-096	184305 0960	RealPrope	CRISTALLA CONDOMINIUM	ZHANG TIANYI	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	887	Mixed-Use/Residential	$753,950	Mixed-Use/Residential	$767,521	$13,571	1.80%	$5,317
B-210-097	184305 0970	RealPrope	CRISTALLA CONDOMINIUM	WOOD CHRIS+LARSEN SARA	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,572	Mixed-Use/Residential	$1,296,900	Mixed-Use/Residential	$1,320,244	$23,344	1.80%	$9,147
B-210-098	184305 0980	RealPrope	CRISTALLA CONDOMINIUM	WARMACK MATTHEW S	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	875	Mixed-Use/Residential	$743,750	Mixed-Use/Residential	$757,138	$13,388	1.80%	$5,246
B-210-099	184305 0990	RealPrope	CRISTALLA CONDOMINIUM	FIRESTONE DANIEL M	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	928	Mixed-Use/Residential	$812,000	Mixed-Use/Residential	$826,616	$14,616	1.80%	$5,727
B-210-100	184305 1000	RealPrope	CRISTALLA CONDOMINIUM	LEE CHARLES+MIMI	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	773	Mixed-Use/Residential	$676,375	Mixed-Use/Residential	$688,550	$12,175	1.80%	$4,770
B-210-101	184305 1010	RealPrope	CRISTALLA CONDOMINIUM	KERTSON TERI J+RONALD L LNO	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,537	Mixed-Use/Residential	$1,306,450	Mixed-Use/Residential	$1,329,966	$23,516	1.80%	$9,214
B-210-102	184305 1020	RealPrope	CRISTALLA CONDOMINIUM	GARCIA PELAYO PEDRO	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,411	Mixed-Use/Residential	$1,199,350	Mixed-Use/Residential	$1,220,938	$21,588	1.80%	$8,459
B-210-103	184305 1030	RealPrope	CRISTALLA CONDOMINIUM	LUSK JOHN FRANK	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,132	Mixed-Use/Residential	$905,600	Mixed-Use/Residential	$921,901	$16,301	1.80%	$6,387
B-210-104	184305 1040	RealPrope	CRISTALLA CONDOMINIUM	LEMAIRE KIMBERLY+LESTER JEN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	682	Mixed-Use/Residential	$579,700	Mixed-Use/Residential	$590,135	$10,435	1.80%	$4,089
B-210-105	184305 1050	RealPrope	CRISTALLA CONDOMINIUM	WONG DESMOND	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	701	Mixed-Use/Residential	$595,850	Mixed-Use/Residential	$606,575	$10,725	1.80%	$4,202
B-210-106	184305 1060	RealPrope	CRISTALLA CONDOMINIUM	SUTTER PAUL	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,174	Mixed-Use/Residential	$939,200	Mixed-Use/Residential	$956,106	$16,906	1.80%	$6,624
B-210-107	184305 1070	RealPrope	CRISTALLA CONDOMINIUM	ABEL PAUL J	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	887	Mixed-Use/Residential	$753,950	Mixed-Use/Residential	$767,521	$13,571	1.80%	$5,317
B-210-108	184305 1080	RealPrope	CRISTALLA CONDOMINIUM	MILLER GREGORY FRANKLIN+XU	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	2,504	Mixed-Use/Residential	$1,878,000	Mixed-Use/Residential	$1,911,804	$33,804	1.80%	$13,241
B-210-109	184305 1090	RealPrope	CRISTALLA CONDOMINIUM	LEACH J ROBERT+NORRIS VICKI	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	928	Mixed-Use/Residential	$812,000	Mixed-Use/Residential	$826,616	$14,616	1.80%	$5,727
B-210-110	184305 1100	RealPrope	CRISTALLA CONDOMINIUM	NOE ERIK	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	773	Mixed-Use/Residential	$695,700	Mixed-Use/Residential	$708,223	$12,523	1.80%	$4,907
B-210-111	184305 1110	RealPrope	CRISTALLA CONDOMINIUM	ROTHERT SARA L+REN TIANJIN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,537	Mixed-Use/Residential	$1,344,875	Mixed-Use/Residential	$1,369,083	$24,208	1.80%	$9,486
B-210-112	184305 1120	RealPrope	CRISTALLA CONDOMINIUM	SPECTOR JULIE A	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,411	Mixed-Use/Residential	$1,199,350	Mixed-Use/Residential	$1,220,938	$21,588	1.80%	$8,459
B-210-113	184305 1130	RealPrope	CRISTALLA CONDOMINIUM	FRIEDMAN BRADLEY JOSEPH	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,132	Mixed-Use/Residential	$905,600	Mixed-Use/Residential	$921,901	$16,301	1.80%	$6,387
B-210-114	184305 1140	RealPrope	CRISTALLA CONDOMINIUM	LEE PHILIP	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	599	Mixed-Use/Residential	$524,125	Mixed-Use/Residential	$533,559	$9,434	1.80%	$3,697
B-210-115	184305 1150	RealPrope	CRISTALLA CONDOMINIUM	BEHNEN MICHAEL+KATHERINE	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	811	Mixed-Use/Residential	$689,350	Mixed-Use/Residential	$701,758	$12,408	1.80%	$4,862
B-210-116	184305 1160	RealPrope	CRISTALLA CONDOMINIUM	TRONOLONE MICHAEL J+PENNY	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,174	Mixed-Use/Residential	$939,200	Mixed-Use/Residential	$956,106	$16,906	1.80%	$6,624
B-210-117	184305 1170	RealPrope	CRISTALLA CONDOMINIUM	RAMEESH ABINAV	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	887	Mixed-Use/Residential	$753,950	Mixed-Use/Residential	$767,521	$13,571	1.80%	$5,317
B-210-118	184305 1180	RealPrope	CRISTALLA CONDOMINIUM	PRICE EARL DENNIS+JULIE	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,572	Mixed-Use/Residential	$1,336,200	Mixed-Use/Residential	$1,360,252	$24,052	1.80%	$9,424
B-210-119	184305 1190	RealPrope	CRISTALLA CONDOMINIUM	HARRIS IRMGARD S+MICHAEL W	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	875	Mixed-Use/Residential	$743,750	Mixed-Use/Residential	$757,138	$13,388	1.80%	$5,246
B-210-120	184305 1200	RealPrope	CRISTALLA CONDOMINIUM	YEH WEI+LE SHI YEH	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	928	Mixed-Use/Residential	$788,800	Mixed-Use/Residential	$802,998	$14,198	1.80%	$5,563
B-210-121	184305 1210	RealPrope	CRISTALLA CONDOMINIUM	YEH WEI+LE SHI YEH	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	828	Mixed-Use/Residential	$703,800	Mixed-Use/Residential	$716,468	$12,668	1.80%	$4,964
B-210-122	184305 1220	RealPrope	CRISTALLA CONDOMINIUM	BRUE STANLEY L+TERRYL L	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,537	Mixed-Use/Residential	$1,383,300	Mixed-Use/Residential	$1,408,199	$24,899	1.80%	$9,756
B-210-123	184305 1230	RealPrope	CRISTALLA CONDOMINIUM	ZHANG HUIWEN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,387	Mixed-Use/Residential	$1,213,625	Mixed-Use/Residential	$1,235,470	$21,845	1.80%	$8,559
B-210-124	184305 1240	RealPrope	CRISTALLA CONDOMINIUM	SUMMERS CINDA JOY	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,132	Mixed-Use/Residential	$905,600	Mixed-Use/Residential	$921,901	$16,301	1.80%	$6,387
B-210-125	184305 1250	RealPrope	CRISTALLA CONDOMINIUM	AGHA VICTORIA -TTEE	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	599	Mixed-Use/Residential	$509,150	Mixed-Use/Residential	$518,315	$9,165	1.80%	$3,591
B-210-126	184305 1260	RealPrope	CRISTALLA CONDOMINIUM	XU LINGFENG	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	811	Mixed-Use/Residential	$689,350	Mixed-Use/Residential	$701,758	$12,408	1.80%	$4,862
B-210-127	184305 1270	RealPrope	CRISTALLA CONDOMINIUM	LUSK RANDOLPH+CATHERINE	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,174	Mixed-Use/Residential	$939,200	Mixed-Use/Residential	$956,106	$16,906	1.80%	$6,624
B-210-128	184305 1280	RealPrope	CRISTALLA CONDOMINIUM	PENG SONG YING	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	887	Mixed-Use/Residential	$753,950	Mixed-Use/Residential	$767,521	$13,571	1.80%	$5,317
B-210-129	184305 1290	RealPrope	CRISTALLA CONDOMINIUM	BOWEN JOSEPH W+THERESE	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,572	Mixed-Use/Residential	$1,336,200	Mixed-Use/Residential	$1,360,252	$24,052	1.80%	$9,424
B-210-130	184305 1300	RealPrope	CRISTALLA CONDOMINIUM	HAM JAMES P	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	875	Mixed-Use/Residential	$765,625	Mixed-Use/Residential	$779,406	$13,781	1.80%	$5,400
B-210-131	184305 1310	RealPrope	CRISTALLA CONDOMINIUM	ADAMS D KATHARINE	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	928	Mixed-Use/Residential	$835,200	Mixed-Use/Residential	$850,234	$15,034	1.80%	$5,890
B-210-132	184305 1320	RealPrope	CRISTALLA CONDOMINIUM	FREEMAN CRISTALLA 1701	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	773	Mixed-Use/Residential	$695,700	Mixed-Use/Residential	$708,223	$12,523	1.80%	$4,907
B-210-133	184305 1330	RealPrope	CRISTALLA CONDOMINIUM	IRVING BLAKE J+CAROL HILLYG	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,537	Mixed-Use/Residential	$1,460,150	Mixed-Use/Residential	$1,486,433	$26,283	1.80%	$10,299
B-210-134	184305 1340	RealPrope	CRISTALLA CONDOMINIUM	CAMPBELL LINDA	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,387	Mixed-Use/Residential	$1,178,950	Mixed-Use/Residential	$1,200,171	$21,221	1.80%	$8,315
B-210-135	184305 1350	RealPrope	CRISTALLA CONDOMINIUM	ESTES BRIAN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,132	Mixed-Use/Residential	$905,600	Mixed-Use/Residential	$921,901	$16,301	1.80%	$6,387
B-210-136	184305 1360	RealPrope	CRISTALLA CONDOMINIUM	STORDAHL ERIC+REBECCA	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	599	Mixed-Use/Residential	$524,125	Mixed-Use/Residential	$533,559	$9,434	1.80%	$3,697
B-210-137	184305 1370	RealPrope	CRISTALLA CONDOMINIUM	CHAN ALICE SUN IM+ANDREW	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	811	Mixed-Use/Residential	$709,625	Mixed-Use/Residential	$722,398	$12,773	1.80%	$5,008
B-210-138	184305 1380	RealPrope	CRISTALLA CONDOMINIUM	GOEL RAJIV	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,174	Mixed-Use/Residential	$939,200	Mixed-Use/Residential	$956,106	$16,906	1.80%	$6,624
B-210-139	184305 1390	RealPrope	CRISTALLA CONDOMINIUM	SLONIM KURBAN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	887	Mixed-Use/Residential	$776,125	Mixed-Use/Residential	$790,095	$13,970	1.80%	$5,474
B-210-140	184305 1400	RealPrope	CRISTALLA CONDOMINIUM	FINROW JERRY+GUNILLA	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,572	Mixed-Use/Residential	$1,336,200	Mixed-Use/Residential	$1,360,252	$24,052	1.80%	$9,424
B-210-141	184305 1410	RealPrope	CRISTALLA CONDOMINIUM	GILLILAND ANNETTE	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	875	Mixed-Use/Residential	$787,500	Mixed-Use/Residential	$801,675	$14,175	1.80%	$5,554
B-210-142	184305 1420	RealPrope	CRISTALLA CONDOMINIUM	RUAN DAVID	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	928	Mixed-Use/Residential	$835,200	Mixed-Use/Residential	$850,234	$15,034	1.80%	$5,890
B-210-143	184305 1430	RealPrope	CRISTALLA CONDOMINIUM	BENAVENTE R SANDRA	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	773	Mixed-Use/Residential	$695,700	Mixed-Use/Residential	$708,223	$12,523	1.80%	$4,907
B-210-144	184305 1440	RealPrope	CRISTALLA CONDOMINIUM	COCHRAN-BOND WALTER	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,537	Mixed-Use/Residential	$1,421,725	Mixed-Use/Residential	$1,447,316	$25,591	1.80%	$10,027
B-210-145	184305 1450	RealPrope	CRISTALLA CONDOMINIUM	FRIEL JOHN JR+MARY D	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,387	Mixed-Use/Residential	$1,213,625	Mixed-Use/Residential	$1,235,470	$21,845	1.80%	$8,559
B-210-146	184305 1460	RealPrope	CRISTALLA CONDOMINIUM	DAVIS PAIGE L	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,132	Mixed-Use/Residential	$933,900	Mixed-Use/Residential	$950,710	$16,810	1.80%	$6,587
B-210-147	184305 1470	RealPrope	CRISTALLA CONDOMINIUM	VICKREY ERIC+GINA	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	599	Mixed-Use/Residential	$524,125	Mixed-Use/Residential	$533,559	$9,434	1.80%	$3,697
B-210-148	184305 1480	RealPrope	CRISTALLA CONDOMINIUM	CSEH LLC	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	811	Mixed-Use/Residential	$709,625	Mixed-Use/Residential	$722,398	$12,773	1.80%	$5,008
B-210-149	184305 1490	RealPrope	CRISTALLA CONDOMINIUM	TALLMADGE FREDERICK	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,174	Mixed-Use/Residential	$1,027,250	Mixed-Use/Residential	$1,045,741	$18,491	1.80%	$7,249
B-210-150	184305 1500	RealPrope	CRISTALLA CONDOMINIUM	BEECHEM JOSEPH+NANCY	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	887	Mixed-Use/Residential	$776,125	Mixed-Use/Residential	$790,095	$13,970	1.80%	$5,474
B-210-151	184305 1510	RealPrope	CRISTALLA CONDOMINIUM	GARVIN CHRISTOPHER M	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,572	Mixed-Use/Residential	$1,375,500	Mixed-Use/Residential	$1,400,259	$24,759	1.80%	$9,701

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-210-152	184305 1520	RealPrope	CRISTALLA CONDOMINIUM	PARKER CYNTHIA ANN+PAUL	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	875	Mixed-Use/Residential	$765,625	Mixed-Use/Residential	$779,406	$13,781	1.80%	$5,400
B-210-153	184305 1530	RealPrope	CRISTALLA CONDOMINIUM	WANG HSIANG F+CHENG H	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	928	Mixed-Use/Residential	$858,400	Mixed-Use/Residential	$873,851	$15,451	1.80%	$6,054
B-210-154	184305 1540	RealPrope	CRISTALLA CONDOMINIUM	TYSON THEODORE J	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	2,362	Mixed-Use/Residential	$2,184,850	Mixed-Use/Residential	$2,224,177	$39,327	1.80%	$15,409
B-210-155	184305 1550	RealPrope	CRISTALLA CONDOMINIUM	BECK STANTON	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,387	Mixed-Use/Residential	$1,248,300	Mixed-Use/Residential	$1,270,769	$22,469	1.80%	$8,804
B-210-156	184305 1560	RealPrope	CRISTALLA CONDOMINIUM	SMITH WENDEL J	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,132	Mixed-Use/Residential	$933,900	Mixed-Use/Residential	$950,710	$16,810	1.80%	$6,587
B-210-157	184305 1570	RealPrope	CRISTALLA CONDOMINIUM	EDEN DAVE D	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	599	Mixed-Use/Residential	$524,125	Mixed-Use/Residential	$533,559	$9,434	1.80%	$3,697
B-210-158	184305 1580	RealPrope	CRISTALLA CONDOMINIUM	CHIN KIM CHEONG+NANCY	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	811	Mixed-Use/Residential	$709,625	Mixed-Use/Residential	$722,398	$12,773	1.80%	$5,005
B-210-159	184305 1590	RealPrope	CRISTALLA CONDOMINIUM	RODWOGIN CRAIG+RUTLEDGE	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,174	Mixed-Use/Residential	$968,550	Mixed-Use/Residential	$985,984	$17,434	1.80%	$6,831
B-210-160	184305 1600	RealPrope	CRISTALLA CONDOMINIUM	KRUSE JAMES A	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	887	Mixed-Use/Residential	$776,125	Mixed-Use/Residential	$790,095	$13,970	1.80%	$5,474
B-210-161	184305 1610	RealPrope	CRISTALLA CONDOMINIUM	ANGEUNE HOLDINGS LLC	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,588	Mixed-Use/Residential	$1,429,200	Mixed-Use/Residential	$1,454,926	$25,726	1.80%	$10,080
B-210-162	184305 1620	RealPrope	CRISTALLA CONDOMINIUM	YUN DO YOUNG+HAE KYUNG	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	875	Mixed-Use/Residential	$809,675	Mixed-Use/Residential	$823,944	$14,569	1.80%	$5,708
B-210-163	184305 1630	RealPrope	CRISTALLA CONDOMINIUM	KIM ED+SUSAN SHIN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	928	Mixed-Use/Residential	$881,600	Mixed-Use/Residential	$897,469	$15,869	1.80%	$6,219
B-210-164	184305 1640	RealPrope	CRISTALLA CONDOMINIUM	LIN STACY+JEAN CHRISTOPHER	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	773	Mixed-Use/Residential	$734,350	Mixed-Use/Residential	$747,568	$13,218	1.80%	$5,179
B-210-165	184305 1650	RealPrope	CRISTALLA CONDOMINIUM	DRUMMOND-HAY ERIC	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,537	Mixed-Use/Residential	$1,421,725	Mixed-Use/Residential	$1,447,316	$25,591	1.80%	$10,027
B-210-166	184305 1660	RealPrope	CRISTALLA CONDOMINIUM	HEINZ JERRY ANDREW+BETH	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,387	Mixed-Use/Residential	$1,248,300	Mixed-Use/Residential	$1,270,769	$22,468	1.80%	$8,804
B-210-167	184305 1670	RealPrope	CRISTALLA CONDOMINIUM	HUMPHREYS DAVID L+DONNA E	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,132	Mixed-Use/Residential	$962,200	Mixed-Use/Residential	$979,520	$17,320	1.80%	$6,786
B-210-168	184305 1680	RealPrope	CRISTALLA CONDOMINIUM	GONZALEZ JOSEPH S	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	599	Mixed-Use/Residential	$539,100	Mixed-Use/Residential	$548,804	$9,704	1.80%	$3,802
B-210-169	184305 1690	RealPrope	CRISTALLA CONDOMINIUM	EBRAHIMZADEH SEPEHR	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	811	Mixed-Use/Residential	$750,175	Mixed-Use/Residential	$763,678	$13,503	1.80%	$5,291
B-210-170	184305 1700	RealPrope	CRISTALLA CONDOMINIUM	SHIEE NAVID+NAZANIN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,174	Mixed-Use/Residential	$997,900	Mixed-Use/Residential	$1,015,862	$17,962	1.80%	$7,038
B-210-171	184305 1710	RealPrope	CRISTALLA CONDOMINIUM	FACCI LEONARDO B	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	887	Mixed-Use/Residential	$776,125	Mixed-Use/Residential	$790,095	$13,970	1.80%	$5,474
B-210-172	184305 1720	RealPrope	CRISTALLA CONDOMINIUM	DUGHI ROBERT & DONNA	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,572	Mixed-Use/Residential	$1,336,200	Mixed-Use/Residential	$1,360,252	$24,052	1.80%	$9,424
B-210-173	184305 1730	RealPrope	CRISTALLA CONDOMINIUM	CULLY GARY+HANSEN LYSA	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	875	Mixed-Use/Residential	$831,250	Mixed-Use/Residential	$846,213	$14,963	1.80%	$5,863
B-210-174	184305 1740	RealPrope	CITY CHURCH THE	CITY CHURCH THE	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	928	Mixed-Use/Residential	$904,800	Mixed-Use/Residential	$921,086	$16,286	1.80%	$6,381
B-210-175	184305 1750	RealPrope	CRISTALLA CONDOMINIUM	FIELD JENNIFER	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	773	Mixed-Use/Residential	$753,675	Mixed-Use/Residential	$767,241	$13,566	1.80%	$5,316
B-210-176	184305 1760	RealPrope	CRISTALLA CONDOMINIUM	HUNG CELIA+ISAAC	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,537	Mixed-Use/Residential	$1,460,150	Mixed-Use/Residential	$1,486,433	$26,283	1.80%	$10,298
B-210-177	184305 1770	RealPrope	CRISTALLA CONDOMINIUM	SEVERIN DAVID	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,387	Mixed-Use/Residential	$1,282,975	Mixed-Use/Residential	$1,306,069	$23,094	1.80%	$9,049
B-210-178	184305 1780	RealPrope	CRISTALLA CONDOMINIUM	MCKINNON BRUCE+CYNTHIA	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,132	Mixed-Use/Residential	$962,200	Mixed-Use/Residential	$979,520	$17,320	1.80%	$6,786
B-210-179	184305 1790	RealPrope	CRISTALLA CONDOMINIUM	GRENIER TAYLOR D	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	599	Mixed-Use/Residential	$524,125	Mixed-Use/Residential	$533,559	$9,434	1.80%	$3,697
B-210-180	184305 1800	RealPrope	CRISTALLA CONDOMINIUM	XU JIM JUN+YANYUN ZHAO	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	811	Mixed-Use/Residential	$709,625	Mixed-Use/Residential	$722,398	$12,773	1.80%	$5,005
B-210-181	184305 1810	RealPrope	CRISTALLA CONDOMINIUM	TUNG SHENG-YANG+ELLEN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,174	Mixed-Use/Residential	$997,900	Mixed-Use/Residential	$1,015,862	$17,962	1.80%	$7,038
B-210-182	184305 1820	RealPrope	CRISTALLA CONDOMINIUM	STEWART MARK W	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	3,393	Mixed-Use/Residential	$3,053,700	Mixed-Use/Residential	$3,108,667	$54,967	1.80%	$21,537
B-210-183	184305 1830	RealPrope	CRISTALLA CONDOMINIUM	PRATT BRIAN IRL	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	928	Mixed-Use/Residential	$904,800	Mixed-Use/Residential	$921,086	$16,286	1.80%	$6,381
B-210-184	184305 1840	RealPrope	CRISTALLA CONDOMINIUM	BECKER DAVID	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	773	Mixed-Use/Residential	$753,675	Mixed-Use/Residential	$767,241	$13,566	1.80%	$5,316
B-210-185	184305 1850	RealPrope	CRISTALLA CONDOMINIUM	DOBBERPUHL JOEL	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,537	Mixed-Use/Residential	$1,460,150	Mixed-Use/Residential	$1,486,433	$26,283	1.80%	$10,298
B-210-186	184305 1860	RealPrope	CRISTALLA CONDOMINIUM	ECOLA STEVEN+BARBARA A	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,387	Mixed-Use/Residential	$1,282,975	Mixed-Use/Residential	$1,306,069	$23,094	1.80%	$9,049
B-210-187	184305 1870	RealPrope	CRISTALLA CONDOMINIUM	WONG KAREN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,132	Mixed-Use/Residential	$962,200	Mixed-Use/Residential	$979,520	$17,320	1.80%	$6,786
B-210-188	184305 1880	RealPrope	CRISTALLA CONDOMINIUM	SHUTT JAMES & KAREN WONG	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	599	Mixed-Use/Residential	$524,125	Mixed-Use/Residential	$533,559	$9,434	1.80%	$3,697
B-210-189	184305 1890	RealPrope	CRISTALLA CONDOMINIUM	LEVIN ZACHARY R	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	811	Mixed-Use/Residential	$709,625	Mixed-Use/Residential	$722,398	$12,773	1.80%	$5,005
B-210-190	184305 1900	RealPrope	CRISTALLA CONDOMINIUM	JEDWAB EVA B	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,174	Mixed-Use/Residential	$997,900	Mixed-Use/Residential	$1,015,862	$17,962	1.80%	$7,038
B-210-191	184305 1910	RealPrope	CRISTALLA CONDOMINIUM	ROBERTS STEPHEN D	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	887	Mixed-Use/Residential	$776,125	Mixed-Use/Residential	$790,095	$13,970	1.80%	$5,474
B-210-192	184305 1920	RealPrope	CRISTALLA CONDOMINIUM	CRISTALLA 2209 L L C	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	1,563	Mixed-Use/Residential	$1,484,850	Mixed-Use/Residential	$1,511,577	$26,727	1.80%	$10,472
B-210-193	184305 1930	RealPrope	CRISTALLA CONDOMINIUM	FREEMAN GREGORY	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	875	Mixed-Use/Residential	$853,125	Mixed-Use/Residential	$868,481	$15,356	1.80%	$6,017
B-210-194	184305 1940	RealPrope	CRISTALLA CONDOMINIUM	HOOD LEROY+VALERIE L	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	2,405	Mixed-Use/Residential	$3,246,750	Mixed-Use/Residential	$3,305,193	$58,442	1.80%	$22,899
B-210-195	184305 1950	RealPrope	CRISTALLA CONDOMINIUM	HALL CYNTHIA A-TTEE	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	2,842	Mixed-Use/Residential	$3,410,400	Mixed-Use/Residential	$3,471,787	$61,387	1.80%	$24,053
B-210-196	184305 1960	RealPrope	CRISTALLA CONDOMINIUM	HERNDON WANDA J	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	2,218	Mixed-Use/Residential	$2,439,800	Mixed-Use/Residential	$2,483,716	$43,916	1.80%	$17,207
B-210-197	184305 1970	RealPrope	CRISTALLA CONDOMINIUM	CHENEY PETER & SUSAN	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	2,447	Mixed-Use/Residential	$3,303,450	Mixed-Use/Residential	$3,362,912	$59,462	1.80%	$23,299
B-210-001	184305 0010	RealPrope	CRISTALLA CONDOMINIUM	PELOTON PROPERTES LLC	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	951	Parking	$150,000	Parking	$152,700	$2,700	1.80%	$1,058
B-210-002	184305 0020	RealPrope	CRISTALLA CONDOMINIUM	DONOVAN HOLDINGS LLC	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	152	Parking	$25,000	Parking	$25,450	$450	1.80%	$176
B-210-003	184305 0030	RealPrope	CRISTALLA CONDOMINIUM	WASHINGTON STATE	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	6,074	Mixed-Use/Commercial	$2,228,700	Mixed-Use/Commercial	$2,268,800	$40,600	1.82%	$15,908
B-210-004	184305 0040	RealPrope	CRISTALLA CONDOMINIUM	HSU INVESTMENT PROPERTY	2033 2ND AVE, SEATTLE 98121	DMC 240/290-440	19,452	195,966	3,033	Mixed-Use/Commercial	$1,519,000	Mixed-Use/Commercial	$1,547,200	$28,200	1.86%	$11,049
B-220	609468 0000	RealPrope	99 UNION STREET PRIVATE RESIDENCES		1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692		Condominium		Condominium			3.00%	
B-220-001	609468 0010	RealPrope	99 UNION STREET PRIVATE RESIDENCES	MCCUTCHEN MATTHEW	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	5,111	Mixed-Use/Residential	$7,155,400	Mixed-Use/Residential	$7,370,062	$214,662	3.00%	$84,109
B-220-002	609468 0020	RealPrope	99 UNION STREET PRIVATE RESIDENCES	WRIGHT VIRGINIA B	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	5,281	Mixed-Use/Residential	$7,393,400	Mixed-Use/Residential	$7,615,202	$221,802	3.00%	$86,907
B-220-003	609468 0030	RealPrope	99 UNION STREET PRIVATE RESIDENCES	FRANKLIN JESSE O	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	7,382	Mixed-Use/Residential	$11,811,200	Mixed-Use/Residential	$12,165,536	$354,336	3.00%	$138,837
B-220-004	609468 0040	RealPrope	99 UNION STREET PRIVATE RESIDENCES	WILLIAMS REVOCABLE TRUST	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	4,125	Mixed-Use/Residential	$6,187,500	Mixed-Use/Residential	$6,373,125	$185,625	3.00%	$72,732
B-220-005	609468 0050	RealPrope	99 UNION STREET PRIVATE RESIDENCES	SOUND VISTA PROPERTIES LLC	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	7,714	Mixed-Use/Residential	$10,413,900	Mixed-Use/Residential	$10,726,317	$312,417	3.00%	$122,412
B-220-006	609468 0060	RealPrope	99 UNION STREET PRIVATE RESIDENCES	HU XIANG+XIAOKUN	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	1,329	Mixed-Use/Residential	$1,727,700	Mixed-Use/Residential	$1,779,531	$51,831	3.00%	$20,309
B-220-007	609468 0070	RealPrope	99 UNION STREET PRIVATE RESIDENCES	TIFFANY ONE TRUST	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	4,867	Mixed-Use/Residential	$7,300,500	Mixed-Use/Residential	$7,519,515	$219,015	3.00%	$85,815
B-220-008	609468 0080	RealPrope	99 UNION STREET PRIVATE RESIDENCES	HPPW LLC	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	4,003	Mixed-Use/Residential	$6,404,800	Mixed-Use/Residential	$6,596,944	$192,144	3.00%	$75,286
B-220-009	609468 0090	RealPrope	99 UNION STREET PRIVATE RESIDENCES	HPPW LLC	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	1,298	Mixed-Use/Residential	$1,687,400	Mixed-Use/Residential	$1,738,022	$50,622	3.00%	$19,835
B-220-010	609468 0100	RealPrope	99 UNION STREET PRIVATE RESIDENCES	OSTBY	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	1,023	Mixed-Use/Residential	$1,329,900	Mixed-Use/Residential	$1,369,797	$39,897	3.00%	$15,633
B-220-011	609468 0110	RealPrope	99 UNION STREET PRIVATE RESIDENCES	MARGARD KELLY	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	4,132	Mixed-Use/Residential	$4,958,400	Mixed-Use/Residential	$5,107,152	$148,752	3.00%	$58,284
B-220-012	609468 0120	RealPrope	99 UNION STREET PRIVATE RESIDENCES	TRPS 99	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	3,135	Mixed-Use/Residential	$3,762,000	Mixed-Use/Residential	$3,874,860	$112,860	3.00%	$44,221
B-220-013	609468 0130	RealPrope	99 UNION STREET PRIVATE RESIDENCES	SEATTLE 45 RESIDENCE HOLDCO	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	2,399	Mixed-Use/Residential	$3,118,700	Mixed-Use/Residential	$3,212,261	$93,561	3.00%	$36,659
B-220-014	609468 0140	RealPrope	99 UNION STREET PRIVATE RESIDENCES	FIETE BRIAN+PAMELA	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	2,224	Mixed-Use/Residential	$2,668,800	Mixed-Use/Residential	$2,748,864	$80,064	3.00%	$31,371

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-220-015	609468 0150	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	MCGAIN JAMES K TTEE	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	1,328	Mixed-Use/Residential	$1,726,400	Mixed-Use/Residential	$1,778,192	$51,792	3.00%	$20,293
B-220-016	609468 0160	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	ALDER LLC	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	2,082	Mixed-Use/Residential	$2,914,800	Mixed-Use/Residential	$3,002,244	$87,444	3.00%	$34,262
B-220-017	609468 0170	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	WILKIE LYANNE P	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	4,293	Mixed-Use/Residential	$5,151,600	Mixed-Use/Residential	$5,306,148	$154,548	3.00%	$60,555
B-220-018	609468 0180	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	4ALLSEASONS LLC	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	3,190	Mixed-Use/Residential	$3,828,000	Mixed-Use/Residential	$3,942,840	$114,840	3.00%	$44,997
B-220-019	609468 0190	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	FISHER DANIEL R	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	1,328	Mixed-Use/Residential	$1,726,400	Mixed-Use/Residential	$1,778,192	$51,792	3.00%	$20,293
B-220-020	609468 0200	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	FISHER DANIEL R	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	1,992	Mixed-Use/Residential	$2,589,600	Mixed-Use/Residential	$2,667,288	$77,688	3.00%	$30,440
B-220-021	609468 0210	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	BRESSLER RICHARD M	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	2,082	Mixed-Use/Residential	$2,706,600	Mixed-Use/Residential	$2,787,798	$81,198	3.00%	$31,815
B-220-022	609468 0220	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	KLEEBERGER TERRY	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	2,211	Mixed-Use/Residential	$3,095,400	Mixed-Use/Residential	$3,188,262	$92,862	3.00%	$36,385
B-220-023	609468 0230	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	CLARK S B JOSEPH	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	1,328	Mixed-Use/Residential	$1,726,400	Mixed-Use/Residential	$1,778,192	$51,792	3.00%	$20,293
B-220-024	609468 0240	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	MOSS ANN HOLBROOK-TTEE	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	1,992	Mixed-Use/Residential	$2,788,800	Mixed-Use/Residential	$2,872,464	$83,664	3.00%	$32,781
B-220-025	609468 0250	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	WESTFAIR BOOKKEEPING &	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	4,131	Mixed-Use/Residential	$5,783,400	Mixed-Use/Residential	$5,956,902	$173,502	3.00%	$67,982
B-220-026	609468 0260	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	GLAZER MARSHA S	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	2,211	Mixed-Use/Residential	$2,874,300	Mixed-Use/Residential	$2,960,529	$86,229	3.00%	$33,786
B-220-027	609468 0270	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	WESTFALL	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	1,328	Mixed-Use/Residential	$1,726,400	Mixed-Use/Residential	$1,778,192	$51,792	3.00%	$20,293
B-220-028	609468 0280	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	LAWSON BILL & CAROL	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	3,154	Mixed-Use/Residential	$4,731,000	Mixed-Use/Residential	$4,872,930	$141,930	3.00%	$55,611
B-220-029	609468 0290	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	MICA TRUST	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	1,850	Mixed-Use/Residential	$2,775,000	Mixed-Use/Residential	$2,858,250	$83,250	3.00%	$32,619
B-220-030	609468 0300	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	BARBACK VERNON+ELIZABETH	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	2,120	Mixed-Use/Residential	$2,968,000	Mixed-Use/Residential	$3,057,040	$89,040	3.00%	$34,888
B-220-031	609468 0310	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	WRIGHT CHARLES B III	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	1,328	Mixed-Use/Residential	$1,726,400	Mixed-Use/Residential	$1,778,192	$51,792	3.00%	$20,293
B-220-032	609468 0320	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	THE DAWSON TRUST	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	2,260	Mixed-Use/Residential	$3,164,900	Mixed-Use/Residential	$3,258,920	$94,920	3.00%	$37,192
B-220-033	609468 0330	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	SIMON LLC	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	4,488	Mixed-Use/Residential	$6,732,000	Mixed-Use/Residential	$6,933,960	$201,960	3.00%	$79,132
B-220-034	609468 0340	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	CURRIE PETER+ELIZABETH M	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	2,073	Mixed-Use/Residential	$2,694,900	Mixed-Use/Residential	$2,775,747	$80,847	3.00%	$31,678
B-220-035	609468 0350	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	PJM LLC	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	5,256	Mixed-Use/Residential	$7,884,000	Mixed-Use/Residential	$8,120,520	$236,520	3.00%	$92,674
B-220-036	609468 0360	+RealPrope	99 UNION STREET PRIVATE RESIDENCES	VAN OPPEN PETER	1321 1ST AVE, SEATTLE 98101	DMC 240/290-440	21,800	127,692	4,258	Mixed-Use/Residential	$6,812,800	Mixed-Use/Residential	$7,017,184	$204,384	3.00%	$80,082
B-234	169750 0000	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM		1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	35,844	35,844	Condominium(Mixed Use)		Condominium(Mixed Use)			2.25%	
B-234-011	169750 0110	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	REYNOLDS MELANIE J	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	521	Mixed-Use/Residential	$286,550	Mixed-Use/Residential	$292,997	$6,447	2.25%	$2,526
B-234-012	169750 0120	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	REYNOLDS MELANIE J	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	947	Mixed-Use/Residential	$497,175	Mixed-Use/Residential	$508,361	$11,186	2.25%	$4,383
B-234-013	169750 0130	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	SMITH CHARLES R+DIANA J	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	705	Mixed-Use/Residential	$387,750	Mixed-Use/Residential	$396,474	$8,724	2.25%	$3,418
B-234-014	169750 0140	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	1ST & MAIN L L C	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	698	Mixed-Use/Residential	$383,900	Mixed-Use/Residential	$392,538	$8,638	2.25%	$3,384
B-234-015	169750 0150	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	HURLOW RANDAL T	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	705	Mixed-Use/Residential	$387,750	Mixed-Use/Residential	$396,474	$8,724	2.25%	$3,418
B-234-016	169750 0160	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	MCMAHON HUGH	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	943	Mixed-Use/Residential	$495,075	Mixed-Use/Residential	$506,214	$11,139	2.25%	$4,365
B-234-017	169750 0170	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	PERRY MERRILL H+PETRA	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	514	Mixed-Use/Residential	$282,700	Mixed-Use/Residential	$289,061	$6,361	2.25%	$2,492
B-234-018	169750 0180	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	RODGERS JAMES TIMOTHY	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	495	Mixed-Use/Residential	$272,250	Mixed-Use/Residential	$278,376	$6,126	2.25%	$2,400
B-234-019	169750 0190	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	JAMES MICHAEL D	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	533	Mixed-Use/Residential	$293,150	Mixed-Use/Residential	$299,746	$6,596	2.25%	$2,584
B-234-020	169750 0200	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	GREENE LISA D	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	511	Mixed-Use/Residential	$281,050	Mixed-Use/Residential	$287,374	$6,324	2.25%	$2,476
B-234-021	169750 0210	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	SHIRKI JARI	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	594	Mixed-Use/Residential	$326,700	Mixed-Use/Residential	$334,051	$7,353	2.25%	$2,880
B-234-022	169750 0220	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	SHAPLEY HALEY	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	628	Mixed-Use/Residential	$345,400	Mixed-Use/Residential	$353,172	$7,772	2.25%	$3,045
B-234-023	169750 0230	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	STEIN JAMES	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	589	Mixed-Use/Residential	$323,950	Mixed-Use/Residential	$331,239	$7,289	2.25%	$2,856
B-234-024	169750 0240	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	NING RONALD KEI	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	590	Mixed-Use/Residential	$324,500	Mixed-Use/Residential	$331,801	$7,301	2.25%	$2,861
B-234-025	169750 0250	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	JOFFRAY RICHARD THAYER	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	659	Mixed-Use/Residential	$362,450	Mixed-Use/Residential	$370,605	$8,155	2.25%	$3,195
B-234-026	169750 0260	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	HAMILTON KEVIN D+RONDA	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	521	Mixed-Use/Residential	$312,600	Mixed-Use/Residential	$319,634	$7,034	2.25%	$2,756
B-234-027	169750 0270	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	GW ATELIER LLC	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	947	Mixed-Use/Residential	$544,525	Mixed-Use/Residential	$556,777	$12,252	2.25%	$4,801
B-234-028	169750 0280	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	STROUD DOUGLAS+CLAUDIA TR	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	705	Mixed-Use/Residential	$387,750	Mixed-Use/Residential	$396,474	$8,724	2.25%	$3,418
B-234-029	169750 0290	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	ROCK JAMES MICHAEL+DEBBIE J	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	698	Mixed-Use/Residential	$383,900	Mixed-Use/Residential	$392,538	$8,638	2.25%	$3,384
B-234-030	169750 0300	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	WILLIAMS ALICIA	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	705	Mixed-Use/Residential	$387,750	Mixed-Use/Residential	$396,474	$8,724	2.25%	$3,418
B-234-031	169750 0310	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	CHAN WINSTON+ROSE PATTI	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	942	Mixed-Use/Residential	$494,550	Mixed-Use/Residential	$505,677	$11,127	2.25%	$4,360
B-234-032	169750 0320	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	SLATTERY KATHLEEN ANNE	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	514	Mixed-Use/Residential	$282,700	Mixed-Use/Residential	$289,061	$6,361	2.25%	$2,492
B-234-033	169750 0330	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	MINOR DONALD R	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	1,148	Mixed-Use/Residential	$602,700	Mixed-Use/Residential	$616,261	$13,561	2.25%	$5,313
B-234-034	169750 0340	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	GURLEY PATRICK F	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	1,107	Mixed-Use/Residential	$581,175	Mixed-Use/Residential	$594,251	$13,076	2.25%	$5,124
B-234-035	169750 0350	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	HOOBER EMILY	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	1,087	Mixed-Use/Residential	$570,675	Mixed-Use/Residential	$583,515	$12,840	2.25%	$5,031
B-234-036	169750 0360	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	O'DALY MATTHEW+WATANABE	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	1,186	Mixed-Use/Residential	$622,650	Mixed-Use/Residential	$636,660	$14,010	2.25%	$5,489
B-234-037	169750 0370	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	ROBERTS WILLIAM M+PATRICIA	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	1,298	Mixed-Use/Residential	$746,350	Mixed-Use/Residential	$763,143	$16,793	2.25%	$6,580
B-234-038	169750 0380	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	LEWIS CALEB A	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	1,200	Mixed-Use/Residential	$690,000	Mixed-Use/Residential	$705,525	$15,525	2.25%	$6,083
B-234-039	169750 0390	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	BOURLIN OLGA D+INNISS PATRI	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	1,238	Mixed-Use/Residential	$711,850	Mixed-Use/Residential	$727,867	$16,017	2.25%	$6,276
B-234-040	169750 0400	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	MARTINEZ SHAY MARIE+O'SHEA	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	1,198	Mixed-Use/Residential	$688,850	Mixed-Use/Residential	$704,349	$15,499	2.25%	$6,073
B-234-041	169750 0410	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	DEAN CAUSLE S	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	529	Mixed-Use/Residential	$330,625	Mixed-Use/Residential	$338,064	$7,439	2.25%	$2,915
B-234-042	169750 0420	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	ROBINS MICHAEL A	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	966	Mixed-Use/Residential	$603,750	Mixed-Use/Residential	$617,334	$13,584	2.25%	$5,323
B-234-043	169750 0430	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	RUSH KIMBERLY J	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	708	Mixed-Use/Residential	$389,400	Mixed-Use/Residential	$398,162	$8,762	2.25%	$3,433
B-234-044	169750 0440	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	BRADFORD RICHARD W	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	701	Mixed-Use/Residential	$385,550	Mixed-Use/Residential	$394,225	$8,675	2.25%	$3,399
B-234-045	169750 0450	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	LEIGH MARY M	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	708	Mixed-Use/Residential	$389,400	Mixed-Use/Residential	$398,162	$8,762	2.25%	$3,433
B-234-046	169750 0460	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	WINKENBACH GEORGE	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	963	Mixed-Use/Residential	$505,575	Mixed-Use/Residential	$516,950	$11,375	2.25%	$4,457
B-234-047	169750 0470	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	DEAN CALISLE SIMPSON	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	50,666	521	Mixed-Use/Residential	$287,100	Mixed-Use/Residential	$293,660	$6,460	2.25%	$2,531
B-234-001	169750 0010	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	35,844	6,380	Mixed-Use/Commercial	$1,966,900	Mixed-Use/Commercial	$2,009,800	$42,900	2.18%	$16,800
B-234-002	169750 0020	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	35,844	4,432	Mixed-Use/Commercial	$1,768,000	Mixed-Use/Commercial	$1,808,700	$40,700	2.30%	$15,947
B-234-003	169750 0030	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	35,844	6,337	Mixed-Use/Commercial	$1,817,000	Mixed-Use/Commercial	$1,857,000	$40,000	2.20%	$15,673
B-234-004	169750 0040	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	35,844	6,147	Mixed-Use/Commercial	$1,762,500	Mixed-Use/Commercial	$1,801,300	$38,800	2.20%	$15,203
B-234-005	169750 0050	+RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	35,844	2,261	Mixed-Use/Commercial	$972,200	Mixed-Use/Commercial	$994,100	$21,900	2.25%	$8,581

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-234-006	169750-0060	RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	35,844	3,184	Mixed-Use/Commercial	$1,117,100	Mixed-Use/Commercial	$1,144,100	$27,000	2.42%	$10,579
B-234-007	169750-0070	RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	35,844	2,527	Mixed-Use/Commercial	$1,770,500	Mixed-Use/Commercial	$1,810,400	$39,900	2.25%	$15,634
B-234-008	169750-0080	RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	35,844	3,196	Mixed-Use/Commercial	$1,092,800	Mixed-Use/Commercial	$1,116,500	$23,700	2.17%	$9,286
B-234-009	169750-0090	RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE, SEATTLE 98101	DMC 240/290-440	16,771	35,844	1,389	Mixed-Use/Commercial	$103,700	Mixed-Use/Commercial	$106,200	$2,500	2.41%	$980
B-234-010	169750-0100	RealPrope	COLONIAL/GRAND PACIFIC CONDOMINIUM	GRAND PACIFIC SEATTLE LLC	1119 1ST AVE, SEATTLE 98101	DMC 240/290 440	16,771	35,844	3,459	Mixed-Use/Commercial	$525,000	Mixed-Use/Commercial	$537,100	$12,100	2.30%	$4,741
B-238	919720-0000	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM			DMC 240/290-440	13,261	85,094	68,582	Condominium(Mixed Use)		Condominium(Mixed Use)			2.25%	
B-238-002	919720-0020	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	PINNOW JESSE T	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	781	Mixed-Use/Residential	$507,650	Mixed-Use/Residential	$519,072	$11,422	2.25%	$4,475
B-238-003	919720-0030	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	VANOPPEN PETER	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	749	Mixed-Use/Residential	$486,850	Mixed-Use/Residential	$497,804	$10,954	2.25%	$4,292
B-238-004	919720-0040	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	VINOLY RAFAEL	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	824	Mixed-Use/Residential	$535,600	Mixed-Use/Residential	$547,651	$12,051	2.25%	$4,722
B-238-005	919720-0050	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	MALONEY ROBERT+VICKIE	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	824	Mixed-Use/Residential	$535,600	Mixed-Use/Residential	$547,651	$12,051	2.25%	$4,722
B-238-006	919720-0060	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	TICHY FAMILY LIVING TRUST	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	768	Mixed-Use/Residential	$518,400	Mixed-Use/Residential	$530,064	$11,664	2.25%	$4,570
B-238-007	919720-0070	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	BREMNER ERIC S+BARBARA L	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	712	Mixed-Use/Residential	$518,400	Mixed-Use/Residential	$530,064	$11,664	2.25%	$4,570
B-238-008	919720-0080	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	SORTUM CHRISTOPHER D	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	807	Mixed-Use/Residential	$524,550	Mixed-Use/Residential	$536,352	$11,802	2.25%	$4,624
B-238-009	919720-0090	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	MURPHY THOMAS A	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	749	Mixed-Use/Residential	$486,850	Mixed-Use/Residential	$497,804	$10,954	2.25%	$4,292
B-238-010	919720-0100	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	CARAVALHO JENNIFER LOU	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	824	Mixed-Use/Residential	$535,600	Mixed-Use/Residential	$547,651	$12,051	2.25%	$4,722
B-238-011	919720-0110	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	TOBIN RICHARD S+JENNIFER	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	824	Mixed-Use/Residential	$535,600	Mixed-Use/Residential	$547,651	$12,051	2.25%	$4,722
B-238-012	919720-0120	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	FOLEY DANIEL M+JUDITH I	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	768	Mixed-Use/Residential	$537,600	Mixed-Use/Residential	$549,696	$12,096	2.25%	$4,739
B-238-013	919720-0130	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	FAMILY TOWER LLC	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	712	Mixed-Use/Residential	$498,400	Mixed-Use/Residential	$509,614	$11,214	2.25%	$4,394
B-238-014	919720-0140	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	MAGRATH LESLEY RIBBLE	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	834	Mixed-Use/Residential	$562,950	Mixed-Use/Residential	$575,616	$12,666	2.25%	$4,963
B-238-015	919720-0150	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	ALLEN MITCHELL S+LINDA G LA	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	834	Mixed-Use/Residential	$562,950	Mixed-Use/Residential	$575,616	$12,666	2.25%	$4,963
B-238-016	919720-0160	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	WOOD GILBERT W	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	807	Mixed-Use/Residential	$524,550	Mixed-Use/Residential	$536,352	$11,802	2.25%	$4,624
B-238-017	919720-0170	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	MELDRUM LAURENCE	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	749	Mixed-Use/Residential	$486,850	Mixed-Use/Residential	$497,804	$10,954	2.25%	$4,292
B-238-018	919720-0180	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	ZEHRER KAREN	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	824	Mixed-Use/Residential	$535,600	Mixed-Use/Residential	$547,651	$12,051	2.25%	$4,722
B-238-019	919720-0190	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	SALINGER ERIC	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	824	Mixed-Use/Residential	$535,600	Mixed-Use/Residential	$547,651	$12,051	2.25%	$4,722
B-238-020	919720-0200	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	YANG MARIA C+PATRICK J ARD	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	768	Mixed-Use/Residential	$537,600	Mixed-Use/Residential	$549,696	$12,096	2.25%	$4,739
B-238-021	919720-0210	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	PLATT STUART+DANIELS	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	712	Mixed-Use/Residential	$498,400	Mixed-Use/Residential	$509,614	$11,214	2.25%	$4,394
B-238-022	919720-0220	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	CAMERON MATTHEW+DAN	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	796	Mixed-Use/Residential	$537,300	Mixed-Use/Residential	$549,389	$12,089	2.25%	$4,737
B-238-023	919720-0230	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	DICKERSON STEVEN W	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	792	Mixed-Use/Residential	$534,600	Mixed-Use/Residential	$546,629	$12,029	2.25%	$4,713
B-238-024	919720-0240	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	MALONEY ROBERT A+VICKIE	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	803	Mixed-Use/Residential	$521,950	Mixed-Use/Residential	$533,694	$11,744	2.25%	$4,602
B-238-025	919720-0250	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	UNNI UDAY SASIDHARAN	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,053	Mixed-Use/Residential	$684,450	Mixed-Use/Residential	$699,850	$15,400	2.25%	$6,034
B-238-026	919720-0260	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	TABOR SUSAN A	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,071	Mixed-Use/Residential	$696,150	Mixed-Use/Residential	$711,813	$15,663	2.25%	$6,137
B-238-027	919720-0270	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	PHILO JAMES+CHERYL-LYN	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,068	Mixed-Use/Residential	$747,600	Mixed-Use/Residential	$764,421	$16,821	2.25%	$6,591
B-238-028	919720-0280	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	LIVESEY RORY C	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	712	Mixed-Use/Residential	$498,400	Mixed-Use/Residential	$509,614	$11,214	2.25%	$4,394
B-238-029	919720-0290	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	MACHA THOMAS J+ANDREA S	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	796	Mixed-Use/Residential	$537,300	Mixed-Use/Residential	$549,389	$12,089	2.25%	$4,737
B-238-030	919720-0300	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	COPIAN SCOTT+ELIZABETH	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	792	Mixed-Use/Residential	$534,600	Mixed-Use/Residential	$546,629	$12,029	2.25%	$4,713
B-238-031	919720-0310	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	MURASE JUDY K	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	803	Mixed-Use/Residential	$521,950	Mixed-Use/Residential	$533,694	$11,744	2.25%	$4,602
B-238-032	919720-0320	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	BEAMS KEITH	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,053	Mixed-Use/Residential	$684,450	Mixed-Use/Residential	$699,850	$15,400	2.25%	$6,034
B-238-033	919720-0330	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	BIRCH BONNIE	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,015	Mixed-Use/Residential	$659,750	Mixed-Use/Residential	$674,594	$14,844	2.25%	$5,816
B-238-034	919720-0340	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	CURRY CLIFTON JOHN+ANN M	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,068	Mixed-Use/Residential	$747,600	Mixed-Use/Residential	$764,421	$16,821	2.25%	$6,591
B-238-035	919720-0350	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	LIU HUIWEN+XIAOMEI WU	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	712	Mixed-Use/Residential	$498,400	Mixed-Use/Residential	$509,614	$11,214	2.25%	$4,394
B-238-036	919720-0360	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	CHAN SIU KIT JACK	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	796	Mixed-Use/Residential	$537,300	Mixed-Use/Residential	$549,389	$12,089	2.25%	$4,737
B-238-037	919720-0370	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	CHEUNG TSUI LING	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	792	Mixed-Use/Residential	$534,600	Mixed-Use/Residential	$546,629	$12,029	2.25%	$4,713
B-238-038	919720-0380	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	SINGH SURAJ	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,111	Mixed-Use/Residential	$749,925	Mixed-Use/Residential	$766,798	$16,873	2.25%	$6,611
B-238-039	919720-0390	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	C G C JAPAN COMPANY LTD	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,056	Mixed-Use/Residential	$686,400	Mixed-Use/Residential	$701,844	$15,444	2.25%	$6,051
B-238-040	919720-0400	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	1107 FIRST AVE LLC	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	2,083	Mixed-Use/Residential	$1,301,875	Mixed-Use/Residential	$1,331,167	$29,292	2.25%	$11,477
B-238-041	919720-0420	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	MAY DOUGLAS L+CHABELLA	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,014	Mixed-Use/Residential	$785,850	Mixed-Use/Residential	$803,532	$17,682	2.25%	$6,928
B-238-042	919720-0430	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	FRY TIM	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,015	Mixed-Use/Residential	$685,125	Mixed-Use/Residential	$700,540	$15,415	2.25%	$6,040
B-238-043	919720-0440	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	INGRAM MICHAEL C+RUSENIA	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,111	Mixed-Use/Residential	$722,150	Mixed-Use/Residential	$738,398	$16,248	2.25%	$6,366
B-238-044	919720-0450	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	SUSIC VENDELIN	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,056	Mixed-Use/Residential	$686,400	Mixed-Use/Residential	$701,844	$15,444	2.25%	$6,051
B-238-045	919720-0460	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	IMLAY MICHAEL E	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,015	Mixed-Use/Residential	$659,750	Mixed-Use/Residential	$674,594	$14,844	2.25%	$5,816
B-238-046	919720-0470	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	DAVIS PAULA M+PAUL J	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,068	Mixed-Use/Residential	$747,600	Mixed-Use/Residential	$764,421	$16,821	2.25%	$6,591
B-238-047	919720-0480	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	GIER HOYT+DONITA	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,014	Mixed-Use/Residential	$709,800	Mixed-Use/Residential	$725,771	$15,971	2.25%	$6,258
B-238-048	919720-0490	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	KASUBHAI S+PARKER A	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,015	Mixed-Use/Residential	$710,500	Mixed-Use/Residential	$726,486	$15,986	2.25%	$6,264
B-238-049	919720-0500	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	WISE PHILIP L+GAIL A WIGHTM	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,111	Mixed-Use/Residential	$749,925	Mixed-Use/Residential	$766,798	$16,873	2.25%	$6,611
B-238-050	919720-0510	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	POSA YVONNE-TTEE	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,056	Mixed-Use/Residential	$712,800	Mixed-Use/Residential	$728,838	$16,038	2.25%	$6,284
B-238-051	919720-0520	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	TINGLUM BRITT L	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,015	Mixed-Use/Residential	$685,125	Mixed-Use/Residential	$700,540	$15,415	2.25%	$6,040
B-238-052	919720-0530	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	WRONSKY CHRISTOPHER	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,068	Mixed-Use/Residential	$747,600	Mixed-Use/Residential	$764,421	$16,821	2.25%	$6,591
B-238-053	919720-0540	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	UFKES ROGER	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,014	Mixed-Use/Residential	$709,800	Mixed-Use/Residential	$725,771	$15,971	2.25%	$6,258
B-238-054	919720-0550	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	1306 WATERMARK LLC	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,015	Mixed-Use/Residential	$710,500	Mixed-Use/Residential	$726,486	$15,986	2.25%	$6,264
B-238-055	919720-0560	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	PANACHE BIENS II LLC	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,111	Mixed-Use/Residential	$749,925	Mixed-Use/Residential	$766,798	$16,873	2.25%	$6,611
B-238-056	919720-0570	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	PANACHE BIENS II LLC	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,056	Mixed-Use/Residential	$712,800	Mixed-Use/Residential	$728,838	$16,038	2.25%	$6,284
B-238-057	919720-0580	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	MARLANE WAKEFIELD	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	783	Mixed-Use/Residential	$528,525	Mixed-Use/Residential	$540,417	$11,892	2.25%	$4,659
B-238-058	919720-0590	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	SMITH H WARREN	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,300	Mixed-Use/Residential	$910,000	Mixed-Use/Residential	$930,475	$20,475	2.25%	$8,023
B-238-059	919720-0600	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	PLATT STUART F+DANIELS MELO	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,014	Mixed-Use/Residential	$709,800	Mixed-Use/Residential	$725,771	$15,971	2.25%	$6,258
B-238-060	919720-0610	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	LAMBERT BONNIE K+MORRIS	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,015	Mixed-Use/Residential	$710,500	Mixed-Use/Residential	$726,486	$15,986	2.25%	$6,264
B-238-061	919720-0620	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	WALTON DAVID	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	807	Mixed-Use/Residential	$544,725	Mixed-Use/Residential	$556,981	$12,256	2.25%	$4,802

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-238-062	919720 0630	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	HATTERY DAVID	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	749	Mixed-Use/Residential	$505,575	Mixed-Use/Residential	$516,950	$11,375	2.25%	$4,497
B-238-063	919720 0640	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	EVEZICH MARIBETH	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	782	Mixed-Use/Residential	$527,850	Mixed-Use/Residential	$539,727	$11,877	2.25%	$4,654
B-238-064	919720 0650	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	TYTLER BARBARA	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	782	Mixed-Use/Residential	$527,850	Mixed-Use/Residential	$539,727	$11,877	2.25%	$4,654
B-238-065	919720 0660	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	SUTHERLAND KAREN MARIE	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	768	Mixed-Use/Residential	$633,600	Mixed-Use/Residential	$647,856	$14,256	2.25%	$5,586
B-238-066	919720 0670	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	LIU MAY M+YICHING	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	712	Mixed-Use/Residential	$587,400	Mixed-Use/Residential	$600,617	$13,217	2.25%	$5,179
B-238-067	919720 0680	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	FERRARI ANTOINETTE M	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	782	Mixed-Use/Residential	$566,950	Mixed-Use/Residential	$579,706	$12,756	2.25%	$4,998
B-238-068	919720 0690	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	TRAUSE THOMAS D	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	782	Mixed-Use/Residential	$547,400	Mixed-Use/Residential	$559,717	$12,317	2.25%	$4,826
B-238-069	919720 0700	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	HARER FAMILY TRUST	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	2,338	Mixed-Use/Residential	$1,519,700	Mixed-Use/Residential	$1,553,893	$34,193	2.25%	$13,398
B-238-070	919720 0730	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	DUBOIS EVERETT D + BERNETTA	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	782	Mixed-Use/Residential	$547,400	Mixed-Use/Residential	$559,717	$12,317	2.25%	$4,826
B-238-071	919720 0740	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	SILL PETER LEWIS	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,556	Mixed-Use/Residential	$1,283,700	Mixed-Use/Residential	$1,312,583	$28,883	2.25%	$11,317
B-238-072	919720 0760	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	WANG LAUREN	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	782	Mixed-Use/Residential	$566,950	Mixed-Use/Residential	$579,706	$12,756	2.25%	$4,998
B-238-073	919720 0770	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	BOTHELL DAVID C+SHERYL S	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	787	Mixed-Use/Residential	$547,400	Mixed-Use/Residential	$559,717	$12,317	2.25%	$4,826
B-238-074	919720 0780	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	COAD THERESE	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	990	Mixed-Use/Residential	$693,000	Mixed-Use/Residential	$708,593	$15,593	2.25%	$6,109
B-238-075	919720 0790	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	REHMAT SHERIN	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,004	Mixed-Use/Residential	$702,800	Mixed-Use/Residential	$718,613	$15,813	2.25%	$6,196
B-238-076	919720 0800	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	WALTER JR BERNARD S+ET AL	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,008	Mixed-Use/Residential	$705,600	Mixed-Use/Residential	$721,476	$15,876	2.25%	$6,223
B-238-077	919720 0810	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	FLAT 1704 LLC	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,004	Mixed-Use/Residential	$828,300	Mixed-Use/Residential	$846,947	$18,647	2.25%	$7,307
B-238-078	919720 0820	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	GREEN ALAN C	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	990	Mixed-Use/Residential	$816,750	Mixed-Use/Residential	$835,127	$18,377	2.25%	$7,200
B-238-079	919720 0830	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	REHMAT NASREEN+NAZIR	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,008	Mixed-Use/Residential	$730,800	Mixed-Use/Residential	$747,243	$16,443	2.25%	$6,443
B-238-080	919720 0850	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	ROBERTS DAVID L	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	3,073	Mixed-Use/Residential	$1,405,600	Mixed-Use/Residential	$1,437,226	$31,626	2.25%	$12,392
B-238-081	919720 0870	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	CARLSON ALAN R	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,004	Mixed-Use/Residential	$828,300	Mixed-Use/Residential	$846,937	$18,637	2.25%	$7,302
B-238-082	919720 0880	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	RBC TRUST COMPANY	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	2,012	Mixed-Use/Residential	$828,300	Mixed-Use/Residential	$846,937	$18,637	2.25%	$7,302
B-238-083	919720 0900	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	MACDONALD KELLY	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,242	Mixed-Use/Residential	$900,450	Mixed-Use/Residential	$920,710	$20,260	2.25%	$7,938
B-238-084	919720 0910	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	KUNTZ JAMES P+MARILYN	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,721	Mixed-Use/Residential	$1,204,700	Mixed-Use/Residential	$1,231,806	$27,106	2.25%	$10,623
B-238-085	919720 0920	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	WATERMARK CONDO LLC	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	2,700	Mixed-Use/Residential	$2,277,619	Mixed-Use/Residential	$2,277,619	$50,119	2.25%	$19,638
B-238-086	919720 0930	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	ROSS ANDREW L+GEORGE	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	2,116	Mixed-Use/Residential	$1,745,700	Mixed-Use/Residential	$1,784,978	$39,278	2.25%	$15,390
B-238-087	919720 0940	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	MITCHELL LINDA I	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,555	Mixed-Use/Residential	$1,088,500	Mixed-Use/Residential	$1,112,991	$24,491	2.25%	$9,596
B-238-088	919720 0950	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	BAGSHAW BRADLEY H+SALLY G	1107 1ST AVE, SEATTLE 98101	DMC 240/290-440	13,261	91,344	1,555	Mixed-Use/Residential	$1,127,375	Mixed-Use/Residential	$1,153,741	$25,366	2.25%	$9,939
B-238-001	919720 0010	RealPrope	WATERMARK RESIDENTIAL CONDOMINIUM	MSI WATER MARK LLC		DMC 240/290-440	13,261	85,094	68,582	Mixed-Use/Commercial	$22,978,000	Mixed-Use/Commercial	$23,437,000	$459,000	2.00%	$179,846
B-262	501730 0000	RealPrope	MADISON TOWER CONDOMINIUM		1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150		Condominium		Condominium			2.25%	
B-262-001	501730 0010	RealPrope	MADISON TOWER CONDOMINIUM	KEITHLY RUSSELL C+GRETCHEN	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,980	Mixed-Use/Residential	$1,435,500	Mixed-Use/Residential	$1,467,799	$32,299	2.25%	$12,655
B-262-002	501730 0020	RealPrope	MADISON TOWER CONDOMINIUM	BENEDIKTOVA IRINA	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,618	Mixed-Use/Residential	$1,173,050	Mixed-Use/Residential	$1,199,444	$26,394	2.25%	$10,342
B-262-003	501730 0030	RealPrope	MADISON TOWER CONDOMINIUM	DAMRONGPIPATKIYUDTHSAK	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,444	Mixed-Use/Residential	$974,700	Mixed-Use/Residential	$996,631	$21,931	2.25%	$8,593
B-262-004	501730 0040	RealPrope	MADISON TOWER CONDOMINIUM	HANNAH TANYA	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	805	Mixed-Use/Residential	$543,375	Mixed-Use/Residential	$555,601	$12,226	2.25%	$4,790
B-262-005	501730 0050	RealPrope	MADISON TOWER CONDOMINIUM	VRG PROPERTIES LLC	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	877	Mixed-Use/Residential	$591,975	Mixed-Use/Residential	$605,294	$13,319	2.25%	$5,219
B-262-006	501730 0060	RealPrope	MADISON TOWER CONDOMINIUM	SHANAFELT ROBERT+KRISTINE O	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,980	Mixed-Use/Residential	$1,435,500	Mixed-Use/Residential	$1,467,799	$32,299	2.25%	$12,655
B-262-007	501730 0070	RealPrope	MADISON TOWER CONDOMINIUM	WILKINS WALLACE	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,562	Mixed-Use/Residential	$1,132,450	Mixed-Use/Residential	$1,157,930	$25,480	2.25%	$9,984
B-262-008	501730 0080	RealPrope	MADISON TOWER CONDOMINIUM	FERNANDO NAVIN+LAURA	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,444	Mixed-Use/Residential	$974,700	Mixed-Use/Residential	$996,631	$21,931	2.25%	$8,593
B-262-009	501730 0090	RealPrope	MADISON TOWER CONDOMINIUM	DR XU YOUTH CORPORATION	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	805	Mixed-Use/Residential	$543,375	Mixed-Use/Residential	$555,601	$12,226	2.25%	$4,790
B-262-010	501730 0100	RealPrope	MADISON TOWER CONDOMINIUM	WITTWER TIFFINI RAE+DAVID R	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	877	Mixed-Use/Residential	$591,975	Mixed-Use/Residential	$605,294	$13,319	2.25%	$5,219
B-262-011	501730 0110	RealPrope	MADISON TOWER CONDOMINIUM	LANDER SUSAN KAY+LARRY D	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,980	Mixed-Use/Residential	$1,485,000	Mixed-Use/Residential	$1,518,413	$33,413	2.25%	$13,092
B-262-012	501730 0120	RealPrope	MADISON TOWER CONDOMINIUM	CHUANG MARGRET L+JACKSON	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,769	Mixed-Use/Residential	$1,326,750	Mixed-Use/Residential	$1,356,602	$29,852	2.25%	$11,697
B-262-013	501730 0130	RealPrope	MADISON TOWER CONDOMINIUM	PIRAMCO INC	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,444	Mixed-Use/Residential	$1,010,800	Mixed-Use/Residential	$1,033,543	$22,743	2.25%	$8,911
B-262-014	501730 0140	RealPrope	MADISON TOWER CONDOMINIUM	JAIN VARSHA+SANJAY	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	805	Mixed-Use/Residential	$563,500	Mixed-Use/Residential	$576,179	$12,679	2.25%	$4,968
B-262-015	501730 0150	RealPrope	MADISON TOWER CONDOMINIUM	PARMAR JAYWANT PHILIP	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	877	Mixed-Use/Residential	$613,900	Mixed-Use/Residential	$627,713	$13,813	2.25%	$5,412
B-262-016	501730 0160	RealPrope	MADISON TOWER CONDOMINIUM	CHARBONNEAU DANIEL	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,980	Mixed-Use/Residential	$1,485,000	Mixed-Use/Residential	$1,518,413	$33,413	2.25%	$13,092
B-262-017	501730 0170	RealPrope	MADISON TOWER CONDOMINIUM	HENDRIX JANE	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,769	Mixed-Use/Residential	$1,326,750	Mixed-Use/Residential	$1,356,602	$29,852	2.25%	$11,697
B-262-018	501730 0180	RealPrope	MADISON TOWER CONDOMINIUM	EXWORTHY DOUGLAS E+POUSH	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,444	Mixed-Use/Residential	$1,010,800	Mixed-Use/Residential	$1,033,543	$22,743	2.25%	$8,911
B-262-019	501730 0190	RealPrope	MADISON TOWER CONDOMINIUM	GRIFFIN ANNE MARIE+MICHAEL	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	805	Mixed-Use/Residential	$563,500	Mixed-Use/Residential	$576,179	$12,679	2.25%	$4,968
B-262-020	501730 0200	RealPrope	MADISON TOWER CONDOMINIUM	JUNE RICHARD	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	877	Mixed-Use/Residential	$613,900	Mixed-Use/Residential	$627,713	$13,813	2.25%	$5,412
B-262-021	501730 0210	RealPrope	MADISON TOWER CONDOMINIUM	BINDRA JAGJEET S+JANICE E	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,980	Mixed-Use/Residential	$1,534,500	Mixed-Use/Residential	$1,569,026	$34,526	2.25%	$13,528
B-262-022	501730 0220	RealPrope	MADISON TOWER CONDOMINIUM	GELENBERG ALAN J+PATRICIA B	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,769	Mixed-Use/Residential	$1,370,975	Mixed-Use/Residential	$1,401,822	$30,847	2.25%	$12,087
B-262-023	501730 0230	RealPrope	MADISON TOWER CONDOMINIUM	FAULKNER CLIFTON R+JANET M	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,444	Mixed-Use/Residential	$1,046,900	Mixed-Use/Residential	$1,070,455	$23,555	2.25%	$9,229
B-262-024	501730 0240	RealPrope	MADISON TOWER CONDOMINIUM	PHELPS JONATHAN D	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	805	Mixed-Use/Residential	$583,625	Mixed-Use/Residential	$596,757	$13,132	2.25%	$5,145
B-262-025	501730 0250	RealPrope	MADISON TOWER CONDOMINIUM	PHELPS JONATHAN D	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	877	Mixed-Use/Residential	$635,825	Mixed-Use/Residential	$650,131	$14,306	2.25%	$5,605
B-262-026	501730 0260	RealPrope	MADISON TOWER CONDOMINIUM	KEITHLY RUSSELL C	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,980	Mixed-Use/Residential	$1,584,000	Mixed-Use/Residential	$1,619,640	$35,640	2.25%	$13,965
B-262-027	501730 0270	RealPrope	MADISON TOWER CONDOMINIUM	FOLSE PARKER C III+CAROLA	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,769	Mixed-Use/Residential	$1,415,200	Mixed-Use/Residential	$1,447,042	$31,842	2.25%	$12,476
B-262-028	501730 0280	RealPrope	MADISON TOWER CONDOMINIUM	BLACK ROBERT A+PAULINE A CO	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,444	Mixed-Use/Residential	$1,083,000	Mixed-Use/Residential	$1,107,368	$24,368	2.25%	$9,548
B-262-029	501730 0290	RealPrope	MADISON TOWER CONDOMINIUM	LE DIEP	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	805	Mixed-Use/Residential	$603,750	Mixed-Use/Residential	$617,334	$13,584	2.25%	$5,323
B-262-030	501730 0300	RealPrope	MADISON TOWER CONDOMINIUM	NGUYEN JONATHAN	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	877	Mixed-Use/Residential	$679,675	Mixed-Use/Residential	$694,968	$15,293	2.25%	$5,992
B-262-031	501730 0310	RealPrope	MADISON TOWER CONDOMINIUM	FOLSE PARKER C III+CAROLAN	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,980	Mixed-Use/Residential	$1,584,000	Mixed-Use/Residential	$1,619,640	$35,640	2.25%	$13,965
B-262-032	501730 0320	RealPrope	MADISON TOWER CONDOMINIUM	ROY BRENTON+ALICIA	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,769	Mixed-Use/Residential	$1,415,200	Mixed-Use/Residential	$1,447,042	$31,842	2.25%	$12,476
B-262-033	501730 0330	RealPrope	MADISON TOWER CONDOMINIUM	HORSCH ROBERT B	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,444	Mixed-Use/Residential	$1,083,000	Mixed-Use/Residential	$1,107,368	$24,368	2.25%	$9,548
B-262-034	501730 0340	RealPrope	MADISON TOWER CONDOMINIUM	HUI JOHN	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	805	Mixed-Use/Residential	$603,750	Mixed-Use/Residential	$617,334	$13,584	2.25%	$5,323
B-262-035	501730 0350	RealPrope	MADISON TOWER CONDOMINIUM	JAIN SANJAY+VARSHA	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	877	Mixed-Use/Residential	$679,675	Mixed-Use/Residential	$694,968	$15,293	2.25%	$5,992
B-262-036	501730 0360	RealPrope	MADISON TOWER CONDOMINIUM	BRIGHT J TOBIAS	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,980	Mixed-Use/Residential	$1,782,000	Mixed-Use/Residential	$1,822,095	$40,095	2.25%	$15,710

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-262-037	501730 0370	+RealPrope	MADISON TOWER CONDOMINIUM	DAVIS PETER A+SUSAN C	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,769	Mixed-Use/Residential	$1,592,100	Mixed-Use/Residential	$1,627,922	$35,822	2.25%	$14,036
B-262-038	501730 0380	+RealPrope	MADISON TOWER CONDOMINIUM	WINTER MICHAEL+JOYCE	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,444	Mixed-Use/Residential	$1,081,000	Mixed-Use/Residential	$1,107,368	$24,368	2.25%	$9,548
B-262-039	501730 0390	+RealPrope	MADISON TOWER CONDOMINIUM	PEDERSEN CAIRN M	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	805	Mixed-Use/Residential	$603,750	Mixed-Use/Residential	$617,334	$13,584	2.25%	$5,323
B-262-040	501730 0400	+RealPrope	MADISON TOWER CONDOMINIUM	2009 NEWCOMER FAMILY LLC	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	877	Mixed-Use/Residential	$679,675	Mixed-Use/Residential	$694,968	$15,293	2.25%	$5,992
B-262-041	501730 0410	+RealPrope	MADISON TOWER CONDOMINIUM	ZIMMER JOSEPH P	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,980	Mixed-Use/Residential	$1,782,000	Mixed-Use/Residential	$1,822,095	$40,095	2.25%	$15,710
B-262-042	501730 0420	+RealPrope	MADISON TOWER CONDOMINIUM	FETTER STEVEN M+KELLOGG	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,769	Mixed-Use/Residential	$1,592,100	Mixed-Use/Residential	$1,627,922	$35,822	2.25%	$14,036
B-262-043	501730 0430	+RealPrope	MADISON TOWER CONDOMINIUM	TARR HEATHER	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	1,444	Mixed-Use/Residential	$1,083,000	Mixed-Use/Residential	$1,107,368	$24,368	2.25%	$9,548
B-262-044	501730 0440	+RealPrope	MADISON TOWER CONDOMINIUM	HENDRIX JANE	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	805	Mixed-Use/Residential	$603,750	Mixed-Use/Residential	$617,334	$13,584	2.25%	$5,323
B-262-045	501730 0450	+RealPrope	MADISON TOWER CONDOMINIUM	GRENIER CHARLES P	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	877	Mixed-Use/Residential	$679,675	Mixed-Use/Residential	$694,968	$15,293	2.25%	$5,992
B-262-046	501730 0460	+RealPrope	MADISON TOWER CONDOMINIUM	PHELPS JONATHAN & ESTHER	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	3,010	Mixed-Use/Residential	$3,913,000	Mixed-Use/Residential	$4,001,043	$88,043	2.25%	$34,497
B-262-048	501730 0480	+RealPrope	MADISON TOWER CONDOMINIUM	KUTLU GOKHAN	1000 1ST AVE, SEATTLE 98104	DMC 240/290-440	13,064	68,150	3,740	Mixed-Use/Residential	$4,114,000	Mixed-Use/Residential	$4,206,565	$92,565	2.25%	$36,269
B-274	867045 0000	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM		611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	19,014	19,014	Condominium(Mixed Use)		Condominium(Mixed Use)			2.25%	
B-274-001	867045 0010	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM	VANAMAN REVOCABLE LIV TR	611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	17,552	1,470	Mixed-Use/Residential	$735,000	Mixed-Use/Residential	$751,538	$16,538	2.25%	$6,480
B-274-002	867045 0020	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM	JONES ILZE	611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	17,552	1,428	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$730,065	$16,065	2.25%	$6,295
B-274-003	867045 0030	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM	LONGHURST DAVID S	611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	17,552	961	Mixed-Use/Residential	$480,500	Mixed-Use/Residential	$491,311	$10,811	2.25%	$4,236
B-274-004	867045 0040	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM	JONES ILZE	611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	17,552	934	Mixed-Use/Residential	$513,700	Mixed-Use/Residential	$525,258	$11,558	2.25%	$4,529
B-274-005	867045 0050	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM	SCOTT KEVIN M	611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	17,552	1,063	Mixed-Use/Residential	$584,650	Mixed-Use/Residential	$597,805	$13,155	2.25%	$5,154
B-274-006	867045 0060	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM	WESTMAN DAVID B+DIAN C	611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	17,552	1,045	Mixed-Use/Residential	$574,750	Mixed-Use/Residential	$587,682	$12,932	2.25%	$5,067
B-274-007	867045 0070	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM	TRINITY PARISH OF SEATTLE	611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	17,552	934	Mixed-Use/Residential	$467,000	Mixed-Use/Residential	$477,508	$10,508	2.25%	$4,117
B-274-008	867045 0080	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM	WILSON GRIFF+SUSAN	611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	17,552	938	Mixed-Use/Residential	$469,000	Mixed-Use/Residential	$479,553	$10,553	2.25%	$4,135
B-274-009	867045 0090	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM	TRAVELERS HOTEL LLC	611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	17,552	2,642	Mixed-Use/Commercial	$842,200	Mixed-Use/Commercial	$861,600	$19,400	2.30%	$7,601
B-274-010	867045 0100	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM	TRAVELERS HOTEL LLC	611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	17,552	2,584	Mixed-Use/Commercial	$823,700	Mixed-Use/Commercial	$842,700	$19,000	2.31%	$7,445
B-274-011	867045 0110	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM	TRAVELERS HOTEL LLC	611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	17,552	2,114	Mixed-Use/Commercial	$673,900	Mixed-Use/Commercial	$689,500	$15,600	2.31%	$6,117
B-274-012	867045 0120	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM	TRAVELERS HOTEL LLC	611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	17,552	2,411	Mixed-Use/Commercial	$768,600	Mixed-Use/Commercial	$786,300	$17,700	2.30%	$6,935
B-274-013	867045 0130	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM	TRAVELERS HOTEL LLC	611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	17,552	2,126	Mixed-Use/Commercial	$677,700	Mixed-Use/Commercial	$693,300	$15,600	2.30%	$6,112
B-274-014	867045 0140	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM	TRAVELERS HOTEL LLC	611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	17,552	2,478	Mixed-Use/Commercial	$774,000	Mixed-Use/Commercial	$791,900	$17,900	2.31%	$7,014
B-274-015	867045 0150	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM	TRAVELERS HOTEL LLC	611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	17,552	2,317	Mixed-Use/Commercial	$738,600	Mixed-Use/Commercial	$755,600	$17,000	2.30%	$6,661
B-274-016	867045 0160	+RealPrope	TRAVELERS HOTEL THE /POST CONDOMINIUM	TRAVELERS HOTEL LLC	611 POST AVE, SEATTLE 98104	PSM 100/100-130	9,600	17,552	2,392	Mixed-Use/Commercial	$762,500	Mixed-Use/Commercial	$780,000	$17,500	2.30%	$6,857
B-279	780412 0000	+RealPrope	606 POST CONDOMINIUM		606 POST AVE, SEATTLE 98104	PSM 100/100-130	3,000	4,146	4,146	Condominium(Mixed Use)		Condominium(Mixed Use)			2.25%	
B-279-001	780412 0030	+RealPrope	606 POST CONDOMINIUM	SCHIEDLER-BROWN JEAN	606 POST AVE, SEATTLE 98104	PSM 100/100-130	3,000	11,844	512	Mixed-Use/Residential	$256,000	Mixed-Use/Residential	$261,760	$5,760	2.25%	$2,257
B-279-004	780412 0040	+RealPrope	606 POST CONDOMINIUM	SCHIEDLER-BROWN JEAN	606 POST AVE, SEATTLE 98104	PSM 100/100-130	3,000	11,844	1,003	Mixed-Use/Residential	$501,500	Mixed-Use/Residential	$512,784	$11,284	2.25%	$4,421
B-279-005	780412 0050	+RealPrope	606 POST CONDOMINIUM	SIMONSON JAMES E+BENJAMIN	606 POST AVE, SEATTLE 98104	PSM 100/100-130	3,000	11,844	1,040	Mixed-Use/Residential	$520,000	Mixed-Use/Residential	$531,700	$11,700	2.25%	$4,584
B-279-006	780412 0060	+RealPrope	606 POST CONDOMINIUM	FARID HELEN	606 POST AVE, SEATTLE 98104	PSM 100/100-130	3,000	11,844	689	Mixed-Use/Residential	$378,950	Mixed-Use/Residential	$387,476	$8,526	2.25%	$3,341
B-279-007	780412 0070	+RealPrope	606 POST CONDOMINIUM	PESICKS ZACHARY	606 POST AVE, SEATTLE 98104	PSM 100/100-130	3,000	11,844	635	Mixed-Use/Residential	$349,250	Mixed-Use/Residential	$357,108	$7,858	2.25%	$3,079
B-279-008	780412 0080	+RealPrope	606 POST CONDOMINIUM	DAVIS KAREN L	606 POST AVE, SEATTLE 98104	PSM 100/100-130	3,000	11,844	688	Mixed-Use/Residential	$378,400	Mixed-Use/Residential	$386,914	$8,514	2.25%	$3,336
B-279-009	780412 0090	+RealPrope	606 POST CONDOMINIUM	AVANT ADELE F	606 POST AVE, SEATTLE 98104	PSM 100/100-130	3,000	11,844	778	Mixed-Use/Residential	$389,000	Mixed-Use/Residential	$397,753	$8,753	2.25%	$3,429
B-279-010	780412 0100	+RealPrope	606 POST CONDOMINIUM	ZAPPONE MARK A	606 POST AVE, SEATTLE 98104	PSM 100/100-130	3,000	11,844	515	Mixed-Use/Residential	$257,500	Mixed-Use/Residential	$263,294	$5,794	2.25%	$2,270
B-279-011	780412 0110	+RealPrope	606 POST CONDOMINIUM	HARVEY JOSHUA F	606 POST AVE, SEATTLE 98104	PSM 100/100-130	3,000	11,844	968	Mixed-Use/Residential	$484,000	Mixed-Use/Residential	$494,890	$10,890	2.25%	$4,267
B-279-012	780412 0120	+RealPrope	606 POST CONDOMINIUM	ANDERS DENIZ	606 POST AVE, SEATTLE 98104	PSM 100/100-130	3,000	11,844	1,087	Mixed-Use/Residential	$597,850	Mixed-Use/Residential	$611,302	$13,452	2.25%	$5,271
B-279-013	780412 0130	+RealPrope	606 POST CONDOMINIUM	MANDELCO LINDA+STAHL	606 POST AVE, SEATTLE 98104	PSM 100/100-130	3,000	11,844	734	Mixed-Use/Residential	$403,700	Mixed-Use/Residential	$412,783	$9,083	2.25%	$3,559
B-279-014	780412 0140	+RealPrope	606 POST CONDOMINIUM	COULTER STEVE F+RICHLOVSKY	606 POST AVE, SEATTLE 98104	PSM 100/100-130	3,000	11,844	1,497	Mixed-Use/Residential	$748,500	Mixed-Use/Residential	$765,341	$16,841	2.25%	$6,599
B-279-001	780412 0010	+RealPrope	606 POST CONDOMINIUM	PHAM JOSEPH	606 POST AVE, SEATTLE 98104	PSM 100/100-130	3,000	11,844	2,145	Mixed-Use/Commercial	$714,900	Mixed-Use/Commercial	$728,100	$13,200	1.85%	$5,172
B-279-002	780412 0020	+RealPrope	606 POST CONDOMINIUM	PHAM JOSEPH	606 POST AVE, SEATTLE 98104	PSM 100/100-130	3,000	11,844	2,001	Mixed-Use/Commercial	$666,900	Mixed-Use/Commercial	$679,200	$12,300	1.84%	$4,819
B-285			Millennium Tower Residential		719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843		Condominium		Condominium			1.50%	
B-285-001	553051 0010	+RealPrope	Millennium Tower Residential	PLATT JAY+DEBRA	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	4,589	Mixed-Use/Residential	$3,671,200	Mixed-Use/Residential	$3,726,268	$55,068	1.50%	$21,577
B-285-003	553051 0030	+RealPrope	Millennium Tower Residential	SINOFSKY STEVEN JAY	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	3,857	Mixed-Use/Residential	$3,182,025	Mixed-Use/Residential	$3,229,755	$47,730	1.50%	$18,702
B-285-004	553051 0040	+RealPrope	Millennium Tower Residential	STEWART MARION MARGIT	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	3,485	Mixed-Use/Residential	$2,613,750	Mixed-Use/Residential	$2,652,956	$39,206	1.50%	$15,362
B-285-005	553051 0050	+RealPrope	Millennium Tower Residential	ZAIKA IGOR+POLINA	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	2,656	Mixed-Use/Residential	$2,058,400	Mixed-Use/Residential	$2,089,276	$30,876	1.50%	$12,098
B-285-006	553051 0060	+RealPrope	Millennium Tower Residential	PATRIZIO WILLIAM J+NANCY A	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	3,050	Mixed-Use/Residential	$2,363,750	Mixed-Use/Residential	$2,399,206	$35,456	1.50%	$13,893
B-285-007	553051 0070	+RealPrope	Millennium Tower Residential	RULLMAN CHARLES	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	2,726	Mixed-Use/Residential	$2,385,250	Mixed-Use/Residential	$2,421,029	$35,779	1.50%	$14,019
B-285-008	553051 0080	+RealPrope	Millennium Tower Residential	ANDERSON JON+LEVRAT	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	2,720	Mixed-Use/Residential	$2,244,000	Mixed-Use/Residential	$2,277,660	$33,660	1.50%	$13,189
B-285-009	553051 0090	+RealPrope	Millennium Tower Residential	BROWN LAWRENCE F	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	2,697	Mixed-Use/Residential	$2,022,750	Mixed-Use/Residential	$2,053,091	$30,341	1.50%	$11,888
B-285-010	553051 0100	+RealPrope	Millennium Tower Residential	ROBACHINSKI	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	2,304	Mixed-Use/Residential	$1,728,000	Mixed-Use/Residential	$1,753,920	$25,920	1.50%	$10,156
B-285-011	553051 0110	+RealPrope	Millennium Tower Residential	SOMBERG DEBRA A+KOCH	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	2,726	Mixed-Use/Residential	$2,385,250	Mixed-Use/Residential	$2,421,029	$35,779	1.50%	$14,019
B-285-012	553051 0120	+RealPrope	Millennium Tower Residential	RUBINSTEIN JAY T+KATHRYN C	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	2,720	Mixed-Use/Residential	$2,380,000	Mixed-Use/Residential	$2,415,700	$35,700	1.50%	$13,988
B-285-013	553051 0130	+RealPrope	Millennium Tower Residential	TINA BUECHE TRUST	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	2,697	Mixed-Use/Residential	$2,022,750	Mixed-Use/Residential	$2,053,091	$30,341	1.50%	$11,888
B-285-014	553051 0140	+RealPrope	Millennium Tower Residential	FERGUSON GORDON	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	2,304	Mixed-Use/Residential	$1,728,000	Mixed-Use/Residential	$1,753,920	$25,920	1.50%	$10,156
B-285-015	553051 0150	+RealPrope	Millennium Tower Residential	MORGAN BETH BRYSON TTEE	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	2,726	Mixed-Use/Residential	$2,521,550	Mixed-Use/Residential	$2,559,373	$37,823	1.50%	$14,820
B-285-016	553051 0160	+RealPrope	Millennium Tower Residential	GWO-DUAN JOU+AIJU JOU	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	2,720	Mixed-Use/Residential	$2,448,000	Mixed-Use/Residential	$2,484,720	$36,720	1.50%	$14,388
B-285-017	553051 0170	+RealPrope	Millennium Tower Residential	SMITH CHRIS A	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	2,697	Mixed-Use/Residential	$2,022,750	Mixed-Use/Residential	$2,053,091	$30,341	1.50%	$11,888
B-285-018	553051 0180	+RealPrope	Millennium Tower Residential	KUSNICK GREGORY P	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	2,304	Mixed-Use/Residential	$1,728,000	Mixed-Use/Residential	$1,753,920	$25,920	1.50%	$10,156
B-285-019	553051 0190	+RealPrope	Millennium Tower Residential	HILTON MICHAEL W	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	5,613	Mixed-Use/Residential	$4,771,050	Mixed-Use/Residential	$4,842,616	$71,566	1.50%	$28,041

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-285-020	553051 0200	+RealPrope	Millennium Tower Residential	HILTON MICHAEL W	719 2ND AVE, SEATTLE 98104	DMC 340/290-440	5,310	58,843	4,263	Mixed-Use/Residential	$3,516,975	Mixed-Use/Residential	$3,569,730	$52,755	1.50%	$20,670
B-313	639125 0000	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM		102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868		Condominium		Condominium			2.25%	
B-313-001	639125 0010	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	WARD-SMITH ANTHONY	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	400	Mixed-Use/Residential	$240,000	Mixed-Use/Residential	$245,400	$5,400	2.25%	$2,116
B-313-002	639125 0020	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	ROSE JED	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	725	Mixed-Use/Residential	$435,000	Mixed-Use/Residential	$444,788	$9,788	2.25%	$3,835
B-313-003	639125 0030	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	FORGETTE SIMON H	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	631	Mixed-Use/Residential	$378,600	Mixed-Use/Residential	$387,119	$8,519	2.25%	$3,338
B-313-004	639125 0040	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	FORGETTE SIMON H	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	537	Mixed-Use/Residential	$322,200	Mixed-Use/Residential	$329,450	$7,250	2.25%	$2,841
B-313-005	639125 0050	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	FORGETTE FRAN	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	555	Mixed-Use/Residential	$333,000	Mixed-Use/Residential	$340,493	$7,493	2.25%	$2,936
B-313-007	639125 0070	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	KIRBY MATTHEW TODD	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	1,237	Mixed-Use/Residential	$865,900	Mixed-Use/Residential	$885,383	$19,483	2.25%	$7,634
B-313-008	639125 0080	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	COLROSS SUSAN M	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	708	Mixed-Use/Residential	$424,800	Mixed-Use/Residential	$434,358	$9,558	2.25%	$3,745
B-313-009	639125 0090	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	HONG GAYOUNG	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	469	Mixed-Use/Residential	$281,400	Mixed-Use/Residential	$287,732	$6,332	2.25%	$2,481
B-313-010	639125 0100	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	STINEBAUGH R W	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	400	Mixed-Use/Residential	$240,000	Mixed-Use/Residential	$245,400	$5,400	2.25%	$2,116
B-313-011	639125 0110	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	WILSON DANIEL W+SANDRA D	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	1,318	Mixed-Use/Residential	$922,600	Mixed-Use/Residential	$943,359	$20,759	2.25%	$8,134
B-313-012	639125 0120	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	BRAMMER SHELBY+ANTONIA	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	1,236	Mixed-Use/Residential	$865,200	Mixed-Use/Residential	$884,667	$19,467	2.25%	$7,628
B-313-013	639125 0130	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	CONGDON JEANNE	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	975	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$697,856	$15,356	2.25%	$6,017
B-313-014	639125 0140	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	OLSON JAMES W P+KATHERINE	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	1,394	Mixed-Use/Residential	$975,800	Mixed-Use/Residential	$997,756	$21,956	2.25%	$8,603
B-313-015	639125 0150	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	BURNS BRUCE+KIM	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	1,001	Mixed-Use/Residential	$700,700	Mixed-Use/Residential	$716,466	$15,766	2.25%	$6,177
B-313-016	639125 0160	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	BURNS BRUCE C+KIM E	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	1,249	Mixed-Use/Residential	$874,300	Mixed-Use/Residential	$893,972	$19,672	2.25%	$7,708
B-313-017	639125 0170	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	TAI SHIO-HSIEN	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	1,273	Mixed-Use/Residential	$733,800	Mixed-Use/Residential	$750,311	$16,511	2.25%	$6,469
B-313-018	639125 0180	+RealPrope	100 1ST AVENUE SOUTH CONDOMINIUM (Condo	HONG GAYOUNG	102 1ST AVE S, SEATTLE 98104	PSM-100	2,589	14,868	811	Mixed-Use/Residential	$527,150	Mixed-Use/Residential	$539,011	$11,861	2.25%	$4,647
B-354	643700 0000	+RealPrope	OUR HOME HOTEL CONDOMINIUM		75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	3,843	3,843	Condominium(Mixed Use)		Condominium(Mixed Use)			2.50%	
B-354-005	643700 0050	+RealPrope	OUR HOME HOTEL CONDOMINIUM	TAPIA PABLO	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	717	Mixed-Use/Residential	$430,200	Mixed-Use/Residential	$440,955	$10,755	2.50%	$4,214
B-354-006	643700 0060	+RealPrope	OUR HOME HOTEL CONDOMINIUM	DENUNZIO LUIGI	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	449	Mixed-Use/Residential	$269,400	Mixed-Use/Residential	$276,135	$6,735	2.50%	$2,639
B-354-007	643700 0070	+RealPrope	OUR HOME HOTEL CONDOMINIUM	DERIG GENE M+MARILYN	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	598	Mixed-Use/Residential	$358,800	Mixed-Use/Residential	$367,770	$8,970	2.50%	$3,515
B-354-008	643700 0080	+RealPrope	OUR HOME HOTEL CONDOMINIUM	FIORITO STEPHANIE PAIGE	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	597	Mixed-Use/Residential	$358,200	Mixed-Use/Residential	$367,155	$8,955	2.50%	$3,509
B-354-009	643700 0090	+RealPrope	OUR HOME HOTEL CONDOMINIUM	MARSHALL MELISSA+SEARS	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	581	Mixed-Use/Residential	$348,600	Mixed-Use/Residential	$357,315	$8,715	2.50%	$3,415
B-354-010	643700 0100	+RealPrope	OUR HOME HOTEL CONDOMINIUM	APARIS KIM E	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	867	Mixed-Use/Residential	$520,200	Mixed-Use/Residential	$533,205	$13,005	2.50%	$5,096
B-354-011	643700 0120	+RealPrope	OUR HOME HOTEL CONDOMINIUM	TAPIA PABLO E	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	1,133	Mixed-Use/Residential	$679,800	Mixed-Use/Residential	$696,795	$16,995	2.50%	$6,659
B-354-012	643700 0150	+RealPrope	OUR HOME HOTEL CONDOMINIUM	HUNZIKER TERENCE	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	2,840	Mixed-Use/Residential	$1,562,000	Mixed-Use/Residential	$1,601,050	$39,050	2.50%	$15,301
B-354-013	643700 0160	+RealPrope	OUR HOME HOTEL CONDOMINIUM	MACPHERSON ROGER K+NANCY	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	993	Mixed-Use/Residential	$595,800	Mixed-Use/Residential	$610,695	$14,895	2.50%	$5,836
B-354-014	643700 0170	+RealPrope	OUR HOME HOTEL CONDOMINIUM	LOOS LOUIS A III & SUSAN P	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	956	Mixed-Use/Residential	$573,600	Mixed-Use/Residential	$587,940	$14,340	2.50%	$5,619
B-354-015	643700 0180	+RealPrope	OUR HOME HOTEL CONDOMINIUM	HINCKLEY BRUCE D+MARIA L SA	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	330	Mixed-Use/Residential	$198,000	Mixed-Use/Residential	$202,950	$4,950	2.50%	$1,940
B-354-016	643700 0190	+RealPrope	OUR HOME HOTEL CONDOMINIUM	HUNZIKER TERENCE	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	171	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,625	$625	2.50%	$245
B-354-017	643700 0200	+RealPrope	OUR HOME HOTEL CONDOMINIUM	MARSHALL MELISSA+SEARS	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	94	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,625	$625	2.50%	$245
B-354-018	643700 0210	+RealPrope	OUR HOME HOTEL CONDOMINIUM	FIORITO STEPHANIE PAIGE	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	127	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,625	$625	2.50%	$245
B-354-019	643700 0220	+RealPrope	OUR HOME HOTEL CONDOMINIUM	DERIG GENE M+MARILYN	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	123	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,625	$625	2.50%	$245
B-354-020	643700 0230	+RealPrope	OUR HOME HOTEL CONDOMINIUM	LOOS LOUIS +SUSAN RUDOLPH	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	123	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,625	$625	2.50%	$245
B-354-021	643700 0240	+RealPrope	OUR HOME HOTEL CONDOMINIUM	HINCKLEY BRUCE D+MARIA L SA	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	174	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,625	$625	2.50%	$245
B-354-022	643700 0250	+RealPrope	OUR HOME HOTEL CONDOMINIUM	TAPIA PABLO	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	174	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,625	$625	2.50%	$245
B-354-023	643700 0260	+RealPrope	OUR HOME HOTEL CONDOMINIUM	MACPHERSON ROGER K+NANCY	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	176	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,625	$625	2.50%	$245
B-354-024	643700 0270	+RealPrope	OUR HOME HOTEL CONDOMINIUM	TAPIA PABLO E	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	176	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,625	$625	2.50%	$245
B-354-025	643700 0280	+RealPrope	OUR HOME HOTEL CONDOMINIUM	HUNZIKER TERENCE J	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	147	Mixed-Use/Residential	$25,000	Mixed-Use/Residential	$25,625	$625	2.50%	$245
B-354-026	643700 0290	+RealPrope	OUR HOME HOTEL CONDOMINIUM	BLOKOM ROBERT	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	240	Mixed-Use/Residential	$35,000	Mixed-Use/Residential	$35,875	$875	2.50%	$343
B-354-001	643700 0010	+RealPrope	OUR HOME HOTEL CONDOMINIUM	CHRISTOPFEL ROBERT	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	1,213	Mixed-Use/Commercial	$530,000	Mixed-Use/Commercial	$545,600	$15,600	2.94%	$6,112
B-354-002	643700 0020	+RealPrope	OUR HOME HOTEL CONDOMINIUM	PIONEER SQUARE	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	1,413	Mixed-Use/Commercial	$617,300	Mixed-Use/Commercial	$635,500	$18,200	2.95%	$7,131
B-354-003	643700 0030	+RealPrope	OUR HOME HOTEL CONDOMINIUM	BLOKOM ROBERT B	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	770	Mixed-Use/Commercial	$349,900	Mixed-Use/Commercial	$360,200	$10,300	2.94%	$4,036
B-354-004	643700 0040	+RealPrope	OUR HOME HOTEL CONDOMINIUM	BLOKOM ROBERT	75 S MAIN ST, SEATTLE 98104	PSM 100/100-120	5,480	13,158	747	Mixed-Use/Commercial	$339,500	Mixed-Use/Commercial	$349,500	$10,000	2.95%	$3,918
B-361	228543 0000	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM		80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	8,082	8,082	Condominium(Mixed Use)		Condominium(Mixed Use)			2.00%	
B-361-004	228543 0040	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	CHUNG CHUNG FAMILY	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	851	Mixed-Use/Residential	$510,600	Mixed-Use/Residential	$520,812	$10,212	2.00%	$4,001
B-361-005	228543 0050	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	LAIDLAW CHRISTOPHER	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	859	Mixed-Use/Residential	$515,400	Mixed-Use/Residential	$525,708	$10,308	2.00%	$4,039
B-361-006	228543 0060	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	RURDY ANTHONY W	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	980	Mixed-Use/Residential	$588,000	Mixed-Use/Residential	$599,760	$11,760	2.00%	$4,608
B-361-007	228543 0070	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	PEABODY MARY P	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	967	Mixed-Use/Residential	$580,200	Mixed-Use/Residential	$591,804	$11,604	2.00%	$4,547
B-361-008	228543 0080	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	PAQUET RENEE	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	990	Mixed-Use/Residential	$594,000	Mixed-Use/Residential	$605,880	$11,880	2.00%	$4,655
B-361-009	228543 0090	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	PEABODY MARY P	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	987	Mixed-Use/Residential	$592,200	Mixed-Use/Residential	$604,044	$11,844	2.00%	$4,641
B-361-010	228543 0100	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	AYYOUB TAMMY L	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	1,437	Mixed-Use/Residential	$859,200	Mixed-Use/Residential	$876,384	$17,184	2.00%	$6,733
B-361-011	228543 0110	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	FIGUEROA HENRY & GAIL	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	1,387	Mixed-Use/Residential	$832,200	Mixed-Use/Residential	$848,844	$16,644	2.00%	$6,521
B-361-012	228543 0120	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	SUTTER JANICE M	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	858	Mixed-Use/Residential	$514,800	Mixed-Use/Residential	$525,096	$10,296	2.00%	$4,034
B-361-013	228543 0130	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	ADEN GREG	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	861	Mixed-Use/Residential	$517,200	Mixed-Use/Residential	$527,544	$10,344	2.00%	$4,053
B-361-014	228543 0140	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	MCCAFFREY JOSHUA	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	975	Mixed-Use/Residential	$585,000	Mixed-Use/Residential	$596,700	$11,700	2.00%	$4,584
B-361-015	228543 0150	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	GOODMAN NIKOLAI G	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	975	Mixed-Use/Residential	$585,000	Mixed-Use/Residential	$596,700	$11,700	2.00%	$4,584
B-361-016	228543 0160	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	TIGER FERN	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	975	Mixed-Use/Residential	$585,000	Mixed-Use/Residential	$596,700	$11,700	2.00%	$4,584
B-361-017	228543 0170	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	HAYNES LESLIE A+EARLE RALPH	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	986	Mixed-Use/Residential	$591,600	Mixed-Use/Residential	$603,432	$11,832	2.00%	$4,636
B-361-018	228543 0180	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	CONROY RYAN CHRISTOPHER	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	1,405	Mixed-Use/Residential	$843,000	Mixed-Use/Residential	$859,860	$16,860	2.00%	$6,606
B-361-019	228543 0190	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	BRYAN JOSEPH+LYDIA A	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	1,385	Mixed-Use/Residential	$831,000	Mixed-Use/Residential	$847,620	$16,620	2.00%	$6,512

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
B-361-020	228543 0200	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	LINE PETER W	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	1,830	Mixed-Use/Residential	$1,189,500	Mixed-Use/Residential	$1,213,290	$23,790	2.00%	$9,321
B-361-021	228543 0210	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	MINZEL JEFFREY C	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	1,200	Mixed-Use/Residential	$750,000	Mixed-Use/Residential	$765,000	$15,000	2.00%	$5,877
B-361-022	228543 0220	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	TORVIK DAWN E	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	999	Mixed-Use/Residential	$643,500	Mixed-Use/Residential	$656,370	$12,870	2.00%	$5,043
B-361-023	228543 0230	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	BLOXOM ROBERT	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	1,461	Mixed-Use/Residential	$913,125	Mixed-Use/Residential	$931,388	$18,263	2.00%	$7,156
B-361-024	228543 0240	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	LUCIO MANUEL NICOLE	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	1,737	Mixed-Use/Residential	$1,129,050	Mixed-Use/Residential	$1,151,631	$22,581	2.00%	$8,848
B-361-025	228543 0250	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	BAIRD JAMES M	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	1,525	Mixed-Use/Residential	$953,125	Mixed-Use/Residential	$972,188	$19,063	2.00%	$7,469
B-361-026	228543 0260	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	HOLT WILLIAM+SARAH	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	1,430	Mixed-Use/Residential	$929,500	Mixed-Use/Residential	$948,090	$18,590	2.00%	$7,284
B-361-027	228543 0270	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	WONG YORK+PAULA T	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	1,400	Mixed-Use/Residential	$875,000	Mixed-Use/Residential	$892,500	$17,500	2.00%	$6,857
B-361-001	228543 0010	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	H PROPERTIES LLC	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	3,960	Mixed-Use/Commercial	$1,521,600	Mixed-Use/Commercial	$1,556,400	$34,800	2.30%	$13,635
B-361-002	228543 0020	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	DESIGNS BY FERDOD LLC	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	2,750	Mixed-Use/Commercial	$1,056,700	Mixed-Use/Commercial	$1,080,900	$24,200	2.30%	$9,482
B-361-003	228543 0030	+RealPrope	80 SOUTH JACKSON BUILDING CONDOMINIUM	BERNSTEIN ELLIE AND MICHELL	80 S JACKSON ST, SEATTLE 98104	PSM-100	9,996	31,995	1,372	Mixed-Use/Commercial	$503,100	Mixed-Use/Commercial	$514,600	$11,500	2.30%	$4,506
B-365	610826 0000	+RealPrope	NORD, THE CONDOMINIUM		314 1ST AVE S, SEATTLE 98104	PSM-100	1,665	4,676		Condominium		Condominium			2.00%	
B-365-001	610826 0010	+RealPrope	NORD, THE CONDOMINIUM	HERNANDEZ ANA ALICIA	314 1ST AVE S, SEATTLE 98104	PSM-100	1,665	4,676	779	Mixed-Use/Residential	$389,500	Mixed-Use/Residential	$397,290	$7,790	2.00%	$3,052
B-365-002	610826 0020	+RealPrope	NORD, THE CONDOMINIUM	CHAPMAN PEGGY	314 1ST AVE S, SEATTLE 98104	PSM-100	1,665	4,676	779	Mixed-Use/Residential	$389,500	Mixed-Use/Residential	$397,290	$7,790	2.00%	$3,052
B-365-003	610826 0030	+RealPrope	NORD, THE CONDOMINIUM	HOWE MATTHEW MICHAEL	314 1ST AVE S, SEATTLE 98104	PSM-100	1,665	4,676	746	Mixed-Use/Residential	$373,000	Mixed-Use/Residential	$380,460	$7,460	2.00%	$2,923
B-365-004	610826 0040	+RealPrope	NORD, THE CONDOMINIUM	HOWE MATTHEW	314 1ST AVE S, SEATTLE 98104	PSM-100	1,665	4,676	379	Mixed-Use/Residential	$189,500	Mixed-Use/Residential	$193,290	$3,790	2.00%	$1,485
B-365-005	610826 0050	+RealPrope	NORD, THE CONDOMINIUM	SIVERALDO MARIA J	314 1ST AVE S, SEATTLE 98104	PSM-100	1,665	4,676	792	Mixed-Use/Residential	$396,000	Mixed-Use/Residential	$403,920	$7,920	2.00%	$3,103
B-365-006	610826 0060	+RealPrope	NORD, THE CONDOMINIUM	DONCKERS BRENDAN	314 1ST AVE S, SEATTLE 98104	PSM-100	1,665	4,676	791	Mixed-Use/Residential	$395,500	Mixed-Use/Residential	$403,410	$7,910	2.00%	$3,099
B-365-007	610826 0070	+RealPrope	NORD, THE CONDOMINIUM	MAYO MATTHEW	314 1ST AVE S, SEATTLE 98104	PSM-100	1,665	4,676	415	Mixed-Use/Residential	$207,500	Mixed-Use/Residential	$211,650	$4,150	2.00%	$1,626
B-377	547965 0000	+RealPrope	MERRILL PLACE RESIDENTIAL CONDOMINIUM		401 1ST AVE S, SEATTLE 98104	PSM 100/100-120	9,412	17,152		Condominium		Condominium			2.25%	
B-377-001	547965 0010	+RealPrope	MERRILL PLACE RESIDENTIAL CONDOMINIUM	CONWAY MATTHEW I	401 1ST AVE S, SEATTLE 98104	PSM 100/100-120	9,412	17,152	1,240	Mixed-Use/Residential	$682,000	Mixed-Use/Residential	$697,345	$15,345	2.25%	$6,013
B-377-002	547965 0020	+RealPrope	MERRILL PLACE RESIDENTIAL CONDOMINIUM	MCLEAN CHAUNCEY+EMILY	401 1ST AVE S, SEATTLE 98104	PSM 100/100-120	9,412	17,152	1,354	Mixed-Use/Residential	$744,700	Mixed-Use/Residential	$761,456	$16,756	2.25%	$6,565
B-377-003	547965 0030	+RealPrope	MERRILL PLACE RESIDENTIAL CONDOMINIUM	CUMMING DONALD WILLIAM	401 1ST AVE S, SEATTLE 98104	PSM 100/100-120	9,412	17,152	858	Mixed-Use/Residential	$471,900	Mixed-Use/Residential	$482,518	$10,618	2.25%	$4,160
B-377-004	547965 0040	+RealPrope	MERRILL PLACE RESIDENTIAL CONDOMINIUM	PRIDEAUX RICHARD K	401 1ST AVE S, SEATTLE 98104	PSM 100/100-120	9,412	17,152	858	Mixed-Use/Residential	$471,900	Mixed-Use/Residential	$482,518	$10,618	2.25%	$4,160
B-377-005	547965 0050	+RealPrope	MERRILL PLACE RESIDENTIAL CONDOMINIUM	NELSON JANE RAKAY	401 1ST AVE S, SEATTLE 98104	PSM 100/100-120	9,412	17,152	1,393	Mixed-Use/Residential	$766,150	Mixed-Use/Residential	$783,388	$17,238	2.25%	$6,754
B-377-006	547965 0060	+RealPrope	MERRILL PLACE RESIDENTIAL CONDOMINIUM	FENNESSY J A+MOSELEY DAVID	401 1ST AVE S, SEATTLE 98104	PSM 100/100-120	9,412	17,152	1,271	Mixed-Use/Residential	$699,050	Mixed-Use/Residential	$714,779	$15,729	2.25%	$6,163
B-377-007	547965 0070	+RealPrope	MERRILL PLACE RESIDENTIAL CONDOMINIUM	WOODS BRIAN S	401 1ST AVE S, SEATTLE 98104	PSM 100/100-120	9,412	17,152	1,309	Mixed-Use/Residential	$785,400	Mixed-Use/Residential	$803,072	$17,672	2.25%	$6,924
B-377-008	547965 0080	+RealPrope	MERRILL PLACE RESIDENTIAL CONDOMINIUM	WOODS BRIAN S	401 1ST AVE S, SEATTLE 98104	PSM 100/100-120	9,412	17,152	436	Mixed-Use/Residential	$261,600	Mixed-Use/Residential	$267,486	$5,886	2.25%	$2,306
B-377-009	547965 0100	+RealPrope	MERRILL PLACE RESIDENTIAL CONDOMINIUM	WILSON SIDNEY ALLYSON	401 1ST AVE S, SEATTLE 98104	PSM 100/100-120	9,412	17,152	1,847	Mixed-Use/Residential	$1,062,025	Mixed-Use/Residential	$1,085,921	$23,896	2.25%	$9,363
B-377-010	547965 0110	+RealPrope	MERRILL PLACE RESIDENTIAL CONDOMINIUM	CIUZIO SARA LISA+LEVY MARTI	401 1ST AVE S, SEATTLE 98104	PSM 100/100-120	9,412	17,152	1,460	Mixed-Use/Residential	$803,000	Mixed-Use/Residential	$821,068	$18,068	2.25%	$7,079
B-377-011	547965 0120	+RealPrope	MERRILL PLACE RESIDENTIAL CONDOMINIUM	CLAUDON LYNN M+ROYER	401 1ST AVE S, SEATTLE 98104	PSM 100/100-120	9,412	17,152	1,460	Mixed-Use/Residential	$803,000	Mixed-Use/Residential	$821,068	$18,068	2.25%	$7,079
B-377-012	547965 0130	+RealPrope	MERRILL PLACE RESIDENTIAL CONDOMINIUM	HAMILTON DAVID C	401 1ST AVE S, SEATTLE 98104	PSM 100/100-120	9,412	17,152	1,424	Mixed-Use/Residential	$783,200	Mixed-Use/Residential	$800,822	$17,622	2.25%	$6,905
B-377-013	547965 0140	+RealPrope	MERRILL PLACE RESIDENTIAL CONDOMINIUM	CIUZIO SARA LISA+LEVY MARTI	401 1ST AVE S, SEATTLE 98104	PSM 100/100-120	9,412	17,152	462	Mixed-Use/Residential	$231,000	Mixed-Use/Residential	$236,198	$5,198	2.25%	$2,036
B-377-014	547965 0160	+RealPrope	MERRILL PLACE RESIDENTIAL CONDOMINIUM	SMITH HARVEY W+MARGARET	401 1ST AVE S, SEATTLE 98104	PSM 100/100-120	9,412	17,152	1,779	Mixed-Use/Residential	$933,975	Mixed-Use/Residential	$954,989	$21,014	2.25%	$8,234
B-384	364650 0000	+RealPrope	JACKSON SQUARE BUILDING CONDOMINIUM		123 S JACKSON ST, SEATTLE 98104	PSM 100/100-120	6,891	6,885	6,885	Condominium(Mixed Use)	$5,784,025	Condominium(Mixed Use)	$5,885,245	$101,220	1.75%	$39,660
B-384-001	364650 0010	+RealPrope	JACKSON SQUARE BUILDING CONDOMINIUM	SHARMA DAVESH K	123 S JACKSON ST, SEATTLE 98104	PSM 100/100-120	6,891	6,230	627	Mixed-Use/Residential	$391,875	Mixed-Use/Residential	$398,733	$6,858	1.75%	$2,687
B-384-002	364650 0020	+RealPrope	JACKSON SQUARE BUILDING CONDOMINIUM	JOHNSON WILLIAM M	123 S JACKSON ST, SEATTLE 98104	PSM 100/100-120	6,891	6,230	963	Mixed-Use/Residential	$601,875	Mixed-Use/Residential	$612,408	$10,533	1.75%	$4,127
B-384-003	364650 0030	+RealPrope	JACKSON SQUARE BUILDING CONDOMINIUM	QUICKSTAD TR+MCLEAN A	123 S JACKSON ST, SEATTLE 98104	PSM 100/100-120	6,891	6,230	950	Mixed-Use/Residential	$593,750	Mixed-Use/Residential	$604,141	$10,391	1.75%	$4,071
B-384-004	364650 0040	+RealPrope	JACKSON SQUARE BUILDING CONDOMINIUM	CANFIELD MAYA	123 S JACKSON ST, SEATTLE 98104	PSM 100/100-120	6,891	6,230	895	Mixed-Use/Residential	$559,375	Mixed-Use/Residential	$569,164	$9,789	1.75%	$3,836
B-384-005	364650 0050	+RealPrope	JACKSON SQUARE BUILDING CONDOMINIUM	BEHUNIN MATTHEW ALAN	123 S JACKSON ST, SEATTLE 98104	PSM 100/100-120	6,891	6,230	866	Mixed-Use/Residential	$541,250	Mixed-Use/Residential	$550,722	$9,472	1.75%	$3,711
B-384-006	364650 0060	+RealPrope	JACKSON SQUARE BUILDING CONDOMINIUM	COHEN JEFFREY DAVID	123 S JACKSON ST, SEATTLE 98104	PSM 100/100-120	6,891	6,230	1,776	Mixed-Use/Residential	$1,065,600	Mixed-Use/Residential	$1,084,248	$18,648	1.75%	$7,307
B-384-007	364650 0080	+RealPrope	JACKSON SQUARE BUILDING CONDOMINIUM	KYUNG-IL CORPORATION	123 S JACKSON ST, SEATTLE 98104	PSM 100/100-120	6,891	6,230	4,913	Mixed-Use/Commercial	$1,637,400	Mixed-Use/Commercial	$1,667,000	$29,600	1.81%	$11,598
B-384-008	364650 0090	+RealPrope	JACKSON SQUARE BUILDING CONDOMINIUM	KYUNG-IL CORPORATION	123 S JACKSON ST, SEATTLE 98104	PSM 100/100-120	6,891	6,230	1,972	Mixed-Use/Commercial	$392,900	Mixed-Use/Commercial	$400,000	$7,100	1.81%	$2,782
C-052	286740 0000	+RealPrope	GRANDVIEW CONDOMINIUM		2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	5,428	5,428	Condominium(Mixed Use)		Condominium(Mixed Use)			0.50%	
C-052-001	286740 0010	+RealPrope	GRANDVIEW CONDOMINIUM	ANDERSON MICHAEL R	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	1,001	Mixed-Use/Residential	$625,625	Mixed-Use/Residential	$628,753	$3,128	0.50%	$1,226
C-052-002	286740 0020	+RealPrope	GRANDVIEW CONDOMINIUM	FISHER DEIRDRE	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	502	Mixed-Use/Residential	$338,850	Mixed-Use/Residential	$340,544	$1,694	0.50%	$664
C-052-003	286740 0030	+RealPrope	GRANDVIEW CONDOMINIUM	BRUCKSHEN CHERYL LEE	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$398,925	Mixed-Use/Residential	$400,920	$1,995	0.50%	$782
C-052-004	286740 0040	+RealPrope	GRANDVIEW CONDOMINIUM	DORGAN CONSTANCE D	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$413,700	Mixed-Use/Residential	$415,768	$2,068	0.50%	$810
C-052-005	286740 0050	+RealPrope	GRANDVIEW CONDOMINIUM	BENTOV ITAY+NATHALIE	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$642,200	Mixed-Use/Residential	$645,411	$3,211	0.50%	$1,258
C-052-006	286740 0060	+RealPrope	GRANDVIEW CONDOMINIUM	AGOSTINI ETIENNETTE	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	557	Mixed-Use/Residential	$375,975	Mixed-Use/Residential	$377,855	$1,880	0.50%	$737
C-052-007	286740 0070	+RealPrope	GRANDVIEW CONDOMINIUM	HADDAD ANGELA	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	572	Mixed-Use/Residential	$386,100	Mixed-Use/Residential	$388,030	$1,930	0.50%	$756
C-052-008	286740 0080	+RealPrope	GRANDVIEW CONDOMINIUM	LAMKIN HENRY	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	470	Mixed-Use/Residential	$317,250	Mixed-Use/Residential	$318,836	$1,586	0.50%	$622
C-052-010	286740 0100	+RealPrope	GRANDVIEW CONDOMINIUM	CLOONAN JANICE E (TRUSTEE)	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	1,093	Mixed-Use/Residential	$683,125	Mixed-Use/Residential	$686,541	$3,416	0.50%	$1,338
C-052-011	286740 0110	+RealPrope	GRANDVIEW CONDOMINIUM	WARICK TRISTA+GROSBOIS GUIL	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$413,700	Mixed-Use/Residential	$415,768	$2,068	0.50%	$810
C-052-012	286740 0120	+RealPrope	GRANDVIEW CONDOMINIUM	JONES CYNTHIA G	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$642,200	Mixed-Use/Residential	$645,411	$3,211	0.50%	$1,258
C-052-013	286740 0130	+RealPrope	GRANDVIEW CONDOMINIUM	BYRNE RACHEL E	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	557	Mixed-Use/Residential	$375,975	Mixed-Use/Residential	$377,855	$1,880	0.50%	$737
C-052-014	286740 0140	+RealPrope	GRANDVIEW CONDOMINIUM	HARDY WILLIAM RADNOLPH	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	572	Mixed-Use/Residential	$386,100	Mixed-Use/Residential	$388,030	$1,930	0.50%	$756
C-052-015	286740 0150	+RealPrope	GRANDVIEW CONDOMINIUM	LUMANAU RENATA+MULIADI	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	470	Mixed-Use/Residential	$317,250	Mixed-Use/Residential	$318,836	$1,586	0.50%	$622
C-052-016	286740 0160	+RealPrope	GRANDVIEW CONDOMINIUM	ZHANG MIN	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	507	Mixed-Use/Residential	$338,850	Mixed-Use/Residential	$340,544	$1,694	0.50%	$664
C-052-017	286740 0170	+RealPrope	GRANDVIEW CONDOMINIUM	MASTERS KENNETH & KARA	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$413,700	Mixed-Use/Residential	$415,768	$2,068	0.50%	$810
C-052-018	286740 0180	+RealPrope	GRANDVIEW CONDOMINIUM	MOUNT D'ANNE	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$413,700	Mixed-Use/Residential	$415,768	$2,068	0.50%	$810

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LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
C-052-019	286740 0190	iRealPrope	GRANDVIEW CONDOMINIUM	GURUMURTHY	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$642,200	Mixed-Use/Residential	$640,411	$3,211	0.50%	$1,258
C-052-020	286740 0200	iRealPrope	GRANDVIEW CONDOMINIUM	DOMINGUEZ ERIC	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	557	Mixed-Use/Residential	$375,975	Mixed-Use/Residential	$377,855	$1,880	0.50%	$737
C-052-021	286740 0210	iRealPrope	GRANDVIEW CONDOMINIUM	NEVISSI AHMAD	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	572	Mixed-Use/Residential	$386,100	Mixed-Use/Residential	$388,030	$1,930	0.50%	$756
C-052-022	286740 0220	iRealPrope	GRANDVIEW CONDOMINIUM	BAILEY MICHAEL D+ERICKA B	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	470	Mixed-Use/Residential	$317,250	Mixed-Use/Residential	$318,836	$1,586	0.50%	$622
C-052-023	286740 0230	iRealPrope	GRANDVIEW CONDOMINIUM	WIEK CLAYTON J	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	502	Mixed-Use/Residential	$351,400	Mixed-Use/Residential	$353,157	$1,757	0.50%	$688
C-052-024	286740 0240	iRealPrope	GRANDVIEW CONDOMINIUM	SAVOINI ADRIANO	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	593	Mixed-Use/Residential	$413,700	Mixed-Use/Residential	$415,768	$2,068	0.50%	$810
C-052-025	286740 0250	iRealPrope	GRANDVIEW CONDOMINIUM	SICKLE DONALD A+KERRY	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$428,475	Mixed-Use/Residential	$430,617	$2,142	0.50%	$839
C-052-026	286740 0260	iRealPrope	GRANDVIEW CONDOMINIUM	HUGHES CHRISTOPHER R	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$666,900	Mixed-Use/Residential	$670,234	$3,334	0.50%	$1,307
C-052-027	286740 0270	iRealPrope	GRANDVIEW CONDOMINIUM	WHITE MARY C	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	557	Mixed-Use/Residential	$403,825	Mixed-Use/Residential	$405,844	$2,019	0.50%	$791
C-052-028	286740 0280	iRealPrope	GRANDVIEW CONDOMINIUM	JACOBSON JEROME W	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	572	Mixed-Use/Residential	$400,400	Mixed-Use/Residential	$402,402	$2,002	0.50%	$784
C-052-029	286740 0290	iRealPrope	GRANDVIEW CONDOMINIUM	LEINWAND MARC	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	470	Mixed-Use/Residential	$317,250	Mixed-Use/Residential	$318,836	$1,586	0.50%	$622
C-052-030	286740 0300	iRealPrope	GRANDVIEW CONDOMINIUM	POLASEK ROBERT J+BLAKESLEE	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	502	Mixed-Use/Residential	$363,950	Mixed-Use/Residential	$365,770	$1,820	0.50%	$713
C-052-031	286740 0310	iRealPrope	GRANDVIEW CONDOMINIUM	CHIESA ANTHONY-ITEE	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$443,250	Mixed-Use/Residential	$445,466	$2,216	0.50%	$868
C-052-032	286740 0320	iRealPrope	GRANDVIEW CONDOMINIUM	DE LOS SANTOS NORA	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$472,800	Mixed-Use/Residential	$475,164	$2,364	0.50%	$926
C-052-033	286740 0330	iRealPrope	GRANDVIEW CONDOMINIUM	POUZIN DOMINIC+SWATI	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$691,600	Mixed-Use/Residential	$695,058	$3,458	0.50%	$1,355
C-052-034	286740 0340	iRealPrope	GRANDVIEW CONDOMINIUM	SCOTT MICHAEL J	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	557	Mixed-Use/Residential	$375,975	Mixed-Use/Residential	$377,855	$1,880	0.50%	$737
C-052-035	286740 0350	iRealPrope	GRANDVIEW CONDOMINIUM	CHUNG HYUN W	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	572	Mixed-Use/Residential	$386,100	Mixed-Use/Residential	$388,030	$1,930	0.50%	$756
C-052-036	286740 0360	iRealPrope	GRANDVIEW CONDOMINIUM	GREENMAN III ROBERT F	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	470	Mixed-Use/Residential	$317,250	Mixed-Use/Residential	$318,836	$1,586	0.50%	$622
C-052-037	286740 0370	iRealPrope	GRANDVIEW CONDOMINIUM	RUEGAMER MICHAEL I+BEGGS	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	502	Mixed-Use/Residential	$363,950	Mixed-Use/Residential	$365,770	$1,820	0.50%	$713
C-052-038	286740 0380	iRealPrope	GRANDVIEW CONDOMINIUM	HARDY WILLIAM RADNOLPH	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$443,250	Mixed-Use/Residential	$445,466	$2,216	0.50%	$868
C-052-039	286740 0390	iRealPrope	GRANDVIEW CONDOMINIUM	HARDY WILLIAM RADNOLPH	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$472,800	Mixed-Use/Residential	$475,164	$2,364	0.50%	$926
C-052-040	286740 0400	iRealPrope	GRANDVIEW CONDOMINIUM	OGURA BRADLEY C	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$741,000	Mixed-Use/Residential	$744,705	$3,705	0.50%	$1,452
C-052-041	286740 0410	iRealPrope	GRANDVIEW CONDOMINIUM	SIMONTOV LUDMILA M+NISON	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	557	Mixed-Use/Residential	$375,975	Mixed-Use/Residential	$377,855	$1,880	0.50%	$737
C-052-042	286740 0420	iRealPrope	GRANDVIEW CONDOMINIUM	CONN SHAWN ROBERT	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	572	Mixed-Use/Residential	$386,100	Mixed-Use/Residential	$388,030	$1,930	0.50%	$756
C-052-043	286740 0430	iRealPrope	GRANDVIEW CONDOMINIUM	HOFFORD HARRY R III	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	470	Mixed-Use/Residential	$317,250	Mixed-Use/Residential	$318,836	$1,586	0.50%	$622
C-052-044	286740 0440	iRealPrope	GRANDVIEW CONDOMINIUM	THAL ROBERT W	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$666,900	Mixed-Use/Residential	$670,234	$3,334	0.50%	$1,307
C-052-045	286740 0450	iRealPrope	GRANDVIEW CONDOMINIUM	LAWSON GEORGE AXEL	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$472,800	Mixed-Use/Residential	$475,164	$2,364	0.50%	$926
C-052-046	286740 0460	iRealPrope	GRANDVIEW CONDOMINIUM	PALMA LYDIA T	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$472,800	Mixed-Use/Residential	$475,164	$2,364	0.50%	$926
C-052-047	286740 0470	iRealPrope	GRANDVIEW CONDOMINIUM	SCHERER JOHN J	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$741,000	Mixed-Use/Residential	$744,705	$3,705	0.50%	$1,452
C-052-048	286740 0480	iRealPrope	GRANDVIEW CONDOMINIUM	MARTIN CASANDRA J	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	557	Mixed-Use/Residential	$375,975	Mixed-Use/Residential	$377,855	$1,880	0.50%	$737
C-052-049	286740 0490	iRealPrope	GRANDVIEW CONDOMINIUM	HOESTRA RODERICK J	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	572	Mixed-Use/Residential	$386,100	Mixed-Use/Residential	$388,030	$1,930	0.50%	$756
C-052-050	286740 0500	iRealPrope	GRANDVIEW CONDOMINIUM	LEDESMA MARK	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$666,900	Mixed-Use/Residential	$670,234	$3,334	0.50%	$1,307
C-052-051	286740 0510	iRealPrope	GRANDVIEW CONDOMINIUM	VOGEL DAVID A	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$472,800	Mixed-Use/Residential	$475,164	$2,364	0.50%	$926
C-052-052	286740 0520	iRealPrope	GRANDVIEW CONDOMINIUM	PANDA SOUMYA KANT	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$472,800	Mixed-Use/Residential	$475,164	$2,364	0.50%	$926
C-052-053	286740 0530	iRealPrope	GRANDVIEW CONDOMINIUM	ISBILEN KUBILAY	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$741,000	Mixed-Use/Residential	$744,705	$3,705	0.50%	$1,452
C-052-054	286740 0540	iRealPrope	GRANDVIEW CONDOMINIUM	WELLS RANDALL W	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	557	Mixed-Use/Residential	$375,975	Mixed-Use/Residential	$377,855	$1,880	0.50%	$737
C-052-055	286740 0550	iRealPrope	GRANDVIEW CONDOMINIUM	GARG VIKAS	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	572	Mixed-Use/Residential	$386,100	Mixed-Use/Residential	$388,030	$1,930	0.50%	$756
C-052-056	286740 0560	iRealPrope	GRANDVIEW CONDOMINIUM	SALTSMAN JENNETTE WHITTIER	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$666,900	Mixed-Use/Residential	$670,234	$3,334	0.50%	$1,307
C-052-057	286740 0570	iRealPrope	GRANDVIEW CONDOMINIUM	MCHUGH PAULA	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$472,800	Mixed-Use/Residential	$475,164	$2,364	0.50%	$926
C-052-058	286740 0580	iRealPrope	GRANDVIEW CONDOMINIUM	ODAH EMMA W	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$472,800	Mixed-Use/Residential	$475,164	$2,364	0.50%	$926
C-052-059	286740 0590	iRealPrope	GRANDVIEW CONDOMINIUM	VARGHESE JACOB	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$741,000	Mixed-Use/Residential	$744,705	$3,705	0.50%	$1,452
C-052-060	286740 0600	iRealPrope	GRANDVIEW CONDOMINIUM	WONG KATHERINE& KEN	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	557	Mixed-Use/Residential	$375,975	Mixed-Use/Residential	$377,855	$1,880	0.50%	$737
C-052-061	286740 0610	iRealPrope	GRANDVIEW CONDOMINIUM	MARQUARDT JR & NIVA CM	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	572	Mixed-Use/Residential	$386,100	Mixed-Use/Residential	$388,030	$1,930	0.50%	$756
C-052-062	286740 0620	iRealPrope	GRANDVIEW CONDOMINIUM	FARR CAROL	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$666,900	Mixed-Use/Residential	$670,234	$3,334	0.50%	$1,307
C-052-063	286740 0630	iRealPrope	GRANDVIEW CONDOMINIUM	JUNG INSEOB	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$472,800	Mixed-Use/Residential	$475,164	$2,364	0.50%	$926
C-052-064	286740 0640	iRealPrope	GRANDVIEW CONDOMINIUM	FREEMAN KEITH	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$472,800	Mixed-Use/Residential	$475,164	$2,364	0.50%	$926
C-052-065	286740 0650	iRealPrope	GRANDVIEW CONDOMINIUM	B C EQUITIES INC	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$741,000	Mixed-Use/Residential	$744,705	$3,705	0.50%	$1,452
C-052-066	286740 0660	iRealPrope	GRANDVIEW CONDOMINIUM	PARK KRISTINE K+ROSOON	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	557	Mixed-Use/Residential	$375,975	Mixed-Use/Residential	$377,855	$1,880	0.50%	$737
C-052-067	286740 0670	iRealPrope	GRANDVIEW CONDOMINIUM	LI JIAXING+ZHANG QIN	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	572	Mixed-Use/Residential	$386,100	Mixed-Use/Residential	$388,030	$1,930	0.50%	$756
C-052-068	286740 0680	iRealPrope	GRANDVIEW CONDOMINIUM	KANG ERIC+SUN YING	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$666,900	Mixed-Use/Residential	$670,234	$3,334	0.50%	$1,307
C-052-069	286740 0690	iRealPrope	GRANDVIEW CONDOMINIUM	GIAEVER JOHN	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$472,800	Mixed-Use/Residential	$475,164	$2,364	0.50%	$926
C-052-070	286740 0700	iRealPrope	GRANDVIEW CONDOMINIUM	MENDOZA ANGEL G	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$472,800	Mixed-Use/Residential	$475,164	$2,364	0.50%	$926
C-052-071	286740 0710	iRealPrope	GRANDVIEW CONDOMINIUM	KLEIN STEPHEN M	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$741,000	Mixed-Use/Residential	$744,705	$3,705	0.50%	$1,452
C-052-072	286740 0720	iRealPrope	GRANDVIEW CONDOMINIUM	DEANE ROBERT JOHN	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	557	Mixed-Use/Residential	$375,975	Mixed-Use/Residential	$377,855	$1,880	0.50%	$737
C-052-073	286740 0730	iRealPrope	GRANDVIEW CONDOMINIUM	BALTAZIUK PAWEL S	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	572	Mixed-Use/Residential	$386,100	Mixed-Use/Residential	$388,030	$1,930	0.50%	$756
C-052-074	286740 0740	iRealPrope	GRANDVIEW CONDOMINIUM	NELSON CAROLYN R	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$666,900	Mixed-Use/Residential	$670,234	$3,334	0.50%	$1,307
C-052-075	286740 0750	iRealPrope	GRANDVIEW CONDOMINIUM	GAMBRAH-SAMPANEY KOJO	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$472,800	Mixed-Use/Residential	$475,164	$2,364	0.50%	$926
C-052-076	286740 0760	iRealPrope	GRANDVIEW CONDOMINIUM	PETROV KIRILL	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	591	Mixed-Use/Residential	$472,800	Mixed-Use/Residential	$475,164	$2,364	0.50%	$926
C-052-077	286740 0770	iRealPrope	GRANDVIEW CONDOMINIUM	MENDOZA CELIA G	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$741,000	Mixed-Use/Residential	$744,705	$3,705	0.50%	$1,452
C-052-078	286740 0780	iRealPrope	GRANDVIEW CONDOMINIUM	BAILEY	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	557	Mixed-Use/Residential	$375,975	Mixed-Use/Residential	$377,855	$1,880	0.50%	$737
C-052-079	286740 0790	iRealPrope	GRANDVIEW CONDOMINIUM	DE LOS SANTOS NORA	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	572	Mixed-Use/Residential	$386,100	Mixed-Use/Residential	$388,030	$1,930	0.50%	$756
C-052-080	286740 0800	iRealPrope	GRANDVIEW CONDOMINIUM	STONE TYLER J+CHAPMAN ALLIS	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	827	Mixed-Use/Residential	$558,225	Mixed-Use/Residential	$561,016	$2,791	0.50%	$1,094
C-052-081	286740 0810	iRealPrope	GRANDVIEW CONDOMINIUM	NIVA CONSTANCE	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	1,654	Mixed-Use/Residential	$1,240,500	Mixed-Use/Residential	$1,246,702	$6,202	0.50%	$2,430
C-052-082	286740 0820	iRealPrope	GRANDVIEW CONDOMINIUM	YI HYOKYOUNG	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	1,254	Mixed-Use/Residential	$940,500	Mixed-Use/Residential	$945,202	$4,702	0.50%	$1,843
C-052-083	286740 0830	iRealPrope	GRANDVIEW CONDOMINIUM	AUSTIN LOIS B	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	853	Mixed-Use/Residential	$533,125	Mixed-Use/Residential	$535,791	$2,666	0.50%	$1,044
C-052-084	286740 0840	iRealPrope	GRANDVIEW CONDOMINIUM	COOPER ROBERT+CATHERINE	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$666,900	Mixed-Use/Residential	$670,234	$3,334	0.50%	$1,307
C-052-085	286740 0850	iRealPrope	GRANDVIEW CONDOMINIUM	PATTERSON CECIL C	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	1,146	Mixed-Use/Residential	$934,500	Mixed-Use/Residential	$939,172	$4,672	0.50%	$1,831

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
C-052-086	286740 0860	iRealPrope	GRANDVIEW CONDOMINIUM	SHAH HARDIK M	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	1,254	Mixed-Use/Residential	$940,500	Mixed-Use/Residential	$945,202	$4,702	0.50%	$1,843
C-052-087	286740 0870	iRealPrope	GRANDVIEW CONDOMINIUM	LIU JIAXIN	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	853	Mixed-Use/Residential	$533,125	Mixed-Use/Residential	$535,791	$2,666	0.50%	$1,044
C-052-088	286740 0880	iRealPrope	GRANDVIEW CONDOMINIUM	WALKER LONNIE B+/OYCE E	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$666,900	Mixed-Use/Residential	$670,234	$3,334	0.50%	$1,307
C-052-089	286740 0890	iRealPrope	GRANDVIEW CONDOMINIUM	SMITH BRIAN J	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	1,246	Mixed-Use/Residential	$934,500	Mixed-Use/Residential	$939,172	$4,672	0.50%	$1,831
C-052-090	286740 0900	iRealPrope	GRANDVIEW CONDOMINIUM	CHU ANGELA	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	1,254	Mixed-Use/Residential	$940,500	Mixed-Use/Residential	$945,202	$4,702	0.50%	$1,843
C-052-091	286740 0910	iRealPrope	GRANDVIEW CONDOMINIUM	WALTZ ANNE R	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	853	Mixed-Use/Residential	$533,125	Mixed-Use/Residential	$535,791	$2,666	0.50%	$1,044
C-052-092	286740 0920	iRealPrope	GRANDVIEW CONDOMINIUM	ORCA HOLDINGS LLC	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$691,600	Mixed-Use/Residential	$695,058	$3,458	0.50%	$1,355
C-052-093	286740 0930	iRealPrope	GRANDVIEW CONDOMINIUM	EICHLER ROBERT M	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	1,246	Mixed-Use/Residential	$965,650	Mixed-Use/Residential	$970,478	$4,828	0.50%	$1,892
C-052-094	286740 0940	iRealPrope	GRANDVIEW CONDOMINIUM	ANDREW TANIGUCHI	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	1,254	Mixed-Use/Residential	$971,850	Mixed-Use/Residential	$976,709	$4,859	0.50%	$1,904
C-052-095	286740 0950	iRealPrope	GRANDVIEW CONDOMINIUM	MCDONALD KATHLEEN ELLEN	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	853	Mixed-Use/Residential	$554,450	Mixed-Use/Residential	$557,222	$2,772	0.50%	$1,086
C-052-096	286740 0960	iRealPrope	GRANDVIEW CONDOMINIUM	GUO JIAWEI	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$666,900	Mixed-Use/Residential	$670,234	$3,334	0.50%	$1,307
C-052-097	286740 0970	iRealPrope	GRANDVIEW CONDOMINIUM	GARLOCK PETER+SUSAN ELLIS	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	1,391	Mixed-Use/Residential	$1,078,025	Mixed-Use/Residential	$1,083,415	$5,390	0.50%	$2,117
C-052-098	286740 0980	iRealPrope	GRANDVIEW CONDOMINIUM	YIN JING+WEI-CHIAO CHIU	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	1,109	Mixed-Use/Residential	$859,475	Mixed-Use/Residential	$863,772	$4,297	0.50%	$1,684
C-052-099	286740 0990	iRealPrope	GRANDVIEW CONDOMINIUM	TESSRENTALL LLC	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	853	Mixed-Use/Residential	$554,450	Mixed-Use/Residential	$557,222	$2,772	0.50%	$1,086
C-052-100	286740 1000	iRealPrope	GRANDVIEW CONDOMINIUM	WIGHT THEODORE M	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	988	Mixed-Use/Residential	$666,900	Mixed-Use/Residential	$670,234	$3,334	0.50%	$1,307
C-052-101	286740 1010	iRealPrope	GRANDVIEW CONDOMINIUM	HOFFERBER DONALD+CATHY	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	1,246	Mixed-Use/Residential	$965,650	Mixed-Use/Residential	$970,478	$4,828	0.50%	$1,892
C-052-102	286740 1020	iRealPrope	GRANDVIEW CONDOMINIUM	BOWEN NATHAN	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	1,254	Mixed-Use/Residential	$971,850	Mixed-Use/Residential	$976,709	$4,859	0.50%	$1,904
C-052-103	286740 1030	iRealPrope	GRANDVIEW CONDOMINIUM	ARAMBURU J RICHARD	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	853	Mixed-Use/Residential	$554,450	Mixed-Use/Residential	$557,222	$2,772	0.50%	$1,086
C-052-104	286740 1040	iRealPrope	GRANDVIEW CONDOMINIUM	METZ STEVEN J	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	2,815	Mixed-Use/Residential	$2,603,875	Mixed-Use/Residential	$2,616,894	$13,019	0.50%	$5,103
C-052-105	286740 1050	iRealPrope	GRANDVIEW CONDOMINIUM	RAIT	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	2,735	Mixed-Use/Residential	$2,529,875	Mixed-Use/Residential	$2,542,524	$12,649	0.50%	$4,956
C-052-106	286740 1060	iRealPrope	GRANDVIEW CONDOMINIUM	WIGHT THEODORE M	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	2,820	Mixed-Use/Residential	$2,608,500	Mixed-Use/Residential	$2,621,542	$13,042	0.50%	$5,110
C-052-107	286740 1070	iRealPrope	GRANDVIEW CONDOMINIUM	MARTINEZ STEPHAN	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	2,812	Mixed-Use/Residential	$2,601,100	Mixed-Use/Residential	$2,614,105	$13,005	0.50%	$5,096
C-052-108	286740 1080	iRealPrope	GRANDVIEW CONDOMINIUM	GLOBAL FINANCE &	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	1,201	Mixed-Use/Commercial	$419,300	Mixed-Use/Commercial	$421,300	$2,000	0.48%	$784
C-052-109	286740 1090	iRealPrope	GRANDVIEW CONDOMINIUM	SECOND AND CEDAR	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	1,515	Mixed-Use/Commercial	$529,000	Mixed-Use/Commercial	$531,500	$2,500	0.47%	$980
C-052-110	286740 1100	iRealPrope	GRANDVIEW CONDOMINIUM	SECOND AND CEDAR	2201 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,959	92,130	2,712	Mixed-Use/Commercial	$946,900	Mixed-Use/Commercial	$951,400	$4,500	0.48%	$1,763
C-077	745720 0000	iRealPrope	ROYAL CREST CONDOMINIUM		2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	186,545	130,604	Condominium(Mixed Use)		Condominium(Mixed Use)			0.50%	
C-077-005	745720 0050	iRealPrope	ROYAL CREST CONDOMINIUM	ROYAL CREST CONDOMINIUMS	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	969	Mixed-Use/Residential	$436,050	Mixed-Use/Residential	$438,230	$2,180	0.50%	$854
C-077-006	745720 0060	iRealPrope	ROYAL CREST CONDOMINIUM	RAMOS T	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-007	745720 0070	iRealPrope	ROYAL CREST CONDOMINIUM	PARKER DAVID+MICHELLE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,300	Mixed-Use/Residential	$585,000	Mixed-Use/Residential	$587,925	$2,925	0.50%	$1,146
C-077-008	745720 0080	iRealPrope	ROYAL CREST CONDOMINIUM	LI JING+BO LIWEI	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	572	Mixed-Use/Residential	$300,300	Mixed-Use/Residential	$301,801	$1,501	0.50%	$588
C-077-009	745720 0090	iRealPrope	ROYAL CREST CONDOMINIUM	MATOS-BONETA LUIS	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	772	Mixed-Use/Residential	$386,000	Mixed-Use/Residential	$387,930	$1,930	0.50%	$756
C-077-010	745720 0100	iRealPrope	ROYAL CREST CONDOMINIUM	CARLTON LYNN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-011	745720 0110	iRealPrope	ROYAL CREST CONDOMINIUM	BARREDA RODOLFO JR+NANCY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	976	Mixed-Use/Residential	$439,200	Mixed-Use/Residential	$441,396	$2,196	0.50%	$860
C-077-012	745720 0120	iRealPrope	ROYAL CREST CONDOMINIUM	ELY ELISABETH T	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	578	Mixed-Use/Residential	$303,450	Mixed-Use/Residential	$304,967	$1,517	0.50%	$594
C-077-013	745720 0130	iRealPrope	ROYAL CREST CONDOMINIUM	RAVIKOVICH ALEXANDER	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-014	745720 0140	iRealPrope	ROYAL CREST CONDOMINIUM	YAO JIANI	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	773	Mixed-Use/Residential	$386,500	Mixed-Use/Residential	$388,432	$1,932	0.50%	$757
C-077-015	745720 0150	iRealPrope	ROYAL CREST CONDOMINIUM	ALLEY JASON+WENDY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	969	Mixed-Use/Residential	$436,050	Mixed-Use/Residential	$438,230	$2,180	0.50%	$854
C-077-016	745720 0160	iRealPrope	ROYAL CREST CONDOMINIUM	SHYU WILLIAM	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-017	745720 0170	iRealPrope	ROYAL CREST CONDOMINIUM	SUNBORAI LLC	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	779	Mixed-Use/Residential	$389,500	Mixed-Use/Residential	$391,447	$1,947	0.50%	$763
C-077-018	745720 0180	iRealPrope	ROYAL CREST CONDOMINIUM	MARTIN KIRK	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	783	Mixed-Use/Residential	$391,500	Mixed-Use/Residential	$393,457	$1,957	0.50%	$767
C-077-019	745720 0190	iRealPrope	ROYAL CREST CONDOMINIUM	DAVIS KEVIN M+DAVIS TERRESA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-020	745720 0200	iRealPrope	ROYAL CREST CONDOMINIUM	CHERIEL CHAD+SALLY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	572	Mixed-Use/Residential	$300,300	Mixed-Use/Residential	$301,801	$1,501	0.50%	$588
C-077-021	745720 0210	iRealPrope	ROYAL CREST CONDOMINIUM	FLUGEL FAITH L	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	772	Mixed-Use/Residential	$386,000	Mixed-Use/Residential	$387,930	$1,930	0.50%	$756
C-077-022	745720 0220	iRealPrope	ROYAL CREST CONDOMINIUM	CHEN YU YI	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-023	745720 0230	iRealPrope	ROYAL CREST CONDOMINIUM	ABERCROMBIE NANCY PARDEE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	976	Mixed-Use/Residential	$439,200	Mixed-Use/Residential	$441,396	$2,196	0.50%	$860
C-077-024	745720 0240	iRealPrope	ROYAL CREST CONDOMINIUM	ZAMUDIO ALMA SOLIS+RONALD	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	578	Mixed-Use/Residential	$303,450	Mixed-Use/Residential	$304,967	$1,517	0.50%	$594
C-077-025	745720 0250	iRealPrope	ROYAL CREST CONDOMINIUM	DE LOS SANTOS NORA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-026	745720 0260	iRealPrope	ROYAL CREST CONDOMINIUM	SHEN XIAOHUI	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	773	Mixed-Use/Residential	$386,500	Mixed-Use/Residential	$388,432	$1,932	0.50%	$757
C-077-027	745720 0270	iRealPrope	ROYAL CREST CONDOMINIUM	LANE JAY B	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	969	Mixed-Use/Residential	$436,050	Mixed-Use/Residential	$438,230	$2,180	0.50%	$854
C-077-028	745720 0280	iRealPrope	ROYAL CREST CONDOMINIUM	THOMAS CYNTHIA TRUST	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-029	745720 0290	iRealPrope	ROYAL CREST CONDOMINIUM	PITLICK ELIZABETH HOA ZEN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	779	Mixed-Use/Residential	$389,500	Mixed-Use/Residential	$391,447	$1,947	0.50%	$763
C-077-030	745720 0300	iRealPrope	ROYAL CREST CONDOMINIUM	TCHILINGUIROV IVO	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	783	Mixed-Use/Residential	$391,500	Mixed-Use/Residential	$393,457	$1,957	0.50%	$767
C-077-031	745720 0310	iRealPrope	ROYAL CREST CONDOMINIUM	GILDER RICHARD+VIOLETA P	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-032	745720 0320	iRealPrope	ROYAL CREST CONDOMINIUM	CHUA PAUL	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	572	Mixed-Use/Residential	$300,300	Mixed-Use/Residential	$301,801	$1,501	0.50%	$588
C-077-033	745720 0330	iRealPrope	ROYAL CREST CONDOMINIUM	SOBKOWSKI KRZYSZTOF W	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	772	Mixed-Use/Residential	$386,000	Mixed-Use/Residential	$387,930	$1,930	0.50%	$756
C-077-034	745720 0340	iRealPrope	ROYAL CREST CONDOMINIUM	BOYCE FERDINAND	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-035	745720 0350	iRealPrope	ROYAL CREST CONDOMINIUM	ATWOOD ARNOLD	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	976	Mixed-Use/Residential	$439,200	Mixed-Use/Residential	$441,396	$2,196	0.50%	$860
C-077-036	745720 0360	iRealPrope	ROYAL CREST CONDOMINIUM	LAWRENCE DANIEL J	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	578	Mixed-Use/Residential	$303,450	Mixed-Use/Residential	$304,967	$1,517	0.50%	$594
C-077-037	745720 0370	iRealPrope	ROYAL CREST CONDOMINIUM	BORISSOVA ELENA M	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-038	745720 0380	iRealPrope	ROYAL CREST CONDOMINIUM	HARRIS WILLIAM R	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	773	Mixed-Use/Residential	$386,500	Mixed-Use/Residential	$388,432	$1,932	0.50%	$757
C-077-039	745720 0390	iRealPrope	ROYAL CREST CONDOMINIUM	WANG FEI	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	969	Mixed-Use/Residential	$436,050	Mixed-Use/Residential	$438,230	$2,180	0.50%	$854
C-077-040	745720 0400	iRealPrope	ROYAL CREST CONDOMINIUM	SATHE ANNE NG+MIHIR S	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$628,425	Mixed-Use/Residential	$631,567	$3,142	0.50%	$1,231
C-077-041	745720 0410	iRealPrope	ROYAL CREST CONDOMINIUM	ZHENG ZHAODONG	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	779	Mixed-Use/Residential	$408,975	Mixed-Use/Residential	$411,020	$2,045	0.50%	$801
C-077-042	745720 0420	iRealPrope	ROYAL CREST CONDOMINIUM	LONG IRENE L	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	783	Mixed-Use/Residential	$391,500	Mixed-Use/Residential	$393,457	$1,957	0.50%	$767
C-077-043	745720 0430	iRealPrope	ROYAL CREST CONDOMINIUM	TALTON JON R+SUSAN M	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
C-077-044	745720 0440	RealPrope	ROYAL CREST CONDOMINIUM	CHERIEL CHAD+SALLY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	572	Mixed-Use/Residential	$300,300	Mixed-Use/Residential	$301,801	$1,501	0.50%	$588
C-077-045	745720 0450	RealPrope	ROYAL CREST CONDOMINIUM	GALE DOUGLAS W+ROSALIE A	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	772	Mixed-Use/Residential	$386,000	Mixed-Use/Residential	$387,930	$1,930	0.50%	$756
C-077-046	745720 0460	RealPrope	ROYAL CREST CONDOMINIUM	ABBOTT JAMES +JACINTA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$628,425	Mixed-Use/Residential	$631,567	$3,142	0.50%	$1,231
C-077-047	745720 0470	RealPrope	ROYAL CREST CONDOMINIUM	KUMATA GERALD	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	976	Mixed-Use/Residential	$463,600	Mixed-Use/Residential	$465,918	$2,318	0.50%	$908
C-077-048	745720 0480	RealPrope	ROYAL CREST CONDOMINIUM	DING ZIQIAO	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	578	Mixed-Use/Residential	$303,450	Mixed-Use/Residential	$304,967	$1,517	0.50%	$594
C-077-049	745720 0490	RealPrope	ROYAL CREST CONDOMINIUM	BROWN BENJAMIN+TANYA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-050	745720 0500	RealPrope	ROYAL CREST CONDOMINIUM	WILLIAMS ALAN E	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	773	Mixed-Use/Residential	$386,500	Mixed-Use/Residential	$388,432	$1,932	0.50%	$757
C-077-051	745720 0510	RealPrope	ROYAL CREST CONDOMINIUM	BRICKEN COLIN+KAREN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	969	Mixed-Use/Residential	$436,050	Mixed-Use/Residential	$438,230	$2,180	0.50%	$854
C-077-052	745720 0520	RealPrope	ROYAL CREST CONDOMINIUM	HABEEB CHRISTINE NICOLE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$628,425	Mixed-Use/Residential	$631,567	$3,142	0.50%	$1,231
C-077-053	745720 0530	RealPrope	ROYAL CREST CONDOMINIUM	CHAUHAN REVA S	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	779	Mixed-Use/Residential	$408,975	Mixed-Use/Residential	$411,020	$2,045	0.50%	$801
C-077-054	745720 0540	RealPrope	ROYAL CREST CONDOMINIUM	GREENVILLE PROPERTIES LLC	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	783	Mixed-Use/Residential	$411,075	Mixed-Use/Residential	$413,130	$2,055	0.50%	$805
C-077-055	745720 0550	RealPrope	ROYAL CREST CONDOMINIUM	HIATT DOUGLAS ARLO+CHRISTIE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-056	745720 0560	RealPrope	ROYAL CREST CONDOMINIUM	WEN CI	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	572	Mixed-Use/Residential	$300,300	Mixed-Use/Residential	$301,801	$1,501	0.50%	$588
C-077-057	745720 0570	RealPrope	ROYAL CREST CONDOMINIUM	ANDERSON RONALD	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	772	Mixed-Use/Residential	$386,000	Mixed-Use/Residential	$387,930	$1,930	0.50%	$756
C-077-058	745720 0580	RealPrope	ROYAL CREST CONDOMINIUM	RAINIER LIVING LLC	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$628,425	Mixed-Use/Residential	$631,567	$3,142	0.50%	$1,231
C-077-059	745720 0590	RealPrope	ROYAL CREST CONDOMINIUM	HARRISON ELAINE K	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	976	Mixed-Use/Residential	$463,600	Mixed-Use/Residential	$465,918	$2,318	0.50%	$908
C-077-060	745720 0600	RealPrope	ROYAL CREST CONDOMINIUM	LACIVITA JEREMY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	578	Mixed-Use/Residential	$317,900	Mixed-Use/Residential	$319,489	$1,589	0.50%	$623
C-077-061	745720 0610	RealPrope	ROYAL CREST CONDOMINIUM	URATA STEPHEN DALE+JACK	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-062	745720 0620	RealPrope	ROYAL CREST CONDOMINIUM	MUDRA VALERIE HEIDE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	773	Mixed-Use/Residential	$386,500	Mixed-Use/Residential	$388,432	$1,932	0.50%	$757
C-077-063	745720 0630	RealPrope	ROYAL CREST CONDOMINIUM	CALABRESE JOHN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	969	Mixed-Use/Residential	$436,050	Mixed-Use/Residential	$438,230	$2,180	0.50%	$854
C-077-064	745720 0640	RealPrope	ROYAL CREST CONDOMINIUM	KIRK GARY M	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$628,425	Mixed-Use/Residential	$631,567	$3,142	0.50%	$1,231
C-077-065	745720 0650	RealPrope	ROYAL CREST CONDOMINIUM	SPARR DON C JR	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	779	Mixed-Use/Residential	$408,975	Mixed-Use/Residential	$411,020	$2,045	0.50%	$801
C-077-066	745720 0660	RealPrope	ROYAL CREST CONDOMINIUM	MOSCATEL FAMILY LLC	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	783	Mixed-Use/Residential	$411,075	Mixed-Use/Residential	$413,130	$2,055	0.50%	$805
C-077-067	745720 0670	RealPrope	ROYAL CREST CONDOMINIUM	THOMAS JEFFERY A	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-068	745720 0680	RealPrope	ROYAL CREST CONDOMINIUM	SHAFFER ROBERT J	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	572	Mixed-Use/Residential	$300,300	Mixed-Use/Residential	$301,801	$1,501	0.50%	$588
C-077-069	745720 0690	RealPrope	ROYAL CREST CONDOMINIUM	ALDRICH ALISON+YANKOW	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	772	Mixed-Use/Residential	$386,000	Mixed-Use/Residential	$387,930	$1,930	0.50%	$756
C-077-070	745720 0700	RealPrope	ROYAL CREST CONDOMINIUM	LEE BRYAN+HACKER SUSAN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$661,500	Mixed-Use/Residential	$664,807	$3,307	0.50%	$1,296
C-077-071	745720 0710	RealPrope	ROYAL CREST CONDOMINIUM	BLOCK RICHARD D+DOUGHERTY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	976	Mixed-Use/Residential	$488,000	Mixed-Use/Residential	$490,440	$2,440	0.50%	$956
C-077-072	745720 0720	RealPrope	ROYAL CREST CONDOMINIUM	BLUM GALINA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	578	Mixed-Use/Residential	$317,900	Mixed-Use/Residential	$319,489	$1,589	0.50%	$623
C-077-073	745720 0730	RealPrope	ROYAL CREST CONDOMINIUM	CHAN MATTHEW	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-074	745720 0740	RealPrope	ROYAL CREST CONDOMINIUM	DOLES DOUGLAS H	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	773	Mixed-Use/Residential	$386,500	Mixed-Use/Residential	$388,432	$1,932	0.50%	$757
C-077-075	745720 0750	RealPrope	ROYAL CREST CONDOMINIUM	CHITNIS PRAFUL	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	969	Mixed-Use/Residential	$436,050	Mixed-Use/Residential	$438,230	$2,180	0.50%	$854
C-077-076	745720 0760	RealPrope	ROYAL CREST CONDOMINIUM	DIEPENBROCK J RYAN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$661,500	Mixed-Use/Residential	$664,807	$3,307	0.50%	$1,296
C-077-077	745720 0770	RealPrope	ROYAL CREST CONDOMINIUM	WHINIHAN ELAINE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	779	Mixed-Use/Residential	$428,450	Mixed-Use/Residential	$430,592	$2,142	0.50%	$839
C-077-078	745720 0780	RealPrope	ROYAL CREST CONDOMINIUM	MARINAS ROSANA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	783	Mixed-Use/Residential	$411,075	Mixed-Use/Residential	$413,130	$2,055	0.50%	$805
C-077-079	745720 0790	RealPrope	ROYAL CREST CONDOMINIUM	RISBERG ASA M	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-080	745720 0800	RealPrope	ROYAL CREST CONDOMINIUM	MITCHELL DONALD L	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	572	Mixed-Use/Residential	$300,300	Mixed-Use/Residential	$301,801	$1,501	0.50%	$588
C-077-081	745720 0810	RealPrope	ROYAL CREST CONDOMINIUM	HE LANGFEI+QING CHEN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	772	Mixed-Use/Residential	$405,300	Mixed-Use/Residential	$407,326	$2,026	0.50%	$794
C-077-082	745720 0820	RealPrope	ROYAL CREST CONDOMINIUM	HARRIOTT DON + BEVERLY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$661,500	Mixed-Use/Residential	$664,807	$3,307	0.50%	$1,296
C-077-083	745720 0830	RealPrope	ROYAL CREST CONDOMINIUM	RICHARDSON MARY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	976	Mixed-Use/Residential	$488,000	Mixed-Use/Residential	$490,440	$2,440	0.50%	$956
C-077-084	745720 0840	RealPrope	ROYAL CREST CONDOMINIUM	BARKER ALEXIS	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	578	Mixed-Use/Residential	$317,900	Mixed-Use/Residential	$319,489	$1,589	0.50%	$623
C-077-085	745720 0850	RealPrope	ROYAL CREST CONDOMINIUM	PAI AJIT	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-086	745720 0860	RealPrope	ROYAL CREST CONDOMINIUM	JONES DAVID R+VIGIL,CHARLES	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	773	Mixed-Use/Residential	$386,500	Mixed-Use/Residential	$388,432	$1,932	0.50%	$757
C-077-087	745720 0870	RealPrope	ROYAL CREST CONDOMINIUM	RAMOS T	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	969	Mixed-Use/Residential	$460,275	Mixed-Use/Residential	$462,576	$2,301	0.50%	$902
C-077-088	745720 0880	RealPrope	ROYAL CREST CONDOMINIUM	TOTEV MRASSIMIR S	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$661,500	Mixed-Use/Residential	$664,807	$3,307	0.50%	$1,296
C-077-089	745720 0890	RealPrope	ROYAL CREST CONDOMINIUM	GEORGIEV GEORGE G	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	779	Mixed-Use/Residential	$428,450	Mixed-Use/Residential	$430,592	$2,142	0.50%	$839
C-077-090	745720 0900	RealPrope	ROYAL CREST CONDOMINIUM	CHAN LEE HA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	783	Mixed-Use/Residential	$411,075	Mixed-Use/Residential	$413,130	$2,055	0.50%	$805
C-077-091	745720 0910	RealPrope	ROYAL CREST CONDOMINIUM	MUNAKATA HIROO+IKUKO	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-092	745720 0920	RealPrope	ROYAL CREST CONDOMINIUM	CHEUNG HUNG K	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	572	Mixed-Use/Residential	$300,300	Mixed-Use/Residential	$301,801	$1,501	0.50%	$588
C-077-093	745720 0930	RealPrope	ROYAL CREST CONDOMINIUM	MITCHELL JOHN P+IRENE M	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	772	Mixed-Use/Residential	$405,300	Mixed-Use/Residential	$407,326	$2,026	0.50%	$794
C-077-094	745720 0940	RealPrope	ROYAL CREST CONDOMINIUM	MITCHELL JOHN P	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$661,500	Mixed-Use/Residential	$664,807	$3,307	0.50%	$1,296
C-077-095	745720 0950	RealPrope	ROYAL CREST CONDOMINIUM	AMADOR RENE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	976	Mixed-Use/Residential	$488,000	Mixed-Use/Residential	$490,440	$2,440	0.50%	$956
C-077-096	745720 0960	RealPrope	ROYAL CREST CONDOMINIUM	MOTT DANE+CHAN AMY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	578	Mixed-Use/Residential	$317,900	Mixed-Use/Residential	$319,489	$1,589	0.50%	$623
C-077-097	745720 0970	RealPrope	ROYAL CREST CONDOMINIUM	TORDABLE JAVIER+OMAR NONA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-098	745720 0980	RealPrope	ROYAL CREST CONDOMINIUM	PELTELL NICHOLAS J	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	773	Mixed-Use/Residential	$386,500	Mixed-Use/Residential	$388,432	$1,932	0.50%	$757
C-077-099	745720 0990	RealPrope	ROYAL CREST CONDOMINIUM	BRECKE ALLAN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	963	Mixed-Use/Residential	$457,425	Mixed-Use/Residential	$459,712	$2,287	0.50%	$896
C-077-100	745720 1000	RealPrope	ROYAL CREST CONDOMINIUM	SCHEIDEL WILLIAM+WU SANDY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	2,100	Mixed-Use/Residential	$1,102,500	Mixed-Use/Residential	$1,108,012	$5,512	0.50%	$2,160
C-077-101	745720 1010	RealPrope	ROYAL CREST CONDOMINIUM	ELGAME LLC	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	783	Mixed-Use/Residential	$411,075	Mixed-Use/Residential	$413,130	$2,055	0.50%	$805
C-077-102	745720 1020	RealPrope	ROYAL CREST CONDOMINIUM	CARLSON LYNN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,900	Mixed-Use/Residential	$855,000	Mixed-Use/Residential	$859,275	$4,275	0.50%	$1,675
C-077-103	745720 1030	RealPrope	ROYAL CREST CONDOMINIUM	MARTINEZ VICENTE+DEANNA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	772	Mixed-Use/Residential	$405,300	Mixed-Use/Residential	$407,326	$2,026	0.50%	$794
C-077-104	745720 1040	RealPrope	ROYAL CREST CONDOMINIUM	KITTILSON DONNA D	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$661,500	Mixed-Use/Residential	$664,807	$3,307	0.50%	$1,296
C-077-105	745720 1050	RealPrope	ROYAL CREST CONDOMINIUM	KITTILSON DONNA D	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	976	Mixed-Use/Residential	$488,000	Mixed-Use/Residential	$490,440	$2,440	0.50%	$956
C-077-106	745720 1060	RealPrope	ROYAL CREST CONDOMINIUM	CRUTCHER JOHN S	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	578	Mixed-Use/Residential	$317,900	Mixed-Use/Residential	$319,489	$1,589	0.50%	$623
C-077-107	745720 1070	RealPrope	ROYAL CREST CONDOMINIUM	COX GARY S+SANDRA-TTEES	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-108	745720 1080	RealPrope	ROYAL CREST CONDOMINIUM	EVENSEN TERRY K+RONALD G	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	773	Mixed-Use/Residential	$386,500	Mixed-Use/Residential	$388,432	$1,932	0.50%	$757
C-077-109	745720 1090	RealPrope	ROYAL CREST CONDOMINIUM	COLLIER STEPHAN A+MARTIN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	969	Mixed-Use/Residential	$460,275	Mixed-Use/Residential	$462,576	$2,301	0.50%	$902
C-077-110	745720 1100	RealPrope	ROYAL CREST CONDOMINIUM	WALLS JEFF	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	2,100	Mixed-Use/Residential	$1,102,500	Mixed-Use/Residential	$1,108,012	$5,512	0.50%	$2,160

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
C-077-111	745720 1110	RealPrope	ROYAL CREST CONDOMINIUM	LING XIAOLI	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	783	Mixed-Use/Residential	$411,075	Mixed-Use/Residential	$413,130	$2,055	0.50%	$805
C-077-112	745720 1120	RealPrope	ROYAL CREST CONDOMINIUM	ZHANG RENHUI	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,900	Mixed-Use/Residential	$855,000	Mixed-Use/Residential	$859,275	$4,275	0.50%	$1,675
C-077-113	745720 1130	RealPrope	ROYAL CREST CONDOMINIUM	JOHN MATHEW+MATHEW	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	772	Mixed-Use/Residential	$405,300	Mixed-Use/Residential	$407,326	$2,026	0.50%	$794
C-077-114	745720 1140	RealPrope	ROYAL CREST CONDOMINIUM	VISTICA JOHN T+TERRY D	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$661,500	Mixed-Use/Residential	$664,807	$3,307	0.50%	$1,296
C-077-115	745720 1150	RealPrope	ROYAL CREST CONDOMINIUM	YASUI RICHARD+JAMES	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	976	Mixed-Use/Residential	$488,000	Mixed-Use/Residential	$490,440	$2,440	0.50%	$956
C-077-116	745720 1160	RealPrope	ROYAL CREST CONDOMINIUM	BINGHAM STEPHEN H	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	578	Mixed-Use/Residential	$317,900	Mixed-Use/Residential	$319,489	$1,589	0.50%	$623
C-077-117	745720 1170	RealPrope	ROYAL CREST CONDOMINIUM	WU JIAWEN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-118	745720 1180	RealPrope	ROYAL CREST CONDOMINIUM	ELY ELISABETH T	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	773	Mixed-Use/Residential	$386,500	Mixed-Use/Residential	$388,432	$1,932	0.50%	$757
C-077-119	745720 1190	RealPrope	ROYAL CREST CONDOMINIUM	HUEY ANNE LOUISE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	969	Mixed-Use/Residential	$460,275	Mixed-Use/Residential	$462,576	$2,301	0.50%	$902
C-077-120	745720 1200	RealPrope	ROYAL CREST CONDOMINIUM	GRANT CHARLES E+HALL LINDA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	2,100	Mixed-Use/Residential	$1,102,500	Mixed-Use/Residential	$1,108,012	$5,512	0.50%	$2,160
C-077-121	745720 1210	RealPrope	ROYAL CREST CONDOMINIUM	MENTINK WYNNE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	783	Mixed-Use/Residential	$411,075	Mixed-Use/Residential	$413,130	$2,055	0.50%	$805
C-077-122	745720 1220	RealPrope	ROYAL CREST CONDOMINIUM	WANG WIN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,900	Mixed-Use/Residential	$855,000	Mixed-Use/Residential	$859,275	$4,275	0.50%	$1,675
C-077-123	745720 1230	RealPrope	ROYAL CREST CONDOMINIUM	PARK EDWARD	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	772	Mixed-Use/Residential	$405,300	Mixed-Use/Residential	$407,326	$2,026	0.50%	$794
C-077-124	745720 1240	RealPrope	ROYAL CREST CONDOMINIUM	ANDERSON SCOTT+CHRISTINE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$661,500	Mixed-Use/Residential	$664,807	$3,307	0.50%	$1,296
C-077-125	745720 1250	RealPrope	ROYAL CREST CONDOMINIUM	RINEHART ANITA C	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	976	Mixed-Use/Residential	$488,000	Mixed-Use/Residential	$490,440	$2,440	0.50%	$956
C-077-126	745720 1260	RealPrope	ROYAL CREST CONDOMINIUM	CAVENAH DAVID B	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	578	Mixed-Use/Residential	$317,900	Mixed-Use/Residential	$319,489	$1,589	0.50%	$623
C-077-127	745720 1270	RealPrope	ROYAL CREST CONDOMINIUM	WONG KAR-YIU+YUNKIN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,323	Mixed-Use/Residential	$595,350	Mixed-Use/Residential	$598,327	$2,977	0.50%	$1,166
C-077-128	745720 1280	RealPrope	ROYAL CREST CONDOMINIUM	COONCE BRIAN+LIBRERA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	773	Mixed-Use/Residential	$386,500	Mixed-Use/Residential	$388,432	$1,932	0.50%	$757
C-077-129	745720 1290	RealPrope	ROYAL CREST CONDOMINIUM	SWINDALL JOHN+WALLEN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	969	Mixed-Use/Residential	$460,275	Mixed-Use/Residential	$462,576	$2,301	0.50%	$902
C-077-130	745720 1300	RealPrope	ROYAL CREST CONDOMINIUM	THIRD AVENUE LLC	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	2,100	Mixed-Use/Residential	$1,102,500	Mixed-Use/Residential	$1,108,012	$5,512	0.50%	$2,160
C-077-131	745720 1310	RealPrope	ROYAL CREST CONDOMINIUM	VERDUGO PEDRO+LUZ	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	783	Mixed-Use/Residential	$411,075	Mixed-Use/Residential	$413,130	$2,055	0.50%	$805
C-077-132	745720 1320	RealPrope	ROYAL CREST CONDOMINIUM	GOLDSMITH LISA H+GARY M	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,900	Mixed-Use/Residential	$855,000	Mixed-Use/Residential	$859,275	$4,275	0.50%	$1,675
C-077-001	745720 0010	RealPrope	ROYAL CREST CONDOMINIUM	PIKASO LLC	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	940	Mixed-Use/Commercial	$392,000	Mixed-Use/Commercial	$393,800	$1,800	0.46%	$703
C-077-002	745720 0020	RealPrope	ROYAL CREST CONDOMINIUM	GLOBAL FINANCE &	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	1,910	Mixed-Use/Commercial	$700,600	Mixed-Use/Commercial	$703,900	$3,300	0.47%	$1,293
C-077-003	745720 0030	RealPrope	ROYAL CREST CONDOMINIUM	GLOBAL FINANCE &	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	2,110	Mixed-Use/Commercial	$703,200	Mixed-Use/Commercial	$706,600	$3,400	0.48%	$1,332
C-077-004	745720 0040	RealPrope	ROYAL CREST CONDOMINIUM	LIU CHRISTINA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	460	Mixed-Use/Commercial	$191,800	Mixed-Use/Commercial	$192,700	$900	0.47%	$353
C-077-133	745720 1340	RealPrope	ROYAL CREST CONDOMINIUM	TALTON JON R+SUSAN M	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-134	745720 1350	RealPrope	ROYAL CREST CONDOMINIUM	MUDRA VALERIE HEIDE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-135	745720 1360	RealPrope	ROYAL CREST CONDOMINIUM	BROWN BEN/AMIN+TANYA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-136	745720 1370	RealPrope	ROYAL CREST CONDOMINIUM	HIATT DOUGLAS ARLO+CHRISTIE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-137	745720 1380	RealPrope	ROYAL CREST CONDOMINIUM	SWINDALL JOHN+WALLEN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-138	745720 1390	RealPrope	ROYAL CREST CONDOMINIUM	KITTILSON DONNA D	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-139	745720 1410	RealPrope	ROYAL CREST CONDOMINIUM	DE LOS SANTOS NORA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-140	745720 1470	RealPrope	ROYAL CREST CONDOMINIUM	HABEEB CHRISTINE NICOLE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-141	745720 1430	RealPrope	ROYAL CREST CONDOMINIUM	YASUI RICHARD+JAMES	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-142	745720 1440	RealPrope	ROYAL CREST CONDOMINIUM	PARKER DAVID+MICHELLE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-143	745720 1450	RealPrope	ROYAL CREST CONDOMINIUM	MUNARATA HIROO+IKUKO	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-144	745720 1460	RealPrope	ROYAL CREST CONDOMINIUM	BRICKEN COLIN+KAREN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-145	745720 1470	RealPrope	ROYAL CREST CONDOMINIUM	MITCHELL JOHN P	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-146	745720 1480	RealPrope	ROYAL CREST CONDOMINIUM	RISBERG ASA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-147	745720 1490	RealPrope	ROYAL CREST CONDOMINIUM	GALE DOUGLAS W+ROSALIE A	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-148	745720 1500	RealPrope	ROYAL CREST CONDOMINIUM	KITTILSON DONNA D	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-149	745720 1510	RealPrope	ROYAL CREST CONDOMINIUM	ALLEN D BRECKE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-150	745720 1520	RealPrope	ROYAL CREST CONDOMINIUM	VISTICA JOHN T+TERRY D	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-151	745720 1530	RealPrope	ROYAL CREST CONDOMINIUM	HUEY ANNE LOUISE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-152	745720 1540	RealPrope	ROYAL CREST CONDOMINIUM	AMADOR RENE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-153	745720 1550	RealPrope	ROYAL CREST CONDOMINIUM	DIEPENBROCK J RYAN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-154	745720 1561	RealPrope	ROYAL CREST CONDOMINIUM	KIRK GARY M	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-155	745720 1570	RealPrope	ROYAL CREST CONDOMINIUM	GILDER RICHARD+VIOLETA P	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-156	745720 1580	RealPrope	ROYAL CREST CONDOMINIUM	LEE BRYAN+HACKER SUSAN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-157	745720 1590	RealPrope	ROYAL CREST CONDOMINIUM	RICHARDSON MARY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-158	745720 1600	RealPrope	ROYAL CREST CONDOMINIUM	HARRIOTT DON + BEVERLY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-159	745720 1610	RealPrope	ROYAL CREST CONDOMINIUM	RAMOS T	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-160	745720 1620	RealPrope	ROYAL CREST CONDOMINIUM	SATHE ANNE NG+MIHIR S	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-161	745720 1630	RealPrope	ROYAL CREST CONDOMINIUM	M N CHAN FAMILY LLC	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-162	745720 1640	RealPrope	ROYAL CREST CONDOMINIUM	LANE JAY B	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-163	745720 1650	RealPrope	ROYAL CREST CONDOMINIUM	HARRISON ELAINE K	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-164	745720 1660	RealPrope	ROYAL CREST CONDOMINIUM	CHEN YU YI	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-165	745720 1670	RealPrope	ROYAL CREST CONDOMINIUM	BOYCE FERDINAND	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-166	745720 1680	RealPrope	ROYAL CREST CONDOMINIUM	WONG KAR-YIU+YUNKIN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-167	745720 1690	RealPrope	ROYAL CREST CONDOMINIUM	ABERCROMBIE NANCY PARDEE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-168	745720 1700	RealPrope	ROYAL CREST CONDOMINIUM	SHYU WILLIAM	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-169	745720 1710	RealPrope	ROYAL CREST CONDOMINIUM	KUMATA GERALD	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-170	745720 1720	RealPrope	ROYAL CREST CONDOMINIUM	BLOCK RICHARD O	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-171	745720 1730	RealPrope	ROYAL CREST CONDOMINIUM	ABBOTT JAMES +JACINTA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-172	745720 1740	RealPrope	ROYAL CREST CONDOMINIUM	ZHANG RENHUI	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
C-077-173	745720 1750	iRealPrope	ROYAL CREST CONDOMINIUM	WU JIAWEN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-174	745720 1760	iRealPrope	ROYAL CREST CONDOMINIUM	URATA STEPHEN DALE+JACK	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-175	745720 1770	iRealPrope	ROYAL CREST CONDOMINIUM	CHITNIS PRAFUL	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-176	745720 1780	iRealPrope	ROYAL CREST CONDOMINIUM	SCHEIDEL WILLIAM+WU SANDY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-177	745720 1790	iRealPrope	ROYAL CREST CONDOMINIUM	TOTEV KRASSIMIR S	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-178	745720 1800	iRealPrope	ROYAL CREST CONDOMINIUM	COX GARY S+SANDRA-TTEES	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-179	745720 1810	iRealPrope	ROYAL CREST CONDOMINIUM	GRANT CHARLES E	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-180	745720 1820	iRealPrope	ROYAL CREST CONDOMINIUM	WANG WIN & KAOTIU	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-181	745720 1830	iRealPrope	ROYAL CREST CONDOMINIUM	HEYMANN RAMIRO 3RD AVE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-182	745720 1840	iRealPrope	ROYAL CREST CONDOMINIUM	ANDERSON SCOTT+CHRISTINE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-183	745720 1850	iRealPrope	ROYAL CREST CONDOMINIUM	CARLTON LYNN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-184	745720 1860	iRealPrope	ROYAL CREST CONDOMINIUM	RAINIER LIVING LLC	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-185	745720 1870	iRealPrope	ROYAL CREST CONDOMINIUM	WALLS JEFF	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-186	745720 1880	iRealPrope	ROYAL CREST CONDOMINIUM	ROYAL CREST CONDOMINIUM	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-187	745720 1890	iRealPrope	ROYAL CREST CONDOMINIUM	GOLDSMITH LISA J+GARY M	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-188	745720 1900	iRealPrope	ROYAL CREST CONDOMINIUM	HEYMANN RAMIRO 3RD AVE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-189	745720 1910	iRealPrope	ROYAL CREST CONDOMINIUM	PAI AJIT	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-190	745720 1930	iRealPrope	ROYAL CREST CONDOMINIUM	GLOBAL FINANCE &	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-191	745720 1940	iRealPrope	ROYAL CREST CONDOMINIUM	GLOBAL FINANCE &	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-192	745720 1950	iRealPrope	ROYAL CREST CONDOMINIUM	GLOBAL FINANCE &	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$25,000	Parking	$25,125	$125	0.50%	$49
C-077-193	745720 1960	iRealPrope	ROYAL CREST CONDOMINIUM	GALE DOUGLAS W+ROSALIE A	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-194	745720 1970	iRealPrope	ROYAL CREST CONDOMINIUM	WALLS JEFF	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-195	745720 1980	iRealPrope	ROYAL CREST CONDOMINIUM	ATWOOD ARNOLD	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-196	745720 1990	iRealPrope	ROYAL CREST CONDOMINIUM	RITTILSON DONNA D	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-197	745720 2000	iRealPrope	ROYAL CREST CONDOMINIUM	LING XIAOLI	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-198	745720 2010	iRealPrope	ROYAL CREST CONDOMINIUM	LANE JAY B	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-199	745720 2020	iRealPrope	ROYAL CREST CONDOMINIUM	THOMAS CYNTHIA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-200	745720 2030	iRealPrope	ROYAL CREST CONDOMINIUM	WHINIHAN ELAINE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-201	745720 2040	iRealPrope	ROYAL CREST CONDOMINIUM	ABERCROMBIE NANCY PARDEE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-202	745720 2050	iRealPrope	ROYAL CREST CONDOMINIUM	CODNCE BRIAN+LIBRERA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-203	745720 2060	iRealPrope	ROYAL CREST CONDOMINIUM	CHITNIS PRAFUL	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-204	745720 2070	iRealPrope	ROYAL CREST CONDOMINIUM	ELY ELISABETH T	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-205	745720 2080	iRealPrope	ROYAL CREST CONDOMINIUM	BRICKEN COLIN+KAREN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-206	745720 2090	iRealPrope	ROYAL CREST CONDOMINIUM	CHUA PAUL	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-207	745720 2100	iRealPrope	ROYAL CREST CONDOMINIUM	CAVENAH DAVID	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-208	745720 2110	iRealPrope	ROYAL CREST CONDOMINIUM	RAMOS THERESA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-209	745720 2120	iRealPrope	ROYAL CREST CONDOMINIUM	WU JIAWEN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-210	745720 2130	iRealPrope	ROYAL CREST CONDOMINIUM	ABBOTT JAMES +JACINTA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-211	745720 2140	iRealPrope	ROYAL CREST CONDOMINIUM	CHAN LEE HA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-212	745720 2150	iRealPrope	ROYAL CREST CONDOMINIUM	AMADOR RENE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-213	745720 2160	iRealPrope	ROYAL CREST CONDOMINIUM	SPARR DON C JR	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-214	745720 2170	iRealPrope	ROYAL CREST CONDOMINIUM	HARRISON ELAINE K	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-215	745720 2180	iRealPrope	ROYAL CREST CONDOMINIUM	PITLICK ELIZABETH HOA ZEN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-216	745720 2190	iRealPrope	ROYAL CREST CONDOMINIUM	ZAMUDIO ALMA SOLIS+RONALD	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-217	745720 2200	iRealPrope	ROYAL CREST CONDOMINIUM	TOTEV KRASSIMIR S	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-218	745720 2210	iRealPrope	ROYAL CREST CONDOMINIUM	SWINDALL JOHN+WALLEN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-219	745720 2220	iRealPrope	ROYAL CREST CONDOMINIUM	DAVIS KEVIN M+DAVIS TERRESA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-220	745720 2230	iRealPrope	ROYAL CREST CONDOMINIUM	SHYU WILLIAM	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-221	745720 2240	iRealPrope	ROYAL CREST CONDOMINIUM	DIEPENBROCK J RYAN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-222	745720 2250	iRealPrope	ROYAL CREST CONDOMINIUM	NHM PROPERTIES	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-223	745720 2260	iRealPrope	ROYAL CREST CONDOMINIUM	MARTIN KIRK	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-224	745720 2270	iRealPrope	ROYAL CREST CONDOMINIUM	MARINAS ROSANA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-225	745720 2280	iRealPrope	ROYAL CREST CONDOMINIUM	MITCHELL JOHN P	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-226	745720 2290	iRealPrope	ROYAL CREST CONDOMINIUM	SOBKOWSKI KRZYSZTOF W	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-227	745720 2300	iRealPrope	ROYAL CREST CONDOMINIUM	CALABRESE JOHN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-228	745720 2310	iRealPrope	ROYAL CREST CONDOMINIUM	LONG IRENE L	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-229	745720 2320	iRealPrope	ROYAL CREST CONDOMINIUM	WALLS JEFF	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-230	745720 2330	iRealPrope	ROYAL CREST CONDOMINIUM	GREENVILLE PROPERTIES LLC	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-231	745720 2340	iRealPrope	ROYAL CREST CONDOMINIUM	HARRIS WILLIAM R	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-232	745720 2350	iRealPrope	ROYAL CREST CONDOMINIUM	ALLEN D BRECKE ESQ	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-233	745720 2360	iRealPrope	ROYAL CREST CONDOMINIUM	HARRIOTT DON + BEVERLY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-234	745720 2370	iRealPrope	ROYAL CREST CONDOMINIUM	RICHARDSON MARY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-235	745720 2380	iRealPrope	ROYAL CREST CONDOMINIUM	VERDUGO PEDRO+LUZ	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-236	745720 2390	iRealPrope	ROYAL CREST CONDOMINIUM	YAO JIANI	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-237	745720 2400	iRealPrope	ROYAL CREST CONDOMINIUM	HUEY ANNE LOUISE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-238	745720 2410	iRealPrope	ROYAL CREST CONDOMINIUM	ROYAL CREST CONDOMINIUMS	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1
C-077-239	745720 2420	iRealPrope	ROYAL CREST CONDOMINIUM	KUMATA GERALD	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$1

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
C-077-240	745720 2430	iRealPrope	ROYAL CREST CONDOMINIUM	PAVIKOVICH ALEXANDER	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-241	745720 2443	iRealPrope	ROYAL CREST CONDOMINIUM	KIRK GARY M	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-242	745720 2450	iRealPrope	ROYAL CREST CONDOMINIUM	TCHILINGUIROV IVO+NIKOLOV	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-244	745720 2460	iRealPrope	ROYAL CREST CONDOMINIUM	ROYAL CREST CONDOMINIUMS	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-245	745720 2470	iRealPrope	ROYAL CREST CONDOMINIUM	ROYAL CREST CONDOMINIUMS	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-246	745720 2480	iRealPrope	ROYAL CREST CONDOMINIUM	ROYAL CREST CONDOMINIUMS	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-247	745720 2490	iRealPrope	ROYAL CREST CONDOMINIUM	BLOCK RICHARD O	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-248	745720 2500	iRealPrope	ROYAL CREST CONDOMINIUM	MUDRA VALERIE HEIDE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-249	745720 2510	iRealPrope	ROYAL CREST CONDOMINIUM	GILDER RICHARD+VIOLETA P	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-250	745720 2520	iRealPrope	ROYAL CREST CONDOMINIUM	LEE BRYAN+HACKER SUSAN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-251	745720 2530	iRealPrope	ROYAL CREST CONDOMINIUM	GEORGIEV GEORGE G	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-252	745720 2540	iRealPrope	ROYAL CREST CONDOMINIUM	DOLES DOUG & SHERRY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-253	745720 2550	iRealPrope	ROYAL CREST CONDOMINIUM	ALLEY JASON+WENDY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-254	745720 2560	iRealPrope	ROYAL CREST CONDOMINIUM	JOHN MATHEW+MATHEW	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-255	745720 2570	iRealPrope	ROYAL CREST CONDOMINIUM	PAI AIIT	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-256	745720 2580	iRealPrope	ROYAL CREST CONDOMINIUM	BARREDA RODOLFO+NANCY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-257	745720 2590	iRealPrope	ROYAL CREST CONDOMINIUM	SECOND & CEDAR ASSOCIATES	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-258	745720 2600	iRealPrope	ROYAL CREST CONDOMINIUM	RAMOS THERESA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-259	745720 2610	iRealPrope	ROYAL CREST CONDOMINIUM	WONG KAR-YIU & YUNEIN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-260	745720 2630	iRealPrope	ROYAL CREST CONDOMINIUM	BLUM GALINA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-261	745720 2640	iRealPrope	ROYAL CREST CONDOMINIUM	ZHENG ZHAODONG	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-262	745720 2650	iRealPrope	ROYAL CREST CONDOMINIUM	ALLWICH STEVE R	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-263	745720 2660	iRealPrope	ROYAL CREST CONDOMINIUM	ANDERSON SCOTT+CHRISTINE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-264	745720 2670	iRealPrope	ROYAL CREST CONDOMINIUM	WALLS JEFF	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-265	745720 2680	iRealPrope	ROYAL CREST CONDOMINIUM	SUNBOKAI LLC	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-266	745720 2690	iRealPrope	ROYAL CREST CONDOMINIUM	PARKER DAVID+MICHELLE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-267	745720 2700	iRealPrope	ROYAL CREST CONDOMINIUM	MOONEY JOHN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-268	745720 2710	iRealPrope	ROYAL CREST CONDOMINIUM	CHERIEL CHAD+SALLY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-269	745720 2720	iRealPrope	ROYAL CREST CONDOMINIUM	BROWN BENJAMIN+TANYA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-270	745720 2730	iRealPrope	ROYAL CREST CONDOMINIUM	YASUI RICHARD+JAMES	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-271	745720 2750	iRealPrope	ROYAL CREST CONDOMINIUM	HABEEB CHRISTINE NICOLE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-272	745720 2760	iRealPrope	ROYAL CREST CONDOMINIUM	DING ZIQIAO	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-273	745720 2770	iRealPrope	ROYAL CREST CONDOMINIUM	LAWRENCE DANIEL J	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-274	745720 2780	iRealPrope	ROYAL CREST CONDOMINIUM	CHEUNG HUNG K	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-275	745720 2790	iRealPrope	ROYAL CREST CONDOMINIUM	REUTELL NICHOLAS	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-276	745720 2800	iRealPrope	ROYAL CREST CONDOMINIUM	MATOS-BONETA LUIS	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-277	745720 2810	iRealPrope	ROYAL CREST CONDOMINIUM	SVORE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-278	745720 2820	iRealPrope	ROYAL CREST CONDOMINIUM	CARTER GARTH+SHARYL	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-279	745720 2830	iRealPrope	ROYAL CREST CONDOMINIUM	WANG FEI	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-280	745720 2850	iRealPrope	ROYAL CREST CONDOMINIUM	MOTT DANE+CHAN AMY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-281	745720 2860	iRealPrope	ROYAL CREST CONDOMINIUM	CHAD CHERIEL	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-282	745720 2870	iRealPrope	ROYAL CREST CONDOMINIUM	BARKER ALEXIS	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-283	745720 2880	iRealPrope	ROYAL CREST CONDOMINIUM	SATHE ANNE NG+MIHIR S	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-284	745720 2890	iRealPrope	ROYAL CREST CONDOMINIUM	BINGHAM STEPHEN H	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-285	745720 2900	iRealPrope	ROYAL CREST CONDOMINIUM	KITTILSON DONNA D	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-286	745720 2910	iRealPrope	ROYAL CREST CONDOMINIUM	GRANT CHARLES E	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-287	745720 2920	iRealPrope	ROYAL CREST CONDOMINIUM	COX GARY S+SANDRA-TTEES	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-288	745720 2930	iRealPrope	ROYAL CREST CONDOMINIUM	JONES DAVID R & CHUCK VIGIL	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-289	745720 2940	iRealPrope	ROYAL CREST CONDOMINIUM	LACIVITA JEREMY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-290	745720 2950	iRealPrope	ROYAL CREST CONDOMINIUM	TALTON JON R+SUSAN M	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-291	745720 2970	iRealPrope	ROYAL CREST CONDOMINIUM	MARTINEZ VICENTE+DEANNA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-292	745720 2980	iRealPrope	ROYAL CREST CONDOMINIUM	RAINIER LIVING LLC	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-293	745720 2990	iRealPrope	ROYAL CREST CONDOMINIUM	BOYCE FERDINAND	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-294	745720 3000	iRealPrope	ROYAL CREST CONDOMINIUM	MENTINK WYNNE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-295	745720 3010	iRealPrope	ROYAL CREST CONDOMINIUM	SHAFFER ROBERT J	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-296	745720 3020	iRealPrope	ROYAL CREST CONDOMINIUM	URATA STEPHEN DALE+JACK	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-297	745720 3030	iRealPrope	ROYAL CREST CONDOMINIUM	GOLDSMITH LISA J+GARY M	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-298	745720 3040	iRealPrope	ROYAL CREST CONDOMINIUM	SCHEIDEL WILLIAM+WU SANDY	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-299	745720 3050	iRealPrope	ROYAL CREST CONDOMINIUM	CHEN YU YI	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-300	745720 3060	iRealPrope	ROYAL CREST CONDOMINIUM	NOGALES JANICE E	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-301	745720 3070	iRealPrope	ROYAL CREST CONDOMINIUM	VISTICA JOHN T+TERRY D	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-302	745720 3080	iRealPrope	ROYAL CREST CONDOMINIUM	DE LOS SANTOS NORA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-303	745720 3090	iRealPrope	ROYAL CREST CONDOMINIUM	ANDERSON RONALD	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-304	745720 3100	iRealPrope	ROYAL CREST CONDOMINIUM	THOMAS JEFFERY A	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-305	745720 3110	iRealPrope	ROYAL CREST CONDOMINIUM	CRUTCHER JOHN S	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-306	745720 3120	iRealPrope	ROYAL CREST CONDOMINIUM	WILLIAMS ALAN E	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-307	745720 3130	iRealPrope	ROYAL CREST CONDOMINIUM	MITCHELL JOHN P+IRENE M	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County LID	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Charge	Total Assessment
C-077-308	745720 3140	Real Prope	ROYAL CREST CONDOMINIUM	ELY ELISABETH T	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-309	745720 3150	Real Prope	ROYAL CREST CONDOMINIUM	SHEN XIAOHUI	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-310	745720 3160	Real Prope	ROYAL CREST CONDOMINIUM	EVENSEN TERRY K+RONALD G	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-311	745720 3170	Real Prope	ROYAL CREST CONDOMINIUM	FLUGEL FAITH L	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-312	745720 3180	Real Prope	ROYAL CREST CONDOMINIUM	HE LANGFEI + CHEN QING	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-313	745720 3190	Real Prope	ROYAL CREST CONDOMINIUM	MUNAKATA HIROO+IKUKO	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-314	745720 3200	Real Prope	ROYAL CREST CONDOMINIUM	BOYCE FERDINAND	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-315	745720 3210	Real Prope	ROYAL CREST CONDOMINIUM	HEYMANN RAMIRO 3RD AVE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-316	745720 3220	Real Prope	ROYAL CREST CONDOMINIUM	HIATT DOUGLAS ARLO+CHRISTIE	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-317	745720 3230	Real Prope	ROYAL CREST CONDOMINIUM	M N CHAN FAMILY LLC	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-318	745720 3240	Real Prope	ROYAL CREST CONDOMINIUM	RISBERG ASA	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-319	745720 3250	Real Prope	ROYAL CREST CONDOMINIUM	RINEHART ANITA C	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-320	745720 3260	Real Prope	ROYAL CREST CONDOMINIUM	ROYAL CREST CONDOMINIUMS	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-321	745720 3270	Real Prope	ROYAL CREST CONDOMINIUM	ROYAL CREST CONDOMINIUMS	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-322	745720 3280	Real Prope	ROYAL CREST CONDOMINIUM	GOLDSMITH LISA J+GARY M	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-323	745720 3290	Real Prope	ROYAL CREST CONDOMINIUM	WANG WIN & KAORU	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-324	745720 3300	Real Prope	ROYAL CREST CONDOMINIUM	ZHANG RENHUI	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-077-325	745720 3310	Real Prope	ROYAL CREST CONDOMINIUM	CARLTON LYNN	2100 3RD AVE, SEATTLE 98121	DMR/R 145/65	12,968	150,480	0	Parking	$1,000	Parking	$1,005	$5	0.50%	$2
C-109	238200 0000	Real Prope	ESCALA CONDOMINIUM		1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	9,333	9,333	Condominium(Mixed Use)		Condominium(Mixed Use)			0.75%	
C-109-003	238200 0030	Real Prope	ESCALA CONDOMINIUM	CHASE MATTHEW L+ANNE M	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$666,400	Mixed-Use/Residential	$671,398	$4,998	0.75%	$1,958
C-109-004	238200 0040	Real Prope	ESCALA CONDOMINIUM	WENDELL JAMES H+WEINBERG	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,124,900	Mixed-Use/Residential	$1,133,337	$8,437	0.75%	$3,306
C-109-005	238200 0050	Real Prope	ESCALA CONDOMINIUM	MCNEILL DERRICK JOSEPH	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$637,000	Mixed-Use/Residential	$641,778	$4,778	0.75%	$1,872
C-109-006	238200 0060	Real Prope	ESCALA CONDOMINIUM	YU GONGYA+FANG WEI	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$637,000	Mixed-Use/Residential	$641,778	$4,778	0.75%	$1,872
C-109-007	238200 0070	Real Prope	ESCALA CONDOMINIUM	NORSWORTHY RENE L	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,124,900	Mixed-Use/Residential	$1,133,337	$8,437	0.75%	$3,306
C-109-008	238200 0080	Real Prope	ESCALA CONDOMINIUM	FARAHANCHI ALI	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$666,400	Mixed-Use/Residential	$671,398	$4,998	0.75%	$1,958
C-109-009	238200 0090	Real Prope	ESCALA CONDOMINIUM	KAPOOR KARAN+SEEMA A	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$666,400	Mixed-Use/Residential	$671,398	$4,998	0.75%	$1,958
C-109-010	238200 0100	Real Prope	ESCALA CONDOMINIUM	HARPER ANDREW W	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,124,900	Mixed-Use/Residential	$1,133,337	$8,437	0.75%	$3,306
C-109-011	238200 0110	Real Prope	ESCALA CONDOMINIUM	PASHA ASIM+SABAH	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$637,000	Mixed-Use/Residential	$641,778	$4,778	0.75%	$1,872
C-109-012	238200 0120	Real Prope	ESCALA CONDOMINIUM	NADER MAYA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$637,000	Mixed-Use/Residential	$641,778	$4,778	0.75%	$1,872
C-109-013	238200 0130	Real Prope	ESCALA CONDOMINIUM	TAMAKI BLAINE L+TAMAKI PREC	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,124,900	Mixed-Use/Residential	$1,133,337	$8,437	0.75%	$3,306
C-109-014	238200 0140	Real Prope	ESCALA CONDOMINIUM	MUELLER ROBERT A+FERIHAN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$666,400	Mixed-Use/Residential	$671,398	$4,998	0.75%	$1,958
C-109-015	238200 0150	Real Prope	ESCALA CONDOMINIUM	TRACY JOSEPH MARK	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$666,400	Mixed-Use/Residential	$671,398	$4,998	0.75%	$1,958
C-109-016	238200 0160	Real Prope	ESCALA CONDOMINIUM	SINGER STEVEN R	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,124,900	Mixed-Use/Residential	$1,133,337	$8,437	0.75%	$3,306
C-109-017	238200 0170	Real Prope	ESCALA CONDOMINIUM	HUGHES MARY F	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$637,000	Mixed-Use/Residential	$641,778	$4,778	0.75%	$1,872
C-109-018	238200 0180	Real Prope	ESCALA CONDOMINIUM	HANSEN LYSA+CULLY GARY	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$637,000	Mixed-Use/Residential	$641,778	$4,778	0.75%	$1,872
C-109-019	238200 0190	Real Prope	ESCALA CONDOMINIUM	NICOLL CHRISTOPHER W+WU	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,124,900	Mixed-Use/Residential	$1,133,337	$8,437	0.75%	$3,306
C-109-020	238200 0200	Real Prope	ESCALA CONDOMINIUM	YANG REX JR	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$666,400	Mixed-Use/Residential	$671,398	$4,998	0.75%	$1,958
C-109-021	238200 0210	Real Prope	ESCALA CONDOMINIUM	CHANG ALBERT C S	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$666,400	Mixed-Use/Residential	$671,398	$4,998	0.75%	$1,958
C-109-022	238200 0220	Real Prope	ESCALA CONDOMINIUM	SPURLIN JEREMY+JESSICA WHIT	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,124,900	Mixed-Use/Residential	$1,133,337	$8,437	0.75%	$3,306
C-109-023	238200 0230	Real Prope	ESCALA CONDOMINIUM	SQUIRE DAVID T+BRYANT KELLY	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$637,000	Mixed-Use/Residential	$641,778	$4,778	0.75%	$1,872
C-109-024	238200 0240	Real Prope	ESCALA CONDOMINIUM	HENRY DARON+NAMI LEE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$637,000	Mixed-Use/Residential	$641,778	$4,778	0.75%	$1,872
C-109-025	238200 0250	Real Prope	ESCALA CONDOMINIUM	LEE FRANK	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,124,900	Mixed-Use/Residential	$1,133,337	$8,437	0.75%	$3,306
C-109-026	238200 0260	Real Prope	ESCALA CONDOMINIUM	COOK BRANDON AGUSTUS	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$666,400	Mixed-Use/Residential	$671,398	$4,998	0.75%	$1,958
C-109-027	238200 0270	Real Prope	ESCALA CONDOMINIUM	WEAVER WENDY L	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$690,200	Mixed-Use/Residential	$695,377	$5,177	0.75%	$2,028
C-109-028	238200 0280	Real Prope	ESCALA CONDOMINIUM	KING MARTIN J+MARY E	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,165,075	Mixed-Use/Residential	$1,173,813	$8,738	0.75%	$3,424
C-109-029	238200 0290	Real Prope	ESCALA CONDOMINIUM	SMILGIN JOHN F	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$659,750	Mixed-Use/Residential	$664,698	$4,948	0.75%	$1,939
C-109-030	238200 0300	Real Prope	ESCALA CONDOMINIUM	JOHANSEN SVERRE H	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$659,750	Mixed-Use/Residential	$664,698	$4,948	0.75%	$1,939
C-109-031	238200 0310	Real Prope	ESCALA CONDOMINIUM	OESTERWINTER MARCUS H	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,165,075	Mixed-Use/Residential	$1,173,813	$8,738	0.75%	$3,424
C-109-032	238200 0320	Real Prope	ESCALA CONDOMINIUM	LESHINSKY YAN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$690,200	Mixed-Use/Residential	$695,377	$5,177	0.75%	$2,028
C-109-033	238200 0330	Real Prope	ESCALA CONDOMINIUM	RAGNO ROBERT+DOMINOWSKA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$690,200	Mixed-Use/Residential	$695,377	$5,177	0.75%	$2,028
C-109-034	238200 0340	Real Prope	ESCALA CONDOMINIUM	SHRENZEL DAVID EDGAR	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,165,075	Mixed-Use/Residential	$1,173,813	$8,738	0.75%	$3,424
C-109-035	238200 0350	Real Prope	ESCALA CONDOMINIUM	ICZKOVITZ ABIGAIL L	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$659,750	Mixed-Use/Residential	$664,698	$4,948	0.75%	$1,939
C-109-036	238200 0360	Real Prope	ESCALA CONDOMINIUM	COE SAMUEL B+KAREN L	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$659,750	Mixed-Use/Residential	$664,698	$4,948	0.75%	$1,939
C-109-037	238200 0370	Real Prope	ESCALA CONDOMINIUM	COLOWICK ANN+HARBOUR	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,165,075	Mixed-Use/Residential	$1,173,813	$8,738	0.75%	$3,424
C-109-038	238200 0380	Real Prope	ESCALA CONDOMINIUM	CAREY GEORGE+CHING LIM NG	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$690,200	Mixed-Use/Residential	$695,377	$5,177	0.75%	$2,028
C-109-039	238200 0390	Real Prope	ESCALA CONDOMINIUM	HESS FAMILY TRUST	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$690,200	Mixed-Use/Residential	$695,377	$5,177	0.75%	$2,028
C-109-040	238200 0400	Real Prope	ESCALA CONDOMINIUM	SHEIKH GENE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,165,075	Mixed-Use/Residential	$1,173,813	$8,738	0.75%	$3,424
C-109-041	238200 0410	Real Prope	ESCALA CONDOMINIUM	LODE RODRIGO	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$659,750	Mixed-Use/Residential	$664,698	$4,948	0.75%	$1,939
C-109-042	238200 0420	Real Prope	ESCALA CONDOMINIUM	HAYES ASHLEY J +MICHAEL+ MA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$659,750	Mixed-Use/Residential	$664,698	$4,948	0.75%	$1,939
C-109-043	238200 0430	Real Prope	ESCALA CONDOMINIUM	SCHIER STEPHAN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,165,075	Mixed-Use/Residential	$1,173,813	$8,738	0.75%	$3,424
C-109-044	238200 0440	Real Prope	ESCALA CONDOMINIUM	RAJEWSKI JOSEPH W III	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$690,200	Mixed-Use/Residential	$695,377	$5,177	0.75%	$2,028
C-109-045	238200 0450	Real Prope	ESCALA CONDOMINIUM	HUA SEAN XIANG	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$690,200	Mixed-Use/Residential	$695,377	$5,177	0.75%	$2,028
C-109-046	238200 0460	Real Prope	ESCALA CONDOMINIUM	GONZALEZ OLIVIER	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,165,075	Mixed-Use/Residential	$1,173,813	$8,738	0.75%	$3,424
C-109-047	238200 0470	Real Prope	ESCALA CONDOMINIUM	BHAGESHPUR KIRAN V	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$659,750	Mixed-Use/Residential	$664,698	$4,948	0.75%	$1,939
C-109-048	238200 0480	Real Prope	ESCALA CONDOMINIUM	LE ANDREW T	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$659,750	Mixed-Use/Residential	$664,698	$4,948	0.75%	$1,939
C-109-049	238200 0490	Real Prope	ESCALA CONDOMINIUM	MICHAEL ASHUR P+ANNETTE S	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,165,075	Mixed-Use/Residential	$1,173,813	$8,738	0.75%	$3,424

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
C-109-050	238200 0500	RealPrope	ESCALA CONDOMINIUM	GNESIN YELENA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$690,200	Mixed-Use/Residential	$695,377	$5,177	0.75%	$2,028
C-109-051	238200 0510	RealPrope	ESCALA CONDOMINIUM	HALEY MELISSA B	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$719,355	$5,355	0.75%	$2,098
C-109-052	238200 0520	RealPrope	ESCALA CONDOMINIUM	KOU MING BIN+ FUNG SHU+ ET	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,205,250	Mixed-Use/Residential	$1,214,289	$9,039	0.75%	$3,542
C-109-053	238200 0530	RealPrope	ESCALA CONDOMINIUM	BUCHANAN PATRICIA K	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-054	238200 0540	RealPrope	ESCALA CONDOMINIUM	AN LUYAO	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-055	238200 0550	RealPrope	ESCALA CONDOMINIUM	PALMQUIST BRIAN G+CAREN J	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,205,250	Mixed-Use/Residential	$1,214,289	$9,039	0.75%	$3,542
C-109-056	238200 0560	RealPrope	ESCALA CONDOMINIUM	MICHAEL ANNETTE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$719,355	$5,355	0.75%	$2,098
C-109-057	238200 0570	RealPrope	ESCALA CONDOMINIUM	SULLIVAN THOMAS C	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$719,355	$5,355	0.75%	$2,098
C-109-058	238200 0580	RealPrope	ESCALA CONDOMINIUM	PANG XIAOMING	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,205,250	Mixed-Use/Residential	$1,214,289	$9,039	0.75%	$3,542
C-109-059	238200 0590	RealPrope	ESCALA CONDOMINIUM	KOEHN CHRISTINA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-060	238200 0600	RealPrope	ESCALA CONDOMINIUM	OEI MELINA E+WEAVER KELLY B	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-061	238200 0610	RealPrope	ESCALA CONDOMINIUM	STERN ROSLAN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,205,250	Mixed-Use/Residential	$1,214,289	$9,039	0.75%	$3,542
C-109-062	238200 0620	RealPrope	ESCALA CONDOMINIUM	MEHTA ANIRUDHA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$719,355	$5,355	0.75%	$2,098
C-109-063	238200 0630	RealPrope	ESCALA CONDOMINIUM	VANESCH ROSALYN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$719,355	$5,355	0.75%	$2,098
C-109-064	238200 0640	RealPrope	ESCALA CONDOMINIUM	OBEROI SANDEEP+NEHA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,205,250	Mixed-Use/Residential	$1,214,289	$9,039	0.75%	$3,542
C-109-065	238200 0650	RealPrope	ESCALA CONDOMINIUM	CHOI EDMOND G	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-066	238200 0660	RealPrope	ESCALA CONDOMINIUM	BYRUM FRANK D	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-067	238200 0670	RealPrope	ESCALA CONDOMINIUM	GABRIEL JOSEPH W+MARY C	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,205,250	Mixed-Use/Residential	$1,214,289	$9,039	0.75%	$3,542
C-109-068	238200 0680	RealPrope	ESCALA CONDOMINIUM	DUYUNGAN-ALBERT	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$719,355	$5,355	0.75%	$2,098
C-109-069	238200 0690	RealPrope	ESCALA CONDOMINIUM	HABIB AQIL	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$719,355	$5,355	0.75%	$2,098
C-109-070	238200 0700	RealPrope	ESCALA CONDOMINIUM	BYERS KEITH MICHAEL	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,205,250	Mixed-Use/Residential	$1,214,289	$9,039	0.75%	$3,542
C-109-071	238200 0710	RealPrope	ESCALA CONDOMINIUM	PLUT FRANK I+GILDA OLIVERIO	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-072	238200 0720	RealPrope	ESCALA CONDOMINIUM	LEE SIU CHING SALINA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-073	238200 0730	RealPrope	ESCALA CONDOMINIUM	KIM ROBERT C	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,205,250	Mixed-Use/Residential	$1,214,289	$9,039	0.75%	$3,542
C-109-074	238200 0740	RealPrope	ESCALA CONDOMINIUM	SRIDHARAN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$719,355	$5,355	0.75%	$2,098
C-109-075	238200 0750	RealPrope	ESCALA CONDOMINIUM	SILVA PARTROW	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$719,355	$5,355	0.75%	$2,098
C-109-076	238200 0760	RealPrope	ESCALA CONDOMINIUM	MCLAREN WILLIAM K+EMILY M	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,205,250	Mixed-Use/Residential	$1,214,289	$9,039	0.75%	$3,542
C-109-077	238200 0770	RealPrope	ESCALA CONDOMINIUM	PRIEST PATRICIA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-078	238200 0780	RealPrope	ESCALA CONDOMINIUM	GOLMARVI MAURO	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-079	238200 0790	RealPrope	ESCALA CONDOMINIUM	NORDSTROM INA S+RICHARD	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,205,250	Mixed-Use/Residential	$1,214,289	$9,039	0.75%	$3,542
C-109-080	238200 0800	RealPrope	ESCALA CONDOMINIUM	BRUELS GLEN R & DEBRA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$719,355	$5,355	0.75%	$2,098
C-109-081	238200 0810	RealPrope	ESCALA CONDOMINIUM	CHAN VICTOR PO ON+LINDA L	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$719,355	$5,355	0.75%	$2,098
C-109-082	238200 0820	RealPrope	ESCALA CONDOMINIUM	OLES DOUGLAS STUART+ALIDA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,205,250	Mixed-Use/Residential	$1,214,289	$9,039	0.75%	$3,542
C-109-083	238200 0830	RealPrope	ESCALA CONDOMINIUM	KUNG RUCHANG+MARY CHUNLI	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-084	238200 0840	RealPrope	ESCALA CONDOMINIUM	HO TY+BERNARDI CHRISTIANUS	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-085	238200 0850	RealPrope	ESCALA CONDOMINIUM	INMAN FRANKLIN H JR+BE T	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,205,250	Mixed-Use/Residential	$1,214,289	$9,039	0.75%	$3,542
C-109-086	238200 0860	RealPrope	ESCALA CONDOMINIUM	TAGAB MICHAEL E+JULIE K	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$719,355	$5,355	0.75%	$2,098
C-109-087	238200 0870	RealPrope	ESCALA CONDOMINIUM	LEU CHIEN-MING	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$719,355	$5,355	0.75%	$2,098
C-109-088	238200 0880	RealPrope	ESCALA CONDOMINIUM	DAWE STEVEN G+CLAUDIA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,205,250	Mixed-Use/Residential	$1,214,289	$9,039	0.75%	$3,542
C-109-089	238200 0890	RealPrope	ESCALA CONDOMINIUM	STONE BLAIR	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-090	238200 0900	RealPrope	ESCALA CONDOMINIUM	LING TZU H	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-091	238200 0910	RealPrope	ESCALA CONDOMINIUM	ZARATE JOSE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,205,250	Mixed-Use/Residential	$1,214,289	$9,039	0.75%	$3,542
C-109-092	238200 0920	RealPrope	ESCALA CONDOMINIUM	OPPEN MARK VAN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$719,355	$5,355	0.75%	$2,098
C-109-093	238200 0930	RealPrope	ESCALA CONDOMINIUM	DAMMEN PETER	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$719,355	$5,355	0.75%	$2,098
C-109-094	238200 0940	RealPrope	ESCALA CONDOMINIUM	ROGERS JOYCE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,205,250	Mixed-Use/Residential	$1,214,289	$9,039	0.75%	$3,542
C-109-095	238200 0950	RealPrope	ESCALA CONDOMINIUM	FINEZA CRISTINA+JOSE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-096	238200 0960	RealPrope	ESCALA CONDOMINIUM	TAN DEREK	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-097	238200 0970	RealPrope	ESCALA CONDOMINIUM	KWOWAJA FARHAN S	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,205,250	Mixed-Use/Residential	$1,214,289	$9,039	0.75%	$3,542
C-109-098	238200 0980	RealPrope	ESCALA CONDOMINIUM	HOLUB MARK	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$714,000	Mixed-Use/Residential	$719,355	$5,355	0.75%	$2,098
C-109-099	238200 0990	RealPrope	ESCALA CONDOMINIUM	VEGAN ASSOCIATES LLC	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$737,800	Mixed-Use/Residential	$743,334	$5,534	0.75%	$2,168
C-109-100	238200 1000	RealPrope	ESCALA CONDOMINIUM	BIGELOW BRADLEY AND	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,245,425	Mixed-Use/Residential	$1,254,766	$9,341	0.75%	$3,660
C-109-101	238200 1010	RealPrope	ESCALA CONDOMINIUM	AU-YEUNG DAVID	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-102	238200 1020	RealPrope	ESCALA CONDOMINIUM	SEIDLER CHRISTOPHER	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-103	238200 1030	RealPrope	ESCALA CONDOMINIUM	KUTZNER MICHAEL	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,245,425	Mixed-Use/Residential	$1,254,766	$9,341	0.75%	$3,660
C-109-104	238200 1040	RealPrope	ESCALA CONDOMINIUM	GRENIER DAVID R	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$737,800	Mixed-Use/Residential	$743,334	$5,534	0.75%	$2,168
C-109-105	238200 1050	RealPrope	ESCALA CONDOMINIUM	REEVES BROOKE+RYAN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$737,800	Mixed-Use/Residential	$743,334	$5,534	0.75%	$2,168
C-109-106	238200 1060	RealPrope	ESCALA CONDOMINIUM	YANG PATRICK & SHU-O W	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,245,425	Mixed-Use/Residential	$1,254,766	$9,341	0.75%	$3,660
C-109-107	238200 1070	RealPrope	ESCALA CONDOMINIUM	CHOU MONTE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-108	238200 1080	RealPrope	ESCALA CONDOMINIUM	LICHTMAN MOSHE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-109	238200 1090	RealPrope	ESCALA CONDOMINIUM	GEE GAVIN+NELSON LISA ANN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,245,425	Mixed-Use/Residential	$1,254,766	$9,341	0.75%	$3,660
C-109-110	238200 1100	RealPrope	ESCALA CONDOMINIUM	SCHOPP JAMES J+CYNTHIA W	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$737,800	Mixed-Use/Residential	$743,334	$5,534	0.75%	$2,168
C-109-111	238200 1110	RealPrope	ESCALA CONDOMINIUM	XIE DORA Y+JOHN Z YE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$737,800	Mixed-Use/Residential	$743,334	$5,534	0.75%	$2,168
C-109-112	238200 1120	RealPrope	ESCALA CONDOMINIUM	GALANTE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,245,425	Mixed-Use/Residential	$1,254,766	$9,341	0.75%	$3,660
C-109-113	238200 1130	RealPrope	ESCALA CONDOMINIUM	PROVENZANO CHRISTIAN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-114	238200 1140	RealPrope	ESCALA CONDOMINIUM	RIESCHEL GARY+YUCCA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-115	238200 1150	RealPrope	ESCALA CONDOMINIUM	YUE BROWN K+LINDA M	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,245,425	Mixed-Use/Residential	$1,254,766	$9,341	0.75%	$3,660
C-109-116	238200 1160	RealPrope	ESCALA CONDOMINIUM	JACOBS JOHN R+MARGARET A	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$737,800	Mixed-Use/Residential	$743,334	$5,534	0.75%	$2,168

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
C-109-117	238200 1170	RealPrope	ESCALA CONDOMINIUM	WASHBURN LANCE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$737,800	Mixed-Use/Residential	$743,334	$5,534	0.75%	$2,168
C-109-118	238200 1180	RealPrope	ESCALA CONDOMINIUM	OSTERGAARD JONI H+WILLIAM	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,245,425	Mixed-Use/Residential	$1,254,766	$9,341	0.75%	$3,660
C-109-119	238200 1190	RealPrope	ESCALA CONDOMINIUM	JIANG ZICONG+HUANG YAYUAN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-120	238200 1200	RealPrope	ESCALA CONDOMINIUM	ZHOU XU	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-121	238200 1210	RealPrope	ESCALA CONDOMINIUM	WISDORF MELODY ANDERSON	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,245,425	Mixed-Use/Residential	$1,254,766	$9,341	0.75%	$3,660
C-109-122	238200 1220	RealPrope	ESCALA CONDOMINIUM	COMAIR CHRISTOPHER	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$737,800	Mixed-Use/Residential	$743,334	$5,534	0.75%	$2,168
C-109-123	238200 1230	RealPrope	ESCALA CONDOMINIUM	MCKEOWN KEVIN P	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$737,800	Mixed-Use/Residential	$743,334	$5,534	0.75%	$2,168
C-109-124	238200 1240	RealPrope	ESCALA CONDOMINIUM	HIRSCHBERG RICHARD DANIEL	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,245,425	Mixed-Use/Residential	$1,254,766	$9,341	0.75%	$3,660
C-109-125	238200 1250	RealPrope	ESCALA CONDOMINIUM	PALMQUIST BRIAN G+CAREN J	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-126	238200 1260	RealPrope	ESCALA CONDOMINIUM	WONG KATHERINE SHIU YUE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-127	238200 1270	RealPrope	ESCALA CONDOMINIUM	HOLM TIMOTHY+KIM ANNA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,213,285	Mixed-Use/Residential	$1,222,385	$9,100	0.75%	$3,566
C-109-128	238200 1280	RealPrope	ESCALA CONDOMINIUM	BRADDOCK LORNE SCOTT	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$737,800	Mixed-Use/Residential	$743,334	$5,534	0.75%	$2,168
C-109-129	238200 1290	RealPrope	ESCALA CONDOMINIUM	CORRELL DANE P	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$737,800	Mixed-Use/Residential	$743,334	$5,534	0.75%	$2,168
C-109-130	238200 1300	RealPrope	ESCALA CONDOMINIUM	WALTERS MARC+NICOLE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,213,285	Mixed-Use/Residential	$1,222,385	$9,100	0.75%	$3,565
C-109-131	238200 1310	RealPrope	ESCALA CONDOMINIUM	JOYNER BARBARA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-132	238200 1320	RealPrope	ESCALA CONDOMINIUM	BUTLER JEFFREY M	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$682,500	Mixed-Use/Residential	$687,619	$5,119	0.75%	$2,006
C-109-133	238200 1330	RealPrope	ESCALA CONDOMINIUM	ARANGO KAREN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,245,425	Mixed-Use/Residential	$1,254,766	$9,341	0.75%	$3,660
C-109-134	238200 1340	RealPrope	ESCALA CONDOMINIUM	TANGEN KRISTOFFER	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$737,800	Mixed-Use/Residential	$743,334	$5,534	0.75%	$2,168
C-109-135	238200 1350	RealPrope	ESCALA CONDOMINIUM	MORELL DEAN+SHARON	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$761,600	Mixed-Use/Residential	$767,312	$5,712	0.75%	$2,238
C-109-136	238200 1360	RealPrope	ESCALA CONDOMINIUM	GREENE KIRK P	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,285,600	Mixed-Use/Residential	$1,295,242	$9,642	0.75%	$3,778
C-109-137	238200 1370	RealPrope	ESCALA CONDOMINIUM	TATINENI SATYAM	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$728,000	Mixed-Use/Residential	$733,460	$5,460	0.75%	$2,139
C-109-138	238200 1380	RealPrope	ESCALA CONDOMINIUM	LEE KYUNG	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$728,000	Mixed-Use/Residential	$733,460	$5,460	0.75%	$2,139
C-109-139	238200 1390	RealPrope	ESCALA CONDOMINIUM	NAGLE RON+SCHMITT BETSY	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,285,600	Mixed-Use/Residential	$1,295,242	$9,642	0.75%	$3,778
C-109-140	238200 1400	RealPrope	ESCALA CONDOMINIUM	FRY MICHAEL W+SUSAN M	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$761,600	Mixed-Use/Residential	$767,312	$5,712	0.75%	$2,238
C-109-141	238200 1410	RealPrope	ESCALA CONDOMINIUM	LUTHER ELFRIEDE+ANDREAS	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$737,800	Mixed-Use/Residential	$743,334	$5,534	0.75%	$2,168
C-109-142	238200 1420	RealPrope	ESCALA CONDOMINIUM	BERRIA KATHLEEN+FRANK J	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,245,425	Mixed-Use/Residential	$1,254,766	$9,341	0.75%	$3,660
C-109-143	238200 1430	RealPrope	ESCALA CONDOMINIUM	INGRID YING-NIEN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$705,250	Mixed-Use/Residential	$710,539	$5,289	0.75%	$2,072
C-109-144	238200 1440	RealPrope	ESCALA CONDOMINIUM	SHIN JEANSSIK+MYUNGSOOK	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$705,250	Mixed-Use/Residential	$710,539	$5,289	0.75%	$2,072
C-109-145	238200 1450	RealPrope	ESCALA CONDOMINIUM	CHEYETTE DAVID H+CYNTHIA K	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,245,425	Mixed-Use/Residential	$1,254,766	$9,341	0.75%	$3,660
C-109-146	238200 1460	RealPrope	ESCALA CONDOMINIUM	MELLINGER STEVEN A	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$737,800	Mixed-Use/Residential	$743,334	$5,534	0.75%	$2,168
C-109-147	238200 1470	RealPrope	ESCALA CONDOMINIUM	DU XIA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$785,400	Mixed-Use/Residential	$791,291	$5,891	0.75%	$2,308
C-109-148	238200 1480	RealPrope	ESCALA CONDOMINIUM	BEETON BEVERLY	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-149	238200 1490	RealPrope	ESCALA CONDOMINIUM	FORMAN PAUL	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$750,750	Mixed-Use/Residential	$756,381	$5,631	0.75%	$2,206
C-109-150	238200 1500	RealPrope	ESCALA CONDOMINIUM	WANG JIAN QING+HUI JIANG	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$750,750	Mixed-Use/Residential	$756,381	$5,631	0.75%	$2,206
C-109-151	238200 1510	RealPrope	ESCALA CONDOMINIUM	WANG XIAOYING	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-152	238200 1520	RealPrope	ESCALA CONDOMINIUM	GOELTZ THOMAS A	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$785,400	Mixed-Use/Residential	$791,291	$5,891	0.75%	$2,308
C-109-153	238200 1530	RealPrope	ESCALA CONDOMINIUM	VENKATACHALAM AKSHAYA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$761,600	Mixed-Use/Residential	$767,312	$5,712	0.75%	$2,238
C-109-154	238200 1540	RealPrope	ESCALA CONDOMINIUM	COOPER CHARLES	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,285,600	Mixed-Use/Residential	$1,295,242	$9,642	0.75%	$3,778
C-109-155	238200 1550	RealPrope	ESCALA CONDOMINIUM	BYRUM FRANK DAVID	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$728,000	Mixed-Use/Residential	$733,460	$5,460	0.75%	$2,139
C-109-156	238200 1560	RealPrope	ESCALA CONDOMINIUM	LEE BRIAN Y	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$728,000	Mixed-Use/Residential	$733,460	$5,460	0.75%	$2,139
C-109-157	238200 1570	RealPrope	ESCALA CONDOMINIUM	CHEN JIANDE+ZHI FANG DENG	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,285,600	Mixed-Use/Residential	$1,295,242	$9,642	0.75%	$3,778
C-109-158	238200 1580	RealPrope	ESCALA CONDOMINIUM	BA YU XIN+YIM YICK FUNG	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$761,600	Mixed-Use/Residential	$767,312	$5,712	0.75%	$2,238
C-109-159	238200 1590	RealPrope	ESCALA CONDOMINIUM	SALAZAR-RUBIO	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$809,200	Mixed-Use/Residential	$815,269	$6,069	0.75%	$2,378
C-109-160	238200 1600	RealPrope	ESCALA CONDOMINIUM	PHILLIPS STEVEN P+SUSAN D	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,365,950	Mixed-Use/Residential	$1,376,195	$10,245	0.75%	$4,014
C-109-161	238200 1610	RealPrope	ESCALA CONDOMINIUM	MOORTHY YANG REVOCABLE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$773,500	Mixed-Use/Residential	$779,301	$5,801	0.75%	$2,273
C-109-162	238200 1620	RealPrope	ESCALA CONDOMINIUM	LEE JANE+MIN JAE KIM	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$773,500	Mixed-Use/Residential	$779,301	$5,801	0.75%	$2,273
C-109-163	238200 1630	RealPrope	ESCALA CONDOMINIUM	AIGNER MAXIMILIAN+TERESA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,365,950	Mixed-Use/Residential	$1,376,195	$10,245	0.75%	$4,014
C-109-164	238200 1640	RealPrope	ESCALA CONDOMINIUM	ELSTON LADONNIS	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$809,200	Mixed-Use/Residential	$815,269	$6,069	0.75%	$2,378
C-109-165	238200 1650	RealPrope	ESCALA CONDOMINIUM	MCENTIRE KIP+LARRY K II	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$785,400	Mixed-Use/Residential	$791,291	$5,891	0.75%	$2,308
C-109-166	238200 1660	RealPrope	ESCALA CONDOMINIUM	HILEN ANDREW G	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-167	238200 1670	RealPrope	ESCALA CONDOMINIUM	LEE KENNY+AMY	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$750,750	Mixed-Use/Residential	$756,381	$5,631	0.75%	$2,206
C-109-168	238200 1680	RealPrope	ESCALA CONDOMINIUM	YU HYUNG I	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$750,750	Mixed-Use/Residential	$756,381	$5,631	0.75%	$2,206
C-109-169	238200 1690	RealPrope	ESCALA CONDOMINIUM	WEBER NINA M	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-170	238200 1700	RealPrope	ESCALA CONDOMINIUM	MCLAREN WILLIAM K+EMILY M	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$785,400	Mixed-Use/Residential	$791,291	$5,891	0.75%	$2,308
C-109-171	238200 1710	RealPrope	ESCALA CONDOMINIUM	ROH GRACE YOUNG+JEFFREY S	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$809,200	Mixed-Use/Residential	$815,269	$6,069	0.75%	$2,378
C-109-172	238200 1720	RealPrope	ESCALA CONDOMINIUM	4TH AVE SPACECRAFTS LLC	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,365,950	Mixed-Use/Residential	$1,376,195	$10,245	0.75%	$4,014
C-109-173	238200 1730	RealPrope	ESCALA CONDOMINIUM	SIMMONS GARY M+ANN M JUN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$773,500	Mixed-Use/Residential	$779,301	$5,801	0.75%	$2,273
C-109-174	238200 1740	RealPrope	ESCALA CONDOMINIUM	LIBERATOR JAMES H III+TTEE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$773,500	Mixed-Use/Residential	$779,301	$5,801	0.75%	$2,273
C-109-175	238200 1750	RealPrope	ESCALA CONDOMINIUM	SWOPE MICHAEL I+KYONG A	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,365,950	Mixed-Use/Residential	$1,376,195	$10,245	0.75%	$4,014
C-109-176	238200 1760	RealPrope	ESCALA CONDOMINIUM	PORTER STEPHEN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$809,200	Mixed-Use/Residential	$815,269	$6,069	0.75%	$2,378
C-109-177	238200 1770	RealPrope	ESCALA CONDOMINIUM	SAVERS F GRANT F+DORRIT M	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$785,400	Mixed-Use/Residential	$791,291	$5,891	0.75%	$2,308
C-109-178	238200 1780	RealPrope	ESCALA CONDOMINIUM	ALSDORF JEFFREY	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-179	238200 1790	RealPrope	ESCALA CONDOMINIUM	WU WEN CHIEH	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$750,750	Mixed-Use/Residential	$756,381	$5,631	0.75%	$2,206
C-109-180	238200 1800	RealPrope	ESCALA CONDOMINIUM	DRUMMOND DUNCAN NAOKI	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$750,750	Mixed-Use/Residential	$756,381	$5,631	0.75%	$2,206
C-109-181	238200 1810	RealPrope	ESCALA CONDOMINIUM	RHODENAMEL ROBERT	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-182	238200 1820	RealPrope	ESCALA CONDOMINIUM	OTNESS VICKI	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$785,400	Mixed-Use/Residential	$791,291	$5,891	0.75%	$2,308
C-109-183	238200 1830	RealPrope	ESCALA CONDOMINIUM	JENAER INTERNATIONAL	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$809,200	Mixed-Use/Residential	$815,269	$6,069	0.75%	$2,378

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
C-109-184	238200 1840	RealPrope	ESCALA CONDOMINIUM	WATSON A G+MARY E	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,365,950	Mixed-Use/Residential	$1,376,195	$10,245	0.75%	$4,014
C-109-185	238200 1850	RealPrope	ESCALA CONDOMINIUM	SHENG KUANG	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$773,500	Mixed-Use/Residential	$779,401	$5,801	0.75%	$2,273
C-109-186	238200 1860	RealPrope	ESCALA CONDOMINIUM	NANDA VARUN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$773,500	Mixed-Use/Residential	$779,301	$5,801	0.75%	$2,273
C-109-187	238200 1870	RealPrope	ESCALA CONDOMINIUM	MOORE DANIEL W+PECCE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,365,950	Mixed-Use/Residential	$1,376,195	$10,245	0.75%	$4,014
C-109-188	238200 1880	RealPrope	ESCALA CONDOMINIUM	ABRAMS DALE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$809,200	Mixed-Use/Residential	$815,269	$6,069	0.75%	$2,378
C-109-189	238200 1890	RealPrope	ESCALA CONDOMINIUM	MARSING ELLIOT JOSHUA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$785,400	Mixed-Use/Residential	$791,291	$5,891	0.75%	$2,308
C-109-190	238200 1900	RealPrope	ESCALA CONDOMINIUM	O CONNOR OONAGH	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-191	238200 1910	RealPrope	ESCALA CONDOMINIUM	YE ANDY	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$750,750	Mixed-Use/Residential	$756,381	$5,631	0.75%	$2,206
C-109-192	238200 1920	RealPrope	ESCALA CONDOMINIUM	ABRAMSKY ERAN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	910	Mixed-Use/Residential	$750,750	Mixed-Use/Residential	$756,381	$5,631	0.75%	$2,206
C-109-193	238200 1930	RealPrope	ESCALA CONDOMINIUM	RIESENWEBER	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-194	238200 1940	RealPrope	ESCALA CONDOMINIUM	EDE ALFIE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	952	Mixed-Use/Residential	$785,400	Mixed-Use/Residential	$791,291	$5,891	0.75%	$2,308
C-109-195	238200 1950	RealPrope	ESCALA CONDOMINIUM	NG CARL+JENNIFER HONG	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,955	Mixed-Use/Residential	$1,661,750	Mixed-Use/Residential	$1,674,213	$12,463	0.75%	$4,883
C-109-196	238200 1960	RealPrope	ESCALA CONDOMINIUM	KINCAIDE JOHN EDWARD JR	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,365,950	Mixed-Use/Residential	$1,376,195	$10,245	0.75%	$4,014
C-109-197	238200 1970	RealPrope	ESCALA CONDOMINIUM	YUE BROWN K+LINDA M	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,878	Mixed-Use/Residential	$1,596,300	Mixed-Use/Residential	$1,608,272	$11,972	0.75%	$4,691
C-109-198	238200 1980	RealPrope	ESCALA CONDOMINIUM	NRI RELOCATION INC	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,365,950	Mixed-Use/Residential	$1,376,195	$10,245	0.75%	$4,014
C-109-199	238200 1990	RealPrope	ESCALA CONDOMINIUM	SEHER BENJAMIN THOMAS	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,955	Mixed-Use/Residential	$1,661,750	Mixed-Use/Residential	$1,674,213	$12,463	0.75%	$4,883
C-109-200	238200 2000	RealPrope	ESCALA CONDOMINIUM	PETCULESCU CRISTIAN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-201	238200 2010	RealPrope	ESCALA CONDOMINIUM	FLICKINGER DANIEL A JR	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,878	Mixed-Use/Residential	$1,549,350	Mixed-Use/Residential	$1,560,970	$11,620	0.75%	$4,553
C-109-202	238200 2020	RealPrope	ESCALA CONDOMINIUM	MULUMUDI MAHESH	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-203	238200 2030	RealPrope	ESCALA CONDOMINIUM	BENDER FRED H	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,955	Mixed-Use/Residential	$1,710,625	Mixed-Use/Residential	$1,723,455	$12,830	0.75%	$5,027
C-109-204	238200 2040	RealPrope	ESCALA CONDOMINIUM	TAMAKI BLAINE+PRECIOSA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,406,125	Mixed-Use/Residential	$1,416,671	$10,546	0.75%	$4,132
C-109-205	238200 2050	RealPrope	ESCALA CONDOMINIUM	CAPELL PETER T+LINDA F	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,878	Mixed-Use/Residential	$1,643,250	Mixed-Use/Residential	$1,655,574	$12,324	0.75%	$4,829
C-109-206	238200 2060	RealPrope	ESCALA CONDOMINIUM	LIFFICK STEPHEN M	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,406,125	Mixed-Use/Residential	$1,416,671	$10,546	0.75%	$4,132
C-109-207	238200 2070	RealPrope	ESCALA CONDOMINIUM	ADAMS MONICA LYNN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,955	Mixed-Use/Residential	$1,710,625	Mixed-Use/Residential	$1,723,455	$12,830	0.75%	$5,027
C-109-208	238200 2080	RealPrope	ESCALA CONDOMINIUM	IAB2 LLC	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-209	238200 2090	RealPrope	ESCALA CONDOMINIUM	MICHAEL	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,878	Mixed-Use/Residential	$1,549,350	Mixed-Use/Residential	$1,560,970	$11,620	0.75%	$4,553
C-109-210	238200 2100	RealPrope	ESCALA CONDOMINIUM	MOBIUS LANI LUIEAN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-211	238200 2110	RealPrope	ESCALA CONDOMINIUM	COMAIR CHRISTOPHER	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,955	Mixed-Use/Residential	$1,710,625	Mixed-Use/Residential	$1,723,455	$12,830	0.75%	$5,027
C-109-212	238200 2120	RealPrope	ESCALA CONDOMINIUM	ASC HOLDINGS LLC	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,526,650	Mixed-Use/Residential	$1,538,100	$11,450	0.75%	$4,486
C-109-213	238200 2130	RealPrope	ESCALA CONDOMINIUM	BROWN JULIUS S	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,878	Mixed-Use/Residential	$1,643,250	Mixed-Use/Residential	$1,655,574	$12,324	0.75%	$4,829
C-109-214	238200 2140	RealPrope	ESCALA CONDOMINIUM	MCNAMARA DAN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,406,125	Mixed-Use/Residential	$1,416,671	$10,546	0.75%	$4,132
C-109-215	238200 2150	RealPrope	ESCALA CONDOMINIUM	NORRIS RONALD C+LINDA S TAI	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,955	Mixed-Use/Residential	$1,710,625	Mixed-Use/Residential	$1,723,455	$12,830	0.75%	$5,027
C-109-216	238200 2160	RealPrope	ESCALA CONDOMINIUM	1920 FOURTH LLC	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-217	238200 2170	RealPrope	ESCALA CONDOMINIUM	WONG DOUGLAS L+STACEY C	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,878	Mixed-Use/Residential	$1,549,350	Mixed-Use/Residential	$1,560,970	$11,620	0.75%	$4,553
C-109-218	238200 2180	RealPrope	ESCALA CONDOMINIUM	WIPFLER GARY J+BARBARA LEWI	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-219	238200 2190	RealPrope	ESCALA CONDOMINIUM	DAI PARIA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,955	Mixed-Use/Residential	$1,710,625	Mixed-Use/Residential	$1,723,455	$12,830	0.75%	$5,027
C-109-220	238200 2200	RealPrope	ESCALA CONDOMINIUM	ROH JEFFREY+GRACE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,526,650	Mixed-Use/Residential	$1,538,100	$11,450	0.75%	$4,486
C-109-221	238200 2210	RealPrope	ESCALA CONDOMINIUM	KELLEHAN RICHARD J	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,878	Mixed-Use/Residential	$1,643,250	Mixed-Use/Residential	$1,655,574	$12,324	0.75%	$4,829
C-109-222	238200 2220	RealPrope	ESCALA CONDOMINIUM	YENTZER STEVEN RAY+TINA R	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,406,125	Mixed-Use/Residential	$1,416,671	$10,546	0.75%	$4,132
C-109-223	238200 2230	RealPrope	ESCALA CONDOMINIUM	ANDREWS EDWIN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,955	Mixed-Use/Residential	$1,710,625	Mixed-Use/Residential	$1,723,455	$12,830	0.75%	$5,027
C-109-224	238200 2240	RealPrope	ESCALA CONDOMINIUM	SMITH JANET K	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-225	238200 2250	RealPrope	ESCALA CONDOMINIUM	PARE GEOFFREY S	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,878	Mixed-Use/Residential	$1,549,350	Mixed-Use/Residential	$1,560,970	$11,620	0.75%	$4,553
C-109-226	238200 2260	RealPrope	ESCALA CONDOMINIUM	SOSNOWY JOHN K+PATRICIA L	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-227	238200 2270	RealPrope	ESCALA CONDOMINIUM	BEHAR HOWARD + LYNN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	4,016	Mixed-Use/Residential	$3,815,200	Mixed-Use/Residential	$3,843,814	$28,614	0.75%	$11,212
C-109-228	238200 2280	RealPrope	ESCALA CONDOMINIUM	SADLIER CLAIRE E	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,878	Mixed-Use/Residential	$1,643,250	Mixed-Use/Residential	$1,655,574	$12,324	0.75%	$4,829
C-109-229	238200 2290	RealPrope	ESCALA CONDOMINIUM	KOROTAEVA ELENA+OLEG	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,406,125	Mixed-Use/Residential	$1,416,671	$10,546	0.75%	$4,132
C-109-230	238200 2300	RealPrope	ESCALA CONDOMINIUM	ADAMS WILLIAM ROBERT+LEE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,955	Mixed-Use/Residential	$1,710,625	Mixed-Use/Residential	$1,723,455	$12,830	0.75%	$5,027
C-109-231	238200 2310	RealPrope	ESCALA CONDOMINIUM	KAUMP DONALD L	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,607	Mixed-Use/Residential	$1,325,775	Mixed-Use/Residential	$1,335,718	$9,943	0.75%	$3,896
C-109-232	238200 2320	RealPrope	ESCALA CONDOMINIUM	LOYKO FRANK & VICTORIA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,848	Mixed-Use/Residential	$1,524,600	Mixed-Use/Residential	$1,536,035	$11,435	0.75%	$4,480
C-109-233	238200 2330	RealPrope	ESCALA CONDOMINIUM	MCADAMS REBECCA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,133	Mixed-Use/Residential	$934,725	Mixed-Use/Residential	$941,735	$7,010	0.75%	$2,747
C-109-234	238200 2340	RealPrope	ESCALA CONDOMINIUM	PAVALUNAS ROBERT M+JUDY D	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,319,900	Mixed-Use/Residential	$2,337,299	$17,399	0.75%	$6,817
C-109-235	238200 2350	RealPrope	ESCALA CONDOMINIUM	HEACOX RACINE B+CYNTHIA A H	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,883	Mixed-Use/Residential	$1,788,850	Mixed-Use/Residential	$1,802,266	$13,416	0.75%	$5,257
C-109-236	238200 2360	RealPrope	ESCALA CONDOMINIUM	CHOZEN MICHAEL	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,136,750	Mixed-Use/Residential	$2,152,776	$16,026	0.75%	$6,279
C-109-237	238200 2370	RealPrope	ESCALA CONDOMINIUM	FROST CORRY LEE-ANN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,014,650	Mixed-Use/Residential	$2,029,760	$15,110	0.75%	$5,920
C-109-238	238200 2380	RealPrope	ESCALA CONDOMINIUM	FUNG ERIC M	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,883	Mixed-Use/Residential	$1,553,475	Mixed-Use/Residential	$1,565,126	$11,651	0.75%	$4,565
C-109-239	238200 2390	RealPrope	ESCALA CONDOMINIUM	MEYER JERRY C+NINA ZINGALE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,014,650	Mixed-Use/Residential	$2,029,760	$15,110	0.75%	$5,920
C-109-240	238200 2400	RealPrope	ESCALA CONDOMINIUM	RANDLES MERIDETH	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,319,900	Mixed-Use/Residential	$2,337,299	$17,399	0.75%	$6,817
C-109-241	238200 2410	RealPrope	ESCALA CONDOMINIUM	MELILLO JAMES J	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,883	Mixed-Use/Residential	$1,788,850	Mixed-Use/Residential	$1,802,266	$13,416	0.75%	$5,257
C-109-242	238200 2420	RealPrope	ESCALA CONDOMINIUM	MCCOY MICHAEL E	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,136,750	Mixed-Use/Residential	$2,152,776	$16,026	0.75%	$6,279
C-109-243	238200 2430	RealPrope	ESCALA CONDOMINIUM	GARCIA PELAYO PEDRO	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,014,650	Mixed-Use/Residential	$2,029,760	$15,110	0.75%	$5,920
C-109-244	238200 2440	RealPrope	ESCALA CONDOMINIUM	KRAH JOHN ENGLAND+RITO	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,883	Mixed-Use/Residential	$1,553,475	Mixed-Use/Residential	$1,565,126	$11,651	0.75%	$4,565
C-109-245	238200 2450	RealPrope	ESCALA CONDOMINIUM	MCKENZIE TAMERA D	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,014,650	Mixed-Use/Residential	$2,029,760	$15,110	0.75%	$5,920
C-109-246	238200 2460	RealPrope	ESCALA CONDOMINIUM	SPICER MARINA V	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,319,900	Mixed-Use/Residential	$2,337,299	$17,399	0.75%	$6,817
C-109-247	238200 2470	RealPrope	ESCALA CONDOMINIUM	RAMAN VIJAYALAKSHMI GADAD	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,883	Mixed-Use/Residential	$1,788,850	Mixed-Use/Residential	$1,802,266	$13,416	0.75%	$5,257
C-109-248	238200 2480	RealPrope	ESCALA CONDOMINIUM	SAVIERS GRANT+DORRIT	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,136,750	Mixed-Use/Residential	$2,152,776	$16,026	0.75%	$6,279
C-109-249	238200 2490	RealPrope	ESCALA CONDOMINIUM	SANDERS CORAZON+MARTIN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,014,650	Mixed-Use/Residential	$2,029,760	$15,110	0.75%	$5,920
C-109-250	238200 2500	RealPrope	ESCALA CONDOMINIUM	CHANDRA MALA SARAT	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,883	Mixed-Use/Residential	$1,553,475	Mixed-Use/Residential	$1,565,126	$11,651	0.75%	$4,565

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
C-109-251	238200 2510	+RealPrope	ESCALA CONDOMINIUM	ROBINS HARLAN	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,014,650	Mixed-Use/Residential	$2,029,760	$15,110	0.75%	$5,920
C-109-252	238200 2520	+RealPrope	ESCALA CONDOMINIUM	BENNETT JEFFREY	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,319,900	Mixed-Use/Residential	$2,337,299	$17,399	0.75%	$6,817
C-109-253	238200 2530	+RealPrope	ESCALA CONDOMINIUM	JUDY RONALD J	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,883	Mixed-Use/Residential	$1,788,850	Mixed-Use/Residential	$1,802,266	$13,416	0.75%	$5,257
C-109-254	238200 2540	+RealPrope	ESCALA CONDOMINIUM	AVAKAR LLC	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,136,750	Mixed-Use/Residential	$2,152,776	$16,026	0.75%	$6,279
C-109-255	238200 2550	+RealPrope	ESCALA CONDOMINIUM	CUSICK DOUGLAS	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,014,650	Mixed-Use/Residential	$2,029,760	$15,110	0.75%	$5,920
C-109-256	238200 2560	+RealPrope	ESCALA CONDOMINIUM	VON GEHR GEORGE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,883	Mixed-Use/Residential	$1,553,475	Mixed-Use/Residential	$1,565,126	$11,651	0.75%	$4,565
C-109-257	238200 2570	+RealPrope	ESCALA CONDOMINIUM	LINDSEY MARK W+CUDUITA M	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,014,650	Mixed-Use/Residential	$2,029,760	$15,110	0.75%	$5,920
C-109-258	238200 2580	+RealPrope	ESCALA CONDOMINIUM	VANDER SCHAUW	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,319,900	Mixed-Use/Residential	$2,337,299	$17,399	0.75%	$6,817
C-109-259	238200 2590	+RealPrope	ESCALA CONDOMINIUM	SHREVE J+CHAPMAN COURTNEY	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,883	Mixed-Use/Residential	$1,788,850	Mixed-Use/Residential	$1,802,266	$13,416	0.75%	$5,257
C-109-260	238200 2600	+RealPrope	ESCALA CONDOMINIUM	MURPHY DONNA K	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,136,750	Mixed-Use/Residential	$2,152,776	$16,026	0.75%	$6,279
C-109-261	238200 2610	+RealPrope	ESCALA CONDOMINIUM	MADSEN DANIEL B	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,014,650	Mixed-Use/Residential	$2,029,760	$15,110	0.75%	$5,920
C-109-262	238200 2620	+RealPrope	ESCALA CONDOMINIUM	ROBERTS STEPHEN D	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	1,883	Mixed-Use/Residential	$1,553,475	Mixed-Use/Residential	$1,565,126	$11,651	0.75%	$4,565
C-109-263	238200 2630	+RealPrope	ESCALA CONDOMINIUM	LESCHEN CATHERINE S	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	2,442	Mixed-Use/Residential	$2,014,650	Mixed-Use/Residential	$2,029,760	$15,110	0.75%	$5,920
C-109-264	238200 2640	+RealPrope	ESCALA CONDOMINIUM	HALL CYNTHIA A (TRUSTEE)	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	5,170	Mixed-Use/Residential	$8,013,500	Mixed-Use/Residential	$8,073,601	$60,101	0.75%	$23,549
C-109-265	238200 2650	+RealPrope	ESCALA CONDOMINIUM	PAUL NORTHWEST	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	4,522	Mixed-Use/Residential	$5,426,400	Mixed-Use/Residential	$5,467,098	$40,698	0.75%	$15,946
C-109-266	238200 2660	+RealPrope	ESCALA CONDOMINIUM	LUDY CRAIG R+LESLIE G (TTEE	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	4,522	Mixed-Use/Residential	$4,522,000	Mixed-Use/Residential	$4,555,915	$33,915	0.75%	$13,289
C-109-268	238200 2680	+RealPrope	ESCALA CONDOMINIUM	MALETIS EDWARD+CYNTHIA	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	5,170	Mixed-Use/Residential	$8,013,500	Mixed-Use/Residential	$8,073,601	$60,101	0.75%	$23,549
C-109-269	238200 2690	+RealPrope	ESCALA CONDOMINIUM	PAUL NORTHWEST	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	4,522	Mixed-Use/Residential	$5,426,400	Mixed-Use/Residential	$5,467,098	$40,698	0.75%	$15,946
C-109-270	238200 2700	+RealPrope	ESCALA CONDOMINIUM	ISTAR 4TH & VIRGINIA LLC	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	4,522	Mixed-Use/Residential	$4,522,000	Mixed-Use/Residential	$4,555,915	$33,915	0.75%	$13,289
C-109-001	238200 0010	+RealPrope	ESCALA CONDOMINIUM	ALACSE PROPERTIES LLC	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	4,248	Mixed-Use/Commercial	$2,375,400	Mixed-Use/Commercial	$2,393,700	$18,300	0.77%	$7,170
C-109-002	238200 0020	+RealPrope	ESCALA CONDOMINIUM	ESCALA ZC SEATTLE LLC	1920 4TH AVE, SEATTLE 98101	DOC2 500/300-550	25,432	385,548	5,085	Mixed-Use/Commercial	$2,761,900	Mixed-Use/Commercial	$2,783,200	$21,300	0.77%	$8,346
C-180	439750 0000	+RealPrope	LOFTS THE CONDOMINIUM		210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	8,614	8,614	Condominium(Mixed Use)		Condominium(Mixed Use)			0.25%	
C-180-003	439750 0030	+RealPrope	LOFTS THE CONDOMINIUM	JANIKOWSKI CHRISTINE	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	1,629	Mixed-Use/Residential	$855,225	Mixed-Use/Residential	$857,363	$2,138	0.25%	$838
C-180-004	439750 0040	+RealPrope	LOFTS THE CONDOMINIUM	JANIKOWSKI PATRICK	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	1,451	Mixed-Use/Residential	$761,775	Mixed-Use/Residential	$763,679	$1,904	0.25%	$746
C-180-005	439750 0050	+RealPrope	LOFTS THE CONDOMINIUM	BRN INVESTMENT GROUP LLC	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	1,673	Mixed-Use/Residential	$878,325	Mixed-Use/Residential	$880,521	$2,196	0.25%	$860
C-180-006	439750 0060	+RealPrope	LOFTS THE CONDOMINIUM	HOLYNSKI ALEKSANDER KARIM	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	1,483	Mixed-Use/Residential	$778,575	Mixed-Use/Residential	$780,521	$1,946	0.25%	$763
C-180-007	439750 0070	+RealPrope	LOFTS THE CONDOMINIUM	HUNTER ERIK W	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	1,629	Mixed-Use/Residential	$855,225	Mixed-Use/Residential	$857,363	$2,138	0.25%	$838
C-180-008	439750 0080	+RealPrope	LOFTS THE CONDOMINIUM	LIONHEART SASHA YAN	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	1,451	Mixed-Use/Residential	$761,775	Mixed-Use/Residential	$763,679	$1,904	0.25%	$746
C-180-009	439750 0090	+RealPrope	LOFTS THE CONDOMINIUM	210 3RD AVENUE SOUTH #3C	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	1,673	Mixed-Use/Residential	$878,325	Mixed-Use/Residential	$880,521	$2,196	0.25%	$860
C-180-010	439750 0100	+RealPrope	LOFTS THE CONDOMINIUM	ELIAS CHRISTOPHER+THERESE M	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	1,483	Mixed-Use/Residential	$778,575	Mixed-Use/Residential	$780,521	$1,946	0.25%	$763
C-180-011	439750 0110	+RealPrope	LOFTS THE CONDOMINIUM	NONONO LLC	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	1,870	Mixed-Use/Residential	$981,750	Mixed-Use/Residential	$984,204	$2,454	0.25%	$962
C-180-012	439750 0120	+RealPrope	LOFTS THE CONDOMINIUM	JOHNSON STEPHEN	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	1,249	Mixed-Use/Residential	$655,725	Mixed-Use/Residential	$657,364	$1,639	0.25%	$642
C-180-013	439750 0130	+RealPrope	LOFTS THE CONDOMINIUM	YACOUB SHERIF	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	1,852	Mixed-Use/Residential	$972,300	Mixed-Use/Residential	$974,731	$2,431	0.25%	$952
C-180-014	439750 0140	+RealPrope	LOFTS THE CONDOMINIUM	ERICKSON STEVEN A	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	1,295	Mixed-Use/Residential	$679,875	Mixed-Use/Residential	$681,575	$1,700	0.25%	$666
C-180-015	439750 0150	+RealPrope	LOFTS THE CONDOMINIUM	VOGEL ERNEST B	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	1,908	Mixed-Use/Residential	$1,001,700	Mixed-Use/Residential	$1,004,204	$2,504	0.25%	$981
C-180-016	439750 0160	+RealPrope	LOFTS THE CONDOMINIUM	THOMAS JEFFREY S JR	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	1,886	Mixed-Use/Residential	$990,150	Mixed-Use/Residential	$992,625	$2,475	0.25%	$970
C-180-017	439750 0170	+RealPrope	LOFTS THE CONDOMINIUM	CHENG KEVIN YUJAY	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	2,624	Mixed-Use/Residential	$1,312,000	Mixed-Use/Residential	$1,315,280	$3,280	0.25%	$1,285
C-180-001	439750 0010	+RealPrope	LOFTS THE CONDOMINIUM	KUCERA GREGORY M+YOCOM	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	4,058	Mixed-Use/Commercial	$1,253,900	Mixed-Use/Commercial	$1,256,900	$3,000	0.24%	$1,175
C-180-002	439750 0020	+RealPrope	LOFTS THE CONDOMINIUM	KUCERA GREGORY M+YOCOM	210 3RD AVE S, SEATTLE 98104	PSM 100/120-150	7,211	28,509	4,556	Mixed-Use/Commercial	$1,407,700	Mixed-Use/Commercial	$1,411,200	$3,500	0.25%	$1,371
D-020	358900 0000	+RealPrope	INSIGNIA		588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496		Condominium(Mixed Use)		Condominium(Mixed Use)			0.25%	
D-020-004	358900 0040	+RealPrope	INSIGNIA	MAGERRAMOV JOSEPH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	914	Mixed-Use/Residential	$754,050	Mixed-Use/Residential	$755,935	$1,885	0.25%	$739
D-020-005	358900 0050	+RealPrope	INSIGNIA	FIORENTINI BRUNO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	913	Mixed-Use/Residential	$753,225	Mixed-Use/Residential	$755,108	$1,883	0.25%	$738
D-020-006	358900 0060	+RealPrope	INSIGNIA	FLORENTINI BRUNO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	909	Mixed-Use/Residential	$749,925	Mixed-Use/Residential	$751,800	$1,875	0.25%	$735
D-020-007	358900 0070	+RealPrope	INSIGNIA	BARFIELD KATRICE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	864	Mixed-Use/Residential	$712,800	Mixed-Use/Residential	$714,582	$1,782	0.25%	$698
D-020-008	358900 0080	+RealPrope	INSIGNIA	AMBRIDGE JALANDA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,056	Mixed-Use/Residential	$871,200	Mixed-Use/Residential	$873,378	$2,178	0.25%	$853
D-020-009	358900 0090	+RealPrope	INSIGNIA	HAYASAKA DAVID K+TERRY H	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	930	Mixed-Use/Residential	$767,250	Mixed-Use/Residential	$769,168	$1,918	0.25%	$752
D-020-010	358900 0100	+RealPrope	INSIGNIA	TUTTLE SHANNON KATHRYN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	879	Mixed-Use/Residential	$725,175	Mixed-Use/Residential	$726,988	$1,813	0.25%	$710
D-020-011	358900 0110	+RealPrope	INSIGNIA	SCOTT NICHOLAS JR+DANAH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,015	Mixed-Use/Residential	$837,375	Mixed-Use/Residential	$839,468	$2,093	0.25%	$820
D-020-012	358900 0120	+RealPrope	INSIGNIA	HIGA MARK MICHAI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	972	Mixed-Use/Residential	$801,900	Mixed-Use/Residential	$803,905	$2,005	0.25%	$786
D-020-013	358900 0130	+RealPrope	INSIGNIA	COHEN AVI+TAL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,049	Mixed-Use/Residential	$865,425	Mixed-Use/Residential	$867,589	$2,164	0.25%	$848
D-020-014	358900 0140	+RealPrope	INSIGNIA	CHAIR ALLEY PROPERTIES LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,104	Mixed-Use/Residential	$910,800	Mixed-Use/Residential	$913,077	$2,277	0.25%	$892
D-020-015	358900 0150	+RealPrope	INSIGNIA	LIU KE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	730	Mixed-Use/Residential	$602,250	Mixed-Use/Residential	$603,756	$1,506	0.25%	$590
D-020-016	358900 0160	+RealPrope	INSIGNIA	READ ANDREW	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	735	Mixed-Use/Residential	$606,375	Mixed-Use/Residential	$607,891	$1,516	0.25%	$594
D-020-017	358900 0170	+RealPrope	INSIGNIA	CHAKRAVARTHI ABHYUDAY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	886	Mixed-Use/Residential	$730,950	Mixed-Use/Residential	$732,777	$1,827	0.25%	$716
D-020-018	358900 0180	+RealPrope	INSIGNIA	RODAN ROY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	854	Mixed-Use/Residential	$704,550	Mixed-Use/Residential	$706,311	$1,761	0.25%	$690
D-020-019	358900 0190	+RealPrope	INSIGNIA	SUWANNAKARN NALINTIP	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	859	Mixed-Use/Residential	$708,675	Mixed-Use/Residential	$710,447	$1,772	0.25%	$694
D-020-020	358900 0200	+RealPrope	INSIGNIA	LI ZHI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	913	Mixed-Use/Residential	$753,225	Mixed-Use/Residential	$755,108	$1,883	0.25%	$738
D-020-021	358900 0210	+RealPrope	INSIGNIA	HOFFMANM HOWARD J+STELLA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	914	Mixed-Use/Residential	$754,050	Mixed-Use/Residential	$755,935	$1,885	0.25%	$739
D-020-022	358900 0220	+RealPrope	INSIGNIA	HONG EDWARD	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	914	Mixed-Use/Residential	$754,050	Mixed-Use/Residential	$755,935	$1,885	0.25%	$739
D-020-023	358900 0230	+RealPrope	INSIGNIA	XU HENG+FANG CHEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	866	Mixed-Use/Residential	$714,450	Mixed-Use/Residential	$716,236	$1,786	0.25%	$700
D-020-024	358900 0240	+RealPrope	INSIGNIA	NAIK NINAD	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,054	Mixed-Use/Residential	$869,550	Mixed-Use/Residential	$871,724	$2,174	0.25%	$852
D-020-025	358900 0250	+RealPrope	INSIGNIA	ZHAO RUI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	931	Mixed-Use/Residential	$768,075	Mixed-Use/Residential	$769,995	$1,920	0.25%	$752
D-020-026	358900 0260	+RealPrope	INSIGNIA	CONROY CONNIE L	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	867	Mixed-Use/Residential	$715,275	Mixed-Use/Residential	$717,063	$1,788	0.25%	$701

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-020-027	3589000270	RealPrope	INSIGNIA	LI DANIEL X	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,003	Mixed-Use/Residential	$827,475	Mixed-Use/Residential	$829,544	$2,069	0.25%	$811
D-020-028	3589000280	RealPrope	INSIGNIA	ZARANDIOON SAMAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	969	Mixed-Use/Residential	$799,425	Mixed-Use/Residential	$801,424	$1,999	0.25%	$783
D-020-029	3589000290	RealPrope	INSIGNIA	SOHN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,048	Mixed-Use/Residential	$864,600	Mixed-Use/Residential	$866,761	$2,161	0.25%	$847
D-020-030	3589000300	RealPrope	INSIGNIA	HUNG KUO-WEI+ANGELA YANN-	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,093	Mixed-Use/Residential	$901,725	Mixed-Use/Residential	$903,979	$2,254	0.25%	$883
D-020-031	3589000310	RealPrope	INSIGNIA	PUNURU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	728	Mixed-Use/Residential	$600,600	Mixed-Use/Residential	$602,101	$1,501	0.25%	$588
D-020-032	3589000320	RealPrope	INSIGNIA	CLEMENT BRENDAN WILLIAM L	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	734	Mixed-Use/Residential	$605,550	Mixed-Use/Residential	$607,064	$1,514	0.25%	$593
D-020-033	3589000330	RealPrope	INSIGNIA	KUYUMCU HASAN ARDA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	882	Mixed-Use/Residential	$727,650	Mixed-Use/Residential	$729,469	$1,819	0.25%	$713
D-020-034	3589000340	RealPrope	INSIGNIA	DIXON LEIF S	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	848	Mixed-Use/Residential	$699,600	Mixed-Use/Residential	$701,349	$1,749	0.25%	$685
D-020-035	3589000350	RealPrope	INSIGNIA	CZYSZ JAMES	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	854	Mixed-Use/Residential	$704,550	Mixed-Use/Residential	$706,311	$1,761	0.25%	$690
D-020-036	3589000360	RealPrope	INSIGNIA	BLAINE L TAMAKI AND PRECIOS	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	913	Mixed-Use/Residential	$753,225	Mixed-Use/Residential	$755,108	$1,883	0.25%	$738
D-020-037	3589000370	RealPrope	INSIGNIA	SRULEVICH MNG II LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	914	Mixed-Use/Residential	$754,050	Mixed-Use/Residential	$755,935	$1,885	0.25%	$739
D-020-038	3589000380	RealPrope	INSIGNIA	CELESTINO ANA YESENIA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	914	Mixed-Use/Residential	$754,050	Mixed-Use/Residential	$755,935	$1,885	0.25%	$739
D-020-039	3589000390	RealPrope	INSIGNIA	DUNN ABRAHAM+MATSA-	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	865	Mixed-Use/Residential	$713,625	Mixed-Use/Residential	$715,409	$1,784	0.25%	$699
D-020-040	3589000400	RealPrope	INSIGNIA	COHEN EDWARD+PRISCILLA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,053	Mixed-Use/Residential	$868,725	Mixed-Use/Residential	$870,897	$2,172	0.25%	$851
D-020-041	3589000410	RealPrope	INSIGNIA	LIN JIE+WU HANCHAO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	940	Mixed-Use/Residential	$775,500	Mixed-Use/Residential	$777,439	$1,939	0.25%	$760
D-020-042	3589000420	RealPrope	INSIGNIA	GOEL RAVINDER	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	729	Mixed-Use/Residential	$601,425	Mixed-Use/Residential	$602,929	$1,504	0.25%	$589
D-020-043	3589000430	RealPrope	INSIGNIA	JAYKAR VIKRANT + SHIRKE JAE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,019	Mixed-Use/Residential	$840,675	Mixed-Use/Residential	$842,777	$2,102	0.25%	$823
D-020-044	3589000440	RealPrope	INSIGNIA	BANSON ERIC L+CATHERINE K	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	969	Mixed-Use/Residential	$799,425	Mixed-Use/Residential	$801,424	$1,999	0.25%	$783
D-020-045	3589000450	RealPrope	INSIGNIA	KODESH HAREL+IRIS	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,048	Mixed-Use/Residential	$864,600	Mixed-Use/Residential	$866,761	$2,161	0.25%	$847
D-020-046	3589000460	RealPrope	INSIGNIA	BREARTON DAVID A+LOUISE H	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,093	Mixed-Use/Residential	$901,725	Mixed-Use/Residential	$903,979	$2,254	0.25%	$883
D-020-047	3589000470	RealPrope	INSIGNIA	NITIN AGRAWAL+NEETU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	728	Mixed-Use/Residential	$600,600	Mixed-Use/Residential	$602,101	$1,501	0.25%	$588
D-020-048	3589000480	RealPrope	INSIGNIA	CUSHNER KEITH JAMES	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	734	Mixed-Use/Residential	$605,550	Mixed-Use/Residential	$607,064	$1,514	0.25%	$593
D-020-049	3589000490	RealPrope	INSIGNIA	SHARPE RICHARD	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	881	Mixed-Use/Residential	$726,825	Mixed-Use/Residential	$728,642	$1,817	0.25%	$712
D-020-050	3589000500	RealPrope	INSIGNIA	JACOBSON RAELYN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	916	Mixed-Use/Residential	$755,700	Mixed-Use/Residential	$757,589	$1,889	0.25%	$740
D-020-051	3589000510	RealPrope	INSIGNIA	MOON MIDGE+MOON YONG S	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	927	Mixed-Use/Residential	$764,550	Mixed-Use/Residential	$766,462	$1,912	0.25%	$749
D-020-052	3589000520	RealPrope	INSIGNIA	CHEN I-AN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	913	Mixed-Use/Residential	$753,225	Mixed-Use/Residential	$755,108	$1,883	0.25%	$738
D-020-053	3589000530	RealPrope	INSIGNIA	DOUGLAS DUSTIN B	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	913	Mixed-Use/Residential	$753,225	Mixed-Use/Residential	$755,108	$1,883	0.25%	$738
D-020-054	3589000540	RealPrope	INSIGNIA	DOUGHTEN JAY D+MASAKO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	914	Mixed-Use/Residential	$754,050	Mixed-Use/Residential	$755,935	$1,885	0.25%	$739
D-020-055	3589000550	RealPrope	INSIGNIA	CANDELARIO FRANK R	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	864	Mixed-Use/Residential	$712,800	Mixed-Use/Residential	$714,582	$1,782	0.25%	$698
D-020-056	3589000560	RealPrope	INSIGNIA	CHOU-LIN SU-CHING+CHOU I-	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,051	Mixed-Use/Residential	$867,075	Mixed-Use/Residential	$869,243	$2,168	0.25%	$849
D-020-057	3589000570	RealPrope	INSIGNIA	BORAH PRANIP K	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	943	Mixed-Use/Residential	$777,975	Mixed-Use/Residential	$779,920	$1,945	0.25%	$762
D-020-058	3589000580	RealPrope	INSIGNIA	KWOK HAU WING CALVIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	728	Mixed-Use/Residential	$600,600	Mixed-Use/Residential	$602,101	$1,501	0.25%	$588
D-020-059	3589000590	RealPrope	INSIGNIA	FANG IAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,016	Mixed-Use/Residential	$838,200	Mixed-Use/Residential	$840,295	$2,095	0.25%	$821
D-020-060	3589000600	RealPrope	INSIGNIA	588 BELL STREET ELJ LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	969	Mixed-Use/Residential	$799,425	Mixed-Use/Residential	$801,424	$1,999	0.25%	$783
D-020-061	3589000610	RealPrope	INSIGNIA	WANG MING-CHIANG+YU-TING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,048	Mixed-Use/Residential	$864,600	Mixed-Use/Residential	$866,761	$2,161	0.25%	$847
D-020-062	3589000620	RealPrope	INSIGNIA	BOUNDS BRENNEN B (& AS	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,093	Mixed-Use/Residential	$901,725	Mixed-Use/Residential	$903,979	$2,254	0.25%	$883
D-020-063	3589000630	RealPrope	INSIGNIA	BANTLE MARTIN+KATHY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	728	Mixed-Use/Residential	$600,600	Mixed-Use/Residential	$602,101	$1,501	0.25%	$588
D-020-064	3589000640	RealPrope	INSIGNIA	WEI-ORMOND JOAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	734	Mixed-Use/Residential	$605,550	Mixed-Use/Residential	$607,064	$1,514	0.25%	$593
D-020-065	3589000650	RealPrope	INSIGNIA	CHAN HO TING+LU YUNG-	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	882	Mixed-Use/Residential	$727,650	Mixed-Use/Residential	$729,469	$1,819	0.25%	$713
D-020-066	3589000660	RealPrope	INSIGNIA	CHACKO GEORGE+CAROLYN LEE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	916	Mixed-Use/Residential	$755,700	Mixed-Use/Residential	$757,589	$1,889	0.25%	$740
D-020-067	3589000670	RealPrope	INSIGNIA	ACAB JASON	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	922	Mixed-Use/Residential	$760,650	Mixed-Use/Residential	$762,552	$1,902	0.25%	$745
D-020-068	3589000680	RealPrope	INSIGNIA	SOOD DHRUV+SONAL GANDHI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	879	Mixed-Use/Residential	$725,175	Mixed-Use/Residential	$726,988	$1,813	0.25%	$710
D-020-069	3589000690	RealPrope	INSIGNIA	BARAK ANAT+EREZ N	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	880	Mixed-Use/Residential	$726,000	Mixed-Use/Residential	$727,815	$1,815	0.25%	$711
D-020-070	3589000700	RealPrope	INSIGNIA	YU YEU MAY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	879	Mixed-Use/Residential	$725,175	Mixed-Use/Residential	$726,988	$1,813	0.25%	$710
D-020-071	3589000710	RealPrope	INSIGNIA	JALIL SAQIB	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	819	Mixed-Use/Residential	$675,675	Mixed-Use/Residential	$677,364	$1,689	0.25%	$662
D-020-072	3589000720	RealPrope	INSIGNIA	WANG BI-CHONG+JEAN C	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	916	Mixed-Use/Residential	$755,700	Mixed-Use/Residential	$757,589	$1,889	0.25%	$740
D-020-073	3589000730	RealPrope	INSIGNIA	HSU BEN+AILEEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	936	Mixed-Use/Residential	$772,200	Mixed-Use/Residential	$774,130	$1,930	0.25%	$756
D-020-074	3589000740	RealPrope	INSIGNIA	WANG DAVID	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	735	Mixed-Use/Residential	$606,375	Mixed-Use/Residential	$607,891	$1,516	0.25%	$594
D-020-075	3589000750	RealPrope	INSIGNIA	TENG FREDRIC CHIEN HWA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,018	Mixed-Use/Residential	$839,850	Mixed-Use/Residential	$841,950	$2,100	0.25%	$823
D-020-076	3589000760	RealPrope	INSIGNIA	LDR REAL ESTATE INVESTMENT	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	985	Mixed-Use/Residential	$812,625	Mixed-Use/Residential	$814,057	$2,032	0.25%	$796
D-020-077	3589000770	RealPrope	INSIGNIA	WU TONG-CHIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$762,300	Mixed-Use/Residential	$764,206	$1,906	0.25%	$747
D-020-078	3589000780	RealPrope	INSIGNIA	SHERRON JASON+AUBREE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,023	Mixed-Use/Residential	$843,975	Mixed-Use/Residential	$846,085	$2,110	0.25%	$827
D-020-079	3589000790	RealPrope	INSIGNIA	JOHANSEN AARON K	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	677	Mixed-Use/Residential	$558,525	Mixed-Use/Residential	$559,921	$1,396	0.25%	$547
D-020-080	3589000800	RealPrope	INSIGNIA	CRUZ DENISE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	680	Mixed-Use/Residential	$561,000	Mixed-Use/Residential	$562,402	$1,402	0.25%	$550
D-020-081	3589000810	RealPrope	INSIGNIA	JO HIRONORI+PARK SUEJIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	891	Mixed-Use/Residential	$735,075	Mixed-Use/Residential	$736,913	$1,838	0.25%	$720
D-020-082	3589000820	RealPrope	INSIGNIA	LOUIE SHUI LAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	916	Mixed-Use/Residential	$755,700	Mixed-Use/Residential	$757,589	$1,889	0.25%	$740
D-020-083	3589000830	RealPrope	INSIGNIA	AMBRUS ANTHONY J	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$762,300	Mixed-Use/Residential	$764,206	$1,906	0.25%	$747
D-020-084	3589000840	RealPrope	INSIGNIA	LEE CHARLENE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	759	Mixed-Use/Residential	$626,175	Mixed-Use/Residential	$627,740	$1,565	0.25%	$613
D-020-085	3589000850	RealPrope	INSIGNIA	BROWN TOM FRANK+HOE D	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	752	Mixed-Use/Residential	$620,400	Mixed-Use/Residential	$621,951	$1,551	0.25%	$608
D-020-086	3589000860	RealPrope	INSIGNIA	LI JING+LI WEI-CHONG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	819	Mixed-Use/Residential	$675,675	Mixed-Use/Residential	$677,364	$1,689	0.25%	$662
D-020-087	3589000870	RealPrope	INSIGNIA	SUN JIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	926	Mixed-Use/Residential	$763,950	Mixed-Use/Residential	$765,860	$1,910	0.25%	$748
D-020-088	3589000880	RealPrope	INSIGNIA	CHANG BAU C+REBECCA R	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	942	Mixed-Use/Residential	$777,150	Mixed-Use/Residential	$779,093	$1,943	0.25%	$761
D-020-089	3589000890	RealPrope	INSIGNIA	JO YOSHIKAZU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	729	Mixed-Use/Residential	$601,425	Mixed-Use/Residential	$602,929	$1,504	0.25%	$589
D-020-090	3589000900	RealPrope	INSIGNIA	CHAWLA PAWAN+NEENA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,018	Mixed-Use/Residential	$839,850	Mixed-Use/Residential	$841,950	$2,100	0.25%	$823
D-020-091	3589000910	RealPrope	INSIGNIA	GILDERMAN ILIA+ELENA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	984	Mixed-Use/Residential	$811,800	Mixed-Use/Residential	$813,829	$2,029	0.25%	$795
D-020-092	3589000920	RealPrope	INSIGNIA	BWB PROPERTIES TWO LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$762,300	Mixed-Use/Residential	$764,206	$1,906	0.25%	$747
D-020-093	3589000930	RealPrope	INSIGNIA	THRANE LEON+BRIGITTA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,023	Mixed-Use/Residential	$843,975	Mixed-Use/Residential	$846,085	$2,110	0.25%	$827

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-020-094	358900-0940	RealPrope	INSIGNIA	OLSON ALFRED M	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	674	Mixed-Use/Residential	$556,050	Mixed-Use/Residential	$557,440	$1,390	0.25%	$545
D-020-095	358900-0950	RealPrope	INSIGNIA	KIM YI SOO ROBERT	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,058	Mixed-Use/Residential	$872,850	Mixed-Use/Residential	$875,032	$2,182	0.25%	$855
D-020-096	358900-0960	RealPrope	INSIGNIA	HILL RYAN+BARBARA J -TTEES	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,475	Mixed-Use/Residential	$1,216,875	Mixed-Use/Residential	$1,219,917	$3,042	0.25%	$1,192
D-020-097	358900-0970	RealPrope	INSIGNIA	MARGOLIS AMY B	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,077	Mixed-Use/Residential	$888,525	Mixed-Use/Residential	$890,746	$2,221	0.25%	$870
D-020-098	358900-0980	RealPrope	INSIGNIA	ZUBOVA MARIA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,141	Mixed-Use/Residential	$941,325	Mixed-Use/Residential	$943,678	$2,353	0.25%	$922
D-020-099	358900-0990	RealPrope	INSIGNIA	CHEE JUDY LI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	763	Mixed-Use/Residential	$629,475	Mixed-Use/Residential	$631,049	$1,574	0.25%	$617
D-020-100	358900-1000	RealPrope	INSIGNIA	LI MICHAEL STEVEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	755	Mixed-Use/Residential	$622,875	Mixed-Use/Residential	$624,432	$1,557	0.25%	$610
D-020-101	358900-1010	RealPrope	INSIGNIA	RIDDELL DONALD H+CAROL M	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	819	Mixed-Use/Residential	$675,675	Mixed-Use/Residential	$677,364	$1,689	0.25%	$662
D-020-102	358900-1020	RealPrope	INSIGNIA	NG NICHOLAS	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	926	Mixed-Use/Residential	$763,950	Mixed-Use/Residential	$765,860	$1,910	0.25%	$748
D-020-103	358900-1030	RealPrope	INSIGNIA	YAO QI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	942	Mixed-Use/Residential	$777,150	Mixed-Use/Residential	$779,093	$1,943	0.25%	$761
D-020-104	358900-1040	RealPrope	INSIGNIA	YIN RICHARD MINJIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	729	Mixed-Use/Residential	$601,425	Mixed-Use/Residential	$602,929	$1,504	0.25%	$589
D-020-105	358900-1050	RealPrope	INSIGNIA	CHEN FANG CHUN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,018	Mixed-Use/Residential	$839,850	Mixed-Use/Residential	$841,950	$2,100	0.25%	$823
D-020-106	358900-1060	RealPrope	INSIGNIA	FAN JEFFREY+JAISHUN LU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	984	Mixed-Use/Residential	$811,800	Mixed-Use/Residential	$813,829	$2,029	0.25%	$795
D-020-107	358900-1070	RealPrope	INSIGNIA	SHARMA VAIBHAV	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$762,300	Mixed-Use/Residential	$764,206	$1,906	0.25%	$747
D-020-108	358900-1080	RealPrope	INSIGNIA	OH CANDIS JUNE-PR	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,023	Mixed-Use/Residential	$843,975	Mixed-Use/Residential	$846,085	$2,110	0.25%	$827
D-020-109	358900-1090	RealPrope	INSIGNIA	ZHANG HAONAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	674	Mixed-Use/Residential	$556,050	Mixed-Use/Residential	$557,440	$1,390	0.25%	$545
D-020-110	358900-1100	RealPrope	INSIGNIA	LEE SHIN S+SHUMIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,058	Mixed-Use/Residential	$872,850	Mixed-Use/Residential	$875,032	$2,182	0.25%	$855
D-020-111	358900-1110	RealPrope	INSIGNIA	BANSAL KAPIL M+PALLAVI SING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,486	Mixed-Use/Residential	$1,225,950	Mixed-Use/Residential	$1,229,015	$3,065	0.25%	$1,201
D-020-112	358900-1120	RealPrope	INSIGNIA	RIVAS DEBRA D+ERNEST L	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,074	Mixed-Use/Residential	$886,050	Mixed-Use/Residential	$888,265	$2,215	0.25%	$868
D-020-113	358900-1130	RealPrope	INSIGNIA	SINGHI SOUMYA+RUCHI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,141	Mixed-Use/Residential	$941,325	Mixed-Use/Residential	$943,678	$2,353	0.25%	$922
D-020-114	358900-1140	RealPrope	INSIGNIA	SUTANTO HERRY+MARY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	935	Mixed-Use/Residential	$771,375	Mixed-Use/Residential	$773,303	$1,928	0.25%	$756
D-020-115	358900-1150	RealPrope	INSIGNIA	BINGHAM SCOTT L+LAURI A	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$919,875	Mixed-Use/Residential	$922,175	$2,300	0.25%	$901
D-020-116	358900-1160	RealPrope	INSIGNIA	ZHANG YI YING+SUQIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,065	Mixed-Use/Residential	$878,625	Mixed-Use/Residential	$880,822	$2,197	0.25%	$861
D-020-117	358900-1170	RealPrope	INSIGNIA	UDALL WILLIAM E+KRISTINA C	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	733	Mixed-Use/Residential	$604,725	Mixed-Use/Residential	$606,237	$1,512	0.25%	$592
D-020-118	358900-1180	RealPrope	INSIGNIA	LI HAOYU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	678	Mixed-Use/Residential	$559,350	Mixed-Use/Residential	$560,748	$1,398	0.25%	$548
D-020-119	358900-1190	RealPrope	INSIGNIA	KIM STEVE Y -TTEE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,157	Mixed-Use/Residential	$979,200	Mixed-Use/Residential	$981,648	$2,448	0.25%	$959
D-020-120	358900-1200	RealPrope	INSIGNIA	DODSON THAO N -TTEE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,398	Mixed-Use/Residential	$1,188,300	Mixed-Use/Residential	$1,191,271	$2,971	0.25%	$1,164
D-020-121	358900-1210	RealPrope	INSIGNIA	KIMCHI MEYRAV+GUE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	922	Mixed-Use/Residential	$760,650	Mixed-Use/Residential	$762,552	$1,902	0.25%	$745
D-020-122	358900-1220	RealPrope	INSIGNIA	CHAN HO TING ESTHER+LU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$789,650	Mixed-Use/Residential	$791,624	$1,974	0.25%	$774
D-020-123	358900-1230	RealPrope	INSIGNIA	KOLWITZ ANN M+CHRISTINE ELI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$947,750	Mixed-Use/Residential	$950,119	$2,369	0.25%	$928
D-020-124	358900-1240	RealPrope	INSIGNIA	Z&A HOLDINGS LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$902,700	Mixed-Use/Residential	$904,957	$2,257	0.25%	$884
D-020-125	358900-1250	RealPrope	INSIGNIA	CHUNG GYU HWA+YUN JU HAE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$621,350	Mixed-Use/Residential	$622,903	$1,553	0.25%	$609
D-020-126	358900-1260	RealPrope	INSIGNIA	GEE ISABELLA Y+ DENNIS H	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$589,050	Mixed-Use/Residential	$590,523	$1,473	0.25%	$577
D-020-127	358900-1270	RealPrope	INSIGNIA	BRUTTI MATIAS+DAMONTE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,008,000	Mixed-Use/Residential	$1,010,520	$2,520	0.25%	$987
D-020-128	358900-1280	RealPrope	INSIGNIA	PGA LEGACY LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,218,000	Mixed-Use/Residential	$1,221,045	$3,045	0.25%	$1,193
D-020-129	358900-1290	RealPrope	INSIGNIA	WPI R/E SERVICE LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$784,550	Mixed-Use/Residential	$786,511	$1,961	0.25%	$769
D-020-130	358900-1300	RealPrope	INSIGNIA	KEPPER WILLIAM I	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$789,650	Mixed-Use/Residential	$791,624	$1,974	0.25%	$774
D-020-131	358900-1310	RealPrope	INSIGNIA	CABALLERO LUIS+LAURA ESPIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$947,750	Mixed-Use/Residential	$950,119	$2,369	0.25%	$928
D-020-132	358900-1320	RealPrope	INSIGNIA	YIN LINDSAY+SEAN LI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$902,700	Mixed-Use/Residential	$904,957	$2,257	0.25%	$884
D-020-133	358900-1330	RealPrope	INSIGNIA	LAI SIYU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$621,350	Mixed-Use/Residential	$622,903	$1,553	0.25%	$609
D-020-134	358900-1340	RealPrope	INSIGNIA	ZHANG HONG+YUAN HAO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$589,050	Mixed-Use/Residential	$590,523	$1,473	0.25%	$577
D-020-135	358900-1350	RealPrope	INSIGNIA	MANEKIA FAIZ	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,008,000	Mixed-Use/Residential	$1,010,520	$2,520	0.25%	$987
D-020-136	358900-1360	RealPrope	INSIGNIA	ROBINSON JESSICA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,218,000	Mixed-Use/Residential	$1,221,045	$3,045	0.25%	$1,193
D-020-137	358900-1370	RealPrope	INSIGNIA	SOHN MICHELLE E+FRIESTAD SH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$784,550	Mixed-Use/Residential	$786,511	$1,961	0.25%	$769
D-020-138	358900-1380	RealPrope	INSIGNIA	KIM DUK YOUNG+YEO MEE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$789,650	Mixed-Use/Residential	$791,624	$1,974	0.25%	$774
D-020-139	358900-1390	RealPrope	INSIGNIA	HENNING KEVIN S+WENDY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$947,750	Mixed-Use/Residential	$950,119	$2,369	0.25%	$928
D-020-140	358900-1400	RealPrope	INSIGNIA	KANSAL NITIN+AGARWAL ARTI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$902,700	Mixed-Use/Residential	$904,957	$2,257	0.25%	$884
D-020-141	358900-1410	RealPrope	INSIGNIA	LEW FOON WEI+LEE JENNIFER	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$621,350	Mixed-Use/Residential	$622,903	$1,553	0.25%	$609
D-020-142	358900-1420	RealPrope	INSIGNIA	REDDY PRAVEEN K	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$589,050	Mixed-Use/Residential	$590,523	$1,473	0.25%	$577
D-020-143	358900-1430	RealPrope	INSIGNIA	ABULIKEMU MAIMAITIYING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,008,000	Mixed-Use/Residential	$1,010,520	$2,520	0.25%	$987
D-020-144	358900-1440	RealPrope	INSIGNIA	OH JEFFREY+DAS SHIBANI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,218,000	Mixed-Use/Residential	$1,221,045	$3,045	0.25%	$1,193
D-020-145	358900-1450	RealPrope	INSIGNIA	FRIEDMAN SIMON+MICHAEL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$784,550	Mixed-Use/Residential	$786,511	$1,961	0.25%	$769
D-020-146	358900-1460	RealPrope	INSIGNIA	YAO SHENGJIE+JIAN SUN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$789,650	Mixed-Use/Residential	$791,624	$1,974	0.25%	$774
D-020-147	358900-1470	RealPrope	INSIGNIA	BLUM BRYCE CLIFFORD+HOLTER	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$947,750	Mixed-Use/Residential	$950,119	$2,369	0.25%	$928
D-020-148	358900-1480	RealPrope	INSIGNIA	SHAH ASHISH+BARARAGAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$902,700	Mixed-Use/Residential	$904,957	$2,257	0.25%	$884
D-020-149	358900-1490	RealPrope	INSIGNIA	ELY ELISABETH TAYLOR -TRUST	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$621,350	Mixed-Use/Residential	$622,903	$1,553	0.25%	$609
D-020-150	358900-1500	RealPrope	INSIGNIA	NING YUE+MINGFEI YAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$589,050	Mixed-Use/Residential	$590,523	$1,473	0.25%	$577
D-020-151	358900-1510	RealPrope	INSIGNIA	JIAO JIE+SONG KE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,008,000	Mixed-Use/Residential	$1,010,520	$2,520	0.25%	$987
D-020-152	358900-1520	RealPrope	INSIGNIA	YANG JUN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,218,000	Mixed-Use/Residential	$1,221,045	$3,045	0.25%	$1,193
D-020-153	358900-1530	RealPrope	INSIGNIA	SUN SHI+QIAN WANG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$784,550	Mixed-Use/Residential	$786,511	$1,961	0.25%	$769
D-020-154	358900-1540	RealPrope	INSIGNIA	PALLIKILA LAKSHMI V+SUDHA R	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$789,650	Mixed-Use/Residential	$791,624	$1,974	0.25%	$774
D-020-155	358900-1550	RealPrope	INSIGNIA	DEAMER WILLIAM	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$947,750	Mixed-Use/Residential	$950,119	$2,369	0.25%	$928
D-020-156	358900-1560	RealPrope	INSIGNIA	NORTHROP THOMAS	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$902,700	Mixed-Use/Residential	$904,957	$2,257	0.25%	$884
D-020-157	358900-1570	RealPrope	INSIGNIA	PHELPS JOSEPH T	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$621,350	Mixed-Use/Residential	$622,903	$1,553	0.25%	$609
D-020-158	358900-1580	RealPrope	INSIGNIA	SARKAR ANTARA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$589,050	Mixed-Use/Residential	$590,523	$1,473	0.25%	$577
D-020-159	358900-1590	RealPrope	INSIGNIA	POSSEHN DANIEL R	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,008,000	Mixed-Use/Residential	$1,010,520	$2,520	0.25%	$987
D-020-160	358900-1600	RealPrope	INSIGNIA	MULDER ZACHARY J+ROE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,218,000	Mixed-Use/Residential	$1,221,045	$3,045	0.25%	$1,193

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-020-161	358900 1610	RealPrope	INSIGNIA	CHEN TON+STEPHANIE LIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$784,550	Mixed-Use/Residential	$786,511	$1,961	0.25%	$769
D-020-162	358900 1620	RealPrope	INSIGNIA	KONG YUAN+XUE+NING LI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$789,650	Mixed-Use/Residential	$791,624	$1,974	0.25%	$774
D-020-163	358900 1630	RealPrope	INSIGNIA	FAN JIAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$947,750	Mixed-Use/Residential	$950,119	$2,369	0.25%	$928
D-020-164	358900 1640	RealPrope	INSIGNIA	NGUYEN VICKIE D	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$902,700	Mixed-Use/Residential	$904,957	$2,257	0.25%	$884
D-020-165	358900 1650	RealPrope	INSIGNIA	PABULEKAR SUBODH+SONALI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$621,350	Mixed-Use/Residential	$622,903	$1,553	0.25%	$609
D-020-166	358900 1660	RealPrope	INSIGNIA	MARCOS ADOLFO M+RUTH P	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$589,050	Mixed-Use/Residential	$590,523	$1,473	0.25%	$577
D-020-167	358900 1670	RealPrope	INSIGNIA	WALSH MICHAEL F+GERALYN M	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,036,800	Mixed-Use/Residential	$1,039,392	$2,592	0.25%	$1,016
D-020-168	358900 1680	RealPrope	INSIGNIA	BECKA CAROLE TOMKO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,252,800	Mixed-Use/Residential	$1,255,932	$3,132	0.25%	$1,227
D-020-169	358900 1690	RealPrope	INSIGNIA	LARHS ANDREEA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$807,625	Mixed-Use/Residential	$809,644	$2,019	0.25%	$791
D-020-170	358900 1700	RealPrope	INSIGNIA	KEARNEY PAUL+SHARON READ	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$789,650	Mixed-Use/Residential	$791,624	$1,974	0.25%	$774
D-020-171	358900 1710	RealPrope	INSIGNIA	ARZENE HOLDINGS	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$947,750	Mixed-Use/Residential	$950,119	$2,369	0.25%	$928
D-020-172	358900 1720	RealPrope	INSIGNIA	LEUNG HOK PENG+SHARON HUI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$902,700	Mixed-Use/Residential	$904,957	$2,257	0.25%	$884
D-020-173	358900 1730	RealPrope	INSIGNIA	CHOU JACKSON CHI CHENG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$621,350	Mixed-Use/Residential	$622,903	$1,553	0.25%	$609
D-020-174	358900 1740	RealPrope	INSIGNIA	LI JUN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$623,700	Mixed-Use/Residential	$625,259	$1,559	0.25%	$611
D-020-175	358900 1750	RealPrope	INSIGNIA	RALPHS DOUGLAS C+KORDEL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,036,800	Mixed-Use/Residential	$1,039,392	$2,592	0.25%	$1,016
D-020-176	358900 1760	RealPrope	INSIGNIA	MCKEE JOHN H+TERESA K	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,218,000	Mixed-Use/Residential	$1,221,045	$3,045	0.25%	$1,193
D-020-177	358900 1770	RealPrope	INSIGNIA	BECKER WARD R	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$784,550	Mixed-Use/Residential	$786,511	$1,961	0.25%	$769
D-020-178	358900 1780	RealPrope	INSIGNIA	KONOWALCHICK STEVE + LEAH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$789,650	Mixed-Use/Residential	$791,624	$1,974	0.25%	$774
D-020-179	358900 1790	RealPrope	INSIGNIA	ZHOU WANCHENG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$947,750	Mixed-Use/Residential	$950,119	$2,369	0.25%	$928
D-020-180	358900 1800	RealPrope	INSIGNIA	SOLIDARITY CAPITAL LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$902,700	Mixed-Use/Residential	$904,957	$2,257	0.25%	$884
D-020-181	358900 1810	RealPrope	INSIGNIA	YEH CHIEN-HSIUNG+LESLIE MEI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$621,350	Mixed-Use/Residential	$622,903	$1,553	0.25%	$609
D-020-182	358900 1820	RealPrope	INSIGNIA	CHEN HAOYU+SHUYAO XIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$589,050	Mixed-Use/Residential	$590,523	$1,473	0.25%	$577
D-020-183	358900 1830	RealPrope	INSIGNIA	FU LILI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,036,800	Mixed-Use/Residential	$1,039,392	$2,592	0.25%	$1,016
D-020-184	358900 1840	RealPrope	INSIGNIA	BAE JOUNGHAK+CHI HEE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,252,800	Mixed-Use/Residential	$1,255,932	$3,132	0.25%	$1,227
D-020-185	358900 1850	RealPrope	INSIGNIA	WARNICK MARK S	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$807,625	Mixed-Use/Residential	$809,644	$2,019	0.25%	$791
D-020-186	358900 1860	RealPrope	INSIGNIA	LO CHIH CHI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$836,100	Mixed-Use/Residential	$838,190	$2,090	0.25%	$819
D-020-187	358900 1870	RealPrope	INSIGNIA	DEZEN NICOLE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,003,500	Mixed-Use/Residential	$1,006,009	$2,509	0.25%	$983
D-020-188	358900 1880	RealPrope	INSIGNIA	CHARBONNEAU DANIEL R	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,067	Mixed-Use/Residential	$955,800	Mixed-Use/Residential	$958,189	$2,389	0.25%	$936
D-020-189	358900 1890	RealPrope	INSIGNIA	AN RICHARD	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$657,900	Mixed-Use/Residential	$659,545	$1,645	0.25%	$644
D-020-190	358900 1900	RealPrope	INSIGNIA	WANG WEI MING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$623,700	Mixed-Use/Residential	$625,259	$1,559	0.25%	$611
D-020-191	358900 1910	RealPrope	INSIGNIA	NING YUE+MINGFEI YAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,324,800	Mixed-Use/Residential	$1,328,112	$3,312	0.25%	$1,298
D-020-192	358900 1920	RealPrope	INSIGNIA	SCANLAN MELISSA A+BANK KEVI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,600,800	Mixed-Use/Residential	$1,604,802	$4,002	0.25%	$1,568
D-020-193	358900 1930	RealPrope	INSIGNIA	WANG STEPHANIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$853,775	Mixed-Use/Residential	$855,909	$2,134	0.25%	$836
D-020-194	358900 1940	RealPrope	INSIGNIA	YANG AIXUAN+ZHU QIAOYU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$836,100	Mixed-Use/Residential	$838,190	$2,090	0.25%	$819
D-020-195	358900 1950	RealPrope	INSIGNIA	TURNER ELIZABETH LADD	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,003,500	Mixed-Use/Residential	$1,006,009	$2,509	0.25%	$983
D-020-196	358900 1960	RealPrope	INSIGNIA	WANG XIAO+LISA SUK FLORES	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$955,800	Mixed-Use/Residential	$958,189	$2,389	0.25%	$936
D-020-197	358900 1970	RealPrope	INSIGNIA	KUSUMA NALDITYA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$657,900	Mixed-Use/Residential	$659,545	$1,645	0.25%	$644
D-020-198	358900 1980	RealPrope	INSIGNIA	YOUNG MEI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$623,700	Mixed-Use/Residential	$625,259	$1,559	0.25%	$611
D-020-199	358900 1990	RealPrope	INSIGNIA	FU CHENGYAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,324,800	Mixed-Use/Residential	$1,328,112	$3,312	0.25%	$1,298
D-020-200	358900 2000	RealPrope	INSIGNIA	SEYMOURE EVERETT J	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,600,800	Mixed-Use/Residential	$1,604,802	$4,002	0.25%	$1,568
D-020-201	358900 2010	RealPrope	INSIGNIA	SU KEVIN S	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$853,775	Mixed-Use/Residential	$855,909	$2,134	0.25%	$836
D-020-202	358900 2020	RealPrope	INSIGNIA	YEUNG WING-HIN JONATHAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$836,100	Mixed-Use/Residential	$838,190	$2,090	0.25%	$819
D-020-203	358900 2030	RealPrope	INSIGNIA	NASH ROBERT W+AMY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,003,500	Mixed-Use/Residential	$1,006,009	$2,509	0.25%	$983
D-020-204	358900 2040	RealPrope	INSIGNIA	PATTERSON ROBERT+ANN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$955,800	Mixed-Use/Residential	$958,189	$2,389	0.25%	$936
D-020-205	358900 2050	RealPrope	INSIGNIA	HUI FONG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$657,900	Mixed-Use/Residential	$659,545	$1,645	0.25%	$644
D-020-206	358900 2060	RealPrope	INSIGNIA	KIM YEONHEE+LEE MINYOUNG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$623,700	Mixed-Use/Residential	$625,259	$1,559	0.25%	$611
D-020-207	358900 2070	RealPrope	INSIGNIA	WANG KAI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,324,800	Mixed-Use/Residential	$1,328,112	$3,312	0.25%	$1,298
D-020-208	358900 2080	RealPrope	INSIGNIA	XU-ZHONG VICTOR+EDWINA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,600,800	Mixed-Use/Residential	$1,604,802	$4,002	0.25%	$1,568
D-020-209	358900 2090	RealPrope	INSIGNIA	RUTER SHANE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$853,775	Mixed-Use/Residential	$855,909	$2,134	0.25%	$836
D-020-210	358900 2100	RealPrope	INSIGNIA	YAACOVI YORAM+GALI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$836,100	Mixed-Use/Residential	$838,190	$2,090	0.25%	$819
D-020-211	358900 2110	RealPrope	INSIGNIA	CARROUGHER JOHN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,003,500	Mixed-Use/Residential	$1,006,009	$2,509	0.25%	$983
D-020-212	358900 2120	RealPrope	INSIGNIA	WPI REAL ESTATE SERVICE CO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$955,800	Mixed-Use/Residential	$958,189	$2,389	0.25%	$936
D-020-213	358900 2130	RealPrope	INSIGNIA	KHORHANI MEGHAL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$657,900	Mixed-Use/Residential	$659,545	$1,645	0.25%	$644
D-020-214	358900 2140	RealPrope	INSIGNIA	HILDEBRANDT JIM+LU SU PING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$623,700	Mixed-Use/Residential	$625,259	$1,559	0.25%	$611
D-020-215	358900 2150	RealPrope	INSIGNIA	LEE JUSTIN HYODONG+FAITH K	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,324,800	Mixed-Use/Residential	$1,328,112	$3,312	0.25%	$1,298
D-020-216	358900 2160	RealPrope	INSIGNIA	CUMMISKEY COLEY -LIVING TRU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,600,800	Mixed-Use/Residential	$1,604,802	$4,002	0.25%	$1,568
D-020-217	358900 2170	RealPrope	INSIGNIA	GRANT DESIREE -TTEE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$853,775	Mixed-Use/Residential	$855,909	$2,134	0.25%	$836
D-020-218	358900 2180	RealPrope	INSIGNIA	WU YUXIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$836,100	Mixed-Use/Residential	$838,190	$2,090	0.25%	$819
D-020-219	358900 2190	RealPrope	INSIGNIA	MADSEN DANE H+LANE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,003,500	Mixed-Use/Residential	$1,006,009	$2,509	0.25%	$983
D-020-220	358900 2200	RealPrope	INSIGNIA	SLATTERY PADRAIC+MARINDA J	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$955,800	Mixed-Use/Residential	$958,189	$2,389	0.25%	$936
D-020-221	358900 2210	RealPrope	INSIGNIA	GAO KAI & LIU SHIJIA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$657,900	Mixed-Use/Residential	$659,545	$1,645	0.25%	$644
D-020-222	358900 2220	RealPrope	INSIGNIA	GUMASTE KEDAR	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$623,700	Mixed-Use/Residential	$625,259	$1,559	0.25%	$611
D-020-223	358900 2230	RealPrope	INSIGNIA	CHEN JIM H	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,324,800	Mixed-Use/Residential	$1,328,112	$3,312	0.25%	$1,298
D-020-224	358900 2240	RealPrope	INSIGNIA	WYSE BEVERLY M+STEPHEN L	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,600,800	Mixed-Use/Residential	$1,604,802	$4,002	0.25%	$1,568
D-020-225	358900 2250	RealPrope	INSIGNIA	SHAN FENG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$853,775	Mixed-Use/Residential	$855,909	$2,134	0.25%	$836
D-020-226	358900 2260	RealPrope	INSIGNIA	MELISSA & ROHIT JOY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$836,100	Mixed-Use/Residential	$838,190	$2,090	0.25%	$819
D-020-227	358900 2270	RealPrope	INSIGNIA	ALSUNAIDAR MOHAMMED	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,003,500	Mixed-Use/Residential	$1,006,009	$2,509	0.25%	$983

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-020-228	358900 2280	RealPrope	INSIGNIA	BURNETT SARA J	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$955,800	Mixed-Use/Residential	$958,189	$2,389	0.25%	$936
D-020-229	358900 2290	RealPrope	INSIGNIA	RAICEVICH JOSEPH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$657,900	Mixed-Use/Residential	$659,545	$1,645	0.25%	$644
D-020-230	358900 2300	RealPrope	INSIGNIA	LEVINE CHARLES H+ACKLYN R	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$623,700	Mixed-Use/Residential	$625,259	$1,559	0.25%	$611
D-020-231	358900 2310	RealPrope	INSIGNIA	AFSHAR MOHAMAD	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,324,800	Mixed-Use/Residential	$1,328,112	$3,312	0.25%	$1,298
D-020-232	358900 2320	RealPrope	INSIGNIA	KNIGHT KENNETH D+DAPHNE E	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,600,800	Mixed-Use/Residential	$1,604,802	$4,002	0.25%	$1,568
D-020-233	358900 2330	RealPrope	INSIGNIA	TZEN TEN-HWAN+CHIA-YING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$853,775	Mixed-Use/Residential	$855,909	$2,134	0.25%	$836
D-020-234	358900 2340	RealPrope	INSIGNIA	NORDELL LAWRENCE K+SARAH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$836,100	Mixed-Use/Residential	$838,190	$2,090	0.25%	$819
D-020-235	358900 2350	RealPrope	INSIGNIA	STEVENSON SCOTT+MELINDA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,003,500	Mixed-Use/Residential	$1,006,009	$2,509	0.25%	$983
D-020-236	358900 2360	RealPrope	INSIGNIA	ROSE GOLD LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$955,800	Mixed-Use/Residential	$958,189	$2,389	0.25%	$936
D-020-237	358900 2370	RealPrope	INSIGNIA	BABUSIS BENIS P	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$657,900	Mixed-Use/Residential	$659,545	$1,645	0.25%	$644
D-020-238	358900 2380	RealPrope	INSIGNIA	ISERNIO FRANK+MARGARET	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$623,700	Mixed-Use/Residential	$625,259	$1,559	0.25%	$611
D-020-239	358900 2390	RealPrope	INSIGNIA	RICE STEVEN J+STEELE GARY L	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,324,800	Mixed-Use/Residential	$1,328,112	$3,312	0.25%	$1,298
D-020-240	358900 2400	RealPrope	INSIGNIA	WONG MICHELE+DEREK	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,600,800	Mixed-Use/Residential	$1,604,802	$4,002	0.25%	$1,568
D-020-241	358900 2410	RealPrope	INSIGNIA	GILBERT GREGORY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$853,775	Mixed-Use/Residential	$855,909	$2,134	0.25%	$836
D-020-242	358900 2420	RealPrope	INSIGNIA	SATYANARAYANA SRIKANTH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$836,100	Mixed-Use/Residential	$838,190	$2,090	0.25%	$819
D-020-243	358900 2430	RealPrope	INSIGNIA	GELLOCK SCOTT JEFF+ANANDA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,003,500	Mixed-Use/Residential	$1,006,009	$2,509	0.25%	$983
D-020-244	358900 2440	RealPrope	INSIGNIA	YU JEFFREY+TENG SZEWEI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$955,800	Mixed-Use/Residential	$958,189	$2,389	0.25%	$936
D-020-245	358900 2450	RealPrope	INSIGNIA	GOH YONG HUI & YONG QING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$657,900	Mixed-Use/Residential	$659,545	$1,645	0.25%	$644
D-020-246	358900 2460	RealPrope	INSIGNIA	DONG XINJIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$623,700	Mixed-Use/Residential	$625,259	$1,559	0.25%	$611
D-020-247	358900 2470	RealPrope	INSIGNIA	SUDHAKUMARI ASHI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,324,800	Mixed-Use/Residential	$1,328,112	$3,312	0.25%	$1,298
D-020-248	358900 2480	RealPrope	INSIGNIA	CHANG MICHAEL N+CHE TESSIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,600,800	Mixed-Use/Residential	$1,604,802	$4,002	0.25%	$1,568
D-020-249	358900 2490	RealPrope	INSIGNIA	LI QINGNI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$853,775	Mixed-Use/Residential	$855,909	$2,134	0.25%	$836
D-020-250	358900 2500	RealPrope	INSIGNIA	TANGO LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$882,550	Mixed-Use/Residential	$884,756	$2,206	0.25%	$865
D-020-251	358900 2510	RealPrope	INSIGNIA	JOHNSON TARA BETH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,059,250	Mixed-Use/Residential	$1,061,898	$2,648	0.25%	$1,038
D-020-252	358900 2520	RealPrope	INSIGNIA	PATRILIGA TOR SARA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$1,008,900	Mixed-Use/Residential	$1,011,422	$2,522	0.25%	$988
D-020-253	358900 2530	RealPrope	INSIGNIA	MARR NATALIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$694,450	Mixed-Use/Residential	$696,186	$1,736	0.25%	$680
D-020-254	358900 2540	RealPrope	INSIGNIA	ROSENTHAL LIBBY+DAVID A	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$658,350	Mixed-Use/Residential	$659,996	$1,646	0.25%	$645
D-020-255	358900 2550	RealPrope	INSIGNIA	RUHNS JEFFREY+KRISTEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,382,400	Mixed-Use/Residential	$1,385,856	$3,456	0.25%	$1,354
D-020-256	358900 2560	RealPrope	INSIGNIA	NG JESSICA CHI-YAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,670,400	Mixed-Use/Residential	$1,674,576	$4,176	0.25%	$1,636
D-020-257	358900 2570	RealPrope	INSIGNIA	KONGABEL JILL+ASSEFA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$899,925	Mixed-Use/Residential	$902,175	$2,250	0.25%	$882
D-020-258	358900 2580	RealPrope	INSIGNIA	SHEA MARK	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	929	Mixed-Use/Residential	$882,550	Mixed-Use/Residential	$884,756	$2,206	0.25%	$865
D-020-259	358900 2590	RealPrope	INSIGNIA	GELLOCK SCOTT JEFF+ANANDA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,059,250	Mixed-Use/Residential	$1,061,898	$2,648	0.25%	$1,038
D-020-260	358900 2600	RealPrope	INSIGNIA	KIM YOUNG-SIK	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,062	Mixed-Use/Residential	$1,008,900	Mixed-Use/Residential	$1,011,422	$2,522	0.25%	$988
D-020-261	358900 2610	RealPrope	INSIGNIA	KEMBER BRUCE+BROOKE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	731	Mixed-Use/Residential	$694,450	Mixed-Use/Residential	$696,186	$1,736	0.25%	$680
D-020-262	358900 2620	RealPrope	INSIGNIA	WU MIKE TSUNG-WEI+WU LISA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	693	Mixed-Use/Residential	$658,350	Mixed-Use/Residential	$659,996	$1,646	0.25%	$645
D-020-263	358900 2630	RealPrope	INSIGNIA	FREEMAN CONNOR	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,382,400	Mixed-Use/Residential	$1,385,856	$3,456	0.25%	$1,354
D-020-264	358900 2640	RealPrope	INSIGNIA	INSIGNA 2707 LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,392	Mixed-Use/Residential	$1,670,400	Mixed-Use/Residential	$1,674,576	$4,176	0.25%	$1,636
D-020-265	358900 2650	RealPrope	INSIGNIA	PEDERSON JIM	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$899,925	Mixed-Use/Residential	$902,175	$2,250	0.25%	$882
D-020-266	358900 2660	RealPrope	INSIGNIA	CALLAU CARLOS VARA+GIL PATR	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	930	Mixed-Use/Residential	$906,750	Mixed-Use/Residential	$909,017	$2,267	0.25%	$888
D-020-267	358900 2670	RealPrope	INSIGNIA	GUTMANS ANDHIFAT	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,059,250	Mixed-Use/Residential	$1,061,898	$2,648	0.25%	$1,038
D-020-268	358900 2680	RealPrope	INSIGNIA	LAKE CELINDA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,361	Mixed-Use/Residential	$1,292,950	Mixed-Use/Residential	$1,296,182	$3,232	0.25%	$1,267
D-020-269	358900 2690	RealPrope	INSIGNIA	LOW YUCHENG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,096,300	Mixed-Use/Residential	$1,099,041	$2,741	0.25%	$1,074
D-020-270	358900 2700	RealPrope	INSIGNIA	TRACEY MARTIN+TRACEY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,155	Mixed-Use/Residential	$1,443,750	Mixed-Use/Residential	$1,447,359	$3,609	0.25%	$1,414
D-020-271	358900 2710	RealPrope	INSIGNIA	CHANG MICHAEL N	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,404	Mixed-Use/Residential	$1,895,400	Mixed-Use/Residential	$1,900,138	$4,738	0.25%	$1,857
D-020-272	358900 2720	RealPrope	INSIGNIA	GRAUNKE MICHELLE I+STEVEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$899,925	Mixed-Use/Residential	$902,175	$2,250	0.25%	$882
D-020-273	358900 2730	RealPrope	INSIGNIA	PACIFIC COAST PARTNERS LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	930	Mixed-Use/Residential	$930,000	Mixed-Use/Residential	$932,325	$2,325	0.25%	$911
D-020-274	358900 2740	RealPrope	INSIGNIA	COHEN GORDON A+PATRICIA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,087,125	Mixed-Use/Residential	$1,089,843	$2,718	0.25%	$1,065
D-020-275	358900 2750	RealPrope	INSIGNIA	SALDANA OMAR+BRAGG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,361	Mixed-Use/Residential	$1,326,975	Mixed-Use/Residential	$1,330,292	$3,317	0.25%	$1,300
D-020-276	358900 2760	RealPrope	INSIGNIA	ZHONG SHENG PING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,125,150	Mixed-Use/Residential	$1,127,963	$2,813	0.25%	$1,102
D-020-277	358900 2770	RealPrope	INSIGNIA	52905 LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,155	Mixed-Use/Residential	$1,443,750	Mixed-Use/Residential	$1,447,359	$3,609	0.25%	$1,414
D-020-278	358900 2780	RealPrope	INSIGNIA	WOODRUFF MARCY J	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,404	Mixed-Use/Residential	$1,895,400	Mixed-Use/Residential	$1,900,138	$4,738	0.25%	$1,857
D-020-279	358900 2790	RealPrope	INSIGNIA	ADLER MARCIA WILSON	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$923,000	Mixed-Use/Residential	$925,307	$2,307	0.25%	$904
D-020-280	358900 2800	RealPrope	INSIGNIA	MAJERCSIK EVA+ARCINIEGA ALB	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	930	Mixed-Use/Residential	$930,000	Mixed-Use/Residential	$932,325	$2,325	0.25%	$911
D-020-281	358900 2810	RealPrope	INSIGNIA	SRIDHAR SRIKISHNA+ARUSHI AG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,087,125	Mixed-Use/Residential	$1,089,843	$2,718	0.25%	$1,065
D-020-282	358900 2820	RealPrope	INSIGNIA	SCHLEIMER DAVID	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,361	Mixed-Use/Residential	$1,326,975	Mixed-Use/Residential	$1,330,292	$3,317	0.25%	$1,300
D-020-283	358900 2830	RealPrope	INSIGNIA	KLEWENO CONOR	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,125,150	Mixed-Use/Residential	$1,127,963	$2,813	0.25%	$1,102
D-020-284	358900 2840	RealPrope	INSIGNIA	MARGOLIS JEROME+NATALIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,155	Mixed-Use/Residential	$1,559,250	Mixed-Use/Residential	$1,563,148	$3,898	0.25%	$1,527
D-020-285	358900 2850	RealPrope	INSIGNIA	BATES REX W+ANGELA M	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,404	Mixed-Use/Residential	$1,895,400	Mixed-Use/Residential	$1,900,138	$4,738	0.25%	$1,857
D-020-286	358900 2860	RealPrope	INSIGNIA	MATSUO JON	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$923,000	Mixed-Use/Residential	$925,307	$2,307	0.25%	$904
D-020-287	358900 2870	RealPrope	INSIGNIA	GHELANI DEVON	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	930	Mixed-Use/Residential	$930,000	Mixed-Use/Residential	$932,325	$2,325	0.25%	$911
D-020-288	358900 2880	RealPrope	INSIGNIA	TURITTO TIMOTHY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,087,125	Mixed-Use/Residential	$1,089,843	$2,718	0.25%	$1,065
D-020-289	358900 2890	RealPrope	INSIGNIA	JIANG HAOFAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,361	Mixed-Use/Residential	$1,326,975	Mixed-Use/Residential	$1,330,292	$3,317	0.25%	$1,300
D-020-290	358900 2900	RealPrope	INSIGNIA	WESTLAKE PEAK LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,125,150	Mixed-Use/Residential	$1,127,963	$2,813	0.25%	$1,102
D-020-291	358900 2910	RealPrope	INSIGNIA	DAILEY JAMES H+SYLVIA A	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,155	Mixed-Use/Residential	$1,559,250	Mixed-Use/Residential	$1,563,148	$3,898	0.25%	$1,527
D-020-292	358900 2920	RealPrope	INSIGNIA	GREER FRANK+SOLEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,404	Mixed-Use/Residential	$1,895,400	Mixed-Use/Residential	$1,900,138	$4,738	0.25%	$1,857
D-020-293	358900 2930	RealPrope	INSIGNIA	EMBASSY DEVELOPMENT WA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$923,000	Mixed-Use/Residential	$925,307	$2,307	0.25%	$904
D-020-294	358900 2940	RealPrope	INSIGNIA	D'ELIA JIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	930	Mixed-Use/Residential	$1,023,000	Mixed-Use/Residential	$1,025,557	$2,557	0.25%	$1,002

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-020-295	358900 2950	RealPrope	INSIGNIA	CHEN CHAU-CHEN+CLIFFORD	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,115,000	Mixed-Use/Residential	$1,117,787	$2,787	0.25%	$1,092
D-020-296	358900 2960	RealPrope	INSIGNIA	MCGILLIARD	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,361	Mixed-Use/Residential	$1,361,000	Mixed-Use/Residential	$1,364,402	$3,402	0.25%	$1,333
D-020-297	358900 2970	RealPrope	INSIGNIA	GRAVALIS JOANE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,154,000	Mixed-Use/Residential	$1,156,885	$2,885	0.25%	$1,130
D-020-298	358900 2980	RealPrope	INSIGNIA	WONG SARAH LI TENG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,155	Mixed-Use/Residential	$1,559,250	Mixed-Use/Residential	$1,563,148	$3,898	0.25%	$1,527
D-020-299	358900 2990	RealPrope	INSIGNIA	GOLSHAN MOHAMMAD	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,404	Mixed-Use/Residential	$1,895,400	Mixed-Use/Residential	$1,900,138	$4,738	0.25%	$1,857
D-020-300	358900 3000	RealPrope	INSIGNIA	CONTRERAS	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$1,015,300	Mixed-Use/Residential	$1,017,838	$2,538	0.25%	$995
D-020-301	358900 3010	RealPrope	INSIGNIA	MORELLA ENZO+GIUSEPPE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	930	Mixed-Use/Residential	$1,023,000	Mixed-Use/Residential	$1,025,557	$2,557	0.25%	$1,002
D-020-302	358900 3020	RealPrope	INSIGNIA	CREWS PHILIP+JENNIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,115,000	Mixed-Use/Residential	$1,117,787	$2,787	0.25%	$1,092
D-020-303	358900 3030	RealPrope	INSIGNIA	PRINCE DOUGLAS R+CATHERINE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,361	Mixed-Use/Residential	$1,361,000	Mixed-Use/Residential	$1,364,402	$3,402	0.25%	$1,333
D-020-304	358900 3040	RealPrope	INSIGNIA	MACEDO EDMUNDO+KAMB	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,154,000	Mixed-Use/Residential	$1,156,885	$2,885	0.25%	$1,130
D-020-305	358900 3050	RealPrope	INSIGNIA	MCWHERTER DAVID	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,155	Mixed-Use/Residential	$1,559,250	Mixed-Use/Residential	$1,563,148	$3,898	0.25%	$1,527
D-020-306	358900 3060	RealPrope	INSIGNIA	ADVANI RAJEEV	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,404	Mixed-Use/Residential	$1,895,400	Mixed-Use/Residential	$1,900,138	$4,738	0.25%	$1,857
D-020-307	358900 3070	RealPrope	INSIGNIA	DORAN NORBERT+JANE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$1,015,300	Mixed-Use/Residential	$1,017,838	$2,538	0.25%	$995
D-020-308	358900 3080	RealPrope	INSIGNIA	PATELATUL V+SEEMA A -TTEES	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	930	Mixed-Use/Residential	$1,023,000	Mixed-Use/Residential	$1,025,557	$2,557	0.25%	$1,002
D-020-309	358900 3090	RealPrope	INSIGNIA	HWANG JOSEPH+LUCIA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,115,000	Mixed-Use/Residential	$1,117,787	$2,787	0.25%	$1,092
D-020-310	358900 3100	RealPrope	INSIGNIA	REEB DAN JACOB+ELIZABETH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,361	Mixed-Use/Residential	$1,361,000	Mixed-Use/Residential	$1,364,402	$3,402	0.25%	$1,333
D-020-311	358900 3110	RealPrope	INSIGNIA	CHOI SARAH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,154,000	Mixed-Use/Residential	$1,156,885	$2,885	0.25%	$1,130
D-020-312	358900 3120	RealPrope	INSIGNIA	DOBBS CRAIG W+KELLEY J	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,155	Mixed-Use/Residential	$1,559,250	Mixed-Use/Residential	$1,563,148	$3,898	0.25%	$1,527
D-020-313	358900 3130	RealPrope	INSIGNIA	WILCOX RANDAL+SANDY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,404	Mixed-Use/Residential	$1,895,400	Mixed-Use/Residential	$1,900,138	$4,738	0.25%	$1,857
D-020-314	358900 3140	RealPrope	INSIGNIA	ROSENGALS ELIEZER+VICHELLE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$1,015,300	Mixed-Use/Residential	$1,017,838	$2,538	0.25%	$995
D-020-315	358900 3150	RealPrope	INSIGNIA	DEAN CORY M+THUY NGUYEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	930	Mixed-Use/Residential	$1,023,000	Mixed-Use/Residential	$1,025,557	$2,557	0.25%	$1,002
D-020-316	358900 3160	RealPrope	INSIGNIA	CHANGELA SATISH A	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,115,000	Mixed-Use/Residential	$1,117,787	$2,787	0.25%	$1,092
D-020-317	358900 3170	RealPrope	INSIGNIA	TAVERAS ADALBERTO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,361	Mixed-Use/Residential	$1,361,000	Mixed-Use/Residential	$1,364,402	$3,402	0.25%	$1,333
D-020-318	358900 3180	RealPrope	INSIGNIA	MA FAMILY TRUST	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,154,000	Mixed-Use/Residential	$1,156,885	$2,885	0.25%	$1,130
D-020-319	358900 3190	RealPrope	INSIGNIA	MASINGTON NICHOLAS J	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,155	Mixed-Use/Residential	$1,559,250	Mixed-Use/Residential	$1,563,148	$3,898	0.25%	$1,527
D-020-320	358900 3200	RealPrope	INSIGNIA	STEELE GARY L	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,404	Mixed-Use/Residential	$1,895,400	Mixed-Use/Residential	$1,900,138	$4,738	0.25%	$1,857
D-020-321	358900 3210	RealPrope	INSIGNIA	TRIVEDI MAHIMA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$1,015,300	Mixed-Use/Residential	$1,017,838	$2,538	0.25%	$995
D-020-322	358900 3220	RealPrope	INSIGNIA	LI KANG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	930	Mixed-Use/Residential	$1,023,000	Mixed-Use/Residential	$1,025,557	$2,557	0.25%	$1,002
D-020-323	358900 3230	RealPrope	INSIGNIA	MA ZHIYONG+MING LU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,115,000	Mixed-Use/Residential	$1,117,787	$2,787	0.25%	$1,092
D-020-324	358900 3240	RealPrope	INSIGNIA	BRISTOL LEGACY LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,361	Mixed-Use/Residential	$1,361,000	Mixed-Use/Residential	$1,364,402	$3,402	0.25%	$1,333
D-020-325	358900 3250	RealPrope	INSIGNIA	OUYANG DAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,154,000	Mixed-Use/Residential	$1,156,885	$2,885	0.25%	$1,130
D-020-326	358900 3260	RealPrope	INSIGNIA	MARCOTTE DOUGLAS	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,155	Mixed-Use/Residential	$1,559,250	Mixed-Use/Residential	$1,563,148	$3,898	0.25%	$1,527
D-020-327	358900 3270	RealPrope	INSIGNIA	BRECKENRIDGE RICHARD	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,404	Mixed-Use/Residential	$1,895,400	Mixed-Use/Residential	$1,900,138	$4,738	0.25%	$1,857
D-020-328	358900 3280	RealPrope	INSIGNIA	LUTENKO VALENTIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$1,015,300	Mixed-Use/Residential	$1,017,838	$2,538	0.25%	$995
D-020-329	358900 3290	RealPrope	INSIGNIA	ZHONG SHENGPING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	930	Mixed-Use/Residential	$1,116,000	Mixed-Use/Residential	$1,118,790	$2,790	0.25%	$1,093
D-020-330	358900 3300	RealPrope	INSIGNIA	WU YONG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,226,500	Mixed-Use/Residential	$1,229,566	$3,066	0.25%	$1,201
D-020-331	358900 3310	RealPrope	INSIGNIA	COLLYER JAMES	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,361	Mixed-Use/Residential	$1,497,100	Mixed-Use/Residential	$1,500,843	$3,743	0.25%	$1,466
D-020-332	358900 3320	RealPrope	INSIGNIA	ELLIS MATTHEW+JULIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,269,400	Mixed-Use/Residential	$1,272,573	$3,173	0.25%	$1,243
D-020-333	358900 3330	RealPrope	INSIGNIA	ZAWAIDEH EMAD+MAY+MAZEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,155	Mixed-Use/Residential	$1,559,250	Mixed-Use/Residential	$1,563,148	$3,898	0.25%	$1,527
D-020-334	358900 3340	RealPrope	INSIGNIA	HILTZ PETER+WORTH SHIRLEY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,404	Mixed-Use/Residential	$1,895,400	Mixed-Use/Residential	$1,900,138	$4,738	0.25%	$1,857
D-020-335	358900 3350	RealPrope	INSIGNIA	TAN LEYONG+XUE TENG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$1,107,600	Mixed-Use/Residential	$1,110,369	$2,769	0.25%	$1,085
D-020-336	358900 3360	RealPrope	INSIGNIA	LIU HUI+CAI QIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	930	Mixed-Use/Residential	$1,116,000	Mixed-Use/Residential	$1,118,790	$2,790	0.25%	$1,093
D-020-337	358900 3370	RealPrope	INSIGNIA	LITTEN JASON B	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,226,500	Mixed-Use/Residential	$1,229,566	$3,066	0.25%	$1,201
D-020-338	358900 3380	RealPrope	INSIGNIA	TOMANDL MAREK+TELENSKA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,361	Mixed-Use/Residential	$1,497,100	Mixed-Use/Residential	$1,500,843	$3,743	0.25%	$1,466
D-020-339	358900 3390	RealPrope	INSIGNIA	YUAN YI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,269,400	Mixed-Use/Residential	$1,272,573	$3,173	0.25%	$1,243
D-020-340	358900 3400	RealPrope	INSIGNIA	ABHISHEK ABHISHEK+PIALI CHO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,155	Mixed-Use/Residential	$1,559,250	Mixed-Use/Residential	$1,563,148	$3,898	0.25%	$1,527
D-020-341	358900 3410	RealPrope	INSIGNIA	KIM SOOK KWANG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,404	Mixed-Use/Residential	$1,895,400	Mixed-Use/Residential	$1,900,138	$4,738	0.25%	$1,857
D-020-342	358900 3420	RealPrope	INSIGNIA	DOTY DOUGLAS A+JANET L	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$1,107,600	Mixed-Use/Residential	$1,110,369	$2,769	0.25%	$1,085
D-020-343	358900 3430	RealPrope	INSIGNIA	HAKHU JAI+NALINI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	930	Mixed-Use/Residential	$1,162,500	Mixed-Use/Residential	$1,165,406	$2,906	0.25%	$1,139
D-020-344	358900 3440	RealPrope	INSIGNIA	DAVIS KYLE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,115	Mixed-Use/Residential	$1,282,250	Mixed-Use/Residential	$1,285,456	$3,206	0.25%	$1,256
D-020-345	358900 3450	RealPrope	INSIGNIA	BUCHHOLZ DAVID W+ALSTEAD	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,361	Mixed-Use/Residential	$1,565,150	Mixed-Use/Residential	$1,569,063	$3,913	0.25%	$1,533
D-020-346	358900 3460	RealPrope	INSIGNIA	HU HOLLY Y	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,327,100	Mixed-Use/Residential	$1,330,418	$3,318	0.25%	$1,300
D-020-347	358900 3470	RealPrope	INSIGNIA	SCHNEIDER JOHN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,155	Mixed-Use/Residential	$1,559,250	Mixed-Use/Residential	$1,563,148	$3,898	0.25%	$1,527
D-020-348	358900 3480	RealPrope	INSIGNIA	THOMPSON JAMES+JANET S	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,404	Mixed-Use/Residential	$1,895,400	Mixed-Use/Residential	$1,900,138	$4,738	0.25%	$1,857
D-020-349	358900 3490	RealPrope	INSIGNIA	MANHAS AMITOJ S	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$1,153,750	Mixed-Use/Residential	$1,156,634	$2,884	0.25%	$1,130
D-020-350	358900 3500	RealPrope	INSIGNIA	WATSON MICHAEL G+KAREN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	2,113	Mixed-Use/Residential	$2,746,900	Mixed-Use/Residential	$2,753,767	$6,867	0.25%	$2,691
D-020-351	358900 3510	RealPrope	INSIGNIA	ALHADEFF N JACK	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	2,025	Mixed-Use/Residential	$2,480,000	Mixed-Use/Residential	$2,486,075	$6,075	0.25%	$2,380
D-020-352	358900 3520	RealPrope	INSIGNIA	RAJARAM	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,880	Mixed-Use/Residential	$2,256,000	Mixed-Use/Residential	$2,261,640	$5,640	0.25%	$2,210
D-020-353	358900 3530	RealPrope	INSIGNIA	GEORGE MICHAEL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	2,133	Mixed-Use/Residential	$2,559,600	Mixed-Use/Residential	$2,565,999	$6,399	0.25%	$2,507
D-020-358	358900 3580	[illegible]	INSIGNIA	NASH ROBERT+AMY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	931	Mixed-Use/Residential	$768,075	Mixed-Use/Residential	$769,995	$1,920	0.25%	$752
D-020-359	358900 3590	RealPrope	INSIGNIA	HUANG KEFU+XIAOLING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	855	Mixed-Use/Residential	$705,375	Mixed-Use/Residential	$707,138	$1,763	0.25%	$691
D-020-360	358900 3600	RealPrope	INSIGNIA	ENG-ROHRBACH NICHOLAS	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	869	Mixed-Use/Residential	$716,925	Mixed-Use/Residential	$718,717	$1,792	0.25%	$702
D-020-361	358900 3610	RealPrope	INSIGNIA	HOLT CHRISTOPHER W+KAY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,189	Mixed-Use/Residential	$980,925	Mixed-Use/Residential	$983,377	$2,452	0.25%	$961
D-020-362	358900 3620	RealPrope	INSIGNIA	PASRICHA VAIBHAV+BERI KANIK	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,038	Mixed-Use/Residential	$856,350	Mixed-Use/Residential	$858,491	$2,141	0.25%	$839
D-020-363	358900 3630	RealPrope	INSIGNIA	DAVIS TAMEIKO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	911	Mixed-Use/Residential	$751,575	Mixed-Use/Residential	$753,454	$1,879	0.25%	$736
D-020-364	358900 3640	RealPrope	INSIGNIA	FINKENBINER, MALLORY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	944	Mixed-Use/Residential	$778,800	Mixed-Use/Residential	$780,747	$1,947	0.25%	$763
D-020-365	358900 3650	RealPrope	INSIGNIA	NG ANDREW Y+REILEY CAROL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,116	Mixed-Use/Residential	$920,700	Mixed-Use/Residential	$923,002	$2,302	0.25%	$902

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-020-366	358900-3660	RealPrope	INSIGNIA	MAYHEW JEFFREY K	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	797	Mixed-Use/Residential	$657,525	Mixed-Use/Residential	$659,169	$1,644	0.25%	$644
D-020-367	358900-3670	RealPrope	INSIGNIA	COHENCA NESTOR +RUTH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	874	Mixed-Use/Residential	$721,050	Mixed-Use/Residential	$722,853	$1,803	0.25%	$706
D-020-368	358900-3680	RealPrope	INSIGNIA	KANI ALI+KOMIA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	825	Mixed-Use/Residential	$680,625	Mixed-Use/Residential	$682,327	$1,702	0.25%	$667
D-020-369	358900-3690	RealPrope	INSIGNIA	NATIONAL RESIDENTIAL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,148	Mixed-Use/Residential	$947,100	Mixed-Use/Residential	$949,468	$2,368	0.25%	$928
D-020-370	358900-3700	RealPrope	INSIGNIA	URBINA JOHN D	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,165	Mixed-Use/Residential	$961,125	Mixed-Use/Residential	$963,528	$2,403	0.25%	$941
D-020-371	358900-3710	RealPrope	INSIGNIA	PARKINSON PATRICK	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	858	Mixed-Use/Residential	$707,850	Mixed-Use/Residential	$709,620	$1,770	0.25%	$693
D-020-372	358900-3720	RealPrope	INSIGNIA	BALASUBRAMANIAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	840	Mixed-Use/Residential	$693,000	Mixed-Use/Residential	$694,732	$1,732	0.25%	$679
D-020-373	358900-3730	RealPrope	INSIGNIA	DUGAN ANDREW V +ABAYA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	848	Mixed-Use/Residential	$699,600	Mixed-Use/Residential	$701,349	$1,749	0.25%	$685
D-020-374	358900-3740	RealPrope	INSIGNIA	FAN MINGYAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	851	Mixed-Use/Residential	$702,075	Mixed-Use/Residential	$703,830	$1,755	0.25%	$688
D-020-375	358900-3750	RealPrope	INSIGNIA	BOHNER ROSS G	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	931	Mixed-Use/Residential	$768,075	Mixed-Use/Residential	$769,995	$1,920	0.25%	$752
D-020-376	358900-3760	RealPrope	INSIGNIA	KHOKHANI ASHOK C+PARUL A	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	861	Mixed-Use/Residential	$710,325	Mixed-Use/Residential	$712,101	$1,776	0.25%	$696
D-020-377	358900-3770	RealPrope	INSIGNIA	YANG JAMES SHINWOO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	872	Mixed-Use/Residential	$719,400	Mixed-Use/Residential	$721,198	$1,798	0.25%	$705
D-020-378	358900-3780	RealPrope	INSIGNIA	GUPTA NITIN KUMAR+SURANA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,190	Mixed-Use/Residential	$981,750	Mixed-Use/Residential	$984,204	$2,454	0.25%	$962
D-020-379	358900-3790	RealPrope	INSIGNIA	LEUNG ALAN SPENCER+DING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,038	Mixed-Use/Residential	$856,350	Mixed-Use/Residential	$858,491	$2,141	0.25%	$839
D-020-380	358900-3800	RealPrope	INSIGNIA	GUDDANTI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	911	Mixed-Use/Residential	$751,575	Mixed-Use/Residential	$753,454	$1,879	0.25%	$736
D-020-381	358900-3810	RealPrope	INSIGNIA	LIU ANDREW	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	944	Mixed-Use/Residential	$778,800	Mixed-Use/Residential	$780,747	$1,947	0.25%	$763
D-020-382	358900-3820	RealPrope	INSIGNIA	KALATHIPARAMBIL TIJOY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,116	Mixed-Use/Residential	$920,700	Mixed-Use/Residential	$923,002	$2,302	0.25%	$902
D-020-383	358900-3830	RealPrope	INSIGNIA	SCOTT NICHOLAS G+GAYE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	797	Mixed-Use/Residential	$657,525	Mixed-Use/Residential	$659,169	$1,644	0.25%	$644
D-020-384	358900-3840	RealPrope	INSIGNIA	CHANG ADAM+SONYA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	874	Mixed-Use/Residential	$721,050	Mixed-Use/Residential	$722,853	$1,803	0.25%	$706
D-020-385	358900-3850	RealPrope	INSIGNIA	JO YONGMIN+SANG H+HYE LEE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	825	Mixed-Use/Residential	$680,625	Mixed-Use/Residential	$682,327	$1,702	0.25%	$667
D-020-386	358900-3860	RealPrope	INSIGNIA	JONES BRADLEY K	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,148	Mixed-Use/Residential	$947,100	Mixed-Use/Residential	$949,468	$2,368	0.25%	$928
D-020-387	358900-3870	RealPrope	INSIGNIA	LIM ED N+JAMIE LYNN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,165	Mixed-Use/Residential	$961,125	Mixed-Use/Residential	$963,528	$2,403	0.25%	$941
D-020-388	358900-3880	RealPrope	INSIGNIA	JOHNSON CHRIS A+TAMARA F	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	858	Mixed-Use/Residential	$707,850	Mixed-Use/Residential	$709,620	$1,770	0.25%	$693
D-020-389	358900-3890	RealPrope	INSIGNIA	ZAMOISKI MARGARET ANN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	839	Mixed-Use/Residential	$692,175	Mixed-Use/Residential	$693,905	$1,730	0.25%	$678
D-020-390	358900-3900	RealPrope	INSIGNIA	CHHALTA ARTI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	848	Mixed-Use/Residential	$699,600	Mixed-Use/Residential	$701,349	$1,749	0.25%	$685
D-020-391	358900-3910	RealPrope	INSIGNIA	RAPKIN CHARLES+VICTORIA OH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	851	Mixed-Use/Residential	$702,075	Mixed-Use/Residential	$703,830	$1,755	0.25%	$688
D-020-392	358900-3920	RealPrope	INSIGNIA	THONG BOB B	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	931	Mixed-Use/Residential	$768,075	Mixed-Use/Residential	$769,995	$1,920	0.25%	$752
D-020-393	358900-3930	RealPrope	INSIGNIA	BHIKHA JAGRUTI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	855	Mixed-Use/Residential	$705,375	Mixed-Use/Residential	$707,138	$1,763	0.25%	$691
D-020-394	358900-3940	RealPrope	INSIGNIA	FOGGITT DYLAN M	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	869	Mixed-Use/Residential	$716,925	Mixed-Use/Residential	$718,717	$1,792	0.25%	$702
D-020-395	358900-3950	RealPrope	INSIGNIA	TIAN XIAODONG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,189	Mixed-Use/Residential	$980,925	Mixed-Use/Residential	$983,377	$2,452	0.25%	$961
D-020-396	358900-3960	RealPrope	INSIGNIA	SPURRELL DANIEL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,038	Mixed-Use/Residential	$856,350	Mixed-Use/Residential	$858,491	$2,141	0.25%	$839
D-020-397	358900-3970	RealPrope	INSIGNIA	JUNG JAE YOUNG+IL JEAN JUNG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	911	Mixed-Use/Residential	$751,575	Mixed-Use/Residential	$753,454	$1,879	0.25%	$736
D-020-398	358900-3980	RealPrope	INSIGNIA	HSU VIVIAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	851	Mixed-Use/Residential	$702,075	Mixed-Use/Residential	$703,830	$1,755	0.25%	$688
D-020-399	358900-3990	RealPrope	INSIGNIA	TANANYAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,101	Mixed-Use/Residential	$908,325	Mixed-Use/Residential	$910,596	$2,271	0.25%	$890
D-020-400	358900-4000	RealPrope	INSIGNIA	ROUMANI ADIB	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	797	Mixed-Use/Residential	$657,525	Mixed-Use/Residential	$659,169	$1,644	0.25%	$644
D-020-401	358900-4010	RealPrope	INSIGNIA	VHVR LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	874	Mixed-Use/Residential	$721,050	Mixed-Use/Residential	$722,853	$1,803	0.25%	$706
D-020-402	358900-4020	RealPrope	INSIGNIA	KRAFT ARNON+KEREN C	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	825	Mixed-Use/Residential	$680,625	Mixed-Use/Residential	$682,327	$1,702	0.25%	$667
D-020-403	358900-4030	RealPrope	INSIGNIA	GRALPOIS BRUNO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,148	Mixed-Use/Residential	$947,100	Mixed-Use/Residential	$949,468	$2,368	0.25%	$928
D-020-404	358900-4040	RealPrope	INSIGNIA	CHIN RYAN+MERCY N CHANG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,165	Mixed-Use/Residential	$961,125	Mixed-Use/Residential	$963,528	$2,403	0.25%	$941
D-020-405	358900-4050	RealPrope	INSIGNIA	GURRAM RAGHAVENDRA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	858	Mixed-Use/Residential	$707,850	Mixed-Use/Residential	$709,620	$1,770	0.25%	$693
D-020-406	358900-4060	RealPrope	INSIGNIA	GOINGS CALVIN W+HAM DAVID	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	839	Mixed-Use/Residential	$692,175	Mixed-Use/Residential	$693,905	$1,730	0.25%	$678
D-020-407	358900-4070	RealPrope	INSIGNIA	POLINA PHANI C+VAHINI KOTAP	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	911	Mixed-Use/Residential	$751,575	Mixed-Use/Residential	$753,454	$1,879	0.25%	$736
D-020-408	358900-4080	RealPrope	INSIGNIA	CHANG SE CHIN+GINA KYU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$761,475	Mixed-Use/Residential	$763,379	$1,904	0.25%	$746
D-020-409	358900-4090	RealPrope	INSIGNIA	KUEBLER CHRISTOPHER	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	931	Mixed-Use/Residential	$768,075	Mixed-Use/Residential	$769,995	$1,920	0.25%	$752
D-020-410	358900-4100	RealPrope	INSIGNIA	RYNGLER OREN+MOR IFAT	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	855	Mixed-Use/Residential	$705,375	Mixed-Use/Residential	$707,138	$1,763	0.25%	$691
D-020-411	358900-4110	RealPrope	INSIGNIA	ZHAO WEI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	869	Mixed-Use/Residential	$716,925	Mixed-Use/Residential	$718,717	$1,792	0.25%	$702
D-020-412	358900-4120	RealPrope	INSIGNIA	CALA CARLOS REVOCABLE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,189	Mixed-Use/Residential	$980,925	Mixed-Use/Residential	$983,377	$2,452	0.25%	$961
D-020-413	358900-4130	RealPrope	INSIGNIA	LIN JACK LIWEI+YEN-CHUN LIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,038	Mixed-Use/Residential	$856,350	Mixed-Use/Residential	$858,491	$2,141	0.25%	$839
D-020-414	358900-4140	RealPrope	INSIGNIA	BORDE MANISH+POOJA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	911	Mixed-Use/Residential	$751,575	Mixed-Use/Residential	$753,454	$1,879	0.25%	$736
D-020-415	358900-4150	RealPrope	INSIGNIA	LIN KENNETH H	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	851	Mixed-Use/Residential	$702,075	Mixed-Use/Residential	$703,830	$1,755	0.25%	$688
D-020-416	358900-4160	RealPrope	INSIGNIA	HATHAWAY HEATHER+KECK	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,101	Mixed-Use/Residential	$908,325	Mixed-Use/Residential	$910,596	$2,271	0.25%	$890
D-020-417	358900-4170	RealPrope	INSIGNIA	DING LILI+YUNMENG DAI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	797	Mixed-Use/Residential	$657,525	Mixed-Use/Residential	$659,169	$1,644	0.25%	$644
D-020-418	358900-4180	RealPrope	INSIGNIA	KHAN SHUAB+GARCIA KARLA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	874	Mixed-Use/Residential	$721,050	Mixed-Use/Residential	$722,853	$1,803	0.25%	$706
D-020-419	358900-4190	RealPrope	INSIGNIA	YAO YANMING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	825	Mixed-Use/Residential	$680,625	Mixed-Use/Residential	$682,327	$1,702	0.25%	$667
D-020-420	358900-4200	RealPrope	INSIGNIA	GLAZEBROOK SCOTT	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,148	Mixed-Use/Residential	$947,100	Mixed-Use/Residential	$949,468	$2,368	0.25%	$928
D-020-421	358900-4210	RealPrope	INSIGNIA	CORNWELL JONATHAN M	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,165	Mixed-Use/Residential	$961,125	Mixed-Use/Residential	$963,528	$2,403	0.25%	$941
D-020-422	358900-4220	RealPrope	INSIGNIA	PEREIRA ALZEHA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	858	Mixed-Use/Residential	$707,850	Mixed-Use/Residential	$709,620	$1,770	0.25%	$693
D-020-423	358900-4230	RealPrope	INSIGNIA	CHIANG JACK+CHRISTINE H	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	839	Mixed-Use/Residential	$692,175	Mixed-Use/Residential	$693,905	$1,730	0.25%	$678
D-020-424	358900-4240	RealPrope	INSIGNIA	RK INSIGNIA LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	911	Mixed-Use/Residential	$751,575	Mixed-Use/Residential	$753,454	$1,879	0.25%	$736
D-020-425	358900-4250	RealPrope	INSIGNIA	MATSUMOTO COLBERT M	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	923	Mixed-Use/Residential	$761,475	Mixed-Use/Residential	$763,379	$1,904	0.25%	$746
D-020-426	358900-4260	RealPrope	INSIGNIA	LEI LI+LIMING XU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	883	Mixed-Use/Residential	$728,475	Mixed-Use/Residential	$730,296	$1,821	0.25%	$714
D-020-427	358900-4270	RealPrope	INSIGNIA	LEITE ALEXANDRE TOLEDO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	870	Mixed-Use/Residential	$717,750	Mixed-Use/Residential	$719,544	$1,794	0.25%	$703
D-020-428	358900-4280	RealPrope	INSIGNIA	BECKER EDWIN A JR	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	869	Mixed-Use/Residential	$716,925	Mixed-Use/Residential	$718,717	$1,792	0.25%	$702
D-020-429	358900-4290	RealPrope	INSIGNIA	VAUTOUR BRIAN A	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,189	Mixed-Use/Residential	$980,925	Mixed-Use/Residential	$983,377	$2,452	0.25%	$961
D-020-430	358900-4300	RealPrope	INSIGNIA	BOLLER JON C	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,038	Mixed-Use/Residential	$856,350	Mixed-Use/Residential	$858,491	$2,141	0.25%	$839
D-020-431	358900-4310	RealPrope	INSIGNIA	WU YI-CHEN YANG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	911	Mixed-Use/Residential	$751,575	Mixed-Use/Residential	$753,454	$1,879	0.25%	$736
D-020-432	358900-4320	RealPrope	INSIGNIA	WEI KUI+LI UYU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	851	Mixed-Use/Residential	$702,075	Mixed-Use/Residential	$703,830	$1,755	0.25%	$688

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LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-020-433	358900 4330	RealPrope	INSIGNIA	WPI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,101	Mixed-Use/Residential	$908,325	Mixed-Use/Residential	$910,596	$2,271	0.25%	$390
D-020-434	358900 4340	RealPrope	INSIGNIA	FAN JIN XIA+XIAO BO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	797	Mixed-Use/Residential	$657,525	Mixed-Use/Residential	$659,169	$1,644	0.25%	$644
D-020-435	358900 4350	RealPrope	INSIGNIA	YAN ANGEL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	858	Mixed-Use/Residential	$707,850	Mixed-Use/Residential	$709,620	$1,770	0.25%	$693
D-020-436	358900 4360	RealPrope	INSIGNIA	SONG HAIPEI+DI ZHAO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	780	Mixed-Use/Residential	$643,500	Mixed-Use/Residential	$645,109	$1,609	0.25%	$630
D-020-437	358900 4370	RealPrope	INSIGNIA	CHERTUDI DANIEL S	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,002	Mixed-Use/Residential	$826,650	Mixed-Use/Residential	$828,717	$2,067	0.25%	$810
D-020-438	358900 4380	RealPrope	INSIGNIA	GRACE JOSEPH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,151	Mixed-Use/Residential	$949,575	Mixed-Use/Residential	$951,949	$2,374	0.25%	$930
D-020-439	358900 4390	RealPrope	INSIGNIA	CANNON JOHN+HEIKE A	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	845	Mixed-Use/Residential	$697,125	Mixed-Use/Residential	$698,868	$1,743	0.25%	$683
D-020-440	358900 4400	RealPrope	INSIGNIA	QIU JINSHENG+ZENG JINGJIAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	844	Mixed-Use/Residential	$696,300	Mixed-Use/Residential	$698,041	$1,741	0.25%	$682
D-020-441	358900 4410	RealPrope	INSIGNIA	MUNK ALAN+WOODY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	918	Mixed-Use/Residential	$757,350	Mixed-Use/Residential	$759,243	$1,893	0.25%	$742
D-020-442	358900 4420	RealPrope	INSIGNIA	CHO PAUL S+JANE K	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	918	Mixed-Use/Residential	$757,350	Mixed-Use/Residential	$759,243	$1,893	0.25%	$742
D-020-443	358900 4430	RealPrope	INSIGNIA	BARTLETT LUKE W	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	762	Mixed-Use/Residential	$628,650	Mixed-Use/Residential	$630,222	$1,572	0.25%	$616
D-020-444	358900 4440	RealPrope	INSIGNIA	JABLONSKI MEGAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	762	Mixed-Use/Residential	$628,650	Mixed-Use/Residential	$630,222	$1,572	0.25%	$616
D-020-445	358900 4450	RealPrope	INSIGNIA	WONG GEORGE C+SOPHIA S -	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,189	Mixed-Use/Residential	$980,925	Mixed-Use/Residential	$983,377	$2,452	0.25%	$961
D-020-446	358900 4460	RealPrope	INSIGNIA	SONG JOHN Y+SHARI A	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,038	Mixed-Use/Residential	$856,350	Mixed-Use/Residential	$858,491	$2,141	0.25%	$839
D-020-447	358900 4470	RealPrope	INSIGNIA	AMERICAN DONGCHEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	911	Mixed-Use/Residential	$751,575	Mixed-Use/Residential	$753,454	$1,879	0.25%	$736
D-020-448	358900 4480	RealPrope	INSIGNIA	HUGHES MICHAEL+REBECCA C	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	851	Mixed-Use/Residential	$702,075	Mixed-Use/Residential	$703,830	$1,755	0.25%	$688
D-020-449	358900 4490	RealPrope	INSIGNIA	SLOTA KIRK+ANNA RACHINA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,116	Mixed-Use/Residential	$920,700	Mixed-Use/Residential	$923,002	$2,302	0.25%	$902
D-020-450	358900 4500	RealPrope	INSIGNIA	CHEN ZHI QIANG+QIUYING LIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	797	Mixed-Use/Residential	$657,525	Mixed-Use/Residential	$659,169	$1,644	0.25%	$644
D-020-451	358900 4510	RealPrope	INSIGNIA	CHEN ZHIQIANG+QUIYING LIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	858	Mixed-Use/Residential	$707,850	Mixed-Use/Residential	$709,620	$1,770	0.25%	$693
D-020-452	358900 4520	RealPrope	INSIGNIA	VERMA KARAN+SOLLONI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	780	Mixed-Use/Residential	$643,500	Mixed-Use/Residential	$645,109	$1,609	0.25%	$630
D-020-453	358900 4530	RealPrope	INSIGNIA	GAO WENZHONG+ZI TONG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,002	Mixed-Use/Residential	$826,650	Mixed-Use/Residential	$828,717	$2,067	0.25%	$810
D-020-454	358900 4540	RealPrope	INSIGNIA	WANG ANDREW+CHANG SARAH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,161	Mixed-Use/Residential	$957,825	Mixed-Use/Residential	$960,220	$2,395	0.25%	$938
D-020-455	358900 4550	RealPrope	INSIGNIA	JORGENSEN ERIK+JULIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,203	Mixed-Use/Residential	$992,475	Mixed-Use/Residential	$994,956	$2,481	0.25%	$972
D-020-456	358900 4560	RealPrope	INSIGNIA	TSAO YUNWEN+TUNG TECHI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,210	Mixed-Use/Residential	$998,250	Mixed-Use/Residential	$1,000,746	$2,496	0.25%	$978
D-020-457	358900 4570	RealPrope	INSIGNIA	MAYNARD RICHARD L	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,294	Mixed-Use/Residential	$1,067,550	Mixed-Use/Residential	$1,070,219	$2,669	0.25%	$1,046
D-020-458	358900 4580	RealPrope	INSIGNIA	CONLEY RITA J (TTEE)	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,337	Mixed-Use/Residential	$1,103,025	Mixed-Use/Residential	$1,105,783	$2,758	0.25%	$1,080
D-020-459	358900 4590	RealPrope	INSIGNIA	JAUHAL BEMI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	762	Mixed-Use/Residential	$628,650	Mixed-Use/Residential	$630,222	$1,572	0.25%	$616
D-020-460	358900 4600	RealPrope	INSIGNIA	ZHANG CHENG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	762	Mixed-Use/Residential	$628,650	Mixed-Use/Residential	$630,222	$1,572	0.25%	$616
D-020-461	358900 4610	RealPrope	INSIGNIA	WONG STANLEY C+WINNIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,186	Mixed-Use/Residential	$978,450	Mixed-Use/Residential	$980,896	$2,446	0.25%	$958
D-020-462	358900 4620	RealPrope	INSIGNIA	XU BO+SI YU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,038	Mixed-Use/Residential	$856,350	Mixed-Use/Residential	$858,491	$2,141	0.25%	$839
D-020-463	358900 4630	RealPrope	INSIGNIA	JAFARZADEH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	911	Mixed-Use/Residential	$751,575	Mixed-Use/Residential	$753,454	$1,879	0.25%	$736
D-020-464	358900 4640	RealPrope	INSIGNIA	LIN HUI+XIAOHUI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	851	Mixed-Use/Residential	$702,075	Mixed-Use/Residential	$703,830	$1,755	0.25%	$688
D-020-465	358900 4650	RealPrope	INSIGNIA	KUNDURU NAGA K	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,120	Mixed-Use/Residential	$924,000	Mixed-Use/Residential	$926,310	$2,310	0.25%	$905
D-020-466	358900 4660	RealPrope	INSIGNIA	LI SHAWN H+WANG XIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	797	Mixed-Use/Residential	$657,525	Mixed-Use/Residential	$659,169	$1,644	0.25%	$644
D-020-467	358900 4670	RealPrope	INSIGNIA	LI HUANG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	858	Mixed-Use/Residential	$707,850	Mixed-Use/Residential	$709,620	$1,770	0.25%	$693
D-020-468	358900 4680	RealPrope	INSIGNIA	SOSA JORGE+RAMIREZ CARLOS	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	780	Mixed-Use/Residential	$643,500	Mixed-Use/Residential	$645,109	$1,609	0.25%	$630
D-020-469	358900 4690	RealPrope	INSIGNIA	WEAVER SARA+WESCOTT JAY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,002	Mixed-Use/Residential	$826,650	Mixed-Use/Residential	$828,717	$2,067	0.25%	$810
D-020-470	358900 4700	RealPrope	INSIGNIA	WANG WILLIAM+NGUYEN LY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,151	Mixed-Use/Residential	$949,575	Mixed-Use/Residential	$951,949	$2,374	0.25%	$930
D-020-471	358900 4710	RealPrope	INSIGNIA	WANG JEFFREY A	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,203	Mixed-Use/Residential	$992,475	Mixed-Use/Residential	$994,956	$2,481	0.25%	$972
D-020-472	358900 4720	RealPrope	INSIGNIA	CUNNINGHAM CURT+AIKO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,210	Mixed-Use/Residential	$998,250	Mixed-Use/Residential	$1,000,746	$2,496	0.25%	$978
D-020-473	358900 4730	RealPrope	INSIGNIA	ZHAN ZHEN+SHAN HAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,285	Mixed-Use/Residential	$1,060,125	Mixed-Use/Residential	$1,062,775	$2,650	0.25%	$1,038
D-020-474	358900 4740	RealPrope	INSIGNIA	XIANG & QIAN INVESTMENT LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,337	Mixed-Use/Residential	$1,103,025	Mixed-Use/Residential	$1,105,783	$2,758	0.25%	$1,080
D-020-475	358900 4750	RealPrope	INSIGNIA	CAMP MELISSA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	917	Mixed-Use/Residential	$779,450	Mixed-Use/Residential	$781,399	$1,949	0.25%	$764
D-020-476	358900 4760	RealPrope	INSIGNIA	PINK ELEPHANT HOUSE LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,110	Mixed-Use/Residential	$943,500	Mixed-Use/Residential	$945,859	$2,359	0.25%	$924
D-020-477	358900 4770	RealPrope	INSIGNIA	NORI ANIL K+VIJAYASREE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,043	Mixed-Use/Residential	$886,550	Mixed-Use/Residential	$888,766	$2,216	0.25%	$868
D-020-478	358900 4780	RealPrope	INSIGNIA	NINE NORTH LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	718	Mixed-Use/Residential	$610,300	Mixed-Use/Residential	$611,826	$1,526	0.25%	$598
D-020-479	358900 4790	RealPrope	INSIGNIA	YORKS CONNOR J	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$581,400	Mixed-Use/Residential	$582,853	$1,453	0.25%	$570
D-020-480	358900 4800	RealPrope	INSIGNIA	MILLER LAURA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,146	Mixed-Use/Residential	$1,002,750	Mixed-Use/Residential	$1,005,257	$2,507	0.25%	$982
D-020-481	358900 4810	RealPrope	INSIGNIA	DERSCHANG LINDA-RLT+TTEE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,391	Mixed-Use/Residential	$1,217,125	Mixed-Use/Residential	$1,220,168	$3,043	0.25%	$1,192
D-020-482	358900 4820	RealPrope	INSIGNIA	BOWES DOUGLAS K	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	904	Mixed-Use/Residential	$768,400	Mixed-Use/Residential	$770,321	$1,921	0.25%	$753
D-020-483	358900 4830	RealPrope	INSIGNIA	LIU JIAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$785,400	Mixed-Use/Residential	$787,363	$1,963	0.25%	$769
D-020-484	358900 4840	RealPrope	INSIGNIA	CHEN JENNIFER+STEPHANIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$951,150	Mixed-Use/Residential	$953,528	$2,378	0.25%	$932
D-020-485	358900 4850	RealPrope	INSIGNIA	MIRCHANDANI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$880,600	Mixed-Use/Residential	$882,801	$2,201	0.25%	$863
D-020-486	358900 4860	RealPrope	INSIGNIA	JUNG HYUNRYONG+KIM YURI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$626,450	Mixed-Use/Residential	$628,016	$1,566	0.25%	$614
D-020-487	358900 4870	RealPrope	INSIGNIA	LEE BORWEN+LU LINHUI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$581,400	Mixed-Use/Residential	$582,853	$1,453	0.25%	$570
D-020-488	358900 4880	RealPrope	INSIGNIA	MITROVICH TIMOTHY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,153	Mixed-Use/Residential	$1,008,875	Mixed-Use/Residential	$1,011,397	$2,522	0.25%	$988
D-020-489	358900 4890	RealPrope	INSIGNIA	MIDGLEY STEPHEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,215,375	Mixed-Use/Residential	$1,218,413	$3,038	0.25%	$1,191
D-020-490	358900 4900	RealPrope	INSIGNIA	LI QINGZHU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$770,950	Mixed-Use/Residential	$772,877	$1,927	0.25%	$755
D-020-491	358900 4910	RealPrope	INSIGNIA	LEE WOOK HAN+TAMMIE CHI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$785,400	Mixed-Use/Residential	$787,363	$1,963	0.25%	$769
D-020-492	358900 4920	RealPrope	INSIGNIA	SIMPSON DAVID+ANN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$951,150	Mixed-Use/Residential	$953,528	$2,378	0.25%	$932
D-020-493	358900 4930	RealPrope	INSIGNIA	ZHAO YONGZHUANG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$880,600	Mixed-Use/Residential	$882,801	$2,201	0.25%	$863
D-020-494	358900 4940	RealPrope	INSIGNIA	DONG LIXIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$626,450	Mixed-Use/Residential	$628,016	$1,566	0.25%	$614
D-020-495	358900 4950	RealPrope	INSIGNIA	LIN XIAOHUI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$581,400	Mixed-Use/Residential	$582,853	$1,453	0.25%	$570
D-020-496	358900 4960	RealPrope	INSIGNIA	HAN LUMING+YUN LANGSHENG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,153	Mixed-Use/Residential	$1,008,875	Mixed-Use/Residential	$1,011,397	$2,522	0.25%	$988
D-020-497	358900 4970	RealPrope	INSIGNIA	KIM HELEN HYOSOON	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,215,375	Mixed-Use/Residential	$1,218,413	$3,038	0.25%	$1,191
D-020-498	358900 4980	RealPrope	INSIGNIA	VERMA KARAN+NANDA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$770,950	Mixed-Use/Residential	$772,877	$1,927	0.25%	$755
D-020-499	358900 4990	RealPrope	INSIGNIA	LI SHUANG+ZHU PINYAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$785,400	Mixed-Use/Residential	$787,363	$1,963	0.25%	$769

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-020-500	358900-5000	iRealPrope	INSIGNIA	YANG YINGZI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$951,150	Mixed-Use/Residential	$953,528	$2,378	0.25%	$932
D-020-501	358900-5010	iRealPrope	INSIGNIA	LI CHAOJIN+SUN ZHENG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$880,600	Mixed-Use/Residential	$882,801	$2,201	0.25%	$863
D-020-502	358900-5020	iRealPrope	INSIGNIA	KAVIANI RASHID	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$626,450	Mixed-Use/Residential	$628,016	$1,566	0.25%	$614
D-020-503	358900-5030	iRealPrope	INSIGNIA	ZHANG YIWEI+CHUNCHAO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$581,400	Mixed-Use/Residential	$582,853	$1,453	0.25%	$570
D-020-504	358900-5040	iRealPrope	INSIGNIA	SU JIANNONG+CAI YAO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,153	Mixed-Use/Residential	$1,008,875	Mixed-Use/Residential	$1,011,397	$2,522	0.25%	$988
D-020-505	358900-5050	iRealPrope	INSIGNIA	YADAV SATYEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,215,375	Mixed-Use/Residential	$1,218,413	$3,038	0.25%	$1,191
D-020-506	358900-5060	iRealPrope	INSIGNIA	KIM MICHELLE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$770,950	Mixed-Use/Residential	$772,877	$1,927	0.25%	$755
D-020-507	358900-5070	iRealPrope	INSIGNIA	ZHAO XIAOYAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$785,400	Mixed-Use/Residential	$787,363	$1,963	0.25%	$769
D-020-508	358900-5080	iRealPrope	INSIGNIA	LEUNG ESMOND+ALICE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$951,150	Mixed-Use/Residential	$953,528	$2,378	0.25%	$932
D-020-509	358900-5090	iRealPrope	INSIGNIA	KIM SOLVIE+PARK EILEEN JIHYA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$880,600	Mixed-Use/Residential	$882,801	$2,201	0.25%	$863
D-020-510	358900-5100	iRealPrope	INSIGNIA	EVERIST GARY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$626,450	Mixed-Use/Residential	$628,016	$1,566	0.25%	$614
D-020-511	358900-5110	iRealPrope	INSIGNIA	CHIN KAI HING ANNIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$581,400	Mixed-Use/Residential	$582,853	$1,453	0.25%	$570
D-020-512	358900-5120	iRealPrope	INSIGNIA	MORALES JORGE+FORERO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,153	Mixed-Use/Residential	$1,008,875	Mixed-Use/Residential	$1,011,397	$2,522	0.25%	$988
D-020-513	358900-5130	iRealPrope	INSIGNIA	KUMAR CHETAN+SARANYA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,215,375	Mixed-Use/Residential	$1,218,413	$3,038	0.25%	$1,191
D-020-514	358900-5140	iRealPrope	INSIGNIA	TAO KAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$770,950	Mixed-Use/Residential	$772,877	$1,927	0.25%	$755
D-020-515	358900-5150	iRealPrope	INSIGNIA	SCHAURES LISA E	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$785,400	Mixed-Use/Residential	$787,363	$1,963	0.25%	$769
D-020-516	358900-5160	iRealPrope	INSIGNIA	AGRAWAL MAHENDRA+MAMTA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$951,150	Mixed-Use/Residential	$953,528	$2,378	0.25%	$932
D-020-517	358900-5170	iRealPrope	INSIGNIA	ALAVEKIOS DAMON	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$880,600	Mixed-Use/Residential	$882,801	$2,201	0.25%	$863
D-020-518	358900-5180	iRealPrope	INSIGNIA	FANG KEVIN WEI LIN+PAO JOAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$626,450	Mixed-Use/Residential	$628,016	$1,566	0.25%	$614
D-020-519	358900-5190	iRealPrope	INSIGNIA	RULE MAXWELL S+CAROL S	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$581,400	Mixed-Use/Residential	$582,853	$1,453	0.25%	$570
D-020-520	358900-5200	iRealPrope	INSIGNIA	T & N HOMESTEAD LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,153	Mixed-Use/Residential	$1,008,875	Mixed-Use/Residential	$1,011,397	$2,522	0.25%	$988
D-020-521	358900-5210	iRealPrope	INSIGNIA	MOHR FAMILY TRUST	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,215,375	Mixed-Use/Residential	$1,218,413	$3,038	0.25%	$1,191
D-020-522	358900-5220	iRealPrope	INSIGNIA	REFVEM KENNETH A	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$770,950	Mixed-Use/Residential	$772,877	$1,927	0.25%	$755
D-020-523	358900-5230	iRealPrope	INSIGNIA	PARTRIDGE WILLIAM	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$785,400	Mixed-Use/Residential	$787,363	$1,963	0.25%	$769
D-020-524	358900-5240	iRealPrope	INSIGNIA	HILLS CHRISTOPHER M+JENNIFE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$951,150	Mixed-Use/Residential	$953,528	$2,378	0.25%	$932
D-020-525	358900-5250	iRealPrope	INSIGNIA	LI DENGKUI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$880,600	Mixed-Use/Residential	$882,801	$2,201	0.25%	$863
D-020-526	358900-5260	iRealPrope	INSIGNIA	RIGOU JUAN IGNACIO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$626,450	Mixed-Use/Residential	$628,016	$1,566	0.25%	$614
D-020-527	358900-5270	iRealPrope	INSIGNIA	CHEN XIAO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$598,500	Mixed-Use/Residential	$599,996	$1,496	0.25%	$586
D-020-528	358900-5280	iRealPrope	INSIGNIA	CHAWLA MUKUL+SWATI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,153	Mixed-Use/Residential	$1,008,875	Mixed-Use/Residential	$1,011,397	$2,522	0.25%	$988
D-020-529	358900-5290	iRealPrope	INSIGNIA	CLODE OLIVER+LEAFSTEDT JON	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,215,375	Mixed-Use/Residential	$1,218,413	$3,038	0.25%	$1,191
D-020-530	358900-5300	iRealPrope	INSIGNIA	FARBMAN ETHAN+FING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$770,950	Mixed-Use/Residential	$772,877	$1,927	0.25%	$755
D-020-531	358900-5310	iRealPrope	INSIGNIA	WONG ALAN JAMES+BRIAN K	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$785,400	Mixed-Use/Residential	$787,363	$1,963	0.25%	$769
D-020-532	358900-5320	iRealPrope	INSIGNIA	SKWAREK RICHARD	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$951,150	Mixed-Use/Residential	$953,528	$2,378	0.25%	$932
D-020-533	358900-5330	iRealPrope	INSIGNIA	ING RICHARD K+SUSAN K	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$880,600	Mixed-Use/Residential	$882,801	$2,201	0.25%	$863
D-020-534	358900-5340	iRealPrope	INSIGNIA	ZHANG ZHEN+JING DING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$626,450	Mixed-Use/Residential	$628,016	$1,566	0.25%	$614
D-020-535	358900-5350	iRealPrope	INSIGNIA	LI XUAN+JIANG HONG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$615,600	Mixed-Use/Residential	$617,139	$1,539	0.25%	$603
D-020-536	358900-5360	iRealPrope	INSIGNIA	BHARGAVA ANJU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,153	Mixed-Use/Residential	$1,037,700	Mixed-Use/Residential	$1,040,294	$2,594	0.25%	$1,016
D-020-537	358900-5370	iRealPrope	INSIGNIA	ZHAO WENLONG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,215,375	Mixed-Use/Residential	$1,218,413	$3,038	0.25%	$1,191
D-020-538	358900-5380	iRealPrope	INSIGNIA	YANG CHEN+YI WU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$816,300	Mixed-Use/Residential	$818,341	$2,041	0.25%	$800
D-020-539	358900-5390	iRealPrope	INSIGNIA	DUELL KAI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$831,600	Mixed-Use/Residential	$833,679	$2,079	0.25%	$815
D-020-540	358900-5400	iRealPrope	INSIGNIA	DIENER KRISTI J	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$1,007,100	Mixed-Use/Residential	$1,009,618	$2,518	0.25%	$987
D-020-541	358900-5410	iRealPrope	INSIGNIA	ELLIS BRIAN A+SHAWNA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$932,400	Mixed-Use/Residential	$934,731	$2,331	0.25%	$913
D-020-542	358900-5420	iRealPrope	INSIGNIA	NORDEN GREGORY L+XIAOYUN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$663,300	Mixed-Use/Residential	$664,958	$1,658	0.25%	$650
D-020-543	358900-5430	iRealPrope	INSIGNIA	WANG DEBBIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$632,700	Mixed-Use/Residential	$634,282	$1,582	0.25%	$620
D-020-544	358900-5440	iRealPrope	INSIGNIA	LAI SIYU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,153	Mixed-Use/Residential	$1,153,000	Mixed-Use/Residential	$1,155,882	$2,882	0.25%	$1,129
D-020-545	358900-5450	iRealPrope	INSIGNIA	BACUS MICHAEL PATRICK	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,389,000	Mixed-Use/Residential	$1,392,472	$3,472	0.25%	$1,361
D-020-546	358900-5460	iRealPrope	INSIGNIA	KANSO MOHAMMAD	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$816,300	Mixed-Use/Residential	$818,341	$2,041	0.25%	$800
D-020-547	358900-5470	iRealPrope	INSIGNIA	YU YINGJUN+LIDONG ZHOU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$831,600	Mixed-Use/Residential	$833,679	$2,079	0.25%	$815
D-020-548	358900-5480	iRealPrope	INSIGNIA	MOHANTY SUMIT+IYER	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$1,007,100	Mixed-Use/Residential	$1,009,618	$2,518	0.25%	$987
D-020-549	358900-5490	iRealPrope	INSIGNIA	CHANG I-CHING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$932,400	Mixed-Use/Residential	$934,731	$2,331	0.25%	$913
D-020-550	358900-5500	iRealPrope	INSIGNIA	WAN QING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$663,300	Mixed-Use/Residential	$664,958	$1,658	0.25%	$650
D-020-551	358900-5510	iRealPrope	INSIGNIA	MA JONATHAN S+JOHN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$632,700	Mixed-Use/Residential	$634,282	$1,582	0.25%	$620
D-020-552	358900-5520	iRealPrope	INSIGNIA	BORDE MADHUSUDAN+USHA-	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,153	Mixed-Use/Residential	$1,153,000	Mixed-Use/Residential	$1,155,882	$2,882	0.25%	$1,129
D-020-553	358900-5530	iRealPrope	INSIGNIA	FAN DAVY+YING-HSUAN LIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,389,000	Mixed-Use/Residential	$1,392,472	$3,472	0.25%	$1,361
D-020-554	358900-5540	iRealPrope	INSIGNIA	SMITH MONIQUE D+DAVID	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$816,300	Mixed-Use/Residential	$818,341	$2,041	0.25%	$800
D-020-555	358900-5550	iRealPrope	INSIGNIA	HAUSMANN BENJAMMIN A	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$877,800	Mixed-Use/Residential	$879,994	$2,194	0.25%	$860
D-020-556	358900-5560	iRealPrope	INSIGNIA	FOE KEITH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$1,063,050	Mixed-Use/Residential	$1,065,708	$2,658	0.25%	$1,041
D-020-557	358900-5570	iRealPrope	INSIGNIA	FU YA HUI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$984,200	Mixed-Use/Residential	$986,660	$2,460	0.25%	$964
D-020-558	358900-5580	iRealPrope	INSIGNIA	CHU CHUN HSUAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$700,150	Mixed-Use/Residential	$701,900	$1,750	0.25%	$686
D-020-559	358900-5590	iRealPrope	INSIGNIA	MITCHELL IAN D	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$666,900	Mixed-Use/Residential	$668,567	$1,667	0.25%	$653
D-020-560	358900-5600	iRealPrope	INSIGNIA	HUANG LISA+JEFFREY BROWN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,153	Mixed-Use/Residential	$1,153,000	Mixed-Use/Residential	$1,155,882	$2,882	0.25%	$1,129
D-020-561	358900-5610	iRealPrope	INSIGNIA	DONNER JONATHAN E+JANE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,189	Mixed-Use/Residential	$1,189,000	Mixed-Use/Residential	$1,191,972	$2,972	0.25%	$1,165
D-020-562	358900-5620	iRealPrope	INSIGNIA	SADIQ RAHEELA+MIAN ATIF M	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$861,650	Mixed-Use/Residential	$863,804	$2,154	0.25%	$844
D-020-563	358900-5630	iRealPrope	INSIGNIA	SHERRICK ROBERT C+ULLA B	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$877,800	Mixed-Use/Residential	$879,994	$2,194	0.25%	$860
D-020-564	358900-5640	iRealPrope	INSIGNIA	GUNNAR AMY+JOHN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$1,063,050	Mixed-Use/Residential	$1,065,708	$2,658	0.25%	$1,041
D-020-565	358900-5650	iRealPrope	INSIGNIA	THANDRA VAMSHI RAO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$984,200	Mixed-Use/Residential	$986,660	$2,460	0.25%	$964
D-020-566	358900-5660	iRealPrope	INSIGNIA	CHO EUGENE S	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$700,150	Mixed-Use/Residential	$701,900	$1,750	0.25%	$686

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-020-567	358900-5670	RealPrope	INSIGNIA	LEE KEVIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$684,000	Mixed-Use/Residential	$685,710	$1,710	0.25%	$670
D-020-568	358900-5680	RealPrope	INSIGNIA	DYDEK GEORGE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,267,200	Mixed-Use/Residential	$1,270,368	$3,168	0.25%	$1,241
D-020-569	358900-5690	RealPrope	INSIGNIA	IRVINE DOUGLAS R+DIANE M	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,527,900	Mixed-Use/Residential	$1,531,720	$3,820	0.25%	$1,497
D-020-570	358900-5700	RealPrope	INSIGNIA	CHAU MICHELLE SIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$861,650	Mixed-Use/Residential	$863,804	$2,154	0.25%	$844
D-020-571	358900-5710	RealPrope	INSIGNIA	TAMAKI BLAINE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$877,800	Mixed-Use/Residential	$879,994	$2,194	0.25%	$860
D-020-572	358900-5720	RealPrope	INSIGNIA	CHANG YU-CHING+HO TZU-	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$1,063,050	Mixed-Use/Residential	$1,065,708	$2,658	0.25%	$1,041
D-020-573	358900-5730	RealPrope	INSIGNIA	2011 LIU-MEUER FAMILY TRUST	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$984,200	Mixed-Use/Residential	$986,660	$2,460	0.25%	$964
D-020-574	358900-5740	RealPrope	INSIGNIA	KOSTIZAK WILLIAM A	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$700,150	Mixed-Use/Residential	$701,900	$1,750	0.25%	$686
D-020-575	358900-5750	RealPrope	INSIGNIA	LI XIAOSI+WEI GAO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$684,000	Mixed-Use/Residential	$685,710	$1,710	0.25%	$670
D-020-576	358900-5760	RealPrope	INSIGNIA	588 BELL STREET 2106N LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,267,200	Mixed-Use/Residential	$1,270,368	$3,168	0.25%	$1,241
D-020-577	358900-5770	RealPrope	INSIGNIA	CHRISTEN MICHAEL L+JAMI L	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,527,900	Mixed-Use/Residential	$1,531,720	$3,820	0.25%	$1,497
D-020-578	358900-5780	RealPrope	INSIGNIA	CHAU MICHAEL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$861,650	Mixed-Use/Residential	$863,804	$2,154	0.25%	$844
D-020-579	358900-5790	RealPrope	INSIGNIA	SHTIEGMAN ERAN+SHIRLEY S	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$877,800	Mixed-Use/Residential	$879,994	$2,194	0.25%	$860
D-020-580	358900-5800	RealPrope	INSIGNIA	KHOWAJA FARAH+YASMIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$1,063,050	Mixed-Use/Residential	$1,065,708	$2,658	0.25%	$1,041
D-020-581	358900-5810	RealPrope	INSIGNIA	CHAIR ALLEY PROPERTIES 2203	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$984,200	Mixed-Use/Residential	$986,660	$2,460	0.25%	$964
D-020-582	358900-5820	RealPrope	INSIGNIA	PEARSON WENDY S+EIMS	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$700,150	Mixed-Use/Residential	$701,900	$1,750	0.25%	$686
D-020-583	358900-5830	RealPrope	INSIGNIA	SHIH NAI WEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$684,000	Mixed-Use/Residential	$685,710	$1,710	0.25%	$670
D-020-584	358900-5840	RealPrope	INSIGNIA	HAMBACHER JOHN J+NANCY O	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,267,200	Mixed-Use/Residential	$1,270,368	$3,168	0.25%	$1,241
D-020-585	358900-5850	RealPrope	INSIGNIA	MORTAZAVI SEENA+PEREIRA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,527,900	Mixed-Use/Residential	$1,531,720	$3,820	0.25%	$1,497
D-020-586	358900-5860	RealPrope	INSIGNIA	HESS MARTY+LORI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$861,650	Mixed-Use/Residential	$863,804	$2,154	0.25%	$844
D-020-587	358900-5870	RealPrope	INSIGNIA	IRIT SHTIEGMAN TR	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$877,800	Mixed-Use/Residential	$879,994	$2,194	0.25%	$860
D-020-588	358900-5880	RealPrope	INSIGNIA	WINLY LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$1,063,050	Mixed-Use/Residential	$1,065,708	$2,658	0.25%	$1,041
D-020-589	358900-5890	RealPrope	INSIGNIA	SPRAGUE KARA L	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$984,200	Mixed-Use/Residential	$986,660	$2,460	0.25%	$964
D-020-590	358900-5900	RealPrope	INSIGNIA	LEE CHRISTINA JIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$700,150	Mixed-Use/Residential	$701,900	$1,750	0.25%	$686
D-020-591	358900-5910	RealPrope	INSIGNIA	TURNER PATRICK A	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$684,000	Mixed-Use/Residential	$685,710	$1,710	0.25%	$670
D-020-592	358900-5920	RealPrope	INSIGNIA	CHEN KWEI-SHENG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,267,200	Mixed-Use/Residential	$1,270,368	$3,168	0.25%	$1,241
D-020-593	358900-5930	RealPrope	INSIGNIA	ZAIDI ANITA KM	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,527,900	Mixed-Use/Residential	$1,531,720	$3,820	0.25%	$1,497
D-020-594	358900-5940	RealPrope	INSIGNIA	LI TAODUN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$861,650	Mixed-Use/Residential	$863,804	$2,154	0.25%	$844
D-020-595	358900-5950	RealPrope	INSIGNIA	LEE HSIU-CHUAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$877,800	Mixed-Use/Residential	$879,994	$2,194	0.25%	$860
D-020-596	358900-5960	RealPrope	INSIGNIA	GAUTIER CHRISTOPHER	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$1,063,050	Mixed-Use/Residential	$1,065,708	$2,658	0.25%	$1,041
D-020-597	358900-5970	RealPrope	INSIGNIA	BHANJI SHAMSI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$984,200	Mixed-Use/Residential	$986,660	$2,460	0.25%	$964
D-020-598	358900-5980	RealPrope	INSIGNIA	CRUM DAVID	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$700,150	Mixed-Use/Residential	$701,900	$1,750	0.25%	$686
D-020-599	358900-5990	RealPrope	INSIGNIA	OCHS HANS D+UTE H	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$684,000	Mixed-Use/Residential	$685,710	$1,710	0.25%	$670
D-020-600	358900-6000	RealPrope	INSIGNIA	ROMANZIN CHRISTOPHER	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,267,200	Mixed-Use/Residential	$1,270,368	$3,168	0.25%	$1,241
D-020-601	358900-6010	RealPrope	INSIGNIA	DUNNINGTON TODD+JULIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,527,900	Mixed-Use/Residential	$1,531,720	$3,820	0.25%	$1,497
D-020-602	358900-6020	RealPrope	INSIGNIA	CHUNG SOYOUNG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$861,650	Mixed-Use/Residential	$863,804	$2,154	0.25%	$844
D-020-603	358900-6030	RealPrope	INSIGNIA	ZHAO YUSI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$877,800	Mixed-Use/Residential	$879,994	$2,194	0.25%	$860
D-020-604	358900-6040	RealPrope	INSIGNIA	WANG JOHNNY DON-CHUN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$1,063,050	Mixed-Use/Residential	$1,065,708	$2,658	0.25%	$1,041
D-020-605	358900-6050	RealPrope	INSIGNIA	GEORGE MICHAEL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$984,200	Mixed-Use/Residential	$986,660	$2,460	0.25%	$964
D-020-606	358900-6060	RealPrope	INSIGNIA	AN RICHARD	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$700,150	Mixed-Use/Residential	$701,900	$1,750	0.25%	$686
D-020-607	358900-6070	RealPrope	INSIGNIA	DI FURIA PAUL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$684,000	Mixed-Use/Residential	$685,710	$1,710	0.25%	$670
D-020-608	358900-6080	RealPrope	INSIGNIA	GEORGE KERRY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,267,200	Mixed-Use/Residential	$1,270,368	$3,168	0.25%	$1,241
D-020-609	358900-6090	RealPrope	INSIGNIA	HOHIMER DAVID H+SUE-ANN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,527,900	Mixed-Use/Residential	$1,531,720	$3,820	0.25%	$1,497
D-020-610	358900-6100	RealPrope	INSIGNIA	LOLADIA RAMEEZ	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$861,650	Mixed-Use/Residential	$863,804	$2,154	0.25%	$844
D-020-611	358900-6110	RealPrope	INSIGNIA	GUAN JIAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$877,800	Mixed-Use/Residential	$879,994	$2,194	0.25%	$860
D-020-612	358900-6120	RealPrope	INSIGNIA	SCHULTZ JAMES P+NANCY G	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$1,063,050	Mixed-Use/Residential	$1,065,708	$2,658	0.25%	$1,041
D-020-613	358900-6130	RealPrope	INSIGNIA	DOWNS MICHAEL J+YALON-	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$984,200	Mixed-Use/Residential	$986,660	$2,460	0.25%	$964
D-020-614	358900-6140	RealPrope	INSIGNIA	KRYVOKRYSENKO ARTEM	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	737	Mixed-Use/Residential	$700,150	Mixed-Use/Residential	$701,900	$1,750	0.25%	$686
D-020-615	358900-6150	RealPrope	INSIGNIA	COHEN GORDON+PATRICIA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$684,000	Mixed-Use/Residential	$685,710	$1,710	0.25%	$670
D-020-616	358900-6160	RealPrope	INSIGNIA	STACKHOUSE CHRISTIAN P+LE M	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,267,200	Mixed-Use/Residential	$1,270,368	$3,168	0.25%	$1,241
D-020-617	358900-6170	RealPrope	INSIGNIA	LANCASTER JAMES A+MICHELLE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,527,900	Mixed-Use/Residential	$1,531,720	$3,820	0.25%	$1,497
D-020-618	358900-6180	RealPrope	INSIGNIA	FIGUERA ALEGRE+IVARIA ISABEL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$861,650	Mixed-Use/Residential	$863,804	$2,154	0.25%	$844
D-020-619	358900-6190	RealPrope	INSIGNIA	SATORETTI SYLVIE+CONTI NERI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	924	Mixed-Use/Residential	$877,800	Mixed-Use/Residential	$879,994	$2,194	0.25%	$860
D-020-620	358900-6200	RealPrope	INSIGNIA	ESPAROLINI CHRISTINE C	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,119	Mixed-Use/Residential	$1,063,050	Mixed-Use/Residential	$1,065,708	$2,658	0.25%	$1,041
D-020-621	358900-6210	RealPrope	INSIGNIA	WANG STEPHEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,036	Mixed-Use/Residential	$984,200	Mixed-Use/Residential	$986,660	$2,460	0.25%	$964
D-020-622	358900-6220	RealPrope	INSIGNIA	SO BERNAED+MAUREEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	733	Mixed-Use/Residential	$696,350	Mixed-Use/Residential	$698,091	$1,741	0.25%	$682
D-020-623	358900-6230	RealPrope	INSIGNIA	HILDEBRANDT JIM E+LU SU-PIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	684	Mixed-Use/Residential	$684,000	Mixed-Use/Residential	$685,710	$1,710	0.25%	$670
D-020-624	358900-6240	RealPrope	INSIGNIA	JACOBSON JAY S+VICTORIA M	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,152	Mixed-Use/Residential	$1,267,200	Mixed-Use/Residential	$1,270,368	$3,168	0.25%	$1,241
D-020-625	358900-6250	RealPrope	INSIGNIA	PANG BRIAN+TIFFINIE LVG TRU	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,389	Mixed-Use/Residential	$1,527,900	Mixed-Use/Residential	$1,531,720	$3,820	0.25%	$1,497
D-020-626	358900-6260	RealPrope	INSIGNIA	ZHOU WEI+CHEN YANHUA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	907	Mixed-Use/Residential	$861,650	Mixed-Use/Residential	$863,804	$2,154	0.25%	$844
D-020-627	358900-6270	RealPrope	INSIGNIA	ZHANG YUJING+YIFEI YAO	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	918	Mixed-Use/Residential	$905,050	Mixed-Use/Residential	$907,288	$2,238	0.25%	$877
D-020-628	358900-6280	RealPrope	INSIGNIA	MURPHY WILLIAM B+HUNG CHI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,116	Mixed-Use/Residential	$1,084,100	Mixed-Use/Residential	$1,090,820	$2,720	0.25%	$1,066
D-020-629	358900-6290	RealPrope	INSIGNIA	PETROVA EVGENIYA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,352	Mixed-Use/Residential	$1,318,200	Mixed-Use/Residential	$1,321,495	$3,295	0.25%	$1,291
D-020-630	358900-6300	RealPrope	INSIGNIA	LEE-YUNG FAMILY TRUST	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,134	Mixed-Use/Residential	$1,190,700	Mixed-Use/Residential	$1,193,677	$2,977	0.25%	$1,166
D-020-631	358900-6310	RealPrope	INSIGNIA	GUAN HUALIN+ZHONG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,557,900	Mixed-Use/Residential	$1,561,795	$3,895	0.25%	$1,526
D-020-632	358900-6320	RealPrope	INSIGNIA	STEWART ROBERT S+PAMELA S	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,393	Mixed-Use/Residential	$1,880,550	Mixed-Use/Residential	$1,885,251	$4,701	0.25%	$1,842
D-020-633	358900-6330	RealPrope	INSIGNIA	ZERDA STEVEN K+LISA A	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	912	Mixed-Use/Residential	$889,200	Mixed-Use/Residential	$891,423	$2,223	0.25%	$871

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-020-634	358900 6340	Real Prope	INSIGNIA	BADGI AMIT+NAGARAJ DEEPTHI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	918	Mixed-Use/Residential	$895,050	Mixed-Use/Residential	$897,288	$2,238	0.25%	$877
D-020-635	358900 6350	Real Prope	INSIGNIA	ZIEMER KENNETH W+SHERYLL L	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,116	Mixed-Use/Residential	$1,088,100	Mixed-Use/Residential	$1,090,820	$2,720	0.25%	$1,066
D-020-636	358900 6360	Real Prope	INSIGNIA	BAGAMERY BRUCE D	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,352	Mixed-Use/Residential	$1,318,200	Mixed-Use/Residential	$1,321,495	$3,295	0.25%	$1,291
D-020-637	358900 6370	Real Prope	INSIGNIA	JARVIS DONALD P	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,134	Mixed-Use/Residential	$1,190,700	Mixed-Use/Residential	$1,193,677	$2,977	0.25%	$1,166
D-020-638	358900 6380	Real Prope	INSIGNIA	MANN JOHN R JR	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,557,900	Mixed-Use/Residential	$1,561,795	$3,895	0.25%	$1,526
D-020-639	358900 6390	Real Prope	INSIGNIA	SCHROEDER+NORTON REVOC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,393	Mixed-Use/Residential	$1,880,550	Mixed-Use/Residential	$1,885,251	$4,701	0.25%	$1,842
D-020-640	358900 6400	Real Prope	INSIGNIA	FENG YANG+WANG KEXIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	912	Mixed-Use/Residential	$889,200	Mixed-Use/Residential	$891,423	$2,223	0.25%	$871
D-020-641	358900 6410	Real Prope	INSIGNIA	WU MING+FEN-FEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	918	Mixed-Use/Residential	$918,000	Mixed-Use/Residential	$920,295	$2,295	0.25%	$899
D-020-642	358900 6420	Real Prope	INSIGNIA	TOSTEVIN CARL+MCDONOUGH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,116	Mixed-Use/Residential	$1,116,000	Mixed-Use/Residential	$1,118,790	$2,790	0.25%	$1,093
D-020-643	358900 6430	Real Prope	INSIGNIA	THAKKAR NISHANT ATUL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,352	Mixed-Use/Residential	$1,352,000	Mixed-Use/Residential	$1,355,380	$3,380	0.25%	$1,324
D-020-644	358900 6440	Real Prope	INSIGNIA	POLVESLE NICOLAS	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,134	Mixed-Use/Residential	$1,247,400	Mixed-Use/Residential	$1,250,518	$3,118	0.25%	$1,222
D-020-645	358900 6450	Real Prope	INSIGNIA	OSTERMEYER CINDY+MAUL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,557,900	Mixed-Use/Residential	$1,561,795	$3,895	0.25%	$1,526
D-020-646	358900 6460	Real Prope	INSIGNIA	LUCERO KAREN+MIKE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,393	Mixed-Use/Residential	$1,880,550	Mixed-Use/Residential	$1,885,251	$4,701	0.25%	$1,842
D-020-647	358900 6470	Real Prope	INSIGNIA	CHEN ELLEN HUI-CHIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	912	Mixed-Use/Residential	$912,000	Mixed-Use/Residential	$914,280	$2,280	0.25%	$893
D-020-648	358900 6480	Real Prope	INSIGNIA	CHEN YUSHAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	918	Mixed-Use/Residential	$918,000	Mixed-Use/Residential	$920,295	$2,295	0.25%	$899
D-020-649	358900 6490	Real Prope	INSIGNIA	REASOR	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,116	Mixed-Use/Residential	$1,116,000	Mixed-Use/Residential	$1,118,790	$2,790	0.25%	$1,093
D-020-650	358900 6500	Real Prope	INSIGNIA	ARREGLADO ELIZABETH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,352	Mixed-Use/Residential	$1,352,000	Mixed-Use/Residential	$1,355,380	$3,380	0.25%	$1,324
D-020-651	358900 6510	Real Prope	INSIGNIA	SIMON EDWARD M TRUST	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,134	Mixed-Use/Residential	$1,247,400	Mixed-Use/Residential	$1,250,518	$3,118	0.25%	$1,222
D-020-652	358900 6520	Real Prope	INSIGNIA	YELLE JAMES O+SERENA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,557,900	Mixed-Use/Residential	$1,561,795	$3,895	0.25%	$1,526
D-020-653	358900 6530	Real Prope	INSIGNIA	SUN OWEN H	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,393	Mixed-Use/Residential	$1,880,550	Mixed-Use/Residential	$1,885,251	$4,701	0.25%	$1,842
D-020-654	358900 6540	Real Prope	INSIGNIA	OH AERA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	912	Mixed-Use/Residential	$912,000	Mixed-Use/Residential	$914,280	$2,280	0.25%	$893
D-020-655	358900 6550	Real Prope	INSIGNIA	REN HUINAN+LI QING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	918	Mixed-Use/Residential	$918,000	Mixed-Use/Residential	$920,295	$2,295	0.25%	$899
D-020-656	358900 6560	Real Prope	INSIGNIA	MASUD FAISAL+MIKAELA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,116	Mixed-Use/Residential	$1,116,000	Mixed-Use/Residential	$1,118,790	$2,790	0.25%	$1,093
D-020-657	358900 6570	Real Prope	INSIGNIA	GHASSEMI FARHAD	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,352	Mixed-Use/Residential	$1,352,000	Mixed-Use/Residential	$1,355,380	$3,380	0.25%	$1,324
D-020-658	358900 6580	Real Prope	INSIGNIA	LIN CHIH YEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,134	Mixed-Use/Residential	$1,247,400	Mixed-Use/Residential	$1,250,518	$3,118	0.25%	$1,222
D-020-659	358900 6590	Real Prope	INSIGNIA	TAMAKI BLAINE L+PRECIOSA G	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,557,900	Mixed-Use/Residential	$1,561,795	$3,895	0.25%	$1,526
D-020-660	358900 6600	Real Prope	INSIGNIA	MCDADE SANDY D+CHRISTINE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,393	Mixed-Use/Residential	$1,880,550	Mixed-Use/Residential	$1,885,251	$4,701	0.25%	$1,842
D-020-661	358900 6610	Real Prope	INSIGNIA	ZHANG HAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	912	Mixed-Use/Residential	$912,000	Mixed-Use/Residential	$914,280	$2,280	0.25%	$893
D-020-662	358900 6620	Real Prope	INSIGNIA	QIAN XUN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	918	Mixed-Use/Residential	$918,000	Mixed-Use/Residential	$920,295	$2,295	0.25%	$899
D-020-663	358900 6630	Real Prope	INSIGNIA	VADDADI PHANI K+SEETA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,116	Mixed-Use/Residential	$1,116,000	Mixed-Use/Residential	$1,118,790	$2,790	0.25%	$1,093
D-020-664	358900 6640	Real Prope	INSIGNIA	HARTWELL PETER S+DIANA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,352	Mixed-Use/Residential	$1,352,000	Mixed-Use/Residential	$1,355,380	$3,380	0.25%	$1,324
D-020-665	358900 6650	Real Prope	INSIGNIA	ZHU CHUNRONG CHAD+YANG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,134	Mixed-Use/Residential	$1,247,400	Mixed-Use/Residential	$1,250,518	$3,118	0.25%	$1,222
D-020-666	358900 6660	Real Prope	INSIGNIA	RR 3305N LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,557,900	Mixed-Use/Residential	$1,561,795	$3,895	0.25%	$1,526
D-020-667	358900 6670	Real Prope	INSIGNIA	ORR MARK+DWOSKIN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,393	Mixed-Use/Residential	$1,880,550	Mixed-Use/Residential	$1,885,251	$4,701	0.25%	$1,842
D-020-668	358900 6680	Real Prope	INSIGNIA	ZOU LAN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	912	Mixed-Use/Residential	$912,000	Mixed-Use/Residential	$914,280	$2,280	0.25%	$893
D-020-669	358900 6690	Real Prope	INSIGNIA	XIE ZHICHEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	918	Mixed-Use/Residential	$918,000	Mixed-Use/Residential	$920,295	$2,295	0.25%	$899
D-020-670	358900 6700	Real Prope	INSIGNIA	PANG LIVING TRUST BRIAN & T	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,116	Mixed-Use/Residential	$1,116,000	Mixed-Use/Residential	$1,118,790	$2,790	0.25%	$1,093
D-020-671	358900 6710	Real Prope	INSIGNIA	FAISON ERIC A+ROGERS AARON	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,352	Mixed-Use/Residential	$1,352,000	Mixed-Use/Residential	$1,355,380	$3,380	0.25%	$1,324
D-020-672	358900 6720	Real Prope	INSIGNIA	DROBOT GREGORY	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,134	Mixed-Use/Residential	$1,247,400	Mixed-Use/Residential	$1,250,518	$3,118	0.25%	$1,222
D-020-673	358900 6730	Real Prope	INSIGNIA	HUANG CHIH-JEN+LO YVONNE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,557,900	Mixed-Use/Residential	$1,561,795	$3,895	0.25%	$1,526
D-020-674	358900 6740	Real Prope	INSIGNIA	VANDEVANTER RUSSELL E	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,393	Mixed-Use/Residential	$1,880,550	Mixed-Use/Residential	$1,885,251	$4,701	0.25%	$1,842
D-020-675	358900 6750	Real Prope	INSIGNIA	HAN KUANG	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	912	Mixed-Use/Residential	$912,000	Mixed-Use/Residential	$914,280	$2,280	0.25%	$893
D-020-676	358900 6760	Real Prope	INSIGNIA	DONNELLY HUGH+KRISTINA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	918	Mixed-Use/Residential	$918,000	Mixed-Use/Residential	$920,295	$2,295	0.25%	$899
D-020-677	358900 6770	Real Prope	INSIGNIA	YU RICHARD C+ANITA M	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,116	Mixed-Use/Residential	$1,116,000	Mixed-Use/Residential	$1,118,790	$2,790	0.25%	$1,093
D-020-678	358900 6780	Real Prope	INSIGNIA	ROHLOFF MICHAEL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,352	Mixed-Use/Residential	$1,352,000	Mixed-Use/Residential	$1,355,380	$3,380	0.25%	$1,324
D-020-679	358900 6790	Real Prope	INSIGNIA	ELGIN MAROON TRUST	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,134	Mixed-Use/Residential	$1,247,400	Mixed-Use/Residential	$1,250,518	$3,118	0.25%	$1,222
D-020-680	358900 6800	Real Prope	INSIGNIA	N3505 LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,557,900	Mixed-Use/Residential	$1,561,795	$3,895	0.25%	$1,526
D-020-681	358900 6810	Real Prope	INSIGNIA	HAVENS DARRYL	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,393	Mixed-Use/Residential	$1,880,550	Mixed-Use/Residential	$1,885,251	$4,701	0.25%	$1,842
D-020-682	358900 6820	Real Prope	INSIGNIA	CHEN KUAN-TING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	912	Mixed-Use/Residential	$912,000	Mixed-Use/Residential	$914,280	$2,280	0.25%	$893
D-020-683	358900 6830	Real Prope	INSIGNIA	BEASLEY BRUCE+LAURENCE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	918	Mixed-Use/Residential	$1,009,800	Mixed-Use/Residential	$1,012,324	$2,524	0.25%	$989
D-020-684	358900 6840	Real Prope	INSIGNIA	LI YI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,116	Mixed-Use/Residential	$1,227,600	Mixed-Use/Residential	$1,230,669	$3,069	0.25%	$1,203
D-020-685	358900 6850	Real Prope	INSIGNIA	OLSON MATTHEW E	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,352	Mixed-Use/Residential	$1,622,400	Mixed-Use/Residential	$1,626,456	$4,056	0.25%	$1,589
D-020-686	358900 6860	Real Prope	INSIGNIA	LIN TZU-EN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,134	Mixed-Use/Residential	$1,587,600	Mixed-Use/Residential	$1,591,569	$3,969	0.25%	$1,555
D-020-687	358900 6870	Real Prope	INSIGNIA	GIRAY TIBET+ZIYNET	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,154	Mixed-Use/Residential	$1,615,600	Mixed-Use/Residential	$1,619,639	$4,039	0.25%	$1,583
D-020-688	358900 6880	Real Prope	INSIGNIA	CORBETT THOMAS	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,393	Mixed-Use/Residential	$1,671,600	Mixed-Use/Residential	$1,675,779	$4,179	0.25%	$1,637
D-020-689	358900 6890	Real Prope	INSIGNIA	CHI HAOYU+CHEN MINGQI	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	912	Mixed-Use/Residential	$1,003,200	Mixed-Use/Residential	$1,005,708	$2,508	0.25%	$983
D-020-690	358900 6900	Real Prope	INSIGNIA	JOHNSON BRUCE E	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	2,086	Mixed-Use/Residential	$2,294,600	Mixed-Use/Residential	$2,300,336	$5,736	0.25%	$2,248
D-020-691	358900 6910	Real Prope	INSIGNIA	GIBBONS CHRISTOPHER+JULIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,804	Mixed-Use/Residential	$2,164,800	Mixed-Use/Residential	$2,170,212	$5,412	0.25%	$2,121
D-020-692	358900 6920	Real Prope	INSIGNIA	DEVINE LIVING TRUST	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,858	Mixed-Use/Residential	$2,601,200	Mixed-Use/Residential	$2,607,703	$6,503	0.25%	$2,548
D-020-693	358900 6930	Real Prope	INSIGNIA	FLORIDA AISHA MARIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	2,367	Mixed-Use/Residential	$3,313,800	Mixed-Use/Residential	$3,322,084	$8,284	0.25%	$3,246
D-020-694	358900 6940	Real Prope	INSIGNIA	RUEHLE WILLIAM+JULIE (TRUST	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	2,086	Mixed-Use/Residential	$2,294,600	Mixed-Use/Residential	$2,300,336	$5,736	0.25%	$2,248
D-020-695	358900 6950	Real Prope	INSIGNIA	SOSKE TRINA L+YEDINSKY SARA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,804	Mixed-Use/Residential	$2,164,800	Mixed-Use/Residential	$2,170,212	$5,412	0.25%	$2,121
D-020-696	358900 6960	Real Prope	INSIGNIA	WARD JAMES P+ANN MARIE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,858	Mixed-Use/Residential	$2,601,200	Mixed-Use/Residential	$2,607,703	$6,503	0.25%	$2,548
D-020-697	358900 6970	Real Prope	INSIGNIA	LEI KANG N+HUI MING	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	2,367	Mixed-Use/Residential	$3,313,800	Mixed-Use/Residential	$3,322,084	$8,284	0.25%	$3,246
D-020-698	358900 6980	Real Prope	INSIGNIA	ROTELLI ILIA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	2,086	Mixed-Use/Residential	$2,294,600	Mixed-Use/Residential	$2,300,336	$5,736	0.25%	$2,248
D-020-699	358900 6990	Real Prope	INSIGNIA	LI KANG -TTEE	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,804	Mixed-Use/Residential	$2,164,800	Mixed-Use/Residential	$2,170,212	$5,412	0.25%	$2,121
D-020-700	358900 7000	Real Prope	INSIGNIA	MCQUEEN CLYDE+COLLEEN	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,858	Mixed-Use/Residential	$2,601,200	Mixed-Use/Residential	$2,607,703	$6,503	0.25%	$2,548

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-020-701	358900 7010	+RealPrope	INSIGNIA	CAPITUS FINANCIAL CORP	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	2,367	Mixed-Use/Residential	$3,313,400	Mixed-Use/Residential	$3,322,084	$8,284	0.25%	$3,246
D-020-702	358900 7020	+RealPrope	INSIGNIA	TAYLOR C DAVID	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	2,098	Mixed-Use/Residential	$2,517,600	Mixed-Use/Residential	$2,523,894	$6,294	0.25%	$2,466
D-020-703	358900 7030	+RealPrope	INSIGNIA	GRACE JOSEPH	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	2,032	Mixed-Use/Residential	$2,641,600	Mixed-Use/Residential	$2,648,204	$6,604	0.25%	$2,588
D-020-704	358900 7040	+RealPrope	INSIGNIA	NSIG PH LLC	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,841	Mixed-Use/Residential	$2,761,500	Mixed-Use/Residential	$2,768,404	$6,904	0.25%	$2,705
D-020-705	358900 7050	+RealPrope	INSIGNIA	BENNETT JULIE D	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	2,095	Mixed-Use/Residential	$3,142,500	Mixed-Use/Residential	$3,150,356	$7,856	0.25%	$3,078
D-020-001	358900 0010	+RealPrope	INSIGNIA	BOSA DEVELOPMENT	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,963	Mixed-Use/Commercial	$1,202,200	Mixed-Use/Commercial	$1,205,200	$3,000	0.25%	$1,175
D-020-002	358900 0020	+RealPrope	INSIGNIA	BOSA DEVELOPMENT	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,991	Mixed-Use/Commercial	$1,219,300	Mixed-Use/Commercial	$1,222,300	$3,000	0.25%	$1,175
D-020-003	358900 0030	+RealPrope	INSIGNIA	BOSA DEVELOPMENT	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	6,175	Mixed-Use/Commercial	$3,456,600	Mixed-Use/Commercial	$3,465,200	$8,600	0.25%	$3,370
D-020-354	358900 3540	+RealPrope	INSIGNIA	EMBASSY DEVELOPMENT WA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	2,531	Mixed-Use/Commercial	$1,550,100	Mixed-Use/Commercial	$1,553,900	$3,800	0.25%	$1,489
D-020-355	358900 3550	+RealPrope	INSIGNIA	EMBASSY DEVELOPMENT WA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	6,345	Mixed-Use/Commercial	$3,390,300	Mixed-Use/Commercial	$3,398,700	$8,400	0.25%	$3,291
D-020-356	358900 3560	+RealPrope	INSIGNIA	EMBASSY DEVELOPMENT WA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	1,822	Mixed-Use/Commercial	$1,065,100	Mixed-Use/Commercial	$1,067,800	$2,700	0.25%	$1,053
D-020-357	358900 3570	+RealPrope	INSIGNIA	EMBASSY DEVELOPMENT WA	588 BELL ST, SEATTLE 98121	DMC 240/290-440	83,726	797,496	2,556	Mixed-Use/Commercial	$1,494,200	Mixed-Use/Commercial	$1,497,900	$3,700	0.25%	$1,450
D-052	235700 0000	+RealPrope	ENSO CONDOMINIUM		820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410		Condominium(Mixed Use)		Condominium(Mixed Use)			0.15%	
D-052-001	235700 0010	+RealPrope	ENSO CONDOMINIUM	ARENDS LYNN H	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	909	Mixed-Use/Residential	$704,475	Mixed-Use/Residential	$705,532	$1,057	0.15%	$414
D-052-002	235700 0020	+RealPrope	ENSO CONDOMINIUM	GOLETZ TIMOTHY+BURLACU	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-003	235700 0030	+RealPrope	ENSO CONDOMINIUM	ZIRKLE MARY K	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-004	235700 0040	+RealPrope	ENSO CONDOMINIUM	JACKSON MICHAEL & JENNIFER	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	683	Mixed-Use/Residential	$529,325	Mixed-Use/Residential	$530,119	$794	0.15%	$311
D-052-005	235700 0050	+RealPrope	ENSO CONDOMINIUM	MISHRA SUNITA	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,388	Mixed-Use/Residential	$1,041,000	Mixed-Use/Residential	$1,042,562	$1,562	0.15%	$612
D-052-006	235700 0060	+RealPrope	ENSO CONDOMINIUM	ANTONOVA VERONICA	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	712	Mixed-Use/Residential	$551,800	Mixed-Use/Residential	$552,628	$828	0.15%	$324
D-052-007	235700 0070	+RealPrope	ENSO CONDOMINIUM	GANDHI SAJANI	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	878	Mixed-Use/Residential	$680,450	Mixed-Use/Residential	$681,471	$1,021	0.15%	$400
D-052-008	235700 0080	+RealPrope	ENSO CONDOMINIUM	RANESH NIVEDITA	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-009	235700 0090	+RealPrope	ENSO CONDOMINIUM	ESSEGHAIER ZOUBAIR	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-010	235700 0100	+RealPrope	ENSO CONDOMINIUM	HASANOGLU KAYA Y	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	683	Mixed-Use/Residential	$529,325	Mixed-Use/Residential	$530,119	$794	0.15%	$311
D-052-011	235700 0110	+RealPrope	ENSO CONDOMINIUM	EISELE FUMIKO SUZUKI	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,388	Mixed-Use/Residential	$1,041,000	Mixed-Use/Residential	$1,042,562	$1,562	0.15%	$612
D-052-012	235700 0120	+RealPrope	ENSO CONDOMINIUM	ZHU BOKANG	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	712	Mixed-Use/Residential	$551,800	Mixed-Use/Residential	$552,628	$828	0.15%	$324
D-052-013	235700 0130	+RealPrope	ENSO CONDOMINIUM	BIRKMEYER MEREDITH	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	963	Mixed-Use/Residential	$746,325	Mixed-Use/Residential	$747,444	$1,119	0.15%	$439
D-052-014	235700 0140	+RealPrope	ENSO CONDOMINIUM	WU YOU	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	589	Mixed-Use/Residential	$456,475	Mixed-Use/Residential	$457,160	$685	0.15%	$268
D-052-015	235700 0150	+RealPrope	ENSO CONDOMINIUM	ENSO RESIDENTIAL ASSOCITAIO	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	463	Mixed-Use/Residential	$358,825	Mixed-Use/Residential	$359,363	$538	0.15%	$211
D-052-016	235700 0160	+RealPrope	ENSO CONDOMINIUM	JIN MENGQI+WANG DEPENG	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	891	Mixed-Use/Residential	$690,525	Mixed-Use/Residential	$691,561	$1,036	0.15%	$406
D-052-017	235700 0170	+RealPrope	ENSO CONDOMINIUM	JACKSON MICHAEL J	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-018	235700 0180	+RealPrope	ENSO CONDOMINIUM	CHUNG TINA+FANG	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-019	235700 0190	+RealPrope	ENSO CONDOMINIUM	WONG KA YING	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	683	Mixed-Use/Residential	$529,325	Mixed-Use/Residential	$530,119	$794	0.15%	$311
D-052-020	235700 0200	+RealPrope	ENSO CONDOMINIUM	SKOTDAL CRAIG GOODWIN	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,388	Mixed-Use/Residential	$1,041,000	Mixed-Use/Residential	$1,042,562	$1,562	0.15%	$612
D-052-021	235700 0210	+RealPrope	ENSO CONDOMINIUM	LU JIANXIAO	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	712	Mixed-Use/Residential	$551,800	Mixed-Use/Residential	$552,628	$828	0.15%	$324
D-052-022	235700 0220	+RealPrope	ENSO CONDOMINIUM	DRIGGERS SCOTT	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,279	Mixed-Use/Residential	$959,250	Mixed-Use/Residential	$960,689	$1,439	0.15%	$564
D-052-023	235700 0230	+RealPrope	ENSO CONDOMINIUM	ASMAR THOMAS	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	790	Mixed-Use/Residential	$612,250	Mixed-Use/Residential	$613,168	$918	0.15%	$360
D-052-024	235700 0240	+RealPrope	ENSO CONDOMINIUM	VALLARTA LEOPOLDO+JOSEFINA	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	980	Mixed-Use/Residential	$759,500	Mixed-Use/Residential	$760,639	$1,139	0.15%	$446
D-052-025	235700 0250	+RealPrope	ENSO CONDOMINIUM	WELCH VICKI SUE	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	886	Mixed-Use/Residential	$708,800	Mixed-Use/Residential	$709,863	$1,063	0.15%	$417
D-052-026	235700 0260	+RealPrope	ENSO CONDOMINIUM	LI CHOR	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	891	Mixed-Use/Residential	$690,525	Mixed-Use/Residential	$691,561	$1,036	0.15%	$406
D-052-027	235700 0270	+RealPrope	ENSO CONDOMINIUM	HUANG YIFEI+SHIVN-TE CHOU	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-028	235700 0280	+RealPrope	ENSO CONDOMINIUM	YIP MATTHEW YEE TSING+MEI L	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-029	235700 0290	+RealPrope	ENSO CONDOMINIUM	CHUNG MATTHEW	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	683	Mixed-Use/Residential	$529,325	Mixed-Use/Residential	$530,119	$794	0.15%	$311
D-052-030	235700 0300	+RealPrope	ENSO CONDOMINIUM	HOU YIFEI+LI YANQIAN	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,388	Mixed-Use/Residential	$1,041,000	Mixed-Use/Residential	$1,042,562	$1,562	0.15%	$612
D-052-031	235700 0310	+RealPrope	ENSO CONDOMINIUM	CHEON HYERIN	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	712	Mixed-Use/Residential	$551,800	Mixed-Use/Residential	$552,628	$828	0.15%	$324
D-052-032	235700 0320	+RealPrope	ENSO CONDOMINIUM	RECHNITZ DEBORAH	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,279	Mixed-Use/Residential	$959,250	Mixed-Use/Residential	$960,689	$1,439	0.15%	$564
D-052-033	235700 0330	+RealPrope	ENSO CONDOMINIUM	HERDER MICHAEL ADAM	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	790	Mixed-Use/Residential	$612,250	Mixed-Use/Residential	$613,168	$918	0.15%	$360
D-052-034	235700 0340	+RealPrope	ENSO CONDOMINIUM	WELLS ALEXANDER E+ANITA	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	980	Mixed-Use/Residential	$759,500	Mixed-Use/Residential	$760,639	$1,139	0.15%	$446
D-052-035	235700 0350	+RealPrope	ENSO CONDOMINIUM	HARMON SHAWN+TREMBLAY	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	886	Mixed-Use/Residential	$708,800	Mixed-Use/Residential	$709,863	$1,063	0.15%	$417
D-052-036	235700 0360	+RealPrope	ENSO CONDOMINIUM	QIU MENGNA	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	891	Mixed-Use/Residential	$690,525	Mixed-Use/Residential	$691,561	$1,036	0.15%	$406
D-052-037	235700 0370	+RealPrope	ENSO CONDOMINIUM	WITOUS MICHAEL J	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-038	235700 0380	+RealPrope	ENSO CONDOMINIUM	FREEMAN THOMAS D+RANDI B	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-039	235700 0390	+RealPrope	ENSO CONDOMINIUM	SIMMONS WENDY D	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	683	Mixed-Use/Residential	$529,325	Mixed-Use/Residential	$530,119	$794	0.15%	$311
D-052-040	235700 0400	+RealPrope	ENSO CONDOMINIUM	LICCIARDI GIACOMO & LICCIAR	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,388	Mixed-Use/Residential	$1,041,000	Mixed-Use/Residential	$1,042,562	$1,562	0.15%	$612
D-052-041	235700 0410	+RealPrope	ENSO CONDOMINIUM	CHU JEFFERY	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	712	Mixed-Use/Residential	$551,800	Mixed-Use/Residential	$552,628	$828	0.15%	$324
D-052-042	235700 0420	+RealPrope	ENSO CONDOMINIUM	LOUIE OTWAY	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,279	Mixed-Use/Residential	$959,250	Mixed-Use/Residential	$960,689	$1,439	0.15%	$564
D-052-043	235700 0430	+RealPrope	ENSO CONDOMINIUM	GUAN DANNY	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	790	Mixed-Use/Residential	$612,250	Mixed-Use/Residential	$613,168	$918	0.15%	$360
D-052-044	235700 0440	+RealPrope	ENSO CONDOMINIUM	DOLAN JOHN F	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	980	Mixed-Use/Residential	$759,500	Mixed-Use/Residential	$760,639	$1,139	0.15%	$446
D-052-045	235700 0450	+RealPrope	ENSO CONDOMINIUM	BROOKFIELD RELOCATION INC	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	886	Mixed-Use/Residential	$686,650	Mixed-Use/Residential	$687,680	$1,030	0.15%	$404
D-052-046	235700 0460	+RealPrope	ENSO CONDOMINIUM	M MCCARTNEY LLC	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	891	Mixed-Use/Residential	$690,525	Mixed-Use/Residential	$691,561	$1,036	0.15%	$406
D-052-047	235700 0470	+RealPrope	ENSO CONDOMINIUM	TONEV GEORGI D	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-048	235700 0480	+RealPrope	ENSO CONDOMINIUM	NOVY RICHARD+MERLE ANN	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-049	235700 0490	+RealPrope	ENSO CONDOMINIUM	YANG MICHAEL	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	683	Mixed-Use/Residential	$529,325	Mixed-Use/Residential	$530,119	$794	0.15%	$311
D-052-050	235700 0500	+RealPrope	ENSO CONDOMINIUM	ANDERSON BOYD H+HE CAI	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,388	Mixed-Use/Residential	$1,041,000	Mixed-Use/Residential	$1,042,562	$1,562	0.15%	$612
D-052-051	235700 0510	+RealPrope	ENSO CONDOMINIUM	MCELROY JAMES & KAAREN	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	712	Mixed-Use/Residential	$551,800	Mixed-Use/Residential	$552,628	$828	0.15%	$324
D-052-052	235700 0520	+RealPrope	ENSO CONDOMINIUM	SYMON PETER+SHIRLEY	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,279	Mixed-Use/Residential	$959,250	Mixed-Use/Residential	$960,689	$1,439	0.15%	$564

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-052-053	235700 0530	RealPrope	ENSO CONDOMINIUM	MATTSON EDWIN W	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	790	Mixed-Use/Residential	$612,250	Mixed-Use/Residential	$613,168	$918	0.15%	$360
D-052-054	235700 0540	RealPrope	ENSO CONDOMINIUM	MCGLYNN JEFF	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	980	Mixed-Use/Residential	$759,500	Mixed-Use/Residential	$760,639	$1,139	0.15%	$446
D-052-055	235700 0550	RealPrope	ENSO CONDOMINIUM	WONG JAIME	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	886	Mixed-Use/Residential	$686,650	Mixed-Use/Residential	$687,680	$1,030	0.15%	$404
D-052-056	235700 0560	RealPrope	ENSO CONDOMINIUM	LIAU MICHAEL	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	891	Mixed-Use/Residential	$690,525	Mixed-Use/Residential	$691,561	$1,036	0.15%	$406
D-052-057	235700 0570	RealPrope	ENSO CONDOMINIUM	PENG STEVEN	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-058	235700 0580	RealPrope	ENSO CONDOMINIUM	DIMABUCOT ALEXIS PAUL A	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-059	235700 0590	RealPrope	ENSO CONDOMINIUM	HEARD NATALIE	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	683	Mixed-Use/Residential	$529,325	Mixed-Use/Residential	$530,119	$794	0.15%	$311
D-052-060	235700 0600	RealPrope	ENSO CONDOMINIUM	HOUGHTON ASHLEY	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,388	Mixed-Use/Residential	$1,041,000	Mixed-Use/Residential	$1,042,562	$1,562	0.15%	$612
D-052-061	235700 0610	RealPrope	ENSO CONDOMINIUM	SENO DAVID KENSO	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	717	Mixed-Use/Residential	$551,800	Mixed-Use/Residential	$552,628	$828	0.15%	$324
D-052-062	235700 0620	RealPrope	ENSO CONDOMINIUM	LEE VIVIAN CHONG	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,279	Mixed-Use/Residential	$959,250	Mixed-Use/Residential	$960,689	$1,439	0.15%	$564
D-052-063	235700 0630	RealPrope	ENSO CONDOMINIUM	SHAH SUNIL J+LEENA S	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	790	Mixed-Use/Residential	$612,250	Mixed-Use/Residential	$613,168	$918	0.15%	$360
D-052-064	235700 0640	RealPrope	ENSO CONDOMINIUM	LEE EJ	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	980	Mixed-Use/Residential	$759,500	Mixed-Use/Residential	$760,639	$1,139	0.15%	$446
D-052-065	235700 0650	RealPrope	ENSO CONDOMINIUM	LITTLEFIELD JESSICA K	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	886	Mixed-Use/Residential	$686,650	Mixed-Use/Residential	$687,680	$1,030	0.15%	$404
D-052-066	235700 0660	RealPrope	ENSO CONDOMINIUM	HITCHCOCK ANDREW J	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	891	Mixed-Use/Residential	$690,525	Mixed-Use/Residential	$691,561	$1,036	0.15%	$406
D-052-067	235700 0670	RealPrope	ENSO CONDOMINIUM	POGUE RAYMOND A	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-068	235700 0680	RealPrope	ENSO CONDOMINIUM	REICHNER ROBERT J II	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-069	235700 0690	RealPrope	ENSO CONDOMINIUM	LIU ZHIQIANG	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	683	Mixed-Use/Residential	$529,325	Mixed-Use/Residential	$530,119	$794	0.15%	$311
D-052-070	235700 0700	RealPrope	ENSO CONDOMINIUM	MCCALL KEVIN	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,388	Mixed-Use/Residential	$1,041,000	Mixed-Use/Residential	$1,042,562	$1,562	0.15%	$612
D-052-071	235700 0710	RealPrope	ENSO CONDOMINIUM	RAJAN SURAJ	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	717	Mixed-Use/Residential	$551,800	Mixed-Use/Residential	$552,628	$828	0.15%	$324
D-052-072	235700 0720	RealPrope	ENSO CONDOMINIUM	YEH MICHELLE	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,279	Mixed-Use/Residential	$959,250	Mixed-Use/Residential	$960,689	$1,439	0.15%	$564
D-052-073	235700 0730	RealPrope	ENSO CONDOMINIUM	SIROSH JOSEPH+DEEPA	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	790	Mixed-Use/Residential	$612,250	Mixed-Use/Residential	$613,168	$918	0.15%	$360
D-052-074	235700 0740	RealPrope	ENSO CONDOMINIUM	NELSON KAREN	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	980	Mixed-Use/Residential	$759,500	Mixed-Use/Residential	$760,639	$1,139	0.15%	$446
D-052-075	235700 0750	RealPrope	ENSO CONDOMINIUM	FRANCO LUCIANA	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	886	Mixed-Use/Residential	$686,650	Mixed-Use/Residential	$687,680	$1,030	0.15%	$404
D-052-076	235700 0760	RealPrope	ENSO CONDOMINIUM	FELBER RICHARD JAMES JR+FRE	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	891	Mixed-Use/Residential	$690,525	Mixed-Use/Residential	$691,561	$1,036	0.15%	$406
D-052-077	235700 0770	RealPrope	ENSO CONDOMINIUM	NG AUDREY	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-078	235700 0780	RealPrope	ENSO CONDOMINIUM	CHIU MELISSA MAN YIN	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-079	235700 0790	RealPrope	ENSO CONDOMINIUM	SHAO KUN	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	683	Mixed-Use/Residential	$529,325	Mixed-Use/Residential	$530,119	$794	0.15%	$311
D-052-080	235700 0800	RealPrope	ENSO CONDOMINIUM	STONECIPHER THOMAS	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,388	Mixed-Use/Residential	$1,041,000	Mixed-Use/Residential	$1,042,562	$1,562	0.15%	$612
D-052-081	235700 0810	RealPrope	ENSO CONDOMINIUM	MARTINEK JAMES P	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	717	Mixed-Use/Residential	$551,800	Mixed-Use/Residential	$552,628	$828	0.15%	$324
D-052-082	235700 0820	RealPrope	ENSO CONDOMINIUM	LEVINE ROBIN J+GLAMBALVO	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,279	Mixed-Use/Residential	$959,250	Mixed-Use/Residential	$960,689	$1,439	0.15%	$564
D-052-083	235700 0830	RealPrope	ENSO CONDOMINIUM	ENG RITTA S	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	790	Mixed-Use/Residential	$612,250	Mixed-Use/Residential	$613,168	$918	0.15%	$360
D-052-084	235700 0840	RealPrope	ENSO CONDOMINIUM	MCGILLIARD CHRIS	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	980	Mixed-Use/Residential	$759,500	Mixed-Use/Residential	$760,639	$1,139	0.15%	$446
D-052-085	235700 0850	RealPrope	ENSO CONDOMINIUM	DEERY-SCHMITT JOHN+DEANNA	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	886	Mixed-Use/Residential	$686,650	Mixed-Use/Residential	$687,680	$1,030	0.15%	$404
D-052-086	235700 0860	RealPrope	ENSO CONDOMINIUM	KEILER FREDERICK+EACKER J	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	891	Mixed-Use/Residential	$690,525	Mixed-Use/Residential	$691,561	$1,036	0.15%	$406
D-052-087	235700 0870	RealPrope	ENSO CONDOMINIUM	OH HEE JIN+KIM SOO B	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-088	235700 0880	RealPrope	ENSO CONDOMINIUM	ROE TERRY	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-089	235700 0890	RealPrope	ENSO CONDOMINIUM	KNOX STILLMAN MATTHIAS	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	683	Mixed-Use/Residential	$529,325	Mixed-Use/Residential	$530,119	$794	0.15%	$311
D-052-090	235700 0900	RealPrope	ENSO CONDOMINIUM	AMAN KRIS D	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,388	Mixed-Use/Residential	$1,041,000	Mixed-Use/Residential	$1,042,562	$1,562	0.15%	$612
D-052-091	235700 0910	RealPrope	ENSO CONDOMINIUM	YUAN SIYU & LIU TIANQIANG	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	717	Mixed-Use/Residential	$551,800	Mixed-Use/Residential	$552,628	$828	0.15%	$324
D-052-092	235700 0920	RealPrope	ENSO CONDOMINIUM	MICHAEL FAMILY HOLDINGS LLC	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,279	Mixed-Use/Residential	$959,250	Mixed-Use/Residential	$960,689	$1,439	0.15%	$564
D-052-093	235700 0930	RealPrope	ENSO CONDOMINIUM	MALONE RYAN	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	790	Mixed-Use/Residential	$612,250	Mixed-Use/Residential	$613,168	$918	0.15%	$360
D-052-094	235700 0940	RealPrope	ENSO CONDOMINIUM	SARMIENTO STEPHEN D	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	980	Mixed-Use/Residential	$759,500	Mixed-Use/Residential	$760,639	$1,139	0.15%	$446
D-052-095	235700 0950	RealPrope	ENSO CONDOMINIUM	MEINERSHAGEN JULIA L	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	886	Mixed-Use/Residential	$686,650	Mixed-Use/Residential	$687,680	$1,030	0.15%	$404
D-052-096	235700 0960	RealPrope	ENSO CONDOMINIUM	YU ZHENGUO+YUCONG SHI	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	891	Mixed-Use/Residential	$690,525	Mixed-Use/Residential	$691,561	$1,036	0.15%	$406
D-052-097	235700 0970	RealPrope	ENSO CONDOMINIUM	LEE DEREK GAR HEI	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-098	235700 0980	RealPrope	ENSO CONDOMINIUM	KOTHARI JAY HARSHED	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$595,975	Mixed-Use/Residential	$596,869	$894	0.15%	$350
D-052-099	235700 0990	RealPrope	ENSO CONDOMINIUM	MILLER ANITA	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	683	Mixed-Use/Residential	$529,325	Mixed-Use/Residential	$530,119	$794	0.15%	$311
D-052-100	235700 1000	RealPrope	ENSO CONDOMINIUM	HARRIS DONALD SCOTT	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,388	Mixed-Use/Residential	$1,041,000	Mixed-Use/Residential	$1,042,562	$1,562	0.15%	$612
D-052-101	235700 1010	RealPrope	ENSO CONDOMINIUM	WANG SIYU	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	717	Mixed-Use/Residential	$551,800	Mixed-Use/Residential	$552,628	$828	0.15%	$324
D-052-102	235700 1020	RealPrope	ENSO CONDOMINIUM	SEELY DONA VI	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,279	Mixed-Use/Residential	$959,250	Mixed-Use/Residential	$960,689	$1,439	0.15%	$564
D-052-103	235700 1030	RealPrope	ENSO CONDOMINIUM	FIELDEN MATTHEW R	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	790	Mixed-Use/Residential	$612,250	Mixed-Use/Residential	$613,168	$918	0.15%	$360
D-052-104	235700 1040	RealPrope	ENSO CONDOMINIUM	AZ EVERGREEN HOLDING LLC	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	980	Mixed-Use/Residential	$759,500	Mixed-Use/Residential	$760,639	$1,139	0.15%	$446
D-052-105	235700 1050	RealPrope	ENSO CONDOMINIUM	CAREY GEORGE+NG CHING LIM	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	886	Mixed-Use/Residential	$686,650	Mixed-Use/Residential	$687,680	$1,030	0.15%	$404
D-052-106	235700 1060	RealPrope	ENSO CONDOMINIUM	GAO QIN+JIANPING ZHONG	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	891	Mixed-Use/Residential	$735,075	Mixed-Use/Residential	$736,178	$1,103	0.15%	$432
D-052-107	235700 1070	RealPrope	ENSO CONDOMINIUM	WHITTIER TRUST, TTEE	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$634,425	Mixed-Use/Residential	$635,377	$952	0.15%	$373
D-052-108	235700 1080	RealPrope	ENSO CONDOMINIUM	BEECH KEVIN	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	769	Mixed-Use/Residential	$634,425	Mixed-Use/Residential	$635,377	$952	0.15%	$373
D-052-109	235700 1090	RealPrope	ENSO CONDOMINIUM	ANDERSON RODNEY J	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	683	Mixed-Use/Residential	$563,475	Mixed-Use/Residential	$564,320	$845	0.15%	$331
D-052-110	235700 1100	RealPrope	ENSO CONDOMINIUM	HAM SCOTT E+CHRISTINA	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,388	Mixed-Use/Residential	$1,110,400	Mixed-Use/Residential	$1,113,066	$1,666	0.15%	$653
D-052-111	235700 1110	RealPrope	ENSO CONDOMINIUM	NEWA GEORGE A	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	717	Mixed-Use/Residential	$587,400	Mixed-Use/Residential	$588,281	$881	0.15%	$345
D-052-112	235700 1120	RealPrope	ENSO CONDOMINIUM	MICHAEL THOMAS K+VICKI JEAN	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	2,279	Mixed-Use/Residential	$1,880,175	Mixed-Use/Residential	$1,882,995	$2,820	0.15%	$1,105
D-052-113	235700 1130	RealPrope	ENSO CONDOMINIUM	ZHENG CHRISTOPHER	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	790	Mixed-Use/Residential	$632,000	Mixed-Use/Residential	$632,948	$948	0.15%	$371
D-052-114	235700 1140	RealPrope	ENSO CONDOMINIUM	YANG KAREN H	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	980	Mixed-Use/Residential	$808,500	Mixed-Use/Residential	$809,713	$1,213	0.15%	$475
D-052-115	235700 1150	RealPrope	ENSO CONDOMINIUM	BROADWELL ASHLEY N	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	886	Mixed-Use/Residential	$730,950	Mixed-Use/Residential	$732,046	$1,096	0.15%	$430
D-052-116	235700 1160	RealPrope	ENSO CONDOMINIUM	ARENDS LYNN H	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	891	Mixed-Use/Residential	$735,075	Mixed-Use/Residential	$736,178	$1,103	0.15%	$432
D-052-117	235700 1170	RealPrope	ENSO CONDOMINIUM	KKM SEATTLE LLC	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,556	Mixed-Use/Residential	$1,244,800	Mixed-Use/Residential	$1,246,667	$1,867	0.15%	$732
D-052-118	235700 1180	RealPrope	ENSO CONDOMINIUM	KOHL GLEN ARLEN+JULIE ABRAH	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,670	Mixed-Use/Residential	$1,336,000	Mixed-Use/Residential	$1,338,004	$2,004	0.15%	$785
D-052-119	235700 1190	RealPrope	ENSO CONDOMINIUM	BZ KOHL FAMILY LLC	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,129	Mixed-Use/Residential	$931,425	Mixed-Use/Residential	$932,822	$1,397	0.15%	$547

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Final Assessment
D-052-120	235700 1200	RealPrope	ENSO CONDOMINIUM	RAMIREZ MICHAEL	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	790	Mixed-Use/Residential	$651,750	Mixed-Use/Residential	$652,728	$978	0.15%	$383
D-052-121	235700 1210	RealPrope	ENSO CONDOMINIUM	WANG LUPING	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	980	Mixed-Use/Residential	$808,500	Mixed-Use/Residential	$809,713	$1,213	0.15%	$475
D-052-122	235700 1220	RealPrope	ENSO CONDOMINIUM	CAREY GEORGE	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	886	Mixed-Use/Residential	$730,950	Mixed-Use/Residential	$732,046	$1,096	0.15%	$430
D-052-123	235700 1230	RealPrope	ENSO CONDOMINIUM	FOGG JOHN DAVID+SANDRA	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	891	Mixed-Use/Residential	$735,075	Mixed-Use/Residential	$736,178	$1,103	0.15%	$432
D-052-124	235700 1240	RealPrope	ENSO CONDOMINIUM	FALLON MAURA + GAU MARK Y	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,556	Mixed-Use/Residential	$1,244,800	Mixed-Use/Residential	$1,246,667	$1,867	0.15%	$732
D-052-125	235700 1250	RealPrope	ENSO CONDOMINIUM	FALK JENNIFER ANN	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,670	Mixed-Use/Residential	$1,336,000	Mixed-Use/Residential	$1,338,004	$2,004	0.15%	$785
D-052-126	235700 1260	RealPrope	ENSO CONDOMINIUM	STANDLEY ROBERT F TTEE	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,129	Mixed-Use/Residential	$903,200	Mixed-Use/Residential	$904,555	$1,355	0.15%	$531
D-052-127	235700 1270	RealPrope	ENSO CONDOMINIUM	VAN SCHRADER THOMAS	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,797	Mixed-Use/Residential	$1,437,600	Mixed-Use/Residential	$1,439,756	$2,156	0.15%	$845
D-052-128	235700 1280	RealPrope	ENSO CONDOMINIUM	MIZUMOTO	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	790	Mixed-Use/Residential	$651,750	Mixed-Use/Residential	$652,728	$978	0.15%	$383
D-052-129	235700 1290	RealPrope	ENSO CONDOMINIUM	FRANKE JUSTIN	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,893	Mixed-Use/Residential	$1,514,400	Mixed-Use/Residential	$1,516,672	$2,272	0.15%	$890
D-052-130	235700 1300	RealPrope	ENSO CONDOMINIUM	OGBURN ROBERT+PATRICIA	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	891	Mixed-Use/Residential	$735,075	Mixed-Use/Residential	$736,178	$1,103	0.15%	$432
D-052-131	235700 1310	RealPrope	ENSO CONDOMINIUM	DA VEIGA ALEXANDRE	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,556	Mixed-Use/Residential	$1,244,800	Mixed-Use/Residential	$1,246,667	$1,867	0.15%	$732
D-052-132	235700 1320	RealPrope	ENSO CONDOMINIUM	MCCLESKEY KATHY A	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,670	Mixed-Use/Residential	$1,336,000	Mixed-Use/Residential	$1,338,004	$2,004	0.15%	$785
D-052-133	235700 1330	RealPrope	ENSO CONDOMINIUM	WEINSTEIN JEFFREY D	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,129	Mixed-Use/Residential	$959,650	Mixed-Use/Residential	$961,089	$1,439	0.15%	$564
D-052-134	235700 1340	RealPrope	ENSO CONDOMINIUM	WANG CASPAR	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	790	Mixed-Use/Residential	$651,750	Mixed-Use/Residential	$652,728	$978	0.15%	$383
D-052-135	235700 1350	RealPrope	ENSO CONDOMINIUM	MOORE ROBERT E+MARGARET	820 BLANCHARD ST, SEATTLE 98121	DMC 240/290-440	13,837	130,410	1,892	Mixed-Use/Residential	$1,560,900	Mixed-Use/Residential	$1,563,241	$2,341	0.15%	$917
D-060	253887 0000	RealPrope	FIFTH AVENUE COURT		2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175		Condominium(Mixed Use)		Condominium(Mixed Use)			0.25%	
D-060-001	253887 0010	RealPrope	FIFTH AVENUE COURT	CARLSON MARTIN+CAROLINE	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	585	Mixed-Use/Residential	$351,000	Mixed-Use/Residential	$351,877	$877	0.25%	$344
D-060-002	253887 0020	RealPrope	FIFTH AVENUE COURT	BURKE TIMOTHY	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	700	Mixed-Use/Residential	$420,000	Mixed-Use/Residential	$421,050	$1,050	0.25%	$411
D-060-003	253887 0030	RealPrope	FIFTH AVENUE COURT	ALSEIDI ADNAN	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	398	Mixed-Use/Residential	$258,700	Mixed-Use/Residential	$259,347	$647	0.25%	$253
D-060-004	253887 0040	RealPrope	FIFTH AVENUE COURT	JUNGQUIST DEBRA A	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	752	Mixed-Use/Residential	$451,200	Mixed-Use/Residential	$452,328	$1,128	0.25%	$442
D-060-005	253887 0050	RealPrope	FIFTH AVENUE COURT	CORTELLYOU PROPERTIES LLC	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	396	Mixed-Use/Residential	$257,400	Mixed-Use/Residential	$258,043	$643	0.25%	$252
D-060-006	253887 0060	RealPrope	FIFTH AVENUE COURT	IMMIDI KIRAN K+PRIYANKA CHI	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	386	Mixed-Use/Residential	$250,900	Mixed-Use/Residential	$251,527	$627	0.25%	$246
D-060-007	253887 0070	RealPrope	FIFTH AVENUE COURT	HARRIS TRACY E+ROSEMARY A	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	583	Mixed-Use/Residential	$349,800	Mixed-Use/Residential	$350,674	$874	0.25%	$343
D-060-008	253887 0080	RealPrope	FIFTH AVENUE COURT	HARRIS TRACY E+ROSEMARY A	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	691	Mixed-Use/Residential	$414,600	Mixed-Use/Residential	$415,636	$1,036	0.25%	$406
D-060-009	253887 0090	RealPrope	FIFTH AVENUE COURT	RUTHERFORD TERI SUE	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	518	Mixed-Use/Residential	$310,800	Mixed-Use/Residential	$311,577	$777	0.25%	$304
D-060-010	253887 0100	RealPrope	FIFTH AVENUE COURT	LIN JEFFERSON	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	411	Mixed-Use/Residential	$267,150	Mixed-Use/Residential	$267,818	$668	0.25%	$262
D-060-011	253887 0110	RealPrope	FIFTH AVENUE COURT	WU DI	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	380	Mixed-Use/Residential	$247,000	Mixed-Use/Residential	$247,617	$617	0.25%	$242
D-060-012	253887 0120	RealPrope	FIFTH AVENUE COURT	HENSON LINDA R+MCCLAIN	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	369	Mixed-Use/Residential	$239,850	Mixed-Use/Residential	$240,450	$600	0.25%	$235
D-060-013	253887 0130	RealPrope	FIFTH AVENUE COURT	CLARK JOHN C	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	399	Mixed-Use/Residential	$259,350	Mixed-Use/Residential	$259,998	$648	0.25%	$254
D-060-014	253887 0140	RealPrope	FIFTH AVENUE COURT	LEU DAVID WIN	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	404	Mixed-Use/Residential	$262,600	Mixed-Use/Residential	$263,256	$656	0.25%	$257
D-060-015	253887 0150	RealPrope	FIFTH AVENUE COURT	CANTRELL CHRIS+REBECCA L	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	418	Mixed-Use/Residential	$271,700	Mixed-Use/Residential	$272,379	$679	0.25%	$266
D-060-016	253887 0160	RealPrope	FIFTH AVENUE COURT	TADAIMA LLC	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	362	Mixed-Use/Residential	$235,300	Mixed-Use/Residential	$235,888	$588	0.25%	$230
D-060-017	253887 0170	RealPrope	FIFTH AVENUE COURT	LIU KUO HUI--TTEE	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	525	Mixed-Use/Residential	$315,000	Mixed-Use/Residential	$315,787	$787	0.25%	$309
D-060-018	253887 0180	RealPrope	FIFTH AVENUE COURT	SUBRAMANIAM	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	520	Mixed-Use/Residential	$312,000	Mixed-Use/Residential	$312,780	$780	0.25%	$306
D-060-019	253887 0190	RealPrope	FIFTH AVENUE COURT	205 LLC	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	411	Mixed-Use/Residential	$267,150	Mixed-Use/Residential	$267,818	$668	0.25%	$262
D-060-020	253887 0200	RealPrope	FIFTH AVENUE COURT	NAMINENI PRATHUSHA	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	379	Mixed-Use/Residential	$246,350	Mixed-Use/Residential	$246,966	$616	0.25%	$241
D-060-021	253887 0210	RealPrope	FIFTH AVENUE COURT	PATRIZZI DIANNE M	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	368	Mixed-Use/Residential	$239,200	Mixed-Use/Residential	$239,798	$598	0.25%	$234
D-060-022	253887 0220	RealPrope	FIFTH AVENUE COURT	SWALLOWS REST LLC	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	418	Mixed-Use/Residential	$271,700	Mixed-Use/Residential	$272,379	$679	0.25%	$266
D-060-023	253887 0230	RealPrope	FIFTH AVENUE COURT	LUI KUO HUI-TTEE	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	394	Mixed-Use/Residential	$256,100	Mixed-Use/Residential	$256,740	$640	0.25%	$251
D-060-024	253887 0240	RealPrope	FIFTH AVENUE COURT	ELLIS ANDREW	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	418	Mixed-Use/Residential	$271,700	Mixed-Use/Residential	$272,379	$679	0.25%	$266
D-060-025	253887 0250	RealPrope	FIFTH AVENUE COURT	LIU DAVID WIN	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	367	Mixed-Use/Residential	$235,300	Mixed-Use/Residential	$235,888	$588	0.25%	$230
D-060-026	253887 0260	RealPrope	FIFTH AVENUE COURT	GRIFFIN BRIAN J+SANDY G	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	525	Mixed-Use/Residential	$315,000	Mixed-Use/Residential	$315,787	$787	0.25%	$309
D-060-027	253887 0270	RealPrope	FIFTH AVENUE COURT	KOHTZ KRISTOPHER NEAL	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	520	Mixed-Use/Residential	$312,000	Mixed-Use/Residential	$312,780	$780	0.25%	$306
D-060-028	253887 0280	RealPrope	FIFTH AVENUE COURT	HUSSAIN KUMAIL+FAREES	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	411	Mixed-Use/Residential	$267,150	Mixed-Use/Residential	$267,818	$668	0.25%	$262
D-060-029	253887 0290	RealPrope	FIFTH AVENUE COURT	VERZOLA RANDY M	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	379	Mixed-Use/Residential	$246,350	Mixed-Use/Residential	$246,966	$616	0.25%	$241
D-060-030	253887 0300	RealPrope	FIFTH AVENUE COURT	MAJEED MOHAMMED DANISH	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	368	Mixed-Use/Residential	$239,200	Mixed-Use/Residential	$239,798	$598	0.25%	$234
D-060-031	253887 0310	RealPrope	FIFTH AVENUE COURT	CLARK JOHN C	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	418	Mixed-Use/Residential	$271,700	Mixed-Use/Residential	$272,379	$679	0.25%	$266
D-060-032	253887 0320	RealPrope	FIFTH AVENUE COURT	109 LLC	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	368	Mixed-Use/Residential	$239,200	Mixed-Use/Residential	$239,798	$598	0.25%	$234
D-060-033	253887 0330	RealPrope	FIFTH AVENUE COURT	HARRIS TRACY E+ROSEMART A	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	0	Parking	$70,000	Parking	$70,175	$175	0.25%	$69
D-060-034	253887 0340	RealPrope	FIFTH AVENUE COURT	JUNGQUIST DEBRA A	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	0	Parking	$70,000	Parking	$70,175	$175	0.25%	$69
D-060-035	253887 0350	RealPrope	FIFTH AVENUE COURT	MCKELVEY MICHAEL	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	0	Parking	$70,000	Parking	$70,175	$175	0.25%	$69
D-060-036	253887 0360	RealPrope	FIFTH AVENUE COURT	NUETZMANN JASEN & DONNA	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	0	Parking	$70,000	Parking	$70,175	$175	0.25%	$69
D-060-037	253887 0370	RealPrope	FIFTH AVENUE COURT	HARRIS TRACY E	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	0	Parking	$70,000	Parking	$70,175	$175	0.25%	$69
D-060-038	253887 0380	RealPrope	FIFTH AVENUE COURT	CLARK JOHN C+LYNN	2132 5TH AVE, SEATTLE 98121	DMC 240/290-440	7,573	13,175	0	Parking	$70,000	Parking	$70,175	$175	0.25%	$69
D-140	176600 0000	RealPrope	COSMOPOLITAN		819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	5,145	5,145	Condominium(Mixed Use)		Condominium(Mixed Use)			0.15%	
D-140-003	176600 0030	RealPrope	COSMOPOLITAN	COSMOPOLITAN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	537	Mixed-Use/Residential	$429,600	Mixed-Use/Residential	$430,244	$644	0.15%	$252
D-140-004	176600 0040	RealPrope	COSMOPOLITAN	KONO TAKEYOSHI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	855	Mixed-Use/Residential	$555,750	Mixed-Use/Residential	$556,584	$834	0.15%	$327
D-140-005	176600 0050	RealPrope	COSMOPOLITAN	LI GUANG+XIAOLU ZHU	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,318	Mixed-Use/Residential	$922,600	Mixed-Use/Residential	$923,984	$1,384	0.15%	$542
D-140-006	176600 0060	RealPrope	COSMOPOLITAN	YANG JING+YINGMEI QI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	820	Mixed-Use/Residential	$533,000	Mixed-Use/Residential	$533,800	$800	0.15%	$313
D-140-007	176600 0070	RealPrope	COSMOPOLITAN	ADLER RICHARD S+YOUNG	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$830,200	Mixed-Use/Residential	$831,445	$1,245	0.15%	$488
D-140-008	176600 0080	RealPrope	COSMOPOLITAN	PARKER DAVID R	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$479,700	Mixed-Use/Residential	$480,420	$720	0.15%	$282
D-140-009	176600 0090	RealPrope	COSMOPOLITAN	SADOSKI ANTHONY J	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	777	Mixed-Use/Residential	$505,050	Mixed-Use/Residential	$505,808	$758	0.15%	$297
D-140-010	176600 0100	RealPrope	COSMOPOLITAN	MULLANS ALEXANDER J	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$620,100	Mixed-Use/Residential	$621,030	$930	0.15%	$364

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-140-011	176600 0110	RealPrope	COSMOPOLITAN	RONG RONG	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$921,200	Mixed-Use/Residential	$922,582	$1,382	0.15%	$541
D-140-012	176600 0120	RealPrope	COSMOPOLITAN	HUANG CHIN-JUNG	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	820	Mixed-Use/Residential	$533,000	Mixed-Use/Residential	$533,800	$800	0.15%	$313
D-140-013	176600 0130	RealPrope	COSMOPOLITAN	MENDELOW MARK S+MICHAEL	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$830,200	Mixed-Use/Residential	$831,445	$1,245	0.15%	$488
D-140-014	176600 0140	RealPrope	COSMOPOLITAN	ZARATE ESTRELLITA D+MARI S	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$479,700	Mixed-Use/Residential	$480,420	$720	0.15%	$282
D-140-015	176600 0150	RealPrope	COSMOPOLITAN	KIM BECKY H+TYNAN MAXWELL	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$479,700	Mixed-Use/Residential	$480,420	$720	0.15%	$282
D-140-016	176600 0160	RealPrope	COSMOPOLITAN	HILL KELSEY E+GORDON F	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	800	Mixed-Use/Residential	$520,000	Mixed-Use/Residential	$520,780	$780	0.15%	$306
D-140-017	176600 0170	RealPrope	COSMOPOLITAN	HE PINGYANG	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	419	Mixed-Use/Residential	$335,200	Mixed-Use/Residential	$335,703	$503	0.15%	$197
D-140-018	176600 0180	RealPrope	COSMOPOLITAN	AGRAWAL NAINY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	719	Mixed-Use/Residential	$467,350	Mixed-Use/Residential	$468,051	$701	0.15%	$275
D-140-019	176600 0190	RealPrope	COSMOPOLITAN	HERSHEY STEVEN M	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,315	Mixed-Use/Residential	$920,500	Mixed-Use/Residential	$921,881	$1,381	0.15%	$541
D-140-020	176600 0200	RealPrope	COSMOPOLITAN	JOHNSON CHERYLE+GARY T	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$620,100	Mixed-Use/Residential	$621,030	$930	0.15%	$364
D-140-021	176600 0210	RealPrope	COSMOPOLITAN	KUZNETSOV ALEXEY+YULIYA	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$620,100	Mixed-Use/Residential	$621,030	$930	0.15%	$364
D-140-022	176600 0220	RealPrope	COSMOPOLITAN	MAIER CHASE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$921,200	Mixed-Use/Residential	$922,582	$1,382	0.15%	$541
D-140-023	176600 0230	RealPrope	COSMOPOLITAN	SLOAT MARY A+JOHN F JR.	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	820	Mixed-Use/Residential	$533,000	Mixed-Use/Residential	$533,800	$800	0.15%	$313
D-140-024	176600 0240	RealPrope	COSMOPOLITAN	THIARA SATINDER	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$830,200	Mixed-Use/Residential	$831,445	$1,245	0.15%	$488
D-140-025	176600 0250	RealPrope	COSMOPOLITAN	FRAZIER MARVIN C	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$479,700	Mixed-Use/Residential	$480,420	$720	0.15%	$282
D-140-026	176600 0260	RealPrope	COSMOPOLITAN	LIU TANYA XINCHEN+BROWN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$479,700	Mixed-Use/Residential	$480,420	$720	0.15%	$282
D-140-027	176600 0270	RealPrope	COSMOPOLITAN	CHEW VENETIA JIERUI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	800	Mixed-Use/Residential	$520,000	Mixed-Use/Residential	$520,780	$780	0.15%	$306
D-140-028	176600 0280	RealPrope	COSMOPOLITAN	MIZUKOSHI JUNKO T	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	419	Mixed-Use/Residential	$335,200	Mixed-Use/Residential	$335,703	$503	0.15%	$197
D-140-029	176600 0290	RealPrope	COSMOPOLITAN	MUNK WOODY M	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	719	Mixed-Use/Residential	$467,350	Mixed-Use/Residential	$468,051	$701	0.15%	$275
D-140-030	176600 0300	RealPrope	COSMOPOLITAN	PERSON BETTY L	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,315	Mixed-Use/Residential	$920,500	Mixed-Use/Residential	$921,881	$1,381	0.15%	$541
D-140-031	176600 0310	RealPrope	COSMOPOLITAN	BHUTANI RASHPAL S+ARVINDER	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$620,100	Mixed-Use/Residential	$621,030	$930	0.15%	$364
D-140-032	176600 0320	RealPrope	COSMOPOLITAN	O'NEILL STUART K S	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$620,100	Mixed-Use/Residential	$621,030	$930	0.15%	$364
D-140-033	176600 0330	RealPrope	COSMOPOLITAN	VRG LLC	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$921,200	Mixed-Use/Residential	$922,582	$1,382	0.15%	$541
D-140-034	176600 0340	RealPrope	COSMOPOLITAN	CHEN ZHIHAO	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	820	Mixed-Use/Residential	$533,000	Mixed-Use/Residential	$533,800	$800	0.15%	$313
D-140-035	176600 0350	RealPrope	COSMOPOLITAN	LINKLETTER TERENCE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$830,200	Mixed-Use/Residential	$831,445	$1,245	0.15%	$488
D-140-036	176600 0360	RealPrope	COSMOPOLITAN	HEITKEMPER DAVID	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$479,700	Mixed-Use/Residential	$480,420	$720	0.15%	$282
D-140-037	176600 0370	RealPrope	COSMOPOLITAN	SIVARAMHARESH SIVA	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$479,700	Mixed-Use/Residential	$480,420	$720	0.15%	$282
D-140-038	176600 0380	RealPrope	COSMOPOLITAN	GLOVER KENT D	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	800	Mixed-Use/Residential	$520,000	Mixed-Use/Residential	$520,780	$780	0.15%	$306
D-140-039	176600 0390	RealPrope	COSMOPOLITAN	SHRIBER MATTHEW	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	419	Mixed-Use/Residential	$335,200	Mixed-Use/Residential	$335,703	$503	0.15%	$197
D-140-040	176600 0400	RealPrope	COSMOPOLITAN	NI ANDY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	719	Mixed-Use/Residential	$467,350	Mixed-Use/Residential	$468,051	$701	0.15%	$275
D-140-041	176600 0410	RealPrope	COSMOPOLITAN	LEE IN SOON+YOUNG SOON	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,315	Mixed-Use/Residential	$920,500	Mixed-Use/Residential	$921,881	$1,381	0.15%	$541
D-140-042	176600 0420	RealPrope	COSMOPOLITAN	GANGITANO DEBORAH+GEIDE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$620,100	Mixed-Use/Residential	$621,030	$930	0.15%	$364
D-140-043	176600 0430	RealPrope	COSMOPOLITAN	WU CLINTON C	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$620,100	Mixed-Use/Residential	$621,030	$930	0.15%	$364
D-140-044	176600 0440	RealPrope	COSMOPOLITAN	LUDWIG WILLIAM	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$921,200	Mixed-Use/Residential	$922,582	$1,382	0.15%	$541
D-140-045	176600 0450	RealPrope	COSMOPOLITAN	PHAM NINA	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	820	Mixed-Use/Residential	$533,000	Mixed-Use/Residential	$533,800	$800	0.15%	$313
D-140-046	176600 0460	RealPrope	COSMOPOLITAN	POLETAYEVA VALENTINA	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$830,200	Mixed-Use/Residential	$831,445	$1,245	0.15%	$488
D-140-047	176600 0470	RealPrope	COSMOPOLITAN	PADWALKAR ASHWIN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$479,700	Mixed-Use/Residential	$480,420	$720	0.15%	$282
D-140-048	176600 0480	RealPrope	COSMOPOLITAN	CHEN VINCENT CHIHYU	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$479,700	Mixed-Use/Residential	$480,420	$720	0.15%	$282
D-140-049	176600 0490	RealPrope	COSMOPOLITAN	NIKOLAEV VASSILI+YEHUI ZHOU	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	800	Mixed-Use/Residential	$520,000	Mixed-Use/Residential	$520,780	$780	0.15%	$306
D-140-050	176600 0500	RealPrope	COSMOPOLITAN	YAN HENRY C	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	419	Mixed-Use/Residential	$335,200	Mixed-Use/Residential	$335,703	$503	0.15%	$197
D-140-051	176600 0510	RealPrope	COSMOPOLITAN	GRIMES JOHN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	719	Mixed-Use/Residential	$467,350	Mixed-Use/Residential	$468,051	$701	0.15%	$275
D-140-052	176600 0520	RealPrope	COSMOPOLITAN	LINGAMANENI BHAVANI P	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,315	Mixed-Use/Residential	$920,500	Mixed-Use/Residential	$921,881	$1,381	0.15%	$541
D-140-053	176600 0530	RealPrope	COSMOPOLITAN	DEL ROSARIO JUAN CARLOS+ESP	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$620,100	Mixed-Use/Residential	$621,030	$930	0.15%	$364
D-140-054	176600 0540	RealPrope	COSMOPOLITAN	DEHAAN TAYLOR J	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$643,950	Mixed-Use/Residential	$644,916	$966	0.15%	$378
D-140-055	176600 0550	RealPrope	COSMOPOLITAN	ZLEZNIAKOV VADIM	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$954,100	Mixed-Use/Residential	$955,531	$1,431	0.15%	$561
D-140-056	176600 0560	RealPrope	COSMOPOLITAN	MOFFITT LISA+SCROGGINS LARR	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	820	Mixed-Use/Residential	$553,500	Mixed-Use/Residential	$554,330	$830	0.15%	$325
D-140-057	176600 0570	RealPrope	COSMOPOLITAN	QU HANLIN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$859,850	Mixed-Use/Residential	$861,140	$1,290	0.15%	$505
D-140-058	176600 0580	RealPrope	COSMOPOLITAN	ZENG XIAO	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$498,150	Mixed-Use/Residential	$498,897	$747	0.15%	$293
D-140-059	176600 0590	RealPrope	COSMOPOLITAN	LIU I-MIN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$498,150	Mixed-Use/Residential	$498,897	$747	0.15%	$293
D-140-060	176600 0600	RealPrope	COSMOPOLITAN	BARFUSS BLAKE E	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	800	Mixed-Use/Residential	$540,000	Mixed-Use/Residential	$540,810	$810	0.15%	$317
D-140-061	176600 0610	RealPrope	COSMOPOLITAN	TROUT WARREN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	419	Mixed-Use/Residential	$345,675	Mixed-Use/Residential	$346,194	$519	0.15%	$203
D-140-062	176600 0620	RealPrope	COSMOPOLITAN	ZARATE JOSE+STEPHANIE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	719	Mixed-Use/Residential	$485,325	Mixed-Use/Residential	$486,053	$728	0.15%	$285
D-140-063	176600 0630	RealPrope	COSMOPOLITAN	LEW SUSAN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,315	Mixed-Use/Residential	$953,375	Mixed-Use/Residential	$954,805	$1,430	0.15%	$560
D-140-064	176600 0640	RealPrope	COSMOPOLITAN	BELL KIMBERLY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$643,950	Mixed-Use/Residential	$644,916	$966	0.15%	$378
D-140-065	176600 0650	RealPrope	COSMOPOLITAN	MAHANT KARAN ARUN+RASHI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$643,950	Mixed-Use/Residential	$644,916	$966	0.15%	$378
D-140-066	176600 0660	RealPrope	COSMOPOLITAN	PALMQUIST CAREN J+BRIAN G	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$954,100	Mixed-Use/Residential	$955,531	$1,431	0.15%	$561
D-140-067	176600 0670	RealPrope	COSMOPOLITAN	PRINCIPALE RICHARD+KIMBERLY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	820	Mixed-Use/Residential	$553,500	Mixed-Use/Residential	$554,330	$830	0.15%	$325
D-140-068	176600 0680	RealPrope	COSMOPOLITAN	GOLDMAN IAN D MD INC	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$859,850	Mixed-Use/Residential	$861,140	$1,290	0.15%	$505
D-140-069	176600 0690	RealPrope	COSMOPOLITAN	2001 THORNDYKE LLC	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$498,150	Mixed-Use/Residential	$498,897	$747	0.15%	$293
D-140-070	176600 0700	RealPrope	COSMOPOLITAN	CAREY GEORGE+CHING LIM NG	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$498,150	Mixed-Use/Residential	$498,897	$747	0.15%	$293
D-140-071	176600 0710	RealPrope	COSMOPOLITAN	SLOSS ANDREW+YULIAN YANG	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	800	Mixed-Use/Residential	$540,000	Mixed-Use/Residential	$540,810	$810	0.15%	$317
D-140-072	176600 0720	RealPrope	COSMOPOLITAN	JIAO HAN+NASHI GAN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	419	Mixed-Use/Residential	$345,675	Mixed-Use/Residential	$346,194	$519	0.15%	$203
D-140-073	176600 0730	RealPrope	COSMOPOLITAN	KONNOVA ANASTASSIA	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	719	Mixed-Use/Residential	$485,325	Mixed-Use/Residential	$486,053	$728	0.15%	$285
D-140-074	176600 0740	RealPrope	COSMOPOLITAN	BLAKE BRETT	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,315	Mixed-Use/Residential	$953,375	Mixed-Use/Residential	$954,805	$1,430	0.15%	$560
D-140-075	176600 0750	RealPrope	COSMOPOLITAN	YEN STANLEY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$643,950	Mixed-Use/Residential	$644,916	$966	0.15%	$378
D-140-076	176600 0760	RealPrope	COSMOPOLITAN	GUSAKOV SERGEY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$643,950	Mixed-Use/Residential	$644,916	$966	0.15%	$378
D-140-077	176600 0770	RealPrope	COSMOPOLITAN	PARK BIO F	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$954,100	Mixed-Use/Residential	$955,531	$1,431	0.15%	$561

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-140-078	176600 0780	RealPrope	COSMOPOLITAN	CHEN YINYI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	820	Mixed-Use/Residential	$553,500	Mixed-Use/Residential	$554,330	$830	0.15%	$325
D-140-079	176600 0790	RealPrope	COSMOPOLITAN	ENG/HUNTINGTON	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$859,850	Mixed-Use/Residential	$861,140	$1,290	0.15%	$505
D-140-080	176600 0800	RealPrope	COSMOPOLITAN	MOORMEIER SCOTT A+JULIE L-T	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$498,150	Mixed-Use/Residential	$498,897	$747	0.15%	$293
D-140-081	176600 0810	RealPrope	COSMOPOLITAN	SHAFI ROSHAN+SIMPSON JANET	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$498,150	Mixed-Use/Residential	$498,897	$747	0.15%	$293
D-140-082	176600 0820	RealPrope	COSMOPOLITAN	LI KEVIN+CHARLES S+HUIHONG	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	800	Mixed-Use/Residential	$540,000	Mixed-Use/Residential	$540,810	$810	0.15%	$317
D-140-083	176600 0830	RealPrope	COSMOPOLITAN	STURZA LUCY+NICHOLAS	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	419	Mixed-Use/Residential	$345,675	Mixed-Use/Residential	$346,194	$519	0.15%	$203
D-140-084	176600 0840	RealPrope	COSMOPOLITAN	SCHNEIDER MEGAN S	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	719	Mixed-Use/Residential	$485,325	Mixed-Use/Residential	$486,053	$728	0.15%	$285
D-140-085	176600 0850	RealPrope	COSMOPOLITAN	VAN KEMPEN RUBEN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,315	Mixed-Use/Residential	$953,375	Mixed-Use/Residential	$954,805	$1,430	0.15%	$560
D-140-086	176600 0860	RealPrope	COSMOPOLITAN	CHA PETER B	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$643,950	Mixed-Use/Residential	$644,916	$966	0.15%	$378
D-140-087	176600 0870	RealPrope	COSMOPOLITAN	GULATI VARUN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$643,950	Mixed-Use/Residential	$644,916	$966	0.15%	$378
D-140-088	176600 0880	RealPrope	COSMOPOLITAN	LEE LEON LIPANG+CHEN WEI TI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$954,100	Mixed-Use/Residential	$955,531	$1,431	0.15%	$561
D-140-089	176600 0890	RealPrope	COSMOPOLITAN	BHUTANI AMITPAL SINGH	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	820	Mixed-Use/Residential	$553,500	Mixed-Use/Residential	$554,330	$830	0.15%	$325
D-140-090	176600 0900	RealPrope	COSMOPOLITAN	SELHORN MICHAEL G+SUZANNE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$859,850	Mixed-Use/Residential	$861,140	$1,290	0.15%	$505
D-140-091	176600 0910	RealPrope	COSMOPOLITAN	TAM JESSICA	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$498,150	Mixed-Use/Residential	$498,897	$747	0.15%	$293
D-140-092	176600 0920	RealPrope	COSMOPOLITAN	CLARKE BRADY S	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$498,150	Mixed-Use/Residential	$498,897	$747	0.15%	$293
D-140-093	176600 0930	RealPrope	COSMOPOLITAN	LE CHRISTINA	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	800	Mixed-Use/Residential	$540,000	Mixed-Use/Residential	$540,810	$810	0.15%	$317
D-140-094	176600 0940	RealPrope	COSMOPOLITAN	LEE SUSIEN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	419	Mixed-Use/Residential	$345,675	Mixed-Use/Residential	$346,194	$519	0.15%	$203
D-140-095	176600 0950	RealPrope	COSMOPOLITAN	PAI ZONGHUNG+MEIMAN HSU	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	719	Mixed-Use/Residential	$485,325	Mixed-Use/Residential	$486,053	$728	0.15%	$285
D-140-096	176600 0960	RealPrope	COSMOPOLITAN	BOSWELL BRAD R	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,315	Mixed-Use/Residential	$953,375	Mixed-Use/Residential	$954,805	$1,430	0.15%	$560
D-140-097	176600 0970	RealPrope	COSMOPOLITAN	MILLER CHRIS	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$643,950	Mixed-Use/Residential	$644,916	$966	0.15%	$378
D-140-098	176600 0980	RealPrope	COSMOPOLITAN	CHEW STEVEN M JR	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$643,950	Mixed-Use/Residential	$644,916	$966	0.15%	$378
D-140-099	176600 0990	RealPrope	COSMOPOLITAN	CHEN LI-FONG+TAN-JEN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$954,100	Mixed-Use/Residential	$955,531	$1,431	0.15%	$561
D-140-100	176600 1000	RealPrope	COSMOPOLITAN	MALHOTRAM VIPUL	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	820	Mixed-Use/Residential	$553,500	Mixed-Use/Residential	$554,330	$830	0.15%	$325
D-140-101	176600 1010	RealPrope	COSMOPOLITAN	EASTWOOD INVESTMENTS LLC	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$859,850	Mixed-Use/Residential	$861,140	$1,290	0.15%	$505
D-140-102	176600 1020	RealPrope	COSMOPOLITAN	CHAO YU WEI & CHAO CHIUNG	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$498,150	Mixed-Use/Residential	$498,897	$747	0.15%	$293
D-140-103	176600 1030	RealPrope	COSMOPOLITAN	CURRIER JOHN A+EMERY CAROL	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$498,150	Mixed-Use/Residential	$498,897	$747	0.15%	$293
D-140-104	176600 1040	RealPrope	COSMOPOLITAN	SCHULER CHRISTOPH	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	800	Mixed-Use/Residential	$540,000	Mixed-Use/Residential	$540,810	$810	0.15%	$317
D-140-105	176600 1050	RealPrope	COSMOPOLITAN	JIANG YUNFEI+MING CONG	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	419	Mixed-Use/Residential	$282,825	Mixed-Use/Residential	$283,249	$424	0.15%	$166
D-140-106	176600 1060	RealPrope	COSMOPOLITAN	MAKEN GAURAV	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	719	Mixed-Use/Residential	$485,325	Mixed-Use/Residential	$486,053	$728	0.15%	$285
D-140-107	176600 1070	RealPrope	COSMOPOLITAN	LEE STACEY C	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,315	Mixed-Use/Residential	$953,375	Mixed-Use/Residential	$954,805	$1,430	0.15%	$560
D-140-108	176600 1080	RealPrope	COSMOPOLITAN	DHAWAN ANIL+DHAWAN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$643,950	Mixed-Use/Residential	$644,916	$966	0.15%	$378
D-140-109	176600 1090	RealPrope	COSMOPOLITAN	GARKAVI MARK	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$667,800	Mixed-Use/Residential	$668,802	$1,002	0.15%	$392
D-140-110	176600 1100	RealPrope	COSMOPOLITAN	AZARIOON HENRY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$987,000	Mixed-Use/Residential	$988,481	$1,481	0.15%	$580
D-140-111	176600 1110	RealPrope	COSMOPOLITAN	HEAD CHRISTOPHER W	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	820	Mixed-Use/Residential	$574,000	Mixed-Use/Residential	$574,861	$861	0.15%	$337
D-140-112	176600 1120	RealPrope	COSMOPOLITAN	PRAGIN PAVEL+NILA L RUSLEN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$889,500	Mixed-Use/Residential	$890,834	$1,334	0.15%	$523
D-140-113	176600 1130	RealPrope	COSMOPOLITAN	LIAO JAY J+TRAN THIEN THANH	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$516,600	Mixed-Use/Residential	$517,375	$775	0.15%	$304
D-140-114	176600 1140	RealPrope	COSMOPOLITAN	KOENIG SABINE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$516,600	Mixed-Use/Residential	$517,375	$775	0.15%	$304
D-140-115	176600 1150	RealPrope	COSMOPOLITAN	CHANG WOO YOUNG	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	800	Mixed-Use/Residential	$560,000	Mixed-Use/Residential	$560,840	$840	0.15%	$329
D-140-116	176600 1160	RealPrope	COSMOPOLITAN	MCCALLUM ANTHONY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	419	Mixed-Use/Residential	$356,150	Mixed-Use/Residential	$356,684	$534	0.15%	$209
D-140-117	176600 1170	RealPrope	COSMOPOLITAN	RUZAEVA OLGA	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	719	Mixed-Use/Residential	$503,300	Mixed-Use/Residential	$504,055	$755	0.15%	$296
D-140-118	176600 1180	RealPrope	COSMOPOLITAN	CUI JIANGHAO	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,315	Mixed-Use/Residential	$986,250	Mixed-Use/Residential	$987,729	$1,479	0.15%	$580
D-140-119	176600 1190	RealPrope	COSMOPOLITAN	CAMPION CLAUDINE M	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$667,800	Mixed-Use/Residential	$668,802	$1,002	0.15%	$392
D-140-120	176600 1200	RealPrope	COSMOPOLITAN	BIMS HARRY+SHERYL A	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$667,800	Mixed-Use/Residential	$668,802	$1,002	0.15%	$392
D-140-121	176600 1210	RealPrope	COSMOPOLITAN	HABERMAN BRENT M- TRUST	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$987,000	Mixed-Use/Residential	$988,481	$1,481	0.15%	$580
D-140-122	176600 1220	RealPrope	COSMOPOLITAN	REHBERGER JOHANN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	820	Mixed-Use/Residential	$574,000	Mixed-Use/Residential	$574,861	$861	0.15%	$337
D-140-123	176600 1230	RealPrope	COSMOPOLITAN	CSCS LLC	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$889,500	Mixed-Use/Residential	$890,834	$1,334	0.15%	$523
D-140-124	176600 1240	RealPrope	COSMOPOLITAN	KANALOS MARCELA E	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$516,600	Mixed-Use/Residential	$517,375	$775	0.15%	$304
D-140-125	176600 1250	RealPrope	COSMOPOLITAN	BLODGETT DARI R	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$516,600	Mixed-Use/Residential	$517,375	$775	0.15%	$304
D-140-126	176600 1260	RealPrope	COSMOPOLITAN	BELL JOHN L	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	800	Mixed-Use/Residential	$560,000	Mixed-Use/Residential	$560,840	$840	0.15%	$329
D-140-127	176600 1270	RealPrope	COSMOPOLITAN	OREN-PINES YARON	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	419	Mixed-Use/Residential	$356,150	Mixed-Use/Residential	$356,684	$534	0.15%	$209
D-140-128	176600 1280	RealPrope	COSMOPOLITAN	YU SUNNY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	719	Mixed-Use/Residential	$503,300	Mixed-Use/Residential	$504,055	$755	0.15%	$296
D-140-129	176600 1290	RealPrope	COSMOPOLITAN	ZHUANG XIAOQU+CHENG XIN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,315	Mixed-Use/Residential	$986,250	Mixed-Use/Residential	$987,729	$1,479	0.15%	$580
D-140-130	176600 1300	RealPrope	COSMOPOLITAN	YUN KYONG R	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$667,800	Mixed-Use/Residential	$668,802	$1,002	0.15%	$392
D-140-131	176600 1310	RealPrope	COSMOPOLITAN	HARVEY ELIZABETH	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$667,800	Mixed-Use/Residential	$668,802	$1,002	0.15%	$392
D-140-132	176600 1320	RealPrope	COSMOPOLITAN	OH CHRISTINE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$987,000	Mixed-Use/Residential	$988,481	$1,481	0.15%	$580
D-140-133	176600 1330	RealPrope	COSMOPOLITAN	HERRERA ORTIZ JUAN ARTURO	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	820	Mixed-Use/Residential	$574,000	Mixed-Use/Residential	$574,861	$861	0.15%	$337
D-140-134	176600 1340	RealPrope	COSMOPOLITAN	CALA LLC	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$889,500	Mixed-Use/Residential	$890,834	$1,334	0.15%	$523
D-140-135	176600 1350	RealPrope	COSMOPOLITAN	MILLMAN DANIEL J	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$516,600	Mixed-Use/Residential	$517,375	$775	0.15%	$304
D-140-136	176600 1360	RealPrope	COSMOPOLITAN	LIU WEN-WU+YENG P CHOU	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$516,600	Mixed-Use/Residential	$517,375	$775	0.15%	$304
D-140-137	176600 1370	RealPrope	COSMOPOLITAN	KIM JOOHYUN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	800	Mixed-Use/Residential	$560,000	Mixed-Use/Residential	$560,840	$840	0.15%	$329
D-140-138	176600 1380	RealPrope	COSMOPOLITAN	CHEN YU-CHING	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	419	Mixed-Use/Residential	$356,150	Mixed-Use/Residential	$356,684	$534	0.15%	$209
D-140-139	176600 1390	RealPrope	COSMOPOLITAN	HU JIA LE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	719	Mixed-Use/Residential	$503,300	Mixed-Use/Residential	$504,055	$755	0.15%	$296
D-140-140	176600 1400	RealPrope	COSMOPOLITAN	ITANI SARA T	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,315	Mixed-Use/Residential	$986,250	Mixed-Use/Residential	$987,729	$1,479	0.15%	$580
D-140-141	176600 1410	RealPrope	COSMOPOLITAN	KUNG CHIN-YUNG+PAO-JUI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$667,800	Mixed-Use/Residential	$668,802	$1,002	0.15%	$392
D-140-142	176600 1420	RealPrope	COSMOPOLITAN	SULTAN HASSAN+REBECCA	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$667,800	Mixed-Use/Residential	$668,802	$1,002	0.15%	$392
D-140-143	176600 1430	RealPrope	COSMOPOLITAN	SWERLAND MARK	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$987,000	Mixed-Use/Residential	$988,481	$1,481	0.15%	$580
D-140-144	176600 1440	RealPrope	COSMOPOLITAN	LESTER STEVEN CHRISTOPHER	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	820	Mixed-Use/Residential	$574,000	Mixed-Use/Residential	$574,861	$861	0.15%	$337

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-140-145	176600 1450	iRealPrope	COSMOPOLITAN	LEVY JEFFRY A+ANDREA S	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$889,500	Mixed-Use/Residential	$890,834	$1,334	0.15%	$523
D-140-146	176600 1460	iRealPrope	COSMOPOLITAN	CHEN CHANG HUEI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$516,600	Mixed-Use/Residential	$517,375	$775	0.15%	$304
D-140-147	176600 1470	iRealPrope	COSMOPOLITAN	CHIANG FRANK FUMIN+HUI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$516,600	Mixed-Use/Residential	$517,375	$775	0.15%	$304
D-140-148	176600 1480	iRealPrope	COSMOPOLITAN	WANG JOHN Y	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	800	Mixed-Use/Residential	$560,000	Mixed-Use/Residential	$560,840	$840	0.15%	$329
D-140-149	176600 1490	iRealPrope	COSMOPOLITAN	FAN RUI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	419	Mixed-Use/Residential	$356,150	Mixed-Use/Residential	$356,684	$534	0.15%	$209
D-140-150	176600 1500	iRealPrope	COSMOPOLITAN	AN JENNIFER J	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	719	Mixed-Use/Residential	$503,300	Mixed-Use/Residential	$504,055	$755	0.15%	$296
D-140-151	176600 1510	iRealPrope	COSMOPOLITAN	STEWART REID A+SCOTT JANET	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,315	Mixed-Use/Residential	$986,250	Mixed-Use/Residential	$987,729	$1,479	0.15%	$580
D-140-152	176600 1520	iRealPrope	COSMOPOLITAN	JSM CONNECT LLC	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$667,800	Mixed-Use/Residential	$668,802	$1,002	0.15%	$392
D-140-153	176600 1530	iRealPrope	COSMOPOLITAN	KIM NAOMI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$667,800	Mixed-Use/Residential	$668,802	$1,002	0.15%	$392
D-140-154	176600 1540	iRealPrope	COSMOPOLITAN	FREIDMAN ROY+ALINA	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$987,000	Mixed-Use/Residential	$988,481	$1,481	0.15%	$580
D-140-155	176600 1550	iRealPrope	COSMOPOLITAN	SEDELL JUSTIN M	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	820	Mixed-Use/Residential	$574,000	Mixed-Use/Residential	$574,861	$861	0.15%	$337
D-140-156	176600 1560	iRealPrope	COSMOPOLITAN	CHALFONT ROGER D+STACY M B	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$889,500	Mixed-Use/Residential	$890,834	$1,334	0.15%	$523
D-140-157	176600 1570	iRealPrope	COSMOPOLITAN	SANGAR UDAY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$516,600	Mixed-Use/Residential	$517,375	$775	0.15%	$304
D-140-158	176600 1580	iRealPrope	COSMOPOLITAN	SMITH ANDREW W	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$516,600	Mixed-Use/Residential	$517,375	$775	0.15%	$304
D-140-159	176600 1590	iRealPrope	COSMOPOLITAN	KONG SZE-MIN SHERWIN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	800	Mixed-Use/Residential	$560,000	Mixed-Use/Residential	$560,840	$840	0.15%	$329
D-140-160	176600 1600	iRealPrope	COSMOPOLITAN	DANTE BEVERLY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	419	Mixed-Use/Residential	$356,150	Mixed-Use/Residential	$356,684	$534	0.15%	$209
D-140-161	176600 1610	iRealPrope	COSMOPOLITAN	PATEL MIHIR KISHOR	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	719	Mixed-Use/Residential	$503,300	Mixed-Use/Residential	$504,055	$755	0.15%	$296
D-140-162	176600 1620	iRealPrope	COSMOPOLITAN	PARK CHRISTOPHER JIN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,315	Mixed-Use/Residential	$986,250	Mixed-Use/Residential	$987,729	$1,479	0.15%	$580
D-140-163	176600 1630	iRealPrope	COSMOPOLITAN	FILIMONOV DENIS	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$667,800	Mixed-Use/Residential	$668,802	$1,002	0.15%	$392
D-140-164	176600 1640	iRealPrope	COSMOPOLITAN	SABERI ALIREZA	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$691,650	Mixed-Use/Residential	$692,687	$1,037	0.15%	$407
D-140-165	176600 1650	iRealPrope	COSMOPOLITAN	CHUNG KIUK+MIN JUNG KIM	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$1,019,900	Mixed-Use/Residential	$1,021,430	$1,530	0.15%	$599
D-140-166	176600 1660	iRealPrope	COSMOPOLITAN	PARK CLAIRE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	820	Mixed-Use/Residential	$594,500	Mixed-Use/Residential	$595,392	$892	0.15%	$349
D-140-167	176600 1670	iRealPrope	COSMOPOLITAN	LEE KYUNGSUK D+HYUNGWON	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$919,150	Mixed-Use/Residential	$920,529	$1,379	0.15%	$540
D-140-168	176600 1680	iRealPrope	COSMOPOLITAN	LIU ZONGYU	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$535,050	Mixed-Use/Residential	$535,853	$803	0.15%	$314
D-140-169	176600 1690	iRealPrope	COSMOPOLITAN	TENAGLIA LUIZ FELIPE LAGE C	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$535,050	Mixed-Use/Residential	$535,853	$803	0.15%	$314
D-140-170	176600 1700	iRealPrope	COSMOPOLITAN	LYON ROBERT	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	800	Mixed-Use/Residential	$580,000	Mixed-Use/Residential	$580,870	$870	0.15%	$341
D-140-171	176600 1710	iRealPrope	COSMOPOLITAN	CHANG ERIC	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	419	Mixed-Use/Residential	$366,625	Mixed-Use/Residential	$367,175	$550	0.15%	$215
D-140-172	176600 1720	iRealPrope	COSMOPOLITAN	KO WEN HSIU	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	719	Mixed-Use/Residential	$521,275	Mixed-Use/Residential	$522,057	$782	0.15%	$306
D-140-173	176600 1730	iRealPrope	COSMOPOLITAN	SALERNO BRUCE+ITZEL	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,315	Mixed-Use/Residential	$1,039,125	Mixed-Use/Residential	$1,020,654	$1,529	0.15%	$599
D-140-174	176600 1740	iRealPrope	COSMOPOLITAN	BENEDICT DANNY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	954	Mixed-Use/Residential	$691,650	Mixed-Use/Residential	$692,687	$1,037	0.15%	$407
D-140-175	176600 1750	iRealPrope	COSMOPOLITAN	JOSHI PRASANNA	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	966	Mixed-Use/Residential	$700,350	Mixed-Use/Residential	$701,401	$1,051	0.15%	$412
D-140-176	176600 1760	iRealPrope	COSMOPOLITAN	SUN JUSTIN ET AL	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$1,019,900	Mixed-Use/Residential	$1,021,430	$1,530	0.15%	$599
D-140-177	176600 1770	iRealPrope	COSMOPOLITAN	SKINNER AMY E	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	818	Mixed-Use/Residential	$593,050	Mixed-Use/Residential	$593,940	$890	0.15%	$349
D-140-178	176600 1780	iRealPrope	COSMOPOLITAN	ALLEN MATTHEW	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$919,150	Mixed-Use/Residential	$920,529	$1,379	0.15%	$540
D-140-179	176600 1790	iRealPrope	COSMOPOLITAN	LAU KEVIN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$535,050	Mixed-Use/Residential	$535,853	$803	0.15%	$314
D-140-180	176600 1800	iRealPrope	COSMOPOLITAN	WANG JASON PEI SHENG+FAY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$535,050	Mixed-Use/Residential	$535,853	$803	0.15%	$314
D-140-181	176600 1810	iRealPrope	COSMOPOLITAN	ARORA TARUN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,136	Mixed-Use/Residential	$957,900	Mixed-Use/Residential	$959,337	$1,437	0.15%	$563
D-140-182	176600 1820	iRealPrope	COSMOPOLITAN	ESVALIPOUR	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	722	Mixed-Use/Residential	$523,450	Mixed-Use/Residential	$524,235	$785	0.15%	$308
D-140-183	176600 1830	iRealPrope	COSMOPOLITAN	FERRO LUKE+AMY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,324	Mixed-Use/Residential	$1,026,100	Mixed-Use/Residential	$1,027,639	$1,539	0.15%	$603
D-140-184	176600 1840	iRealPrope	COSMOPOLITAN	YANG SUNG M+EUN K SHIM	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	966	Mixed-Use/Residential	$700,350	Mixed-Use/Residential	$701,401	$1,051	0.15%	$412
D-140-185	176600 1850	iRealPrope	COSMOPOLITAN	KAY JONATHAN L	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	966	Mixed-Use/Residential	$700,350	Mixed-Use/Residential	$701,401	$1,051	0.15%	$412
D-140-186	176600 1860	iRealPrope	COSMOPOLITAN	KUNG HUA-CHUN JENNY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$1,019,900	Mixed-Use/Residential	$1,021,430	$1,530	0.15%	$599
D-140-187	176600 1870	iRealPrope	COSMOPOLITAN	MO FAN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	818	Mixed-Use/Residential	$593,050	Mixed-Use/Residential	$593,940	$890	0.15%	$349
D-140-188	176600 1880	iRealPrope	COSMOPOLITAN	TAN EVAN+JUE WANG	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$919,150	Mixed-Use/Residential	$920,529	$1,379	0.15%	$540
D-140-189	176600 1890	iRealPrope	COSMOPOLITAN	CRAWFORD KRISTEN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$535,050	Mixed-Use/Residential	$535,853	$803	0.15%	$314
D-140-190	176600 1900	iRealPrope	COSMOPOLITAN	SIEBERT LUKE+SUZANNE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$535,050	Mixed-Use/Residential	$535,853	$803	0.15%	$314
D-140-191	176600 1910	iRealPrope	COSMOPOLITAN	PUNKE MICHAEL+TRACI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,136	Mixed-Use/Residential	$957,900	Mixed-Use/Residential	$959,337	$1,437	0.15%	$563
D-140-192	176600 1920	iRealPrope	COSMOPOLITAN	DE KAUSHIK+MOUSUMI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	722	Mixed-Use/Residential	$523,450	Mixed-Use/Residential	$524,235	$785	0.15%	$308
D-140-193	176600 1930	iRealPrope	COSMOPOLITAN	SUTEDJA MAURITA B	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,324	Mixed-Use/Residential	$1,026,100	Mixed-Use/Residential	$1,027,639	$1,539	0.15%	$603
D-140-194	176600 1940	iRealPrope	COSMOPOLITAN	WAUTIER MARC	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	966	Mixed-Use/Residential	$700,350	Mixed-Use/Residential	$701,401	$1,051	0.15%	$412
D-140-195	176600 1950	iRealPrope	COSMOPOLITAN	CASO PATRICK T II	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	966	Mixed-Use/Residential	$700,350	Mixed-Use/Residential	$701,401	$1,051	0.15%	$412
D-140-196	176600 1960	iRealPrope	COSMOPOLITAN	SOETIKNO ALAN GREGORY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$1,019,900	Mixed-Use/Residential	$1,021,430	$1,530	0.15%	$599
D-140-197	176600 1970	iRealPrope	COSMOPOLITAN	WANG DANLI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	818	Mixed-Use/Residential	$593,050	Mixed-Use/Residential	$593,940	$890	0.15%	$349
D-140-198	176600 1980	iRealPrope	COSMOPOLITAN	MASU GABRIELE+STEVANO CR	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$919,150	Mixed-Use/Residential	$920,529	$1,379	0.15%	$540
D-140-199	176600 1990	iRealPrope	COSMOPOLITAN	MAI CAO+KIM-ANH BUI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$535,050	Mixed-Use/Residential	$535,853	$803	0.15%	$314
D-140-200	176600 2000	iRealPrope	COSMOPOLITAN	AVASARE SONAL	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$535,050	Mixed-Use/Residential	$535,853	$803	0.15%	$314
D-140-201	176600 2010	iRealPrope	COSMOPOLITAN	VALDEZ ARTHUR L JR+EDELMIRA	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,236	Mixed-Use/Residential	$957,900	Mixed-Use/Residential	$959,337	$1,437	0.15%	$563
D-140-202	176600 2020	iRealPrope	COSMOPOLITAN	WANG YUSHAN+SHA WEN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	722	Mixed-Use/Residential	$523,450	Mixed-Use/Residential	$524,235	$785	0.15%	$308
D-140-203	176600 2030	iRealPrope	COSMOPOLITAN	SKINNER WILLIAM E JR	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,324	Mixed-Use/Residential	$1,026,100	Mixed-Use/Residential	$1,027,639	$1,539	0.15%	$603
D-140-204	176600 2040	iRealPrope	COSMOPOLITAN	BADEN MELVIN+MICHELLE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	966	Mixed-Use/Residential	$700,350	Mixed-Use/Residential	$701,401	$1,051	0.15%	$412
D-140-205	176600 2050	iRealPrope	COSMOPOLITAN	HOANG KITHUNG	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	966	Mixed-Use/Residential	$700,350	Mixed-Use/Residential	$701,401	$1,051	0.15%	$412
D-140-206	176600 2060	iRealPrope	COSMOPOLITAN	2902 COSMOPOLITAN LLC +RICH	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$1,019,900	Mixed-Use/Residential	$1,021,430	$1,530	0.15%	$599
D-140-207	176600 2070	iRealPrope	COSMOPOLITAN	KUNG YUNGTAI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	818	Mixed-Use/Residential	$593,050	Mixed-Use/Residential	$593,940	$890	0.15%	$349
D-140-208	176600 2080	iRealPrope	COSMOPOLITAN	XIAO YU+ZHANG ANQI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$919,150	Mixed-Use/Residential	$920,529	$1,379	0.15%	$540
D-140-209	176600 2090	iRealPrope	COSMOPOLITAN	BORNING JANNA R & DAVID H	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$535,050	Mixed-Use/Residential	$535,853	$803	0.15%	$314
D-140-210	176600 2100	iRealPrope	COSMOPOLITAN	MOORE STAN+JANE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$535,050	Mixed-Use/Residential	$535,853	$803	0.15%	$314
D-140-211	176600 2110	iRealPrope	COSMOPOLITAN	ZK HOLDINGS LLC	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,236	Mixed-Use/Residential	$957,900	Mixed-Use/Residential	$959,337	$1,437	0.15%	$563

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-140-212	176600 2120	RealPrope	COSMOPOLITAN	RUEPOPPAT LLC	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	722	Mixed-Use/Residential	$523,450	Mixed-Use/Residential	$524,235	$785	0.15%	$308
D-140-213	176600 2130	RealPrope	COSMOPOLITAN	ALVENDIA RAMON+EDNA	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,324	Mixed-Use/Residential	$1,026,100	Mixed-Use/Residential	$1,027,639	$1,539	0.15%	$603
D-140-214	176600 2140	RealPrope	COSMOPOLITAN	TANG FELIX CHUN-LAP	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	966	Mixed-Use/Residential	$700,350	Mixed-Use/Residential	$701,401	$1,051	0.15%	$412
D-140-215	176600 2150	RealPrope	COSMOPOLITAN	LIN STACY S+JEAN CHRISTOPHE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	966	Mixed-Use/Residential	$724,500	Mixed-Use/Residential	$725,587	$1,087	0.15%	$426
D-140-216	176600 2160	RealPrope	COSMOPOLITAN	LENNIL KEVIN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$1,052,800	Mixed-Use/Residential	$1,054,379	$1,579	0.15%	$619
D-140-217	176600 2170	RealPrope	COSMOPOLITAN	DOSH BLUEPRINT LLC SERIES S	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	818	Mixed-Use/Residential	$613,500	Mixed-Use/Residential	$614,420	$920	0.15%	$361
D-140-218	176600 2180	RealPrope	COSMOPOLITAN	WU VICTOR+MICHELLE PHAM	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$948,800	Mixed-Use/Residential	$950,223	$1,423	0.15%	$558
D-140-219	176600 2190	RealPrope	COSMOPOLITAN	REN CHENGLI+XIE XIAOZHU	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$553,500	Mixed-Use/Residential	$554,330	$830	0.15%	$325
D-140-220	176600 2200	RealPrope	COSMOPOLITAN	YUAN BINFENG	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$553,500	Mixed-Use/Residential	$554,330	$830	0.15%	$325
D-140-221	176600 2210	RealPrope	COSMOPOLITAN	NAGY ALEXANDER F	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,236	Mixed-Use/Residential	$988,800	Mixed-Use/Residential	$990,283	$1,483	0.15%	$581
D-140-222	176600 2220	RealPrope	COSMOPOLITAN	LUU AMY	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	722	Mixed-Use/Residential	$541,500	Mixed-Use/Residential	$542,312	$812	0.15%	$318
D-140-223	176600 2230	RealPrope	COSMOPOLITAN	CHAO YU-WEI+CHIUNG	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,324	Mixed-Use/Residential	$1,059,200	Mixed-Use/Residential	$1,060,789	$1,589	0.15%	$623
D-140-224	176600 2240	RealPrope	COSMOPOLITAN	WILLIAMS JASON	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	966	Mixed-Use/Residential	$724,500	Mixed-Use/Residential	$725,587	$1,087	0.15%	$426
D-140-225	176600 2250	RealPrope	COSMOPOLITAN	KLIMOK BEN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	966	Mixed-Use/Residential	$724,500	Mixed-Use/Residential	$725,587	$1,087	0.15%	$426
D-140-226	176600 2260	RealPrope	COSMOPOLITAN	EGGERT MICHAEL	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,316	Mixed-Use/Residential	$1,052,800	Mixed-Use/Residential	$1,054,379	$1,579	0.15%	$619
D-140-227	176600 2270	RealPrope	COSMOPOLITAN	TAM RENEE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	818	Mixed-Use/Residential	$613,500	Mixed-Use/Residential	$614,420	$920	0.15%	$361
D-140-228	176600 2280	RealPrope	COSMOPOLITAN	CAPLAN STEVEN D+CATHY M	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,186	Mixed-Use/Residential	$948,800	Mixed-Use/Residential	$950,223	$1,423	0.15%	$558
D-140-229	176600 2290	RealPrope	COSMOPOLITAN	MOORE JANE E+STAN G	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$553,500	Mixed-Use/Residential	$554,330	$830	0.15%	$325
D-140-230	176600 2300	RealPrope	COSMOPOLITAN	MOORE STAN G+JANE E	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	738	Mixed-Use/Residential	$553,500	Mixed-Use/Residential	$554,330	$830	0.15%	$325
D-140-231	176600 2310	RealPrope	COSMOPOLITAN	MILLER JASON+VICTORIA	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,236	Mixed-Use/Residential	$988,800	Mixed-Use/Residential	$990,283	$1,483	0.15%	$581
D-140-232	176600 2320	RealPrope	COSMOPOLITAN	WONG PETER+RUTH LEE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	722	Mixed-Use/Residential	$541,500	Mixed-Use/Residential	$542,312	$812	0.15%	$318
D-140-233	176600 2330	RealPrope	COSMOPOLITAN	EDWARDS RICHARD E III+XIA H	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,324	Mixed-Use/Residential	$1,059,200	Mixed-Use/Residential	$1,060,789	$1,589	0.15%	$623
D-140-234	176600 2340	RealPrope	COSMOPOLITAN	WHITE PATRICK	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	966	Mixed-Use/Residential	$724,500	Mixed-Use/Residential	$725,587	$1,087	0.15%	$426
D-140-235	176600 2350	RealPrope	COSMOPOLITAN	HADLEY BARBARA M	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,505	Mixed-Use/Residential	$1,204,000	Mixed-Use/Residential	$1,205,806	$1,806	0.15%	$708
D-140-236	176600 2360	RealPrope	COSMOPOLITAN	BRACY DENNIS P	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,261	Mixed-Use/Residential	$1,008,800	Mixed-Use/Residential	$1,010,313	$1,513	0.15%	$593
D-140-237	176600 2370	RealPrope	COSMOPOLITAN	FREED RODNEY D	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,403	Mixed-Use/Residential	$1,122,400	Mixed-Use/Residential	$1,124,084	$1,684	0.15%	$660
D-140-238	176600 2380	RealPrope	COSMOPOLITAN	TATUM CLIFFORD+ZUOTIAN	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,093	Mixed-Use/Residential	$819,750	Mixed-Use/Residential	$820,980	$1,230	0.15%	$482
D-140-239	176600 2390	RealPrope	COSMOPOLITAN	MORSE PAUL MICHAEL	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,176	Mixed-Use/Residential	$882,000	Mixed-Use/Residential	$883,323	$1,323	0.15%	$518
D-140-240	176600 2400	RealPrope	COSMOPOLITAN	LI JIAOJIAO	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,113	Mixed-Use/Residential	$834,750	Mixed-Use/Residential	$836,002	$1,252	0.15%	$491
D-140-241	176600 2410	RealPrope	COSMOPOLITAN	RADHESHWAR PREM+LAURIE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,498	Mixed-Use/Residential	$1,235,850	Mixed-Use/Residential	$1,237,704	$1,854	0.15%	$726
D-140-242	176600 2420	RealPrope	COSMOPOLITAN	HOLT ERIK L+DANIELLE L BORT	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,505	Mixed-Use/Residential	$1,204,000	Mixed-Use/Residential	$1,205,806	$1,806	0.15%	$708
D-140-243	176600 2430	RealPrope	COSMOPOLITAN	LIU CHIN-PANG	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,261	Mixed-Use/Residential	$1,008,800	Mixed-Use/Residential	$1,010,313	$1,513	0.15%	$593
D-140-244	176600 2440	RealPrope	COSMOPOLITAN	STARR MICHAEL	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,403	Mixed-Use/Residential	$1,122,400	Mixed-Use/Residential	$1,124,084	$1,684	0.15%	$660
D-140-245	176600 2450	RealPrope	COSMOPOLITAN	SALATOVKA EUGENIYA+SMART	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,093	Mixed-Use/Residential	$819,750	Mixed-Use/Residential	$820,980	$1,230	0.15%	$482
D-140-246	176600 2460	RealPrope	COSMOPOLITAN	LIU SUYI+SUN WEI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,176	Mixed-Use/Residential	$882,000	Mixed-Use/Residential	$883,323	$1,323	0.15%	$518
D-140-247	176600 2470	RealPrope	COSMOPOLITAN	CHIN KRISTINA A+XIAO ROBERT	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,113	Mixed-Use/Residential	$834,750	Mixed-Use/Residential	$836,002	$1,252	0.15%	$491
D-140-248	176600 2480	RealPrope	COSMOPOLITAN	LOWRY KATHLEEN S	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,498	Mixed-Use/Residential	$1,235,850	Mixed-Use/Residential	$1,237,704	$1,854	0.15%	$726
D-140-249	176600 2490	RealPrope	COSMOPOLITAN	LEE WEN-CHANG+SU FANG-	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,919	Mixed-Use/Residential	$1,535,200	Mixed-Use/Residential	$1,537,503	$2,303	0.15%	$902
D-140-250	176600 2500	RealPrope	COSMOPOLITAN	QUERE PATRICK LE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,878	Mixed-Use/Residential	$1,502,400	Mixed-Use/Residential	$1,504,654	$2,254	0.15%	$883
D-140-251	176600 2510	RealPrope	COSMOPOLITAN	KANTOR MARK B+JANE ROSE	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,715	Mixed-Use/Residential	$1,372,000	Mixed-Use/Residential	$1,374,058	$2,058	0.15%	$806
D-140-252	176600 2520	RealPrope	COSMOPOLITAN	GURSKY DENNIS	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,684	Mixed-Use/Residential	$1,347,200	Mixed-Use/Residential	$1,349,721	$2,021	0.15%	$792
D-140-253	176600 2530	RealPrope	COSMOPOLITAN	MARCOUX LORI	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	1,870	Mixed-Use/Residential	$1,496,000	Mixed-Use/Residential	$1,498,244	$2,244	0.15%	$879
D-140-001	176600 0010	RealPrope	COSMOPOLITAN	819 VIRGINIA STREET LLC	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	2,301	Mixed-Use/Commercial	$1,776,500	Mixed-Use/Commercial	$1,779,700	$3,200	0.20%	$1,254
D-140-002	176600 0020	RealPrope	COSMOPOLITAN	MAJ PROPERTIES LLC	819 VIRGINIA ST, SEATTLE 98101	DOC2 500/300-550	14,389	244,651	2,844	Mixed-Use/Commercial	$2,090,900	Mixed-Use/Commercial	$2,095,000	$4,100	0.20%	$1,606
D-150	872975 0000	RealPrope	2200 RESIDENTIAL CONDOMINIUM		2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480		Condominium(Mixed Use)		Condominium(Mixed Use)			0.15%	
D-150-001	872975 0010	RealPrope	2200 RESIDENTIAL CONDOMINIUM	HENSLEY BRETLYN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,487	Mixed-Use/Residential	$1,152,425	Mixed-Use/Residential	$1,154,154	$1,729	0.15%	$677
D-150-002	872975 0020	RealPrope	2200 RESIDENTIAL CONDOMINIUM	FREDRICKS DAVID N	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,697	Mixed-Use/Residential	$1,315,175	Mixed-Use/Residential	$1,317,148	$1,973	0.15%	$773
D-150-003	872975 0030	RealPrope	2200 RESIDENTIAL CONDOMINIUM	WONG WARREN +DEE HU	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,296	Mixed-Use/Residential	$1,004,400	Mixed-Use/Residential	$1,005,907	$1,507	0.15%	$590
D-150-004	872975 0040	RealPrope	2200 RESIDENTIAL CONDOMINIUM	BRONEMANN ALLEN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,292	Mixed-Use/Residential	$1,001,300	Mixed-Use/Residential	$1,002,802	$1,502	0.15%	$588
D-150-005	872975 0050	RealPrope	2200 RESIDENTIAL CONDOMINIUM	VEZZONI MICHAEL R	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	754	Mixed-Use/Residential	$584,350	Mixed-Use/Residential	$585,227	$877	0.15%	$343
D-150-006	872975 0060	RealPrope	2200 RESIDENTIAL CONDOMINIUM	LO HANK S+LYNN J	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,266	Mixed-Use/Residential	$981,150	Mixed-Use/Residential	$982,622	$1,472	0.15%	$577
D-150-007	872975 0070	RealPrope	2200 RESIDENTIAL CONDOMINIUM	SEDLIK CHARYL KAY & EARL	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,487	Mixed-Use/Residential	$1,152,425	Mixed-Use/Residential	$1,154,154	$1,729	0.15%	$677
D-150-008	872975 0080	RealPrope	2200 RESIDENTIAL CONDOMINIUM	DICKINSON KATHLEEN E	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,697	Mixed-Use/Residential	$1,315,175	Mixed-Use/Residential	$1,317,148	$1,973	0.15%	$773
D-150-009	872975 0090	RealPrope	2200 RESIDENTIAL CONDOMINIUM	TILFORD TOM+CAMILLA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,296	Mixed-Use/Residential	$1,004,400	Mixed-Use/Residential	$1,005,907	$1,507	0.15%	$590
D-150-010	872975 0100	RealPrope	2200 RESIDENTIAL CONDOMINIUM	STAENBERG JON	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,292	Mixed-Use/Residential	$1,001,300	Mixed-Use/Residential	$1,002,802	$1,502	0.15%	$588
D-150-011	872975 0110	RealPrope	2200 RESIDENTIAL CONDOMINIUM	CHENG SAN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	756	Mixed-Use/Residential	$585,900	Mixed-Use/Residential	$586,779	$879	0.15%	$344
D-150-012	872975 0120	RealPrope	2200 RESIDENTIAL CONDOMINIUM	MAHAJANI AMOL+VISHAKHA-	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,407	Mixed-Use/Residential	$1,090,425	Mixed-Use/Residential	$1,092,061	$1,636	0.15%	$641
D-150-013	872975 0130	RealPrope	2200 RESIDENTIAL CONDOMINIUM	BIERMANSKI LOTHAR	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,487	Mixed-Use/Residential	$1,152,425	Mixed-Use/Residential	$1,154,154	$1,729	0.15%	$677
D-150-014	872975 0140	RealPrope	2200 RESIDENTIAL CONDOMINIUM	SALVATORE VARCHETTA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,697	Mixed-Use/Residential	$1,315,175	Mixed-Use/Residential	$1,317,148	$1,973	0.15%	$773
D-150-015	872975 0150	RealPrope	2200 RESIDENTIAL CONDOMINIUM	OVERMAN KENNETH	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,296	Mixed-Use/Residential	$1,004,400	Mixed-Use/Residential	$1,005,907	$1,507	0.15%	$590
D-150-016	872975 0160	RealPrope	2200 RESIDENTIAL CONDOMINIUM	SON MARK+JESSICA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,292	Mixed-Use/Residential	$1,001,300	Mixed-Use/Residential	$1,002,802	$1,502	0.15%	$588
D-150-017	872975 0170	RealPrope	2200 RESIDENTIAL CONDOMINIUM	LAM TAI MUI+CHENG SUN WAH	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	756	Mixed-Use/Residential	$585,900	Mixed-Use/Residential	$586,779	$879	0.15%	$344
D-150-018	872975 0180	RealPrope	2200 RESIDENTIAL CONDOMINIUM	ERIK GREGORY HORTSCH	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,407	Mixed-Use/Residential	$1,090,425	Mixed-Use/Residential	$1,092,061	$1,636	0.15%	$641
D-150-019	872975 0190	RealPrope	2200 RESIDENTIAL CONDOMINIUM	KOIS JOHN C+KAREN L	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,487	Mixed-Use/Residential	$1,152,425	Mixed-Use/Residential	$1,154,154	$1,729	0.15%	$677
D-150-020	872975 0200	RealPrope	2200 RESIDENTIAL CONDOMINIUM	KREKOW ASSOCIATES LLC	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,697	Mixed-Use/Residential	$1,315,175	Mixed-Use/Residential	$1,317,148	$1,973	0.15%	$773

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-150-021	872975 0210	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	PARK EAST BUILDING INC	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,296	Mixed-Use/Residential	$1,004,400	Mixed-Use/Residential	$1,005,907	$1,507	0.15%	$590
D-150-022	872975 0220	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	PERKINS ROSS D	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,292	Mixed-Use/Residential	$1,001,300	Mixed-Use/Residential	$1,002,802	$1,502	0.15%	$588
D-150-023	872975 0230	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	LEONG TOMMY+JULIE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	756	Mixed-Use/Residential	$586,900	Mixed-Use/Residential	$586,779	$879	0.15%	$344
D-150-024	872975 0240	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	DOWNEY JAMES R	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,407	Mixed-Use/Residential	$1,090,425	Mixed-Use/Residential	$1,092,061	$1,636	0.15%	$641
D-150-025	872975 0250	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	PARROTT LES A+LESLIE L	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	3,539	Mixed-Use/Residential	$2,742,725	Mixed-Use/Residential	$2,746,839	$4,114	0.15%	$1,612
D-150-026	872975 0260	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	FNDTN HLTHY RELATIONSHIPS	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	954	Mixed-Use/Residential	$739,350	Mixed-Use/Residential	$740,459	$1,109	0.15%	$435
D-150-027	872975 0270	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	BOWMAN FREDERICK J	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,292	Mixed-Use/Residential	$1,001,300	Mixed-Use/Residential	$1,002,802	$1,502	0.15%	$588
D-150-028	872975 0280	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	ALMON JAMES+KAREN E	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	756	Mixed-Use/Residential	$585,900	Mixed-Use/Residential	$586,779	$879	0.15%	$344
D-150-029	872975 0290	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	SCIOLA DOMINICK R	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,407	Mixed-Use/Residential	$1,090,425	Mixed-Use/Residential	$1,092,061	$1,636	0.15%	$641
D-150-030	872975 0300	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MACFARLANE VICTOR	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	2,238	Mixed-Use/Residential	$2,349,800	Mixed-Use/Residential	$2,353,425	$3,525	0.15%	$1,381
D-150-031	872975 0310	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	BOCHSLER DAVID J	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	2,216	Mixed-Use/Residential	$2,216,000	Mixed-Use/Residential	$2,219,324	$3,324	0.15%	$1,302
D-150-032	872975 0320	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	HAZLEHURST F	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,798	Mixed-Use/Residential	$1,798,000	Mixed-Use/Residential	$1,800,697	$2,697	0.15%	$1,057
D-150-033	872975 0330	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MAYNARD RICHARD L	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	577	Mixed-Use/Residential	$375,050	Mixed-Use/Residential	$375,613	$563	0.15%	$220
D-150-034	872975 0340	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	ETTEFAGH SYLVIA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	591	Mixed-Use/Residential	$384,150	Mixed-Use/Residential	$384,726	$576	0.15%	$226
D-150-035	872975 0350	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	VASUCEVAN PARAMESHWARAN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,328	Mixed-Use/Residential	$863,200	Mixed-Use/Residential	$864,495	$1,295	0.15%	$507
D-150-036	872975 0360	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	HOLMES WILLIE L	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	964	Mixed-Use/Residential	$626,600	Mixed-Use/Residential	$627,540	$940	0.15%	$368
D-150-037	872975 0370	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	GUPTA HITESH+PARUL	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,313	Mixed-Use/Residential	$853,450	Mixed-Use/Residential	$854,730	$1,280	0.15%	$502
D-150-038	872975 0380	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	HABIB KAMYAR C	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,218	Mixed-Use/Residential	$791,700	Mixed-Use/Residential	$792,888	$1,188	0.15%	$465
D-150-039	872975 0390	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	SHUKLA VIPULA K	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,653	Mixed-Use/Residential	$1,074,450	Mixed-Use/Residential	$1,076,062	$1,612	0.15%	$631
D-150-040	872975 0400	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MURPHY DAVID	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,651	Mixed-Use/Residential	$1,073,150	Mixed-Use/Residential	$1,074,760	$1,610	0.15%	$631
D-150-041	872975 0410	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MURPHY JAMES P+VICKI L	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,798	Mixed-Use/Residential	$1,168,700	Mixed-Use/Residential	$1,170,453	$1,753	0.15%	$687
D-150-042	872975 0420	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	2200 RESIDENTIAL	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	365	Mixed-Use/Residential	$237,250	Mixed-Use/Residential	$237,606	$356	0.15%	$139
D-150-043	872975 0430	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	HALBEISEN ANTHONY J	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	589	Mixed-Use/Residential	$382,850	Mixed-Use/Residential	$383,424	$574	0.15%	$225
D-150-044	872975 0440	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	ZOLYOMI ELIZABETH	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	918	Mixed-Use/Residential	$596,700	Mixed-Use/Residential	$597,595	$895	0.15%	$351
D-150-045	872975 0450	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	T & N WESTLAKE LLC	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	861	Mixed-Use/Residential	$560,300	Mixed-Use/Residential	$561,140	$840	0.15%	$329
D-150-046	872975 0460	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	WEI DEVELOPMENT LLC	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,215	Mixed-Use/Residential	$789,750	Mixed-Use/Residential	$790,935	$1,185	0.15%	$464
D-150-047	872975 0470	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	SUNG HAN YONG	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	702	Mixed-Use/Residential	$456,300	Mixed-Use/Residential	$456,984	$684	0.15%	$268
D-150-048	872975 0480	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MARCHAND BRIAN A	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	885	Mixed-Use/Residential	$575,250	Mixed-Use/Residential	$576,113	$863	0.15%	$338
D-150-049	872975 0490	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	CHARLOT BARBARA P+LARRY A	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	849	Mixed-Use/Residential	$551,850	Mixed-Use/Residential	$552,678	$828	0.15%	$324
D-150-050	872975 0500	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	LYSEN RAYMOND G & CAROL A	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	867	Mixed-Use/Residential	$563,550	Mixed-Use/Residential	$564,395	$845	0.15%	$331
D-150-051	872975 0510	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	SLEGEL BRIAN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	638	Mixed-Use/Residential	$414,700	Mixed-Use/Residential	$415,322	$622	0.15%	$244
D-150-052	872975 0520	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	CHEVIGNY EUGENIA C	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	784	Mixed-Use/Residential	$509,600	Mixed-Use/Residential	$510,364	$764	0.15%	$300
D-150-053	872975 0530	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	WOERNER MICHELLE W+JEFFRY	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,296	Mixed-Use/Residential	$842,400	Mixed-Use/Residential	$843,664	$1,264	0.15%	$495
D-150-054	872975 0540	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	DEAN CORY M	2200 WESTLAKE AVE	DMC 240/290-440		259,480	587	Mixed-Use/Residential	$381,550	Mixed-Use/Residential	$382,122	$572	0.15%	$224
D-150-055	872975 0550	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	VINOGRADOV NIKOLAI	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	918	Mixed-Use/Residential	$596,700	Mixed-Use/Residential	$597,595	$895	0.15%	$351
D-150-056	872975 0560	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	COURTNEY MARCUS	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	688	Mixed-Use/Residential	$447,200	Mixed-Use/Residential	$447,871	$671	0.15%	$263
D-150-057	872975 0570	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	CHEE BRIAN E	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	858	Mixed-Use/Residential	$557,700	Mixed-Use/Residential	$558,537	$837	0.15%	$328
D-150-058	872975 0580	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MOBLEY JOSEPH R	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	610	Mixed-Use/Residential	$396,500	Mixed-Use/Residential	$397,095	$595	0.15%	$233
D-150-059	872975 0590	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	ROPMAN AMANDA D+HAMMER	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	755	Mixed-Use/Residential	$490,750	Mixed-Use/Residential	$491,486	$736	0.15%	$288
D-150-060	872975 0600	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	BALWADA RAVI+REKHA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	745	Mixed-Use/Residential	$484,250	Mixed-Use/Residential	$484,976	$726	0.15%	$285
D-150-061	872975 0610	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	WEI DEVELOPMENT LLC	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,212	Mixed-Use/Residential	$787,800	Mixed-Use/Residential	$788,982	$1,182	0.15%	$463
D-150-062	872975 0620	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	LEE PETER	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	821	Mixed-Use/Residential	$533,650	Mixed-Use/Residential	$534,450	$800	0.15%	$314
D-150-063	872975 0630	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	DEAN CORY M	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,908	Mixed-Use/Residential	$858,650	Mixed-Use/Residential	$859,938	$1,288	0.15%	$505
D-150-064	872975 0640	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	FLETCHER CHRISTOPHER A	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	587	Mixed-Use/Residential	$381,550	Mixed-Use/Residential	$382,122	$572	0.15%	$224
D-150-065	872975 0650	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	BARRY BRIAN JOHN+JANE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	918	Mixed-Use/Residential	$596,700	Mixed-Use/Residential	$597,595	$895	0.15%	$351
D-150-066	872975 0660	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MIGLIORE MATTHEW	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	688	Mixed-Use/Residential	$447,200	Mixed-Use/Residential	$447,871	$671	0.15%	$263
D-150-067	872975 0670	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	CHENG JACK -TTEE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	858	Mixed-Use/Residential	$557,700	Mixed-Use/Residential	$558,537	$837	0.15%	$328
D-150-068	872975 0680	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	YU LING+HUI YING TANG	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	610	Mixed-Use/Residential	$396,500	Mixed-Use/Residential	$397,095	$595	0.15%	$233
D-150-069	872975 0690	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	CURRAN JAMES M+AMANDA L	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	756	Mixed-Use/Residential	$491,400	Mixed-Use/Residential	$492,137	$737	0.15%	$289
D-150-070	872975 0700	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MYUNG SEHO	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	745	Mixed-Use/Residential	$484,250	Mixed-Use/Residential	$484,976	$726	0.15%	$285
D-150-071	872975 0710	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	GARODIA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,212	Mixed-Use/Residential	$787,800	Mixed-Use/Residential	$788,982	$1,182	0.15%	$463
D-150-072	872975 0720	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	BECKHAM FAMILITY TRUST	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	821	Mixed-Use/Residential	$533,650	Mixed-Use/Residential	$534,450	$800	0.15%	$314
D-150-073	872975 0730	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	HAGAN STACY-ANNE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,321	Mixed-Use/Residential	$858,650	Mixed-Use/Residential	$859,938	$1,288	0.15%	$505
D-150-074	872975 0740	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	VAN ZILE DAVID+DONNA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	587	Mixed-Use/Residential	$381,550	Mixed-Use/Residential	$382,122	$572	0.15%	$224
D-150-075	872975 0750	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	DAHLBY LISA K	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	918	Mixed-Use/Residential	$596,700	Mixed-Use/Residential	$597,595	$895	0.15%	$351
D-150-076	872975 0760	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MAALOUF WADIH NASRI	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	688	Mixed-Use/Residential	$447,200	Mixed-Use/Residential	$447,871	$671	0.15%	$263
D-150-077	872975 0770	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	KAHLER JAMES C	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	858	Mixed-Use/Residential	$557,700	Mixed-Use/Residential	$558,537	$837	0.15%	$328
D-150-078	872975 0780	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	WAN MENGHSI	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	610	Mixed-Use/Residential	$396,500	Mixed-Use/Residential	$397,095	$595	0.15%	$233
D-150-079	872975 0790	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	LINDBERG RANDY LENNART	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	756	Mixed-Use/Residential	$491,400	Mixed-Use/Residential	$492,137	$737	0.15%	$289
D-150-080	872975 0800	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	VAN OPPEN CATHERINE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	745	Mixed-Use/Residential	$484,250	Mixed-Use/Residential	$484,976	$726	0.15%	$285
D-150-081	872975 0810	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	CHU KEVIN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,212	Mixed-Use/Residential	$787,800	Mixed-Use/Residential	$788,982	$1,182	0.15%	$463
D-150-082	872975 0820	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	LEE RAE Y	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	821	Mixed-Use/Residential	$533,650	Mixed-Use/Residential	$534,450	$800	0.15%	$314
D-150-083	872975 0830	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	NACHT GAIL	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,321	Mixed-Use/Residential	$858,650	Mixed-Use/Residential	$859,938	$1,288	0.15%	$505
D-150-084	872975 0840	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	PAT 5700 LLC	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	587	Mixed-Use/Residential	$381,550	Mixed-Use/Residential	$382,122	$572	0.15%	$224
D-150-085	872975 0850	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	ENGLAND-MARKUN REV TRUST	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	918	Mixed-Use/Residential	$596,700	Mixed-Use/Residential	$597,595	$895	0.15%	$351
D-150-086	872975 0860	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	WEI DANNY	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	688	Mixed-Use/Residential	$447,200	Mixed-Use/Residential	$447,871	$671	0.15%	$263
D-150-087	872975 0870	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	ROBINSON JEFFREY A+DICKE MA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	858	Mixed-Use/Residential	$557,700	Mixed-Use/Residential	$558,537	$837	0.15%	$328

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-150-088	872975 0880	RealPrope	2200 RESIDENTIAL CONDOMINIUM	VOGEL ASHLEY M	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	610	Mixed-Use/Residential	$396,500	Mixed-Use/Residential	$397,095	$595	0.15%	$233
D-150-089	872975 0890	RealPrope	2200 RESIDENTIAL CONDOMINIUM	LANGRAND SYLVAIN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	756	Mixed-Use/Residential	$491,400	Mixed-Use/Residential	$492,137	$737	0.15%	$289
D-150-090	872975 0900	RealPrope	2200 RESIDENTIAL CONDOMINIUM	CUTLIP CHRISTOPHER E	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	745	Mixed-Use/Residential	$484,250	Mixed-Use/Residential	$484,976	$726	0.15%	$285
D-150-091	872975 0910	RealPrope	2200 RESIDENTIAL CONDOMINIUM	DUVDEVANI SHAI	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,212	Mixed-Use/Residential	$787,800	Mixed-Use/Residential	$788,982	$1,182	0.15%	$463
D-150-092	872975 0920	RealPrope	2200 RESIDENTIAL CONDOMINIUM	OVERMAN KENNETH	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	821	Mixed-Use/Residential	$533,650	Mixed-Use/Residential	$534,450	$800	0.15%	$314
D-150-093	872975 0930	RealPrope	2200 RESIDENTIAL CONDOMINIUM	DELMORE STEPHEN G+LYDIA D	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,321	Mixed-Use/Residential	$858,650	Mixed-Use/Residential	$859,938	$1,288	0.15%	$505
D-150-094	872975 0940	RealPrope	2200 RESIDENTIAL CONDOMINIUM	LUDLOW ANNE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	587	Mixed-Use/Residential	$381,550	Mixed-Use/Residential	$382,122	$572	0.15%	$224
D-150-095	872975 0950	RealPrope	2200 RESIDENTIAL CONDOMINIUM	ENGLAND-MARKUN REVOCABLE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	918	Mixed-Use/Residential	$596,700	Mixed-Use/Residential	$597,595	$895	0.15%	$351
D-150-096	872975 0960	RealPrope	2200 RESIDENTIAL CONDOMINIUM	LOUKIANTCHIKOV ROMAN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	688	Mixed-Use/Residential	$447,200	Mixed-Use/Residential	$447,871	$671	0.15%	$263
D-150-097	872975 0970	RealPrope	2200 RESIDENTIAL CONDOMINIUM	LEONG WAI KWAN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	858	Mixed-Use/Residential	$557,700	Mixed-Use/Residential	$558,537	$837	0.15%	$328
D-150-098	872975 0980	RealPrope	2200 RESIDENTIAL CONDOMINIUM	HASHIM SUHARA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	610	Mixed-Use/Residential	$396,500	Mixed-Use/Residential	$397,095	$595	0.15%	$233
D-150-099	872975 0990	RealPrope	2200 RESIDENTIAL CONDOMINIUM	NIJHER KANWARDEEP	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	756	Mixed-Use/Residential	$491,400	Mixed-Use/Residential	$492,137	$737	0.15%	$289
D-150-100	872975 1000	RealPrope	2200 RESIDENTIAL CONDOMINIUM	LEE DAVID J+SHARON	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	745	Mixed-Use/Residential	$484,250	Mixed-Use/Residential	$484,976	$726	0.15%	$285
D-150-101	872975 1010	RealPrope	2200 RESIDENTIAL CONDOMINIUM	YANG KUANG L	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,212	Mixed-Use/Residential	$787,800	Mixed-Use/Residential	$788,982	$1,182	0.15%	$463
D-150-102	872975 1020	RealPrope	2200 RESIDENTIAL CONDOMINIUM	CHANG TAO-YUAN AMOS+HUA-	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	821	Mixed-Use/Residential	$533,650	Mixed-Use/Residential	$534,450	$800	0.15%	$314
D-150-103	872975 1030	RealPrope	2200 RESIDENTIAL CONDOMINIUM	PEARSON W E+LAURIE A	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,321	Mixed-Use/Residential	$858,650	Mixed-Use/Residential	$859,938	$1,288	0.15%	$505
D-150-104	872975 1040	RealPrope	2200 RESIDENTIAL CONDOMINIUM	WARMACK MATTHEW S	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	587	Mixed-Use/Residential	$381,550	Mixed-Use/Residential	$382,122	$572	0.15%	$224
D-150-105	872975 1050	RealPrope	2200 RESIDENTIAL CONDOMINIUM	WANG MICHAEL	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	918	Mixed-Use/Residential	$596,700	Mixed-Use/Residential	$597,595	$895	0.15%	$351
D-150-106	872975 1060	RealPrope	2200 RESIDENTIAL CONDOMINIUM	BURCHALL LAURION+ARLENE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	688	Mixed-Use/Residential	$447,200	Mixed-Use/Residential	$447,871	$671	0.15%	$263
D-150-107	872975 1070	RealPrope	2200 RESIDENTIAL CONDOMINIUM	WILSON AMANDA C+KURT	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	858	Mixed-Use/Residential	$557,700	Mixed-Use/Residential	$558,537	$837	0.15%	$328
D-150-108	872975 1080	RealPrope	2200 RESIDENTIAL CONDOMINIUM	VASDEV SUBHIP+RITU VERMA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	610	Mixed-Use/Residential	$396,500	Mixed-Use/Residential	$397,095	$595	0.15%	$233
D-150-109	872975 1090	RealPrope	2200 RESIDENTIAL CONDOMINIUM	JOHNSON ERIC M	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	756	Mixed-Use/Residential	$491,400	Mixed-Use/Residential	$492,137	$737	0.15%	$289
D-150-110	872975 1100	RealPrope	2200 RESIDENTIAL CONDOMINIUM	CHOU MU-HSIU	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	745	Mixed-Use/Residential	$484,250	Mixed-Use/Residential	$484,976	$726	0.15%	$285
D-150-111	872975 1110	RealPrope	2200 RESIDENTIAL CONDOMINIUM	KUNLUN LLC	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,212	Mixed-Use/Residential	$787,800	Mixed-Use/Residential	$788,982	$1,182	0.15%	$463
D-150-112	872975 1120	RealPrope	2200 RESIDENTIAL CONDOMINIUM	AMIN RESHEN S	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	821	Mixed-Use/Residential	$533,650	Mixed-Use/Residential	$534,450	$800	0.15%	$314
D-150-113	872975 1130	RealPrope	2200 RESIDENTIAL CONDOMINIUM	LELAND LAURIE L	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,321	Mixed-Use/Residential	$858,650	Mixed-Use/Residential	$859,938	$1,288	0.15%	$505
D-150-114	872975 1140	RealPrope	2200 RESIDENTIAL CONDOMINIUM	LEI HUIHENG+YINGYING JIA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	587	Mixed-Use/Residential	$381,550	Mixed-Use/Residential	$382,122	$572	0.15%	$224
D-150-115	872975 1150	RealPrope	2200 RESIDENTIAL CONDOMINIUM	BASTIAN STANLEY A+NAKATA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	918	Mixed-Use/Residential	$596,700	Mixed-Use/Residential	$597,595	$895	0.15%	$351
D-150-116	872975 1160	RealPrope	2200 RESIDENTIAL CONDOMINIUM	SHRIDHAR KARTIK+AYESHA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	688	Mixed-Use/Residential	$447,200	Mixed-Use/Residential	$447,871	$671	0.15%	$263
D-150-117	872975 1170	RealPrope	2200 RESIDENTIAL CONDOMINIUM	DICKINSON JAMES	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	858	Mixed-Use/Residential	$557,700	Mixed-Use/Residential	$558,537	$837	0.15%	$328
D-150-118	872975 1180	RealPrope	2200 RESIDENTIAL CONDOMINIUM	PARKER JOHN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	610	Mixed-Use/Residential	$411,750	Mixed-Use/Residential	$412,368	$618	0.15%	$242
D-150-119	872975 1190	RealPrope	2200 RESIDENTIAL CONDOMINIUM	BARSHAY PROPERTIES LLC	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	756	Mixed-Use/Residential	$510,300	Mixed-Use/Residential	$511,065	$765	0.15%	$300
D-150-120	872975 1200	RealPrope	2200 RESIDENTIAL CONDOMINIUM	ENGLEBRECHT KAREN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	745	Mixed-Use/Residential	$502,875	Mixed-Use/Residential	$503,629	$754	0.15%	$296
D-150-121	872975 1210	RealPrope	2200 RESIDENTIAL CONDOMINIUM	HOOK BRIAN W K+MOLITER	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,212	Mixed-Use/Residential	$818,100	Mixed-Use/Residential	$819,327	$1,227	0.15%	$481
D-150-122	872975 1220	RealPrope	2200 RESIDENTIAL CONDOMINIUM	DILLARD JOSEPH+STELLA FONG	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	821	Mixed-Use/Residential	$554,175	Mixed-Use/Residential	$555,006	$831	0.15%	$326
D-150-123	872975 1230	RealPrope	2200 RESIDENTIAL CONDOMINIUM	RANDALL CLAY R+JAMIE S E	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,321	Mixed-Use/Residential	$891,675	Mixed-Use/Residential	$893,013	$1,338	0.15%	$524
D-150-124	872975 1240	RealPrope	2200 RESIDENTIAL CONDOMINIUM	CHEN JOY YUN-JUNG	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	587	Mixed-Use/Residential	$396,225	Mixed-Use/Residential	$396,819	$594	0.15%	$233
D-150-125	872975 1250	RealPrope	2200 RESIDENTIAL CONDOMINIUM	KARSONO JOHAN+LEE CHIN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	918	Mixed-Use/Residential	$619,650	Mixed-Use/Residential	$620,579	$929	0.15%	$364
D-150-126	872975 1260	RealPrope	2200 RESIDENTIAL CONDOMINIUM	CHEN YISHAN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	688	Mixed-Use/Residential	$464,400	Mixed-Use/Residential	$465,097	$697	0.15%	$273
D-150-127	872975 1270	RealPrope	2200 RESIDENTIAL CONDOMINIUM	BELUR RAJIV	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	858	Mixed-Use/Residential	$579,150	Mixed-Use/Residential	$580,019	$869	0.15%	$340
D-150-128	872975 1280	RealPrope	2200 RESIDENTIAL CONDOMINIUM	CHEN ELAINE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	610	Mixed-Use/Residential	$411,750	Mixed-Use/Residential	$412,368	$618	0.15%	$242
D-150-129	872975 1290	RealPrope	2200 RESIDENTIAL CONDOMINIUM	ZOLYOMI ELIZABETH	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	756	Mixed-Use/Residential	$510,300	Mixed-Use/Residential	$511,065	$765	0.15%	$300
D-150-130	872975 1300	RealPrope	2200 RESIDENTIAL CONDOMINIUM	WILLIAMS MACON L+ANN F ET	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	745	Mixed-Use/Residential	$502,875	Mixed-Use/Residential	$503,629	$754	0.15%	$296
D-150-131	872975 1310	RealPrope	2200 RESIDENTIAL CONDOMINIUM	FISHER LYLY+TAZUMA RONALD	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,212	Mixed-Use/Residential	$816,100	Mixed-Use/Residential	$819,327	$1,227	0.15%	$481
D-150-132	872975 1320	RealPrope	2200 RESIDENTIAL CONDOMINIUM	HENSEL STEVEN M+JENNINGS	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	821	Mixed-Use/Residential	$554,175	Mixed-Use/Residential	$555,006	$831	0.15%	$326
D-150-133	872975 1330	RealPrope	2200 RESIDENTIAL CONDOMINIUM	HECKATHORN JOSHUA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,321	Mixed-Use/Residential	$891,675	Mixed-Use/Residential	$893,013	$1,338	0.15%	$524
D-150-134	872975 1340	RealPrope	2200 RESIDENTIAL CONDOMINIUM	BACON JAMES C JR+SUSAN ELLE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	587	Mixed-Use/Residential	$396,225	Mixed-Use/Residential	$396,819	$594	0.15%	$233
D-150-135	872975 1350	RealPrope	2200 RESIDENTIAL CONDOMINIUM	SHIMORAVI MICHAEL A+LINDA S	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	918	Mixed-Use/Residential	$619,650	Mixed-Use/Residential	$620,579	$929	0.15%	$364
D-150-136	872975 1360	RealPrope	2200 RESIDENTIAL CONDOMINIUM	RAEMONT HARTLEY LIZABETH	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	688	Mixed-Use/Residential	$464,400	Mixed-Use/Residential	$465,097	$697	0.15%	$273
D-150-137	872975 1370	RealPrope	2200 RESIDENTIAL CONDOMINIUM	BERGHUIS PAUL ALAN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	858	Mixed-Use/Residential	$579,150	Mixed-Use/Residential	$580,019	$869	0.15%	$340
D-150-138	872975 1380	RealPrope	2200 RESIDENTIAL CONDOMINIUM	CHANG PAUL S	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	610	Mixed-Use/Residential	$411,750	Mixed-Use/Residential	$412,368	$618	0.15%	$242
D-150-139	872975 1390	RealPrope	2200 RESIDENTIAL CONDOMINIUM	SCHWAB THOMAS	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	756	Mixed-Use/Residential	$510,300	Mixed-Use/Residential	$511,065	$765	0.15%	$300
D-150-140	872975 1400	RealPrope	2200 RESIDENTIAL CONDOMINIUM	AHMADI FABIAN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	745	Mixed-Use/Residential	$502,875	Mixed-Use/Residential	$503,629	$754	0.15%	$296
D-150-141	872975 1410	RealPrope	2200 RESIDENTIAL CONDOMINIUM	CHANG SEAN S+LISA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,212	Mixed-Use/Residential	$818,100	Mixed-Use/Residential	$819,327	$1,227	0.15%	$481
D-150-142	872975 1420	RealPrope	2200 RESIDENTIAL CONDOMINIUM	WAIT GEOFFREY P+ELLEN S	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	821	Mixed-Use/Residential	$554,175	Mixed-Use/Residential	$555,006	$831	0.15%	$326
D-150-143	872975 1430	RealPrope	2200 RESIDENTIAL CONDOMINIUM	ARCHAMBAULT CURTIS	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,321	Mixed-Use/Residential	$891,675	Mixed-Use/Residential	$893,013	$1,338	0.15%	$524
D-150-144	872975 1440	RealPrope	2200 RESIDENTIAL CONDOMINIUM	JONES STEPHEN D+SONIA L	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	587	Mixed-Use/Residential	$396,225	Mixed-Use/Residential	$396,819	$594	0.15%	$233
D-150-145	872975 1450	RealPrope	2200 RESIDENTIAL CONDOMINIUM	DIXON KAREN F	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	918	Mixed-Use/Residential	$619,650	Mixed-Use/Residential	$620,579	$929	0.15%	$364
D-150-146	872975 1460	RealPrope	2200 RESIDENTIAL CONDOMINIUM	CHANDEL NITIN + NAMITA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	688	Mixed-Use/Residential	$464,400	Mixed-Use/Residential	$465,097	$697	0.15%	$273
D-150-147	872975 1470	RealPrope	2200 RESIDENTIAL CONDOMINIUM	SHIRAZI JAVAD K	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	858	Mixed-Use/Residential	$579,150	Mixed-Use/Residential	$580,019	$869	0.15%	$340
D-150-148	872975 1480	RealPrope	2200 RESIDENTIAL CONDOMINIUM	KAO HARLES	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	610	Mixed-Use/Residential	$411,750	Mixed-Use/Residential	$412,368	$618	0.15%	$242
D-150-149	872975 1490	RealPrope	2200 RESIDENTIAL CONDOMINIUM	CAVENDER PATRICIA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	756	Mixed-Use/Residential	$510,300	Mixed-Use/Residential	$511,065	$765	0.15%	$300
D-150-150	872975 1500	RealPrope	2200 RESIDENTIAL CONDOMINIUM	TIFFANY GARY J	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	745	Mixed-Use/Residential	$502,875	Mixed-Use/Residential	$503,629	$754	0.15%	$296
D-150-151	872975 1510	RealPrope	2200 RESIDENTIAL CONDOMINIUM	PERRY HOPE E	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,212	Mixed-Use/Residential	$818,100	Mixed-Use/Residential	$819,327	$1,227	0.15%	$481
D-150-152	872975 1520	RealPrope	2200 RESIDENTIAL CONDOMINIUM	FISHER RAMONA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	821	Mixed-Use/Residential	$554,175	Mixed-Use/Residential	$555,006	$831	0.15%	$326
D-150-153	872975 1530	RealPrope	2200 RESIDENTIAL CONDOMINIUM	KHANDEPARKER ASHWIN+POLA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,321	Mixed-Use/Residential	$891,675	Mixed-Use/Residential	$893,013	$1,338	0.15%	$524
D-150-154	872975 1540	RealPrope	2200 RESIDENTIAL CONDOMINIUM	ENGLAND-MARKUN REVOCABLE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,527	Mixed-Use/Residential	$1,527,000	Mixed-Use/Residential	$1,529,291	$2,291	0.15%	$897

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-150-155	872975 1550	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MEDINA JORGE M	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,367	Mixed-Use/Residential	$1,367,000	Mixed-Use/Residential	$1,369,051	$2,051	0.15%	$803
D-150-156	872975 1560	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	JACKSON DEBORAH WILLA-TTEE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,151	Mixed-Use/Residential	$1,151,000	Mixed-Use/Residential	$1,152,727	$1,727	0.15%	$676
D-150-157	872975 1570	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	PICKREN KIMBERLY C TTEE OF	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,427	Mixed-Use/Residential	$1,427,000	Mixed-Use/Residential	$1,429,141	$2,141	0.15%	$838
D-150-158	872975 1580	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	REANDEAU ROBERT	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,512	Mixed-Use/Residential	$1,512,000	Mixed-Use/Residential	$1,514,268	$2,268	0.15%	$888
D-150-159	872975 1590	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	GOODMAN CLIFFORD A	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,305	Mixed-Use/Residential	$783,000	Mixed-Use/Residential	$784,175	$1,175	0.15%	$460
D-150-160	872975 1600	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	HALL DAVID W+ANNE E	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,927	Mixed-Use/Residential	$1,156,200	Mixed-Use/Residential	$1,157,934	$1,734	0.15%	$680
D-150-161	872975 1610	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	SWEATT LISA A+MILLARD E	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	904	Mixed-Use/Residential	$542,400	Mixed-Use/Residential	$543,214	$814	0.15%	$319
D-150-162	872975 1620	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MENDOZA LUIS	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	907	Mixed-Use/Residential	$544,200	Mixed-Use/Residential	$545,016	$816	0.15%	$320
D-150-163	872975 1630	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	GONG VICTOR+	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,763	Mixed-Use/Residential	$1,057,800	Mixed-Use/Residential	$1,059,387	$1,587	0.15%	$622
D-150-164	872975 1640	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	STEFANO CYRENA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,380	Mixed-Use/Residential	$828,000	Mixed-Use/Residential	$829,242	$1,242	0.15%	$487
D-150-165	872975 1650	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	GOODMAN CLIFFORD A	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,453	Mixed-Use/Residential	$871,800	Mixed-Use/Residential	$873,108	$1,308	0.15%	$512
D-150-166	872975 1660	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MACKAY DONALD	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	876	Mixed-Use/Residential	$525,600	Mixed-Use/Residential	$526,388	$788	0.15%	$309
D-150-167	872975 1670	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	ENG KAREN M	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,379	Mixed-Use/Residential	$861,875	Mixed-Use/Residential	$863,168	$1,293	0.15%	$507
D-150-168	872975 1680	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MA LI	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,234	Mixed-Use/Residential	$771,250	Mixed-Use/Residential	$772,407	$1,157	0.15%	$453
D-150-169	872975 1690	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	SOOKPRANEE PANUT	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	840	Mixed-Use/Residential	$525,000	Mixed-Use/Residential	$525,788	$788	0.15%	$309
D-150-170	872975 1700	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	WALKER ANDERA M	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	848	Mixed-Use/Residential	$530,000	Mixed-Use/Residential	$530,795	$795	0.15%	$311
D-150-171	872975 1710	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	DFAZ LLC	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	819	Mixed-Use/Residential	$511,875	Mixed-Use/Residential	$512,643	$768	0.15%	$301
D-150-172	872975 1720	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	JI PING	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	898	Mixed-Use/Residential	$561,250	Mixed-Use/Residential	$562,092	$842	0.15%	$330
D-150-173	872975 1730	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MOIN IMAHN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,423	Mixed-Use/Residential	$1,067,250	Mixed-Use/Residential	$1,068,851	$1,601	0.15%	$627
D-150-174	872975 1740	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	NGUYEN TINA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	685	Mixed-Use/Residential	$513,750	Mixed-Use/Residential	$514,521	$771	0.15%	$302
D-150-175	872975 1750	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	REMBERT JOYCE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	513	Mixed-Use/Residential	$384,750	Mixed-Use/Residential	$385,327	$577	0.15%	$226
D-150-176	872975 1760	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	ZHANG XIAOXI	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	732	Mixed-Use/Residential	$549,000	Mixed-Use/Residential	$549,824	$824	0.15%	$323
D-150-177	872975 1770	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	SNOWDON JESSICA J	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	741	Mixed-Use/Residential	$555,750	Mixed-Use/Residential	$556,584	$834	0.15%	$327
D-150-178	872975 1780	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	SUN JAMES U+JULIE J	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	785	Mixed-Use/Residential	$588,750	Mixed-Use/Residential	$589,633	$883	0.15%	$346
D-150-179	872975 1790	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	GROSBY DAVID N+BONNIE L	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,764	Mixed-Use/Residential	$1,323,000	Mixed-Use/Residential	$1,324,985	$1,985	0.15%	$778
D-150-180	872975 1800	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	KASSAMALI FAIZAL SULTANALI	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,668	Mixed-Use/Residential	$1,251,000	Mixed-Use/Residential	$1,252,877	$1,877	0.15%	$735
D-150-181	872975 1810	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	TNT FAMILY LP	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	745	Mixed-Use/Residential	$558,750	Mixed-Use/Residential	$559,588	$838	0.15%	$328
D-150-182	872975 1820	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	CENTRAL SEATTLE LLC	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	822	Mixed-Use/Residential	$616,500	Mixed-Use/Residential	$617,425	$925	0.15%	$362
D-150-183	872975 1830	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	GOLDBLATT STEVEN M+JOAN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,423	Mixed-Use/Residential	$1,067,250	Mixed-Use/Residential	$1,068,851	$1,601	0.15%	$627
D-150-184	872975 1840	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	RAYMUNDO AIDA O	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	685	Mixed-Use/Residential	$513,750	Mixed-Use/Residential	$514,521	$771	0.15%	$302
D-150-185	872975 1850	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	YEO IVAN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	513	Mixed-Use/Residential	$384,750	Mixed-Use/Residential	$385,327	$577	0.15%	$226
D-150-186	872975 1860	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	KRONEN MARCO	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	732	Mixed-Use/Residential	$549,000	Mixed-Use/Residential	$549,824	$824	0.15%	$323
D-150-187	872975 1870	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	LUU HUEY T	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	741	Mixed-Use/Residential	$555,750	Mixed-Use/Residential	$556,584	$834	0.15%	$327
D-150-188	872975 1880	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	KOD JULIA+CRUZ ANTHONY DA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	828	Mixed-Use/Residential	$621,000	Mixed-Use/Residential	$621,932	$932	0.15%	$365
D-150-189	872975 1890	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	CHAN ANDREW+JANET CHAN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	543	Mixed-Use/Residential	$407,250	Mixed-Use/Residential	$407,861	$611	0.15%	$239
D-150-190	872975 1900	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	LAUGHLIN-MCGANN JENNIFER	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	822	Mixed-Use/Residential	$616,500	Mixed-Use/Residential	$617,425	$925	0.15%	$362
D-150-191	872975 1910	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MAHDAVI MARCEL	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,402	Mixed-Use/Residential	$1,051,500	Mixed-Use/Residential	$1,053,077	$1,577	0.15%	$618
D-150-192	872975 1920	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	SU DAVID K	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	685	Mixed-Use/Residential	$513,750	Mixed-Use/Residential	$514,521	$771	0.15%	$302
D-150-193	872975 1930	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	BHUTANI RASHPAL SINGH &	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	513	Mixed-Use/Residential	$384,750	Mixed-Use/Residential	$385,327	$577	0.15%	$226
D-150-194	872975 1940	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	NEWTON RICHARD G+DIANA A	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	732	Mixed-Use/Residential	$549,000	Mixed-Use/Residential	$549,824	$824	0.15%	$323
D-150-195	872975 1950	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	KELLY KEVIN SEAN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	741	Mixed-Use/Residential	$555,750	Mixed-Use/Residential	$556,584	$834	0.15%	$327
D-150-196	872975 1960	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	LIANG SCOTT+MONA C	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	831	Mixed-Use/Residential	$623,250	Mixed-Use/Residential	$624,185	$935	0.15%	$366
D-150-197	872975 1970	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	GRACE JOSEPH	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,810	Mixed-Use/Residential	$1,357,500	Mixed-Use/Residential	$1,359,536	$2,036	0.15%	$798
D-150-198	872975 1980	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	ENGSTROM CORY J	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,668	Mixed-Use/Residential	$1,251,000	Mixed-Use/Residential	$1,252,877	$1,877	0.15%	$735
D-150-199	872975 1990	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	CHANG TAO-YUAN AMOS	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	807	Mixed-Use/Residential	$605,250	Mixed-Use/Residential	$606,158	$908	0.15%	$356
D-150-200	872975 2000	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	549 BRADFORD LLC	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	822	Mixed-Use/Residential	$616,500	Mixed-Use/Residential	$617,425	$925	0.15%	$362
D-150-201	872975 2010	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	BLAIR JAMES+FENG CHRISTINE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,423	Mixed-Use/Residential	$1,067,250	Mixed-Use/Residential	$1,068,851	$1,601	0.15%	$627
D-150-202	872975 2020	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	HUNT KYLE D	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	685	Mixed-Use/Residential	$513,750	Mixed-Use/Residential	$514,521	$771	0.15%	$302
D-150-203	872975 2030	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	FUNK THOMAS+PATRICIA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	513	Mixed-Use/Residential	$384,750	Mixed-Use/Residential	$385,327	$577	0.15%	$226
D-150-204	872975 2040	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	AYOUB OMAR W	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	732	Mixed-Use/Residential	$549,000	Mixed-Use/Residential	$549,824	$824	0.15%	$323
D-150-205	872975 2050	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MOHANDESSI SHAMIM	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	741	Mixed-Use/Residential	$555,750	Mixed-Use/Residential	$556,584	$834	0.15%	$327
D-150-206	872975 2060	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	NELSON RICH	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	828	Mixed-Use/Residential	$621,000	Mixed-Use/Residential	$621,932	$932	0.15%	$365
D-150-207	872975 2070	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	BORHANI MADELINE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	543	Mixed-Use/Residential	$407,250	Mixed-Use/Residential	$407,861	$611	0.15%	$239
D-150-208	872975 2080	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	PARK JANE+JEONG KI HONG	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	822	Mixed-Use/Residential	$616,500	Mixed-Use/Residential	$617,425	$925	0.15%	$362
D-150-209	872975 2090	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	THFWEST2 LLC	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,423	Mixed-Use/Residential	$1,067,250	Mixed-Use/Residential	$1,068,851	$1,601	0.15%	$627
D-150-210	872975 2100	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	CHIANG JOSEPH	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	685	Mixed-Use/Residential	$513,750	Mixed-Use/Residential	$514,521	$771	0.15%	$302
D-150-211	872975 2110	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	SUH ANGELA G	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	513	Mixed-Use/Residential	$384,750	Mixed-Use/Residential	$385,327	$577	0.15%	$226
D-150-212	872975 2120	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	SON MARK+JESSICA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	732	Mixed-Use/Residential	$549,000	Mixed-Use/Residential	$549,824	$824	0.15%	$323
D-150-213	872975 2130	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	RUMMELHOFF ANN M	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	741	Mixed-Use/Residential	$555,750	Mixed-Use/Residential	$556,584	$834	0.15%	$327
D-150-214	872975 2140	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	LAI LILLIAN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	610	Mixed-Use/Residential	$457,500	Mixed-Use/Residential	$458,186	$686	0.15%	$269
D-150-215	872975 2150	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	RABEL WILLIAM E	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,415	Mixed-Use/Residential	$1,061,250	Mixed-Use/Residential	$1,062,842	$1,592	0.15%	$624
D-150-216	872975 2160	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	LAMARCA ROLANDO R+MIRYAN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,205	Mixed-Use/Residential	$903,750	Mixed-Use/Residential	$905,106	$1,356	0.15%	$531
D-150-217	872975 2170	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	BROWN MARK T+KATHLEEN H	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	543	Mixed-Use/Residential	$407,250	Mixed-Use/Residential	$407,861	$611	0.15%	$239
D-150-218	872975 2180	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	YEH LESLIE H	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	822	Mixed-Use/Residential	$616,500	Mixed-Use/Residential	$617,425	$925	0.15%	$362
D-150-219	872975 2190	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	DARLING MARTHA A	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,423	Mixed-Use/Residential	$1,067,250	Mixed-Use/Residential	$1,068,851	$1,601	0.15%	$627
D-150-220	872975 2200	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	MERRITT N'COLE M	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	685	Mixed-Use/Residential	$513,750	Mixed-Use/Residential	$514,521	$771	0.15%	$302
D-150-221	872975 2210	iRealPrope	2200 RESIDENTIAL CONDOMINIUM	BAE YONG TAEK	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	513	Mixed-Use/Residential	$384,750	Mixed-Use/Residential	$385,327	$577	0.15%	$226

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
0-150-222	872975 2220	RealProps	2200 RESIDENTIAL CONDOMINIUM	SON MARK A+JESSICA NT	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	732	Mixed-Use/Residential	$549,000	Mixed-Use/Residential	$549,824	$824	0.15%	$823
0-150-223	872975 2230	RealProps	2200 RESIDENTIAL CONDOMINIUM	BAUMANN JONATHAN ERIC	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	741	Mixed-Use/Residential	$555,750	Mixed-Use/Residential	$556,584	$834	0.15%	$832
0-150-224	872975 2240	RealProps	2200 RESIDENTIAL CONDOMINIUM	LENORA PROPERTIES LLC	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	610	Mixed-Use/Residential	$457,500	Mixed-Use/Residential	$458,186	$686	0.15%	$686
0-150-225	872975 2250	RealProps	2200 RESIDENTIAL CONDOMINIUM	BARSHAY OLEG JR	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,415	Mixed-Use/Residential	$1,061,250	Mixed-Use/Residential	$1,062,842	$1,592	0.15%	$1,592
0-150-226	872975 2260	RealProps	2200 RESIDENTIAL CONDOMINIUM	RMH CONDO TRUST	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,205	Mixed-Use/Residential	$903,750	Mixed-Use/Residential	$905,106	$1,356	0.15%	$1,356
0-150-227	872975 2270	RealProps	2200 RESIDENTIAL CONDOMINIUM	BURNS BRUCE G+KATHERINE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	543	Mixed-Use/Residential	$407,250	Mixed-Use/Residential	$407,861	$611	0.15%	$611
0-150-228	872975 2280	RealProps	2200 RESIDENTIAL CONDOMINIUM	KIM FRANK Y+ANNE E	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	822	Mixed-Use/Residential	$616,500	Mixed-Use/Residential	$617,425	$925	0.15%	$925
0-150-229	872975 2290	RealProps	2200 RESIDENTIAL CONDOMINIUM	WINGES KIRK D	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,423	Mixed-Use/Residential	$1,067,250	Mixed-Use/Residential	$1,068,851	$1,601	0.15%	$1,601
0-150-230	872975 2300	RealProps	2200 RESIDENTIAL CONDOMINIUM	PYM BRUCE M	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,238	Mixed-Use/Residential	$928,500	Mixed-Use/Residential	$929,893	$1,393	0.15%	$1,393
0-150-231	872975 2310	RealProps	2200 RESIDENTIAL CONDOMINIUM	LEE KEVIN CARLIM	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	732	Mixed-Use/Residential	$549,000	Mixed-Use/Residential	$549,824	$824	0.15%	$823
0-150-232	872975 2320	RealProps	2200 RESIDENTIAL CONDOMINIUM	YU YAN Z	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	741	Mixed-Use/Residential	$555,750	Mixed-Use/Residential	$556,584	$834	0.15%	$832
0-150-233	872975 2330	RealProps	2200 RESIDENTIAL CONDOMINIUM	MUHAMMAD MOOSA	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	610	Mixed-Use/Residential	$457,500	Mixed-Use/Residential	$458,186	$686	0.15%	$686
0-150-234	872975 2340	RealProps	2200 RESIDENTIAL CONDOMINIUM	FREEDMAN JOEL H+LYNN M	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,415	Mixed-Use/Residential	$1,061,250	Mixed-Use/Residential	$1,062,842	$1,592	0.15%	$1,592
0-150-235	872975 2350	RealProps	2200 RESIDENTIAL CONDOMINIUM	BRINK JEFFREY T+HALEY J	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,206	Mixed-Use/Residential	$904,500	Mixed-Use/Residential	$905,857	$1,357	0.15%	$1,357
0-150-236	872975 2360	RealProps	2200 RESIDENTIAL CONDOMINIUM	TMCE SEATTLE LLC	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	543	Mixed-Use/Residential	$407,250	Mixed-Use/Residential	$407,861	$611	0.15%	$611
0-150-237	872975 2370	RealProps	2200 RESIDENTIAL CONDOMINIUM	TSAI SHIOU REN & MEI	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	822	Mixed-Use/Residential	$616,500	Mixed-Use/Residential	$617,425	$925	0.15%	$925
0-150-238	872975 2380	RealProps	2200 RESIDENTIAL CONDOMINIUM	ZAPOLSKY DAVID	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,423	Mixed-Use/Residential	$1,067,250	Mixed-Use/Residential	$1,068,851	$1,601	0.15%	$1,601
0-150-239	872975 2390	RealProps	2200 RESIDENTIAL CONDOMINIUM	GRONBERG RYAN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,238	Mixed-Use/Residential	$928,500	Mixed-Use/Residential	$929,893	$1,393	0.15%	$1,393
0-150-240	872975 2400	RealProps	2200 RESIDENTIAL CONDOMINIUM	YU MENG-LIN+YAN YI-LING	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	732	Mixed-Use/Residential	$549,000	Mixed-Use/Residential	$549,824	$824	0.15%	$823
0-150-241	872975 2410	RealProps	2200 RESIDENTIAL CONDOMINIUM	LI HAN	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	741	Mixed-Use/Residential	$555,750	Mixed-Use/Residential	$556,584	$834	0.15%	$832
0-150-242	872975 2420	RealProps	2200 RESIDENTIAL CONDOMINIUM	BROOKS JONATHAN T+FELICIA J	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	610	Mixed-Use/Residential	$457,500	Mixed-Use/Residential	$458,186	$686	0.15%	$686
0-150-243	872975 2430	RealProps	2200 RESIDENTIAL CONDOMINIUM	HAZLEHURST F HAMILTON	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,415	Mixed-Use/Residential	$1,061,250	Mixed-Use/Residential	$1,062,842	$1,592	0.15%	$1,592
0-150-244	872975 2440	RealProps	2200 RESIDENTIAL CONDOMINIUM	CHEN JIMMY HSIN-HSIAO+LU PE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,206	Mixed-Use/Residential	$904,500	Mixed-Use/Residential	$905,857	$1,357	0.15%	$1,357
0-150-245	872975 2450	RealProps	2200 RESIDENTIAL CONDOMINIUM	WEINBERGER PETER J	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	543	Mixed-Use/Residential	$407,250	Mixed-Use/Residential	$407,861	$611	0.15%	$611
0-150-246	872975 2460	RealProps	2200 RESIDENTIAL CONDOMINIUM	MUNEKIYO RICHARD	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	822	Mixed-Use/Residential	$616,500	Mixed-Use/Residential	$617,425	$925	0.15%	$925
0-150-247	872975 2470	RealProps	2200 RESIDENTIAL CONDOMINIUM	BUEMPING DALE R DR & CAROL	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,427	Mixed-Use/Residential	$1,070,250	Mixed-Use/Residential	$1,071,855	$1,605	0.15%	$1,605
0-150-248	872975 2480	RealProps	2200 RESIDENTIAL CONDOMINIUM	CHOI EUNHEE+SUMNER ROBERT	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,238	Mixed-Use/Residential	$928,500	Mixed-Use/Residential	$929,893	$1,393	0.15%	$1,393
0-150-249	872975 2490	RealProps	2200 RESIDENTIAL CONDOMINIUM	QUICK DANIEL FREDERICK	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	732	Mixed-Use/Residential	$549,000	Mixed-Use/Residential	$549,824	$824	0.15%	$823
0-150-250	872975 2500	RealProps	2200 RESIDENTIAL CONDOMINIUM	BHUTANI RASHPAL	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	741	Mixed-Use/Residential	$555,750	Mixed-Use/Residential	$556,584	$834	0.15%	$832
0-150-251	872975 2510	RealProps	2200 RESIDENTIAL CONDOMINIUM	YAN DANNY	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	610	Mixed-Use/Residential	$457,500	Mixed-Use/Residential	$458,186	$686	0.15%	$686
0-150-252	872975 2520	RealProps	2200 RESIDENTIAL CONDOMINIUM	CAVENDER PATRICIA A	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,415	Mixed-Use/Residential	$1,061,250	Mixed-Use/Residential	$1,062,842	$1,592	0.15%	$1,592
0-150-253	872975 2530	RealProps	2200 RESIDENTIAL CONDOMINIUM	CHEN ROBERT T+ANN C	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,206	Mixed-Use/Residential	$904,500	Mixed-Use/Residential	$905,857	$1,357	0.15%	$1,357
0-150-254	872975 2540	RealProps	2200 RESIDENTIAL CONDOMINIUM	HANSEN LAEL ANNE+ROSELLINI	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	543	Mixed-Use/Residential	$407,250	Mixed-Use/Residential	$407,861	$611	0.15%	$611
0-150-255	872975 2550	RealProps	2200 RESIDENTIAL CONDOMINIUM	YEE JANE H	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	823	Mixed-Use/Residential	$617,250	Mixed-Use/Residential	$618,176	$926	0.15%	$863
0-150-256	872975 2560	RealProps	2200 RESIDENTIAL CONDOMINIUM	SISSON LYNNE E	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,423	Mixed-Use/Residential	$1,280,700	Mixed-Use/Residential	$1,282,621	$1,921	0.15%	$1,753
0-150-257	872975 2570	RealProps	2200 RESIDENTIAL CONDOMINIUM	JAYMES TERRY	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,830	Mixed-Use/Residential	$1,647,000	Mixed-Use/Residential	$1,649,471	$2,471	0.15%	$968
0-150-258	872975 2580	RealProps	2200 RESIDENTIAL CONDOMINIUM	PERVAIZ SUMAIR	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	2,065	Mixed-Use/Residential	$1,858,500	Mixed-Use/Residential	$1,861,288	$2,788	0.15%	$1,092
0-150-259	872975 2590	RealProps	2200 RESIDENTIAL CONDOMINIUM	WARREN ROBERT P	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	1,649	Mixed-Use/Residential	$1,484,100	Mixed-Use/Residential	$1,486,326	$2,226	0.15%	$872
0-150-260	872975 2600	RealProps	2200 RESIDENTIAL CONDOMINIUM	KLINE I CHRISTINE	2200 WESTLAKE AVE, SEATTLE 98121	DMC 240/290-440	86,134	259,480	859	Mixed-Use/Residential	$859,000	Mixed-Use/Residential	$860,289	$1,289	0.15%	$505
0-153	135430 0000	RealProps	CARBON 56		2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272		Mixed-Use/Residential		Mixed-Use/Residential			0.15%	
0-153-001	135430 0010	RealProps	CARBON 56	BUSTAMANTE SERGIO LUIS	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	620	Mixed-Use/Residential	$372,000	Mixed-Use/Residential	$372,558	$558	0.15%	$219
0-153-002	135430 0020	RealProps	CARBON 56	WONG JASPER	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	667	Mixed-Use/Residential	$400,200	Mixed-Use/Residential	$400,800	$600	0.15%	$235
0-153-003	135430 0030	RealProps	CARBON 56	TAING JOHN +SHIH-LING MARY	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	648	Mixed-Use/Residential	$388,800	Mixed-Use/Residential	$389,383	$583	0.15%	$229
0-153-004	135430 0040	RealProps	CARBON 56	STEINBERG ADAM	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	648	Mixed-Use/Residential	$388,800	Mixed-Use/Residential	$389,383	$583	0.15%	$229
0-153-005	135430 0050	RealProps	CARBON 56	SIMPSON VIVIAN	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	648	Mixed-Use/Residential	$388,800	Mixed-Use/Residential	$389,383	$583	0.15%	$229
0-153-006	135430 0060	RealProps	CARBON 56	SIMPSON VIVIAN	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	781	Mixed-Use/Residential	$468,600	Mixed-Use/Residential	$469,303	$703	0.15%	$275
0-153-007	135430 0070	RealProps	CARBON 56	KUO JOHN LIM+GIGI CHEN-KUO	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	601	Mixed-Use/Residential	$360,600	Mixed-Use/Residential	$361,141	$541	0.15%	$212
0-153-008	135430 0080	RealProps	CARBON 56	MIHOCKA DAREK	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	640	Mixed-Use/Residential	$384,000	Mixed-Use/Residential	$384,576	$576	0.15%	$226
0-153-009	135430 0090	RealProps	CARBON 56	DANFORD CHRISTOPHER	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	671	Mixed-Use/Residential	$402,600	Mixed-Use/Residential	$403,204	$604	0.15%	$237
0-153-010	135430 0100	RealProps	CARBON 56	OLEJAR MICHAEL	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	650	Mixed-Use/Residential	$390,000	Mixed-Use/Residential	$390,585	$585	0.15%	$229
0-153-011	135430 0110	RealProps	CARBON 56	LI SHUO	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	648	Mixed-Use/Residential	$388,800	Mixed-Use/Residential	$389,383	$583	0.15%	$229
0-153-012	135430 0120	RealProps	CARBON 56	YU HAO	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	650	Mixed-Use/Residential	$390,000	Mixed-Use/Residential	$390,585	$585	0.15%	$229
0-153-013	135430 0130	RealProps	CARBON 56	BENZION ADAM T	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	648	Mixed-Use/Residential	$388,800	Mixed-Use/Residential	$389,383	$583	0.15%	$229
0-153-014	135430 0140	RealProps	CARBON 56	WEST CASCADES HOLDINGS LLC	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	650	Mixed-Use/Residential	$390,000	Mixed-Use/Residential	$390,585	$585	0.15%	$229
0-153-015	135430 0150	RealProps	CARBON 56	FARFAN OSCAR	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	648	Mixed-Use/Residential	$388,800	Mixed-Use/Residential	$389,383	$583	0.15%	$229
0-153-016	135430 0160	RealProps	CARBON 56	CAHILL JEREMY	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	650	Mixed-Use/Residential	$390,000	Mixed-Use/Residential	$390,585	$585	0.15%	$229
0-153-017	135430 0170	RealProps	CARBON 56	ESPOSITO ANTHONY	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	648	Mixed-Use/Residential	$388,800	Mixed-Use/Residential	$389,383	$583	0.15%	$229
0-153-018	135430 0180	RealProps	CARBON 56	BELL SUSAN	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	650	Mixed-Use/Residential	$390,000	Mixed-Use/Residential	$390,585	$585	0.15%	$229
0-153-019	135430 0190	RealProps	CARBON 56	ENDERS MAX MICHAEL	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	867	Mixed-Use/Residential	$520,200	Mixed-Use/Residential	$520,980	$780	0.15%	$306
0-153-020	135430 0200	RealProps	CARBON 56	JACOBSON JAYME K	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	708	Mixed-Use/Residential	$424,800	Mixed-Use/Residential	$425,437	$637	0.15%	$250
0-153-021	135430 0210	RealProps	CARBON 56	ENNIS NICHOLAS	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	777	Mixed-Use/Residential	$466,200	Mixed-Use/Residential	$466,899	$699	0.15%	$274
0-153-022	135430 0220	RealProps	CARBON 56	VAUGHN TYLER J	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	910	Mixed-Use/Residential	$546,000	Mixed-Use/Residential	$546,819	$819	0.15%	$321
0-153-023	135430 0230	RealProps	CARBON 56	WOHLAUER MAX	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	660	Mixed-Use/Residential	$396,000	Mixed-Use/Residential	$396,594	$594	0.15%	$233
0-153-024	135430 0240	RealProps	CARBON 56	SMITH CHARLES R	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	660	Mixed-Use/Residential	$396,000	Mixed-Use/Residential	$396,594	$594	0.15%	$233
0-153-025	135430 0250	RealProps	CARBON 56	HOGAN JOSHUA+KYUNG SUK	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	667	Mixed-Use/Residential	$400,200	Mixed-Use/Residential	$400,800	$600	0.15%	$235
0-153-026	135430 0260	RealProps	CARBON 56	MCLAUGHLIN CHAD E	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	774	Mixed-Use/Residential	$464,400	Mixed-Use/Residential	$465,097	$697	0.15%	$273

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-153-027	135430 0270	iRealPrope	CARBON 56	ABRAHAMSON ANDREA	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	667	Mixed-Use/Residential	$400,200	Mixed-Use/Residential	$400,800	$600	0.15%	$235
D-153-028	135430 0280	iRealPrope	CARBON 56	CHANG HAO	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	774	Mixed-Use/Residential	$464,400	Mixed-Use/Residential	$465,097	$697	0.15%	$273
D-153-029	135430 0290	iRealPrope	CARBON 56	MAY LUI & WAH	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	667	Mixed-Use/Residential	$400,200	Mixed-Use/Residential	$400,800	$600	0.15%	$235
D-153-030	135430 0300	iRealPrope	CARBON 56	BUEKELMAN KEVIN C	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	774	Mixed-Use/Residential	$464,400	Mixed-Use/Residential	$465,097	$697	0.15%	$273
D-153-031	135430 0310	iRealPrope	CARBON 56	LUI WAH+MAY	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	667	Mixed-Use/Residential	$400,200	Mixed-Use/Residential	$400,800	$600	0.15%	$235
D-153-032	135430 0320	iRealPrope	CARBON 56	XIE ZHIQIANG+MENG YUFANG	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	774	Mixed-Use/Residential	$464,400	Mixed-Use/Residential	$465,097	$697	0.15%	$273
D-153-033	135430 0330	iRealPrope	CARBON 56	WEISS RHETT L	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	667	Mixed-Use/Residential	$400,200	Mixed-Use/Residential	$400,800	$600	0.15%	$235
D-153-034	135430 0340	iRealPrope	CARBON 56	CHHUOR SUSIE+CHEN JUSTIN	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	774	Mixed-Use/Residential	$464,400	Mixed-Use/Residential	$465,097	$697	0.15%	$273
D-153-035	135430 0350	iRealPrope	CARBON 56	FUJIMOTO ANNA SUK	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	759	Mixed-Use/Residential	$455,400	Mixed-Use/Residential	$456,083	$683	0.15%	$268
D-153-036	135430 0360	iRealPrope	CARBON 56	JIANG DANNING	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	774	Mixed-Use/Residential	$464,400	Mixed-Use/Residential	$465,097	$697	0.15%	$273
D-153-037	135430 0370	iRealPrope	CARBON 56	BURK ROBERT L+BLAIR ROBBINS	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	1,067	Mixed-Use/Residential	$640,200	Mixed-Use/Residential	$641,160	$960	0.15%	$376
D-153-038	135430 0380	iRealPrope	CARBON 56	COLEBANK WENDY	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	868	Mixed-Use/Residential	$520,800	Mixed-Use/Residential	$521,581	$781	0.15%	$306
D-153-039	135430 0390	iRealPrope	CARBON 56	HU FRANKLYN C	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	1,142	Mixed-Use/Residential	$685,200	Mixed-Use/Residential	$686,228	$1,028	0.15%	$403
D-153-040	135430 0400	iRealPrope	CARBON 56	DRAXLER NEO	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	660	Mixed-Use/Residential	$396,000	Mixed-Use/Residential	$396,594	$594	0.15%	$233
D-153-041	135430 0410	iRealPrope	CARBON 56	MAK BERNARD	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	697	Mixed-Use/Residential	$418,200	Mixed-Use/Residential	$418,827	$627	0.15%	$246
D-153-042	135430 0420	iRealPrope	CARBON 56	HOKE DAN+AMY	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	667	Mixed-Use/Residential	$400,200	Mixed-Use/Residential	$400,800	$600	0.15%	$235
D-153-043	135430 0430	iRealPrope	CARBON 56	SHARMA LAURIE+PANKAJ	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	774	Mixed-Use/Residential	$464,400	Mixed-Use/Residential	$465,097	$697	0.15%	$273
D-153-044	135430 0440	iRealPrope	CARBON 56	LEE RUSSO JONATHAN	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	667	Mixed-Use/Residential	$400,200	Mixed-Use/Residential	$400,800	$600	0.15%	$235
D-153-045	135430 0450	iRealPrope	CARBON 56	OU KEVIN	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	774	Mixed-Use/Residential	$464,400	Mixed-Use/Residential	$465,097	$697	0.15%	$273
D-153-046	135430 0460	iRealPrope	CARBON 56	SMILEY JONATHON A	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	667	Mixed-Use/Residential	$400,200	Mixed-Use/Residential	$400,800	$600	0.15%	$235
D-153-047	135430 0470	iRealPrope	CARBON 56	RIATRUNGWANGLAI TRIRONK	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	774	Mixed-Use/Residential	$464,400	Mixed-Use/Residential	$465,097	$697	0.15%	$273
D-153-048	135430 0480	iRealPrope	CARBON 56	KUO YU-CHUAN K+TZU-CHUN	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	667	Mixed-Use/Residential	$400,200	Mixed-Use/Residential	$400,800	$600	0.15%	$235
D-153-049	135430 0490	iRealPrope	CARBON 56	LEE AMY P	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	774	Mixed-Use/Residential	$464,400	Mixed-Use/Residential	$465,097	$697	0.15%	$273
D-153-050	135430 0500	iRealPrope	CARBON 56	HAMAR KASEA L	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	667	Mixed-Use/Residential	$400,200	Mixed-Use/Residential	$400,800	$600	0.15%	$235
D-153-051	135430 0510	iRealPrope	CARBON 56	HAHN JAY J	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	774	Mixed-Use/Residential	$464,400	Mixed-Use/Residential	$465,097	$697	0.15%	$273
D-153-052	135430 0520	iRealPrope	CARBON 56	GARDNER KELDA M	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	742	Mixed-Use/Residential	$445,200	Mixed-Use/Residential	$445,868	$668	0.15%	$262
D-153-053	135430 0530	iRealPrope	CARBON 56	LIN KEVIN S	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	774	Mixed-Use/Residential	$464,400	Mixed-Use/Residential	$465,097	$697	0.15%	$273
D-153-054	135430 0540	iRealPrope	CARBON 56	SADRO PROPERTY MGMNT LLC	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	996	Mixed-Use/Residential	$597,600	Mixed-Use/Residential	$598,496	$896	0.15%	$351
D-153-055	135430 0550	iRealPrope	CARBON 56	WANG YUNPING	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	868	Mixed-Use/Residential	$520,800	Mixed-Use/Residential	$521,581	$781	0.15%	$306
D-153-056	135430 0560	iRealPrope	CARBON 56	WATHEN IAN D	2015 TERRY AVE, SEATTLE 98121	DMC 240/290-440	14,427	41,272	1,142	Mixed-Use/Residential	$685,200	Mixed-Use/Residential	$686,228	$1,028	0.15%	$403
D-222/D-223															0.15%	
D-222	066000 2310	https://blu	NEXUS CONDOS - MINORS 2310 AND 2325	1200 HOWELL STREET LLC	1200 HOWELL ST	DMC 240/290-440	4,800	409,923	329,054	Condominium(Mixed Use)	$449,648,000	Condominium(Mixed Use)	$450,288,488	$640,488	0.15%	$250,950
D-223	066000 2325	https://blu	NEXUS CONDOS - MINORS 2310 AND 2325	1200 HOWELL STREET LLC	1200 HOWELL ST	DMC 240/290-440	9,360	0	0	Condominium(Mixed Use)	$14,976,000	Condominium(Mixed Use)	$14,998,464	$22,464	0.15%	$8,802
D-249	253884 0000	iRealPrope	5TH AND MADISON			DOC1 U/450/U	9,525	6,490	6,490	Condominium(Mixed Use)		Condominium(Mixed Use)			0.30%	
D-249-002	253884 0020	iRealPrope	5TH AND MADISON	HSU JEN W+SHAO CHEN CHEN	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$587,400	Mixed-Use/Residential	$589,162	$1,762	0.30%	$690
D-249-003	253884 0030	iRealPrope	5TH AND MADISON	MARTINEZ-BOGUE DIEGO	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$724,800	Mixed-Use/Residential	$726,974	$2,174	0.30%	$852
D-249-004	253884 0040	iRealPrope	5TH AND MADISON	AZARDGLU MITRI	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$484,200	Mixed-Use/Residential	$485,653	$1,453	0.30%	$569
D-249-005	253884 0050	iRealPrope	5TH AND MADISON	PETERSON KAROLYN	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$547,800	Mixed-Use/Residential	$549,443	$1,643	0.30%	$644
D-249-006	253884 0060	iRealPrope	5TH AND MADISON	PETERSON KAROLYN	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$744,600	Mixed-Use/Residential	$746,834	$2,234	0.30%	$875
D-249-007	253884 0070	iRealPrope	5TH AND MADISON	MIN-HWA CHENG	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$586,800	Mixed-Use/Residential	$588,560	$1,760	0.30%	$690
D-249-008	253884 0080	iRealPrope	5TH AND MADISON	ILLING JOSEPH R	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$587,400	Mixed-Use/Residential	$589,162	$1,762	0.30%	$690
D-249-009	253884 0090	iRealPrope	5TH AND MADISON	O KEEFE KEVIN C+JILL M	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$724,800	Mixed-Use/Residential	$726,974	$2,174	0.30%	$852
D-249-010	253884 0100	iRealPrope	5TH AND MADISON	WILLIAMS LESLIE+BAUMAN A	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$484,200	Mixed-Use/Residential	$485,653	$1,453	0.30%	$569
D-249-011	253884 0110	iRealPrope	5TH AND MADISON	OROZCO DIEGO A JIMENEZ	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$547,800	Mixed-Use/Residential	$549,443	$1,643	0.30%	$644
D-249-012	253884 0120	iRealPrope	5TH AND MADISON	WALSH MERRY E	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$744,600	Mixed-Use/Residential	$746,834	$2,234	0.30%	$875
D-249-013	253884 0130	iRealPrope	5TH AND MADISON	AXELROD JARED	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$586,800	Mixed-Use/Residential	$588,560	$1,760	0.30%	$690
D-249-014	253884 0140	iRealPrope	5TH AND MADISON	PANG CHEE H+AUDREY YOKE	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$587,400	Mixed-Use/Residential	$589,162	$1,762	0.30%	$690
D-249-015	253884 0150	iRealPrope	5TH AND MADISON	LEE SOON MO+YOUNG JA LEE	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$724,800	Mixed-Use/Residential	$726,974	$2,174	0.30%	$852
D-249-016	253884 0160	iRealPrope	5TH AND MADISON	KOTCHAN DAVID+PAULINE	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$484,200	Mixed-Use/Residential	$485,653	$1,453	0.30%	$569
D-249-017	253884 0170	iRealPrope	5TH AND MADISON	EDWARDS MATTHEW	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$547,800	Mixed-Use/Residential	$549,443	$1,643	0.30%	$644
D-249-018	253884 0180	iRealPrope	5TH AND MADISON	BATCHER GREGORY C	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$744,600	Mixed-Use/Residential	$746,834	$2,234	0.30%	$875
D-249-019	253884 0190	iRealPrope	5TH AND MADISON	TALEBI NIMA	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$586,800	Mixed-Use/Residential	$588,560	$1,760	0.30%	$690
D-249-020	253884 0200	iRealPrope	5TH AND MADISON	TALAGRAND MICHEL P	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$587,400	Mixed-Use/Residential	$589,162	$1,762	0.30%	$690
D-249-021	253884 0210	iRealPrope	5TH AND MADISON	MOE JOHN M+KLUMP GREGORY	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$724,800	Mixed-Use/Residential	$726,974	$2,174	0.30%	$852
D-249-022	253884 0220	iRealPrope	5TH AND MADISON	GENTRY MICHAEL S+CHRISTINE	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$484,200	Mixed-Use/Residential	$485,653	$1,453	0.30%	$569
D-249-023	253884 0230	iRealPrope	5TH AND MADISON	REPASS MICHAEL J	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$547,800	Mixed-Use/Residential	$549,443	$1,643	0.30%	$644
D-249-024	253884 0240	iRealPrope	5TH AND MADISON	SCHICK JOAN	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$744,600	Mixed-Use/Residential	$746,834	$2,234	0.30%	$875
D-249-025	253884 0250	iRealPrope	5TH AND MADISON	OBRIEN ALLISON	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$586,800	Mixed-Use/Residential	$588,560	$1,760	0.30%	$690
D-249-026	253884 0260	iRealPrope	5TH AND MADISON	NELSEN HART M+ANNE R	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$587,400	Mixed-Use/Residential	$589,162	$1,762	0.30%	$690
D-249-027	253884 0270	iRealPrope	5TH AND MADISON	COFFMAN MICHELE M	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$724,800	Mixed-Use/Residential	$726,974	$2,174	0.30%	$852
D-249-028	253884 0280	iRealPrope	5TH AND MADISON	TOGAWA CHRISTOPHER	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$484,200	Mixed-Use/Residential	$485,653	$1,453	0.30%	$569
D-249-029	253884 0290	iRealPrope	5TH AND MADISON	CHANG CHU-KANG+WU HUA	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$593,450	Mixed-Use/Residential	$595,239	$1,789	0.30%	$698
D-249-030	253884 0300	iRealPrope	5TH AND MADISON	AN MYONG SUN	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$806,650	Mixed-Use/Residential	$809,070	$2,420	0.30%	$948
D-249-031	253884 0310	iRealPrope	5TH AND MADISON	TALTON SHERRY L+JEREMY N	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$635,700	Mixed-Use/Residential	$637,607	$1,907	0.30%	$747
D-249-032	253884 0370	iRealPrope	5TH AND MADISON	FIDLER ASHLEY E+DEVIN JAMES	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$636,350	Mixed-Use/Residential	$638,259	$1,909	0.30%	$748

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-249-033	2538840330	Real Prope	5TH AND MADISON	SHAW SARAH+MULLICAN	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$785,200	Mixed-Use/Residential	$787,556	$2,356	0.30%	$923
D-249-034	2538840340	Real Prope	5TH AND MADISON	EMPEY MARC E+HEIDI L	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$524,550	Mixed-Use/Residential	$526,124	$1,574	0.30%	$617
D-249-035	2538840350	Real Prope	5TH AND MADISON	LI ZHEN	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$639,100	Mixed-Use/Residential	$641,017	$1,917	0.30%	$751
D-249-036	2538840360	Real Prope	5TH AND MADISON	WILLIAMS KERRY B	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$868,700	Mixed-Use/Residential	$871,306	$2,606	0.30%	$1,021
D-249-037	2538840370	Real Prope	5TH AND MADISON	CHIU WEI-RU	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$684,600	Mixed-Use/Residential	$686,654	$2,054	0.30%	$805
D-249-038	2538840380	Real Prope	5TH AND MADISON	CHANG SOPHIA	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$685,300	Mixed-Use/Residential	$687,356	$2,056	0.30%	$806
D-249-039	2538840390	Real Prope	5TH AND MADISON	BENEDIKTSON DANIEL BROWN	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$845,600	Mixed-Use/Residential	$848,137	$2,537	0.30%	$994
D-249-040	2538840400	Real Prope	5TH AND MADISON	CHEUNG TSUI LING	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$564,900	Mixed-Use/Residential	$566,595	$1,695	0.30%	$664
D-249-041	2538840410	Real Prope	5TH AND MADISON	LEE HON-CHEUNG+CHI MAN	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$639,100	Mixed-Use/Residential	$641,017	$1,917	0.30%	$751
D-249-042	2538840420	Real Prope	5TH AND MADISON	HSU MICHAEL+EVELYN	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$868,700	Mixed-Use/Residential	$871,306	$2,606	0.30%	$1,021
D-249-043	2538840430	Real Prope	5TH AND MADISON	DOANE JAMES L+LAURIE M	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$684,600	Mixed-Use/Residential	$686,654	$2,054	0.30%	$805
D-249-044	2538840440	Real Prope	5TH AND MADISON	KASOFF LARRY M	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$685,300	Mixed-Use/Residential	$687,356	$2,056	0.30%	$806
D-249-045	2538840450	Real Prope	5TH AND MADISON	FRIEDMAN ADINA M	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$845,600	Mixed-Use/Residential	$848,137	$2,537	0.30%	$994
D-249-046	2538840460	Real Prope	5TH AND MADISON	JOHNSON PATRICIA S	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$564,900	Mixed-Use/Residential	$566,595	$1,695	0.30%	$664
D-249-047	2538840470	Real Prope	5TH AND MADISON	MCALEES JASON DAVID	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$639,100	Mixed-Use/Residential	$641,017	$1,917	0.30%	$751
D-249-048	2538840480	Real Prope	5TH AND MADISON	SYBERS MARIO B+KONTULIS	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$868,700	Mixed-Use/Residential	$871,306	$2,606	0.30%	$1,021
D-249-049	2538840490	Real Prope	5TH AND MADISON	GODWIN ARTHUR R	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$684,600	Mixed-Use/Residential	$686,654	$2,054	0.30%	$805
D-249-050	2538840500	Real Prope	5TH AND MADISON	WILSON AARON G	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$685,300	Mixed-Use/Residential	$687,356	$2,056	0.30%	$806
D-249-051	2538840510	Real Prope	5TH AND MADISON	GRISE-CRISMANI DIANE+GIORGI	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$845,600	Mixed-Use/Residential	$848,137	$2,537	0.30%	$994
D-249-052	2538840520	Real Prope	5TH AND MADISON	HANSBERGER JASON	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$564,900	Mixed-Use/Residential	$566,595	$1,695	0.30%	$664
D-249-053	2538840530	Real Prope	5TH AND MADISON	LING WEI+DANNI WU	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$639,100	Mixed-Use/Residential	$641,017	$1,917	0.30%	$751
D-249-054	2538840540	Real Prope	5TH AND MADISON	TORGERSON JAMES	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$868,700	Mixed-Use/Residential	$871,306	$2,606	0.30%	$1,021
D-249-055	2538840550	Real Prope	5TH AND MADISON	MCKENZIE KENNETH P+DEBRA L	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$684,600	Mixed-Use/Residential	$686,654	$2,054	0.30%	$805
D-249-056	2538840560	Real Prope	5TH AND MADISON	LEE JIN	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$685,300	Mixed-Use/Residential	$687,356	$2,056	0.30%	$806
D-249-057	2538840570	Real Prope	5TH AND MADISON	KETTLER JASON H	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$845,600	Mixed-Use/Residential	$848,137	$2,537	0.30%	$994
D-249-058	2538840580	Real Prope	5TH AND MADISON	LIANG KAN+SUSAN Z SU	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$564,900	Mixed-Use/Residential	$566,595	$1,695	0.30%	$664
D-249-059	2538840590	Real Prope	5TH AND MADISON	STEWART DAVID CLIVE	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$639,100	Mixed-Use/Residential	$641,017	$1,917	0.30%	$751
D-249-060	2538840600	Real Prope	5TH AND MADISON	IRWIN DAVID	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$868,700	Mixed-Use/Residential	$871,306	$2,606	0.30%	$1,021
D-249-061	2538840610	Real Prope	5TH AND MADISON	GOUSSIOU ANNA	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$684,600	Mixed-Use/Residential	$686,654	$2,054	0.30%	$805
D-249-062	2538840620	Real Prope	5TH AND MADISON	SARKARI KURUSHI P REV TRUST	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$685,300	Mixed-Use/Residential	$687,356	$2,056	0.30%	$806
D-249-063	2538840630	Real Prope	5TH AND MADISON	AMEND MICHAEL W+ASHLEY	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$845,600	Mixed-Use/Residential	$848,137	$2,537	0.30%	$994
D-249-064	2538840640	Real Prope	5TH AND MADISON	YU LOC A	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$564,900	Mixed-Use/Residential	$566,595	$1,695	0.30%	$664
D-249-065	2538840650	Real Prope	5TH AND MADISON	KERSBERGEN MARY	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$639,100	Mixed-Use/Residential	$641,017	$1,917	0.30%	$751
D-249-066	2538840660	Real Prope	5TH AND MADISON	VANECKO ANDREA D	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$868,700	Mixed-Use/Residential	$871,306	$2,606	0.30%	$1,021
D-249-067	2538840670	Real Prope	5TH AND MADISON	AWASTHI VIDYA+PUNITA	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$684,600	Mixed-Use/Residential	$686,654	$2,054	0.30%	$805
D-249-068	2538840680	Real Prope	5TH AND MADISON	WEINSTEIN CARL D+SARAH	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$685,300	Mixed-Use/Residential	$687,356	$2,056	0.30%	$806
D-249-069	2538840690	Real Prope	5TH AND MADISON	MALHOTRA PARAS+RUCHIKA	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$845,600	Mixed-Use/Residential	$848,137	$2,537	0.30%	$994
D-249-070	2538840700	Real Prope	5TH AND MADISON	VANECKO ANDREA D	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$564,900	Mixed-Use/Residential	$566,595	$1,695	0.30%	$664
D-249-071	2538840710	Real Prope	5TH AND MADISON	GANNI SANDEEP	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$661,925	Mixed-Use/Residential	$663,911	$1,986	0.30%	$778
D-249-072	2538840720	Real Prope	5TH AND MADISON	ROBERTS GARY	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$899,725	Mixed-Use/Residential	$902,424	$2,699	0.30%	$1,058
D-249-073	2538840730	Real Prope	5TH AND MADISON	ROSENFELD JEFFREY D	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$684,600	Mixed-Use/Residential	$686,654	$2,054	0.30%	$805
D-249-074	2538840740	Real Prope	5TH AND MADISON	MARCHICK JILL E	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$685,300	Mixed-Use/Residential	$687,356	$2,056	0.30%	$806
D-249-075	2538840750	Real Prope	5TH AND MADISON	FRANDSEN GEORGE M -TTEE	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$845,600	Mixed-Use/Residential	$848,137	$2,537	0.30%	$994
D-249-076	2538840760	Real Prope	5TH AND MADISON	KIERSTEAD JANET K-DONALD M	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$564,900	Mixed-Use/Residential	$566,595	$1,695	0.30%	$664
D-249-077	2538840770	Real Prope	5TH AND MADISON	SHIFTAN NICHOLAS	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$661,925	Mixed-Use/Residential	$663,911	$1,986	0.30%	$778
D-249-078	2538840780	Real Prope	5TH AND MADISON	DAO TOM	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$899,725	Mixed-Use/Residential	$902,424	$2,699	0.30%	$1,058
D-249-079	2538840790	Real Prope	5TH AND MADISON	BELUCHE RAMON A+LINDA A	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$684,600	Mixed-Use/Residential	$686,654	$2,054	0.30%	$805
D-249-080	2538840800	Real Prope	5TH AND MADISON	BERNAL JEROLD S	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$685,300	Mixed-Use/Residential	$687,356	$2,056	0.30%	$806
D-249-081	2538840810	Real Prope	5TH AND MADISON	BINGMAN THOMAS+LANE SEAN	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$845,600	Mixed-Use/Residential	$848,137	$2,537	0.30%	$994
D-249-082	2538840820	Real Prope	5TH AND MADISON	AZNAR FERNANDO	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$564,900	Mixed-Use/Residential	$566,595	$1,695	0.30%	$664
D-249-083	2538840830	Real Prope	5TH AND MADISON	DUBOIS+COOKSEY+BISCHOFF	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$661,925	Mixed-Use/Residential	$663,911	$1,986	0.30%	$778
D-249-084	2538840840	Real Prope	5TH AND MADISON	DIAZ JANET M+BROWN TOBIN J	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$899,725	Mixed-Use/Residential	$902,424	$2,699	0.30%	$1,058
D-249-085	2538840850	Real Prope	5TH AND MADISON	RAGAB AYMAN	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$684,600	Mixed-Use/Residential	$686,654	$2,054	0.30%	$805
D-249-086	2538840860	Real Prope	5TH AND MADISON	SMITH SEAN+SULLIVAN SANDRA	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$685,300	Mixed-Use/Residential	$687,356	$2,056	0.30%	$806
D-249-087	2538840870	Real Prope	5TH AND MADISON	SONG LIN	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$845,600	Mixed-Use/Residential	$848,137	$2,537	0.30%	$994
D-249-088	2538840880	Real Prope	5TH AND MADISON	CHARTBANCHACHAI PISIT	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$564,900	Mixed-Use/Residential	$566,595	$1,695	0.30%	$664
D-249-089	2538840890	Real Prope	5TH AND MADISON	JIMENEZ JILMA V	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$661,925	Mixed-Use/Residential	$663,911	$1,986	0.30%	$778
D-249-090	2538840900	Real Prope	5TH AND MADISON	NORMAN	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$899,725	Mixed-Use/Residential	$902,424	$2,699	0.30%	$1,058
D-249-091	2538840910	Real Prope	5TH AND MADISON	KASS PHILLIP A+NINA J	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$684,600	Mixed-Use/Residential	$686,654	$2,054	0.30%	$805
D-249-092	2538840920	Real Prope	5TH AND MADISON	VAN METER DANIEL	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$685,300	Mixed-Use/Residential	$687,356	$2,056	0.30%	$806
D-249-093	2538840930	Real Prope	5TH AND MADISON	PIATEK MICHAEL+MELISSA SZOC	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$845,600	Mixed-Use/Residential	$848,137	$2,537	0.30%	$994
D-249-094	2538840940	Real Prope	5TH AND MADISON	WOLF KYLE N+JEANNE A	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$564,900	Mixed-Use/Residential	$566,595	$1,695	0.30%	$664
D-249-095	2538840950	Real Prope	5TH AND MADISON	MEE GEORGIA KATE	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$661,925	Mixed-Use/Residential	$663,911	$1,986	0.30%	$778
D-249-096	2538840960	Real Prope	5TH AND MADISON	FOGEL LEE+JANIE L	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$899,725	Mixed-Use/Residential	$902,424	$2,699	0.30%	$1,058
D-249-097	2538840970	Real Prope	5TH AND MADISON	WILLIAMS HENRY F+ANGIE A	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$684,600	Mixed-Use/Residential	$686,654	$2,054	0.30%	$805
D-249-098	2538840980	Real Prope	5TH AND MADISON	WALKER MEREDITH	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$685,300	Mixed-Use/Residential	$687,356	$2,056	0.30%	$806
D-249-099	2538840990	Real Prope	5TH AND MADISON	BEAMAN DEREK M+PAUTZ	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$845,600	Mixed-Use/Residential	$848,137	$2,537	0.30%	$994

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-249-100	253884 1000	+RealPrope	5TH AND MADISON	ROSENE HARVEY D+MARCELLA L	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$564,900	Mixed-Use/Residential	$566,595	$1,695	0.30%	$664
D-249-101	253884 1010	+RealPrope	5TH AND MADISON	TOWNSEND OREN	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$661,925	Mixed-Use/Residential	$663,911	$1,986	0.30%	$778
D-249-102	253884 1020	+RealPrope	5TH AND MADISON	NAUCK SUSAN+BELL JASON	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$899,725	Mixed-Use/Residential	$902,424	$2,699	0.30%	$1,058
D-249-103	253884 1030	+RealPrope	5TH AND MADISON	BASS PHAR	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$684,600	Mixed-Use/Residential	$686,654	$2,054	0.30%	$805
D-249-104	253884 1040	+RealPrope	5TH AND MADISON	BURNS THOMAS W+WALTERS-	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$685,300	Mixed-Use/Residential	$687,356	$2,056	0.30%	$806
D-249-105	253884 1050	+RealPrope	5TH AND MADISON	GROSSER JEREMY T-TTEE	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$845,600	Mixed-Use/Residential	$848,137	$2,537	0.30%	$994
D-249-106	253884 1060	+RealPrope	5TH AND MADISON	DING GUANGHAO	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$564,900	Mixed-Use/Residential	$566,595	$1,695	0.30%	$664
D-249-108	253884 1080	+RealPrope	5TH AND MADISON	KILBERG LORI+JAMES A	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	2,154	Mixed-Use/Residential	$1,615,500	Mixed-Use/Residential	$1,620,347	$4,846	0.30%	$1,899
D-249-109	253884 1090	+RealPrope	5TH AND MADISON	DAVIDHEISER ROGER S	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$684,600	Mixed-Use/Residential	$686,654	$2,054	0.30%	$805
D-249-110	253884 1100	+RealPrope	5TH AND MADISON	PHAM MAI T DR	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$685,300	Mixed-Use/Residential	$687,356	$2,056	0.30%	$806
D-249-111	253884 1110	+RealPrope	5TH AND MADISON	RILEY JOHN+CHRISTINE	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$845,600	Mixed-Use/Residential	$848,137	$2,537	0.30%	$994
D-249-112	253884 1120	+RealPrope	5TH AND MADISON	KELLY REBECCA R+KJI	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$564,900	Mixed-Use/Residential	$566,595	$1,695	0.30%	$664
D-249-113	253884 1130	+RealPrope	5TH AND MADISON	ALLEN SHERMAN V	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$684,750	Mixed-Use/Residential	$686,804	$2,054	0.30%	$805
D-249-114	253884 1140	+RealPrope	5TH AND MADISON	GOTTSCHLICH MICHELLE J-TTEE	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$930,750	Mixed-Use/Residential	$933,542	$2,792	0.30%	$1,094
D-249-115	253884 1150	+RealPrope	5TH AND MADISON	BAYTREE LIVING LLC	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$684,600	Mixed-Use/Residential	$686,654	$2,054	0.30%	$805
D-249-116	253884 1160	+RealPrope	5TH AND MADISON	STROMBOM DAVID G	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$685,300	Mixed-Use/Residential	$687,356	$2,056	0.30%	$806
D-249-117	253884 1170	+RealPrope	5TH AND MADISON	AGUILA MIGUEL+LOWE SCOTT	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$845,600	Mixed-Use/Residential	$848,137	$2,537	0.30%	$994
D-249-118	253884 1180	+RealPrope	5TH AND MADISON	GULI LLC	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$564,900	Mixed-Use/Residential	$566,595	$1,695	0.30%	$664
D-249-119	253884 1190	+RealPrope	5TH AND MADISON	REPASS JOANNE M	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	913	Mixed-Use/Residential	$684,750	Mixed-Use/Residential	$686,804	$2,054	0.30%	$805
D-249-120	253884 1200	+RealPrope	5TH AND MADISON	COMSTOCK PL LLC	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,241	Mixed-Use/Residential	$930,750	Mixed-Use/Residential	$933,542	$2,792	0.30%	$1,094
D-249-121	253884 1210	+RealPrope	5TH AND MADISON	GRAY JASON IRVING	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	978	Mixed-Use/Residential	$684,600	Mixed-Use/Residential	$686,654	$2,054	0.30%	$805
D-249-122	253884 1220	+RealPrope	5TH AND MADISON	LAMPSON HOLDINGS II LLC	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	979	Mixed-Use/Residential	$685,300	Mixed-Use/Residential	$687,356	$2,056	0.30%	$806
D-249-123	253884 1230	+RealPrope	5TH AND MADISON	CULLEN LAURA M	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,208	Mixed-Use/Residential	$845,600	Mixed-Use/Residential	$848,137	$2,537	0.30%	$994
D-249-124	253884 1240	+RealPrope	5TH AND MADISON	COLEMAN DAVID H	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	807	Mixed-Use/Residential	$564,900	Mixed-Use/Residential	$566,595	$1,695	0.30%	$664
D-249-125	253884 1250	+RealPrope	5TH AND MADISON	EDENBURT HOLDINGS LLC	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	2,205	Mixed-Use/Residential	$2,650,800	Mixed-Use/Residential	$2,658,753	$7,952	0.30%	$3,116
D-249-126	253884 1260	+RealPrope	5TH AND MADISON	JAVELLANA ARLENE & RAMON	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	1,958	Mixed-Use/Residential	$2,153,800	Mixed-Use/Residential	$2,160,261	$6,461	0.30%	$2,532
D-249-127	253884 1270	+RealPrope	5TH AND MADISON	KOPP MICHAEL E+JULIE KRUGER	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	2,043	Mixed-Use/Residential	$2,247,300	Mixed-Use/Residential	$2,254,042	$6,742	0.30%	$2,642
D-249-001	253884 0010	+RealPrope	5TH AND MADISON	RUNNING SCARED LLC	909 5TH AVE, SEATTLE 98104	DOC1 U/450/U	9,525	140,970	6,490	Mixed-Use/Commercial	$3,794,000	Mixed-Use/Commercial	$3,803,300	$9,300	0.25%	$3,644
D-304	258500 0000	+RealPrope	FLORENTINE CONDOMINIUM		526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	13,418	13,418	Condominium(Mixed Use)		Condominium(Mixed Use)			1.50%	
D-304-001	258500 0010	+RealPrope	FLORENTINE CONDOMINIUM	BICKEL LOREN G	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,251	Mixed-Use/Residential	$500,400	Mixed-Use/Residential	$507,906	$7,506	1.50%	$2,941
D-304-002	258500 0020	+RealPrope	FLORENTINE CONDOMINIUM	STRONGSHELL HOME TRUST	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,036	Mixed-Use/Residential	$414,400	Mixed-Use/Residential	$420,616	$6,216	1.50%	$2,436
D-304-003	258500 0030	+RealPrope	FLORENTINE CONDOMINIUM	FREEMAN MILLER III+LINDA D	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,259	Mixed-Use/Residential	$503,600	Mixed-Use/Residential	$511,154	$7,554	1.50%	$2,960
D-304-004	258500 0040	+RealPrope	FLORENTINE CONDOMINIUM	FORBES ERIC	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,115	Mixed-Use/Residential	$446,000	Mixed-Use/Residential	$452,690	$6,690	1.50%	$2,621
D-304-005	258500 0050	+RealPrope	FLORENTINE CONDOMINIUM	FARHAT MOHAMMED	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,298	Mixed-Use/Residential	$519,200	Mixed-Use/Residential	$526,988	$7,788	1.50%	$3,052
D-304-006	258500 0060	+RealPrope	FLORENTINE CONDOMINIUM	SHONE JULIA KALE	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,166	Mixed-Use/Residential	$466,400	Mixed-Use/Residential	$473,396	$6,996	1.50%	$2,741
D-304-007	258500 0070	+RealPrope	FLORENTINE CONDOMINIUM	BERTRAND JEFF P	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,229	Mixed-Use/Residential	$491,600	Mixed-Use/Residential	$498,974	$7,374	1.50%	$2,889
D-304-008	258500 0080	+RealPrope	FLORENTINE CONDOMINIUM	ESTEBAN LUIS+PATSULA SARAH	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,110	Mixed-Use/Residential	$444,000	Mixed-Use/Residential	$450,660	$6,660	1.50%	$2,610
D-304-009	258500 0090	+RealPrope	FLORENTINE CONDOMINIUM	BAUMGARTNER JACLYN A	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,260	Mixed-Use/Residential	$504,000	Mixed-Use/Residential	$511,560	$7,560	1.50%	$2,962
D-304-010	258500 0100	+RealPrope	FLORENTINE CONDOMINIUM	CROW DOUGLAS A+JILL R	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,105	Mixed-Use/Residential	$442,000	Mixed-Use/Residential	$448,630	$6,630	1.50%	$2,598
D-304-011	258500 0110	+RealPrope	FLORENTINE CONDOMINIUM	FLORENTINE HOMEOWNERS	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,297	Mixed-Use/Residential	$518,800	Mixed-Use/Residential	$526,582	$7,782	1.50%	$3,049
D-304-012	258500 0120	+RealPrope	FLORENTINE CONDOMINIUM	SCHWISOW M+HECKLER J	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,031	Mixed-Use/Residential	$412,400	Mixed-Use/Residential	$418,586	$6,186	1.50%	$2,424
D-304-013	258500 0130	+RealPrope	FLORENTINE CONDOMINIUM	SAVAGE ANDREA J+AALAND	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,230	Mixed-Use/Residential	$492,000	Mixed-Use/Residential	$499,380	$7,380	1.50%	$2,892
D-304-014	258500 0140	+RealPrope	FLORENTINE CONDOMINIUM	GLENISKY GARY+BROWN	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,418	Mixed-Use/Residential	$567,200	Mixed-Use/Residential	$575,708	$8,508	1.50%	$3,334
D-304-015	258500 0150	+RealPrope	FLORENTINE CONDOMINIUM	OBRIEN WILLIAM	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,258	Mixed-Use/Residential	$503,200	Mixed-Use/Residential	$510,748	$7,548	1.50%	$2,957
D-304-016	258500 0160	+RealPrope	FLORENTINE CONDOMINIUM	O'DONNELL WILSON E+CAROL B	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,435	Mixed-Use/Residential	$574,000	Mixed-Use/Residential	$582,610	$8,610	1.50%	$3,374
D-304-017	258500 0170	+RealPrope	FLORENTINE CONDOMINIUM	CHANG JEFFREY GIN-HWA+YIN J	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,286	Mixed-Use/Residential	$514,400	Mixed-Use/Residential	$522,116	$7,716	1.50%	$3,023
D-304-018	258500 0180	+RealPrope	FLORENTINE CONDOMINIUM	KANY BRIAN S	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,113	Mixed-Use/Residential	$445,200	Mixed-Use/Residential	$451,878	$6,678	1.50%	$2,617
D-304-019	258500 0190	+RealPrope	FLORENTINE CONDOMINIUM	LUTZ DAVID+MELISSA LOH	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,217	Mixed-Use/Residential	$486,800	Mixed-Use/Residential	$494,102	$7,302	1.50%	$2,861
D-304-020	258500 0200	+RealPrope	FLORENTINE CONDOMINIUM	GRAVES DAVID PETER	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,103	Mixed-Use/Residential	$441,200	Mixed-Use/Residential	$447,818	$6,618	1.50%	$2,593
D-304-021	258500 0210	+RealPrope	FLORENTINE CONDOMINIUM	HUGHES PAUL R+BROADHEAD	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,259	Mixed-Use/Residential	$503,600	Mixed-Use/Residential	$511,154	$7,554	1.50%	$2,960
D-304-022	258500 0220	+RealPrope	FLORENTINE CONDOMINIUM	WOLCZKO STEFAN	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,024	Mixed-Use/Residential	$409,600	Mixed-Use/Residential	$415,744	$6,144	1.50%	$2,407
D-304-023	258500 0230	+RealPrope	FLORENTINE CONDOMINIUM	BERG ALEX W	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,298	Mixed-Use/Residential	$519,200	Mixed-Use/Residential	$526,988	$7,788	1.50%	$3,052
D-304-024	258500 0240	+RealPrope	FLORENTINE CONDOMINIUM	CLINHN MICHAEL R+URSINO	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,313	Mixed-Use/Residential	$525,200	Mixed-Use/Residential	$533,078	$7,878	1.50%	$3,087
D-304-025	258500 0250	+RealPrope	FLORENTINE CONDOMINIUM	CAMPBELL ROGER	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,480	Mixed-Use/Residential	$592,000	Mixed-Use/Residential	$600,880	$8,880	1.50%	$3,479
D-304-026	258500 0260	+RealPrope	FLORENTINE CONDOMINIUM	BALDWIN MARY M+HAMMOND	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,387	Mixed-Use/Residential	$554,800	Mixed-Use/Residential	$563,122	$8,322	1.50%	$3,261
D-304-027	258500 0270	+RealPrope	FLORENTINE CONDOMINIUM	SHULTZ/GALLARDO	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,644	Mixed-Use/Residential	$657,600	Mixed-Use/Residential	$667,464	$9,864	1.50%	$3,865
D-304-028	258500 0280	+RealPrope	FLORENTINE CONDOMINIUM	HERMAN SHERRY M	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,251	Mixed-Use/Residential	$500,400	Mixed-Use/Residential	$507,906	$7,506	1.50%	$2,941
D-304-029	258500 0290	+RealPrope	FLORENTINE CONDOMINIUM	WEISE SHARON L	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,036	Mixed-Use/Residential	$414,400	Mixed-Use/Residential	$420,616	$6,216	1.50%	$2,436
D-304-030	258500 0300	+RealPrope	FLORENTINE CONDOMINIUM	NORMAN GRACE M+RDSELER	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,259	Mixed-Use/Residential	$503,600	Mixed-Use/Residential	$511,154	$7,554	1.50%	$2,960
D-304-031	258500 0310	+RealPrope	FLORENTINE CONDOMINIUM	LEW-HAILER SANDRA L-TTEE	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,115	Mixed-Use/Residential	$446,000	Mixed-Use/Residential	$452,690	$6,690	1.50%	$2,621
D-304-032	258500 0320	+RealPrope	FLORENTINE CONDOMINIUM	BUTLER GEOFFREY A+LIN CHEN	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,312	Mixed-Use/Residential	$524,800	Mixed-Use/Residential	$532,672	$7,872	1.50%	$3,084
D-304-033	258500 0330	+RealPrope	FLORENTINE CONDOMINIUM	JOHNSON SHELLY A	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,166	Mixed-Use/Residential	$466,400	Mixed-Use/Residential	$473,396	$6,996	1.50%	$2,741
D-304-034	258500 0340	+RealPrope	FLORENTINE CONDOMINIUM	BAIRDS POLLY A	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,244	Mixed-Use/Residential	$497,600	Mixed-Use/Residential	$505,064	$7,464	1.50%	$2,925
D-304-035	258500 0350	+RealPrope	FLORENTINE CONDOMINIUM	MORELAND STEFANIE L	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,110	Mixed-Use/Residential	$444,000	Mixed-Use/Residential	$450,660	$6,660	1.50%	$2,610
D-304-036	258500 0360	+RealPrope	FLORENTINE CONDOMINIUM	MIYAKE WAYNE J	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,260	Mixed-Use/Residential	$504,000	Mixed-Use/Residential	$511,560	$7,560	1.50%	$2,962

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-304-037	2585000370	Real Prope	FLORENTINE CONDOMINIUM	SHAW BRIDGET LEE	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,105	Mixed-Use/Residential	$442,000	Mixed-Use/Residential	$448,630	$6,630	1.50%	$2,598
D-304-038	2585000380	Real Prope	FLORENTINE CONDOMINIUM	PECK AIMEE E	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,317	Mixed-Use/Residential	$524,800	Mixed-Use/Residential	$532,672	$7,872	1.50%	$3,084
D-304-039	2585000390	Real Prope	FLORENTINE CONDOMINIUM	SAMOST MARIAH N	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,031	Mixed-Use/Residential	$412,400	Mixed-Use/Residential	$418,586	$6,186	1.50%	$2,424
D-304-040	2585000400	Real Prope	FLORENTINE CONDOMINIUM	BORACCHINI MICHAEL ANGELO	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,244	Mixed-Use/Residential	$497,600	Mixed-Use/Residential	$505,064	$7,464	1.50%	$2,925
D-304-041	2585000410	Real Prope	FLORENTINE CONDOMINIUM	CROW DOUGLAS A+JILL R	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,418	Mixed-Use/Residential	$567,200	Mixed-Use/Residential	$575,708	$8,508	1.50%	$3,334
D-304-042	2585000420	Real Prope	FLORENTINE CONDOMINIUM	HULL MITCHELL S+AKIKO S	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,258	Mixed-Use/Residential	$503,200	Mixed-Use/Residential	$510,748	$7,548	1.50%	$2,957
D-304-043	2585000430	Real Prope	FLORENTINE CONDOMINIUM	FORONDA RICARDO LOO	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,435	Mixed-Use/Residential	$574,000	Mixed-Use/Residential	$582,610	$8,610	1.50%	$3,374
D-304-044	2585000440	Real Prope	FLORENTINE CONDOMINIUM	DROBYN MARTA+HANSON	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,300	Mixed-Use/Residential	$520,000	Mixed-Use/Residential	$527,800	$7,800	1.50%	$3,056
D-304-045	2585000450	Real Prope	FLORENTINE CONDOMINIUM	BECK TERRY J+JANET SUE	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,113	Mixed-Use/Residential	$445,200	Mixed-Use/Residential	$451,878	$6,678	1.50%	$2,617
D-304-046	2585000460	Real Prope	FLORENTINE CONDOMINIUM	CATANZARO TONY J	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,231	Mixed-Use/Residential	$492,400	Mixed-Use/Residential	$499,786	$7,386	1.50%	$2,894
D-304-047	2585000470	Real Prope	FLORENTINE CONDOMINIUM	PEREZ SARAH J+CAMPBELL IAN	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,103	Mixed-Use/Residential	$441,200	Mixed-Use/Residential	$447,818	$6,618	1.50%	$2,593
D-304-048	2585000480	Real Prope	FLORENTINE CONDOMINIUM	ENGLUND STEVEN E+KRISTIN T	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,259	Mixed-Use/Residential	$503,600	Mixed-Use/Residential	$511,154	$7,554	1.50%	$2,960
D-304-049	2585000490	Real Prope	FLORENTINE CONDOMINIUM	NICHOLS AMY+SCOTT B	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,024	Mixed-Use/Residential	$409,600	Mixed-Use/Residential	$415,744	$6,144	1.50%	$2,407
D-304-050	2585000500	Real Prope	FLORENTINE CONDOMINIUM	HOLMES JURELL	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,312	Mixed-Use/Residential	$524,800	Mixed-Use/Residential	$532,672	$7,872	1.50%	$3,084
D-304-051	2585000510	Real Prope	FLORENTINE CONDOMINIUM	LEE SU-HUA	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,313	Mixed-Use/Residential	$525,200	Mixed-Use/Residential	$533,078	$7,878	1.50%	$3,087
D-304-052	2585000520	Real Prope	FLORENTINE CONDOMINIUM	SAKAGUCHI ANN M	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,480	Mixed-Use/Residential	$592,000	Mixed-Use/Residential	$600,880	$8,880	1.50%	$3,479
D-304-053	2585000530	Real Prope	FLORENTINE CONDOMINIUM	COX JAMES O+NELSON	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,387	Mixed-Use/Residential	$554,800	Mixed-Use/Residential	$563,122	$8,322	1.50%	$3,261
D-304-054	2585000540	Real Prope	FLORENTINE CONDOMINIUM	HEIDERGOTT ALISON G	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,644	Mixed-Use/Residential	$657,600	Mixed-Use/Residential	$667,464	$9,864	1.50%	$3,865
D-304-055	2585000550	Real Prope	FLORENTINE CONDOMINIUM	MILLER DOUGLAS R	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,251	Mixed-Use/Residential	$500,400	Mixed-Use/Residential	$507,906	$7,506	1.50%	$2,941
D-304-056	2585000560	Real Prope	FLORENTINE CONDOMINIUM	MAR WAYNE A	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,036	Mixed-Use/Residential	$414,400	Mixed-Use/Residential	$420,616	$6,216	1.50%	$2,436
D-304-057	2585000570	Real Prope	FLORENTINE CONDOMINIUM	VAN DER VELDEN LISA J+KARL	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,259	Mixed-Use/Residential	$503,600	Mixed-Use/Residential	$511,154	$7,554	1.50%	$2,960
D-304-058	2585000580	Real Prope	FLORENTINE CONDOMINIUM	TRAN DAVID V	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,115	Mixed-Use/Residential	$446,000	Mixed-Use/Residential	$452,690	$6,690	1.50%	$2,621
D-304-059	2585000590	Real Prope	FLORENTINE CONDOMINIUM	COLE RILEY J+COLE BRYAN C+T	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,312	Mixed-Use/Residential	$524,800	Mixed-Use/Residential	$532,672	$7,872	1.50%	$3,084
D-304-060	2585000600	Real Prope	FLORENTINE CONDOMINIUM	WILL-CHAN LLC	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,166	Mixed-Use/Residential	$466,400	Mixed-Use/Residential	$473,396	$6,996	1.50%	$2,741
D-304-061	2585000610	Real Prope	FLORENTINE CONDOMINIUM	BRISTOW ANN	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,244	Mixed-Use/Residential	$497,600	Mixed-Use/Residential	$505,064	$7,464	1.50%	$2,925
D-304-062	2585000620	Real Prope	FLORENTINE CONDOMINIUM	LUK KAREN G	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,110	Mixed-Use/Residential	$444,000	Mixed-Use/Residential	$450,660	$6,660	1.50%	$2,610
D-304-063	2585000630	Real Prope	FLORENTINE CONDOMINIUM	ABRAHAM RAHEL	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,260	Mixed-Use/Residential	$504,000	Mixed-Use/Residential	$511,560	$7,560	1.50%	$2,962
D-304-064	2585000640	Real Prope	FLORENTINE CONDOMINIUM	FRANK CORVIN J	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,105	Mixed-Use/Residential	$442,000	Mixed-Use/Residential	$448,630	$6,630	1.50%	$2,598
D-304-065	2585000650	Real Prope	FLORENTINE CONDOMINIUM	KIKUCHI FRED N+SUE S	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,312	Mixed-Use/Residential	$524,800	Mixed-Use/Residential	$532,672	$7,872	1.50%	$3,084
D-304-066	2585000660	Real Prope	FLORENTINE CONDOMINIUM	SIROCHMAN JEFFREY M	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,031	Mixed-Use/Residential	$412,400	Mixed-Use/Residential	$418,586	$6,186	1.50%	$2,424
D-304-067	2585000670	Real Prope	FLORENTINE CONDOMINIUM	DENNIS SUSAN	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,244	Mixed-Use/Residential	$497,600	Mixed-Use/Residential	$505,064	$7,464	1.50%	$2,925
D-304-068	2585000680	Real Prope	FLORENTINE CONDOMINIUM	CASSIDY CHRISTOPHER P	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,418	Mixed-Use/Residential	$567,200	Mixed-Use/Residential	$575,708	$8,508	1.50%	$3,334
D-304-069	2585000690	Real Prope	FLORENTINE CONDOMINIUM	ROONEY NOEL J	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,258	Mixed-Use/Residential	$503,200	Mixed-Use/Residential	$510,748	$7,548	1.50%	$2,957
D-304-070	2585000700	Real Prope	FLORENTINE CONDOMINIUM	VODDER DOUG W+RANAE K	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,435	Mixed-Use/Residential	$574,000	Mixed-Use/Residential	$582,610	$8,610	1.50%	$3,374
D-304-071	2585000710	Real Prope	FLORENTINE CONDOMINIUM	DRAGO JAN+NOEL	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,300	Mixed-Use/Residential	$520,000	Mixed-Use/Residential	$527,800	$7,800	1.50%	$3,056
D-304-072	2585000720	Real Prope	FLORENTINE CONDOMINIUM	HORNE DEBORAH J	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,113	Mixed-Use/Residential	$445,200	Mixed-Use/Residential	$451,878	$6,678	1.50%	$2,617
D-304-073	2585000730	Real Prope	FLORENTINE CONDOMINIUM	MATTHYS JOSEPH F+TARA H	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,231	Mixed-Use/Residential	$492,400	Mixed-Use/Residential	$499,786	$7,386	1.50%	$2,894
D-304-074	2585000740	Real Prope	FLORENTINE CONDOMINIUM	PHERRIBO ALEXANDER H	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,103	Mixed-Use/Residential	$441,200	Mixed-Use/Residential	$447,818	$6,618	1.50%	$2,593
D-304-075	2585000750	Real Prope	FLORENTINE CONDOMINIUM	ALLMENDINGER	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,259	Mixed-Use/Residential	$503,600	Mixed-Use/Residential	$511,154	$7,554	1.50%	$2,960
D-304-076	2585000760	Real Prope	FLORENTINE CONDOMINIUM	BENNETT ALISON L	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,024	Mixed-Use/Residential	$409,600	Mixed-Use/Residential	$415,744	$6,144	1.50%	$2,407
D-304-077	2585000770	Real Prope	FLORENTINE CONDOMINIUM	CRAWFORD MARY B+SAMUEL	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,317	Mixed-Use/Residential	$524,800	Mixed-Use/Residential	$532,672	$7,872	1.50%	$3,084
D-304-078	2585000780	Real Prope	FLORENTINE CONDOMINIUM	ISSOMBO GAETAN	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,313	Mixed-Use/Residential	$525,200	Mixed-Use/Residential	$533,078	$7,878	1.50%	$3,087
D-304-079	2585000790	Real Prope	FLORENTINE CONDOMINIUM	CAMACHO STEVE	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,480	Mixed-Use/Residential	$592,000	Mixed-Use/Residential	$600,880	$8,880	1.50%	$3,479
D-304-080	2585000800	Real Prope	FLORENTINE CONDOMINIUM	KROSS KARLA A+KEVIN L	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,387	Mixed-Use/Residential	$554,800	Mixed-Use/Residential	$563,122	$8,322	1.50%	$3,261
D-304-081	2585000810	Real Prope	FLORENTINE CONDOMINIUM	SCHARF CARL BRADLEY & ANN	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,644	Mixed-Use/Residential	$657,600	Mixed-Use/Residential	$667,464	$9,864	1.50%	$3,865
D-304-082	2585000820	Real Prope	FLORENTINE CONDOMINIUM	CONNELL JANE A	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,602	Mixed-Use/Residential	$640,800	Mixed-Use/Residential	$650,412	$9,612	1.50%	$3,766
D-304-083	2585000830	Real Prope	FLORENTINE CONDOMINIUM	ONESTY DAWN L+ASPRY ZOE	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,330	Mixed-Use/Residential	$532,000	Mixed-Use/Residential	$539,980	$7,980	1.50%	$3,127
D-304-084	2585000840	Real Prope	FLORENTINE CONDOMINIUM	PHILLIPS JONATHAN C+MEGAN -	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,634	Mixed-Use/Residential	$653,600	Mixed-Use/Residential	$663,404	$9,804	1.50%	$3,841
D-304-085	2585000850	Real Prope	FLORENTINE CONDOMINIUM	WILL HANS-MARTIN	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,433	Mixed-Use/Residential	$573,200	Mixed-Use/Residential	$581,798	$8,598	1.50%	$3,369
D-304-086	2585000860	Real Prope	FLORENTINE CONDOMINIUM	LAZO LARRY J+DANA L	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,637	Mixed-Use/Residential	$654,800	Mixed-Use/Residential	$664,622	$9,822	1.50%	$3,848
D-304-087	2585000870	Real Prope	FLORENTINE CONDOMINIUM	VANDER STOEP PAUL B+KARI LE	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,436	Mixed-Use/Residential	$574,400	Mixed-Use/Residential	$583,016	$8,616	1.50%	$3,376
D-304-088	2585000880	Real Prope	FLORENTINE CONDOMINIUM	SMITH SANDRA K	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,638	Mixed-Use/Residential	$655,200	Mixed-Use/Residential	$665,028	$9,828	1.50%	$3,851
D-304-089	2585000890	Real Prope	FLORENTINE CONDOMINIUM	MILES WANDRA K	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,437	Mixed-Use/Residential	$574,800	Mixed-Use/Residential	$583,422	$8,622	1.50%	$3,378
D-304-090	2585000900	Real Prope	FLORENTINE CONDOMINIUM	LEWIS PAUL W+DIANE RODILL	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,638	Mixed-Use/Residential	$655,200	Mixed-Use/Residential	$665,028	$9,828	1.50%	$3,851
D-304-091	2585000910	Real Prope	FLORENTINE CONDOMINIUM	INGALLINA CHRISTOPHER +TONI	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,437	Mixed-Use/Residential	$574,800	Mixed-Use/Residential	$583,422	$8,622	1.50%	$3,378
D-304-092	2585000920	Real Prope	FLORENTINE CONDOMINIUM	LATOUSEK JOHN F+KRISTIN	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,645	Mixed-Use/Residential	$658,000	Mixed-Use/Residential	$667,870	$9,870	1.50%	$3,867
D-304-093	2585000930	Real Prope	FLORENTINE CONDOMINIUM	REAM BRANDY JEAN	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,253	Mixed-Use/Residential	$501,200	Mixed-Use/Residential	$508,718	$7,518	1.50%	$2,946
D-304-094	2585000940	Real Prope	FLORENTINE CONDOMINIUM	MARGOLIS JEFFREY N	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,638	Mixed-Use/Residential	$655,200	Mixed-Use/Residential	$665,028	$9,828	1.50%	$3,851
D-304-095	2585000950	Real Prope	FLORENTINE CONDOMINIUM	NORTON NILE PAUL+SARAH	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,516	Mixed-Use/Residential	$606,400	Mixed-Use/Residential	$615,496	$9,096	1.50%	$3,564
D-304-096	2585000960	Real Prope	FLORENTINE CONDOMINIUM	HIRAYAMA MARK	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,638	Mixed-Use/Residential	$655,200	Mixed-Use/Residential	$665,028	$9,828	1.50%	$3,851
D-304-097	2585000970	Real Prope	FLORENTINE CONDOMINIUM	BEHREND DENNIS K+BRANDON	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,830	Mixed-Use/Residential	$732,000	Mixed-Use/Residential	$742,980	$10,980	1.50%	$4,302
D-304-098	2585000980	Real Prope	FLORENTINE CONDOMINIUM	MALONE LINDSEY P+NIKLAS D	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,645	Mixed-Use/Residential	$658,000	Mixed-Use/Residential	$667,870	$9,870	1.50%	$3,867
D-304-099	2585000990	Real Prope	FLORENTINE CONDOMINIUM	DEFREITAS SCOTT	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,437	Mixed-Use/Residential	$574,800	Mixed-Use/Residential	$583,422	$8,622	1.50%	$3,378
D-304-100	2585001000	Real Prope	FLORENTINE CONDOMINIUM	POLICELLO GEORGE E II	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,638	Mixed-Use/Residential	$655,200	Mixed-Use/Residential	$665,028	$9,828	1.50%	$3,851
D-304-101	2585001010	Real Prope	FLORENTINE CONDOMINIUM	PATCH BRIAN J	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,437	Mixed-Use/Residential	$574,800	Mixed-Use/Residential	$583,422	$8,622	1.50%	$3,378
D-304-102	2585001020	Real Prope	FLORENTINE CONDOMINIUM	FERO BRITTANY+SCOTT T	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,638	Mixed-Use/Residential	$655,200	Mixed-Use/Residential	$665,028	$9,828	1.50%	$3,851
D-304-103	2585001030	Real Prope	FLORENTINE CONDOMINIUM	GUSS MATTHEW & CHERYL	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,253	Mixed-Use/Residential	$501,200	Mixed-Use/Residential	$508,718	$7,518	1.50%	$2,946

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-304-104	258500 1040	RealPrope	FLORENTINE CONDOMINIUM	HASTETTER ERICA H	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,645	Mixed-Use/Residential	$668,000	Mixed-Use/Residential	$667,870	$8,870	1.50%	$3,867
D-304-105	258500 1050	RealPrope	FLORENTINE CONDOMINIUM	AKMAN SYDNEY+ALENE R	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,713	Mixed-Use/Residential	$685,200	Mixed-Use/Residential	$685,478	$10,278	1.50%	$4,027
D-304-106	258500 1060	RealPrope	FLORENTINE CONDOMINIUM	BERUBE LAURENCE	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,952	Mixed-Use/Residential	$780,800	Mixed-Use/Residential	$782,512	$11,712	1.50%	$4,589
D-304-107	258500 1070	RealPrope	FLORENTINE CONDOMINIUM	ADAMS CHARLES GIBBS+KRISTIE	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,759	Mixed-Use/Residential	$703,600	Mixed-Use/Residential	$714,454	$10,554	1.50%	$4,135
D-304-108	258500 1080	RealPrope	FLORENTINE CONDOMINIUM	NAULT THOMAS M+MARILYN R	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	2,106	Mixed-Use/Residential	$842,400	Mixed-Use/Residential	$855,036	$12,636	1.50%	$4,951
D-304-109	258500 1090	RealPrope	FLORENTINE CONDOMINIUM	DENNY LESLIE	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	733	Mixed-Use/Commercial	$525,400	Mixed-Use/Commercial	$532,300	$6,900	1.31%	$2,704
D-304-110	258500 1100	RealPrope	FLORENTINE CONDOMINIUM	EDMONDS CREAN LLC	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	2,938	Mixed-Use/Commercial	$1,128,900	Mixed-Use/Commercial	$1,143,700	$14,800	1.31%	$5,799
D-304-111	258500 1110	RealPrope	FLORENTINE CONDOMINIUM	PEAPOD HOLDINGS LLC	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	2,925	Mixed-Use/Commercial	$1,123,900	Mixed-Use/Commercial	$1,138,600	$14,700	1.31%	$5,760
D-304-112	258500 1120	RealPrope	FLORENTINE CONDOMINIUM	BLAIRSTON INVESTMENTS LLC	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	765	Mixed-Use/Commercial	$548,300	Mixed-Use/Commercial	$555,500	$7,200	1.31%	$2,821
D-304-113	258500 1130	RealPrope	FLORENTINE CONDOMINIUM	CHERRY STREET-STADIUM LLC	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	814	Mixed-Use/Commercial	$546,900	Mixed-Use/Commercial	$554,100	$7,200	1.32%	$2,821
D-304-114	258500 1140	RealPrope	FLORENTINE CONDOMINIUM	SUYAMA LINDA	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,092	Mixed-Use/Commercial	$601,600	Mixed-Use/Commercial	$609,500	$7,900	1.31%	$3,095
D-304-115	258500 1150	RealPrope	FLORENTINE CONDOMINIUM	SUNDQUIST LEE G+CAROL	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	1,819	Mixed-Use/Commercial	$794,700	Mixed-Use/Commercial	$805,100	$10,400	1.31%	$4,075
D-304-116	258500 1160	RealPrope	FLORENTINE CONDOMINIUM	COATES JOHN J III	526 1ST AVE S, SEATTLE 98104	PSM-85-120	43,527	154,628	2,332	Mixed-Use/Commercial	$972,600	Mixed-Use/Commercial	$985,300	$12,700	1.31%	$4,976
D-457	293760-0000	https://bi	GRIDIRON		589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	89,863	Condominium(Mixed Use)		Condominium(Mixed Use)			1.50%	
D-457-003	293760-0030	https://bi	GRIDIRON	HEATHER BRIAN+JOAN+DENIS	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	1,367	Mixed-Use/Residential	$1,007,250	Mixed-Use/Residential	$1,022,359	$15,109	1.50%	$5,920
D-457-004	293760-0040	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	1,648	Mixed-Use/Residential	$1,035,600	Mixed-Use/Residential	$1,051,134	$15,534	1.50%	$6,087
D-457-005	293760-0050	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	730	Mixed-Use/Residential	$640,900	Mixed-Use/Residential	$650,514	$9,613	1.50%	$3,767
D-457-006	293760-0060	https://bi	GRIDIRON	TOPPING PAUL I	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	456	Mixed-Use/Residential	$389,300	Mixed-Use/Residential	$395,140	$5,839	1.50%	$2,288
D-457-007	293760-0070	https://bi	GRIDIRON	PIONEER SQUARE LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	636	Mixed-Use/Residential	$511,200	Mixed-Use/Residential	$518,868	$7,668	1.50%	$3,004
D-457-008	293760-0080	https://bi	GRIDIRON	AFORONDA GREGORY	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	740	Mixed-Use/Residential	$592,800	Mixed-Use/Residential	$601,692	$8,892	1.50%	$3,484
D-457-009	293760-0090	https://bi	GRIDIRON	STRUCK MICHAEL+DENA	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	458	Mixed-Use/Residential	$391,000	Mixed-Use/Residential	$396,865	$5,865	1.50%	$2,298
D-457-010	293760-0100	https://bi	GRIDIRON	CONDIOTTY CAROLINE	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	456	Mixed-Use/Residential	$389,300	Mixed-Use/Residential	$395,140	$5,839	1.50%	$2,288
D-457-011	293760-0110	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	458	Mixed-Use/Residential	$391,000	Mixed-Use/Residential	$396,865	$5,865	1.50%	$2,298
D-457-012	293760-0120	https://bi	GRIDIRON	HOWARD ASHLEY+NEVILLE	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	820	Mixed-Use/Residential	$705,500	Mixed-Use/Residential	$716,083	$10,582	1.50%	$4,148
D-457-013	293760-0130	https://bi	GRIDIRON	STRATHCONA PROPERTIES LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	770	Mixed-Use/Residential	$668,100	Mixed-Use/Residential	$678,122	$10,021	1.50%	$3,927
D-457-014	293760-0140	https://bi	GRIDIRON	CASS LAURI	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	802	Mixed-Use/Residential	$644,800	Mixed-Use/Residential	$654,472	$9,672	1.50%	$3,790
D-457-015	293760-0150	https://bi	GRIDIRON	CHRISTINE	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	609	Mixed-Use/Residential	$520,200	Mixed-Use/Residential	$528,003	$7,803	1.50%	$3,057
D-457-016	293760-0160	https://bi	GRIDIRON	JOHN PARAMADILOK	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	603	Mixed-Use/Residential	$476,800	Mixed-Use/Residential	$483,952	$7,152	1.50%	$2,802
D-457-017	293760-0170	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	553	Mixed-Use/Residential	$438,400	Mixed-Use/Residential	$444,976	$6,576	1.50%	$2,577
D-457-018	293760-0180	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	464	Mixed-Use/Residential	$396,950	Mixed-Use/Residential	$402,904	$5,954	1.50%	$2,333
D-457-019	293760-0190	https://bi	GRIDIRON	KELSO JOHN	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	465	Mixed-Use/Residential	$399,500	Mixed-Use/Residential	$405,493	$5,992	1.50%	$2,348
D-457-020	293760-0200	https://bi	GRIDIRON	ROSANNA P BRADBURY	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	641	Mixed-Use/Residential	$539,750	Mixed-Use/Residential	$547,846	$8,096	1.50%	$3,172
D-457-021	293760-0210	https://bi	GRIDIRON	OSTERMAN DOUGLAS A	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	734	Mixed-Use/Residential	$637,500	Mixed-Use/Residential	$647,063	$9,562	1.50%	$3,747
D-457-022	293760-0220	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	456	Mixed-Use/Residential	$391,850	Mixed-Use/Residential	$397,728	$5,878	1.50%	$2,303
D-457-023	293760-0230	https://bi	GRIDIRON	CHEN YANPING P+JIANHUA HUA	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	636	Mixed-Use/Residential	$543,150	Mixed-Use/Residential	$551,297	$8,147	1.50%	$3,192
D-457-024	293760-0240	https://bi	GRIDIRON	LIU JIANYE+CHEN YANGFEN+LIU	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	749	Mixed-Use/Residential	$629,850	Mixed-Use/Residential	$639,298	$9,448	1.50%	$3,702
D-457-025	293760-0250	https://bi	GRIDIRON	CULBERT JAY	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	636	Mixed-Use/Residential	$542,300	Mixed-Use/Residential	$550,435	$8,135	1.50%	$3,187
D-457-026	293760-0260	https://bi	GRIDIRON	SWICK SARAH M	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	738	Mixed-Use/Residential	$628,150	Mixed-Use/Residential	$637,572	$9,422	1.50%	$3,692
D-457-027	293760-0270	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	821	Mixed-Use/Residential	$705,500	Mixed-Use/Residential	$716,083	$10,582	1.50%	$4,146
D-457-028	293760-0280	https://bi	GRIDIRON	DELGADO WILLIAM	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	770	Mixed-Use/Residential	$707,400	Mixed-Use/Residential	$718,011	$10,611	1.50%	$4,158
D-457-029	293760-0290	https://bi	GRIDIRON	KEIZUR CRAIG ANC CARRIE	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	803	Mixed-Use/Residential	$685,100	Mixed-Use/Residential	$695,377	$10,176	1.50%	$4,027
D-457-030	293760-0300	https://bi	GRIDIRON	HINTZE RYAN	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	616	Mixed-Use/Residential	$524,450	Mixed-Use/Residential	$532,317	$7,867	1.50%	$3,082
D-457-031	293760-0310	https://bi	GRIDIRON	MCLEAN KAILA L	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	601	Mixed-Use/Residential	$421,600	Mixed-Use/Residential	$427,924	$6,324	1.50%	$2,478
D-457-032	293760-0320	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	554	Mixed-Use/Residential	$465,800	Mixed-Use/Residential	$472,787	$6,987	1.50%	$2,738
D-457-033	293760-0330	https://bi	GRIDIRON	KONDO LINETTE M+WELLS	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	662	Mixed-Use/Residential	$566,100	Mixed-Use/Residential	$574,592	$8,492	1.50%	$3,327
D-457-034	293760-0340	https://bi	GRIDIRON	GIBBONS KEVIN	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	920	Mixed-Use/Residential	$777,750	Mixed-Use/Residential	$789,416	$11,666	1.50%	$4,571
D-457-035	293760-0350	https://bi	GRIDIRON	MIDLES MATT+BEN S NELSON	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	844	Mixed-Use/Residential	$740,350	Mixed-Use/Residential	$751,455	$11,105	1.50%	$4,351
D-457-036	293760-0360	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	526	Mixed-Use/Residential	$449,650	Mixed-Use/Residential	$456,395	$6,745	1.50%	$2,643
D-457-037	293760-0370	https://bi	GRIDIRON	GRIDIRON703 LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	771	Mixed-Use/Residential	$697,500	Mixed-Use/Residential	$707,963	$10,462	1.50%	$4,099
D-457-038	293760-0380	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	808	Mixed-Use/Residential	$647,200	Mixed-Use/Residential	$656,908	$9,708	1.50%	$3,804
D-457-039	293760-0390	https://bi	GRIDIRON	ABRAHAMS GARY	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	771	Mixed-Use/Residential	$697,500	Mixed-Use/Residential	$707,963	$10,462	1.50%	$4,099
D-457-040	293760-0400	https://bi	GRIDIRON	TMCE WATERFRONT LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	806	Mixed-Use/Residential	$645,600	Mixed-Use/Residential	$655,284	$9,684	1.50%	$3,794
D-457-041	293760-0410	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	1,033	Mixed-Use/Residential	$930,600	Mixed-Use/Residential	$944,559	$13,959	1.50%	$5,469
D-457-042	293760-0420	https://bi	GRIDIRON	RHANNA DEEPAK+MEENAKSHI	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	1,428	Mixed-Use/Residential	$1,144,000	Mixed-Use/Residential	$1,161,160	$17,160	1.50%	$6,724
D-457-043	293760-0430	https://bi	GRIDIRON	GULBRANDSEN FLYNN W	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	588	Mixed-Use/Residential	$469,600	Mixed-Use/Residential	$476,644	$7,044	1.50%	$2,760
D-457-044	293760-0440	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	514	Mixed-Use/Residential	$436,050	Mixed-Use/Residential	$442,591	$6,541	1.50%	$2,563
D-457-045	293760-0450	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	650	Mixed-Use/Residential	$552,500	Mixed-Use/Residential	$560,788	$8,288	1.50%	$3,247
D-457-046	293760-0460	https://bi	GRIDIRON	RAMIREZ STEFAN	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	674	Mixed-Use/Residential	$567,800	Mixed-Use/Residential	$576,317	$8,517	1.50%	$3,337
D-457-047	293760-0470	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	628	Mixed-Use/Residential	$528,700	Mixed-Use/Residential	$536,631	$7,931	1.50%	$3,107
D-457-048	293760-0480	https://bi	GRIDIRON	LYMAN BRENT+KYLIE	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	810	Mixed-Use/Residential	$648,000	Mixed-Use/Residential	$657,720	$9,720	1.50%	$3,809
D-457-049	293760-0490	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	983	Mixed-Use/Residential	$914,850	Mixed-Use/Residential	$928,573	$13,723	1.50%	$5,377
D-457-050	293760-0500	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	844	Mixed-Use/Residential	$757,750	Mixed-Use/Residential	$769,116	$11,366	1.50%	$4,454
D-457-051	293760-0510	https://bi	GRIDIRON	POE JENAE	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	526	Mixed-Use/Residential	$462,000	Mixed-Use/Residential	$468,930	$6,930	1.50%	$2,715
D-457-052	293760-0520	https://bi	GRIDIRON	LI JIE	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	771	Mixed-Use/Residential	$716,875	Mixed-Use/Residential	$727,628	$10,753	1.50%	$4,213
D-457-053	293760-0530	https://bi	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	808	Mixed-Use/Residential	$667,425	Mixed-Use/Residential	$677,436	$10,011	1.50%	$3,923

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
D-457-054	293760-0540	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	771	Mixed-Use/Residential	$716,875	Mixed-Use/Residential	$727,628	$10,753	1.50%	$4,213
D-457-055	293760-0550	https://blu	GRIDIRON	KAREN GORRIN	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	806	Mixed-Use/Residential	$665,775	Mixed-Use/Residential	$675,762	$9,987	1.50%	$3,913
D-457-056	293760-0560	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	1,033	Mixed-Use/Residential	$956,450	Mixed-Use/Residential	$970,797	$14,347	1.50%	$5,621
D-457-057	293760-0570	https://blu	GRIDIRON	GAETAN ISSOMBO	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	1,436	Mixed-Use/Residential	$1,179,750	Mixed-Use/Residential	$1,197,446	$17,696	1.50%	$6,934
D-457-058	293760-0580	https://blu	GRIDIRON	WU HUAN+QI SHIQI	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	589	Mixed-Use/Residential	$484,275	Mixed-Use/Residential	$491,539	$7,264	1.50%	$2,846
D-457-059	293760-0590	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	513	Mixed-Use/Residential	$460,625	Mixed-Use/Residential	$467,584	$6,959	1.50%	$2,648
D-457-060	293760-0600	https://blu	GRIDIRON	JOHN PHAM	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	650	Mixed-Use/Residential	$567,875	Mixed-Use/Residential	$576,393	$8,518	1.50%	$3,338
D-457-061	293760-0610	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	674	Mixed-Use/Residential	$584,500	Mixed-Use/Residential	$593,268	$8,768	1.50%	$3,435
D-457-062	293760-0620	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	628	Mixed-Use/Residential	$544,250	Mixed-Use/Residential	$552,414	$8,164	1.50%	$3,199
D-457-063	293760-0630	https://blu	GRIDIRON	PRYDE ZACHARY R	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	810	Mixed-Use/Residential	$668,250	Mixed-Use/Residential	$678,274	$10,024	1.50%	$3,928
D-457-064	293760-0640	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	983	Mixed-Use/Residential	$938,925	Mixed-Use/Residential	$953,009	$14,084	1.50%	$5,518
D-457-065	293760-0650	https://blu	GRIDIRON	MICHELLE MIRANDA	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	844	Mixed-Use/Residential	$783,900	Mixed-Use/Residential	$795,659	$11,758	1.50%	$4,607
D-457-066	293760-0660	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	526	Mixed-Use/Residential	$476,100	Mixed-Use/Residential	$483,242	$7,141	1.50%	$2,798
D-457-067	293760-0670	https://blu	GRIDIRON	DINES DAVID	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	771	Mixed-Use/Residential	$736,250	Mixed-Use/Residential	$747,294	$11,044	1.50%	$4,327
D-457-068	293760-0680	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	808	Mixed-Use/Residential	$687,650	Mixed-Use/Residential	$697,965	$10,315	1.50%	$4,042
D-457-069	293760-0690	https://blu	GRIDIRON	SHENG DANIEL D	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	771	Mixed-Use/Residential	$736,250	Mixed-Use/Residential	$747,294	$11,044	1.50%	$4,327
D-457-070	293760-0700	https://blu	GRIDIRON	STORM SHAWN M+ORTEGA	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	806	Mixed-Use/Residential	$726,300	Mixed-Use/Residential	$737,195	$10,894	1.50%	$4,269
D-457-071	293760-0710	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	1,033	Mixed-Use/Residential	$982,300	Mixed-Use/Residential	$997,035	$14,734	1.50%	$5,773
D-457-072	293760-0720	https://blu	GRIDIRON	ZHURKOV BLADMIR+YULIYA M	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	1,428	Mixed-Use/Residential	$1,215,500	Mixed-Use/Residential	$1,233,733	$18,232	1.50%	$7,144
D-457-073	293760-0730	https://blu	GRIDIRON	SAU STEPHEN P+LESUE G-TTE	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	569	Mixed-Use/Residential	$513,000	Mixed-Use/Residential	$520,695	$7,695	1.50%	$3,015
D-457-074	293760-0740	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	503	Mixed-Use/Residential	$454,500	Mixed-Use/Residential	$461,318	$6,817	1.50%	$2,671
D-457-075	293760-0750	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	641	Mixed-Use/Residential	$577,800	Mixed-Use/Residential	$586,467	$8,667	1.50%	$3,396
D-457-076	293760-0760	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	664	Mixed-Use/Residential	$594,000	Mixed-Use/Residential	$602,930	$8,930	1.50%	$3,491
D-457-077	293760-0770	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	619	Mixed-Use/Residential	$552,600	Mixed-Use/Residential	$560,889	$8,289	1.50%	$3,248
D-457-078	293760-0780	https://blu	GRIDIRON	WAMMER SEAN+CHANG VIVIAN	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	791	Mixed-Use/Residential	$714,600	Mixed-Use/Residential	$725,319	$10,719	1.50%	$4,200
D-457-079	293760-0790	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	983	Mixed-Use/Residential	$938,925	Mixed-Use/Residential	$953,009	$14,084	1.50%	$5,518
D-457-080	293760-0800	https://blu	GRIDIRON	BUCK JENNIFER+BECKER RYAN	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	855	Mixed-Use/Residential	$792,900	Mixed-Use/Residential	$804,794	$11,893	1.50%	$4,660
D-457-081	293760-0810	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	537	Mixed-Use/Residential	$484,200	Mixed-Use/Residential	$491,463	$7,263	1.50%	$2,846
D-457-082	293760-0820	https://blu	GRIDIRON	ESKENAZY DAVID+LAYLA	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	793	Mixed-Use/Residential	$754,300	Mixed-Use/Residential	$765,615	$11,314	1.50%	$4,433
D-457-083	293760-0830	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	819	Mixed-Use/Residential	$695,300	Mixed-Use/Residential	$705,730	$10,429	1.50%	$4,087
D-457-084	293760-0840	https://blu	GRIDIRON	ALANNES JOSE MOURA	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	793	Mixed-Use/Residential	$753,350	Mixed-Use/Residential	$764,650	$11,300	1.50%	$4,428
D-457-085	293760-0850	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	817	Mixed-Use/Residential	$735,300	Mixed-Use/Residential	$746,330	$11,029	1.50%	$4,321
D-457-086	293760-0860	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	1,055	Mixed-Use/Residential	$999,400	Mixed-Use/Residential	$1,014,391	$14,991	1.50%	$5,874
D-457-087	293760-0870	https://blu	GRIDIRON	CHATEAU LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	1,428	Mixed-Use/Residential	$1,215,500	Mixed-Use/Residential	$1,233,733	$18,232	1.50%	$7,144
D-457-088	293760-0880	https://blu	GRIDIRON	KIM HYUNG KYOON	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	569	Mixed-Use/Residential	$541,500	Mixed-Use/Residential	$549,623	$8,123	1.50%	$3,183
D-457-089	293760-0890	https://blu	GRIDIRON	WALLIS MICHAEL+VENUS	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	503	Mixed-Use/Residential	$505,000	Mixed-Use/Residential	$512,575	$7,575	1.50%	$2,968
D-457-090	293760-0900	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	641	Mixed-Use/Residential	$642,000	Mixed-Use/Residential	$651,630	$9,630	1.50%	$3,773
D-457-091	293760-0910	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	664	Mixed-Use/Residential	$660,000	Mixed-Use/Residential	$669,900	$9,900	1.50%	$3,879
D-457-092	293760-0920	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	619	Mixed-Use/Residential	$614,000	Mixed-Use/Residential	$623,210	$9,210	1.50%	$3,609
D-457-093	293760-0930	https://blu	GRIDIRON	GAO HANG	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	791	Mixed-Use/Residential	$754,300	Mixed-Use/Residential	$765,615	$11,314	1.50%	$4,433
D-457-094	293760-0940	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	990	Mixed-Use/Residential	$989,000	Mixed-Use/Residential	$1,003,835	$14,835	1.50%	$5,813
D-457-095	293760-0950	https://blu	GRIDIRON	HOLDSWORTH ANDREW JOHN	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	844	Mixed-Use/Residential	$805,675	Mixed-Use/Residential	$817,760	$12,085	1.50%	$4,735
D-457-096	293760-0960	https://blu	GRIDIRON	SATA ARTHUR	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	526	Mixed-Use/Residential	$489,325	Mixed-Use/Residential	$496,665	$7,340	1.50%	$2,876
D-457-097	293760-0970	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	771	Mixed-Use/Residential	$755,625	Mixed-Use/Residential	$766,959	$11,334	1.50%	$4,441
D-457-098	293760-0980	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	808	Mixed-Use/Residential	$707,875	Mixed-Use/Residential	$718,493	$10,618	1.50%	$4,160
D-457-099	293760-0990	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	771	Mixed-Use/Residential	$755,625	Mixed-Use/Residential	$766,959	$11,334	1.50%	$4,441
D-457-100	293760-1000	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	806	Mixed-Use/Residential	$746,475	Mixed-Use/Residential	$757,672	$11,197	1.50%	$4,387
D-457-101	293760-1010	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	1,034	Mixed-Use/Residential	$1,008,150	Mixed-Use/Residential	$1,023,272	$15,122	1.50%	$5,925
D-457-102	293760-1020	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	1,428	Mixed-Use/Residential	$1,251,250	Mixed-Use/Residential	$1,270,019	$18,769	1.50%	$7,354
D-457-103	293760-1030	https://blu	GRIDIRON	PROVINCE JAMES A+KRISTIN A	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	569	Mixed-Use/Residential	$598,500	Mixed-Use/Residential	$607,478	$8,977	1.50%	$3,516
D-457-104	293760-1040	https://blu	GRIDIRON	REITEN RICHARD	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	503	Mixed-Use/Residential	$530,250	Mixed-Use/Residential	$538,204	$7,954	1.50%	$3,116
D-457-105	293760-1050	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	641	Mixed-Use/Residential	$674,100	Mixed-Use/Residential	$684,212	$10,111	1.50%	$3,962
D-457-106	293760-1060	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	664	Mixed-Use/Residential	$693,000	Mixed-Use/Residential	$703,395	$10,395	1.50%	$4,073
D-457-107	293760-1070	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	620	Mixed-Use/Residential	$645,750	Mixed-Use/Residential	$655,436	$9,686	1.50%	$3,795
D-457-108	293760-1080	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	791	Mixed-Use/Residential	$774,150	Mixed-Use/Residential	$785,762	$11,612	1.50%	$4,550
D-457-109	293760-1090	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	994	Mixed-Use/Residential	$1,052,100	Mixed-Use/Residential	$1,067,882	$15,782	1.50%	$6,184
D-457-001	293760-0010	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	1,854	Mixed-Use/Commercial	$936,700	Mixed-Use/Commercial	$951,600	$14,900	1.59%	$5,838
D-457-002	293760-0020	https://blu	GRIDIRON	GRIDIRON INVESTORS LLC	589 OCCIDENTAL AVE S, SEATTLE 98104	PSM-85-120	17,158	185,614	6,569	Mixed-Use/Commercial	$2,917,600	Mixed-Use/Commercial	$2,964,200	$46,600	1.60%	$18,257
E-002	257028 0000	*RealPrope	FIX BUILDING THE CONDOMINIUM		1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	4,450	4,450	Condominium(Mixed Use)		Condominium(Mixed Use)			3.00%	
E-002-002	257028 0020	*RealPrope	FIX BUILDING THE CONDOMINIUM	MORRIS HOLLY M	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	582	Mixed-Use/Residential	$349,200	Mixed-Use/Residential	$359,676	$10,476	3.00%	$4,105
E-002-003	257028 0030	*RealPrope	FIX BUILDING THE CONDOMINIUM	MILKOVICH KRISTINE	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	703	Mixed-Use/Residential	$421,800	Mixed-Use/Residential	$434,454	$12,654	3.00%	$4,958
E-002-004	257028 0040	*RealPrope	FIX BUILDING THE CONDOMINIUM	FREEMAN RAY C III	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	795	Mixed-Use/Residential	$477,000	Mixed-Use/Residential	$491,310	$14,310	3.00%	$5,607
E-002-005	257028 0050	*RealPrope	FIX BUILDING THE CONDOMINIUM	SCHNEIDER ROBERT H	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	505	Mixed-Use/Residential	$303,000	Mixed-Use/Residential	$312,090	$9,090	3.00%	$3,561
E-002-006	257028 0060	*RealPrope	FIX BUILDING THE CONDOMINIUM	SCHNEIDER ROBERT H	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	638	Mixed-Use/Residential	$382,800	Mixed-Use/Residential	$394,284	$11,484	3.00%	$4,500
E-002-007	257028 0070	*RealPrope	FIX BUILDING THE CONDOMINIUM	DALES KIM O	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	597	Mixed-Use/Residential	$358,200	Mixed-Use/Residential	$368,946	$10,746	3.00%	$4,211

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
E-002-008	257028 0080	iRealPrope	FIX BUILDING THE CONDOMINIUM	RUE JOHN AUSTIN+TONYA M	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	709	Mixed-Use/Residential	$425,400	Mixed-Use/Residential	$438,162	$12,762	3.00%	$5,000
E-002-009	257028 0090	iRealPrope	FIX BUILDING THE CONDOMINIUM	LE PHONG	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	815	Mixed-Use/Residential	$489,000	Mixed-Use/Residential	$503,670	$14,670	3.00%	$5,748
E-002-010	257028 0100	iRealPrope	FIX BUILDING THE CONDOMINIUM	PELIGH DAVID	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	1,153	Mixed-Use/Residential	$691,800	Mixed-Use/Residential	$712,554	$20,754	3.00%	$8,132
E-002-012	257028 0120	iRealPrope	FIX BUILDING THE CONDOMINIUM	SETHER REBECCA	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	597	Mixed-Use/Residential	$358,200	Mixed-Use/Residential	$368,946	$10,746	3.00%	$4,211
E-002-013	257028 0130	iRealPrope	FIX BUILDING THE CONDOMINIUM	WHITE LORI+ISAAC ACKERMAN	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	709	Mixed-Use/Residential	$425,400	Mixed-Use/Residential	$438,162	$12,762	3.00%	$5,000
E-002-014	257028 0140	iRealPrope	FIX BUILDING THE CONDOMINIUM	FINCH JANE A	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	815	Mixed-Use/Residential	$489,000	Mixed-Use/Residential	$503,670	$14,670	3.00%	$5,748
E-002-015	257028 0150	iRealPrope	FIX BUILDING THE CONDOMINIUM	TOOMAN A RONALD+TOOMAN	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	840	Mixed-Use/Residential	$504,000	Mixed-Use/Residential	$519,120	$15,120	3.00%	$5,924
E-002-016	257028 0160	iRealPrope	FIX BUILDING THE CONDOMINIUM	HENRY JONI	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	1,024	Mixed-Use/Residential	$614,400	Mixed-Use/Residential	$632,832	$18,432	3.00%	$7,222
E-002-017	257028 0170	iRealPrope	FIX BUILDING THE CONDOMINIUM	SHERRIFF WILLIAM STEWART	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	594	Mixed-Use/Residential	$356,400	Mixed-Use/Residential	$367,092	$10,692	3.00%	$4,189
E-002-018	257028 0180	iRealPrope	FIX BUILDING THE CONDOMINIUM	CARNES DEBORAH+JAMES RAY	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	709	Mixed-Use/Residential	$425,400	Mixed-Use/Residential	$438,162	$12,762	3.00%	$5,000
E-002-019	257028 0190	iRealPrope	FIX BUILDING THE CONDOMINIUM	CARNES DEBORAH+JAMES RAY	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	824	Mixed-Use/Residential	$494,400	Mixed-Use/Residential	$509,232	$14,832	3.00%	$5,812
E-002-020	257028 0200	iRealPrope	FIX BUILDING THE CONDOMINIUM	HOAK MICHAEL D+MANGUBAT	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	598	Mixed-Use/Residential	$358,800	Mixed-Use/Residential	$369,564	$10,764	3.00%	$4,218
E-002-021	257028 0210	iRealPrope	FIX BUILDING THE CONDOMINIUM	GERTSCH SABRA	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	969	Mixed-Use/Residential	$581,400	Mixed-Use/Residential	$598,842	$17,442	3.00%	$6,834
E-002-023	257028 0230	iRealPrope	FIX BUILDING THE CONDOMINIUM	SKILLING MICAH	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	579	Mixed-Use/Residential	$347,400	Mixed-Use/Residential	$357,822	$10,422	3.00%	$4,084
E-002-024	257028 0240	iRealPrope	FIX BUILDING THE CONDOMINIUM	TELGARSKY VIVIAN	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	849	Mixed-Use/Residential	$509,400	Mixed-Use/Residential	$524,682	$15,281	3.00%	$5,988
E-002-025	257028 0250	iRealPrope	FIX BUILDING THE CONDOMINIUM	ARNOLD MISTY G	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	694	Mixed-Use/Residential	$416,400	Mixed-Use/Residential	$428,892	$12,492	3.00%	$4,895
E-002-026	257028 0260	iRealPrope	FIX BUILDING THE CONDOMINIUM	NEME SANTIAGO+FERKING	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	989	Mixed-Use/Residential	$593,400	Mixed-Use/Residential	$611,202	$17,802	3.00%	$6,975
E-002-027	257028 0270	iRealPrope	FIX BUILDING THE CONDOMINIUM	SILENT-AIRE USA INC	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	821	Mixed-Use/Residential	$574,700	Mixed-Use/Residential	$591,941	$17,241	3.00%	$6,755
E-002-028	257028 0280	iRealPrope	FIX BUILDING THE CONDOMINIUM	LARKIN KELLY A+HOLMES DEAN	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	877	Mixed-Use/Residential	$613,900	Mixed-Use/Residential	$632,317	$18,417	3.00%	$7,215
E-002-029	257028 0290	iRealPrope	FIX BUILDING THE CONDOMINIUM	BONNEY SHIRLEY J	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	980	Mixed-Use/Residential	$588,000	Mixed-Use/Residential	$605,640	$17,640	3.00%	$6,912
E-002-030	257028 0300	iRealPrope	FIX BUILDING THE CONDOMINIUM	KINNAIRD CHRISTINE E	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	792	Mixed-Use/Residential	$475,200	Mixed-Use/Residential	$489,312	$14,112	3.00%	$5,530
E-002-031	257028 0310	iRealPrope	FIX BUILDING THE CONDOMINIUM	1507 WESTERN AVENUE #605 LL	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	795	Mixed-Use/Residential	$477,000	Mixed-Use/Residential	$491,310	$14,310	3.00%	$5,607
E-002-032	257028 0320	iRealPrope	FIX BUILDING THE CONDOMINIUM	WALLACE RONALD EVAN	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	785	Mixed-Use/Residential	$471,000	Mixed-Use/Residential	$485,130	$14,130	3.00%	$5,536
E-002-001	257028 0010	iRealPrope	FIX BUILDING THE CONDOMINIUM	CARLSON SARA S	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	1,968	Mixed-Use/Commercial	$417,100	Mixed-Use/Commercial	$418,100	$1,000	0.24%	$392
E-002-011	257028 0110	iRealPrope	FIX BUILDING THE CONDOMINIUM	RABEL J KATHLEEN	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	1,503	Mixed-Use/Commercial	$146,000	Mixed-Use/Commercial	$146,400	$400	0.27%	$157
E-002-022	257028 0220	iRealPrope	FIX BUILDING THE CONDOMINIUM	BEVILL J RICHARD	1507 WESTERN AVE, SEATTLE 98101	PMM-85	10,022	24,640	979	Mixed-Use/Commercial	$376,200	Mixed-Use/Commercial	$387,500	$11,300	3.00%	$4,428
E-005	332400 0000	iRealPrope	HILLCLIMB COURT CONDOMINIUM		1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	85,949	Condominium(Mixed Use)		Condominium(Mixed Use)			3.00%	
E-005-002	332400 0020	iRealPrope	HILLCLIMB COURT CONDOMINIUM	NO BOUNDARIES LTD	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	759	Mixed-Use/Residential	$550,275	Mixed-Use/Residential	$566,783	$16,508	3.00%	$6,468
E-005-003	332400 0030	iRealPrope	HILLCLIMB COURT CONDOMINIUM	SAMPSON STEVE	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	863	Mixed-Use/Residential	$625,675	Mixed-Use/Residential	$644,445	$18,770	3.00%	$7,355
E-005-004	332400 0040	iRealPrope	HILLCLIMB COURT CONDOMINIUM	MARTIN SIMON J	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	861	Mixed-Use/Residential	$624,225	Mixed-Use/Residential	$642,952	$18,727	3.00%	$7,338
E-005-005	332400 0050	iRealPrope	HILLCLIMB COURT CONDOMINIUM	LOWDERMILK MARK	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	759	Mixed-Use/Residential	$550,275	Mixed-Use/Residential	$566,783	$16,508	3.00%	$6,468
E-005-006	332400 0060	iRealPrope	HILLCLIMB COURT CONDOMINIUM	EDDY ROGER COE	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	755	Mixed-Use/Residential	$547,375	Mixed-Use/Residential	$563,796	$16,421	3.00%	$6,434
E-005-007	332400 0070	iRealPrope	HILLCLIMB COURT CONDOMINIUM	CASTANO CARLOS	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	874	Mixed-Use/Residential	$633,650	Mixed-Use/Residential	$652,659	$19,009	3.00%	$7,448
E-005-008	332400 0080	iRealPrope	HILLCLIMB COURT CONDOMINIUM	STANGLER RONNIE SUE MD	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	585	Mixed-Use/Residential	$424,125	Mixed-Use/Residential	$436,849	$12,724	3.00%	$4,985
E-005-009	332400 0090	iRealPrope	HILLCLIMB COURT CONDOMINIUM	LEONG MICHELLE G	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	585	Mixed-Use/Residential	$424,125	Mixed-Use/Residential	$436,849	$12,724	3.00%	$4,985
E-005-010	332400 0100	iRealPrope	HILLCLIMB COURT CONDOMINIUM	WRIGHT DANIEL STUART	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	571	Mixed-Use/Residential	$413,975	Mixed-Use/Residential	$426,394	$12,419	3.00%	$4,866
E-005-011	332400 0110	iRealPrope	HILLCLIMB COURT CONDOMINIUM	BELLINI CLAUDIO+SANDRA	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	530	Mixed-Use/Residential	$384,250	Mixed-Use/Residential	$395,777	$11,527	3.00%	$4,517
E-005-012	332400 0120	iRealPrope	HILLCLIMB COURT CONDOMINIUM	KAPLAN BARNETT M	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	533	Mixed-Use/Residential	$386,425	Mixed-Use/Residential	$398,018	$11,593	3.00%	$4,542
E-005-013	332400 0130	iRealPrope	HILLCLIMB COURT CONDOMINIUM	KLEIN DANIEL E	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	577	Mixed-Use/Residential	$418,325	Mixed-Use/Residential	$430,875	$12,550	3.00%	$4,917
E-005-014	332400 0140	iRealPrope	HILLCLIMB COURT CONDOMINIUM	HASTINGS JAY D & CHRISTINE	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	553	Mixed-Use/Residential	$400,925	Mixed-Use/Residential	$412,953	$12,028	3.00%	$4,713
E-005-015	332400 0150	iRealPrope	HILLCLIMB COURT CONDOMINIUM	COLLINS WILLIAM J	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,042	Mixed-Use/Residential	$729,400	Mixed-Use/Residential	$751,282	$21,882	3.00%	$8,574
E-005-016	332400 0160	iRealPrope	HILLCLIMB COURT CONDOMINIUM	SCHMITZ LESLIE RAE+BRIAN HE	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,066	Mixed-Use/Residential	$746,200	Mixed-Use/Residential	$768,586	$22,386	3.00%	$8,771
E-005-017	332400 0170	iRealPrope	HILLCLIMB COURT CONDOMINIUM	JONES SUSAN H+ZANGARI	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,060	Mixed-Use/Residential	$742,000	Mixed-Use/Residential	$764,260	$22,260	3.00%	$8,722
E-005-018	332400 0180	iRealPrope	HILLCLIMB COURT CONDOMINIUM	JONES SUSAN H+ZANGARI	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,038	Mixed-Use/Residential	$726,600	Mixed-Use/Residential	$748,398	$21,798	3.00%	$8,541
E-005-019	332400 0190	iRealPrope	HILLCLIMB COURT CONDOMINIUM	KIM CHRISTOPHER	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,043	Mixed-Use/Residential	$730,100	Mixed-Use/Residential	$752,003	$21,903	3.00%	$8,582
E-005-020	332400 0200	iRealPrope	HILLCLIMB COURT CONDOMINIUM	GAFFNEY DENISE M	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,038	Mixed-Use/Residential	$726,600	Mixed-Use/Residential	$748,398	$21,798	3.00%	$8,541
E-005-021	332400 0210	iRealPrope	HILLCLIMB COURT CONDOMINIUM	VALLIERES ERIC+CHRISTINE A	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,045	Mixed-Use/Residential	$731,500	Mixed-Use/Residential	$753,445	$21,945	3.00%	$8,599
E-005-022	332400 0220	iRealPrope	HILLCLIMB COURT CONDOMINIUM	MAIETTA JOHN G	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,047	Mixed-Use/Residential	$732,900	Mixed-Use/Residential	$754,887	$21,987	3.00%	$8,615
E-005-023	332400 0230	iRealPrope	HILLCLIMB COURT CONDOMINIUM	CHANG LOUISA	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,038	Mixed-Use/Residential	$726,600	Mixed-Use/Residential	$748,398	$21,798	3.00%	$8,541
E-005-024	332400 0240	iRealPrope	HILLCLIMB COURT CONDOMINIUM	SCHMIDT CLIFFORD B JR+MICHE	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,045	Mixed-Use/Residential	$731,500	Mixed-Use/Residential	$753,445	$21,945	3.00%	$8,599
E-005-025	332400 0250	iRealPrope	HILLCLIMB COURT CONDOMINIUM	BLARNEY PLACE LLC	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,043	Mixed-Use/Residential	$730,100	Mixed-Use/Residential	$752,003	$21,903	3.00%	$8,582
E-005-026	332400 0260	iRealPrope	HILLCLIMB COURT CONDOMINIUM	MANN MARY RUTH	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,050	Mixed-Use/Residential	$735,000	Mixed-Use/Residential	$757,050	$22,050	3.00%	$8,640
E-005-027	332400 0270	iRealPrope	HILLCLIMB COURT CONDOMINIUM	APODACA ROBERT J	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	992	Mixed-Use/Residential	$793,600	Mixed-Use/Residential	$817,408	$23,808	3.00%	$9,328
E-005-028	332400 0280	iRealPrope	HILLCLIMB COURT CONDOMINIUM	ROBERTS MICHAEL J	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,013	Mixed-Use/Residential	$810,400	Mixed-Use/Residential	$834,712	$24,312	3.00%	$9,526
E-005-029	332400 0290	iRealPrope	HILLCLIMB COURT CONDOMINIUM	PETERSON CHARLES A	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,087	Mixed-Use/Residential	$1,195,700	Mixed-Use/Residential	$1,231,571	$35,871	3.00%	$14,055
E-005-030	332400 0300	iRealPrope	WRIGHT MERRILL		1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,064	Mixed-Use/Residential	$1,170,400	Mixed-Use/Residential	$1,205,512	$35,112	3.00%	$13,758
E-005-031	332400 0310	iRealPrope	MANAWADU BINGUMAL	MANAWADU BINGUMAL R	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,067	Mixed-Use/Residential	$1,173,700	Mixed-Use/Residential	$1,208,911	$35,211	3.00%	$13,796
E-005-032	332400 0320	iRealPrope	MANAWADU BINGUMAL R		1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,068	Mixed-Use/Residential	$1,174,800	Mixed-Use/Residential	$1,210,044	$35,244	3.00%	$13,809
E-005-033	332400 0330	iRealPrope	HILLCLIMB COURT CONDOMINIUM	PAYNE ERIN E+WHALEN JOSIAH	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,065	Mixed-Use/Residential	$1,171,500	Mixed-Use/Residential	$1,206,645	$35,145	3.00%	$13,771
E-005-034	332400 0340	iRealPrope	HILLCLIMB COURT CONDOMINIUM	MILLER MELINDA L	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,063	Mixed-Use/Residential	$1,169,300	Mixed-Use/Residential	$1,204,379	$35,079	3.00%	$13,745
E-005-035	332400 0350	iRealPrope	HILLCLIMB COURT CONDOMINIUM	LOWDERMILK MARK D+SUSAN	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,064	Mixed-Use/Residential	$1,170,400	Mixed-Use/Residential	$1,205,512	$35,112	3.00%	$13,758
E-005-036	332400 0360	iRealPrope	HILLCLIMB COURT CONDOMINIUM	REDDINGTON MARK A+CAROL C	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,081	Mixed-Use/Residential	$1,297,200	Mixed-Use/Residential	$1,336,116	$38,916	3.00%	$15,248
E-005-037	332400 0370	iRealPrope	HILLCLIMB COURT CONDOMINIUM	CENTER GROUP #3 LLC	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,564	Mixed-Use/Commercial	$918,800	Mixed-Use/Commercial	$946,400	$27,600	3.00%	$10,814
E-005-038	332400 0380	iRealPrope	HILLCLIMB COURT CONDOMINIUM	PECK KEVIN A+ROXANNE	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	1,299	Mixed-Use/Commercial	$715,600	Mixed-Use/Commercial	$737,100	$21,500	3.00%	$8,424

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
E-005-030	332400 0390	RealPrope	HILLCLIMB COURT CONDOMINIUM	CENTER GROUP #3 LLC	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	786	Mixed-Use/Commercial	$381,900	Mixed-Use/Commercial	$393,400	$11,500	3.01%	$4,506
E-005-001	332400 0010	RealPrope	HILLCLIMB COURT CONDOMINIUM	WOLDSON WESTERN 25 LLC	1425 WESTERN AVE, SEATTLE 98101	PMM-85	26,533	85,949	81,900	Mixed-Use/Commercial	$9,682,700	Mixed-Use/Commercial	$9,963,300	$280,600	0.30%	$109,945
E-024	609450 0000	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights		98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824		Condominium(Mixed Use)		Condominium(Mixed Use)			3.00%	
E-024-001	609450 0010	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	SHIH DANIEL J	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	559	Mixed-Use/Residential	$349,375	Mixed-Use/Residential	$359,856	$10,481	3.00%	$4,107
E-024-002	609450 0020	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	PORTER ROBERT E+JUDITH B	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,126	Mixed-Use/Residential	$703,750	Mixed-Use/Residential	$724,862	$21,112	3.00%	$8,272
E-024-003	609450 0030	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	MATZ CARL+JOANNE L	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	690	Mixed-Use/Residential	$414,000	Mixed-Use/Residential	$426,420	$12,420	3.00%	$4,866
E-024-004	609450 0040	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	CHU KEN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	690	Mixed-Use/Residential	$414,000	Mixed-Use/Residential	$426,420	$12,420	3.00%	$4,866
E-024-005	609450 0050	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	STAVIG GORDON & JOAN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,140	Mixed-Use/Residential	$684,000	Mixed-Use/Residential	$704,520	$20,520	3.00%	$8,040
E-024-006	609450 0060	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	BELLER SUSAN+TYLER MADELYN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	577	Mixed-Use/Residential	$346,200	Mixed-Use/Residential	$356,586	$10,386	3.00%	$4,069
E-024-007	609450 0070	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	JEZICK PAUL R	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,203	Mixed-Use/Residential	$775,800	Mixed-Use/Residential	$799,074	$23,274	3.00%	$9,119
E-024-008	609450 0080	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	JIN FAN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,036	Mixed-Use/Residential	$621,600	Mixed-Use/Residential	$640,248	$18,648	3.00%	$7,307
E-024-009	609450 0090	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	ARTHUR DOMINIC FUNK	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,036	Mixed-Use/Residential	$621,600	Mixed-Use/Residential	$640,248	$18,648	3.00%	$7,307
E-024-010	609450 0100	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	TJENOS DIANE+WYNAR JOAN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	636	Mixed-Use/Residential	$397,500	Mixed-Use/Residential	$409,425	$11,925	3.00%	$4,672
E-024-011	609450 0110	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	MICHELSEN MILLER INGRID A	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	559	Mixed-Use/Residential	$349,375	Mixed-Use/Residential	$359,856	$10,481	3.00%	$4,107
E-024-012	609450 0120	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	GLEASON JOHN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	2,012	Mixed-Use/Residential	$1,257,500	Mixed-Use/Residential	$1,295,225	$37,725	3.00%	$14,781
E-024-014	609450 0140	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	HUBBARD GREG R	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	690	Mixed-Use/Residential	$414,000	Mixed-Use/Residential	$426,420	$12,420	3.00%	$4,866
E-024-015	609450 0150	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	JEFFERY RAELENE	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,145	Mixed-Use/Residential	$687,000	Mixed-Use/Residential	$707,610	$20,610	3.00%	$8,075
E-024-016	609450 0160	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	ANDERSON ROY W+BETTY KAY	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	577	Mixed-Use/Residential	$346,200	Mixed-Use/Residential	$356,586	$10,386	3.00%	$4,069
E-024-017	609450 0170	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	SNAPP G MARK	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	636	Mixed-Use/Residential	$381,600	Mixed-Use/Residential	$393,048	$11,448	3.00%	$4,486
E-024-018	609450 0180	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	SCHEFFER JONATHAN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,036	Mixed-Use/Residential	$621,600	Mixed-Use/Residential	$640,248	$18,648	3.00%	$7,307
E-024-019	609450 0190	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	PAI AJIT	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,036	Mixed-Use/Residential	$621,600	Mixed-Use/Residential	$640,248	$18,648	3.00%	$7,307
E-024-020	609450 0200	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	BELLER SUSAN/TYLER MADELYN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,296	Mixed-Use/Residential	$777,600	Mixed-Use/Residential	$800,928	$23,328	3.00%	$9,140
E-024-021	609450 0210	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	BURKE JEFFREY	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	778	Mixed-Use/Residential	$486,250	Mixed-Use/Residential	$500,837	$14,587	3.00%	$5,716
E-024-022	609450 0220	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	TULLY DENNIS+DORENE R	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	559	Mixed-Use/Residential	$349,375	Mixed-Use/Residential	$359,856	$10,481	3.00%	$4,107
E-024-023	609450 0230	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	SUSAN P BOOTH	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,154	Mixed-Use/Residential	$721,250	Mixed-Use/Residential	$742,887	$21,637	3.00%	$8,478
E-024-024	609450 0240	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	MOTOKO WATSON	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	726	Mixed-Use/Residential	$435,600	Mixed-Use/Residential	$448,668	$13,068	3.00%	$5,120
E-024-025	609450 0250	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	CARDELL BARBARA JANET	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	690	Mixed-Use/Residential	$414,000	Mixed-Use/Residential	$426,420	$12,420	3.00%	$4,866
E-024-026	609450 0260	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	PATANKAR VISHNU	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,143	Mixed-Use/Residential	$685,800	Mixed-Use/Residential	$706,374	$20,574	3.00%	$8,061
E-024-027	609450 0270	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	ARTHUR DOMINIC FUNK	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	577	Mixed-Use/Residential	$346,200	Mixed-Use/Residential	$356,586	$10,386	3.00%	$4,069
E-024-028	609450 0280	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	RICHARDSON HEIDI ANN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	778	Mixed-Use/Residential	$466,800	Mixed-Use/Residential	$480,804	$14,004	3.00%	$5,487
E-024-029	609450 0290	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	LANE THOMAS D+KJERSTI	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,262	Mixed-Use/Residential	$788,750	Mixed-Use/Residential	$812,412	$23,662	3.00%	$9,271
E-024-030	609450 0300	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	COBURN RANDY SUE	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	969	Mixed-Use/Residential	$605,625	Mixed-Use/Residential	$623,794	$18,169	3.00%	$7,119
E-024-031	609450 0310	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	MI YUEYANG	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	969	Mixed-Use/Residential	$605,625	Mixed-Use/Residential	$623,794	$18,169	3.00%	$7,119
E-024-032	609450 0320	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	JOHNSON SPENCER A	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	636	Mixed-Use/Residential	$397,500	Mixed-Use/Residential	$409,425	$11,925	3.00%	$4,672
E-024-033	609450 0330	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	IRENE-ELLIOTT LLC	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	559	Mixed-Use/Residential	$349,375	Mixed-Use/Residential	$359,856	$10,481	3.00%	$4,107
E-024-034	609450 0350	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	RICE NORMAN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	2,012	Mixed-Use/Residential	$1,257,500	Mixed-Use/Residential	$1,295,225	$37,725	3.00%	$14,781
E-024-035	609450 0360	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	KENLEY JOHN H& MANN KELLY	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	726	Mixed-Use/Residential	$435,600	Mixed-Use/Residential	$448,668	$13,068	3.00%	$5,120
E-024-036	609450 0370	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	KLINE STEPHEN B+BARBARA E	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,143	Mixed-Use/Residential	$685,800	Mixed-Use/Residential	$706,374	$20,574	3.00%	$8,061
E-024-037	609450 0380	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	BLISSELL ROBERTA J	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	577	Mixed-Use/Residential	$346,200	Mixed-Use/Residential	$356,586	$10,386	3.00%	$4,069
E-024-038	609450 0390	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	DEA GREGORY M	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	636	Mixed-Use/Residential	$381,600	Mixed-Use/Residential	$393,048	$11,448	3.00%	$4,486
E-024-039	609450 0400	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	NEPOM BARBARA & GERALD	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	969	Mixed-Use/Residential	$581,400	Mixed-Use/Residential	$598,842	$17,442	3.00%	$6,834
E-024-040	609450 0410	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	COOK ANDREA	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	969	Mixed-Use/Residential	$581,400	Mixed-Use/Residential	$598,842	$17,442	3.00%	$6,834
E-024-041	609450 0420	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	ENLOW LOUIS R+MARY LOU	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,262	Mixed-Use/Residential	$757,200	Mixed-Use/Residential	$779,916	$22,716	3.00%	$8,901
E-024-042	609450 0430	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	CRIDDLE WILLIAM D+MARILYN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	730	Mixed-Use/Residential	$456,250	Mixed-Use/Residential	$469,937	$13,687	3.00%	$5,363
E-024-043	609450 0440	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	BEALL ALAN C	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	559	Mixed-Use/Residential	$349,375	Mixed-Use/Residential	$359,856	$10,481	3.00%	$4,107
E-024-044	609450 0450	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	BUFFINGTON VERONICA	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,154	Mixed-Use/Residential	$721,250	Mixed-Use/Residential	$742,887	$21,637	3.00%	$8,478
E-024-045	609450 0460	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	ATAMAN YALCIN K+SEVIM	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	726	Mixed-Use/Residential	$435,600	Mixed-Use/Residential	$448,668	$13,068	3.00%	$5,120
E-024-046	609450 0470	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	SWANSON JAMES M+MARY M	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,897	Mixed-Use/Residential	$1,138,200	Mixed-Use/Residential	$1,172,346	$34,146	3.00%	$13,379
E-024-047	609450 0490	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	MAC HOLDINGS LLC	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	577	Mixed-Use/Residential	$346,200	Mixed-Use/Residential	$356,586	$10,386	3.00%	$4,069
E-024-048	609450 0500	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	HARRIS DEBBIE+BILL	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	730	Mixed-Use/Residential	$438,000	Mixed-Use/Residential	$451,140	$13,140	3.00%	$5,149
E-024-049	609450 0510	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	PIERRE TRACEY LYNN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	777	Mixed-Use/Residential	$482,500	Mixed-Use/Residential	$496,975	$14,475	3.00%	$5,672
E-024-050	609450 0520	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	KIM ANDREW K	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,292	Mixed-Use/Residential	$807,500	Mixed-Use/Residential	$831,725	$24,225	3.00%	$9,492
E-024-051	609450 0530	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	SCHAFER CRAIG S	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	969	Mixed-Use/Residential	$581,400	Mixed-Use/Residential	$598,842	$17,442	3.00%	$6,834
E-024-052	609450 0540	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	SUGIYAMA MASAMI+MAY T	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,263	Mixed-Use/Residential	$757,800	Mixed-Use/Residential	$780,534	$22,734	3.00%	$8,908
E-024-053	609450 0550	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	LEVINE KYLE J	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	838	Mixed-Use/Residential	$502,800	Mixed-Use/Residential	$517,884	$15,084	3.00%	$5,910
E-024-054	609450 0560	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	RASO PAULA DEVON	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	772	Mixed-Use/Residential	$482,500	Mixed-Use/Residential	$496,975	$14,475	3.00%	$5,672
E-024-055	609450 0570	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	SELIG JOHN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,295	Mixed-Use/Residential	$809,375	Mixed-Use/Residential	$833,656	$24,281	3.00%	$9,514
E-024-056	609450 0580	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	DELANEY JOHN W	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	969	Mixed-Use/Residential	$581,400	Mixed-Use/Residential	$598,842	$17,442	3.00%	$6,834
E-024-057	609450 0590	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	MCCLINTOCK MARTIN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,263	Mixed-Use/Residential	$757,800	Mixed-Use/Residential	$780,534	$22,734	3.00%	$8,908
E-024-058	609450 0600	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	BOYKIN CHARLES L	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	838	Mixed-Use/Residential	$502,800	Mixed-Use/Residential	$517,884	$15,084	3.00%	$5,910
E-024-059	609450 0620	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	RAMSAY-JENKINS ANN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,907	Mixed-Use/Residential	$1,191,875	Mixed-Use/Residential	$1,227,631	$35,756	3.00%	$14,010
E-024-060	609450 0630	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	EUGENE SHERMAN+ ASSOC. LLC	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	969	Mixed-Use/Residential	$581,400	Mixed-Use/Residential	$598,842	$17,442	3.00%	$6,834
E-024-061	609450 0640	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	CHILDS VICTORIA S	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,263	Mixed-Use/Residential	$757,800	Mixed-Use/Residential	$780,534	$22,734	3.00%	$8,908
E-024-062	609450 0650	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	HOSFIELD DALE R +ANDREA M	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	838	Mixed-Use/Residential	$502,800	Mixed-Use/Residential	$517,884	$15,084	3.00%	$5,910
E-024-063	609450 0660	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	HIMMELFARB DEBORAH	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	3,101	Mixed-Use/Residential	$1,938,125	Mixed-Use/Residential	$1,996,269	$58,144	3.00%	$22,782
E-024-064	609450 0690	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	JOHNSON SPENCER A+JULIA	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,263	Mixed-Use/Residential	$757,800	Mixed-Use/Residential	$780,534	$22,734	3.00%	$8,908

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
E-024-065	609450 0700	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	ANANDAN PADMANABHAN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	838	Mixed-Use/Residential	$502,800	Mixed-Use/Residential	$517,884	$15,084	3.00%	$5,910
E-024-066	609450 0710	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	CANADY JANE	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	772	Mixed-Use/Residential	$482,500	Mixed-Use/Residential	$496,975	$14,475	3.00%	$5,672
E-024-068	609450 0730	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	DEWITTY H RANDI	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	969	Mixed-Use/Residential	$581,400	Mixed-Use/Residential	$598,842	$17,442	3.00%	$6,834
E-024-069	609450 0740	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	ROONEY DAWN FAIRLEY	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,263	Mixed-Use/Residential	$757,800	Mixed-Use/Residential	$780,534	$22,734	3.00%	$8,908
E-024-070	609450 0750	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	MAGNANO PAUL	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	838	Mixed-Use/Residential	$502,800	Mixed-Use/Residential	$517,884	$15,084	3.00%	$5,910
E-024-071	609450 0760	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	KELBAUGH DOUGLAS	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	2,073	Mixed-Use/Residential	$1,762,050	Mixed-Use/Residential	$1,814,911	$52,861	3.00%	$20,712
E-024-072a	609450 0770	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	MILLER DAVID	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,295	Mixed-Use/Residential	$777,000	Mixed-Use/Residential	$800,310	$23,310	3.00%	$9,133
E-024-073	609450 0780	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	SWISTAK SHAWN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,211	Mixed-Use/Residential	$726,600	Mixed-Use/Residential	$748,398	$21,798	3.00%	$8,541
E-024-074	609450 0790	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	MAUDSLIEN CLIFTON & LINDA E	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,007	Mixed-Use/Residential	$604,200	Mixed-Use/Residential	$622,326	$18,126	3.00%	$7,102
E-024-075	609450 0820	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	ROCHE STEPHAN+CATHERINE	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	1,171	Mixed-Use/Residential	$819,700	Mixed-Use/Residential	$844,291	$24,591	3.00%	$9,635
E-024-076	609450 0830	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	LAGERBERG STEVEN	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	990	Mixed-Use/Residential	$693,000	Mixed-Use/Residential	$713,790	$20,790	3.00%	$8,146
E-024-077	609450 0770	RealPrope	98 UNION CONDOMINIUM (Condo Air Rights	STAVIG GORDON H+JOAN W	98 UNION ST, SEATTLE 98101	PMM-85	17,751	77,824	2,397	Mixed-Use/Residential	$2,037,450	Mixed-Use/Residential	$2,098,573	$61,123	3.00%	$23,950
E-028	197720 0015	https://bla	The Emerald	MIRADOR CWZ LLC	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	271,986	Condominium(Mixed Use)	$181,550,000	Condominium(Mixed Use)	$183,562,914	$2,012,914	1.10%	$788,704
E-035	253883 0000	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE		1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	271,986	Condominium(Mixed Use)		Condominium(Mixed Use)			2.70%	
E-035-004	253883 0060	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	WEBER BLAINE J+JULIE M BINI	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,811	Mixed-Use/Residential	$2,354,300	Mixed-Use/Residential	$2,417,866	$63,566	2.70%	$24,907
E-035-005	253883 0070	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	KEYSER CHRISTOPHER	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,959	Mixed-Use/Residential	$1,959,000	Mixed-Use/Residential	$2,011,893	$52,893	2.70%	$20,727
E-035-006	253883 0080	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	SALZBERG MICHAEL J+SHARON	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,729,000	Mixed-Use/Residential	$1,775,683	$46,683	2.70%	$18,291
E-035-007	253883 0090	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	GEWALD ANTHONY+DONA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,642	Mixed-Use/Residential	$2,134,600	Mixed-Use/Residential	$2,192,234	$57,634	2.70%	$22,582
E-035-008	253883 0100	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	JEONG EUISEOK	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,710	Mixed-Use/Residential	$2,223,000	Mixed-Use/Residential	$2,283,021	$60,021	2.70%	$23,518
E-035-009	253883 0120	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	ROTTSOLK JAMES E+ASA M	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$1,968,000	Mixed-Use/Residential	$2,021,136	$53,136	2.70%	$20,820
E-035-010	253883 0130	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	MCKELVEY PATRICK	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,729,000	Mixed-Use/Residential	$1,775,683	$46,683	2.70%	$18,291
E-035-011	253883 0140	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	JIANG CINDY	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,137,200	Mixed-Use/Residential	$2,194,904	$57,704	2.70%	$22,610
E-035-012	253883 0150	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	SPUNK BLAIR+ERIC	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,239,900	Mixed-Use/Residential	$2,300,377	$60,477	2.70%	$23,696
E-035-013	253883 0160	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	W T B FINANCIAL CORPORATION	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,371,200	Mixed-Use/Residential	$2,435,222	$64,022	2.70%	$25,085
E-035-014	253883 0170	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	BERESFORD SHIRLEY A	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$1,968,000	Mixed-Use/Residential	$2,021,136	$53,136	2.70%	$20,820
E-035-015	253883 0180	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	ROTH GREGORY	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,729,000	Mixed-Use/Residential	$1,775,683	$46,683	2.70%	$18,291
E-035-016	253883 0190	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	SAARIO ROSS	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,137,200	Mixed-Use/Residential	$2,194,904	$57,704	2.70%	$22,610
E-035-017	253883 0200	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	MAURER ELIZABETH	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,239,900	Mixed-Use/Residential	$2,300,377	$60,477	2.70%	$23,696
E-035-018	253883 0210	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	LING DOROTHY H	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,371,200	Mixed-Use/Residential	$2,435,222	$64,022	2.70%	$25,085
E-035-019	253883 0220	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	NAGEL JENNIFER P+THOMAS	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,066,400	Mixed-Use/Residential	$2,122,193	$55,793	2.70%	$21,861
E-035-020	253883 0230	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	HO PAUL CHUNGMING	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,815,450	Mixed-Use/Residential	$1,864,467	$49,017	2.70%	$19,206
E-035-021	253883 0240	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	WARD MICHAEL J+STEPHANIE M	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,137,200	Mixed-Use/Residential	$2,194,904	$57,704	2.70%	$22,610
E-035-022	253883 0250	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	TSUKAMOTO YUKO	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,239,900	Mixed-Use/Residential	$2,300,377	$60,477	2.70%	$23,696
E-035-023	253883 0260	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	MCHUGH T DEANNA M -TTEE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,371,200	Mixed-Use/Residential	$2,435,222	$64,022	2.70%	$25,085
E-035-024	253883 0270	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	ANTONSEN VEBJORN+CLAUDIA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,066,400	Mixed-Use/Residential	$2,122,193	$55,793	2.70%	$21,861
E-035-025	253883 0280	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	COOKE ERIN A	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,815,450	Mixed-Use/Residential	$1,864,467	$49,017	2.70%	$19,206
E-035-026	253883 0290	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	RIKER GREGORY+JANEL	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,137,200	Mixed-Use/Residential	$2,194,904	$57,704	2.70%	$22,610
E-035-027	253883 0300	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	AUSTIN MARYBETH	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,239,900	Mixed-Use/Residential	$2,300,377	$60,477	2.70%	$23,696
E-035-028	253883 0310	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	TIBERGIEN MARK & ARLENE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,371,200	Mixed-Use/Residential	$2,435,222	$64,022	2.70%	$25,085
E-035-029	253883 0320	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	HARTMAN JEFFREY A+LUCINDA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,066,400	Mixed-Use/Residential	$2,122,193	$55,793	2.70%	$21,861
E-035-030	253883 0330	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	CHEN AMOS+WANG LIHUA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,815,450	Mixed-Use/Residential	$1,864,467	$49,017	2.70%	$19,206
E-035-031	253883 0340	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	ROSS STACY E+GAIL A -TTEES	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,137,200	Mixed-Use/Residential	$2,194,904	$57,704	2.70%	$22,610
E-035-032	253883 0350	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	O'BEIRNE GERRARDA C	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,239,900	Mixed-Use/Residential	$2,300,377	$60,477	2.70%	$23,696
E-035-033	253883 0360	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	MOURE CHARLES	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,371,200	Mixed-Use/Residential	$2,435,222	$64,022	2.70%	$25,085
E-035-034	253883 0370	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	ASLAKSEN JAMES G+CONNIE J	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,066,400	Mixed-Use/Residential	$2,122,193	$55,793	2.70%	$21,861
E-035-035	253883 0380	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	ZAGOTTA WILLIAM N+SUZANNE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,815,450	Mixed-Use/Residential	$1,864,467	$49,017	2.70%	$19,206
E-035-036	253883 0390	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	CHENG STACEY Y+WANG	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,137,200	Mixed-Use/Residential	$2,194,904	$57,704	2.70%	$22,610
E-035-037	253883 0400	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	SCHERP CHRISTIAN J+LULY P Y	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,239,900	Mixed-Use/Residential	$2,300,377	$60,477	2.70%	$23,696
E-035-038	253883 0410	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	DESYATNIKOVA STELLA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,371,200	Mixed-Use/Residential	$2,435,222	$64,022	2.70%	$25,085
E-035-039	253883 0420	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	BATES JOHN A+CAROLYN CORVI	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,164,800	Mixed-Use/Residential	$2,223,250	$58,450	2.70%	$22,902
E-035-040	253883 0430	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	SHIH DAVID	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,901,900	Mixed-Use/Residential	$1,953,251	$51,351	2.70%	$20,121
E-035-041	253883 0440	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	CUNIFF JILL R	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,137,200	Mixed-Use/Residential	$2,194,904	$57,704	2.70%	$22,610
E-035-042	253883 0450	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	KLEBANOFF MELISSA-LT+TTEE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,239,900	Mixed-Use/Residential	$2,300,377	$60,477	2.70%	$23,696
E-035-043	253883 0460	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	WOLFF ROBERT W+MARGARET	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,371,200	Mixed-Use/Residential	$2,435,222	$64,022	2.70%	$25,085
E-035-044	253883 0470	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	GOLSTON ALLAN+BRYANT	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,164,800	Mixed-Use/Residential	$2,223,250	$58,450	2.70%	$22,902
E-035-045	253883 0480	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	CANALES DEBRA ANN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,901,900	Mixed-Use/Residential	$1,953,251	$51,351	2.70%	$20,121
E-035-046	253883 0490	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	KANT KOTAGAL	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,137,200	Mixed-Use/Residential	$2,194,904	$57,704	2.70%	$22,610
E-035-047	253883 0500	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	KAVREK GERARD G+MELANIE H	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,239,900	Mixed-Use/Residential	$2,300,377	$60,477	2.70%	$23,696
E-035-048	253883 0510	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	KATZ FAMILY REAL ESTATE LLC	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,371,200	Mixed-Use/Residential	$2,435,222	$64,022	2.70%	$25,085
E-035-049	253883 0520	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	MEYER CHARLES W+LYNN A	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,164,800	Mixed-Use/Residential	$2,223,250	$58,450	2.70%	$22,902
E-035-050	253883 0530	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	BURRUS EUGENE A+LEAH S	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,901,900	Mixed-Use/Residential	$1,953,251	$51,351	2.70%	$20,121
E-035-051	253883 0540	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	THOMPSON ROBERT+DEBRA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,137,200	Mixed-Use/Residential	$2,194,904	$57,704	2.70%	$22,610
E-035-052	253883 0550	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	ANURAS SANDRA K+COLDHAM	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,239,900	Mixed-Use/Residential	$2,300,377	$60,477	2.70%	$23,696
E-035-053	253883 0560	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	PRICE RYAN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,371,200	Mixed-Use/Residential	$2,435,222	$64,022	2.70%	$25,085
E-035-054	253883 0570	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	FRASER KATHERINE E	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,164,800	Mixed-Use/Residential	$2,223,250	$58,450	2.70%	$22,902

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co Property Tax ID	County Use	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
E-035-055	253883 0580	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	CIRRUS TRUST	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,901,900	Mixed-Use/Residential	$1,953,251	$51,351	2.70%	$20,121
E-035-056	253883 0590	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	BENNETT CLINT+BARBARA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,137,200	Mixed-Use/Residential	$2,194,904	$57,704	2.70%	$22,610
E-035-057	253883 0600	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	HSU FREDERICK	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,239,900	Mixed-Use/Residential	$2,300,377	$60,477	2.70%	$23,696
E-035-058	253883 0610	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	INGRAM WILLIAM D+JULIA V -T	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,371,200	Mixed-Use/Residential	$2,435,222	$64,022	2.70%	$25,083
E-035-059	253883 0620	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	ALGER GLENN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,164,800	Mixed-Use/Residential	$2,223,250	$58,450	2.70%	$22,902
E-035-060	253883 0630	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	GLASSY DANETTE S	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,901,900	Mixed-Use/Residential	$1,953,253	$51,351	2.70%	$20,121
E-035-061	253883 0640	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	MCELROY JAMES P+KAAREN E	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,137,200	Mixed-Use/Residential	$2,194,904	$57,704	2.70%	$22,610
E-035-062	253883 0650	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	MICHAEL ERIKA B	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,239,900	Mixed-Use/Residential	$2,300,377	$60,477	2.70%	$23,696
E-035-063	253883 0660	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	BRINDLE ALEXANDER W SR	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,553,600	Mixed-Use/Residential	$2,622,547	$68,947	2.70%	$27,015
E-035-064	253883 0670	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	WALTON RAYMOND+BEAN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,164,800	Mixed-Use/Residential	$2,223,250	$58,450	2.70%	$22,902
E-035-065	253883 0680	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	LEE RAYMOND	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,901,900	Mixed-Use/Residential	$1,953,251	$51,351	2.70%	$20,121
E-035-066	253883 0690	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	BORTH JOHN CLEVE+JUDITH J	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,301,600	Mixed-Use/Residential	$2,363,743	$62,143	2.70%	$24,349
E-035-067	253883 0700	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	SCHULTZ BRUCE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,412,200	Mixed-Use/Residential	$2,477,329	$65,129	2.70%	$25,519
E-035-068	253883 0710	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	PATEL MITESH+JAYMINI AMIN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,553,600	Mixed-Use/Residential	$2,622,547	$68,947	2.70%	$27,015
E-035-069	253883 0720	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	LINDSAY NEIL R+KEROUZ DANY	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,164,800	Mixed-Use/Residential	$2,223,250	$58,450	2.70%	$22,902
E-035-070	253883 0730	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	COHEN DEBORAH	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,901,900	Mixed-Use/Residential	$1,953,251	$51,351	2.70%	$20,121
E-035-071	253883 0740	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	KLUGMAN KEITH+MAGDERIE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,301,600	Mixed-Use/Residential	$2,363,743	$62,143	2.70%	$24,349
E-035-072	253883 0750	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	HUGHART DAVID	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,412,200	Mixed-Use/Residential	$2,477,329	$65,129	2.70%	$25,519
E-035-073	253883 0760	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	MCCABE APARTMENTS LLC	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,553,600	Mixed-Use/Residential	$2,622,547	$68,947	2.70%	$27,015
E-035-074	253883 0770	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	LIN FUYAU+JESSIE MEEI-SHENN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,164,800	Mixed-Use/Residential	$2,223,250	$58,450	2.70%	$22,902
E-035-075	253883 0780	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	BAYLEY JOAN VIRGINIA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,901,900	Mixed-Use/Residential	$1,953,251	$51,351	2.70%	$20,121
E-035-076	253883 0790	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	SLYNGSTAD GREG+MIMI	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,301,600	Mixed-Use/Residential	$2,363,743	$62,143	2.70%	$24,349
E-035-077	253883 0800	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	PHILLIPS DENISE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,412,200	Mixed-Use/Residential	$2,477,329	$65,129	2.70%	$25,519
E-035-078	253883 0810	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	LEVENTHAL FAMILY TRUST	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,553,600	Mixed-Use/Residential	$2,622,547	$68,947	2.70%	$27,015
E-035-079	253883 0820	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	DRINKARD JOHN+JANET	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,164,800	Mixed-Use/Residential	$2,223,250	$58,450	2.70%	$22,902
E-035-080	253883 0830	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	CAROL VERGA & NANCY DORN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,901,900	Mixed-Use/Residential	$1,953,251	$51,351	2.70%	$20,121
E-035-081	253883 0840	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	LAUGHLIN JOHN BISHOP	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,301,600	Mixed-Use/Residential	$2,363,743	$62,143	2.70%	$24,349
E-035-082	253883 0850	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	MOSES VICTOR C & MARY R	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,412,200	Mixed-Use/Residential	$2,477,329	$65,129	2.70%	$25,519
E-035-083	253883 0860	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	PHILOMIN VASANTH+EARIN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,553,600	Mixed-Use/Residential	$2,622,547	$68,947	2.70%	$27,015
E-035-084	253883 0870	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	KORNFELD RICHARD K & CAROL	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,164,800	Mixed-Use/Residential	$2,223,250	$58,450	2.70%	$22,902
E-035-085	253883 0880	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	ALGER EUGENE+AGNES	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,901,900	Mixed-Use/Residential	$1,953,251	$51,351	2.70%	$20,121
E-035-086	253883 0890	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	TANASE THEODORE T+PRISCILLA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,301,600	Mixed-Use/Residential	$2,363,743	$62,143	2.70%	$24,349
E-035-087	253883 0900	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	DRISCOLL FAMILY TRUST	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,412,200	Mixed-Use/Residential	$2,477,329	$65,129	2.70%	$25,519
E-035-088	253883 0910	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	DAWGS REIGN LLC	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,553,600	Mixed-Use/Residential	$2,622,547	$68,947	2.70%	$27,015
E-035-089	253883 0920	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	BAUTISTA ALBERTO I+CLARISSA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,164,800	Mixed-Use/Residential	$2,223,250	$58,450	2.70%	$22,902
E-035-090	253883 0930	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	SUNDBERG WAYNE+KATHLEEN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,901,900	Mixed-Use/Residential	$1,953,251	$51,351	2.70%	$20,121
E-035-091	253883 0940	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	SOLBERG JOHN+LISA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,301,600	Mixed-Use/Residential	$2,363,743	$62,143	2.70%	$24,349
E-035-092	253883 0950	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	MCGEHEE DIONE+STUART C	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,412,200	Mixed-Use/Residential	$2,477,329	$65,129	2.70%	$25,519
E-035-093	253883 0960	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	CHUNG CECILIA L F+LEUNG T S	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,553,600	Mixed-Use/Residential	$2,622,547	$68,947	2.70%	$27,015
E-035-094	253883 0970	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	ABRAMS RONALD	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,164,800	Mixed-Use/Residential	$2,223,250	$58,450	2.70%	$22,902
E-035-095	253883 0980	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	OSEMELE KELECHI K	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$1,901,900	Mixed-Use/Residential	$1,953,251	$51,351	2.70%	$20,121
E-035-096	253883 0990	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	WASENMILLER KRISTIE R-TTEE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,301,600	Mixed-Use/Residential	$2,363,743	$62,143	2.70%	$24,349
E-035-097	253883 1000	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	CHRIST ADOLPH E+GRACE H	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,412,200	Mixed-Use/Residential	$2,477,329	$65,129	2.70%	$25,519
E-035-098	253883 1010	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	SHIH DANIEL J	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,736,000	Mixed-Use/Residential	$2,809,872	$73,872	2.70%	$28,945
E-035-099	253883 1020	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	SCOTT KAREN A (TRUSTEE)	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,361,600	Mixed-Use/Residential	$2,425,363	$63,763	2.70%	$24,984
E-035-100	253883 1030	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	HALLADAY TIMOTHY N	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$2,074,800	Mixed-Use/Residential	$2,130,820	$56,020	2.70%	$21,950
E-035-101	253883 1040	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	CHANDORKAR VIBHAS	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,466,000	Mixed-Use/Residential	$2,532,582	$66,582	2.70%	$26,088
E-035-102	253883 1050	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	MARQUEZ HECTOR F+VIVIANA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,584,500	Mixed-Use/Residential	$2,654,282	$69,782	2.70%	$27,342
E-035-103	253883 1060	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	TICHNOR CAROLYN M-DONALD	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,736,000	Mixed-Use/Residential	$2,809,872	$73,872	2.70%	$28,945
E-035-104	253883 1070	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	CHUN LESTER W C (TRUSTEE)	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,968	Mixed-Use/Residential	$2,361,600	Mixed-Use/Residential	$2,425,363	$63,763	2.70%	$24,984
E-035-105	253883 1080	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	WEXLER ROBERT M	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$2,074,800	Mixed-Use/Residential	$2,130,820	$56,020	2.70%	$21,950
E-035-106	253883 1090	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	BROWN GEORGE H+BARBARA J	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,466,000	Mixed-Use/Residential	$2,532,582	$66,582	2.70%	$26,088
E-035-107	253883 1100	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	GOTTLIEB ROBERT M	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,584,500	Mixed-Use/Residential	$2,654,282	$69,782	2.70%	$27,342
E-035-108	253883 1110	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	WARING M BARTON	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,736,000	Mixed-Use/Residential	$2,809,872	$73,872	2.70%	$28,945
E-035-109	253883 1120	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	JUSTEN WILLIAM J+SANDRA L	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,988	Mixed-Use/Residential	$2,385,600	Mixed-Use/Residential	$2,450,031	$64,431	2.70%	$25,239
E-035-110	253883 1130	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	WILLIAMS WHITNEY	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,729	Mixed-Use/Residential	$2,074,800	Mixed-Use/Residential	$2,130,820	$56,020	2.70%	$21,950
E-035-111	253883 1140	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	ROSS MICHAEL BRIAN+HOLLY A	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,644	Mixed-Use/Residential	$2,466,000	Mixed-Use/Residential	$2,532,582	$66,582	2.70%	$26,088
E-035-112	253883 1150	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	PLENMW CORP	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,723	Mixed-Use/Residential	$2,584,500	Mixed-Use/Residential	$2,654,282	$69,782	2.70%	$27,342
E-035-113	253883 1160	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	BOSCO LLC	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,602	Mixed-Use/Residential	$3,903,000	Mixed-Use/Residential	$4,008,381	$105,381	2.70%	$41,291
E-035-114	253883 1170	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	TUPPER DANIEL W+PATRICIA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,890	Mixed-Use/Residential	$2,268,000	Mixed-Use/Residential	$2,329,236	$61,236	2.70%	$23,994
E-035-115	253883 1180	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	MARIN ANDREW P+CYNTHIA J	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,734	Mixed-Use/Residential	$2,080,800	Mixed-Use/Residential	$2,136,982	$56,182	2.70%	$22,013
E-035-116	253883 1190	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	KATZ FRANK+ELISE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,658	Mixed-Use/Residential	$3,987,000	Mixed-Use/Residential	$4,094,649	$107,649	2.70%	$42,179
E-035-117	253883 1200	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	ALLISON HARVEY+MEI WENG	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,602	Mixed-Use/Residential	$3,903,000	Mixed-Use/Residential	$4,008,381	$105,381	2.70%	$41,291
E-035-118	253883 1210	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	BSV SEATTLE HOLDINGS LLC	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,890	Mixed-Use/Residential	$2,268,000	Mixed-Use/Residential	$2,329,236	$61,236	2.70%	$23,994
E-035-119	253883 1220	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	WU PIN-JOU	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,734	Mixed-Use/Residential	$2,080,800	Mixed-Use/Residential	$2,136,982	$56,182	2.70%	$22,013
E-035-120	253883 1230	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	WARREN TODD+RUTH	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,658	Mixed-Use/Residential	$3,987,000	Mixed-Use/Residential	$4,094,649	$107,649	2.70%	$42,179
E-035-121	253883 1240	Real Prope	FIFTEEN TWENTY-ONE SECOND AVENUE	CARPER DANIEL+MARGARET	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,602	Mixed-Use/Residential	$3,903,000	Mixed-Use/Residential	$4,008,381	$105,381	2.70%	$41,291

Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
E-035-122	253883 1250	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	ROBINSON JEFFREY	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,890	Mixed-Use/Residential	$2,268,000	Mixed-Use/Residential	$2,329,236	$61,236	2.70%	$23,994
E-035-123	253883 1260	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	DTR 2008 FAMILY TRUST	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,734	Mixed-Use/Residential	$2,080,800	Mixed-Use/Residential	$2,136,982	$56,182	2.70%	$22,013
E-035-124	253883 1270	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	CARPER DANIEL	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,658	Mixed-Use/Residential	$3,987,000	Mixed-Use/Residential	$4,094,649	$107,649	2.70%	$42,179
E-035-125	253883 1280	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	LOEB RICHARD	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,602	Mixed-Use/Residential	$3,903,000	Mixed-Use/Residential	$4,008,381	$105,381	2.70%	$41,291
E-035-126	253883 1290	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	RHYMES DOUGLAS M+SUSAN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,890	Mixed-Use/Residential	$2,268,000	Mixed-Use/Residential	$2,329,236	$61,236	2.70%	$23,994
E-035-127	253883 1300	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	GAYLORD WILLIAM+CAROLYN	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,734	Mixed-Use/Residential	$2,080,800	Mixed-Use/Residential	$2,136,982	$56,182	2.70%	$22,013
E-035-128	253883 1310	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	WARSHAL JERROLD Z & ARDEE R	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,658	Mixed-Use/Residential	$3,987,000	Mixed-Use/Residential	$4,094,649	$107,649	2.70%	$42,179
E-035-129	253883 1320	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	FRIEDMAN DANIEL S+MYRA A	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,602	Mixed-Use/Residential	$3,903,000	Mixed-Use/Residential	$4,008,381	$105,381	2.70%	$41,291
E-035-130	253883 1330	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	ROSENBERG RICHARD A	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,890	Mixed-Use/Residential	$2,268,000	Mixed-Use/Residential	$2,329,236	$61,236	2.70%	$23,994
E-035-131	253883 1340	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	NORK SEAN E+FLORENCE UNNO	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,734	Mixed-Use/Residential	$2,080,800	Mixed-Use/Residential	$2,136,982	$56,182	2.70%	$22,013
E-035-132	253883 1350	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	REDMAN ERIC+HEATHER	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,658	Mixed-Use/Residential	$3,987,000	Mixed-Use/Residential	$4,094,649	$107,649	2.70%	$42,179
E-035-133	253883 1360	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	FOTI FRANK J	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,602	Mixed-Use/Residential	$3,903,000	Mixed-Use/Residential	$4,008,381	$105,381	2.70%	$41,291
E-035-134	253883 1370	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	THE ALLEN FAMILY REVOCABLE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,890	Mixed-Use/Residential	$2,268,000	Mixed-Use/Residential	$2,329,236	$61,236	2.70%	$23,994
E-035-135	253883 1380	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	HAWLEY ERIC R+GWEN LOWERY	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,734	Mixed-Use/Residential	$2,080,800	Mixed-Use/Residential	$2,136,982	$56,182	2.70%	$22,013
E-035-136	253883 1390	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	MASSENA DARRIN W	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,658	Mixed-Use/Residential	$3,987,000	Mixed-Use/Residential	$4,094,649	$107,649	2.70%	$42,179
E-035-137	253883 1400	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	1521 RESIDENTIAL TRUST	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,863	Mixed-Use/Residential	$3,721,900	Mixed-Use/Residential	$3,822,391	$100,491	2.70%	$39,375
E-035-138	253883 1410	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	PEYREE ROBERT T+JENNIFER A	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,260	Mixed-Use/Residential	$2,712,000	Mixed-Use/Residential	$2,785,224	$73,224	2.70%	$28,691
E-035-139	253883 1420	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	COBB TINA TTEE COBB FAMILY	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,601	Mixed-Use/Residential	$3,901,500	Mixed-Use/Residential	$4,006,841	$105,341	2.70%	$41,277
E-035-140	253883 1430	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	PEYREE THOMAS H+SALLY L -RE	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,847	Mixed-Use/Residential	$3,701,100	Mixed-Use/Residential	$3,801,030	$99,930	2.70%	$39,155
E-035-141	253883 1440	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	ONETTO MARC A+SALLY C-LT+TT	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,260	Mixed-Use/Residential	$2,712,000	Mixed-Use/Residential	$2,785,224	$73,224	2.70%	$28,691
E-035-142	253883 1450	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	BABSCN STEPHEN E+MELISSA	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,600	Mixed-Use/Residential	$3,900,000	Mixed-Use/Residential	$4,005,300	$105,300	2.70%	$41,250
E-035-143	253883 1460	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	RRRR INVESTMENTS LLC	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,599	Mixed-Use/Residential	$3,898,700	Mixed-Use/Residential	$4,003,965	$105,265	2.70%	$41,245
E-035-144	253883 1470	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	EAGLE ONE LLC	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,453	Mixed-Use/Residential	$2,943,600	Mixed-Use/Residential	$3,023,077	$79,477	2.70%	$31,141
E-035-145	253883 1480	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	RRRR INVESTMENTS LLC	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	2,778	Mixed-Use/Residential	$4,167,000	Mixed-Use/Residential	$4,279,509	$112,509	2.70%	$44,084
E-035-146	253883 0110	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	SIROTA PETER+XIMENA DEL PIL	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,824	Mixed-Use/Residential	$2,371,200	Mixed-Use/Residential	$2,435,222	$64,022	2.70%	$25,089
E-035-001	253883 0030	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	LUSH US LLC	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	547	Mixed-Use/Commercial	$267,800	Mixed-Use/Commercial	$275,100	$7,300	2.75%	$2,860
E-035-002	253883 0040	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	LUSH US LLC	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,211	Mixed-Use/Commercial	$592,900	Mixed-Use/Commercial	$609,000	$16,100	2.70%	$6,308
E-035-003	253883 0050	RealPrope	FIFTEEN TWENTY-ONE SECOND AVENUE	CHRISTIAN SCIENCE READING	1521 2ND AVE, SEATTLE 98101	DMC 240/290-440	16,192	271,986	1,093	Mixed-Use/Commercial	$573,500	Mixed-Use/Commercial	$589,100	$15,600	2.70%	$6,112
E-043	606501 0000	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights		1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808		Condominium(Mixed Use)		Condominium(Mixed Use)			2.75%	
E-043-003	606501 0010	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	WONG ANTHONY M	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	506	Mixed-Use/Residential	$354,200	Mixed-Use/Residential	$363,941	$9,741	2.75%	$3,817
E-043-004	606501 0020	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LOUIE WILLIAM W	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,078	Mixed-Use/Residential	$754,600	Mixed-Use/Residential	$775,352	$20,752	2.75%	$8,131
E-043-005	606501 0030	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	BATEMAN JEAN M	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$442,250	Mixed-Use/Residential	$454,412	$12,162	2.75%	$4,769
E-043-006	606501 0040	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	CALKINS JEFF	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	954	Mixed-Use/Residential	$691,650	Mixed-Use/Residential	$710,670	$19,020	2.75%	$7,453
E-043-007	606501 0050	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	CARSLEY JOEL W+NICOLE C	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$354,900	Mixed-Use/Residential	$364,660	$9,760	2.75%	$3,824
E-043-008	606501 0060	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MONTI DANIELE+ROSELLA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,004	Mixed-Use/Residential	$702,800	Mixed-Use/Residential	$722,127	$19,327	2.75%	$7,573
E-043-009	606501 0070	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	GEORGE PETER	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$421,400	Mixed-Use/Residential	$432,989	$11,589	2.75%	$4,541
E-043-010	606501 0080	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	HAN JOO YOUNG	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$469,000	Mixed-Use/Residential	$481,898	$12,898	2.75%	$5,054
E-043-011	606501 0090	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MULDOON MICHAEL	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	970	Mixed-Use/Residential	$679,000	Mixed-Use/Residential	$697,673	$18,673	2.75%	$7,310
E-043-012	606501 0100	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	HUNG JIU FU+YANG LING-TI	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$357,700	Mixed-Use/Residential	$367,537	$9,837	2.75%	$3,854
E-043-013	606501 0110	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LIESEMER KIRK+KATHERINE+LIE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	991	Mixed-Use/Residential	$718,475	Mixed-Use/Residential	$738,233	$19,758	2.75%	$7,747
E-043-014	606501 0120	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	AKADA ALAN SHIGETO	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$516,925	Mixed-Use/Residential	$531,140	$14,215	2.75%	$5,570
E-043-015	606501 0130	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LAROSE LISA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$457,500	Mixed-Use/Residential	$470,081	$12,581	2.75%	$4,930
E-043-016	606501 0140	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DANNER GEORGE III+RUTH E	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	954	Mixed-Use/Residential	$715,500	Mixed-Use/Residential	$735,176	$19,676	2.75%	$7,710
E-043-017	606501 0150	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	TOMLINSON RICHARD	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-018	606501 0160	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	ALBRIGHT THOMAS	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,004	Mixed-Use/Residential	$727,900	Mixed-Use/Residential	$747,917	$20,017	2.75%	$7,843
E-043-019	606501 0170	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	CHEN BINYAN+LIU YI	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-020	606501 0180	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LIU I-MIN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-021	606501 0190	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	JOHNSTON COURTNEY	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	970	Mixed-Use/Residential	$703,250	Mixed-Use/Residential	$722,589	$19,339	2.75%	$7,578
E-043-022	606501 0200	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	FORBES REVOCABLE LIVING TRU	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992
E-043-023	606501 0210	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MEYER GREGORY+KENDELYN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	991	Mixed-Use/Residential	$743,250	Mixed-Use/Residential	$763,689	$20,439	2.75%	$8,009
E-043-024	606501 0220	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	WATSON THOMAS	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$534,750	Mixed-Use/Residential	$549,456	$14,706	2.75%	$5,762
E-043-025	606501 0230	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	WANG NATALIE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$457,500	Mixed-Use/Residential	$470,081	$12,581	2.75%	$4,930
E-043-026	606501 0240	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	WANG WIN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	954	Mixed-Use/Residential	$715,500	Mixed-Use/Residential	$735,176	$19,676	2.75%	$7,710
E-043-027	606501 0250	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LU TINGHANNE DIONISIO	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-028	606501 0260	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	FU WANGXI+REN KELAN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,004	Mixed-Use/Residential	$727,900	Mixed-Use/Residential	$747,917	$20,017	2.75%	$7,843
E-043-029	606501 0270	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	YOUNG OWEN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-030	606501 0280	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LEI LEI	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-031	606501 0290	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	VAUPELL JAMES ROBERT	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	970	Mixed-Use/Residential	$703,250	Mixed-Use/Residential	$722,589	$19,339	2.75%	$7,578
E-043-032	606501 0300	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MARAZITA SHERRY L	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992
E-043-033	606501 0310	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LEE DAE Y+MELANIE B	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	991	Mixed-Use/Residential	$743,250	Mixed-Use/Residential	$763,689	$20,439	2.75%	$8,009
E-043-034	606501 0320	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MOOSMANN MICHAEL R	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$534,750	Mixed-Use/Residential	$549,456	$14,706	2.75%	$5,762
E-043-035	606501 0330	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MANN GERALD A	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$457,500	Mixed-Use/Residential	$470,081	$12,581	2.75%	$4,930
E-043-036	606501 0340	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	CARRIGAN ANDREW	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	954	Mixed-Use/Residential	$715,500	Mixed-Use/Residential	$735,176	$19,676	2.75%	$7,710
E-043-037	606501 0350	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MARSHALL WITHERIDGE J.B	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-038	606501 0360	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	SPROULE MING Z+JAMES F	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,004	Mixed-Use/Residential	$727,900	Mixed-Use/Residential	$747,917	$20,017	2.75%	$7,843

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
E-043-039	606501 0370	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	HODSDON ANTHONY J R	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-040	606501 0380	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	PENG FEI	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-041	606501 0390	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	BRYANT ERICK C	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	970	Mixed-Use/Residential	$703,250	Mixed-Use/Residential	$722,589	$19,339	2.75%	$7,578
E-043-042	606501 0400	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	KENNEDY JANET L	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992
E-043-043	606501 0410	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	BRAUN ROBERT	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	991	Mixed-Use/Residential	$743,250	Mixed-Use/Residential	$763,689	$20,439	2.75%	$8,009
E-043-044	606501 0420	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	STEVENSON CRAIG LYLE+PATRIC	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$534,750	Mixed-Use/Residential	$549,456	$14,706	2.75%	$5,762
E-043-045	606501 0430	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DAISE JOHN W	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$457,500	Mixed-Use/Residential	$470,081	$12,581	2.75%	$4,930
E-043-046	606501 0440	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	HANLEY LEO P & ELAINE M -TT	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	954	Mixed-Use/Residential	$715,500	Mixed-Use/Residential	$735,176	$19,676	2.75%	$7,710
E-043-047	606501 0450	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LIM SAI YONG+PHOOI YEW	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-048	606501 0460	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LIU YICHING ANDREW	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,004	Mixed-Use/Residential	$727,900	Mixed-Use/Residential	$747,917	$20,017	2.75%	$7,843
E-043-049	606501 0470	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	AQUINO SERAFIN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-050	606501 0480	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	CHANG CRAIG	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-051	606501 0490	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	APANA MARI & EGOR JUDITH	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	970	Mixed-Use/Residential	$703,250	Mixed-Use/Residential	$722,589	$19,339	2.75%	$7,578
E-043-052	606501 0500	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	YOUNG MICHAEL & LAURIE H	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992
E-043-053	606501 0510	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DURIO DEBRA R	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	991	Mixed-Use/Residential	$743,250	Mixed-Use/Residential	$763,689	$20,439	2.75%	$8,009
E-043-054	606501 0520	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	NAGY JOEL G+SUSAN L	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$534,750	Mixed-Use/Residential	$549,456	$14,706	2.75%	$5,762
E-043-055	606501 0530	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	WALL CHRISTOPHER A	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$488,000	Mixed-Use/Residential	$501,420	$13,420	2.75%	$5,258
E-043-056	606501 0540	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MERKLE DANIEL R	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	954	Mixed-Use/Residential	$763,200	Mixed-Use/Residential	$784,188	$20,988	2.75%	$8,224
E-043-057	606501 0550	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	GRANT & CALDER TRUST	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-058	606501 0560	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	HURST JONATHAN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,004	Mixed-Use/Residential	$727,900	Mixed-Use/Residential	$747,917	$20,017	2.75%	$7,843
E-043-059	606501 0570	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	APOSTOL EDWARD	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-060	606501 0580	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	SAS.IMA MASU	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-061	606501 0590	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	ROBERTS TERRY+NANCY	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	970	Mixed-Use/Residential	$703,250	Mixed-Use/Residential	$722,589	$19,339	2.75%	$7,578
E-043-062	606501 0600	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	WAUGH JERRY E	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992
E-043-063	606501 0610	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	QI FEI+JIA LU	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	991	Mixed-Use/Residential	$792,800	Mixed-Use/Residential	$814,602	$21,802	2.75%	$8,543
E-043-064	606501 0620	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LIDDELL JOHN A+GENE C	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$570,400	Mixed-Use/Residential	$586,086	$15,686	2.75%	$6,146
E-043-065	606501 0630	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MCCLOUD KURTIS R+LISA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$488,000	Mixed-Use/Residential	$501,420	$13,420	2.75%	$5,258
E-043-066	606501 0640	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DAHAL YASHA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	954	Mixed-Use/Residential	$691,550	Mixed-Use/Residential	$710,670	$19,020	2.75%	$7,453
E-043-067	606501 0650	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	NEWMARK 1203 LLC	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-068	606501 0660	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	HOUCK ANDREW W & THEDA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,004	Mixed-Use/Residential	$727,900	Mixed-Use/Residential	$747,917	$20,017	2.75%	$7,843
E-043-069	606501 0670	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MARTIN KIRA A	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-070	606501 0680	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DEGRACE WILLIAM G	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-071	606501 0690	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DESAI ANISH	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	970	Mixed-Use/Residential	$703,250	Mixed-Use/Residential	$722,589	$19,339	2.75%	$7,578
E-043-072	606501 0700	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	AOKI SUMMIE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992
E-043-073	606501 0710	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	YANG LULY	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	991	Mixed-Use/Residential	$792,800	Mixed-Use/Residential	$814,602	$21,802	2.75%	$8,543
E-043-074	606501 0720	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	SUH SANG HO+CATHERINE M	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$570,400	Mixed-Use/Residential	$586,086	$15,686	2.75%	$6,146
E-043-075	606501 0730	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	KING JAMES R III	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$488,000	Mixed-Use/Residential	$501,420	$13,420	2.75%	$5,258
E-043-076	606501 0740	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	PANG SANDY	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	954	Mixed-Use/Residential	$763,200	Mixed-Use/Residential	$784,188	$20,988	2.75%	$8,224
E-043-077	606501 0750	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LEE JAMES M+BELINDA W	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-078	606501 0760	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	GOTO ANDREW Y+BERYL	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,004	Mixed-Use/Residential	$727,900	Mixed-Use/Residential	$747,917	$20,017	2.75%	$7,843
E-043-079	606501 0770	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	SHAIMAN BARBARA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-080	606501 0780	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DIFURIA JULIEANNE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-081	606501 0790	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	VALENTINE LEIGH K+KAZON R	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	970	Mixed-Use/Residential	$703,250	Mixed-Use/Residential	$722,589	$19,339	2.75%	$7,578
E-043-082	606501 0800	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MORGAN STEVEN S & CAROL H	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992
E-043-083	606501 0810	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	NORK SEAN E	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	991	Mixed-Use/Residential	$792,800	Mixed-Use/Residential	$814,602	$21,802	2.75%	$8,543
E-043-084	606501 0820	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	STEBNICKI SKY	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$570,400	Mixed-Use/Residential	$586,086	$15,686	2.75%	$6,146
E-043-085	606501 0830	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MONDO VIDA LLC	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$488,000	Mixed-Use/Residential	$501,420	$13,420	2.75%	$5,258
E-043-086	606501 0840	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	1502 NEWMARK LLC	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	954	Mixed-Use/Residential	$763,200	Mixed-Use/Residential	$784,188	$20,988	2.75%	$8,224
E-043-087	606501 0850	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LLOYD JEFFREY S+MARCIA B	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-088	606501 0860	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	ACHARYA MADHUMITA+AJIT	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,004	Mixed-Use/Residential	$727,900	Mixed-Use/Residential	$747,917	$20,017	2.75%	$7,843
E-043-089	606501 0870	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MCKEOWN KRISTE L	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-090	606501 0880	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	ARORA PUNEET	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-091	606501 0890	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MCINERNEY KAREN S+MARK C	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	970	Mixed-Use/Residential	$703,250	Mixed-Use/Residential	$722,589	$19,339	2.75%	$7,578
E-043-092	606501 0900	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	SHINN GEORGE R	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992
E-043-093	606501 0910	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	GILLELAND SUSAN MARIE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	991	Mixed-Use/Residential	$792,800	Mixed-Use/Residential	$814,602	$21,802	2.75%	$8,543
E-043-094	606501 0920	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MICHELSON ANNE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$570,400	Mixed-Use/Residential	$586,086	$15,686	2.75%	$6,146
E-043-095	606501 0930	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	CHANG KUNG	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$518,500	Mixed-Use/Residential	$532,759	$14,259	2.75%	$5,587
E-043-096	606501 0940	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	WAUGH JERRY E	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	962	Mixed-Use/Residential	$817,700	Mixed-Use/Residential	$840,187	$22,487	2.75%	$8,811
E-043-097	606501 0950	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	JACOBSON ELDON L &	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-098	606501 0960	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DA SILVA JONATHAN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,015	Mixed-Use/Residential	$735,875	Mixed-Use/Residential	$756,112	$20,237	2.75%	$7,929
E-043-099	606501 0970	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	HUBBARD STEPHEN+MAUREEN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-100	606501 0980	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	ANDERSTONE BENJAMIN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-101	606501 0990	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	CUMMINS WILLIAM S	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	981	Mixed-Use/Residential	$711,225	Mixed-Use/Residential	$730,784	$19,559	2.75%	$7,664
E-043-102	606501 1000	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MUNRO LYNDA D+HUGH II	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992
E-043-103	606501 1010	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	FLASKERUD JEFF	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	998	Mixed-Use/Residential	$848,300	Mixed-Use/Residential	$871,628	$23,328	2.75%	$9,141
E-043-104	606501 1020	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	KRAFT GEORGE MD	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$906,050	Mixed-Use/Residential	$622,716	$16,666	2.75%	$6,530
E-043-105	606501 1030	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	GRIGGS GORDON W+VALERIE L	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$518,500	Mixed-Use/Residential	$532,759	$14,259	2.75%	$5,587

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Unit	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
E-043-106	606501 1040	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LIU YU PING ANDY	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	962	Mixed-Use/Residential	$817,700	Mixed-Use/Residential	$840,187	$22,487	2.75%	$8,811
E-043-107	606501 1060	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	CARVER CHAD+ANH K LAD	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-108	606501 1080	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	NUSCA GIANLUIGI	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,015	Mixed-Use/Residential	$735,875	Mixed-Use/Residential	$756,112	$20,237	2.75%	$7,929
E-043-109	606501 1070	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	STEERE PAUL J+NUOI	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-110	606501 1080	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	NG MAUREEN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-111	606501 1090	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	SWEENEY JEFFERY+EVA YOUNG	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	981	Mixed-Use/Residential	$711,225	Mixed-Use/Residential	$730,784	$19,559	2.75%	$7,664
E-043-112	606501 1100	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DEAN TERESA M	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992
E-043-113	606501 1110	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	ADAMS JOHN S+ANDREA L	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	998	Mixed-Use/Residential	$849,300	Mixed-Use/Residential	$871,628	$23,328	2.75%	$9,141
E-043-114	606501 1120	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	CARRIGAN ANDREW	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$606,050	Mixed-Use/Residential	$622,716	$16,666	2.75%	$6,530
E-043-115	606501 1130	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	BRITTON-SIMMONS KEVIN H	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$518,500	Mixed-Use/Residential	$532,759	$14,259	2.75%	$5,587
E-043-116	606501 1140	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	FAIRLEY MICHAEL G+DARLENE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	962	Mixed-Use/Residential	$817,700	Mixed-Use/Residential	$840,187	$22,487	2.75%	$8,811
E-043-117	606501 1150	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	PATTERSON SUZANNE I	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-118	606501 1160	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	SANDBERG SUSAN Y	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,015	Mixed-Use/Residential	$735,875	Mixed-Use/Residential	$756,112	$20,237	2.75%	$7,929
E-043-119	606501 1170	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MORGAN STEVEN S & CAROL H	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-120	606501 1180	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	GOTO BRUCE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-121	606501 1190	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LAI IRENE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	981	Mixed-Use/Residential	$711,225	Mixed-Use/Residential	$730,784	$19,559	2.75%	$7,664
E-043-122	606501 1200	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	STARK FREDERICK B+KATHLEEN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992
E-043-123	606501 1210	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	JOHNSTON MR & MRS CARDEN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	998	Mixed-Use/Residential	$848,300	Mixed-Use/Residential	$871,628	$23,328	2.75%	$9,141
E-043-124	606501 1220	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	CHO KWON HAING+CHONG	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$606,050	Mixed-Use/Residential	$622,716	$16,666	2.75%	$6,530
E-043-125	606501 1230	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LUMI JAAN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$518,500	Mixed-Use/Residential	$532,759	$14,259	2.75%	$5,587
E-043-126	606501 1240	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	SCHACHTER ARIE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	962	Mixed-Use/Residential	$817,700	Mixed-Use/Residential	$840,187	$22,487	2.75%	$8,811
E-043-127	606501 1250	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	BAGLIEN ELLEN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-128	606501 1260	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	IRANI SHAYAN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,015	Mixed-Use/Residential	$735,875	Mixed-Use/Residential	$756,112	$20,237	2.75%	$7,929
E-043-129	606501 1270	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	SCHACHTER ARIE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-130	606501 1280	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	COE EDWIN+CATHERINE HU-	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-131	606501 1290	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	NOLAN RICHARD & PAMELA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	981	Mixed-Use/Residential	$711,225	Mixed-Use/Residential	$730,784	$19,559	2.75%	$7,664
E-043-132	606501 1300	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	NEU MATTHEW VIRGIL+GRECO	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992
E-043-133	606501 1310	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	CHEUNG MOON-WAH+TSE SAU-	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	998	Mixed-Use/Residential	$848,300	Mixed-Use/Residential	$871,628	$23,328	2.75%	$9,141
E-043-134	606501 1320	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	KABEL ROBERT & BARBARA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$606,050	Mixed-Use/Residential	$622,716	$16,666	2.75%	$6,530
E-043-135	606501 1330	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	FALL SHEILA+MICHAEL	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$518,500	Mixed-Use/Residential	$532,759	$14,259	2.75%	$5,587
E-043-136	606501 1340	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	1415 2ND AVENUE 2202 LLC	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	962	Mixed-Use/Residential	$817,700	Mixed-Use/Residential	$840,187	$22,487	2.75%	$8,811
E-043-137	606501 1350	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	KANG HYEON+MARLA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-138	606501 1360	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	KAUSHAL NABEEL	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,015	Mixed-Use/Residential	$735,875	Mixed-Use/Residential	$756,112	$20,237	2.75%	$7,929
E-043-139	606501 1370	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	BICIERRO MARIA LUISA H	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-140	606501 1380	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DAHLKE PAUL ERIC	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-141	606501 1390	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	TRAN THOAI-SUONG	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	981	Mixed-Use/Residential	$711,225	Mixed-Use/Residential	$730,784	$19,559	2.75%	$7,664
E-043-142	606501 1400	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DANIELS THEODORE+BARBARA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992
E-043-143	606501 1410	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LIU YICHING ANDREW	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	998	Mixed-Use/Residential	$848,300	Mixed-Use/Residential	$871,628	$23,328	2.75%	$9,141
E-043-144	606501 1420	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	HON PO YEE+SU ZHI WEN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$606,050	Mixed-Use/Residential	$622,716	$16,666	2.75%	$6,530
E-043-145	606501 1430	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	FALL MICHAEL+SHEILA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$518,500	Mixed-Use/Residential	$532,759	$14,259	2.75%	$5,587
E-043-146	606501 1440	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	COPPENRATH KARLE L-TTEE OF	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	962	Mixed-Use/Residential	$817,700	Mixed-Use/Residential	$840,187	$22,487	2.75%	$8,811
E-043-147	606501 1450	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DIRKS JEFF+ANGELA LIV TRUST	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-148	606501 1460	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MATTHIES WILLIAM+BONITA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,015	Mixed-Use/Residential	$735,875	Mixed-Use/Residential	$756,112	$20,237	2.75%	$7,929
E-043-149	606501 1470	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	CASO PATRICK T II	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-150	606501 1480	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DOWNTOWN WALKERS	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-151	606501 1490	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LACY ANN E	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	981	Mixed-Use/Residential	$711,225	Mixed-Use/Residential	$730,784	$19,559	2.75%	$7,664
E-043-152	606501 1500	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	CONKLIN DANIEL G+KURBAT GE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992
E-043-153	606501 1510	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DESAI ANISH	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	998	Mixed-Use/Residential	$848,300	Mixed-Use/Residential	$871,628	$23,328	2.75%	$9,141
E-043-154	606501 1520	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LEFEBVRE RONALD D+GALA -TTE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$606,050	Mixed-Use/Residential	$622,716	$16,666	2.75%	$6,530
E-043-155	606501 1530	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	NAMCO USA LTD	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$518,500	Mixed-Use/Residential	$532,759	$14,259	2.75%	$5,587
E-043-156	606501 1540	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	1415 2ND AVENUE 2202 LLC	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	962	Mixed-Use/Residential	$817,700	Mixed-Use/Residential	$840,187	$22,487	2.75%	$8,811
E-043-157	606501 1550	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	VIGOREN LEAH R	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-158	606501 1560	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	BEH HAN NAN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,015	Mixed-Use/Residential	$735,875	Mixed-Use/Residential	$756,112	$20,237	2.75%	$7,929
E-043-159	606501 1570	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	GLYNN BERNARD J JR	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-160	606501 1580	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	KURLON SARA J	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-161	606501 1590	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	FLOWER GERARD	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	981	Mixed-Use/Residential	$711,225	Mixed-Use/Residential	$730,784	$19,559	2.75%	$7,664
E-043-162	606501 1600	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DOW CHARLES	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992
E-043-163	606501 1610	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DIRKS JEFF+ANGELA LIV TRUST	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	998	Mixed-Use/Residential	$848,300	Mixed-Use/Residential	$871,628	$23,328	2.75%	$9,141
E-043-164	606501 1620	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	TURNER ROBERT B+SUSAN S	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$606,050	Mixed-Use/Residential	$622,716	$16,666	2.75%	$6,530
E-043-165	606501 1630	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LO KARIN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$518,500	Mixed-Use/Residential	$532,759	$14,259	2.75%	$5,587
E-043-166	606501 1640	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	KRIZANICH LYN ANN+RICHARD K	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	962	Mixed-Use/Residential	$817,700	Mixed-Use/Residential	$840,187	$22,487	2.75%	$8,811
E-043-167	606501 1650	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	EADY HANNA+KAREN	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-168	606501 1660	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DREWETT JOHANN R	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,015	Mixed-Use/Residential	$735,875	Mixed-Use/Residential	$756,112	$20,237	2.75%	$7,929
E-043-169	606501 1670	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	YAMAGUCHI MASATOSHI	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-170	606501 1680	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	TONSKI ELIZABETH+MARK A	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-171	606501 1690	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	SCHERB RUDOLF A+YASUE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	981	Mixed-Use/Residential	$711,225	Mixed-Use/Residential	$730,784	$19,559	2.75%	$7,664
E-043-172	606501 1700	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	ZERBIN TRACY	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
E-043-173	606501 1710	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MANHEIM PAUL & VIVIENNE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	998	Mixed-Use/Residential	$848,300	Mixed-Use/Residential	$871,628	$23,328	2.75%	$9,141
E-043-174	606501 1720	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MANHEIM PAUL & VIVIENNE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$606,050	Mixed-Use/Residential	$622,716	$16,666	2.75%	$6,530
E-043-175	606501 1730	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	MELLAND LINDA L	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	610	Mixed-Use/Residential	$518,500	Mixed-Use/Residential	$532,759	$14,259	2.75%	$5,587
E-043-176	606501 1740	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	JAFFARIAN ERNEST	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	962	Mixed-Use/Residential	$840,187	Mixed-Use/Residential	$862,487	$22,487	2.75%	$8,811
E-043-177	606501 1750	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	ROBINSON LISA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$367,575	Mixed-Use/Residential	$377,683	$10,108	2.75%	$3,961
E-043-178	606501 1760	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	KHOT ISHAN SANJAY	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,015	Mixed-Use/Residential	$735,875	Mixed-Use/Residential	$756,112	$20,237	2.75%	$7,929
E-043-179	606501 1770	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DOLIN ROBERT W	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	602	Mixed-Use/Residential	$436,450	Mixed-Use/Residential	$448,452	$12,002	2.75%	$4,703
E-043-180	606501 1780	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	BUTTE SALEEM+YOUSAF SADIA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	670	Mixed-Use/Residential	$485,750	Mixed-Use/Residential	$499,108	$13,358	2.75%	$5,234
E-043-181	606501 1790	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	BUTTE SALEEM	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	981	Mixed-Use/Residential	$711,225	Mixed-Use/Residential	$730,784	$19,559	2.75%	$7,664
E-043-182	606501 1800	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DOW FAYE & CHARLES	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$370,475	Mixed-Use/Residential	$380,663	$10,188	2.75%	$3,992
E-043-183	606501 1810	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DUCHARME JEFFREY T	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	998	Mixed-Use/Residential	$848,300	Mixed-Use/Residential	$871,628	$23,328	2.75%	$9,141
E-043-184	606501 1820	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	DOW CHARLES+FAYE	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	713	Mixed-Use/Residential	$606,050	Mixed-Use/Residential	$622,716	$16,666	2.75%	$6,530
E-043-185	606501 1830	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	EVANS MARILYN I	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	667	Mixed-Use/Residential	$583,625	Mixed-Use/Residential	$599,675	$16,050	2.75%	$6,289
E-043-186	606501 1840	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	OLES DOUGLAS S	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	962	Mixed-Use/Residential	$841,750	Mixed-Use/Residential	$864,898	$23,148	2.75%	$9,070
E-043-187	606501 1850	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	CHEUNG MICHAEL & THERESA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	507	Mixed-Use/Residential	$380,250	Mixed-Use/Residential	$390,707	$10,457	2.75%	$4,097
E-043-188	606501 1860	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	BEHAR CONDO RENTAL LLC	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	1,022	Mixed-Use/Residential	$766,500	Mixed-Use/Residential	$787,579	$21,079	2.75%	$8,259
E-043-189	606501 1870	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	LOUIE LINCOLN A+MARIE D	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	660	Mixed-Use/Residential	$495,000	Mixed-Use/Residential	$508,613	$13,613	2.75%	$5,334
E-043-190	606501 1880	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	NOVAK RYAN J	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	760	Mixed-Use/Residential	$570,000	Mixed-Use/Residential	$585,675	$15,675	2.75%	$6,142
E-043-191	606501 1890	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	ARONSON HENRY M	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	981	Mixed-Use/Residential	$735,750	Mixed-Use/Residential	$755,983	$20,233	2.75%	$7,928
E-043-192	606501 1900	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	ARONSON HENRY M	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	511	Mixed-Use/Residential	$383,250	Mixed-Use/Residential	$393,789	$10,539	2.75%	$4,130
E-043-193	606501 1910	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	FALL MICHAEL+SHEILA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	998	Mixed-Use/Residential	$873,250	Mixed-Use/Residential	$897,264	$24,014	2.75%	$9,409
E-043-194	606501 1920	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	BRITTON-SIMMONS	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	806	Mixed-Use/Residential	$705,250	Mixed-Use/Residential	$724,644	$19,394	2.75%	$7,599
E-043-002	606501 0006	RealPrope	NEWMARK TOWER CONDOMINIUM (air rights	NEWMARK TOWER HOA	1401 2ND AVE, SEATTLE 98101	DMC 240/290-440	23,081	143,808	0	Mixed-Use/Commercial	$125,000	Mixed-Use/Commercial	$128,438	$3,438	2.75%	$1,347
E-051	256800 0000	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM		1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	12,745	12,745	Condominium(Mixed Use)		Condominium(Mixed Use)			2.00%	
E-051-003	256800 0030	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	HARRIS CHRISTOPHER L	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	433	Mixed-Use/Residential	$216,500	Mixed-Use/Residential	$220,830	$4,330	2.00%	$1,697
E-051-004	256800 0040	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	CLISE MICHELE DURKSON	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	890	Mixed-Use/Residential	$467,250	Mixed-Use/Residential	$476,595	$9,345	2.00%	$3,662
E-051-005	256800 0050	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	TOMLINSON TIMOTHY T	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	1,751	Mixed-Use/Residential	$1,050,600	Mixed-Use/Residential	$1,071,612	$21,012	2.00%	$8,233
E-051-006	256800 0060	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	WEBBER JOSHUA+ZAK LENA	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	1,275	Mixed-Use/Residential	$669,375	Mixed-Use/Residential	$682,762	$13,387	2.00%	$5,246
E-051-007	256800 0080	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	STEWART CHARLES	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	1,339	Mixed-Use/Residential	$803,400	Mixed-Use/Residential	$819,468	$16,068	2.00%	$6,296
E-051-008	256800 0090	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	CROSSETT DEEDEE (TRUSTEE)	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	540	Mixed-Use/Residential	$283,500	Mixed-Use/Residential	$289,170	$5,670	2.00%	$2,222
E-051-009	256800 0110	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	FISCHER STUDIO BUILDING	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	677	Mixed-Use/Residential	$355,425	Mixed-Use/Residential	$362,533	$7,108	2.00%	$2,785
E-051-010	256800 0120	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	JOHNSON KYLE L	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	630	Mixed-Use/Residential	$330,750	Mixed-Use/Residential	$337,365	$6,615	2.00%	$2,592
E-051-011	256800 0130	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	ROMERO OSCAR+ROSA	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	434	Mixed-Use/Residential	$217,000	Mixed-Use/Residential	$221,340	$4,340	2.00%	$1,701
E-051-012	256800 0140	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	ULGEN DANIYA	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	947	Mixed-Use/Residential	$497,175	Mixed-Use/Residential	$507,118	$9,943	2.00%	$3,896
E-051-013	256800 0150	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	MUCKLESTONE KELLY KRUSE	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	383	Mixed-Use/Residential	$191,500	Mixed-Use/Residential	$195,330	$3,830	2.00%	$1,501
E-051-014	256800 0160	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	JOBE BRIAN	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	683	Mixed-Use/Residential	$358,575	Mixed-Use/Residential	$365,746	$7,171	2.00%	$2,810
E-051-015	256800 0170	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	WILKENS NICOLAAS	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	720	Mixed-Use/Residential	$378,000	Mixed-Use/Residential	$385,560	$7,560	2.00%	$2,962
E-051-016	256800 0180	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	BRUCE FIRESTONE	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	635	Mixed-Use/Residential	$333,375	Mixed-Use/Residential	$340,042	$6,667	2.00%	$2,612
E-051-017	256800 0190	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	WELDEN MATTHEW T+WENDY	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	1,377	Mixed-Use/Residential	$826,200	Mixed-Use/Residential	$842,724	$16,524	2.00%	$6,474
E-051-018	256800 0200	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	CHRISTOPHER JASON VEIN &	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	382	Mixed-Use/Residential	$191,000	Mixed-Use/Residential	$194,820	$3,820	2.00%	$1,497
E-051-019	256800 0220	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	BUKER LESLIE	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	722	Mixed-Use/Residential	$379,050	Mixed-Use/Residential	$386,631	$7,581	2.00%	$2,970
E-051-020	256800 0230	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	BARDETTI MASSIMO+HERVEY	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	649	Mixed-Use/Residential	$340,725	Mixed-Use/Residential	$347,539	$6,814	2.00%	$2,670
E-051-021	256800 0240	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	RINGEN KNUT+RANDALL JACKY	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	521	Mixed-Use/Residential	$273,525	Mixed-Use/Residential	$278,995	$5,470	2.00%	$2,143
E-051-022	256800 0250	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	LUI MAY & WAH	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	851	Mixed-Use/Residential	$468,050	Mixed-Use/Residential	$477,411	$9,361	2.00%	$3,668
E-051-023	256800 0270	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	BEABOUT JULIE C+BRENT R	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	2,476	Mixed-Use/Residential	$1,547,500	Mixed-Use/Residential	$1,578,450	$30,950	2.00%	$12,127
E-051-024	256800 0280	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	WERTHER RACHEL ANN+JASON	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	724	Mixed-Use/Residential	$398,200	Mixed-Use/Residential	$406,164	$7,964	2.00%	$3,120
E-051-025	256800 0290	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	LONGYEAR MICHAEL J	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	629	Mixed-Use/Residential	$345,950	Mixed-Use/Residential	$352,869	$6,919	2.00%	$2,711
E-051-026	256800 0300	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	RINGEN KNUT+JACKY L-TTEES	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	1,993	Mixed-Use/Residential	$1,245,625	Mixed-Use/Residential	$1,270,537	$24,912	2.00%	$9,761
E-051-027	256800 0310	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	MUCKLESTONE ROBERT S	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	382	Mixed-Use/Residential	$200,550	Mixed-Use/Residential	$204,561	$4,011	2.00%	$1,572
E-051-028	256800 0330	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	MARQUAND ED	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	1,248	Mixed-Use/Residential	$686,400	Mixed-Use/Residential	$700,128	$13,728	2.00%	$5,379
E-051-029	256800 0350	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	MUCKLESTONE ROBERT S	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	2,809	Mixed-Use/Residential	$1,825,850	Mixed-Use/Residential	$1,862,367	$36,517	2.00%	$14,308
E-051-001	256800 0010	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	TOMLINSON DOWNTON LLC	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	5,105	Mixed-Use/Commercial	$3,218,100	Mixed-Use/Commercial	$1,242,500	$24,400	2.00%	$9,560
E-051-002	256800 0020	RealPrope	FISCHER STUDIO BUILDING CONDOMINIUM	LAKESIDE OFFICE LLC	1519 3RD AVE, SEATTLE 98101	DRC 85-170	6,485	26,102	5,363	Mixed-Use/Commercial	$2,813,800	Mixed-Use/Commercial	$2,870,200	$56,400	2.00%	$22,099
E-078	762875 0000	RealPrope	SEABOARD BUILDING CONDOMINIUM		1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	61,309	Condominium(Mixed Use)		Condominium(Mixed Use)			2.00%	
E-078-002	762875 0020	RealPrope	SEABOARD BUILDING CONDOMINIUM	MANORSHARE LLC	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	863	Mixed-Use/Residential	$474,650	Mixed-Use/Residential	$484,143	$9,493	2.00%	$3,720
E-078-003	762875 0030	RealPrope	SEABOARD BUILDING CONDOMINIUM	MACALUSO TERRY L	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	1,825	Mixed-Use/Residential	$1,003,750	Mixed-Use/Residential	$1,023,825	$20,075	2.00%	$7,866
E-078-004	762875 0040	RealPrope	SEABOARD BUILDING CONDOMINIUM	SLUTSKY LEON	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	883	Mixed-Use/Residential	$485,650	Mixed-Use/Residential	$495,363	$9,713	2.00%	$3,806
E-078-005	762875 0050	RealPrope	SEABOARD BUILDING CONDOMINIUM	CATALYST PROPERTIES	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	1,832	Mixed-Use/Residential	$1,007,600	Mixed-Use/Residential	$1,027,752	$20,152	2.00%	$7,896
E-078-006	762875 0060	RealPrope	SEABOARD BUILDING CONDOMINIUM	MAYES CHARLES G+JANETTE A	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	1,666	Mixed-Use/Residential	$916,300	Mixed-Use/Residential	$934,626	$18,326	2.00%	$7,181
E-078-007	762875 0070	RealPrope	SEABOARD BUILDING CONDOMINIUM	CONROY DANIEL J	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	710	Mixed-Use/Residential	$390,500	Mixed-Use/Residential	$398,310	$7,810	2.00%	$3,060
E-078-008	762875 0080	RealPrope	SEABOARD BUILDING CONDOMINIUM	ALSEIDI ADNAN	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	863	Mixed-Use/Residential	$474,650	Mixed-Use/Residential	$484,143	$9,493	2.00%	$3,720
E-078-009	762875 0090	RealPrope	SEABOARD BUILDING CONDOMINIUM	SHEVCHENKO CHRISTIAN T	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	1,825	Mixed-Use/Residential	$1,003,750	Mixed-Use/Residential	$1,023,825	$20,075	2.00%	$7,866
E-078-010	762875 0100	RealPrope	SEABOARD BUILDING CONDOMINIUM	TREVENA JOHN+GIN	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	883	Mixed-Use/Residential	$485,650	Mixed-Use/Residential	$495,363	$9,713	2.00%	$3,806

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
E-078-011	762875 0110	RealPrope	SEABOARD BUILDING CONDOMINIUM	MACKAY WILLIAM R+CAROLYN	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	1,832	Mixed-Use/Residential	$1,007,600	Mixed-Use/Residential	$1,027,752	$20,152	2.00%	$7,896
E-078-012	762875 0120	RealPrope	SEABOARD BUILDING CONDOMINIUM	BEAMAN KATHRYN	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	1,666	Mixed-Use/Residential	$916,300	Mixed-Use/Residential	$934,626	$18,326	2.00%	$7,181
E-078-013	762875 0130	RealPrope	SEABOARD BUILDING CONDOMINIUM	MAHNA PRANJAL+MEHRA	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	710	Mixed-Use/Residential	$390,500	Mixed-Use/Residential	$398,310	$7,810	2.00%	$3,060
E-078-014	762875 0140	RealPrope	SEABOARD BUILDING CONDOMINIUM	KALINN PROPERTIES LLC	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	863	Mixed-Use/Residential	$474,650	Mixed-Use/Residential	$484,143	$9,493	2.00%	$3,720
E-078-015	762875 0150	RealPrope	SEABOARD BUILDING CONDOMINIUM	NEUSCHWANGER MARY L	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	1,825	Mixed-Use/Residential	$1,003,750	Mixed-Use/Residential	$1,023,825	$20,075	2.00%	$7,866
E-078-016	762875 0160	RealPrope	SEABOARD BUILDING CONDOMINIUM	RITTER HENRY JOSEPH STEVEN	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	821	Mixed-Use/Residential	$451,550	Mixed-Use/Residential	$460,581	$9,031	2.00%	$3,535
E-078-017	762875 0170	RealPrope	SEABOARD BUILDING CONDOMINIUM	LI AGNES T C REVOCABLE LIVI	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	1,812	Mixed-Use/Residential	$990,600	Mixed-Use/Residential	$1,016,532	$19,932	2.00%	$7,810
E-078-018	762875 0180	RealPrope	SEABOARD BUILDING CONDOMINIUM	CRONE DUANE H+PAMELA J	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	1,647	Mixed-Use/Residential	$905,850	Mixed-Use/Residential	$923,967	$18,117	2.00%	$7,099
E-078-019	762875 0190	RealPrope	SEABOARD BUILDING CONDOMINIUM	MACMASTER MARY HEATHER	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	710	Mixed-Use/Residential	$390,500	Mixed-Use/Residential	$398,310	$7,810	2.00%	$3,060
E-078-020	762875 0200	RealPrope	SEABOARD BUILDING CONDOMINIUM	ALSEIDI ADNAN A	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	817	Mixed-Use/Residential	$449,350	Mixed-Use/Residential	$458,337	$8,987	2.00%	$3,521
E-078-021	762875 0210	RealPrope	SEABOARD BUILDING CONDOMINIUM	YANG LULY+CHRISTIAN SCHERP	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	2,644	Mixed-Use/Residential	$1,520,300	Mixed-Use/Residential	$1,550,706	$30,406	2.00%	$11,934
E-078-022	762875 0220	RealPrope	SEABOARD BUILDING CONDOMINIUM	BAUER JOHN H	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	2,535	Mixed-Use/Residential	$1,457,625	Mixed-Use/Residential	$1,486,777	$29,152	2.00%	$11,423
E-078-023	762875 0230	RealPrope	SEABOARD BUILDING CONDOMINIUM	HAMMOND JOSEPH W+M	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	903	Mixed-Use/Residential	$496,650	Mixed-Use/Residential	$506,583	$9,933	2.00%	$3,892
E-078-024	762875 0240	RealPrope	SEABOARD BUILDING CONDOMINIUM	GRIFFIN MATT	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	1,939	Mixed-Use/Residential	$1,454,250	Mixed-Use/Residential	$1,483,335	$29,085	2.00%	$11,396
E-078-025	762875 0250	RealPrope	SEABOARD BUILDING CONDOMINIUM	KOFN PETER ALEX+ANNE	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	1,991	Mixed-Use/Residential	$1,493,250	Mixed-Use/Residential	$1,523,115	$29,865	2.00%	$11,702
E-078-001	762875 0010	RealPrope	SEABOARD BUILDING CONDOMINIUM	SEATTLE 1500 FOURTH LLC	1500 4TH AVE, SEATTLE 98101	DRC 85-170	10,120	100,446	61,309	Mixed-Use/Commercial	$27,931,000	Mixed-Use/Commercial	$28,469,000	$558,000	2.00%	$218,637
E-107	636400 0000	RealPrope	OLIVE 8		737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145		Condominium(Mixed Use)		Condominium(Mixed Use)			1.00%	
E-107-001	636400 0010	RealPrope	OLIVE 8	HOU KEVIN & SIANG HSU	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,342,250	Mixed-Use/Residential	$1,355,672	$13,422	1.00%	$5,259
E-107-002	636400 0020	RealPrope	OLIVE 8	MAN CHRISTINA S	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	696	Mixed-Use/Residential	$591,600	Mixed-Use/Residential	$597,516	$5,916	1.00%	$2,318
E-107-003	636400 0030	RealPrope	OLIVE 8	STEWART LAURA LEE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,583	Mixed-Use/Residential	$1,345,550	Mixed-Use/Residential	$1,359,005	$13,455	1.00%	$5,272
E-107-004	636400 0040	RealPrope	OLIVE 8	WARREN TOBIN R	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	826	Mixed-Use/Residential	$702,100	Mixed-Use/Residential	$709,121	$7,021	1.00%	$2,751
E-107-005	636400 0050	RealPrope	OLIVE 8	BRYANT ARTHUR STEVEN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	678	Mixed-Use/Residential	$576,300	Mixed-Use/Residential	$582,063	$5,763	1.00%	$2,258
E-107-006	636400 0060	RealPrope	OLIVE 8	HUNG YI HSING	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	684	Mixed-Use/Residential	$581,400	Mixed-Use/Residential	$587,214	$5,814	1.00%	$2,278
E-107-007	636400 0070	RealPrope	OLIVE 8	HSIAO WEN-SHIANG	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	657	Mixed-Use/Residential	$558,450	Mixed-Use/Residential	$564,034	$5,584	1.00%	$2,188
E-107-008	636400 0080	RealPrope	OLIVE 8	VANDORN JEANETTE E -TTEE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,342,250	Mixed-Use/Residential	$1,355,672	$13,422	1.00%	$5,259
E-107-009	636400 0090	RealPrope	OLIVE 8	AGUIRRE AIDA REYES	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$585,650	Mixed-Use/Residential	$591,506	$5,856	1.00%	$2,295
E-107-010	636400 0100	RealPrope	OLIVE 8	REDDY PODDUTURU+INDIRA	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-011	636400 0110	RealPrope	OLIVE 8	HEAD RICHARD+LOIS J	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-012	636400 0120	RealPrope	OLIVE 8	SAMTANI RAJIV K	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	678	Mixed-Use/Residential	$576,300	Mixed-Use/Residential	$582,063	$5,763	1.00%	$2,258
E-107-013	636400 0130	RealPrope	OLIVE 8	MENON AJAY+PREM	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-014	636400 0140	RealPrope	OLIVE 8	HILBERT STEPHEN B	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-015	636400 0150	RealPrope	OLIVE 8	BRASHEARS JAMES H	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-016	636400 0160	RealPrope	OLIVE 8	OH JEFFREY HAN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637
E-107-017	636400 0170	RealPrope	OLIVE 8	SEAVER DANIEL M	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$586,500	Mixed-Use/Residential	$592,365	$5,865	1.00%	$2,298
E-107-018	636400 0180	RealPrope	OLIVE 8	LOBACK HANS C+JULIE Y	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$568,750	Mixed-Use/Residential	$574,437	$5,687	1.00%	$2,228
E-107-019	636400 0190	RealPrope	OLIVE 8	GREEN OASIS LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,342,250	Mixed-Use/Residential	$1,355,672	$13,422	1.00%	$5,259
E-107-020	636400 0200	RealPrope	OLIVE 8	PODOLSKY NANCY J+ANATOLY V	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$585,650	Mixed-Use/Residential	$591,506	$5,856	1.00%	$2,295
E-107-021	636400 0210	RealPrope	OLIVE 8	SULLI MARGARET	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-022	636400 0220	RealPrope	OLIVE 8	TIMOSHENKO YEVGENIY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-023	636400 0230	RealPrope	OLIVE 8	JEVENS THOMAS J+HEATHER	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	678	Mixed-Use/Residential	$576,300	Mixed-Use/Residential	$582,063	$5,763	1.00%	$2,258
E-107-024	636400 0240	RealPrope	OLIVE 8	SINGH LUCHO A+EDNA C SINGH	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-025	636400 0250	RealPrope	OLIVE 8	SUDIMAN NOREEN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-026	636400 0260	RealPrope	OLIVE 8	BOYD STEFAN M	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-027	636400 0270	RealPrope	OLIVE 8	COLE JEFFREY+ANGELA HSIEH	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637
E-107-028	636400 0280	RealPrope	OLIVE 8	WILLIAMS LESLIE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$586,500	Mixed-Use/Residential	$592,365	$5,865	1.00%	$2,298
E-107-029	636400 0290	RealPrope	OLIVE 8	HUI MAN LUNG+NG	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$568,750	Mixed-Use/Residential	$574,437	$5,687	1.00%	$2,228
E-107-030	636400 0300	RealPrope	OLIVE 8	PANDI FRANK	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,342,250	Mixed-Use/Residential	$1,355,672	$13,422	1.00%	$5,259
E-107-031	636400 0310	RealPrope	OLIVE 8	BRAYTON SQUARE LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$585,650	Mixed-Use/Residential	$591,506	$5,856	1.00%	$2,295
E-107-032	636400 0320	RealPrope	OLIVE 8	HSU CHIA-CHUN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-033	636400 0330	RealPrope	OLIVE 8	HAUCK VICKIE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-034	636400 0340	RealPrope	OLIVE 8	WILHELM CHIEN-CHIU	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-035	636400 0350	RealPrope	OLIVE 8	CHANDOO JUSTIN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,181,250	Mixed-Use/Residential	$1,193,062	$11,812	1.00%	$4,628
E-107-036	636400 0360	RealPrope	OLIVE 8	LINES MICHAEL C	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-037	636400 0370	RealPrope	OLIVE 8	BOSCH STEPHEN M+ELIZABETH	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-038	636400 0380	RealPrope	OLIVE 8	KUNG TIFFANY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637
E-107-039	636400 0390	RealPrope	OLIVE 8	CLIBBORN ERICA	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$586,500	Mixed-Use/Residential	$592,365	$5,865	1.00%	$2,298
E-107-040	636400 0400	RealPrope	OLIVE 8	LUITEN GERALD E	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$568,750	Mixed-Use/Residential	$574,437	$5,687	1.00%	$2,228
E-107-041	636400 0410	RealPrope	OLIVE 8	COMAIR MICHELE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,342,250	Mixed-Use/Residential	$1,355,672	$13,422	1.00%	$5,259
E-107-042	636400 0420	RealPrope	OLIVE 8	LIAO SUNNY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$585,650	Mixed-Use/Residential	$591,506	$5,856	1.00%	$2,295
E-107-043	636400 0430	RealPrope	OLIVE 8	GUSMORINO PAUL A III	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-044	636400 0440	RealPrope	OLIVE 8	SIEGRIST NATALIE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-045	636400 0450	RealPrope	OLIVE 8	HUANG BRIAN W	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-046	636400 0460	RealPrope	OLIVE 8	JOHNSTON ROBERT GRANT	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-047	636400 0470	RealPrope	OLIVE 8	CHEN LINDA	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-048	636400 0480	RealPrope	OLIVE 8	WONG CHERIE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
E-107-049	636400 0490	RealPrope	OLIVE 8	FLOWER ALINE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637
E-107-050	636400 0500	RealPrope	OLIVE 8	MILLER ANDREW	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$586,500	Mixed-Use/Residential	$592,365	$5,865	1.00%	$2,298
E-107-051	636400 0510	RealPrope	OLIVE 8	MA BRIAN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$568,750	Mixed-Use/Residential	$574,437	$5,687	1.00%	$2,228
E-107-052	636400 0520	RealPrope	OLIVE 8	MOTULSKY HARVEY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,342,250	Mixed-Use/Residential	$1,355,672	$13,422	1.00%	$5,259
E-107-053	636400 0530	RealPrope	OLIVE 8	SANCHEZ GLORIA ADRIANA	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$585,650	Mixed-Use/Residential	$591,506	$5,856	1.00%	$2,295
E-107-054	636400 0540	RealPrope	OLIVE 8	WONG FATT HENG+WONG	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-055	636400 0550	RealPrope	OLIVE 8	GILSON ALLYN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-056	636400 0560	RealPrope	OLIVE 8	LI JENNY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-057	636400 0570	RealPrope	OLIVE 8	COMAIR INVESTMENTS LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-058	636400 0580	RealPrope	OLIVE 8	KARR LAWRENCE R JR	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-059	636400 0590	RealPrope	OLIVE 8	EICHNER JERROLD+MARY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-060	636400 0600	RealPrope	OLIVE 8	ZHANG ZAOZAO	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637
E-107-061	636400 0610	RealPrope	OLIVE 8	CHIEN GRACE YIHUI	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$586,500	Mixed-Use/Residential	$592,365	$5,865	1.00%	$2,298
E-107-062	636400 0620	RealPrope	OLIVE 8	FLOGEL CHRISTINE HUS	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$568,750	Mixed-Use/Residential	$574,437	$5,687	1.00%	$2,228
E-107-063	636400 0630	RealPrope	OLIVE 8	NO 8 LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,342,250	Mixed-Use/Residential	$1,355,672	$13,422	1.00%	$5,259
E-107-064	636400 0640	RealPrope	OLIVE 8	WILLIAMS JORDAN TYLER	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$585,650	Mixed-Use/Residential	$591,506	$5,856	1.00%	$2,295
E-107-065	636400 0650	RealPrope	OLIVE 8	BUCKLEY ALEXANDRA J-TTEE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-066	636400 0660	RealPrope	OLIVE 8	PASCUAL CLYDE R	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-067	636400 0670	RealPrope	OLIVE 8	COLERON JEFFREY+KRUSE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-068	636400 0680	RealPrope	OLIVE 8	PASKIN SORREL R RLT+TTEE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-069	636400 0690	RealPrope	OLIVE 8	ANDERSON STEVEN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-070	636400 0700	RealPrope	OLIVE 8	CHANG CHING SUNG	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-071	636400 0710	RealPrope	OLIVE 8	CHONG BRIAN+XU SHAN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637
E-107-072	636400 0720	RealPrope	OLIVE 8	GUCHEE ROBERT C+KELLE D	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$586,500	Mixed-Use/Residential	$592,365	$5,865	1.00%	$2,298
E-107-073	636400 0730	RealPrope	OLIVE 8	LARE CHARLES R+MARSHALL	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$552,500	Mixed-Use/Residential	$558,025	$5,525	1.00%	$2,165
E-107-074	636400 0740	RealPrope	OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,380,600	Mixed-Use/Residential	$1,394,406	$13,806	1.00%	$5,409
E-107-075	636400 0750	RealPrope	OLIVE 8	GLICK DAVID	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$620,100	Mixed-Use/Residential	$626,301	$6,201	1.00%	$2,430
E-107-076	636400 0760	RealPrope	OLIVE 8	TREDWAY TRENT+ANNISA J	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-077	636400 0770	RealPrope	OLIVE 8	BOSCH STEPHEN+ELIZABETH	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-078	636400 0780	RealPrope	OLIVE 8	WANG YAO	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-079	636400 0790	RealPrope	OLIVE 8	SCHALLER JANE G	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-080	636400 0800	RealPrope	OLIVE 8	CHUNG JONG+CHEN HWEILU-	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-081	636400 0810	RealPrope	OLIVE 8	BENZATTI DANILO LANDUCCI	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-082	636400 0820	RealPrope	OLIVE 8	HARDEN MICHELLE+CLIFFORD B	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637
E-107-083	636400 0830	RealPrope	OLIVE 8	KWAG MYEONG HO+YEONG	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$586,500	Mixed-Use/Residential	$592,365	$5,865	1.00%	$2,298
E-107-084	636400 0840	RealPrope	OLIVE 8	KNOSTMAN CHARLES W+JONI L	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$552,500	Mixed-Use/Residential	$558,025	$5,525	1.00%	$2,165
E-107-085	636400 0850	RealPrope	OLIVE 8	MISHRA DEBI	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,380,600	Mixed-Use/Residential	$1,394,406	$13,806	1.00%	$5,409
E-107-086	636400 0860	RealPrope	OLIVE 8	CHEN WEI CHING	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$620,100	Mixed-Use/Residential	$626,301	$6,201	1.00%	$2,430
E-107-087	636400 0870	RealPrope	OLIVE 8	ROGERS JAY A+LOUISE M	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-088	636400 0880	RealPrope	OLIVE 8	SILVA YARA+MATTHIESEN LARS	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-089	636400 0890	RealPrope	OLIVE 8	HUANG LISA+BROWN JEFFREY A	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-090	636400 0900	RealPrope	OLIVE 8	COTA TODD+SLOAN MATTHEW	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-091	636400 0910	RealPrope	OLIVE 8	KUO ANGELA	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-092	636400 0920	RealPrope	OLIVE 8	LEUNG CHRISTINE WAI-CHING	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-093	636400 0930	RealPrope	OLIVE 8	MISHRA DEBI+MADHAVI	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637
E-107-094	636400 0940	RealPrope	OLIVE 8	KEGEL FAMILY LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$621,000	Mixed-Use/Residential	$627,210	$6,210	1.00%	$2,433
E-107-095	636400 0950	RealPrope	OLIVE 8	DAVY MICHAEL	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$585,000	Mixed-Use/Residential	$590,850	$5,850	1.00%	$2,292
E-107-096	636400 0960	RealPrope	OLIVE 8	MCKELVEY ALEXANDER D	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,380,600	Mixed-Use/Residential	$1,394,406	$13,806	1.00%	$5,409
E-107-097	636400 0970	RealPrope	OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$585,650	Mixed-Use/Residential	$591,506	$5,856	1.00%	$2,295
E-107-098	636400 0980	RealPrope	OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-099	636400 0990	RealPrope	OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-100	636400 1000	RealPrope	OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-101	636400 1010	RealPrope	OLIVE 8	OLANO JOHN E+JUDITH W -TTEE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-102	636400 1020	RealPrope	OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-103	636400 1030	RealPrope	OLIVE 8	LAM NATALIE Y	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-104	636400 1040	RealPrope	OLIVE 8	POLLOCK RONALD	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637
E-107-105	636400 1050	RealPrope	OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$586,500	Mixed-Use/Residential	$592,365	$5,865	1.00%	$2,298
E-107-106	636400 1060	RealPrope	OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$568,750	Mixed-Use/Residential	$574,437	$5,687	1.00%	$2,228
E-107-107	636400 1070	RealPrope	OLIVE 8	KEGEL WALLY W+BERNICE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,380,600	Mixed-Use/Residential	$1,394,406	$13,806	1.00%	$5,409
E-107-108	636400 1080	RealPrope	OLIVE 8	BUCHBINDER CARL+JESSICA R	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$585,650	Mixed-Use/Residential	$591,506	$5,856	1.00%	$2,295
E-107-109	636400 1090	RealPrope	OLIVE 8	G S MILLIMAN LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-110	636400 1100	RealPrope	OLIVE 8	JORDAN WALDO L+GAYNELLE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-111	636400 1110	RealPrope	OLIVE 8	WALSH MICHAEL F+GERALYN M	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-112	636400 1120	RealPrope	OLIVE 8	KAYPI REALTY LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-113	636400 1130	RealPrope	OLIVE 8	KALB JUDY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-114	636400 1140	RealPrope	OLIVE 8	SHAW GREGORY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-115	636400 1150	RealPrope	OLIVE 8	PHELPS DONALD G	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637

Waterfront Seattle Final Special Benefit Study

Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
E-107-116	636400 1160	RealPrope	OLIVE 8	BHASIN ANITA+WELLS ALEX	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$686,500	Mixed-Use/Residential	$592,365	$5,865	1.00%	$2,298
E-107-117	636400 1170	RealPrope	OLIVE 8	WONG PETER+LEE RUTH	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$585,000	Mixed-Use/Residential	$590,850	$5,850	1.00%	$2,292
E-107-118	636400 1180	RealPrope	OLIVE 8	ATER LEGACY LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,380,600	Mixed-Use/Residential	$1,394,406	$13,806	1.00%	$5,409
E-107-119	636400 1190	RealPrope	OLIVE 8	DI FURIA DIANE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$585,650	Mixed-Use/Residential	$591,506	$5,856	1.00%	$2,295
E 107 120	636400 1200	RealPrope	OLIVE 8	WANG SIN-YAW+I-WOAN LEE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-121	636400 1210	RealPrope	OLIVE 8	CHITRAKAP PAMYA+KANDARP	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-122	636400 1220	RealPrope	OLIVE 8	YU MARY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-123	636400 1230	RealPrope	OLIVE 8	SMITH CHARLES+MAGGIE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-124	636400 1240	RealPrope	OLIVE 8	TANG HAN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-125	636400 1250	RealPrope	OLIVE 8	SABIN RESOURCES LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	837	Mixed-Use/Residential	$711,450	Mixed-Use/Residential	$718,564	$7,114	1.00%	$2,788
E-107-126	636400 1260	RealPrope	OLIVE 8	CAO YAQUN+YUAN LIAO	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,096	Mixed-Use/Residential	$931,600	Mixed-Use/Residential	$940,916	$9,316	1.00%	$3,650
E-107-127	636400 1270	RealPrope	OLIVE 8	CLINE JAMES H JR	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$586,500	Mixed-Use/Residential	$592,365	$5,865	1.00%	$2,298
E-107-128	636400 1280	RealPrope	OLIVE 8	MATISON SASHA+EKATERINA	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$585,000	Mixed-Use/Residential	$590,850	$5,850	1.00%	$2,292
E-107-129	636400 1290	RealPrope	OLIVE 8	MAGAN CHRISTOPHER A (TTEE)	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,457,300	Mixed-Use/Residential	$1,471,873	$14,573	1.00%	$5,710
E-107-130	636400 1300	RealPrope	OLIVE 8	HILL STACIE R	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$585,650	Mixed-Use/Residential	$591,506	$5,856	1.00%	$2,295
E-107-131	636400 1310	RealPrope	OLIVE 8	MOORE ERIN+ JONATHAN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-132	636400 1320	RealPrope	OLIVE 8	SCHULTE GARY B+DIANE C TTEE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-133	636400 1330	RealPrope	OLIVE 8	SUN YUZHUO	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-134	636400 1340	RealPrope	OLIVE 8	ASHLEY JOSEPH	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-135	636400 1350	RealPrope	OLIVE 8	ASHLEY JOSEPH	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-136	636400 1360	RealPrope	OLIVE 8	LIU KELLY D	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-137	636400 1370	RealPrope	OLIVE 8	BUTLER KATE M	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,096	Mixed-Use/Residential	$931,600	Mixed-Use/Residential	$940,916	$9,316	1.00%	$3,650
E-107-138	636400 1380	RealPrope	OLIVE 8	LIU BOYU	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$586,500	Mixed-Use/Residential	$592,365	$5,865	1.00%	$2,298
E-107-139	636400 1390	RealPrope	OLIVE 8	MCNAMARA DAN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$585,000	Mixed-Use/Residential	$590,850	$5,850	1.00%	$2,292
E-107-140	636400 1400	RealPrope	OLIVE 8	MOORE SUSANNE+WILSON C III	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,380,600	Mixed-Use/Residential	$1,394,406	$13,806	1.00%	$5,409
E-107-141	636400 1410	RealPrope	OLIVE 8	STARK ROBERT+IBOLYA	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$654,550	Mixed-Use/Residential	$661,095	$6,545	1.00%	$2,565
E-107-142	636400 1420	RealPrope	OLIVE 8	MIRANDA-STEINER JOSE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-143	636400 1430	RealPrope	OLIVE 8	LAMOUREUX	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-144	636400 1440	RealPrope	OLIVE 8	737 OLIVE WAY #3104 LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-145	636400 1450	RealPrope	OLIVE 8	GRUENKEMEIER JENS	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-146	636400 1460	RealPrope	OLIVE 8	ERWIN CHARLES	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-147	636400 1470	RealPrope	OLIVE 8	JORDAN COLBY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-148	636400 1480	RealPrope	OLIVE 8	MCKELVEY ALEXANDER D	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637
E-107-149	636400 1490	RealPrope	OLIVE 8	KITTICHARTPHAYAK AMORN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$586,500	Mixed-Use/Residential	$592,365	$5,865	1.00%	$2,298
E-107-150	636400 1500	RealPrope	OLIVE 8	BIALIC TRUDY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$585,000	Mixed-Use/Residential	$590,850	$5,850	1.00%	$2,292
E-107-151	636400 1510	RealPrope	OLIVE 8	FURUKAWA GARY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,457,300	Mixed-Use/Residential	$1,471,873	$14,573	1.00%	$5,710
E-107-152	636400 1520	RealPrope	OLIVE 8	PATEL PARIN L+PATEL MEENAKS	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$585,650	Mixed-Use/Residential	$591,506	$5,856	1.00%	$2,295
E-107-153	636400 1530	RealPrope	OLIVE 8	GARTER RUSSELL E	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-154	636400 1540	RealPrope	OLIVE 8	PAI ITA	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-155	636400 1550	RealPrope	OLIVE 8	LIU SIYE+TIAN YE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-156	636400 1560	RealPrope	OLIVE 8	PESHAWARIA SALIM	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-157	636400 1570	RealPrope	OLIVE 8	STARBARD JOHN F	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-158	636400 1580	RealPrope	OLIVE 8	TAN KY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-159	636400 1590	RealPrope	OLIVE 8	CHRISTINE DONALD R+BARBARA	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637
E-107-160	636400 1600	RealPrope	OLIVE 8	STANG TROY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$621,000	Mixed-Use/Residential	$677,210	$6,210	1.00%	$2,433
E-107-161	636400 1610	RealPrope	OLIVE 8	LAM WAI MAN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$585,000	Mixed-Use/Residential	$590,850	$5,850	1.00%	$2,292
E-107-162	636400 1620	RealPrope	OLIVE 8	BASS STEVE+MARGARET	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,457,300	Mixed-Use/Residential	$1,471,873	$14,573	1.00%	$5,710
E-107-163	636400 1630	RealPrope	OLIVE 8	RIFFKIN JAY+COURTNEY BLETHE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$585,650	Mixed-Use/Residential	$591,506	$5,856	1.00%	$2,295
E-107-164	636400 1640	RealPrope	OLIVE 8	AVALONE STEPHEN O+LAURA E	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-165	636400 1650	RealPrope	OLIVE 8	FUENTES JOSE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-166	636400 1660	RealPrope	OLIVE 8	INOUE KOICHI	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-167	636400 1670	RealPrope	OLIVE 8	REZAEI KASRA	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-168	636400 1680	RealPrope	OLIVE 8	WANG & LEE LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-169	636400 1690	RealPrope	OLIVE 8	ZHU XIAOLIN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-170	636400 1700	RealPrope	OLIVE 8	ONG SING HIN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,097	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637
E-107-171	636400 1710	RealPrope	OLIVE 8	VANDENBERG	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$621,000	Mixed-Use/Residential	$677,210	$6,210	1.00%	$2,433
E-107-172	636400 1720	RealPrope	OLIVE 8	SHIMIZU AYA+AILY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$617,500	Mixed-Use/Residential	$623,675	$6,175	1.00%	$2,420
E-107-173	636400 1730	RealPrope	OLIVE 8	HARMON KURT E+YANITY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,687,400	Mixed-Use/Residential	$1,704,274	$16,874	1.00%	$6,614
E-107-174	636400 1740	RealPrope	OLIVE 8	LAWALA FAMILY REVOCABLE	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$585,650	Mixed-Use/Residential	$591,506	$5,856	1.00%	$2,295
E-107-175	636400 1750	RealPrope	OLIVE 8	LEE ALEX	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-176	636400 1760	RealPrope	OLIVE 8	ZHU XIAOLIN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-177	636400 1770	RealPrope	OLIVE 8	MCELROY JAMES P & KAAREN E	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-178	636400 1780	RealPrope	OLIVE 8	DONCKERS LARRY E+CATHY J	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-179	636400 1790	RealPrope	OLIVE 8	CHEN YEN-WEI+KANAKO J	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-180	636400 1800	RealPrope	OLIVE 8	NANDA SUKANTA KUMAR +	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-181	636400 1810	RealPrope	OLIVE 8	MITRA MELLATI	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637
E-107-182	636400 1820	RealPrope	OLIVE 8	KIM CHI YONG+FINN JOSEPH FR	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$655,500	Mixed-Use/Residential	$660,055	$6,555	1.00%	$2,568

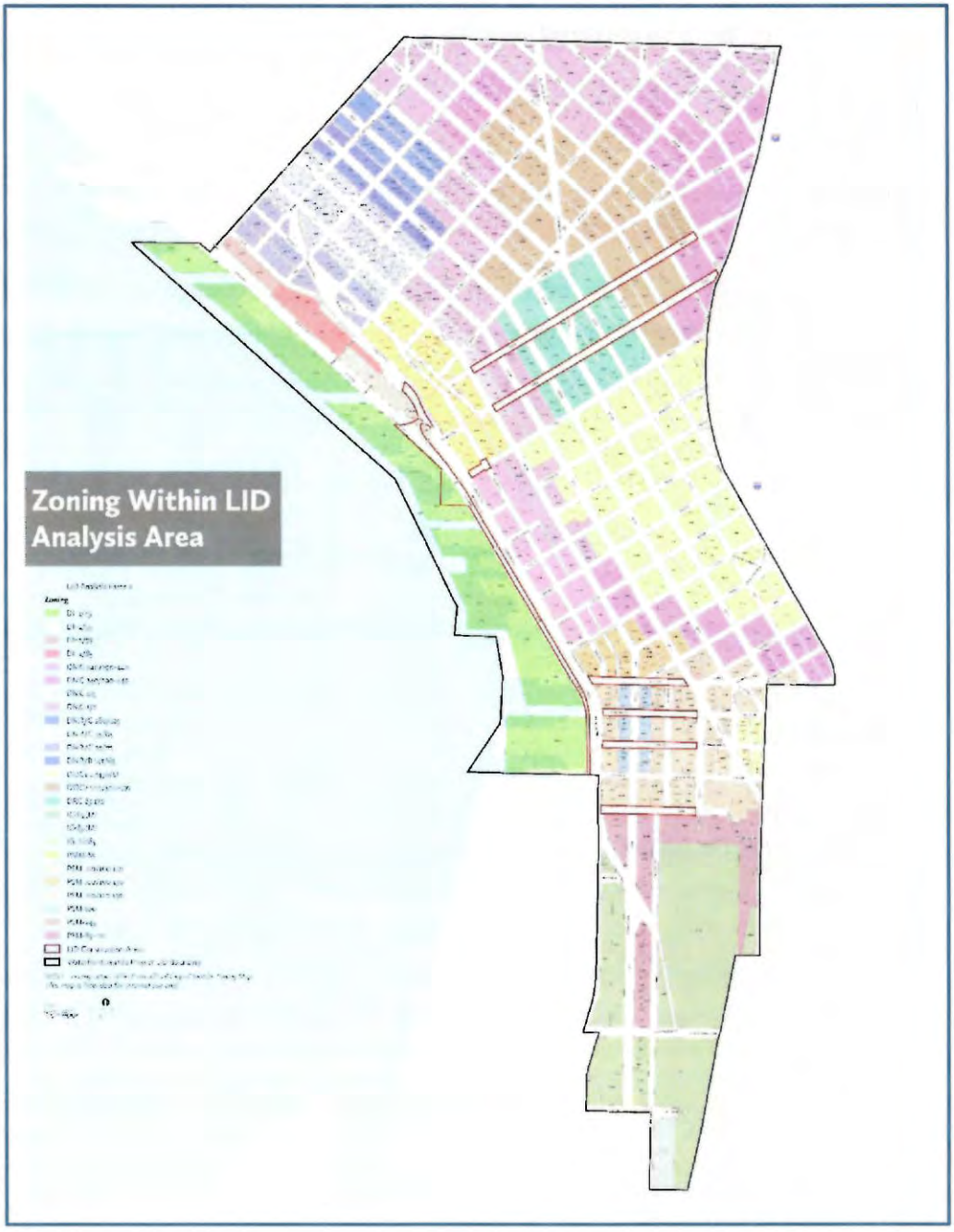
Waterfront Seattle Final Special Benefit Study
Residential Condominiums and Associated Commercial

LID Map Number	King Co. Property Tax ID	County Link	Property Name	Tax Payer Name	Property Address	Zoning	Land Area/SF	Gross Building Area/SF	Net Building Area/SF	Highest and Best Use Without LID	Market Value Without LID	Highest and Best Use With LID	Market Value With LID	Special Benefit	Special Benefit % Change	Total Assessment
E-107-183	636400 1830	RealPrope	OLIVE 8	STOCKMAN SHERRI	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$617,500	Mixed-Use/Residential	$623,675	$6,175	1.00%	$2,420
E-107-184	636400 1840	RealPrope	OLIVE 8	SMITH CHARLES & MAGGIE YEN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,687,400	Mixed-Use/Residential	$1,704,274	$16,874	1.00%	$6,612
E-107-185	636400 1850	RealPrope	OLIVE 8	JIAN ZONGSHENG	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$585,650	Mixed-Use/Residential	$591,506	$5,856	1.00%	$2,295
E-107-186	636400 1860	RealPrope	OLIVE 8	MARK CARY A+LESLYE L-TTEES	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-187	636400 1870	RealPrope	OLIVE 8	LAM MING MING	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-188	636400 1880	RealPrope	OLIVE 8	CARPE DIEM RENTALS LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-189	636400 1890	RealPrope	OLIVE 8	HARRIS GREGORY R+LINDA F	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-190	636400 1900	RealPrope	OLIVE 8	HILDEBRANDT JIM+LU SU PING	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-191	636400 1910	RealPrope	OLIVE 8	MCLANE JAISHREE S+DANIEL P	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-192	636400 1920	RealPrope	OLIVE 8	LIN KATHERINE M	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$982,800	Mixed-Use/Residential	$992,628	$9,828	1.00%	$3,851
E-107-193	636400 1930	RealPrope	OLIVE 8	KHOO ROBERT	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$621,000	Mixed-Use/Residential	$627,210	$6,210	1.00%	$2,433
E-107-194	636400 1940	RealPrope	OLIVE 8	KHOO ROBERT	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$585,000	Mixed-Use/Residential	$590,850	$5,850	1.00%	$2,292
E-107-195	636400 1950	RealPrope	OLIVE 8	EISENBERG JOEL	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,687,400	Mixed-Use/Residential	$1,704,274	$16,874	1.00%	$6,612
E-107-196	636400 1960	RealPrope	OLIVE 8	ARENDS LYNN H	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$585,650	Mixed-Use/Residential	$591,506	$5,856	1.00%	$2,295
E-107-197	636400 1970	RealPrope	OLIVE 8	KOENEN MARK A	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-198	636400 1980	RealPrope	OLIVE 8	PACIFIC COAST PARTNERS L L	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-199	636400 1990	RealPrope	OLIVE 8	KONG KATHRYN L	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-200	636400 2000	RealPrope	OLIVE 8	STEIN MARK+JUDITH	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-201	636400 2010	RealPrope	OLIVE 8	JONES PATRICK	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-202	636400 2020	RealPrope	OLIVE 8	TOWLER WILLIAM+DAWN AI	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-203	636400 2030	RealPrope	OLIVE 8	KEGEL GARY	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637
E-107-204	636400 2040	RealPrope	OLIVE 8	NICHOLSON JEFF S+MARY E	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$621,000	Mixed-Use/Residential	$627,210	$6,210	1.00%	$2,433
E-107-205	636400 2050	RealPrope	OLIVE 8	ABOUSSAMRA SAMIR	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$585,000	Mixed-Use/Residential	$590,850	$5,850	1.00%	$2,292
E-107-206	636400 2060	RealPrope	OLIVE 8	MCCABE APARTMENTS LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,534	Mixed-Use/Residential	$1,687,400	Mixed-Use/Residential	$1,704,274	$16,874	1.00%	$6,612
E-107-207	636400 2070	RealPrope	OLIVE 8	HAPMRNAS ZIV+XIAOYING	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	689	Mixed-Use/Residential	$585,650	Mixed-Use/Residential	$591,506	$5,856	1.00%	$2,295
E-107-208	636400 2080	RealPrope	OLIVE 8	LESHINSKY YAN+GRIGOREVA	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-209	636400 2090	RealPrope	OLIVE 8	FENG XIN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-210	636400 2100	RealPrope	OLIVE 8	LEE ALBERT+WANG BARBARA	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-211	636400 2110	RealPrope	OLIVE 8	EDMONDS DARYL+TOMMA	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-212	636400 2120	RealPrope	OLIVE 8	GHASSEMI FARHAD	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-213	636400 2130	RealPrope	OLIVE 8	PARK JONG S	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-214	636400 2140	RealPrope	OLIVE 8	SIVARAJAN MURALI	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637
E-107-215	636400 2150	RealPrope	OLIVE 8	CHEN AMOS S	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$621,000	Mixed-Use/Residential	$627,210	$6,210	1.00%	$2,433
E-107-216	636400 2160	RealPrope	OLIVE 8	SCHIANO CRESCENZO	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$585,000	Mixed-Use/Residential	$590,850	$5,850	1.00%	$2,292
E-107-217	636400 2170	RealPrope	OLIVE 8	BATHIJA GOPAL P+LATIKA G	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	2,225	Mixed-Use/Residential	$2,447,500	Mixed-Use/Residential	$2,471,975	$24,475	1.00%	$9,590
E-107-218	636400 2180	RealPrope	OLIVE 8	WAKAZUNI KENNETH	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,586	Mixed-Use/Residential	$1,348,100	Mixed-Use/Residential	$1,361,581	$13,481	1.00%	$5,282
E-107-219	636400 2190	RealPrope	OLIVE 8	MILLER STEPHEN T+LADEEN M	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	823	Mixed-Use/Residential	$699,550	Mixed-Use/Residential	$706,545	$6,995	1.00%	$2,741
E-107-220	636400 2200	RealPrope	OLIVE 8	STEELE JENNIFER+HOEKSTRA JO	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	680	Mixed-Use/Residential	$578,000	Mixed-Use/Residential	$583,780	$5,780	1.00%	$2,265
E-107-221	636400 2210	RealPrope	OLIVE 8	GOLDMAN JAMES H+CAROLYN	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,350	Mixed-Use/Residential	$1,147,500	Mixed-Use/Residential	$1,158,975	$11,475	1.00%	$4,496
E-107-222	636400 2220	RealPrope	OLIVE 8	CALL DARREN R+SUSAN B	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	808	Mixed-Use/Residential	$686,800	Mixed-Use/Residential	$693,668	$6,868	1.00%	$2,691
E-107-223	636400 2230	RealPrope	OLIVE 8	LAZAR RICHARD JOHN JR	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	834	Mixed-Use/Residential	$708,900	Mixed-Use/Residential	$715,989	$7,089	1.00%	$2,778
E-107-224	636400 2240	RealPrope	OLIVE 8	PATEL KERIN L	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	1,092	Mixed-Use/Residential	$928,200	Mixed-Use/Residential	$937,482	$9,282	1.00%	$3,637
E-107-225	636400 2250	RealPrope	OLIVE 8	JOHNSTONE MURRAY A	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	690	Mixed-Use/Residential	$621,000	Mixed-Use/Residential	$627,210	$6,210	1.00%	$2,433
E-107-226	636400 2260	RealPrope	OLIVE 8	TIEN JOHNNY T	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	650	Mixed-Use/Residential	$585,000	Mixed-Use/Residential	$590,850	$5,850	1.00%	$2,292
E-107-227	636400 2270	RealPrope	OLIVE 8	FAHILL PATRICK A	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	4,315	Mixed-Use/Residential	$6,904,000	Mixed-Use/Residential	$6,973,040	$69,040	1.00%	$27,051
E-107-228	636400 2280	RealPrope	OLIVE 8	LAPIN JAY+LINDA	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	2,224	Mixed-Use/Residential	$2,668,800	Mixed-Use/Residential	$2,695,488	$26,688	1.00%	$10,457
E-107-229	636400 2290	RealPrope	OLIVE 8	OLIVE EIGHT REALTY LLC	737 OLIVE WAY, SEATTLE 98101	DOC2 500/300-550	29,160	230,145	2,317	Mixed-Use/Residential	$2,780,400	Mixed-Use/Residential	$2,808,204	$27,804	1.00%	$10,894
									Totals:		$5,036,187,645		$5,097,699,105	$61,511,460		$24,101,543

Totals (Rounded)	
Residential Condominiums & Associated Commercial	$61,511,000
All Other Properties	$386,397,000
Total Special Benefit	$447,908,000
Cost / Benefit Ratio	39.2%
Total Assessment	$175,500,000

Aerial/LID Boundary Map

Zoning Map



Waterfront Aerial---Future Depiction

Rendering Without LID

Rendering With LID

Executive Summary

LID Boundary:

As shown in more detail on the maps included with this report and the addenda volume, the LID boundaries are generally described as Denny Way on the north, Wall Street on the northwest (due to the presence of the Olympic Sculpture Park and Myrtle Edwards Park northwest of Wall Street), Puget Sound and the waterfront proper to the west, Interstate Highway 5 and 4th Avenue South on the east, and portions of South Massachusetts Avenue/Edgar Martinez Drive (T-Mobile Park) on the south.

Definition of Special Benefit:

The difference in the fair market value of the property without the improvement and the fair market value of the property with the improvement (commonly called "before and after," more properly called "without and with")." (Local and Road Improvement Districts Manual for Washington State, Sixth Edition. 2009, Municipal Research and Services Center, Seattle, WA.)

Project Overview:

The LID project would construct the following six main elements:

1) Promenade is a continuous public open space with amply green, landscaped spaces along the west side of the new Alaskan Way from S Washington Street to Pine Street designed for walking, sitting, gathering, and viewing the waterfront. Highlights of the 26± block-long promenade include street art, extensive plantings (evergreen trees, shrubs and flower bulbs), pedestrian walkways with railings in various sections, and lighting designed in a layered pattern to provide visual interest and wayfinding clarity including LED light sources for low-level illumination of handrails.

2) Overlook Walk, immediately west of the recently completed Pike Place MarketFront building, is a pedestrian bridge and landscaped public space that connects the Pike Place Market with the Promenade, spanning over the Elliott Way surface street. Beginning at the MarketFront, a switchback pathway referred to as the "Bluff Walk" connects to a 28-foot-high elevated lid over the new Alaskan Way surface street. Other features are 47,000 SF of public open space with excellent view amenities and an accessible pedestrian pathway, enhancing existing connections and adding new

connections between Pike Place Market and the waterfront, providing opportunities to enhance the pedestrian experience and revitalize the area.

3) Pioneer Square Street Improvements include enhanced streetscapes on S Main Street, S Washington Street, Yesler Way, and S King Street featuring new sidewalk paving, landscaping, and traffic redirection to create more pedestrian-friendly links between the waterfront and Pioneer Square. Improvements could include curb extensions, new seating opportunities and coordinated development of sidewalk cafes with food and beverage uses fronting on these streets. Because this area lies within the Pioneer Square Preservation District, improvements are in accordance with the preservation district guidelines. In total, the project will create over 20 acres of new public space.

4) Union Street Pedestrian Connection (also known as Lower Union), is in the right of way on the south side of Union Street between Alaskan Way and Western Avenue. It is a universally accessible pedestrian link between the new waterfront and Western Avenue. An elevated pedestrian walkway, elevator and stairs are enhanced by public art and nighttime lighting to illuminate the pathway, elevator, and the area underneath the pedestrian bridge.

5) Pike/Pine Streetscape Improvements provide enhanced pedestrian access to and from the Pike Place Market and waterfront. Both streets, between First and Second avenues, will be reconstructed as "shared space", without curbs. Single travel lanes (westbound on Pine and eastbound on Pike) designed for slow vehicle movement and local access will share the space with pedestrians and bicycles. Bollards and detectable warning strips help define the area to be used by vehicles, along with light poles, trees and paving treatments, and there will be more room available for sidewalk cafes. Other improvements will be made in the various blocks of Pike and Pine streets between Second and Ninth avenues (planters protecting bike lanes, etc.) including construction of a new paved public plaza, a flexible space designed to accommodate diverse programming similar to Westlake Park, on the

south side of Pine Street between Third and Fourth avenues.

6) Pier 58 (formerly known as Waterfront Park), located between Piers 57 and 59, provides a unique atmosphere for social gathering/ performance spaces with excellent view amenities. Containing approximately 49,000 square feet providing a seamless connection between the park and the Promenade, highlights include a children's play area, 4,900 SF of open water coverage protected by railings, and 3,600± square feet of raised lawns.

Neighborhood Descriptions:

Although neighborhoods typically blend into one another at the peripheries, six can be identified within the LID boundary; they are known as Belltown, Denny Triangle, Waterfront, Retail/Commercial Core, West Edge/Pike Place Market, and the Pioneer Square/Stadium District. Characteristics of each neighborhood and land use regulations affecting each are described in more detail in the report.

Summary of Individual Parcels:

Within the LID boundary, there are approximately 6,238 individual tax parcels, comprised of a mix of residential/commercial condominium units, high rise office towers, other office properties, hotels, retail spaces (waterfront and non-waterfront), historic structures and special purpose properties including sports stadiums, an art museum, a performance hall, a convention center and a ferry terminal. Of this total, about 5,187 tax parcels are residential condo units in 49± projects and some associated commercial properties. Considering the large number of parcels (individual ownerships), recommended final assessments and other pertinent information on each has been compiled on a lengthy spreadsheet separate from the remaining 1,051 ownerships, for ease of reading and comprehension. The same type of information on the other 1,051 parcels is aggregated on a second spreadsheet entitled, "All Other LID Commercial Properties"; both spreadsheets are integral parts of this report.

Special Benefit/Proportionate Assessment Methodology:

Enabling legislation providing authority to levy assessments by an LID is statutory in Washington State. All assessments must meet two criteria: (1) the amount of an assessment on a particular parcel may not materially exceed the special benefit to that parcel and (2) all assessments within the district must be fair and in rough proportion to all other assessments. This is a mass appraisal report prepared under the requirements set forth in the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Institute. Market value is estimated for each parcel within the LID boundary based on highest and best use, both without and with the improvement project completed as of the date of this study. The increase in value, if any, is the special benefit accruing to that parcel due to the project.

Based on Washington State legal statutes, the fee simple interest in the market value of each individual parcel is estimated herein.

Proportionality/Valuation Summary:

Proportionality is an important element in any special benefit study. Properties with similar highest and best use, location and physical characteristics should experience a roughly similar special benefit on an overall property basis. Both land value for a specific parcel and overall improved property value are analyzed as part of this study. Many properties within the LID boundary are improved but, due to high land values, the existing improvements may not contribute to overall property value. Also, because zoning within the downtown core often allows new construction at high density (i.e., skyscrapers built on relatively small parcels of land), investors/ developers are acquiring underimproved (currently developed at low density) properties for redevelopment or investment hold.

Completing a separate land value analysis offers comparisons between the land and improvements components of these redeveloped sites. It also maintains proportionality of the estimated increase in market value (special benefit). Therefore, properties improved to their highest and best use (*not* underimproved) such as office/retail buildings, apartments and condominiums---typically multi-storied structures---specially benefit in a proportion-

ate manner; this is, there is benefit to both the land and to the improvements.

Both unimproved land and improved parcels located closer to the waterfront and various project amenities (Promenade, Pier 58---aka Waterfront Park, Overlook Walk, Pike/Pine Corridor, and Pioneer Square) specially benefit, or reflect a higher overall market value difference without as opposed to with the project, than those parcels located further east, north or south of the main LID-funded improvements.

A unique aspect of this special benefit study is that the analysis does not consider any view enhancement (or resultant market value increase) due to removal of the Alaskan Way Viaduct. Therefore, this special benefit study reflects only the amenities provided by the LID project as compared with characteristics of the viaduct vicinity absent the project, as of the October 1, 2019 valuation date. The valuation conclusions resulting from this final special benefit/proportionate assessment study are summarized in the table on the following page.

Typically, properties located closer to the waterfront improvements experience the highest overall increase in market value (special benefit). Hotels and retail properties reflected slightly higher special benefit in most instances, depending on location relative to the LID improvements. Apartments/ condominiums and office buildings varied in overall special benefit, again depending on specific locations. Special purpose properties, such as the sports stadiums, experience lesser special benefit due to use restrictions and location at the far south end of the project. Lower estimated market value increases accrue to properties in the Pike Place Market and Pioneer Square vicinities, again due to use restrictions imposed within the respective historical district overlays. Properties closer to Interstate Highway 5 and in the eastern and northeastern quadrants of the district experience the lowest extent of special benefit due to distance from the LID-funded improvements and the various amenities provided by those improvements.

The table on the following page summarizes the estimated special benefit ranges for each affected

property type, based on the percentages of property value increase.

Estimated Special Benefit Ranges By Property Class

Property Class	Percentage of Property Value Increase	
	High	Low
Land value	<4.00%	<0.50%
Office/Retail	<3.50%	<0.50%
Hotel	<3.50%	<1.00%
Apartment/Subsidized housing	3.00%	0.00%
Residential condominium	3.00%	<0.50%
Waterfront	<4.00%	<0.50%
Special purpose	0.10%	1.00%

As stated in the transmittal letter that begins this report, aspects of property considered as a parcel include: (a) the economic unit, (b) the physically contiguous unit, and (c) the continuity of ownership. In cases where multiple tax lots comprise a single entity, this entity is often called the "larger parcel". As required by state statute, recommended assessments for parcels comprised of more than one county tax lot are segregated into individual tax parcels. It should be emphasized that the individual parcels, as defined above, are the entities to which the special benefits accrue and against which the assessments are levied. Division of the proposed assessments into tax lots used by the King County Assessor's and Treasurer's offices, artificial boundaries from an appraisal standpoint, are made to comply with statutory requirements and the City's accounting procedures.

Without the LID project, rebuilt Alaskan Way would be considered a transportation corridor whereby management, maintenance, security, and other factors are commensurate with that provided for typical city thoroughfares/arterial streets. It is hereby noted that Washington State Ferries (part of the Washington State Department of Transportation) already operates the ferry terminal known as the Colman Dock, in the subject area, as part of the state highway system. With the project completed, certain defined areas along the waterfront (Overlook Walk, Promenade, Union Street and Waterfront Park, formerly known as Pier 58) would be governed by the City of Seattle's public

parks ordinances, and specifically Ordinance Number 125761, which was passed by the Seattle City Council on January 28, 2019.

These new waterfront amenities will be designated as "park land", conveying broader powers to the City regarding upkeep, maintenance and security of the vicinity. The ordinance grants additional authority to the city, through their employees, to maintain the integrity, security and cleanliness of these areas and eliminate undesirable activities such as loitering. Furthermore, a percentage of all affected property owners (comprising most of the owners of downtown property) have signed maintenance agreements with the City, furthering the public/ private partnership and maintaining the ambience, desirability and quality of the newly installed park areas. Copies of both the 2019 ordinance and a discussion, recently provided by the client, of the impact of an operation and maintenance (O&M) agreement on various LID elements, together with what operation and maintenance in the LID area would look like absent the project, are included in the separate addenda volume.

Based on the analysis completed, the total estimated special benefit to assessable property within the LID boundary is $447,908,000 (Rd). The findings resulting from this study, which is subject to the accompanying assumptions and limiting conditions, as of October 1, 2019, are as follows:

Residential Condos & Associated Commercial - Total Estimated Market Value Without LID	$ 5,036,188,000 (Rd)
All Other LID Commercial Properties - Total Estimated Market Value Without LID	$51,323,051,000 (Rd)
Total Estimated Market Value Without LID	$56,359,239,000 (Rd)
Residential Condos & Associated Commercial - Total Estimated Market Value With LID	$ 5,097,699,000 (Rd)
All Other LID Commercial Properties - Total Estimated Market Value With LID	$51,709,448,000 (Rd)
Total Estimated Market Value With LID	$56,807,147,000 (Rd)
Residential Condos & Associated Commercial – Estimated Special Benefit	$ 61,511,000 (Rd)
All Other LID Commercial Properties – Estimated Special Benefit	$ 386,397,000 (Rd)
Total Estimated Special Benefit	$ 447,908,000 (Rd)
Cost/Benefit Ratio	39.2% (Rd)

The total estimated LID-funded improvements cost is $346 million; however, as of the date of this document, the City of Seattle has set a cap of $160 million plus financing costs ($175,500,000 total) as that portion of the total cost to be paid by the owners of property specially benefited by the project. Dividing $175,500,000 by the total estimated special benefit to assessable property of $447,908,000 yields a cost/benefit ratio of 39.20%. In other words, each parcel receives one dollar in market value increase (special benefit) for each $0.39± of LID assessment. Multiplying the individual special benefit estimates for the affected parcels by this constant cost/benefit ratio results in recommended proportionate final assessments to each parcel.

WATERFRONT SEATTLE LID PROJECT

The Seattle waterfront is densely developed with various maritime docks, (public ferry, tour boat, cruise ship), public piers/parks, hotels and retail/cultural attractions including the Seattle Aquarium and adjacent Pike Place Market. East of the generally west-facing waterfront are the Belltown neighborhood, Pioneer Square/ Stadium District and the retail/ commercial core; one of the most densely developed portions of the downtown central business district. The Seattle waterfront is the most urbanized portion of the Elliott Bay shoreline and attracts locals and tourists year-round. The area is well-known for its public attractions including the Seattle Aquarium, Pike Place Market, "Seattle Great Wheel" Ferris wheel, "Wings over Washington" amusement park ride, and a variety of retail spaces, marinas and restaurants with spectacular views of Puget Sound, together with small public spaces and access to boardwalks adjacent to several of the historic piers.

Additional projects in the waterfront vicinity are either planned, underway or have been recently completed; the elements studied herein (and upon which the estimated special benefit to affected properties is based) are those denoted by the City of Seattle as the "Waterfront Seattle Program". Some of the related but separate projects are listed below, followed by a list of the major elements of the Waterfront Seattle Program.

Projects Assumed Completed in the "Before" Condition

Based on information provided by the City of Seattle, without the LID project, or in the "before" condition, none of the LID project elements would be built. However, as stated above, there are several ongoing projects in the subject area that are separate from the LID and are assumed complete for purposes of this analysis. Major changes assumed to be in place in the "before" condition include:

- The Alaskan Way Viaduct Replacement Project (AWVRP) will be complete, with the viaduct eliminated and the SR 99 tunnel in operation.
- The Elliott Bay Seawall Project will be complete, including a new 15-foot wide sidewalk inset with light-penetrating surface (LPS) adjacent to the seawall between approximately Yesler Way and Virginia Street.

- The Pike Place Market Front (MarketFront) Project will be complete.
- The Pier 62 Rebuild Project will be complete.
- The Seattle Multimodal Terminal at Colman Dock Project will be complete.
- A restored Washington Street Boat Landing Pergola will be complete.
- A "Habitat Beach" between approximately Yesler Way and S. Washington St and immediately adjacent to Washington Street Boat Landing Pergola and Colman Dock will be complete.

LID Project – Before and After Conditions

The purpose of the project is to create a more pedestrian-friendly waterfront with convenient and safe connections to the downtown core, Pike Place Market, Pioneer Square, the Stadium District and Belltown. The goal is to improve safety and accessibility with high-quality pedestrian connections as well as provide public gathering spaces, permanent and temporary amenities, access to the water, and educational experiences to draw both locals and tourists to businesses and destinations along the waterfront.

In the transmittal letter which begins this report, the six major project elements are listed, followed by a brief description of each upon completion of the Waterfront Seattle project, also known as the "after" condition. The following paragraphs briefly describe the "before" condition for each of the six major project elements listed in the letter and discussed throughout this report.

- **Drive/Parking Aisle (after the project, known as the "Promenade")**—In the "before" condition, the City of Seattle would not have the funding to build the Promenade that is described in the "after" condition. Instead, in concert with removal of the Alaskan Way viaduct (not part of this project), it would have made minor improvements to the existing S Alaskan Way, situated just to the west of the former viaduct's route through the waterfront area. Alaskan Way is a two- to four-lane asphalt-paved city street flanked on the northeastern side by angled parking spaces and the Elliott Bay Trail, a paved multi-use trail extending southward from Myrtle Edwards Park, and on the southwest by on-street metered parking spaces and sidewalks.

- **Overlook Walk** would not be built in the "before" condition. Instead the MarketFront would not become an additional pedestrian connection to the Waterfront and current connections – via the existing elevator and stairwell in Pike Place Market parking garage and the Pike St. Hillclimb – would remain the primary connections to the waterfront from Pike Place Market.

- **Pioneer Square** would remain as it currently exists; as Seattle's oldest neighborhood, it was once considered the heart of the city. Proximity to railroads and Seattle's major port encouraged both trade and tourism as the city grew. The early structures were mostly wooden, and nearly all burned in the Great Seattle Fire of 1889. By the turn of the 20th century, dozens of brick and stone buildings had been erected. The neighborhood takes its name from a small triangular plaza near the corner of First Avenue and Yesler Way, originally known as Pioneer Place. Although it is now on the National Register of Historic Places and a famous Seattle historic landmark, this inner-city neighborhood has suffered from the myriad problems of modern society, including the ever-widening income/opportunity gap. Pioneer Square has many open public areas, proximity to sports stadiums and abundant liquor establishments.

Homelessness, vandalism and other crimes are major issues and the neighborhood's reputation has suffered as a result.

- **Union Street Pedestrian Connection,** absent the project (known as the "before" condition), would not exist. The one-block portion of Union Street, between Alaskan Way to the west and a retaining wall supporting Western Avenue to the east, would remain as it is now: a surface driveway with public parking and loading zones. The existing narrow metal staircase with no ADA access, spanning from Western Avenue (above) to Union Street (below), would continue to serve as one of the primary connection points between downtown and the waterfront.

- **Pike/Pine Streetscape Improvements,** absent the project, would not occur. Both streets, between First and Ninth avenues, remain as they currently exist, with westbound vehicular traffic on Pine Street ending at the entrance to the Pike Place Market, where there are typically crowds of vehicles, pedestrians and bicyclists visiting the market, and eastbound traffic continuing on Pike Street, as is the current situation.

- **Pier 58 (formerly known as Waterfront Park)** would remain as it currently is: a pier park that was built in 1974. This park has a "horseshoe" shape and contains a mixture of plantings, public gathering areas, a concrete amphitheater, fountain and seating areas. The park is accessed through a combination of stairs and walkways and is primarily "sunken" below the level of the light-penetrating surface (LPS) adjacent to it. Due to access issues, a lack of sightlines, and wear and tear on the aging pier infrastructure, the park is not very conducive to active usage by the public.

The following descriptions, provided by the City of Seattle, contain further detail on the main "before" and "after" conditions of the key project components and physical areas within the LID project. A more detailed description, including pictorial renderings, of the "before" and "after" condition components considered in this analysis can be found in the separate addenda volume referred to earlier.

Rebuilt/New Surface Roadway

Before

The "Before" condition assumes a new surface roadway that would fulfill some of the functions that will no longer be provided by SR 99 after the Alaskan Way Viaduct is removed by serving both local and regional transportation needs and providing access between SR 99, downtown Seattle, and northwest Seattle. The proposed improvements would consist of:

- A new Alaskan Way roadway between S King Street and Pine Street, built in the approximate footprint of the former Alaskan Way Viaduct, would include:
  - A dedicated transit lane in each direction between S. King Street and Columbia Street and on Columbia Street between Alaskan Way and First Avenue.
  - Northbound ferry queuing lanes between S. King Street and Yesler Way, which include double left-turn lanes between S. Main Street and Yesler Way onto Colman Dock.
  - Curb zones near the Colman Dock Transit Hub designed to accommodate general-purpose vehicles, transit, taxi, and ADA drop-offs and pick-ups.
- Additional on-street parking and loading zones located along the curbside on the east and west sides of Alaskan Way where space is available.
- A new arterial street, called Elliott Way, which would follow the path of the former Alaskan Way Viaduct from Alaskan Way at Pine Street up the hill into Belltown, where it would connect with Elliott Avenue and Western Avenue.
- A new intersection at Pine Street (referred to as the Pine Street extension) that would connect the new Alaskan Way and new Elliott Way with the existing portion of Alaskan Way north of Pier 62/63. This extension would reach a height of 18' from the existing Alaskan Way.
- Streetscape enhancements to Bell Street between Elliott Avenue and First Avenue, which would include widened sidewalks and increased landscaping.
- 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way. The budget would allow for the selection of trees with a caliper of 1.5 inches to 2 inches. All trees would be of the same type to facilitate the standard level of care and maintenance provided other street trees in the downtown area.
- The City would install one type of hardy groundcover in all other landscaped areas along Alaskan Way and Elliott Way in order to facilitate the standard level of care provided other groundcover in the City.
- Sidewalks on both sides of the roadway along Alaskan Way and Elliott Way would be standard 2-foot by 2-foot scored concrete.
- On the east side of Alaskan Way between S. King Street and Yesler Way, sidewalk areas between tree pits would be infilled with salvaged red bricks, as required by the Pioneer Square Historic Preservation Board Certificate of Approval.
- Sidewalk immediately adjacent to the west side of Alaskan Way between S. King Street and Pike Street would range in width from 7 feet to 35 feet.
- Plantings immediately west of the two-way bike facility between S. King Street and S. Washington Street would be a mix of standard plantings.
- Sidewalk on the east side of the street between S. King Street and the Pike Street Hillclimb would range in width from 7 feet to 8 feet.
- Sidewalk on the east and west sides of Elliott Way roadway between the Pike Street Hillclimb and Bell Street would range in width from 7 feet to 9 feet.
- Crosswalks in all intersections would be standard, with 6-inch curbs.

- A two-way bicycle facility would run along the west side of the new Alaskan Way. The facility would begin at S. King Street and continue north on the west side of Alaskan Way to about Virginia Street, where it would cross the road to join the existing path on the east side of the roadway. At the new intersection with Elliott Way, the bicycle facility would transition to separate northbound and southbound paths that would connect with existing bicycle lanes on Elliott and Western Avenues in Belltown.
- The Marion Street pedestrian bridge over Alaskan Way, which connects to the Seattle Ferry Terminal, would be constructed.
- Reconstructed sidewalks and parking on Seneca Street between Alaskan Way and Western Avenue would be constructed.
- The reconnection of Lenora Street pedestrian bridge to the new Elliott Way would be constructed.

After

In the "after" condition, all the improvements listed above would remain, with the exception of the following:

- Increasing the caliper of the approximately 377 street trees that would be present in the "Before" condition up to 4-inch caliper size.
- Adding approximately an additional 16 street trees with a caliper of 4 inches.
- In all planters and landscaped areas described in the "Before" condition, the City would upgrade the groundcover and shrub plantings to incorporate a greater diversity of plants in order to create consistency between these and the LID-funded elements described below.
- The crosswalks in the intersections between S. King St. and Pike St. would be upgraded from 6" curbs in the "Before" condition. Those intersections would be raised three inches, resulting in a 3" difference between the sidewalk and crosswalk and improving the pedestrian connectivity between downtown and the waterfront.
- Sidewalks immediately adjacent to the east side of Alaskan Way would be upgraded from 2-foot by 2-foot scored concrete to exposed aggregate between S. King Street and the Pike Street Hillclimb, as would sidewalks immediately adjacent to the west side of Alaskan Way between S. King Street and the Pine St. Extension.

Drive/Parking Aisle (Before) and the Promenade (After)

Before

In the "Before" condition, the City would not have the funding to build the Promenade that is described in the "After" condition below. Instead, it would construct the following:

S. Washington Street to Madison Street

Between the east edge of the Seawall LPS and the west edge of the bike facility, from Madison Street to the Washington Street Boat Landing, a 2-foot by 2-foot scored concrete pedestrian area would be installed with a width of between 25 and 35 feet. The area dedicated to pedestrian travel would be wider than the "After" condition, which would have divided this area between a wide paved surface for pedestrians and landscaped areas.

Madison Street to Pike Street

Between the east edge of the Seawall LPS and the west edge of the bike facility, from Madison Street and Pike Street, the City would install a "drive aisle" that would accommodate 128 parking spaces. Between Madison Street and Union, the drive aisle would include a single aisle, 60-degree angled parking arrangement using asphalt. Between Union and Pike, the drive aisle would include a double aisle, 60-degree angled parking arrangement using

asphalt. There would be an inbound driveway to the south of Pike Street, inbound/outbound driveways at University, Seneca, and Spring Streets, and an outbound driveway at Madison Street. All roadway and parking areas would range in width from 36' to 56'. The sidewalk between the west side of the drive aisle and the LPS panels would be paved using the standard 2'x2' scored concrete. The total width of the walking area, adjacent to the existing LPS panels, would range between 3' and 15'.

Pike Street to Pine Street

The City would reserve this space for a future Aquarium expansion. It would be paved with 2'x2' scored concrete.

After

In the "After" condition, the City would construct the Promenade, a continuous public open space with amply green, landscaped spaces along the west side of the new Alaskan Way, from S Washington Street to Pine Street, that would be designed for walking, sitting, gathering, and viewing the waterfront. The "Light Penetrating Surface" panels which constitute the westernmost 15± feet along most of the future promenade and were built by the Elliott Bay Seawall project are considered part of the "Before" condition and so are not factored into the LID special benefit calculations for the Promenade. The southern end of the Promenade would terminate at the Washington Street Boat Landing in Pioneer Square, at which point the Promenade would transition into a sidewalk that is identical to the "Before" condition, with the exception of the increase of tree caliper from 1.5 to 2 inches up to 4 inches and a greater diversity of groundcover and plantings. Design features and landscaping would create a series of three different environments, in specific segments of the Promenade that would reflect the character of the surrounding areas. In addition to the following descriptions, the planting areas would consist of a total of:

- Approximately 110 evergreen trees with initial height of 8 feet to 12 feet, and approximately 163 ornamental deciduous trees.
- Approximately 14,000 shrubs and 39,000 flower bulbs.

S. Washington Street to Madison Street

This area would span from the Washington Street Boat Landing Pergola to Fire Station #5 and would primarily support the regional transit hub in front of the Seattle Ferry Terminal. It would accommodate the heavy pedestrian, bicycle, and vehicle traffic coming through the Yesler Way, Columbia Street, and Marion Street intersections. The area's primary design features would be:

- A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 11 to 20 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate and metal inlays for visual interest.
- A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters arranged to create terraces. These terraces would be located between the east edge of the pedestrian space described above and the west edge of the bicycle facility. The lower terraces would be designed to collect storm water runoff from the Promenade.
- A restored Tsutakawa Fountain located along the Promenade at Columbia Street.
- A public art sculpture by Oscar Tuazon located within the two-way bicycle facility between Columbia and Madison Streets.

- Seating opportunities, including approximately 11 public benches constructed from finished cedar logs, four swing sets between Madison and Marion Streets, and Sandbag Benches and Dolos by artist Buster Simpson between Yesler Way and S. Washington Street.
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall. These railings would be located:
    - Along the Habitat Beach area, between the entrance to Colman Dock at Yesler Way and the north side of the Washington Street Boat Landing Pergola. This railing segment would include a gate to provide public access to the Habitat Beach during its hours of operation.
    - Along the open water, from the north end of Colman Dock near Marion St to the south side of Pier 57 near Madison St.
- Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of benches, handrails, and planters.

Madison Street to Pike Street

This area of the Promenade would be a mix of pedestrian and landscaped areas adjacent to Historic Piers 54-59, the public park at Pier 58, and the existing Seattle Aquarium entrance and frontage. The main design elements would be:

- A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 20 to 55 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate and metal inlays for visual interest.
- A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters arranged to create terraces. These terraces would be located between the east edge of the above pedestrian area and the west edge of the bicycle facility. The lower terraces would be designed to collect storm water runoff from the Promenade.
- A 4-foot to 11-foot wide boardwalk constructed of Cumaru wood that meanders through the planted terraces between Spring and Union Streets.
- Seating opportunities, including approximately 39 public benches constructed from finished cedar logs, and several embedded boulders between Union Street and Pike Street.
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.
  These railings would be located:
    - Near Spring St along the open water between Pier 54 and Pier 55.
    - Near University St along the open water between Pier 56 and Pier 57.
- Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of benches, handrails, planters and pathways.
- "Social Intersections" located at Union, University, Seneca, and Spring Streets designed to accommodate impromptu social gathering, as well as small-scale events such as farmers stands, food trucks, and musical performances.

- A kiosk at Union Street that can be used to provide information to public about the waterfront, or other uses. The kiosk is not LID funded but would not exist but for the creation of the LID.
- Two pieces of public art by Shaun Peterson and Cedric Bomford.

Pike Street to Pine Street

This area of the Promenade would be a public space beginning north of the existing Seattle Aquarium entrance and frontage to the rebuilt Pier 62. It would be bordered to the east by the Seattle Aquarium Pavilion expansion (not LID funded), as well as the public entrance/exit from the Overlook Walk's stairways. These stairways will become one of the primary pedestrian connections to and from the Promenade and Pike Place Market (see description of Overlook Walk below). Design elements will include:

- A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 25 to 60 feet in width. This walkway would be constructed of an architectural concrete surface that would feature exposed aggregate and metal inlays for visual interest.
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall. These railings would be located along the open water area near the Aquarium buildings and north of the Aquarium to Pier 62.
- Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of handrails.

Overlook Walk

Before

The Overlook Walk would not be built in the "Before" condition. Instead, the MarketFront would not become an additional pedestrian connection to the Waterfront and current connections via the existing elevator and stairwell in Pike Place Market parking garage and the Pike St. Hillclimb would remain the primary connections to the Waterfront from Pike Place Market.

After

The Overlook Walk is a pedestrian bridge and landscaped public space that connects the Pike Place Market, via the recently completed MarketFront building, with the Promenade, spanning over the Elliott Way surface street. The Overlook Walk begins with an entrance from MarketFront, with walkways, generous landscaping with trees and a mix of native and non-native plantings, and play elements along a switchback pathway referred to as the "Bluff Walk." Below this space, fronting on Elliott Way, would be a storage area with a screen which would be used primarily for operations and maintenance of the Waterfront. The Bluff Walk will connect to a lid structure spanning over Elliott Avenue and will include a food and beverage retail space (not LID funded) and partially covered space. An additional entrance to the Overlook Walk from the Pike Place Market parking garage would be located to the south of the covered area. Through a partnership with Pike Place Market, the Overlook Walk would be accessible by elevators in the Market and adjacent parking garages, as well as via street level at Western, and multiple staircases internal to the Heritage House parking garage. The lid would include pedestrian pathways, open space, and landscaping with green areas that would extend southwest from the Pike Place Market across the new Alaskan Way, where the lid would be approximately 28 feet above the new surface street.

On the west side of Elliott Way, staircases would connect down to the Promenade on the west edge of the Overlook Walk. The Overlook Walk lid would include approximately 47,000 square feet of public open space funded by the LID that would provide public gathering spaces, attractive green elements, and opportunities for scenic views. The lid also would create an accessible pedestrian pathway, enhancing existing connections and adding new connections between Pike Place Market and the waterfront, thereby providing opportunities to enhance the pedestrian experience and revitalize the area. Views from the lid would include Elliott Bay, Mt. Rainier, the Olympics, stadiums, and the downtown cityscape. The public open space would include a diverse mix of native and non-native landscaping and benches to provide seating at various points. In addition to this space, the Aquarium Expansion will add public open space, view opportunities, and landscaped areas to the south of and contiguous with the Overlook Walk. It will also add to the increased connectivity between Pike Place Market and the Waterfront by providing a publicly accessible elevator and stairway. This space would not be funded by the LID but would not exist but for the existence of the LID-funded Overlook Walk.

Union Street Pedestrian Connection

Before

In the "Before" condition, the one-block portion of Union Street, between Alaskan Way to the west and a retaining wall supporting Western Avenue to the east, would remain as it is now: a surface driveway with public parking and loading zones. The existing narrow metal staircase with no ADA access, spanning from Western Avenue (above) to Union Street (below), would continue to serve as one of the primary connection points between downtown and the waterfront.

After

The Union Street Pedestrian Connection, located on Union Street from Alaskan Way to Western Avenue, would serve as a universally accessible pedestrian link between the new Waterfront and Western Avenue, increasing connectivity between downtown and the Waterfront.

The Union Street Pedestrian Connection would construct an elevated pedestrian walkway and associated elevator and stairs in the right of way along the south side of Union Street between Western Avenue and Alaskan Way. The improvements include lighting that would operate during nighttime hours to illuminate the pathway, the elevators, and the area underneath the pedestrian bridge.

The Union Street pavement would be reconstructed between Alaskan Way and the retaining wall on the west side of Western Avenue. Additional pedestrian improvements, such as curb bulbs and ramps, would be made at the intersection of Union Street and Western Avenue. Public art by Norie Sato would be incorporated into the pedestrian walkway and stairs.

Pier 58 (formerly known as Waterfront Park)

Before

Pier 58 would remain as it currently is: a pier park that was built in 1974. This park has a "horseshoe" shape and contains a mixture of plantings, public gathering areas, a concrete amphitheater, fountain, and seating areas. The park is accessed through a combination of stairs and walkways and is primarily "sunken" below the level of the LPS adjacent to it. Due

to access issues, a lack of sightlines, and wear and tear on the aging pier infrastructure, the park is not very conducive to active usage by the public.

After

A reconstructed Pier 58 will become an active and flexible space that will facilitate events, performances and activities while providing open views to Elliott Bay. The park will be 49,000 square feet and will feature the following:

- A seamless connection between the park and Promenade.
- A relocated Fitzgerald fountain.
- 4,900 square feet of open water coverage in the northeast section of the pier, protected by new railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.
- A 4,000-square-foot children's play area.
- 3,600 square feet of raised lawn area.
- New railings between the pier and open water constructed of a stainless-steel wire mesh panels capped with a wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.
- Included in the "After" depiction is an area in which a bathroom may be added. This bathroom is not included in the calculation of LID benefit.

Items Forming the Basis of Recommended Final Assessments

Introduction

Utilizing limited assignment/mass appraisal techniques, the special benefit study involves appraisal of the market value of the fee simple interest in each subject parcel both without the local improvement district (LID) and with the local improvement district assumed completed. The difference in market value, if any, of each parcel without and with the LID is the special benefit accruing due to the project. The terms "without' and "with" are used instead of 'before" and "after'" to remove the inference of a time interval between the two value estimates. The meaning of the two sets of terms is identical.

LID Boundary

As shown in more detail on the maps included with this report and addenda, the LID boundaries are generally described as Denny Way on the north, Wall Street on the northwest (due to the presence of the Olympic Sculpture Park and Myrtle Edwards Park northwest of Wall Street), Puget Sound and the waterfront proper to the west, Interstate Highway 5 and 4th Avenue South on the east, and portions of South Massachusetts Avenue/Edgar Martinez Drive (T-Mobile Park) on the south.

Client and Intended Users

The client is the City of Seattle Department of Finance and Administration Services. Intended users of this report are the City of Seattle, its appointed representatives and owners of property within the LID boundary.

Purpose and Intended Use of the Study

The purpose and intent of this study is to estimate assessments to assist the City of Seattle in allocating appropriate, proportionate assessments to each assessable tax parcel within the LID boundary that is specially benefitted by the project as described herein. To accomplish this, estimates of market value of the fee simple interest in each of the affected parcels within the boundary, based on respective highest and best use, are made, both without and with completion of the LID project as of the date of this final special benefit study.

Exposure Period

An exposure period is the estimated length of time the property interest being appraised has been offered on the market prior to a hypothetical sale at market value as of the effective appraisal date. Based on review of comparable sales and discussions with market participants, exposure period for various parcels within the LID boundary is estimated at 6 to 9 months.

Washington State Definition of Market Value

"Fair Market Value" is the amount in cash which a well-informed buyer, willing but not obliged to buy the property, would pay, and which a well-informed seller, willing but not obligated to sell it would accept, taking into consideration all uses to which the property is adapted and might in reason be applied (Washington Pattern Instruction 150.08). Based on Washington State legal statutes and case law, the fee simple interest in each individual parcel is estimated herein.

Definition of Fee Simple Interest

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat ("The Appraisal of Real Estate", Fourteenth Edition, 2013, Appraisal Institute, page 354).

Highest and Best Use

Highest and best use is the most fundamental premise upon which estimations of market value are based. According to "The Dictionary of Real Estate Appraisal" (Fifth Edition, 2010, Appraisal Institute, page 93), highest and best use is defined as:

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value."

The primary reason for estimating the highest and best use of land as vacant is to estimate land value. If there is an existing improvement on the site, the land is viewed as though vacant. A conclusion is then reached as to what use creates the highest residual to the land or the highest land value. It is then possible to identify comparable sales of vacant land.

Highest and best use of property as improved considers the existing improvements and estimates whether they represent the maximally productive use or create the highest market value. If not, a decision must be made as to whether the improvements should be expanded, renovated, converted or razed to make way for that use which produces the highest return to an investor.

Interim Use and Interim Value

The use that a site or improved property is put to until it is ready for its highest and best use has traditionally been known as the *interim use*. An interim use is not the highest and best use of the property at the present time, and it should not be represented as the subject property's current highest and best use. Rather, the current highest and best use of a property with an interim use would be to leave the property as is until land value rises to a level that modification of the interim use (or demolition of the improvements and redevelopment for some other use) is financially feasible. An interim use may or may not contribute to value until the highest and best use of the property can be achieved.

Anticipatory Use and Market Value

Market sale prices often indicate that an increase in the value of real property within the LID boundary occurs as a result of a proposed project. This anticipatory increment in value is called project enhancement and, as in eminent domain procedures, is not included in the estimate of value without, or before, the LID project. The market value estimate with the LID project assumed completed within a reasonable time recognizes changes in locational characteristics, intensity of use and value resulting from the project.

Within this analysis, anticipatory use reflects the current market's anticipation of intensity of use as measured by buyers and sellers in the marketplace both without and with the LID project. Market value for an anticipatory use is not an estimate of projected future value but reflects the current market for real estate based on its highest and best use.

Definition and Discussion of Special Benefit

A special benefit is defined as a specific, measurable increase in value of certain real property in excess of enhancement to the general area (and benefitting the public at large) due to a public improvement project. It is measured as the difference, accruing by reason of the LID project, between market value of each parcel studied, without the LID project, and market value of the same parcel with the LID project completed and as of the same date. For this analysis, the date of valuation is October 1, 2019.

Enabling legislation providing authority to levy assessments via the mechanism of an LID is statutory in Washington State. All assessments must meet two criteria: (1) the amount of an assessment on a particular parcel may not materially exceed the special benefit to that parcel and (2) all assessments within the district must be fair and in rough proportion to all other assessments.

Final Special Benefit/Proportionate Assessment Study Methodology

This final special benefit study uses mass appraisal techniques and is reported in a summary format including narrative and tabular presentation. The report is intended to comply with Standard 6 of the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Foundation for a summary mass appraisal report. As such, it includes limited discussions of the data, reasoning and analyses utilized in the valuation process; supporting documentation is retained in the appraiser's files. The depth of discussion is specific to the needs of the client, the City of Seattle, and for the intended use stated herein.

The report conforms to the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include USPAP, as well as additional reporting requirements discussed. The aggregate conclusions presented are subject to specific assumptions and limiting conditions. The first estimate is of market value without the project and the second is with the project assumed completed as of the same date. The increase in value, if any, is the special benefit accruing to that parcel due to the project.

Recent sales of comparable commercial and multi-family residential land, together with local commercial and apartment lease rates, were researched. Supply and demand information, as well as vacancy rates and absorption costs pertaining to the local commercial and residential markets, were considered. Developers of some projects proposed (or underway) in the subject vicinity were interviewed to obtain (when possible) perspective on the LID project and its influence on property values.

The total estimated cost for the LID improvements is $346 million; however, as of the date of this document, the City of Seattle has set a cap of $160 million plus financing costs ($175,500,000 total) as that portion of the total cost to be paid by the owners of property specially benefited by the project. Dividing $175,500,000 by the total estimated special benefit to assessable property of $447,908,000 yields a cost/benefit ratio of (R) 39.20%. In other words, each parcel receives one dollar in market value increase (special benefit) for

each $0.39± of LID assessment. Multiplying the individual special benefit estimates for the affected parcels by this constant cost/benefit ratio results in recommended proportionate final assessments to each parcel.

Definition of Local Improvement District

An LID is a defined geographical area with a specific improvement of a public nature which provides a special benefit to the real property within its boundaries. The increase in market value of each ownership provides for a portion of the cost of improvements to be paid by the owners of the benefited property over a period of time, usually 10 to 20 years.

Date of Valuation

The effective date of the applicable land use regulations and valuation analysis contained in this report is October 1, 2019.

Purpose of the Analysis

The purpose of this study is to provide estimates of special benefit and assessments to all assessable parcels resulting from the City of Seattle LID improvement project as described herein.

Use of the Study

This study is intended for use by the client and their authorized representatives for internal purposes. It is a mass appraisal report prepared in accordance with the requirements set forth under "Standard 6: Mass Appraisal, Development and Reporting" of the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Institute and, as such, utilizes limited appraisal valuation techniques.

Primary Phases of the Assignment

ABS Valuation was requested by the client to perform the following tasks:

1. Estimate special benefit and recommend final assessments to each parcel.

2. Prepare final recommended assessment rolls including map number, ownership, tax parcel number, site address, land area, brief improvements description, zoning, probable market value without the LID and probable market value with the LID assumed completed. The total estimated cost for the LID improvements is $346 million; however, as of the date of this document, the City of Seattle has set a cap of $160 million plus financing costs ($175,500,000 total) as that portion of the total cost to be paid by the owners of property specially benefited by the project. Dividing $175,500,000 by the total estimated special benefit to assessable property of $447,908,000 yields a cost/benefit ratio of (R) 39.20%. In other words, each parcel receives one dollar in market value increase (special benefit) for each $0.39± of LID assessment. Multiplying the individual special benefit estimates for the affected parcels by this constant cost/benefit ratio results in recommended proportionate final assessments to each parcel.

3. Prepare a final special benefit/proportionate assessment study report summarizing pertinent findings.

Extraordinary Assumptions

An extraordinary assumption is defined as that which, if found to be false, could alter the opinion of market value. It presumes as fact otherwise uncertain information about the legal, physical or economic characteristics of the subject properties. Refer to prior pages of this report and publicly available materials produced by the City of Seattle for descriptions of the "before" and "after" conditions, which are considered extraordinary assumptions. After, or with, the LID, the improvements comprising the Waterfront Seattle Project are assumed to be complete.

Hypothetical Conditions

A hypothetical condition is that which is contrary to what exists but is supposed for purposes of analysis. For this study, market value of each parcel is estimated without the LID and again assuming that the LID project has been completed, as of the same date.

Legal Description of Proposed Project

The local improvement district is situated within portions of Section 6 of Township 24 North, Range 4 East, and Section 31 of Township 25 North, Range 4 East, WM, in the City of Seattle, King County, Washington. A more detailed legal description has not been provided by the City of Seattle.

Scope of the Study/Purpose of the Assignment

The scope of this report which resulted from the assignment involved estimating the current market value of each assessable parcel, both without and with the LID project completed. As part of this assignment, the appraiser made number of independent investigations and analyses. Area and neighborhood research included examination of data such as demographic information, land use policies and trends, growth forecasts and employment statistics pertaining to King County and the City of Seattle.

The purpose of the assignment is to recommend assessments based on special benefit resulting from the LID-funded improvements within the Waterfront Seattle Project as it is currently designed and described herein, and in the separate addenda volume. The study area analyzed is bounded to the west by the Seattle waterfront, on the east by Interstate Highway 5, north by Denny Way and to the south by a portion of South Massachusetts Street, as visually depicted on the maps and other exhibits included in this report and its accompanying addenda volume.

The difference in estimated market value of individual parcels without the improvement project and again with the project assumed completed, as of the same date, is the special benefit estimate. Estimated value ranges without and with the LID project are refined into valuation conclusions based on factors affecting market value of individual parcels. Examples of such factors include changes in locational characteristics, differing highest and best use, or potential development density before/after completion of the LID improvements.

Electronic data based on records of the King County Department of Assessments forms the basis of the final recommended assessment roll spreadsheets that are integral parts of this report. The right is reserved to make revisions, if necessary, to the analysis of individual parcels and special benefit estimates made herein are subject to change if additional relevant information is provided. Importantly, through the LID formation process and the City of

Seattle's outreach program, every effort has been made to acquire and consider in the valuation process all relevant and credible information on individual affected parcels.

Identification of LID Study Areas and Neighborhoods

The initial LID study area contained approximately 760 acres and some 7,000 individual tax parcels, comprised of a mix of residential/commercial condominium units, high rise office towers, other office properties, hotels, retail spaces (waterfront and non-waterfront), historic structures and special purpose properties including sports stadiums, an art museum, a performance hall, a convention center and a ferry terminal. For purposes of this earlier analysis, the larger vicinity was divided into five smaller study areas, each of which is described below. Because the five designated study areas do not conform with established neighborhood boundaries, following these descriptions are brief summaries of six distinct neighborhoods found within the established LID boundary: Denny Triangle, Belltown, Pike Place Market/West Edge, Retail/Commercial Core, Waterfront, and Pioneer Square/Stadium District.

The five study areas were initially used in the 2017 economic feasibility study to aid in identifying the proximity of individual parcels to various project elements and to set up a system of map numbering for all parcels within this original study area. Now that the LID boundary has been established, the letter designations (initially used for internal purposes), simply provide an identification of each subject parcel by a unique map number, comprised of a letter (A, B, C, D or E) followed by several numbers. The area descriptions used in the feasibility study are retained herein to aid in describing the project area and provide some images of the area as it existed in 2017.

Area A

Area A incorporates the central waterfront; this is one of the most directly impacted portions of the subject LID as this section includes Pier 58 (formerly known as Waterfront Park). Generally, Area A starts to the south at S Washington Street and extends north to Vine Street (directly along the Elliott Bay shoreline and Alaskan Way).

Overall, in the "before" condition, the area to the west of Alaskan Way (Elliott Bay piers) is highly developed with various maritime uses and the Washington State Ferries Colman Dock ferry terminal, retail centers, public parks/piers, the Seattle Aquarium, the Edgewater Hotel, small boat marinas, the Bell Street Pier and a cruise ship terminal and conference center. Generally, the greatest concentration of retail and cultural development is located on Piers 54 through 59 (Seattle Aquarium). To the north is Pier 66 (private small boat marina), a cruise ship terminal, Pier 67 (Edgewater Hotel), Pier 69 (Port of Seattle headquarters and Victoria Clipper dock), parking lots and additional improvements.

The east side of Alaskan Way, south of Pike Street, is less developed. This is due in large part to the former presence of an elevated viaduct and to a lesser extent the overall uphill slope

that leads from the waterfront to the downtown core. Generally, more developed east/west connections between the waterfront and the uphill core area are centered around the Harbor Steps apartment development, Pike Place Market and the Bell Street pedestrian stairs/elevator and overpass, which connects the waterfront to the upland portion of the World Trade Center as well as the Belltown neighborhood.

North of Pike Street, Alaskan Way was not encumbered by the former viaduct and current development includes a Marriot Hotel, Waterfront Landing residential condominiums and World Trade Center Seattle. With the LID completed, the waterfront Area A is benefited by the Promenade, which creates better open space and aesthetic amenities, and redeveloped Pier 58 (formerly known as Waterfront Park). Additionally, the area is enhanced by the Overlook Walk/Pike Place Market new pedestrian connections, together with the new Union Street connection.

In the Pioneer Square area, the new S Washington Street, S Main Street, S King Street and Yesler Way improvements will provide better pedestrian routes to/from the waterfront. It should be noted that Alaskan Way will be widened to eight lanes in this area, both without and with the LID completed.

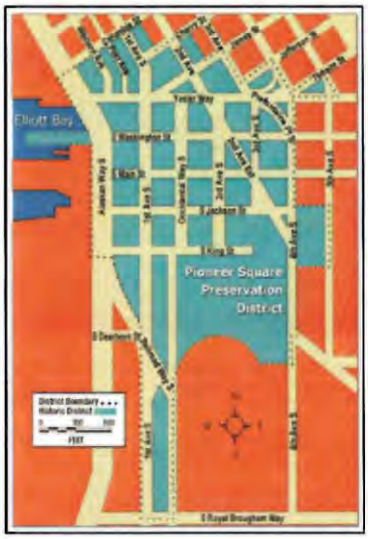
Areas B and C

These two areas are approximately ¼- to ½-mile east of the waterfront park improvements and incorporate several of the project's smaller east-west streetscape upgrades. Area B starts to the south at S King Street and extends north to Denny Way (moving east from Alaskan Way S/Elliott Avenue to 2nd Avenue). Area C has the same north/south start and end points but begins near 3rd Avenue and extends east to the vicinity of 4th Avenue.

The roughly rectangular shaped area north of Union Street and south of Olive Way (east of Alaskan Way and west of Convention Place) is excluded from Areas B and C as it represents the Pike/Pine Corridor (Area E).

These two areas incorporate the Pioneer Square, West Edge, Retail Core and Belltown downtown neighborhoods. Overall, in the "before" condition, highly developed east/west connections between the waterfront and this core area of downtown Seattle are centered around the Harbor Steps and Pike Place Market. While other pedestrian/street connections exist, they are relatively underdeveloped and consist of older and less visible stairwells, pedestrian bridges, and/or lower traffic roadways with various levels of streetscape buildout that lead to dead end cul-de-sacs, alleyways or parking lots. These underdeveloped streetscape connections are due largely to the past presence of an elevated viaduct and, to some extent, the overall uphill slope of the downtown core. In the "after" condition, key east/west streets within Areas B and C will receive streetscape upgrades that create more welcoming, cohesive and navigable connections from the waterfront/Alaskan Way to the core areas of these neighborhoods. S King Street, S Main Street, S Washington Street, Yesler Way, Columbia, Seneca, and Bell streets will see feature two to four city blocks of streetscape upgrades that start at Alaskan Way (the Pike and Pine Street corridors will be upgraded east to 9th Avenue).

Within Areas B and C, Pioneer Square is the southernmost neighborhood. The district has one of the highest concentrations of historic (late 19th century and early 20th century) buildings in Seattle and is on the National Register of Historic Places (Pioneer Square-Skid Row Historic District). Notable structures include the Smith Tower, Pioneer Building, Occidental Square, Union Station, and the Arctic Building. Due in part to its historic nature, the neighborhood draws extensive tourism activity and predominant building uses center on boutique ground level retail, restaurant, coffee shop, and art gallery businesses with office and/or multi-family residential uses above. Newer construction mixed-use, office/retail, multi-family, and hotel complexes are located at the southern end of the area, near the athletic stadiums (CenturyLink Field and T-Mobile Park) and within Occidental Park (Weyerhaeuser). Several large social service providers are also located within the Pioneer Square area.



Pioneer Square is bounded roughly by Alaskan Way S on the west; by S King Street on the south; by 4th Avenue S on the east (north to Yesler Way) and it is located between Alaskan Way S and 3rd Avenue Northwest to Columbia Street. Because Yesler Way marks the boundary between two different plat areas, the street grid north of Yesler Way does not necessarily line up with the area's narrower and more angled southern street grid area; therefore, the northern "border" of the Pioneer Square district has a zigzag pattern along a number of streets. Generally, elevation changes within the neighborhood are upward from west to east.

The southern end of the district, west to east from Alaskan Way S to 2nd Avenue S and south to north from S King Street to Yesler Way, has overall level topography. Elevations start at around 20 feet above mean sea level to the west and end at around 25 feet at the easternmost boundary. North of Yesler Way, topography begins a distinct upward climb. From Alaskan Way S to 1st Avenue, average elevation increases by 10 feet and from 1st Avenue to 2nd Avenue, average elevation increases by 15 feet. From 2nd Avenue to 3rd Avenue, average elevation increases another 30 feet. Overall, the northern end of the Pioneer Square neighborhood has an elevation increase, west to east, of over 50 feet.

Due to the historic nature of the Pioneer Square neighborhood, in addition to the conventional zoning regulations, the area is subject to the **Pioneer Square Preservation District** overlay. Per city ordinance "……the Pioneer Square Preservation Board (hereafter "the Board") was created to advise the Director of the Department of Neighborhoods. In accordance with the ordinance establishing the District and the Use and Development Guidelines, the Board recommends appropriate use, site development and architecture of the private and public buildings and uses of the space therein. The Board also reviews and rules upon any improvements within the public rights of way, open space and areaways throughout the District. (7/99)".

The improvements within the historic district require a Certificate of Approval to be issued by the Board and the Director of the Department of Neighborhoods before the City will issue any permits. Due in large part to the underlying zoning restrictions on height and density and the extra certifications, land values in this portion of Areas B and C are lower than what is observed through most of the downtown core.

The "West Edge" neighborhood of the Seattle downtown core is in the center of the former LID study area. The area consists of mid- to high-rise mixed use buildings that generally feature ground level retail with residential, office, or hotel uses above. Along Western Avenue, Post Alley and 1st Avenue, improvements are generally low- to mid-rise mixed use residential, retail, civic and parking garages. Moving east between 2nd and 3rd avenues, the general character of the neighborhood changes, with a substantial increase in high-rise office-oriented construction that includes several sky-line buildings such as the Wells Fargo Financial Center, Chase Tower (formerly WaMu) and Russell Investment Center. The West Edge is also home to the Benaroya Symphony Hall, Seattle Art Museum and Moore Theater.

The district's boundaries begin at Columbia Street, east of Alaskan Way S and continue west, but not including buildings on the west side of 3rd Avenue, to end at Virginia Street. Currently, this section of downtown Seattle is experiencing tremendous growth and redevelopment, with several mixed-use high-rise towers currently under construction on what were once multiple tax lot sites improved with older low-rise retail and office structures. Overall elevation changes within the neighborhood are upward from west to east. The western side, along Western Avenue and Post Alley, has overall level topography. East of Post Alley, topography begins a steep upward slope. From Post Alley to 1st Avenue, average elevation increases by 10 feet and from 1st Avenue to 2nd Avenue, average elevation increases by 40 feet. From 2nd Avenue to 3rd Avenue, the average elevation climbs another 35 feet. Overall, the neighborhood has an elevation change from west to east of over 95 feet.

The commercial core is located east of the West Edge neighborhood, in the east-central portion of the LID study area. This is one of the most densely developed portions of the downtown Seattle business core. The southern end of the district consists of mid- to high-rise office and mixed-use buildings that generally feature ground level retail with office, multi-family, hotel or civic uses above.

The northernmost section of the district consists of a dense retail center of low- to mid-rise buildings anchored by national flagship retail stores, multi-story indoor retail malls, several mid to high-rise hotels, and the Washington State Convention Center. Civic and art centers located within this northern area include the Seattle Public Library Main Branch, the 5Th Avenue Theater, Paramount Theater, and ACT Theater.

Generally, the district's boundaries begin at Yesler Way, east of 3rd Avenue S. and west of the I-5 Interstate Highway. Moving north, the district's eastern boundary follows Interstate 5 and expands to 9th Avenue; the Retail/ Commercial Core district ends south of Olive Way. Properties within the West Edge and Retail/Commercial Core areas have highly permissible zoning overlays that allow for various levels of density that include high-rise construction; the three main zoning designations in these two study areas are Downtown Mixed Commercial, Downtown Office Core I and II, and Downtown Retail Core, as described in a subsequent section of the report.

At the northern end of Areas B and C is the Belltown neighborhood. The vicinity consists mainly of mid- to low-rise mixed use buildings that generally have ground level retail with residential, office, or hotel uses above. Currently, this section of downtown Seattle is experiencing extensive growth and redevelopment, with several mixed use mid- to high-rise towers currently under construction on what were once multiple tax lot sites improved with older low-rise retail and office buildings, as well as significant remodeling and updating of older historic apartment and retail building sites. Recently, a high concentration of proposed or under construction high-rise developments have made a presence along the northeast and southeast portions of the neighborhood.

Overall, the neighborhood is predominantly known for residential, retail, restaurant, and night life amenities. Well known establishments and sites include the Cinerama Theater, Moore Theater, and the outdoor Olympic Sculpture Park. In addition to the high concentration of restaurant, bar, and boutique retail establishments, Belltown is home to a number of private universities, including the Art Institute of Seattle, Antioch University Seattle, Argosy University, and the Seattle School of Theology and Psychology.

Belltown is bounded on the north by Denny Way, (beyond which lie the Seattle Center and Queen Anne Hill), on the southwest by Elliott Bay, on the southeast by Virginia Street, and on the northeast by 5th Avenue, beyond which lies the Denny Triangle. All the neighborhood's northwest- and southeast-bound streets are major thoroughfares (Alaskan Way and Elliott Avenue, Western, 1st, 2nd, 3rd, and 4th avenues); major northeast- and southwest-bound thoroughfares are Broad, Wall, and Battery streets (State Route 99).

Properties within the Belltown neighborhood have a slightly less permissible zoning overlay than those directly to the south. The southern end of the area has a mix of Downtown Mixed Commercial (DMC) and Downtown Mixed Residential (DMR) designations. The DMR zoning

overlay generally has lower height limits than the DMC and is predominantly focused on encouraging mixed use multi-family style construction.

Area D

Area D is approximately ¾- to 1-mile to the east and south of the proposed waterfront park improvements. Generally, this area represents the outer limits of the LID boundary and demonstrates the lowest level of project impact/benefit. It incorporates the Stadium/SODO business and industrial areas to the south of T-Mobile Park (ending at S Holgate Street), the historic International District (south of Yesler Way, east of 4th Avenue S, and west of Interstate 5), downtown areas along 5th and 6th avenues (west of Interstate 5) and the Denny Triangle ("Denny Regrade") neighborhood to the north (south of Denny Way, east of 5th Avenue, northwest of Olive Way and west of Interstate 5). As previously mentioned, the roughly rectangular area north of Union Street and south of Olive Way (east of Alaskan Way and west of Convention Place) is excluded from Area D as it represents the Pike/Pine Corridor.

The northernmost section of this area consists of the Denny Triangle ("Denny Regrade") neighborhood. Once a lower intensity area dominated by single story warehouse and retail uses, within the last 10 years it has rapidly expanded to become an intensely developed multi-family and office mid- to high-rise expansion region due to the growth of Amazon.com and the large, speculative developments by local firms such as Vulcan and Graystar.

Generally, the Denny Triangle neighborhood boundaries begin at Denny Way, east of 5th Avenue and west of I-5. Moving south, the eastern boundary line follows Interstate 5 and its western boundary follows 5th Avenue; both end at the neighborhood's southern boundary along Olive Way. Zoning includes a mix of DMC and DMR overlays.

Area E

Area E incorporates the main Pike/Pine corridor of downtown Seattle. As previously discussed, significant streetscape additions and reconstruction will be performed along the length of Pike and Pine streets, from Alaskan Way to the south to Interstate 5 at the north. Area E includes the immediate areas to the north and south, beginning on the south side of Olive Way and ending along the north side of Union Street.

In the "before" condition, the Pike and Pine corridor streets have different levels of overall streetscape buildout that varies from minimal older concrete sidewalks/curbs with vintage streetlights, little public landscaping and no pedestrian and bike amenities to the more robust public pavilion space buildout found at Westlake Park, Westlake Center and the Washington State Convention Center. In the "after" condition, this study area has a cohesive updated streetscape buildout along both major arterial roadways that will incorporate wider sidewalks, crosswalks, lighting, public seating, extensive landscaping, bike facilities and wayfinding signage.

The southwestern end of Area E centers around the Pike Place Market. Moving north, the streetscape transitions into the downtown area's main retail center, consisting of a mix of historic and new construction mid-rise buildings anchored by national flagship retail stores

(Nordstrom, Macy's), two multi-story indoor retail malls (Westlake Center and Pacific Place), several mid- to high-rise hotels, and the Washington State Convention Center, at the district's northernmost point. Currently, this section of downtown Seattle is experiencing sustained growth and redevelopment, with several significant remodels and expansions recently announced at both the Pacific Place and Westlake Center malls, the recent completion of the Premier on Pine, and the Helios project at 2nd Avenue and Pike Street.

Overall, properties within Area E have highly permissible zoning overlays that allow for various levels of density including high-rise construction; the four main zoning designations in this study area are Pike Market Mixed, Downtown Office Core I and II, and Downtown Retail Core.

Due to the historic nature of the Pike Place Market, the market and immediately surrounding area fall under the **Pike Place Market Historical District** overlay. Per city ordinance, a preservation board was created to oversee various improvement changes within the designated district. The Board recommends appropriate use, site development and architecture of both private and public buildings. Improvements located within the historic district require a Certificate of Approval to be issued by the Board and the Director of the Department of Neighborhoods before the City will issue any permits. Due in large part to the underlying zoning restrictions on height, density, and extra certification requirements, plus the overall unique characteristics of the market, land values in this region mirror those observed in the Pioneer Square neighborhood and are generally significantly lower than the surrounding higher density areas.

Neighborhood Descriptions

Although neighborhoods typically blend into one another at the peripheries, six can be identified within the LID boundary; they are known as Belltown, Denny Triangle, Waterfront, Retail Core, West Edge/Pike Place Market, and the Pioneer Square/Stadium District. Each is described briefly below, with major zoning classifications listed in the subsequent "Land Use Regulations" section.

Belltown

The subject neighborhood farthest to the northwest is Belltown; although extending beyond the LID boundary to the vicinity of Denny Way, the portion within the boundary is bordered by Wall Street to the northwest, 5th Avenue to the northeast, Lenora Street to the southeast and Elliott Avenue and the waterfront neighborhood to the southwest, forming a roughly rectangular shape. All the neighborhood's northwest/southeast streets are major thoroughfares (Alaska Way and Elliott, Western, 1st through 4th avenues) and the main northeast/southwest thoroughfares are Broad, Wall and Battery streets (aka State Route 99).

Land uses in Belltown consist mainly of mid- to low-rise mixed-use buildings with ground level retail and residential, office or hotels above. This section of downtown Seattle is experiencing significant growth and redevelopment, with several mixed use mid- to high-rise towers under

construction on what were once multiple tax lots containing older low-rise retail and office structures, as well as extensive remodeling and updating of older historic apartments and retail building sites. Recently a high concentration of proposed or under construction high-rise developments have made entries along the northeast and southeast portions of the neighborhood.

The Belltown neighborhood is known for its residential, retail, restaurant and night life amenities including the Cinerama Theater, several jazz venues and other nightclubs, and the outdoor Olympic Sculpture Park.

Denny Triangle

Historically known as the "Denny Regrade", this neighborhood is in the northeastern portion of the LID boundary. It extends to Denny Way on the north and is generally bounded by I-5 on the east, Olive Way on the southeast, 5th and 6th avenues on the southwest, and a small portion of Wall Street on the northwest. Once a low intensity use area dominated by single story warehouse and retail uses, within the last ten years the Denny Triangle has rapidly expanded to become an intensely developed multi-family residential and office mid- to high-rise expansion region due to the growth of Amazon.com and large, speculative developments by local companies such as Vulcan and Graystar. There are also some long-established retail uses, primarily restaurants, due in part to the area's convenient proximity to the Seattle Center (to the north and not in the subject area).

Waterfront

The waterfront neighborhood generally encompasses a series of piers extending west from Alaskan Way into Puget Sound and a strip of properties along the east side of Alaskan Way, running northwesterly between Alaskan Way and Western Avenue/Elliott Avenue within the northern portion of the LID.

The area to the west of Alaskan Way (Elliott Bay piers) is highly developed with various maritime uses and the Washington State Ferry System's Colman Dock terminal, retail centers, public parks/piers, the Seattle Aquarium, the Edgewater Hotel, small boat marinas, the Bell Street Pier, the "Great Wheel" amusement ride, and a cruise ship terminal and conference center. The highest concentration of retail and cultural development is located on Piers 54 through 59 (Seattle Aquarium). Further north is Pier 66 (private small boat marina), a cruise ship terminal, Pier 67 (Edgewater Hotel) and Pier 69 (Port of Seattle headquarters and Victoria Clipper dock), together with parking lots and additional improvements. The Waterfront Trolley, a service using old-fashioned trolley cars, runs along the entire waterfront and is heavily used by sightseers and other visitors to the area, especially in the summer.

The east side of Alaskan Way south of Pike Street is less developed; this is due in large part to the former presence of an elevated, two-tiered street known as a viaduct (bridge-like structure) and to a lesser extent the overall uphill slope that leads from the waterfront to the downtown central business district ("downtown core"). Generally, more developed east-west connections between the waterfront and the uphill core area are centered around the Harbor Steps condominium development, the Pike Place Market vicinity and the Bell Street pedestrian stairs/elevator and overpass, which connect the waterfront to the upland portion of the World Trade Center and the Belltown neighborhood.

North of Pike Street along the waterfront, Alaskan Way was not encumbered by the former viaduct and current development includes a Marriot Hotel, Waterfront Landing residential condominiums and World Trade Center Seattle. With the LID completed, the waterfront neighborhood will benefit from the Promenade, creating better streetscapes, open space areas and other aesthetically pleasing amenities. Additionally, the area is enhanced by the new Overlook Walk/Pike Place Market pedestrian connections, together with the improved Union Street connection.

Retail/Commercial Core

The southern portion of this neighborhood is generally known as the "government sector" since many of the office buildings are government-owned and provide a wide variety of public services. Together with the rest of the "Retail Core" neighborhood, boundaries are approximately Yesler Way on the south, I-5 on the east, mid-block between 2nd and 3rd avenues on the west, and portions of Olive Way and Lenora Street to the north. Also located in this neighborhood is what is sometimes known as the "Pike/Pine Corridor", two major thoroughfares through downtown connecting with access to Interstate 5; both these streets are flanked with intense retail and office uses as well as theaters and other entertainment venues.

This neighborhood, in the east-central portion of the LID boundary, is one of the most densely developed portions of the downtown Seattle business district. The southern end contains mid- to high-rise office and mixed-use structures that generally feature ground level retail with office, multi-family residential, hotel or civic uses above. The northern portion of the neighborhood consists of a dense retail center of low- to mid-rise buildings anchored by national flagship retail stores, multi-story indoor retail malls, several mid- to high-rise hotels, and the Washington State Convention Center. Other arts and civic land uses within this northern portion of the retail core include the Seattle Public Library's main branch, the 5th Avenue Theater, Paramount Theater, and ACT Theater.

West Edge/Pike Place Market

Generally rectangular and situated near the center of the LID, this neighborhood is bordered by Lenora Street on the northwest, mid-block between 2nd and 3rd avenues on the northeast, mid-block between Western Avenue and Alaskan Way on the southwest, and Columbia/Cherry streets on the southeast.

Most of the neighborhood consists of mid- to high-rise mixed-use buildings that generally feature ground level retail with residential, office or hotel uses above. Along Western Avenue, Post Alley and 1st Avenue, improvements are generally older low- to mid-rise mixed use residential, retail, civic uses and parking garages. Along 2nd Avenue, the general character of the neighborhood changes, with an increase in high-rise office-oriented construction that includes several skyline buildings such as the Wells Fargo Financial Center, Chase Tower (formerly WaMu) and Russell Investment Center. The West Edge neighborhood is also home to the Benaroya Symphony Hall, the Seattle Art museum and the historic Moore Theater. This section of downtown Seattle is experiencing sustained growth and redevelopment, with several major remodels and expansions recently announced at both the Pacific Place and Westlake Center malls, the recent completion of the Premier on Pine and the Helios hotel and apartment project at 2nd Avenue and Pike Street.

One of the dominant features of the neighborhood is the Pike Place Market, an historic multi-level indoor/outdoor retail market containing shops selling a wide variety of produce, seafood, flowers, baked goods, artisan crafts and locally made souvenirs, secondhand items, as well as quaint restaurants and lower level gaming arcades. This part of the neighborhood draws tourists and locals alike on a year-round basis; the first-ever Starbuck's outlet (opened in 1971) is a perennial favorite. Due to its unique and historic nature, the market and immediately surrounding area fall under the Pike Place Market Historical District zoning overlay.

Pioneer Square/Stadium District

The southernmost neighborhood within the LID boundary, this district is generally bordered by portions of S Massachusetts Street and Edgar Martinez Drive on the south, 4th Avenue South on the east, Alaskan Way on the west, portions of Cherry and Columbia streets on the northwest and 3rd Avenue on the northeast.

In the northern portion of the neighborhood, a park known as Pioneer Square--to the east of the intersection of 1st Avenue and Yesler Way--gives the neighborhood its name. In days past, many railroad, shipyard, lumber and other workers lived in the "cold water flats", hostels and rooming houses that were abundant along 1st Avenue, known as Skid Row or Skid Road, a term that originally referred to the path along which timber workers skidded logs. The district has one of the highest concentrations of historic (late 19th century and early 20th century) buildings in the city.

Due in part to its historic nature, the neighborhood attracts extensive tourism activity and building uses focus on boutique ground level retail, restaurants, coffee shops and art galleries with office/residential uses above. Notable structures include the Smith Tower, Pioneer Building, Occidental Square, Arctic Building, Union Station (former railway station, now the headquarters of Sound Transit), and King Street Station (headquarters of Amtrak long distance trains and Sounder commuter trains). Several large social service providers are also located in the Pioneer Square area.

Further south in the neighborhood are CenturyLink Field, a multi-purpose stadium and event center that is also home to the NFL franchise Seattle Seahawks and Major League Soccer's Seattle Sounders, and T-Mobile Park (home of Major League Baseball's Seattle Mariners). These two venues provide a vibrant character to the southern portion of the neighborhood and land uses around the stadiums consist mainly of open-air parking lots, parking garages, bars/restaurants, and small retail spaces on the ground level of older buildings with office/residential uses above. The athletic district has also attracted newer hotel and multi-family residential complexes to the area.

Individual properties in the affected neighborhoods within the LID boundary specially benefit from the project to varying degrees due to enhanced pedestrian connectivity, improved aesthetic appeal and other factors affecting market value. Favorable market elements include increased retail and hotel revenues, lower vacancy rates, lower capitalization rates, and reduced risk in the marketplace for investors.

Parcel Descriptions

Within the LID boundary, there are 6,238 individual tax parcels. Of this total, 5,187 tax parcels are in 49± condo projects, some of which are associated commercial properties. Considering the large number of parcels (individual ownerships), recommended final assessments and other pertinent information on each has been compiled on a lengthy spreadsheet separate from the remaining 1,051 ownerships, for ease of reading and comprehension. The same type of information on the other 1,051 parcels is aggregated on a second spreadsheet entitled, "All Other LID Commercial Properties"; both spreadsheets are integral parts of this report. Property types on the latter spreadsheet consist primarily of high rise office buildings, high rise condominium and apartment structures, retail uses (both within larger buildings and "stand alone" space), hotels, older buildings in the Pike Place market vicinity, sports stadiums, and various historic and special use properties.

Land Use Regulations

Below are brief discussions of the pertinent zoning classifications found within the LID boundary:

Downtown Mixed Commercial (DMC) [75, 95, 145, 170, 240/290-400, 340/290-440]: "Areas characterized by lower scale office, retail and commercial uses related to activity in the office core, retail core or other moderate-scale commercial cores in the Downtown Urban Center, and with use patterns that may include housing.... Areas that provide for less intensive activity along the western and northern edges of the Downtown retail core and Downtown office core, or at other peripheral locations within the Downtown Urban Center. These areas provide a buffer to less intensive areas, such as the Harbor front, Pike Place Market, Belltown residential area, or mixed use areas north of Denny Way, or serve as a transition to less intensive commercial, residential or industrial areas near the Downtown Urban Center." The area between the government sector and University Street is more office/commercial than retail-oriented.

Maximum Height: 75 to 440 feet (depends on official zoning designation, building use, and other permitted variances/bonuses). "Downtown Mixed Commercial height designations provide desired transitions compatible with adjacent downtown districts and areas outside downtown."

Base FAR*:

- DMC 75: 4
- DMC 95: 4.5
- DMC 145; 170; 240/290-440; and 340/290-440: 5

Maximum FAR:

- DMC 75: 5
- DMC 95: 5.5
- DMC 170: 6
- DMC 145; 240/290-440: 8
- DMC 340/290-440: 11

*Acquisition of Regional Development Credits can add bonus FAR, as can various uses and amenity additions.

Downtown Mixed Residential (DMR/R and DMR/C) [95/65, 95/75, 145/65; 145/75, 280/65; 280/125]: "Areas that provide a mixed-use community where housing and associated services and amenities predominate. Office, retail and other commercial uses are compatibly integrated with the predominant residential character at low to moderate densities..... Two mix-of-use designations are applied to achieve subarea objectives. The DMR/R designation applies to areas predominantly residential in character or containing large amounts of underused land able to accommodate future residential development; non-residential uses may be present but should be of modest scale, likely to change in the future, or neighborhood serving in character. The DMR/C designation applies to those areas containing housing or having housing potential where larger scale, non-residential serving commercial development exists and is likely to remain."

Maximum Height: 65 to 170 feet (depends on official zoning designation, building use, and other permitted variances/bonuses). "Downtown Mixed Residential building height designations may be applied to achieve subarea objectives. The lowest height designation generally encompasses the Belltown core, in areas characterized by existing modest scale development, buildings of historic character, or topographic features such as the bluff rising from Elliott Bay. The intermediate building height designation provides transition in height and density to the north and east of the Belltown core and along the bluff where waterfront development divides the area from Elliott Bay. In the Downtown Urban Center east of Interstate 5, the building height designation provides for low to moderate heights. The highest building height designation applies to areas characterized by larger residential and commercial buildings, generally along the eastern edge of Belltown, near the higher density mixed commercial areas of downtown."

Base FAR*:

- DMR/R 95/65: 1
- DMR/R 145/65: 1
- DMR/R 280/65: 1

- DMR/C 95/75: 1
- DMR/C 145/75: 1
- DMR/C 280/125: 2
- DMR/C 75/75-95: 2.5
- DMR/C 75/75-170: 2.5

Maximum FAR:

- DMR/R 95/65: 1.5
- DMR/R 145/65: 2.5
- DMR/R 280/65: 2.5
- DMR/C 95/75: 4.5
- DMR/C 145/75: 4.5
- DMR/C 280/125: 5.5
- DMR/C 75/75-95: 4.5
- DMR/C 75/75-170: 4.5

*Acquisition of Regional Development Credits can add bonus FAR, as can various uses and amenity additions.

Downtown Retail Core (DRC): "Areas that provide highly concentrated, regional retail shopping activity in the core of downtown. Retail shopping, entertainment and consumer services predominate at street level, and related and supporting uses occur in the upper floors of buildings. Office and other commercial uses may also be present, but at a density and scale of development that does not conflict with the primary retail function or make the street level environment less conducive to shopping."

Minimum Height: 85 feet or 170 feet if any of the following conditions is satisfied:

- All portions of a structure above 85 feet contain only residential use; or
- At least 25 percent of the gross floor area of all structures on a lot is in residential use; or
- A minimum of 1.5 FAR of eating and drinking establishments, retail sales, and service or entertainment uses, or any combination thereof, is provided on the lot.

Maximum Height: 170 Feet (depends on building use, and other permitted variances/bonuses)

Base FAR*: 3
Maximum FAR: 6

Acquisition of Regional Development Credits can add bonus FAR, as can various uses and amenity additions.

Downtown Office Core (DOC 1 and DOC 2): DOC 1: "Areas that provide high density office and commercial activities with related support services and retail shopping. The density of office activity shall be greater in this area than any other part of downtown. A single, contiguous area which is centrally located in relation to other downtown districts having lower intensities of development and more mixing of uses." DOC 2: "Areas that provide a range of high-density office and commercial activities with retail shopping and support services closely related to the primary office core. The density of development is not as great as in the DOC-1 designation."

DOC 1
Minimum Height: 450
Maximum Height: Unlimited

DOC 2
Minimum Height: N/A
Maximum Height: 300 to 550
"Two (2) height classifications of DOC-2 shall provide transition between the high structures of the DOC-1 designation and areas adjacent to this classification. Generally, maximum heights should be lower in the southern part of downtown to provide transition to Pioneer Square and the International District."

Base FAR*:

- DOC 1: 6
- DOC 2: 5

Maximum FAR:

- DOC 1: 21
- DOC 2: 15
-

Acquisition of Regional Development Credits can add bonus FAR, as can various uses and amenity additions.

Belltown

Most of this neighborhood is zoned Downtown Mixed Residential (Residential and Commercial) with varying allowable densities and height restrictions. The eastern and northeastern portions of the neighborhood transition to Downtown Mixed Commercial. As stated above, further detail on precise zoning for individual parcels can be found elsewhere.

Denny Triangle

The northern portions are zoned Downtown Mixed Commercial and the remaining portions are designated Downtown Office Core 2.

Waterfront

Except for narrow strips of land on the upland (east) side of Alaskan Way, the entire waterfront neighborhood is a mix of Downtown Harborfront 1 and Downtown Harborfront 2. These strips are zoned Downtown Mixed Residential, Pike Market Mixed, Downtown Mixed Commercial, and Pioneer Square Mixed, consistent with designations for the adjacent neighborhoods to the east.

Retail/Commercial Core

Small portions at the southern end of the Retail/Commercial Core neighborhood are zoned Pioneer Square Mixed and Downtown Mixed Commercial while the larger part of the neighborhood is designated Downtown Office Core 1.

West Edge/Pike Place Market

Three zoning designations (again, with varying density and height restrictions) cover this neighborhood; Pike Market Mixed to the northwest, Downtown Office Core to the southeast, and Downtown Mixed Commercial for the remainder.

Pioneer Square/Stadium District

Most of the northern portion of the neighborhood, in the Pioneer Square vicinity, is zoned Pioneer Square Mixed, and the southern area (including both stadiums) is zoned Industrial Commercial.

Comparable Projects and Research

Projects involving similar improvements across the country were researched for indications of impacts on property values and the geographic radius of special probable benefit created by such projects. Research includes published studies and reports on waterfront, park and street beautification projects, as well as interviews with real estate brokers and appraisers in many of the affected neighborhoods. These studies, together with extensive information on the local Seattle market, were utilized to make estimates of probable increases in market value (special benefit) resulting from the Waterfront Seattle Project. These other projects are compared to the elements of the Waterfront Seattle LID to help understand how project improvements affect real estate marketing times, demand and overall property values. Following the discussion of other major municipal projects, a summary valuation analysis is presented.

It is important to remember that 1) while aspects of the projects discussed and used for comparison purposes are similar, none of the projects discussed are highly similar to the Waterfront Seattle Project LID (i.e., differences in view amenity, specific improvements, neighborhood and parcel characteristics, etc.); and 2) ongoing and proposed construction will have profound impacts on market value of individual subject properties; the magnitude of such impacts, considering the current strength of local market demand, is the major influence on property values with waterfront projects (the subject and others, including removal of the viaduct) contributing in varying degrees.

Economic Studies

HR&A Advisors, Inc. (HR&A) is a nationally recognized consulting firm providing services in real estate, economic development and program design and implementation. HR&A completed an economic study in 2013 (*"Beyond Real Estate Increment: The Value of the Central Seattle Waterfront"*) to determine the benefits of investment in public space and related infrastructure specific to the Seattle waterfront. This study was updated in February 2019. Overall, HR&A estimated that the waterfront area has the potential to generate $288 million per year in new economic value with redevelopment as envisioned by the City of Seattle. This benefit is in fact created by a combination of several factors: 1) current and forecasted strong demand and extensive new and proposed construction; 2) the increase in net new visitation by both local,

day use, and overnight visitors; and 3) recreational and commercial improvements and enhancements provided by the subject LID project.

Per the report, over 44,000 people live within a half mile of the waterfront, with an additional 300,000 daytime employment workers. From a continued demand and new construction retention perspective, continued enhancement to public amenities is a factor of consideration for large corporation relocations/new regional headquarters. Several national studies have shown that open space/park amenities rank 5th in overall selection criteria for commercial tenants and investors. Across several studied urban open space projects utilized in the HR&A report, the investment in the open space had a positive effect on the retention and increase in overall employment numbers within the immediate area.

HR&A estimates that currently there are close to 8 million annual visitors to the existing waterfront area. This figure is split between day trip tourists, overnight tourists, City of Seattle residents, and regional metro visitors. The study indicates that the enhanced waterfront project has the potential to add 1.5 million net new visitors to the immediate area, generating an estimated $191 million in new annual visitor spending. Recreational programming and special events that have been started along the waterfront in anticipation of new infrastructure improvements have already accounted for a 40% increase in summer visitation numbers (2018 over 2017 figures), with an estimated 54,000+ visitors attending pilot summer programming events between 2015 and 2018.

An article entitled "*The Impact of Parks on Property Values: A Review of the Empirical Evidence*", published by the National Recreation and Park Association in 2001 (updated in 2014) summarized the findings of a study completed by the Department of Recreation, Park and Tourism Sciences at Texas A & M University. This article refers to approximately 30 studies that investigate the "proximate principle" that suggests a positive impact of 20%, on average, on property values "abutting or fronting a passive park area." It goes on to conclude that if it is a heavily used park catering to large numbers of active recreation users, then the proximate value may only reach 10% and affect properties two or three blocks away. Key points in the article include:

- "The premise that parks and open space have a positive impact on property values derives from the observation that people frequently are willing to pay a larger amount of money for a home located close to these types of areas, than they are for a comparable home further away."
- Some types of parks are more desirable than others; large, flat open spaces are less preferred than natural areas.
- Large public parks tend to encourage new residential development within a city which can expand and strengthen the tax base.
- Linear parks tend to create a higher benefit since there is more frontage compared to large circular or rectangular parks.
- Properties that have frontage along the park or a superior view of the park tend to see the greatest increase in value.
- Design features of the park can affect the impact on surrounding property values; "parks that serve primarily active recreation users were likely to show much smaller proximate value increase than those accommodating only passive use." Neighborhood parks that are primarily used by the surrounding residents result in a higher increase

in property value than larger parks that attract active users from outside the neighborhood due to the adverse effects of noise, nuisance and congestion.
- Some circumstances can negatively affect surrounding property values including poor park maintenance or the fact that the "park is not easily visible from nearby streets and, thus, provides opportunities for anti-social behavior," or the privacy of nearby properties is compromised.

The author of the afore-mentioned article, John L. Crompton, most recently updated his study in 2014 and the findings have been used by municipalities across the country. Crompton based his findings on empirical evidence going back to early 1900s England and early developments in the United States, all the way through major municipal development in the 1990s and beyond. He looked at greenway trails, water-based features, golf courses, parks and open space. The "proximate principal" represents a "capitalization" of park land into increased property values and a widening of the tax base. Two major findings based on his results include the location and proximity of property to the park improvements and a grading system, as described below.

In relation to residential and multi-unit buildings – both in urban and suburban environments:
- 75% of the benefit from a park is captured within 500 feet, or three blocks.
- The remaining 25% of the benefit is likely dissipated over a 500- to 2,000-foot range, or 4 to 12 city blocks.

The following exhibit summarizes Crompton's grading scale for park amenities.

Exhibit A Park Quality Scale for Determining Proximate Premiums

Unusual Excellence: A signature park: exceptionally attractive: natural resource based: distinctive landscaping and/or topography: often mentioned in sales advertisements for nearby properties: well maintained: genuine ambiance: engenders a high level of community pride and "passionate attachment."

Above Average: Natural resource based: has charm and dignity: regarded with affection by the local community: pleasant. well maintained.

Average: Rather nondescript: not really "noticed" by the local community: adequately maintained: no distinguishing features.

Below Average: Sterile: absence of landscaping or trees: athletic fields with noise. lights. congestion: intensive use.

Dispirited, Blighted: Dilapidated. decrepit facilities: broken equipment: unkempt. dirty: unofficial depository for trash: noisy: undesirable groups congregate there: rejected and avoided by the community.

- Condominiums within a three-block radius typically experience increases in property value of:

Quality of Park	Distance	*Green* Premium
Excellent – Average	1 block	*16-20%*
Excellent	1-3 blocks (500ft)	*15%*
Above Average	1-3 blocks (500ft)	*10%*
Average	1-3 blocks (500ft)	*5%*
Poor	1-3 blocks (500ft)	*-5%*

In the case of the Waterfront Seattle project, it is important to consider that there is an existing waterfront amenity; the current waterfront area can be rated as average to above average since it provides a unique public amenity. However, when considering the waterfront area as extending east across Alaskan Way up to Western Avenue and the Pike Place Market vicinity, the rating declines to merely average due largely to the poor connectivity with city streets. The existing alleys, stairwells and dimly lighted areas contribute to an undesirable atmosphere, especially at night, despite the active foot traffic and tourist-oriented venues along the waterfront. The reader is referred to the City-provided documents in the addenda volume for further discussion and descriptions of existing or "without LID" conditions.

With the project elements completed, the area will be upgraded to excellent, which indicates an average 5% increase in condominium values situated within three blocks of the improvements/new amenities. Note that this is an average based on empirical data and is utilized for background information when analyzing the subject project elements.

The above article sets up a good basis for the argument that a large, linear, well-maintained public park that attracts active users--such as the Seattle waterfront park-will likely have a positive impact on residential property values and that the most benefit is evident within a two- to three-block radius.

The Waterfront Seattle LID also includes elements of street beautification along the waterfront as well as along the Pike Street and Pine Street corridors. A report entitled, "*The Economic Benefits of Sustainable Streets*" published in 2014 by the New York City Department of Transportation looked at the effects of "street projects that improve safety and design and that welcome pedestrians, cyclists and transit riders..." Similar to the previous article cited, this publication is the summary of a multitude of studies but is focused on street design projects, relying on retail sales as a measure of the impact on surrounding property values. The basic premise of the New York study is that "changes in travel patterns, spending patterns and neighborhood desirability caused by changes in the street environment can impact businesses' and property owners' bottom lines, most directly by affecting retail sales but also retail rents, office rents, and commercial property values." Some additional key observations of the study include:

- Changes to the street have a direct correlation to the "potential customers making trips to that street or change the frequency or spending patterns of their trips."
- Improving access through parking, bike lanes, bike parking and transit services can increase the customer base.
- "Creating a more comfortable and enjoyable public realm" will encourage potential customers, once already on site, to stay for longer durations and "potentially result in

their patronizing local businesses more than they otherwise would." Features with this goal in mind usually include "functional improvements such as benches, tables and chairs, wayfinding signage and urban design enhancements such as distinctive paving, landscaping, street lighting and public art."

The study noted that, while there exists a long history of studies documenting the increases to safety and mobility that updated streetscapes provide, it has only been in the last four to five years that municipalities have focused on the economic impacts that a cohesive "urban village" streetscape can produce. The New York report evaluated several measures of local economic activity, including sales at street level retail and restaurant/food service businesses, to provide indicators of the overall market health of a neighborhood. A paired data approach was taken where specific areas of study were charted based on recent street improvement projects and then compared to areas without similar streetscape upgrades. Before and after data was collected on the subject sites and compared to changes seen within comparable neighborhoods over the same time frame.

The NYCDOT study focused on eight case study areas; all had project components similar to the subject LID. Project features included the addition of a significant amount of converted pedestrian space with the introduction of coordinated landscaping, public seating areas, and improved loading areas for people leaving their parked cars. Angled parking was introduced along the roadways and improvements were made to all marked crosswalks. One case study found that within the first year of the project's completion, sale prices in the study area went up 18% and, within the second year, prices were up 48%. The three comparison or control neighborhoods saw only a 4% to 13% rise in the same 1-year time period and only 7% to 22% rise in the second year (one test neighborhood had a 9% drop in sales). These figures indicate an increase in value due to the project of 5% to 14%. The same type of increased sale prices was observed throughout the various case study areas.

While the New York real estate market is relatively unique, this study provides a good indication of the positive effect that streetscape projects have on a neighborhood while excluding the water view amenity. Assuming the Alaskan Way viaduct replacement is complete in the "before" scenario, it is reasonable that enhancing the streetscapes in the subject area will increase property values in the range of 4% up to 10% of the "before" market value, reflected in lower vacancy and higher rental rates for well-located properties abutting the streetscape area and less for those further away from the improvements.

Specific Improvement Projects

Research was also completed on six municipal improvement projects across the country and in Canada to compare various project components and the general effect on real estate markets. Many of the projects researched included an enhanced view amenity that is not being considered for the subject area; since the Alaskan Way viaduct replacement project is assumed complete, the view amenity will not change due to the LID project. Observation of projects in other markets is not necessarily indicative of the Seattle market and the following sections are presented to provide market-based historical evidence in a similar vein, to be used as background data only.

Tom McCall Waterfront Park, Portland OR

This is a 36.59-acre park located along the Willamette River at the east end of the Portland, Oregon CBD. Spurred by the 1974 removal of six-lane Harbor Drive, the park was constructed and opened to the public in 1978. The park extends approximately 2.1 miles and is bordered by River Place to the south, the Steel Bridge to the north, Naito Parkway and the Portland CBD to the west, and the Willamette River to the east. In October 2012, Tom McCall Waterfront Park was voted one of America's ten greatest public spaces by the American Planning Association.

In 2000, prompted by the need for extensive repairs to the seawall and reconfiguration of Naito Parkway, plans began for an extensive remodel of the existing park facilities. Starting in 2003 and continuing through 2011, overall improvements to the green space included new designated pathways for pedestrians, cyclists, and joggers, updated public boat docks, new public gardens, upgrades to existing kids' play fountains, and the construction of three distinct public plazas suitable for larger public events. The Salmon Springs/Waterfront Plaza at the north end of the park was designed to accommodate an expansion of the weekly Burnside Saturday Market craft fair from its historical neighborhood location to the west down to and within the park. Street beautification projects along several connector roadways were completed to facilitate better overall pedestrian circulation from the park to the adjacent Portland CBD. This included the installation of larger, decorative pedestrian crosswalks, expanded sidewalks, streetscape landscaping, and new directional signs.

Interviews have been conducted with area brokers knowledgeable about the residential, commercial, and office markets in downtown Portland. The brokers were asked how, if at all, the waterfront park upgrades affected overall market rental rates and what general perceptions were held by market participants regarding the park's influence on potential values. Generally, in terms of retail and office rents, due to the presence of heavily trafficked Naito Parkway between the river park amenities and the larger downtown, the consensus of brokers has been that the highest level of positive influence was seen within the immediate one- to two-block radius of the three new/upgraded public pavilions. These three public spaces primarily act as the main entry points to the park and have the greatest sense of overall connectivity to the larger Portland CBD. It was noted several times by brokers that the expansion of the Saturday market into the park helped bring larger crowds to the Historic/Burnside neighborhood areas and contributed to the lowering of overall vacancy rates.

Two brokers familiar with the business district located at the southern end of the park area (World Trade Center office buildings and several other high-rise medical/office structures) indicated that before the upgrades were completed, proximity to the park was negatively perceived due to lack of upgraded infrastructure and perception of the area as being somewhat unsafe. That perception has drastically changed over the last ten years and

proximity to the park is currently used in marketing materials to attract larger companies from neighborhoods further west.

Based on research from CoStar, properties within the six blocks adjacent to the park maintain much lower vacancy rates and show an average of 16% higher sale prices. It is important to note that some of the increase in property values can be attributed to the waterfront view amenity. As with the Waterfront Seattle project, the view amenity exists without the park enhancements. However, conversations with brokers in the Portland area, including Nick Kassab, director of HFF (Holliday Fenoglio Fowler, LP, now part of JLL, Jones LaSalle Lang), indicated that before park renovations were complete, the waterfront area had the perception of being unsafe and was not inviting to pedestrians or tourists. Since completion of the park improvements, development activity has increased, and perception of the area has drastically changed; it is now viewed as a significant amenity to surrounding property and much of the increase in property values is attributable to the park.

In comparison to the subject project and recognizing the viaduct removal before the project, currently strong tourism and economic conditions, it is reasonable to conclude that the impact from the Waterfront Seattle project on surrounding property would be most significant in the immediate two- to three-block radius of the improvements and dissipate further away. The data collected on Tom McCall Waterfront Park in Portland indicated an average 16% higher sale price per square foot for similar properties within six blocks of the park compared to those further away. However, some of this increment in value is created by the waterfront view amenity and it is reasonable that the subject improvement project, which excludes any enhanced view amenity, would range from nominal (outlying areas) up to 10% (areas directly adjacent to project elements).

Rose Kennedy Greenway, Boston MA

The Rose Fitzgerald Kennedy Greenway officially opened in Boston, Massachusetts in October 2008 and consists of an approximately 1-mile long, 15-acre greenway created on land that opened up due to demolition of the John F. Fitzgerald Expressway (the park is located above the "Big Dig" tunnel). One of the largest public park projects completed in Boston to date, it consists of landscaped greenways, gardens, several plazas, public fountains and art, and public boat docks within the river frontage portions. The park travels through the Waterfront, North End, Financial, and Historic Chinatown neighborhoods of Boston. Funding for the improvements was based on a 50%-50% public/private funding model. Currently, each dollar from the state/city government is leveraged by more than one dollar of private support.

In March 2010, a study was completed by HR&A Advisors for the Boston Redevelopment Authority detailing overall market changes within a four-block radius of the RFK Greenway. The study used several different valuation approaches and took into careful consideration

various controls to account for real estate trends and variations in the data sets. The market areas abutting the former expressway demonstrated property values and market rents significantly lower than other nearby Boston CBD neighborhoods. Once demolition of the expressway and construction of the greenway was completed, these four-block radius neighborhoods quickly saw increases in overall market values to levels that mirror and, in some markets, exceed the overall Boston CBD. This trend was most visible in the residential and office markets.

Fifteen years since the Central Artery/Tunnel project began, the value of commercial properties along the mile-long Rose Fitzgerald Kennedy Greenway strip increased by $2.3 billion, up 79% - close to double the citywide 41% increase in assessed commercial property values in the same period. A 2006 study indicated that projects worth $5.3 billion had been completed or were underway within ¼ mile of the project from 2003 through 2005 – including 4,200± new housing units.

While Boston features a diverse downtown, the impact of the Rose Kennedy Greenway is visible, based on research from *CoStar Properties*. Since the CBD is surrounded by water on three sides, the six-block radius immediately west of the park was researched to avoid the impacts of nearby water or other unique features. Commercial properties within the closest three blocks maintain a lower vacancy rate and higher per square foot sale price. The three-block radius has a five-year average vacancy rate of 9.6% and is currently at 5%, while the three blocks further west have a five-year average vacancy rate of 11.9% and a current rate of 10.7%. Properties closer to the park also generally command a higher sale price; office properties within a three-block radius of the park currently sell for approximately $562/SF with a 5-year average of $440/SF while properties further west are currently selling for $473/SF with a 5-year average of $426/SF. Properties within the three-block radius are selling for approximately 19% more than properties in the four- to six block-radius.

Neighborhoods near the Rose Kennedy Greenway have experienced a large increase in property values based on land use changes and demolition of the expressway. As stated, the enhanced view amenity is a major factor that is not considered for the Waterfront Seattle project. Research was done while attempting to eliminate the view amenity; values within six blocks of the Rose Kennedy Greenway still show a 19±% premium compared to those further away but even that increase is influenced by changes in land use. Vacancy rates may be the best indicator of the park's influence on nearby property values; within three blocks of Rose Kennedy Greenway, vacancy rates are historically 2% to 5% lower than the adjacent three blocks further away, even considering buildings with similar view amenity. A lower vacancy rate in a strong economy is correlated with higher rental rates and overall sale prices.

Hudson River Park, New York NY

Hudson River Park contains 500± acres and is located on Manhattan's west side waterfront in an area that was previously known as a wasteland, featuring only minimal warehouse properties and older businesses. After over 25 years of planning, the park began to take shape in the late 90s and was finished in the early 2000s. It features sports fields, mini golf, a carousel, a promenade, dog parks, play areas, bike paths and other waterfront amenities. Evidence of a revitalized neighborhood directly corresponded to the park project; with real estate sales activity increasing as soon as park construction began. Condominium construction and prices also rose.

In 2008, a report entitled *The Impact of the Hudson River Park on Property Values* was completed by an appointed committee known as "Friends of Hudson River Park". The committee was made up of objective local real estate professionals, public planners, lawyers, and government employees. The committee reviewed all sales of property bordering the park from 1990 through 2005 as well as various economic published studies referring to the area. Based on their research, the following key conclusions were made:

- The properties within a three-block radius of the park saw the most increase in value and "approximately 20% of the value of properties within the first two blocks of the Greenwich Village section of the park can be attributed to the park."
- Real estate prices saw a significant increase when the park officially opened in 2003 and continued to grow at a fast pace through 2005.
- The park made a significant impact on condominium values; price increases of up to 80% were observed.
- The study qualifies their research and acknowledges an improving real estate market overall as well as an increase in value due to high quality condominium developers.
- Value of the properties within three blocks of the completed Greenwich Village section of the park were positively impacted.

The Hudson River Park project featured a dramatic change in land use and complete redevelopment of the area, unlike the enhancement project for the Seattle waterfront. This study is included for informational purposes to illustrate the positive effect of parks in metropolitan areas; however, it is reasonable that the Seattle waterfront will see a lesser increase in property values than the Boston neighborhoods, as discussed above, based on the project elements.

The Embarcadero, San Francisco CA

The Embarcadero parkway is a series of interconnected parks, pedestrian/cycle rights-of-way, public plazas and public/private docks that run alongside the eastern waterfront and the 8-lane Embarcadero in San Francisco. The three-mile long parkway runs along an engineered sea wall and covers reclaimed land formally occupied by the elevated Embarcadero Freeway. The freeway was demolished in 1991, after being damaged in a 1989 earthquake. The Embarcadero right-of-way begins at the intersection of Second Street and King Street, near AT&T Park, and travels north, passing under the San Francisco–Oakland Bay Bridge. From there, the Embarcadero continues north past the Ferry Building at Market Street, Fisherman's Wharf, and Pier 39, before ending at Pier 45. The vision behind the extensive public space improvements and park land was to reestablish a connection between the expanding San Francisco CBD to what at the time was an underutilized Bayfront area. The main components of the project, all of which were completed by the early 2000s, were:

- A new alignment for the Embarcadero boulevard that incorporates bicycle lanes and an exclusive right-of-way for an extension of the F streetcar line from the Ferry Building to Fisherman's Wharf (service started in 2000); a water-side pedestrian promenade that runs from Fisherman's Wharf to China Basin Channel (Herb Caen Way); an extension of MUNI's light-rail system south of Townsend Street along an exclusive right-of-way in the center of the Embarcadero, completed in 1997;
- An underground MUNI switching yard that was originally to be placed under the elevated freeway;
- Open-space pavilions and greenscape public park improvements.

The Embarcadero is a well-studied public benefit project and the area has several other ongoing improvement/enhancement projects. Overall, a Port of San Francisco public statement that the waterfront partnership "singularly changed the character of the northern waterfront from an industrial service corridor to an outdoor living room for San Francisco" best sums up project impacts.

More recent market-related reports indicate that the greatest value enhancement due to the Embarcadero project was observed within the bayfront/port side public/private properties (most located on piers). Residential and retail properties located alongside the eastern half of the Embarcadero expressway have shown marked improvements associated with proximity to the public park/pavilion areas along the three-mile stretch. While the project is considered to have completely revitalized the waterfront area, there are no special benefits associated with the project beyond a one- to two-block radius east of the expressway.

Due to the unique geographical and neighborhood characteristics of San Francisco, as well as design of the interconnected parks, it is difficult to measure the direct impact on property values due to the project. The CBD has many points of interest and features that attract pedestrians, tourists and property owners. Also, the park project was completed during the

same time the Embarcadero Freeway was demolished, which created an enhanced view amenity that many adjacent properties lacked. According to reports published by the city and interviews with brokers, there has been a positive impact on demand for property near the park and it is used as a marketing tool for leasing and sales. The greatest impact is reportedly within the two-block radius east of the expressway and on the bayfront properties. Brokers indicate a 10% to 20% increase in values of properties adjacent to the enhanced portions of the park compared to similar properties a few blocks away.

Recognizing that the value increase in San Francisco is largely related to the enhanced view amenity, it is reasonable that the market impact from the subject waterfront development would be significantly less, based on the assumption utilized herein that the Alaskan Way viaduct was removed in the before (without LID) valuation scenario.

Millennium Park, Chicago IL

Millennium Park is a portion of Grant Park in Chicago, Illinois. It is one of the world's largest "green roofs" as it is constructed on top of a railroad yard and large parking garages; an area that was previously underutilized. Although some features were completed earlier, the park officially opened in 2004 and upgrades have continued since. The park features major art installations, an (ice)skating rink, a pedestrian bridge, a theater, a promenade and other public spaces including a 4,000-seat band shell. The cost of the park reached $500± million when completed and it had a reported 3 million visitors within the first year with annual attendance growing thereafter. The park won praise from *The New York Times* and *Time* magazine for being an accessible and innovative public space that helps define the city.

A 2014 article published in the *Chicago Tribune* recognized the ten-year anniversary of the park and looked at its impact on surrounding real estate. The article refers to a study conducted by Texas A & M University that found condominium units with a view of the park had purchase prices approximately 29% higher than comparable units without a view. The study also attributed $2.45 billion in new condominium, office and hotel construction in the park vicinity to the year-round benefit and attraction of the park's amenities, while also considering the improving economy in this timeframe. "To be sure, some of the building would have happened anyway. But without Millennium Park, the boom wouldn't necessarily have occurred to the degree and not with the speed it has", said Gail Lissner, vice president of Appraisal Research Counselors, a Chicago-based company that appraises commercial and residential properties. The case study prepared by Texas A & M University in 2011 showed that Millennium Park has a significant economic impact on the overall city of Chicago. They concluded that approximately 12% of Chicago tourists visit the park and these visitors account for $1.4 billion in direct spending in the park vicinity and over $78 million in tax revenue. This directly creates jobs in the neighborhood and "increased the number of residential units in a previously underutilized part of the city by 57%, resulting in an increase in residential housing and population growth."

According to CoStar, rental rates and sale prices vary widely in the area due to property specifics, points of interest and geographical features; however, there is a clear trend of lower vacancy rates for office properties within a three-block radius of the park and similar results were shown for retail property. The three-block radius from the park has a five-year average vacancy rate of 13.1% and is currently at 10.1%, while the three blocks further west have a five-year average vacancy rate of 16.2% and a current rate of 14±%.

A study conducted by Texas A&M University found that condominium units with a view of Millennium Park had purchase prices that were 29% higher than comparable units without a view. The same study also attributed $2.45 billion in new condominium, office and hotel construction in the park vicinity to the new public amenities, noting that market conditions were improving since the opening of the park. Mesa Development LLC in Chicago reported that between 2005 and 2014, 1,391 new condo units were constructed adjacent to the park (within a two-block radius) and the units with views sell for 25% to 30% higher than those lacking the view amenity.

Similar to the Hudson River Park project, Millennium Park drastically changed the neighborhood and surrounding land uses. The higher sale prices for condominiums is largely a result of the view amenity. As in Boston, the best indicator of positive influence from the park project is lower vacancy rates for properties within a six-block radius of the park, with the lowest rates in the immediate three-block area. Based on the research conducted on the Chicago market and the impact of Millennium Park, the market evidence derived from the study shows decreases in vacancy. It is reasonable to conclude that the Waterfront Seattle project will experience stronger demand and substantially lower vacancy with the most benefit to properties within the first three-block radius of the improvements.

False Creek Conceptual Plan/Stanley Park, Vancouver B.C.

The Southeast False Creek Master Plan is a public/private redevelopment project located at the east end of False Creek harbor by the City of Vancouver, BC. This represents the third and last segment of a waterfront revitalization project that started in the mid 90's. In October 2015, the city approved the removal of the current Georgia and Dunsmuir Viaducts and implementation of the proposed redevelopment plan. The 80-acre area is owned by the city and land use has historically been industrial. A large segment (60 acres) has been set aside for public/private development of multi-family mixed use retail buildings and a 20-acre segment designated for waterfront parkland and public open space. This project offers a unique opportunity to interview various market participants concerning the influences of an approved and funded waterfront redevelopment plan.

Collingwood Appraisal Ltd. in New Westminster, BC provided data on 322 sales of apartments and condominium units occurring between June 2016 and March 2017. The properties were located within a 6-block radius of Stanley Park and the waterfront of English Bay and Coal

Harbor. Paired analysis suggests a premium of 12% to 16% paid for properties within a six-block radius of the park and waterfront amenities. In comparison to the subject project, some of the paired sales data is influenced by view amenities. Recognizing this, together with the unique nature of the Stanley Park/ Coal Harbor market areas, it is probable that the value impact of the Waterfront Seattle project on the condominium market would be below the range noted above.

Summary

Well-designed park and street improvement projects have a positive effect on surrounding neighborhoods and property values. Parks and "walkable" streets spur more activity from residents as well as make areas more inviting to tourists. These projects create a wider tax base for the city and create jobs in construction, public service, hotels, retail and services in nearby neighborhoods.

Most of the comparable projects include an enhanced view amenity, which is not considered for the subject neighborhood since the Alaskan Way Viaduct replacement project is assumed to be complete in the "before" scenario and therefore the view amenity does not change due to the LID project.

Based on research conducted and discussed, there is a positive impact on all property types within a three-block radius of an improved park with a lower yet still measurable impact on properties up to twelve blocks away. Many studies show that approximately 75% of the benefit from an improved park is captured within the first three blocks and the remaining 25% dissipated for up to twelve blocks.

This increase is well-supported in the indicated ranges shown in New York, Boston, Portland and Chicago. The economic studies on parks and streetscape improvements indicate increases in property value of 5% on average, with some properties benefitting up to 10% of overall value. Both studies indicate a geographical radius of benefit within 12 blocks, but most significantly within the first three blocks. Based on Crompton's park rating scale and considering the existing waterfront amenity, the Waterfront Seattle project would increase the quality rating from above average to excellent, which indicates an average increase in value of 5% for condominiums situated within a three-block radius. The Boston and Chicago park projects are strong indicators of the effect these types of projects have on vacancy rates for office and retail properties in the immediate vicinity; both indicated a decrease in vacancy of 2%-5% for properties within a three- to six-block radius.

All the projects reviewed indicated increases in demand and construction activity, decreases in vacancy rates and higher sale prices across all property types resulting from the completion of parks and streetscapes. Based on this research, the following is concluded for the Waterfront Seattle LID project:

- Positive increases in property values within a three-block radius of park and streetscape improvements;
- Measurable increases in property values within a twelve-block radius (depending on specific location) or bounded by geographical features such as Interstate 5;
- The waterfront grading on Crompton's scale will be positively increased from above average to excellent.
- A positive increase in condominium values of up to 5% or more, depending on location;

- Positive increase in demand resulting in lower vacancy rates, predominantly within three blocks of the improvements.

The increase in property values can be measured by lower vacancy rates, lower capitalization rates (risk) and higher rental rates. Based on the comparable projects researched and the project elements of the Waterfront Seattle LID project, it is reasonable that the benefit would range from nominal up to a 10% increase in the "before" market value of individual parcels based on proximity to improvements, property use and unique characteristics; properties located closest to the park and enhanced streetscapes experience the most special benefit.

Olympic Sculpture Park

One example is a nearby urban park, located outside the LID boundary along the northern portion of downtown Seattle's waterfront. The Olympic Sculpture Park is a 9±-acre free admission outdoor public gallery space that opened on January 20, 2007. The site had been occupied by Unocal, an oil and gas corporation, until the mid-1970s and was subsequently labeled a "contaminated brownfield". Transformation of the site from an industrial parcel containing hazardous waste materials to an active outdoor green space was extensive and the overall design and implementation of the project took more than ten years.

Several brokers and site managers for office and retail buildings were interviewed, including managers at the Northwest Urban Works Loft and CTI building, both located directly adjacent to (in front of) the park amenity. Aspects of the park and its influence on the local real estate market were also discussed with the site manager for The Audrey Apartments. All the managers interviewed agreed that, in general, the area along Western and Elliott avenues is considered the northwestern edge of the downtown market and attracts business that do not require immediate access to the downtown core but desire to be located within a reasonable distance of public transit and other amenities, for reasons including employee recruitment. Rental rates tend to be lower than those observed in the downtown core.

The recreational and scenic amenities provided by the nearby park are a selling point. While businesses will not lease space there simply because it is next to the Olympic Sculpture Park, the overall amenity is far more appealing than the previously contaminated site and brokers indicate that vacancy rates were positively influenced by proximity to the park's amenities. Overall, the park gave the neighborhood a recognizable reference point and helped draw potential tenants to this somewhat "out-of-the-way" location relative to the more intense activity in downtown proper, to the southeast.

In terms of the multi-family residential market, apartment managers interviewed indicated that the park and its updated view amenity was an improvement that initially helped lower overall vacancy rates. The current multi-family residential market is strong enough that the locational amenity of the park remains a draw but is not a deciding factor in overall asking rental rates and vacancy percentages. Absent the Olympic Sculpture Park and with the continued existence of an abandoned and hazardous industrial area, it was the opinion of most brokers and managers interviewed that this would be a negative factor affecting overall rents and vacancy rates.

It should be noted that the Olympic Sculpture Park is not directly comparable to the park-like LID improvements. Creating the sculpture park transformed an undesirable (negative) site into a positive open space amenity, whereas the LID project involves enhancement of an already established area. The interviews conducted demonstrate that updated and aesthetically pleasing open space amenities are perceived as positive influences for the surrounding market area, supporting increased demand for space and therefore putting downward pressure on vacancy rates.

Valuation Analysis

Introduction

Three main valuation approaches (each of which encompasses various techniques) consisting of the Sales Comparison Approach, Income Approach and Cost Approach were considered, where appropriate, in the valuation estimates for each parcel, both without and with the LID project. Most market data analyzed focuses on sales of improved and unimproved property in the subject and comparable areas occurring in the last five years, with emphasis on the last two years. Additionally, significant research was done into the income-producing side of the market; office, retail and apartment rents, hotel room rates, vacancy rates, supply and demand trends, capitalization rates and other factors. Data was obtained from commercial market data research services that compile this type of information such as CoStar Realty Information Services and major commercial brokerage firms, together with public records, individual buyers and sellers, local Realtors, developers and area property managers. Pertinent data was analyzed and used as a basis for valuation conclusions.

Due to the extremely large number of parcels and unique/complex nature of many ownerships, it is not the scope nor the intent of this report to address or discuss the individual valuation conclusions for each parcel. The conclusions reached are shown in the spreadsheets at the beginning of this report and briefly summarized by property classes within the subsequent valuation section.

As mentioned throughout, increases in market value of individual parcels result primarily from enhanced location (improved pedestrian connections, open space, streetscapes) which, in turn, enhances the aesthetic appeal of the waterfront and a large segment of the downtown CBD.

The Sales Comparison Approach is the process of deriving value indications for the subject parcels by comparing sales of similar properties to those being appraised. The Income Capitalization Approach is a specific appraisal technique applied to develop a value indication for a based on a property's earning capability and is calculated via the capitalization of the property's net income. The Cost Approach to value, which was utilized on a limited basis, is the process of first estimating value of the subject land, to which is added the replacement cost new of the structure(s), less depreciation.

The subsequent discussion, upon which the conclusions of value "before" or "without" the LID are based, focuses on the Sales Comparison Approach. It is broken into three segments: land sale transactions, improved commercial property sales (typically, office/retail uses), and residential condominium sales. Next, the Income Approach to value is discussed, centering on the most common types of income-producing property found within the LID boundary.

Proportionality

In the mass appraisal techniques utilized herein for projects involving large numbers of parcels, market value of the land comprising each individual ownership is initially estimated based on the site's highest and best use, or that use which results in the highest market value (known as the optimum use). This estimate is separate and independent of the improvements that may currently exist on the site. The methodology is consistent with conventional appraisal practices, and the estimate is based on recent land sale transactions in the subject area and

in similar, competing areas in the marketplace. In this way, proportionality is maintained throughout the project since the estimated land value is consistent with other similarly situated properties within the LID boundary.

This is the total market value estimate for unimproved sites; however, further research and analysis is necessary when the land is improved. A decision must be made as to whether the existing improvements contribute significant value to the underlying land (i.e., over and above the costs of demolition and redevelopment). Many of the structures currently existing in the subject LID represent examples of their site's highest and best use. Actual or potential development density then becomes an important factor in the analysis, especially as it relates to the amount of usable square footage that can be built on any given site. In the downtown Seattle core, zoning regulations often allow an unusually high density (i.e., skyscrapers and other tall buildings) on relatively small parcels of land. Both existing structures and the potential development density for a currently unimproved site (or one for which the highest and best use is demolition and redevelopment) must be recognized in the analysis.

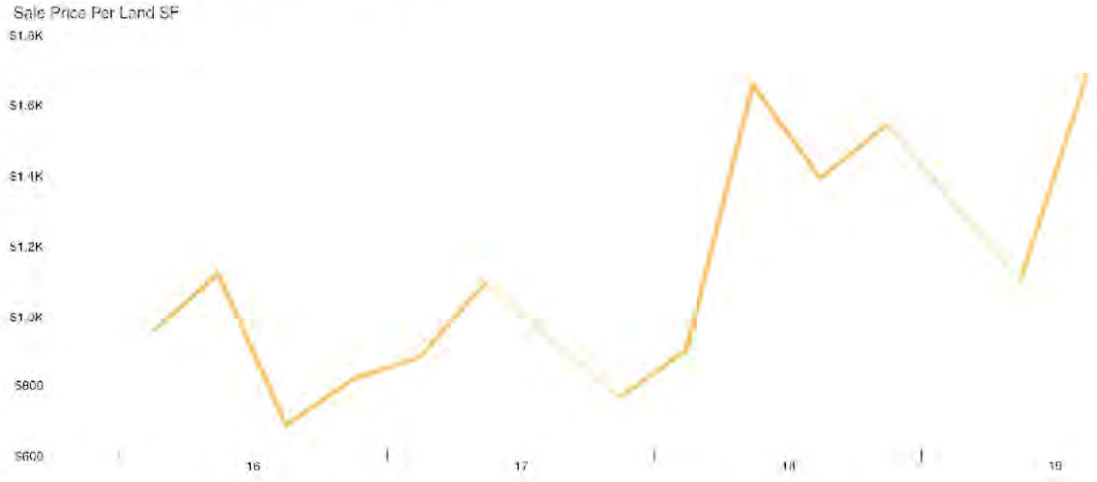
Many factors are considered in estimating market value of the two components of a property improved to its highest and best use. Estimates of land value for similar sites are consistent, whether an individual parcel is vacant or improved, maintaining proportionality throughout the project, as discussed above. The per square foot land value estimates without and with the LID project are consistent for similar unimproved sites and the difference is the estimated special benefit due to the project. However, in the case of parcels improved to their highest and best use, income enhancement potential with the project completed due to existing or proposed improvements provides additional special benefit. The magnitude of this component of special benefit is estimated using various techniques of the Income Approach to value, including market rental estimates and the analysis of appropriate capitalization rates, both without and with the project. On a percentage basis, though, the increased value of the improvements (i.e., special benefit attributable to the improvements) may be less than the percentage increase in land value, which would typically result in a smaller overall percentage value increase than for a similarly situated vacant site.

With LID projects involving parcels developed at a lower or more "conventional" density than downtown Seattle, most or all of the special benefit typically accrues to the underlying land. However, as discussed above, extremely high development density in this case results in incrementally more special benefit to improved properties, over and above that attributable solely to the underlying land. When comparing two similarly situated sites however, one improved and one vacant, a lower estimated special benefit may accrue to the improvements than to the land. Taken as a "package" then, the overall percentage increase in value (or special benefit) to these properties is, in some cases, lower than the percentage increase in per square foot special benefit attaching to an unimproved site.

To summarize, it is herein recognized that additional special benefit (on a percentage basis) may accrue to parcels with (either existing or potential) atypically large amounts of building area on relatively small sites. On an overall property value basis however (i.e., considering that it is a larger number compared to a similar unimproved site), the percentage per square foot increase in value with the project completed may be less than for a similar vacant site.

Land Sales Summary—General Discussion

The primary focus of the land value analysis is the Sales Comparison Approach. Overall, land sales within the LID boundary were reviewed dating back to 2015 and earlier but focusing on those with more recent sale dates; from 2017 to the present. Information was gathered from CoStar, CBA, NWMLS, King County Assessor's data, various trade publications and business journals, and from interviews with brokers and building developers. Estimated 'before" or "without" project market values were analyzed on an average per square foot value basis. Land values in the downtown Seattle market vary depending on the sale parcel's location, lot size, topography, assemblage needs, overall zoning and development potential. The relationship between land value and a site's underlying zoning/development restrictions is discussed in this section; more detailed information on zoning regulations was presented earlier. The land/redevelopment site market within the LID area has been robust over the last five years. As shown below, there has been a generally increasing trend in the region in price paid per square foot of land since 2016.



Source: CoStar Property

Recent Land Sales

As stated, most weight is placed on market sales involving land within the LID boundary with transaction dates between the beginning of 2017 and the present (valuation date of October 1, 2019). Twenty-nine transactions researched indicated an average sale price of $1,185 per square foot of land. The highest prices are predominantly captured within the downtown neighborhoods of West Edge, Retail Center, and Upper Belltown/Denny Triangle, although there is a limited supply of developable land in the CBD. The downtown core is governed by highly permissible zoning categories that include Downtown Office Core, Retail Core, and Downtown Mixed Residential overlays; zoning regulations that allow various levels of higher density residential, office, retail, and mixed uses, including high-rise construction.

Within these vicinities, factors such as corner visibility, lot shape, proximity to high traffic locations (Pike Place Market, Amazon headquarters, Washington State Convention Center,

etc.), and other locational attributes or detriments contribute to variations in overall land values. To the north and south of these core areas are the lower density neighborhoods of Pioneer Square and Belltown; due to zoning and/or historic preservation overlays, neither have the overall height, FAR allowance, or broad range of allowable uses observed in the Downtown Core and land values often fall in the mid- to lower end of the established range.

Land Sales/Listings Summary - January 2015 to September 2019

Zoning	Low/SF	High/SF	Average/SF	# of Sales	# of Listings
DMC 240/290-440	$633	$2,025	$1,197	35	3
DMC-170	$1,350	$1,350	$1,350	1	0
DMR/C 280/125	$512	$1,293	$961	4	0
DMR/C 95/65	$370	$764	$594	6	0
DMR/R 145/65	$882	$1,281	$1,082	1	1
DMR/R 280/65	$942	$1,521	$1,227	1	1
DOC1 U/450/U	$1,707	$1,707	$1,707	1	0
DOC2 500/300-550	$988	$988	$988	1	0
DRC 85-170	$1,319	$1,846	$1,531	3	0
PSM 100/100-120	$505	$630	$568	2	1
PSM 100/100-130	$512	$512	$512	1	0

Discussions with brokers experienced with the downtown redevelopment/land market indicate that several factors play into overall per square foot selling prices. While it is acknowledged that zoning plays a part in overall price, higher FAR allowances and taller overall height restrictions do not necessarily directly correlate to higher prices paid per square foot. For example, while the DOC1 zoning allows, in theory, unlimited building heights, as has been shown in past redevelopment projects, other encumbrances such as FAA flight pattern approvals have restricted the overall height of several proposed towers and the market does not recognize a significant difference between the DOC1 unlimited heights and the DOC2 550 feet height restriction.

Market participants generally indicate that location and assemblage opportunities are key drivers of higher priced market transactions for land. Within the densely improved downtown Government/Retail Core/West Edge sectors, there is a limited supply of underimproved lots. As evidenced by the sale of the two-story former Chase Bank and several lower density three- to four-story office buildings and older parking garages, underimproved sites with no historic overlays sell with multiple offers and overall shorter marketing periods. Within the lower density zoning of the Belltown and Denny Triangle areas, there are more underimproved lots; within this northern market area, the opportunity to assemble several smaller lots into larger corner or mid-block development sites drives overall land values. Relevant sale transactions are discussed below, by neighborhood.

Downtown "Financial Sector"

To the east of Pioneer Square, between Jefferson and Madison streets along 3rd, 4th, and 5th avenues, is a small vicinity often referred to as the municipal/financial sector. This area includes several predominant "sky-line" buildings; the Columbia Center, Seattle Municipal Tower, 800 Fifth Avenue Tower (former Bank of America Plaza), and the recently completed Mark Building and Madison Centre. This vicinity has highly permissible zoning overlays that allow for various levels of density including high-rise construction (Downtown Mixed Commercial and Downtown Office Core I). There have been few recent land or redevelopment sales in this market area, due in large part to its relatively built-out nature. The most notable land sale occurred in September 2015; a 28,560 SF site sold for $48,750,000, or $1,707 per square foot. The transaction is comprised of two improved 14,280 SF parcels (a corner and an abutting interior lot) at 701-719 4th Avenue. Both parcels were improved at the time of sale with commercial surface and garage parking lots leased to Diamond Parking with an expiry date of July 2016; however, the property was purchased as a redevelopment site. The original design was for a 90-story, 1,470,440 SF multifamily high-rise tower over ground level retail---fifteen stories higher than the tallest existing downtown office building (Columbia Tower). However, plans have been somewhat scaled back to a proposed 80- to 85-story development, due to FAA airspace concerns.

Downtown "West Edge"

North of Pioneer Square is the "West Edge" portion of the Seattle downtown core. The area consists of mid- to high-rise mixed use buildings that generally feature ground level retail with residential, office, or hotel uses above. Along Western Avenue, Post Alley and 1st Avenue, improvements are generally low- to mid-rise mixed use residential, retail, civic uses and parking garages. Moving east along 2nd and 3rd avenues, the character of the neighborhood changes and there is a substantial increase in high-rise office-oriented construction that includes several sky-line buildings; for example, the Wells Fargo Financial Center, Chase Tower (formerly WaMu) and Russell Investment Center. Currently, this section of Seattle's downtown is experiencing tremendous growth and redevelopment, with several mixed-use high-rise towers currently under construction on what were once multiple tax lot sites containing older low-rise retail and office structures.

Properties within the West Edge area have highly permissible zoning overlays that allow for various levels of density that include high-rise construction; the two zoning designations in this neighborhood are Downtown Mixed Commercial and Downtown Office Core I. Average recent land sale prices fall within a range of $950 to $1,350 per square foot. The most recent transaction was the Commuter Building redevelopment site at 815-825 Western Avenue which occurred in September 2018. At the time of sale, the property was improved with a 4-story office/retail building constructed in 1906 that was 80% leased (Commuter Building) and a surface commercial parking lot. The site abuts the recently demolished Alaskan Way viaduct. At time of sale, the property had no approved plans or set entitlements. Announcements were subsequently made regarding a potential redevelopment plan calling for an 18-story, 300,000 SF mixed use building to contain 150 residential units, 25,000± SF of retail space, and the remainder office. The property sold for $44,000,000, or $1,350±/SF of land.

In June 2018, the Chromer Building and adjacent parking lot sold for $1,672 per square foot of land. This was an off-market sale; however, both buyer and seller had broker representation. This is a two-parcel mid-block site located along 2nd Avenue, between Pike and Pine streets. At the time of sale, the property was improved with a 4-story 63,540 SF

office/retail building constructed in 1906 that was reportedly 15% leased (Chromer Building) and a surface commercial parking lot. Preliminary plans had gone through an early design guidance review for an 11-story mixed use office/retail building. There were no entitlements or approved plans in place at the time of sale. Per the buyer, plans remain in the early stages and may be revised to promote another type of redevelopment.

Other notable sales in this district include an 8,748 SF corner lot located at 1613 2nd Avenue which sold for $1,044 per square foot in June 2016. It is located next to the historic Broadacres Building, just north of the Pike Place Market; the irregular shaped lot is currently being developed with a 39-story mixed-use residential and retail building known as the Emerald. In March 2016, a 12,839 SF lot across from the Broadacres Building sold for $12,254,539 or $954 per square foot. This site was redeveloped with the 39-story Helios building, containing a mix of retail, multi-family residential and the Charter Hotel. One notable although older transaction was the December 2014 purchase of a 13,320 SF site on the corner of 3rd Avenue and Columbia Street for $14,300,000 or $1,074 per square foot. The property was improved at time of purchase with the Seattle Metro Credit Union building. This was an assemblage; the buyer owns the remainder of the city block and is currently working on plans and approvals for a full block mixed-use office and residential redevelopment.

Downtown "Retail Core"

This vicinity is located east of the West Edge neighborhood, in the east-central portion of the LID. One of the most densely developed portions of the downtown Seattle core, the district consists of a dense retail center of low- to mid-rise buildings anchored by national flagship retail stores, multi-story indoor retail malls, several mid- to high-rise hotels, and the Washington State Convention Center. Civic and arts venues within this northern downtown area include the Seattle Public Library's Main Branch, the 5th Avenue Theater, Paramount Theater, and ACT Theater. Much like the West Edge, zoning is designed for urban city center uses and represents the highest level of density allowed in the City of Seattle. The three main zoning designations are Downtown Mixed Commercial, Downtown Office Core I and II, and Downtown Retail Core.

Overall, average land values in this portion of the CBD fall in the range of $1,300 to $1,800 per square foot. The most recent transaction, occurring in September 2018, was a mid-block parcel located at 1520 5th Avenue. The site is improved with a 2-story, 53,355 SF retail/office building constructed in 1903; however, there are no known historic encumbrances and the site can be redeveloped. The building was 100% leased at time of sale. Per the buyer's and seller's brokers, the site sold for land value---$19,000,000 or $1,319 per SF. Another notable sale was the former Chase Bank building, located on the corner of 5th Avenue and Union Street; the 8,700 SF corner lot sold in January 2018 for $12,425,000, or $1,428/SF of land. Located across the street from the Rainier Square redevelopment project, the buyers intend to redevelop the site with a mixed-use hotel/retail structure.

Stadium District

Located at the southern end of the LID, the Stadium District is home to CenturyLink Field and T-Mobile Park. Both facilities have an underlying land zoning of Industrial Commercial (IC-65). Per the City of Seattle, the intent of the IC zone is to "promote development of businesses which incorporate a mix of industrial and commercial activities, including light manufacturing and research and development, while accommodating a wide range of other employment activities." Overall, the market area around the two stadiums is a broad mix of newer mixed-

use office developments along 1st Avenue and older historic industrial buildings that currently house a mix of retail, restaurant, and light manufacturing businesses. Larger developments in the immediate area include the 64,512 SF Pyramid Brewery complex located in an historic two-story brick former manufacturing building and the (new construction) 202,428 SF Home Plate Center, a multi-story mixed-use office complex with tenants including the King 5 television station.

One of the most influential considerations within the immediate market area has been the assemblage of approximately 13 acres of IC-zoned land directly south of T-Mobile Center by an investment group led by local developer Chris Hansen. Starting in 2012, the group began key purchases of redevelopment sites in the two-block vicinity with the expressed hope of building a new stadium for potential use by a professional hockey and/or basketball team. This development idea has been placed on hold as key street vacations needed for the overall design were not granted by the City of Seattle. Most of the lots were 9,000 SF to 12,000 SF sites improved with older industrial and/or retail buildings; they sold in a range of $190 to $300 per square foot of land.

One of the largest sites purchased was a 3.06-acre lot at 1750 Occidental Avenue improved with two 1950's era tear-down warehouses that sold to the investment group in December 2011 for $21,632,000 or $162/SF of land. As more area owners became aware of the group's development intentions, overall sale and asking prices increased, with the highest valued transaction occurring in October 2016 for $25,000,000 for a two parcel 17,100 SF site located at 1518 1st Avenue, directly south of T-Mobile Park. The sale included a large undeveloped lot and a 7-story historic retail/office building occupied on the ground floor by Harry's Tavern. The improvements did contribute to the overall value of the site. It should be noted that many of these sales were off-market transactions and the buyers' intentions to assemble land for stadium construction was well-documented in the local media, influencing the overall negotiations. However, these transactions remain relevant as they are some of the most recent land redevelopment sales in the immediate market area.

Other recent land sales within the general "SODO" ("South of Downtown") market area include a recent (July 2019) transaction involving a two-tax-lot 25,300 SF site at 2246-2250 1st Avenue South that sold for $4,845,000 or $191.50/SF of land. The L-shaped mid-block site is across the street from the Starbucks Corporate center and was improved at time of sale with an older single-story warehouse. In March 2019, a 19,800 SF site utilized as a gravel parking lot sold for $3,625,000 or $183.08/SF of land. In January 2019, a 47,480 SF redevelopment site sold for $4,850,000, or $102.15 per square foot. The large rectangular corner site was improved at the time of sale with an older tear-down warehouse building.

Pioneer Square

Located north of the Stadium District is the historic Pioneer Square neighborhood. This unique vicinity, and Seattle landmark, has one of the highest concentrations of historic (late 19th century and early 20th century) buildings in Seattle and is on the National Register of Historic Places (Pioneer Square-Skid Row Historic District). As such, in addition to conventional development regulations dictated by the area's Pioneer Square Mixed (PSM) zoning overlay, the neighborhood is subject to the **Pioneer Square Preservation District** overlay. Per city ordinance ".....the Pioneer Square Preservation Board (hereafter "the Board") was created to advise the Director of the Department of Neighborhoods. In accordance with the ordinance establishing the District and the Use and Development Guidelines, the Board recommends

appropriate use, site development and architecture of the private and public buildings and the use of the space therein. The Board also reviews and rules upon any improvements within the public rights of way, open space and areaways throughout the District".

Any new construction, significant remodeling, or redevelopment within the historic district requires a Certificate of Approval to be issued by the Board and the Director of the Department of Neighborhoods before the City will issue any development permits. Due in large part to the underlying zoning restrictions on height and density and the extra certifications, land values within this portion of the LID boundary are lower than through most of the downtown core. The higher end of the land value range is set by several sales of surface commercial parking lots or older parking garages/shell buildings. Overall, these sites offer the widest range in development potential due to the lack of onsite historic structures. However, as previously noted, new construction must also go through preservation board review and is subject to historical preservation design requirements.

Examples of new construction on former parking lots within this historic district include the Weyerhaeuser Headquarters and the Stadium Place complex. Notable land/redevelopment sales include an 8,849 SF surface lot located at 60 Yesler Way that sold in November 2017 for $512/ square foot of land and the Alaskan Way Garage that sold in August of 2016 for $596/SF of land. The buyer of the Alaskan Way Garage has plans to redevelop the site with a mixed-use office/retail development. The buyers of 60 Yesler Way recently submitted plans for a nine-story hotel development containing 232 rooms with ground floor retail. Other notable transactions include the April 2019 sale of the Washington Park building at 72 S Washington Street. This 35,822 square foot multi-tenant mixed-use building had not undergone any recent remodels or updates; the site was marketed as having a wide range of redevelopment options that included the potential for additional floors and/or extensive updating for alternative uses. The property sold for $5,842,765, or $479.07 on a per square foot of land basis.

Pike Place Market

At the northern end of the West Edge neighborhood is the historic Pike Place Market district. Due to its historic nature, the market and immediately surrounding area fall under the **Pike Place Market Historical District** overlay. Per city ordinance, a preservation board was created to oversee various improvement changes within the designated district. The Board recommends appropriate use, site development and architecture of both private and public buildings. Improvements located within the historic district require a Certificate of Approval to be issued by the Board and the Director of the Department of Neighborhoods before the City will issue any permits. Due to the smaller size and unique nature of this historic district, there were no recent market land sales in the last five years. Talking with area brokers who work directly with downtown property owners and investors, it was their opinion that, while a redevelopment project in this area would have significant market interest, due in large part to the underlying zoning restrictions on height, density, and extra certification requirements, plus the overall unique characteristics of the Pike Place Market, land values in this area likely be lower than immediately abutting properties with superior zoning and allowable development density. Overall, land values in Pike Place Market Historical District mirror those observed in the Pioneer Square neighborhood.

Belltown

At the northern end of LID are the Belltown and Denny Triangle neighborhoods. Belltown consists mainly of mid- to low-rise mixed use buildings that generally feature ground level retail with residential, office, or hotel uses above. The neighborhood is currently experiencing visible growth and redevelopment, with several mixed-use mid-rise towers under construction on what were once multiple tax lot sites improved with older low-rise retail and office buildings, as well as significant remodeling and updating of older historic apartment and retail building sites. Based on research conducted for this report, from the start of 2014 to the present, sales of about 50 land and/or redevelopment sites have been recorded within this portion of the LID boundary.

Properties within the Belltown neighborhood have a slightly less permissible zoning overlay than those directly to the south. The southern end of Belltown features a mix of Downtown Mixed Commercial (DMC) and Downtown Mixed Residential (DMR) zoning designations. The DMR zoning overlays generally have lower height limits than the DMC and are predominantly focused on encouraging mixed use multi-family style construction. Average land values range from $780 per square foot to $1,200+ per square foot for well-situated corner sites closer to the Denny Triangle/South Lake Union (Amazon headquarters) areas or the downtown Retail Core. One of the more recent sales, in April 2019, was a mid-block site on 1st Avenue between Wall and Battery streets. At the time of sale, the land was improved with a 13,318 SF office building that was converted into five individual condominium units. All five units were owned by the seller (Low Income Housing Institute) and the transaction occurred with preliminary plans for a 120-unit mixed-use residential development. The seller is using the proceeds from the sale to fund an affordable housing development under construction on S Jackson Street. Subsequent to the transaction, the condominium declarations were disbanded and the five condominium tax parcels combined into a single new one. The buyer plans to continue with the redevelopment plans.

There was also a May 2019 transaction involving the three-parcel corner site on the northwest corner of 4th Avenue and Bell Street. At time of sale, the tax parcels were improved with a 16,983 square foot multi-family apartment building and two single-story retail buildings; all three were vacant. The site sold at $1,293 per square foot with preliminary plans for a 25-story 285-unit mixed-use residential development. The buyer plans on continuing with the set redevelopment plans for the site. In September 2018, the property at 2315 4th Avenue sold for $6,000,000 or $926/SF of land. This mid-block parcel was improved at the time of sale with an older 5,030 SF retail building. The buyer had previously purchased abutting properties and plans on redeveloping the assemblage with a 30-story mixed-use building (currently referred to as the Belltown 36 project). The proposed development is for 203 apartment units, 19,000 square feet of office space, 12,000 square feet of retail uses and underground parking for 237 vehicles.

Other notable sales of DMR-zoned sites include the November 2017 transaction involving a 12,632 SF parcel at 314 Bell Street for $10,750,000 ($851 per square foot of land) and the October 2017 assemblage purchase of three sites located along 4th Avenue (2208-2218 4th Avenue). These mid-block lots were all improved with various older retail buildings ranging in size from 6,033 SF to 7,118 SF and sold for $997-$1,217/SF. The total assemblage contained 19,440 SF and sold for a total of $21,600,000 ($1,111 per square foot). The buyer has preliminary plans for a 22-story mixed-use apartment building.

Downtown Mixed Commercial (DMC)-zoned sites within the Belltown neighborhood ranged in price from $901/SF to $1,875/SF for well-situated corner sites closer the Pike/Pine retail core. The most recent transaction was the December 2018 sale of three tax parcels located at the intersection of 3rd Avenue and Virginia Street. At time of sale, the site was improved with surface commercial parking lots. Current redevelopment plans are in motion for a 48-story mixed-use tower currently named First Light; the proposal calls for 459 luxury apartment units, office and retail space, and above- ground parking for 372 vehicles. The property at 1915 3rd Avenue sold in November 2018 for $12,250,000 or $1,875 per square foot. This is a mid-block site located between Stewart and Virginia streets. At the time of sale, the land was improved with a multi-story 50,000 SF self-storage building constructed in 1928. The property was not listed; the buyers were under contract to purchase the abutting building and approached the owner of the site hoping to expand their redevelopment footprint. The owner was knowledgeable of the area's market and had previously been considering selling; both the seller and buyer were represented by brokers. The buyers have plans for a mixed-use development consisting of hotel, apartments, and retail space.

Denny Triangle

The Denny Triangle ("Denny Regrade") neighborhood is located roughly south of Denny Way, east of 5th Avenue, northwest of Olive Way and west of Interstate Highway 5. Once a lower intensity area dominated by single story warehouses and low intensity retail uses, the neighborhood has rapidly expanded (last ten years) to become an intensely developed multi-family and office mid- to high-rise vicinity, due mainly to the growth of Amazon.com and the large, speculative developments by local firms such as Vulcan and Graystar. Data from several local real estate companies and City of Seattle Planning Department show that at least 16 mid-to high-rise projects are in various stages of planning or construction. The neighborhood has two zoning overlays; the higher density, highly permissible Downtown Office Core II and the lower density Downtown Mixed Commercial (DMC). Overall, land values mirror those observed in the retail core, with the majority falling in the range of $1,000 to $1,500 per square foot of land.

The most recent transaction within this area was the April 2019 sale of a 14,400 SF site for $22,000,000 or $1,528/SF. The site was improved at the time of sale with a Cornish College campus/office building. The buyers were developers who have been assembling abutting sites over a two-year time span for the 1000 Virginia project, a 45-story, 435-unit mixed-use tower with 261 underground parking stalls. Another recent sale occurred in December 2018 and involved the property at 1930 Boren Avenue, a corner lot at the intersection of Boren Avenue and Virginia Street. At time of sale, the site was improved with a two-story medical office/residential structure occupied by Group Care Home; the tenants' lease was near the end of its term (mid-2019). Preliminary redevelopment plans are for a 10-story office/retail building with 4 stories of underground parking. The high end of the value range for both the Denny Triangle and Downtown Seattle markets is represented by a two-tax-parcel sale of a corner site along 7th Avenue, between Bell and Battery streets, for $2,025/SF of land. At the time of sale, plans were fully permitted for a two-tower mixed use development currently referred to as the Block V project. The buyer is currently working with the City to add an additional 40 feet to the 400-foot building height under the current "Affordable Housing" rezone/bonus initiatives. Per the seller's broker, the approved plans made the listing attractive to developers, but the plans were not assigned any quantifiable monetary value at closing.

Other notable land/redevelopment site sales in the Denny Triangle neighborhood include the August 2018 transaction involving a dual corner site (single tax lot) located along 6th Avenue, between Bell and Battery streets. At time of sale, the site was improved with the former Antioch University building, a two-story 64,800 SF office/retail building and a surface parking lot; the building was vacant. There were preliminary redevelopment plans for a mixed-use project to consist of two 440-foot towers on a 7-story pedestal currently referred to as BB6. In May 2017, a mid-block 22,800 SF site located at 1916 Boren Avenue sold for $25,000,000 or $1,097/SF. This is an irregular shaped parcel that presented some development issues and was listed for an extended time period. Purchased as part of an assemblage currently referred to as 1916 Boren, proposed is a 47-story mixed-use building with residential apartments, a hotel, retail space, and 344 parking stalls.

Improved Sales Summary

The primary focus of the analysis of sales of improved property is the Sales Comparison Approach to value. Information was gathered from CoStar Realty Information Services Inc., CBA, NWMLS, the King County Assessor's data, various trade publications and business journals, and from interviews with brokers and building developers. Overall, the improved building market within the LID area has been robust over the last three years; there have been 43± market transactions involving improved property developed to its highest and best use. The buildings that have changed hands range from four- to five-story established mixed-use office/retail historic buildings (such as the Coleman, Masins Furniture, and Olympic Block buildings) to 40- to 50-story prominent city center mixed-use towers such as the Wells Fargo and US Bank Center buildings.

Overall, sales volume within the broader downtown market and within the LID boundary has been at record highs in the last two years, and several large transactions have resulted in significant price appreciation and downward pressure on overall capitalization rates. Recent sales activity has been driven by large investment-grade acquisitions; overall sales volume in 2019 had surpassed all of 2018 by the end of the second quarter. These large-scale deals include EQ Office's (part of Blackstone), the $1.2 billion acquisition ($621 per net square foot of building area) of 999 Third and the US Bank Centre from Ivanhoe Cambridge in June of this year. Both structures were built in the 1980s and the new owner plans to make significant renovations to both. The next largest transaction of the year involved the same buyer; in January, Blackstone paid Hines $539.1 million ($577 per net square foot of building) for the Bank of America tower. The property was reportedly 90% leased at the time of sale and includes a wide array of tenants, including Providence Health and the Office of the Attorney General.

Another notable 2019 downtown transaction was the July 2019 sale of the 901 Fifth office tower located between 4th and 5th avenues, north of Marion Street. The 41-story building occupies most of the block and was originally constructed in 1973, with subsequent updates and remodels, including a recent complete remodeling of the lobby, the addition of several conference rooms for tenant use, and structural renovations that have brought the building to a LEED Silver certification level. The site has 385 underground parking spaces. The project includes a one-story retail building currently occupied by Bartell Drugs. The tower was 100% occupied at the time of sale, with larger tenants including Pitchbook and Cray Inc. This is the first of several planned purchases by the Vanbarton Group, a privately held investment company.

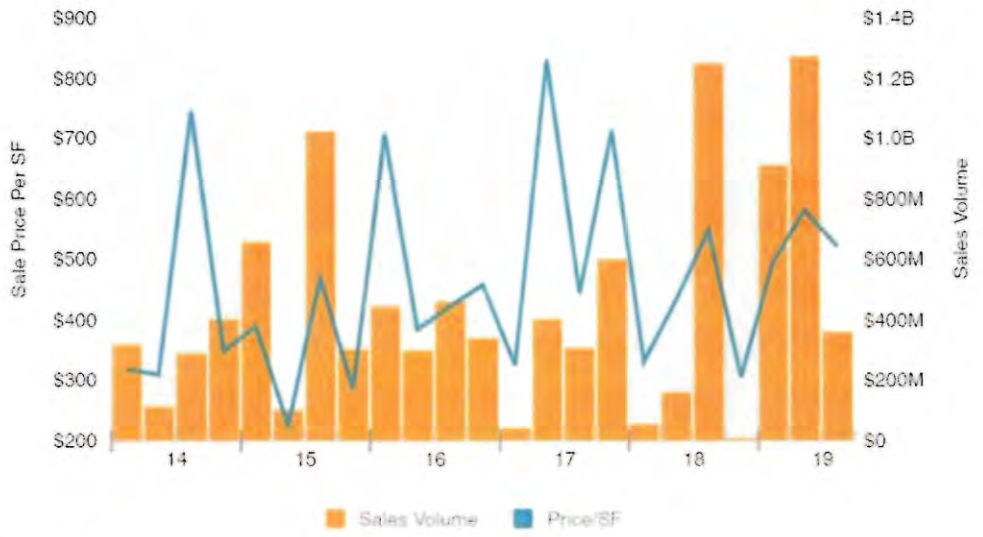
The annual sales volume for improved downtown properties in 2018 was lower than the previous three years but well above historical averages, due primarily to several large transactions. Seattle-based Unico Properties acquired 1111 Third Ave and 2nd & Spring from Montreal-based Ivanhoe Cambridge for $359 million ($505/SF of building) at a 5% overall capitalization rate in July 2018. Amazon occupies space at 2nd & Spring, as does Avalara. The 1111 Third Ave property houses an assortment of tenants in the finance, insurance and law sectors. Unico Properties also sold, as part of a larger bundle of properties, several investment grade historic buildings including the Smith Tower and Grand Central in late 2018/early 2019. The four sites were purchased as part of a 10-property portfolio (properties in Seattle, WA and Denver, CO) that was actively marketed by Eastdil. The assets were unpriced and received significant interest with multiple offers received as individual assets, partial components of the portfolio, and as an entire portfolio.

Other major deals occurring in 2018 included some well-known national investors. In August 2018, Beacon Capital Partners and CalSTRS paid CBRE Global Real Estate $435 million ($622 per net square foot) at a 4.9% capitalization rate for Metropolitan Park East and West. The complex hosts many big-name tenants and recently secured a lease with WeWork. Overall, existing rents were reported to be about 10% below market, while occupancy at the time of sale was 90.9%. CBRE Global Real Estate had purchased the asset for $273 million about three and a half years prior, indicating 60±% price appreciation in 3 ½ years.

Discussions with brokers who work in the downtown market indicate that there are several factors that play into the currently robust real estate market. The area's extended (six to seven years) period of increasing market trends, low vacancy rates, and a desirable mix of tenants that includes a broad range of technology and consumer entertainment companies has made Seattle an important and desirable market for national/multi-national investment firms. Recent sales of well-known mixed-use towers were based in part on lease-up opportunities in the office and retail markets; many larger name tenants who signed 5- to 10-year leases in periods of lower market rental rates have shown a willingness to re-sign for extended terms at significantly higher rates.

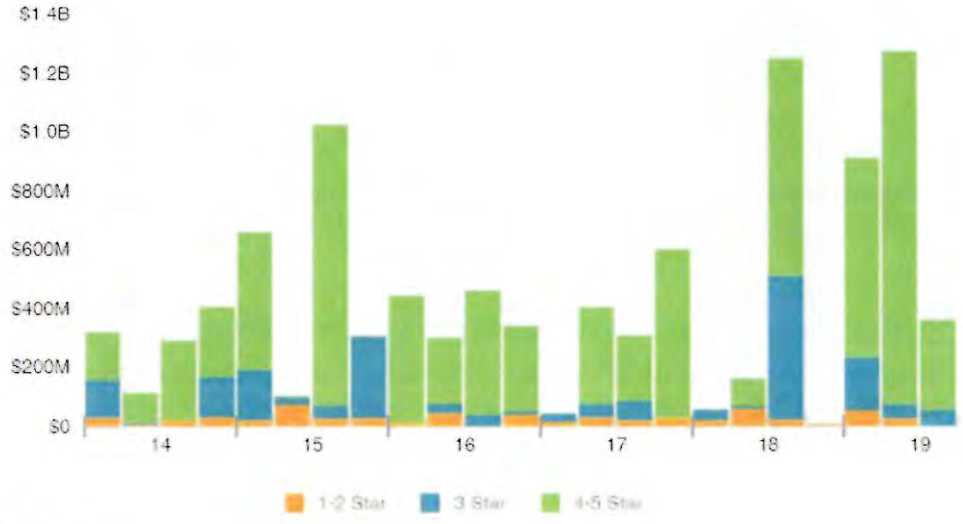
In terms of overall location, proximity to the South Lake Union "tech core" and/or the retail/Pike Place Market area offers some advantages. However, these locational attributes can fluctuate from block to block as some downtown areas have a reputation for lower level/less maintained streetscapes and other buildout/service issues. According to several brokers interviewed, building interiors (tenant-available outdoor decks, gyms, open conference spaces) and outside streetscape amenities (nearby dog walks/parks, bench/eating areas, high intensity of food/beverage retail options) each play a part in the discussions, as more and more tenants are citing the ability to offer employees desirable building and neighborhood amenities as a significant factor in their overall leasing decisions. The graph below, prepared by CoStar, shows the regional dollar sales volume and price per square foot for sales of improved office properties and, on the subsequent graph, the dollar sales volume in the Puget Sound region by class of office space since 2014.

Sales Volume & Sale Price Per SF



*Costar July 2019

Sales Volume By Star Rating



*Costar July 2019

Capitalization Rates

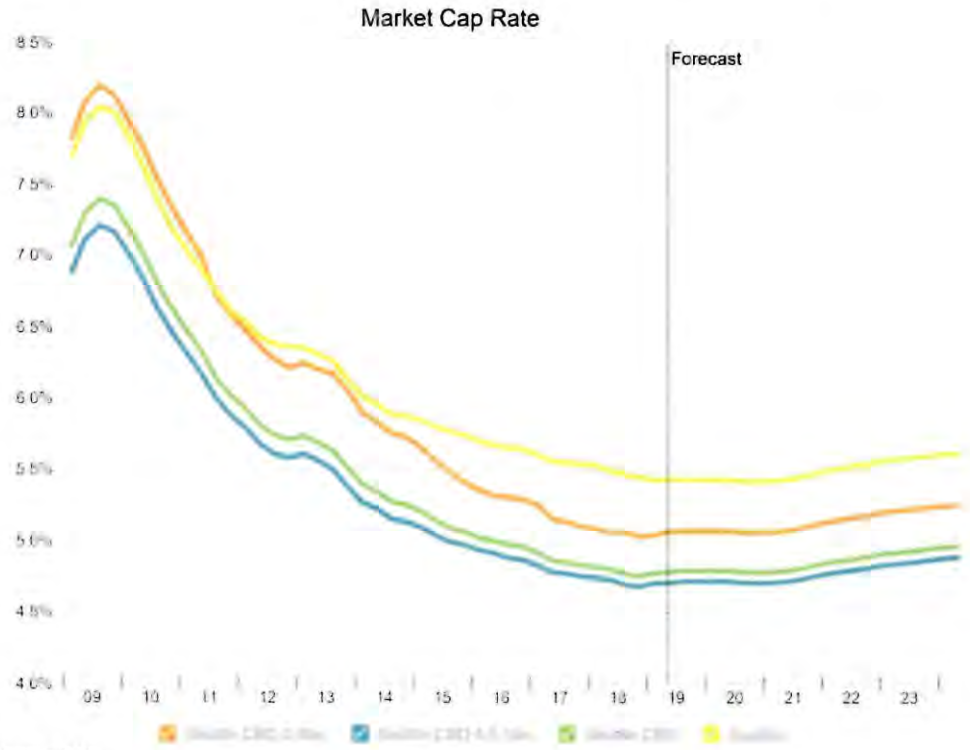
Overall capitalization rates, or OARs, are typically utilized in the Income Approach for estimating the market value of income-producing properties. The OAR, often called simply the "cap rate", is the ratio between a single year's net operating income and the property's market value, demonstrating the rate at which the income stream generated by a property reaches its purchase price.

In researching recent sale transactions involving income-producing properties in the downtown Seattle market, data on actual or estimated net operating income (NOI) for the buildings that sold is gathered from real estate agents, brokers, developers and market data research services. For this analysis, relevant information has been compiled into a database for use in estimating value of the subject properties, both without the LID project and again with the project completed. Dividing the net income estimates by market-derived overall rates results in indications of value for the subject parcels.

In general, the higher the capitalization rate, the lower the indicated market value since there is more risk inherent in an investment in the property. Conversely, lower OARs indicate higher market values. According to a first half 2019 cap rate survey by CBRE, international experts in real estate investments and research, capitalization rates for Class A office space in downtown Seattle have remained steady for the past year at about 5% or less. For comparison, their nationwide survey indicates that rates for Class A space in major urban central business districts throughout the country are at 6% and trending downward. This comparison indicates higher current values for this property type in Seattle as compared with other large metropolitan areas. This same type of comparison can be made for all the other income-producing property types found within the LID boundary.

Market capitalization rates within the broader downtown market are the lowest in the Puget Sound metropolitan area, at less than 5%, and the downward pressure on cap rates is some of the strongest in the region since the beginning of last decade's economic recovery. Based on the researched market sales data and as shown on the graph below, from the beginning of 2017 to July 2019, overall reported cap rates for Class A office buildings (4-5 Star) have ranged from 4.0% to 5.23%, with an average of 4.53%. Overall cap rates for Class B (3-Star) buildings ranged from 3.7% to 5.71%, with an average of 4.85%.

In the Pike Place Market and Pioneer Square vicinities, market values (and therefore capitalization rates) are influenced by the historic nature of the zoning overlays called "Pike Place Market Historical District" and "Pioneer Square Preservation District". These designations have been put in place by the City of Seattle with the goal of highlighting and preserving the historic architecture and unique characteristics associated with these high profile Seattle neighborhoods. However, the ability of property owners and investors to expand/renovate existing structures or undertake new development is limited by the required historic review process. These restrictions increase the costs and risk involved in property ownership, putting upward pressure on capitalization rates. With a few properties falling outside this range, capitalization rates in these two designated historic neighborhoods are generally concluded to be 5% to 6%.



*Costar July 2019

Comparable Residential Condominium Sales

The primary focus of the residential portion of the valuation analysis is on the Sales Comparison Approach. Recent market data on sales of condominium buildings within the LID boundary was gathered from the Northwest Multiple Listing Service (NWMLS), the King County Assessor's office, and from online broker and building developer databases. Estimated "before project" market values were analyzed on an overall per square foot basis; variations depend on location, age, quality, and provided amenities of the individual complexes. The lower end of the overall downtown value range was $400 to $600 per square foot of building area. Projects with units selling in this range tended to be older structures in outlying areas of Pioneer Square or Belltown and/or residential units in less desirable locations (basement, ground floor, alleyway entrances, etc.). Overall market value for newer construction projects in more desirable locations was in the range of $700 to $950/SF, with the high end of the range at $1,200 up to $2,500± per square foot for luxury units (penthouse suites or high-end premium condo units with excellent views and amenities).

Per CoStar Analytics, the lack of new construction condominium projects in the last five years in the downtown Seattle market has created pent-up demand for those projects that are currently under construction. At The Nexus, slated to open in the Denny Triangle in late 2019, sale prices range from $570 per square foot to $1,150/SF and the complex was reported to be 90% pre-sold by February 2018, more than a year before opening. Other projects, including the 352-unit 600 Wall Street and 265-unit Emerald, are slated to deliver in 2020.

The Emerald had its top-off ceremony in late July 2019 and had a reported 20% of its units pre-sold at that time. Units range in price from $400,000 to $4 million at this luxury high-rise complex.

Due to the scope of this limited assignment as a mass appraisal, individual unit updates/renovations were not considered as this data is not widely available and it is not practical nor economically feasible to inspect the interiors of all units. However, based on substantial residential market research and King County Assessor's data, value adjustments were made based on an individual unit's floor placement and overall view amenity. Per square foot values for units with superior water and/or city view amenities were adjusted at intervals of $25.00/SF (total adjustments were $25 to $100 per square foot when compared to lower level/ground floor units and/or units with average to no view amenities). Value adjustments were also considered for overall unit size since, on a per square foot basis, substantially smaller (studio) units typically reflect a higher per square foot value than larger multi-bedroom units. These adjustments were in line with established market data and county assessor's office practices to establish market value conclusions.

Income Approach

Again, for purposes of brevity, the reader is referred to the addenda's "Seattle Market Area" section for rental and vacancy rates and other related information on income-producing property.

Parcels along the waterfront within the LID extend from the Washington State Ferry Terminal/Pier 48 at the southerly boundary to the Edgewater Hotel at the north end. Parcels in between include the Seattle Fire Department, commercial enterprises (Piers 54 through 57), Seattle waterfront park and aquarium, and Bell Harbor Marina and Convention Center. Predominant zoning is DH1 and DH2, Downtown Harborfront designations with base maximum building heights of 45 to 85 feet. As stated, each of the economic entities is analyzed on a fee simple interest basis, although land and improvements between the inner and outer harbor lines are generally owned by the Washington State Department of Natural Resources (DNR) and leased to adjacent owners.

Generally, rental rates for waterfront properties range from $18.00/SF to $35.00/SF on triple net terms and vary depending on type (retail or office), quality, size, location within the building, and commercial exposure. The rates are somewhat lower than in the downtown core because of comparatively higher operating costs associated with the pier improvements.

There is additional data in this report's addenda on the downtown hotel market. This market has had one of the highest occupancy rates in the region, exceeding 80% in December 2017 according to Kidder Mathews, and room rates have also increased. However, the mid-2019 average occupancy rate dropped to 78%, and room rates and revenue per available room have flattened as significant new inventory came online. In two hotels alone, for example, the Hyatt Regency and Embassy Suites added over 1,500 rooms to the CBD inventory in 2018-2019, and nearly 190 rooms were added near Pike Place Market in conversions/renovations. As a result of this inventory growth, market softening (or correction) has occurred but is forecast to be short-term because the primary drivers of hotel demand, continuing growth of the office market and tourist industry, will absorb this increased supply.

According to the third quarter 2019 *"Kidder Mathews Office Market Report"*, there was 3.4 million square feet of office space under construction this year as of September, two-thirds of which is pre-leased. Predominant room rates are $200 to $400 per night, based on investigation of the 52 hotels within the LID boundary; the rates vary depending on the season and day of the week.

From a retail and office standpoint, the Seattle CBD is one of the most desirable submarkets in the larger Puget Sound metro area, especially for large companies looking to establish a central location. The vacancy rate is currently at market lows due to strong absorption from large companies occupying 3 to 10 floors of space. Absorption in 2019 is mostly driven by move-ins from large tenants. One example was F5 Networks' 515,000 SF move-in at the newly constructed 801 5th Ave building in the second quarter of 2019. The high-rise tower serves as the company's new headquarters, and it has marketed 75,000 SF for sublease. In another example, engineering company Parametrix leased 88,000 SF at 800 5th Avenue in the first quarter of 2019. Lastly, the entertainment company Hulu will be moving into 67,000 SF of space at Madison Centre in the 4th quarter of 2019, leaving only 15% of the building available for lease less than two years after opening.

Positive absorption reached a record high in 2018; this was highly influenced by tech company leases. Examples include Amazon's 485,000 SF move-in at the Macy's Building in the 3rd quarter of 2018 and its occupation of 289,000 SF at Tilt49 in the first quarter of this year. These two leases accounted for roughly 40% of total net absorption in 2018. "Non-tech" companies also contributed: in one of the largest non-tech leases signed this cycle, law firm Davis Wright Tremaine moved into 167,000 SF at Madison Centre in the 4th quarter of 2018.

Co-working space has also become a popular tenant group within the Seattle CBD, helping with absorption in larger buildings. WeWork has a significant footprint in the downtown area, and the company continues to expand. In the second quarter of 2019, the company leased 49,000 SF at the Towers at 4th & Madison, bringing its total downtown footprint to more than 700,000 SF. One of its main competitors, Spaces, recently signed a lease for 91,000 SF at the under-construction 2+U Building, increasing the presence of major co-working companies in the area.

While Amazon has made its mark downtown, the company is slowing down its overall leasing considerably. They announced plans to sublease all 722,000 square feet of its committed office space at Rainier Square, the largest office project underway in the submarket, and Amazon has begun to expand significantly into the Bellevue market, another tech-oriented submarket located outside the Seattle, across Lake Washington to the east.

Overall, per Costar and Kidder Mathews research reports, annual rent growth in the Seattle downtown market in 2019 is nearly four times the submarket's historical average, with notably strong growth in Class A assets. Many spaces have pushed or exceeded $50.00/SF in asking rent, placing Seattle's downtown on a list of the most expensive urban centers in the country. However, for new leases, discounts for large blocks of space are not uncommon. For example, F5 Networks signed their lease at $47.00/SF (triple net terms) at F5 Tower in the second quarter of 2017; the space was being marketed at $57.00/SF. The F5 Tower lease started in the 2nd quarter of 2019 and expires in 2033, with three 5-year renewal options.

One of the largest factors in overall lease rates, especially for Class A office space, is the large amount of new inventory slated for late 2019/2020 openings. The last three years has been a period of historically high levels of retail and office inventory being added to the core downtown market, much of it Class A high-rise space. Developers are interested in the Seattle market as it is well-positioned to attract large tenants. Deliveries were static in 2018, but construction is currently ongoing for projects slated to be completed in the near term. Overall, more than 2 million square feet of office space is set to open over the next few years; roughly 53% of that space remained available in the 2nd quarter of 2019, indicative of strong preleasing activity.

However, the owners/developers of some projects are dealing with unexpected circumstances. Rainier Square will have 722,000 SF of office space, but its tenant makeup remains unknown. Developer Wright Runstad secured a lease with Amazon a month before the project broke ground, but the company is marketing the space for sublease as it focuses on its expansion in Bellevue. The project has already garnered attention from large tenants, but no subleases had been signed as of the second quarter of 2019. In addition to office space, the complex will feature a PCC Community Market on the ground floor, with a hotel and residential units above. A few blocks away from Rainier Square, Skanska is expected to open the 690,000 SF 2+U in the fall of 2019. The developer signed leases with Indeed (200,000 SF) and co-working companies Spaces (91,000 square feet) in late 2018 and Dropbox (121,000 square feet) in mid-2019, leaving 40% of the space available for lease. The mixed-use development will include ground-floor retail and public spaces.

Other recent projects have been mid-rise properties, including the 13-story 540,000 SF Seattle Children's Research Institute, and the currently under construction 233,000 SF Federal Reserve Building. The development will add 13 stories of premier office space to the former Federal Reserve building, and it was fully available for pre-leasing starting in the 2nd quarter of 2019. The site is slated for completion by the end of 2020 and the design incorporates the original building's historic features.

With such a large pipeline of Class A office space available in the near term (excluding large spaces over 50,000 SF), supply pressures could weigh on rent growth in Class A buildings over the next few years. Landlord's Class B and C assets (lower priced, lower quality space) have also benefitted from strong rent growth, as strong demand persists from tenants that are priced out of the high-end assets that dominate the current market. Annual rent growth in Class B assets has, however, recently slowed. Based on the research and market rent surveys conducted, the following confirmed lease ranges and averages are observed in the various market areas within the LID boundary. In the valuation analysis, lease terms have been converted to a triple net (NNN) basis for making comparisons between individual leases. FS is the abbreviation for fully serviced.

Lease Rates - 2018 to 2019

Neighborhood	Type	Class	Lease Range	Average	Lease Terms
Belltown	Office	A	$19.00 to $35.00	$35.00	NNN
	Office	A	$34.00 to $45.00	$40.00	FS
	Office	B/C	$18.00 to $38.00	$32.00	FS
	Retail		$16.00 to $60.00	$33.00	NNN
CBD:	Office	A	$24.00 to $56.00	$42.00	FS
(Denny Triangle/Retail Core	Office	B/C	$23.00 to $48.00	$36.00	FS
Government/West Edge)	Retail		$24.00 to $75.00	$45.00	NNN
Pioneer Square	Office	A	$32.00 to $41.00	$37.00	FS
	Office	B/C	$11.00 to $45.00	$30.00	FS
	Retail		$19.00 to $65.00	$31.00	NNN

Per CoStar Analytics' *"Third Quarter 2019 Multifamily Downtown Seattle"* report, close-in apartment rents are among the highest in the Puget Sound metro area, due in part to the increased number of high-end units that were delivered in the last two cycles. Overall, annual gains have slowed, and this could continue in the face of increased supply; more than 3,000 new units are slated to open in 2019 and 2020 and there are several proposals in various stages of the design/review process. Advertised rent premiums exist for high-end complexes; newer Class A and B construction has an average asking rent of $3.60/SF, a 20% premium over slightly older Class A and B complexes built five years ago. Newly built high-rises have a significant effect on the monthly rental rate figure, which can easily exceed $4.00/SF for high quality view units.

In terms of concessions, roughly 35% of all multi-family projects in downtown Seattle offer rent specials, up from 14% at the end of 2015. Much of this increase is due to recent openings of new high-end projects. For example, the 450-unit McKenzie opened in Denny Triangle in August 2018 and has an average asking monthly rent of $4.20/SF, although effective rent is roughly $3.90/SF. The complex was offering up to four weeks' free rent on 12-month leases in the third quarter of 2019. In January 2019, 344-unit Arrivé opened in Belltown and it was reportedly 82% occupied by early October, a leasing rate of 30± units per month and there was up to two months' free rent during lease-up. In August 2018, 450-unit McKenzie opened in Denny Triangle and was reportedly 93% occupied by early September 2019, a leasing rate of about 32 units per month. Management was offering up to one month of free rent on a 12-month lease during the lease-up period.

Properties under construction are scattered throughout the various downtown neighborhoods, but high-density areas like Denny Triangle and the Pike/Pine corridor have many slated deliveries due to the number of high-rise projects currently under construction. Sales volume has been robust due in large part to institutional investment. Current capitalization rates are around 4%, making it one of the most expensive submarkets in the Puget Sound metro area. While overall sales activity in 2019 was initially slow, large deals later in the year have helped

boost volume. In September, Continental Properties paid Greystar $216.1 million ($590,000 per unit) for the 366-unit Met Tower. The property was reportedly 96% occupied at the time of sale. In June, ICONIQ paid Holland Partner Group $96 million ($459,000/unit) for the 209-unit Perry in First Hill. The complex sold as part of a portfolio with Chroma SLU in the Lake Union submarket. The Perry was built in 2019 and Chroma SLU was built in 2018.

Vacancy rates have remained high due to the onslaught of new deliveries, but demand remains strong. Based on several surveys by CoStar and Kidder Mathews, new units are leasing quickly in finished projects, due in part to generous concessions. It is typical to see new complexes offer more than one month of free rent during lease-up and average lease-up is 30± units per month for high-rise projects built in 2018. However, with a record number of deliveries slated for the next few years, there will be more intense supply pressures and lease-up rates could slow. Helping the higher lease-up rate is the influx of new jobs in the downtown area. Many notable office tenant moves and expansions are contributing to downtown's Seattle job growth. Amazon is on pace to occupy 14 million square feet of office space in Seattle by 2022, including a multi-million SF headquarters in Belltown and millions of square feet in surrounding neighborhoods. So-called "tech" companies are not the only ones heading to the downtown core; wood products giant Weyerhaeuser moved its headquarters from Federal Way to a 180,000 SF office complex at 200 Occidental Ave in Pioneer Square, in August 2016. This has contributed to the revitalization of Pioneer Square, and many multi-family residential developers have followed.

AVAILABILITY	SUBMARKET	MARKET	INVENTORY	SUBMARKET	MARKET
Vacancy Rate	8.4% ↓	5.1% ↓	Inventory Units	20,904 ↓	332,297 ↑
Vacant Units	1.8 K ↓	17.1 K ↓	Existing Buildings	176 ↓	7,677 ↑
Market Asking Rent/Unit	$2,512 ↓	$1,714 ↑	Avg Units Per Bldg	119 ↑	43 ↑
Market Effective Rent/Unit	$2,487 ↓	$1,701 ↑	12 Mo Demolished Units	0 ↓	0 ↓
Concession Rate	1.0% ↓	0.7% ↑	12 Mo Occ % At Delivery	87.8% ↓	44.5% ↓
Studio Asking Rent	$1,645 ↓	$1,417 ↑	Under Construction Units	3,798 ↑	20,997 ↑
1 Bedroom Asking Rent	$2,342 ↓	$1,614 ↑	12 Mo Construction Starts Units	2,972 ↑	8,449 ↓
2 Bedroom Asking Rent	$3,607 ↓	$1,936 ↑	12 Mo Delivered Units	1,655 ↓	10,360 ↑
3 Bedroom Asking Rent	$6,902 ↓	$3,170 ↑	12 Mo Avg Delivered Units	297 ↓	128 ↓

SALES	SUBMARKET	MARKET	DEMAND	SUBMARKET	MARKET
Market Sale Price/Unit	$548 K ↓	$320 K ↑	12 Mo Absorption Units	2,269	11,695
12 Mo Asking Sale Price/Unit		$250 K ↑	12 Mo Absorption % of Inv	10.9%	3.8%
12 Mo Sale to Asking Price Diff	-	-2.0% ↑	Avg Household Income	$105 K	$106 K
Market Cap Rate	4.0% ↓	4.5% ↑	Population Growth 5 Yrs	12.1%	7.8%
12 Mo Sales Volume	$320 M ↓	$5.4 B ↑	Pop Growth 5 Yrs 20-29	-20.2%	-3.5%
12 Mo Properties Sold	3 ↓	371 ↑	Pop Growth 5 Yrs 30-39	-0.3%	3.9%
Months To Sale Past Year	3.8 ↓	4.0 ↑	Pop Growth 5 Yrs 40-54	30.1%	9.2%
For Sale Listings	2 ↓	77 ↑	Pop Growth 5 Yrs 55+	22.5%	17.5%

In a second quarter 2019 survey by Commercial Analytics covering 19 apartment buildings containing 2,352 units, the overall vacancy rate in the Belltown/Downtown/South Lake Union submarkets was 5.06% and the average rental rate was $2,140 per month.

As noted, the average apartment rental rate in the subject submarket is one of the highest in the region but another significant segment is subsidized housing, consisting of over 1,200 dwelling units. Most of these projects are encumbered by regulatory use agreements that run with the land. Because of the subsidies and use restrictions involved, no special benefit accrues to these complexes. Properties that lack recorded regulatory agreements, those where a percentage of the units are subsidized, or buildings with imminent lease expiration dates experience some degree of special benefit due to the project and are analyzed on an individual parcel basis.

Valuation Summary---without LID

Market value conclusions for individual parcels without the LID project, as summarized in the preceding spreadsheets, reflect the market's perception of property values in the subject area as of October 1, 2019 date of valuation. Project enhancement factors (i.e. anticipation of the project) are considered and appropriate adjustments are made. This LID is relatively unique in that it is being closed out (and assessments finalized) before the actual improvements are constructed. Therefore, many of the recent sale transactions considered may contain elements of project influence resulting in anticipatory value increments to the purchase price. However, these would be relatively minor compared to overall property values and, as such, are difficult to discern. The analysis conducted and conclusions presented are the best estimates of market values in the "without LID" portion of this analysis.

As discussed earlier, the general waterfront area – extending east from Alaskan Way to the Pike Place Market – is considered to have a quality rating of "average". This is in large part due to the poor connectivity with city streets and general inaccessibility for vehicular traffic between Alaskan Way and the Western Avenue/Pike Place Market vicinity. The existing alleys (some of which are dead ends), stairwells, and poorly lighted areas contribute to an undesirable atmosphere, especially at night, despite the active foot traffic and tourist-oriented venues along the waterfront. Based on the economic studies discussed earlier, the quality of the existing waterfront and environs is concluded to be "average."

The valuation analysis conducted for this assignment is summarized on the spreadsheets; individual analysis sheets were prepared on each affected parcel in order to form the summarized conclusions, taking into consideration all factors that affect property value and utilizing the best information available. This analysis was completed under both the "without LID" and "with LID" scenarios and the individual worksheets are contained in the appraiser's files.

Valuation Summary---with LID

In addition to review of the "Seattle Market Data" section (in the addenda), adjustments to the "without LID" valuation conclusions were made based on elements of similarity to projects completed in other cities, as previously discussed (Boston, Chicago, New York, Portland, San Francisco and Vancouver BC). These studies, along with others, were also utilized in the condominium valuation process.

With the LID in place, there is a new waterfront promenade, consisting of continuous open space on the west side of the waterfront corridor from Pine Street to South Washington Street, with enhanced landscaping and streetscapes. Pedestrian accessibility to the waterfront and view opportunities are greatly improved by the Overlook Walk and connection points west of the viewing area, leading down to the waterfront elevation. The Pike/Pine corridor improvements provide an enhanced pedestrian link to the Overlook Walk and connection points to the waterfront. Belltown has improved access from the Overlook Walk, as well as Elliott Avenue. Union Street features an excellent, visible access point to the waterfront from Western Avenue that is served by an elevator. Additional street improvements within the Pioneer Square area provide a more aesthetically pleasing and "pedestrian friendly" link to the waterfront. Considering the greatly improved connectivity features provided by the project, the overall subjective quality rating of the area nearest to the primary LID improvements when completed is concluded to be excellent.

The main property types impacted by the Waterfront Seattle LID are summarized below. The impacts on market value and estimated value changes from the prior analysis are based partly on discussions with Seattle area property owners/developers and real estate brokers, together with review of various similar projects in other cities and published economic studies.

Unlike most of the other major city projects discussed, some additional studies completed on open space/park elements, as well as examples in other cities like New York where several streetscapes and other open space projects were completed, the subject project reflects no view element difference. Positive market value increases for a wide variety of commercial uses and multi-family/condominium developments without view enhancements were well-supported. Boston also provides a good example of open space and pedestrian improvements to a major downtown waterfront area. Although portions of this project provided view amenity enhancement, other areas lacking improved view amenities also experienced positive market value increases for commercial (office, hotel, retail, multi-family/condominium) property. The other projects reviewed also offer similarities, particularly Vancouver BC, due to the abundance of condominium and apartment development, which provided good market evidence that the Waterfront Seattle project will increase value for these market types.

Land Value

Within the waterfront area, there are a few properties with market value consisting solely of land value. With the LID in place, developments can be created on these sites to take advantage of the new waterfront amenities; they reflect a slightly higher increase in market value than similarly situated improved property. Typical market value changes for waterfront land range from 3.5±% above estimated land value without the LID project, on the high end, to slightly less than 3.0% near Pioneer Square, where lesser LID-related improvements are being constructed.

Moving east from the waterfront, land values reflected gradually diminishing increases due to increasing distance from project improvements. Depending on location, land value increases generally ranged from less than 1% to below 2.5% of "without" market value. Belltown, Denny Triangle and the Stadium District areas experienced the lowest change in value, typically 1% or below, with the Pike/Pine corridor ranging from 1% to 3% depending on specific location. Properties near the Overlook Walk (within the Pike/Pine corridor) were at the high end of the range and increases in value diminished further to the east, closer to Interstate 5.

Office/Retail Properties

Many downtown office buildings contain some retail components. Depending on location, the LID project has a more positive impact on the retail market than on office space; this was considered in the "with LID" valuation analysis. Major retail buildings, such as Nordstrom and Macy's, have large office components (Macy's has been converted into both retail and office condominium uses), whereas Pacific Place and Westlake Center are stand-alone retail structures. The Pike Place Market and Pioneer Square vicinities are predominately retail in character although many of the buildings also contain a significant amount of office space. Property value increases are reflected in higher rental rates, lower vacancy and capitalization rates---indicating higher overall property values with the LID project completed. The historic preservation designations in these two areas, and other use restrictions in the Pike Place Market area, were considered in the "with LID" scenario.

The vicinity experiencing the largest estimated increases in value of retail/office properties encompassed the Overlook Walk and lower Pike/Pine corridor. Market value estimates generally are 2% to slightly above 3% higher than estimated value without the project. Depending on location and property type, this level of increased value diminished moving east along the Pike/Pine corridor to 1% to 2% above estimated value without the project. In the Pike Place market area, properties are subject to varying degrees of use and development restrictions, all of which have some impact on the costs and risks associated with ownership. Higher estimated overall capitalization rates (risk) and slightly lower special benefit due to the project recognize these factors. Depending on property ownership characteristics, special benefit estimates vary from 2% to 3% of market value without the LID. Similarly, lesser special benefit accrues to parcels in the Pioneer Square region, as compared to the Overlook Walk vicinity and lower Pike/Pine corridor. Belltown, Denny Triangle and the Stadium District experienced the least market value change (typically 1% or less) due to distance from the LID improvements.

Hotel Properties

As with the retail market, Seattle hotel properties typically experience a slightly larger change in value compared to a similarly situated commercial building, due primarily to projected increases in tourism resulting from the LID project. Higher room rates, restaurant/event sales increases, and lower vacancy/capitalization rates result in higher overall property values with the LID in place. The highest estimated increases in value are along Alaskan Way, near the Overlook Walk (Marriott Hotel) and other hotels such as The Inn at the Market and Four Seasons Hotel situated near the major LID components. Estimated market value increases are 3+%, with others located further away from the waterfront and major LID components such as the Alexis Hotel, Hotel 1000, the W Hotel, Fairmont, the Grand Hyatt and Sheraton typically ranging from 1.5% to just above 2.5%. Increases in market value are estimated at

less than 1% above value without the project for the Westin Hotel and others further away from the improvements.

As stated, increases in market value are reflected in average room rates and restaurant/event revenues, together with lower capitalization rates. Market value increases (special benefit) for hotel properties were typically slightly higher than for adjacent office or retail uses, with the exception of several major retailers (Pacific Place and Nordstrom) situated in desirable retail locations along the Pike/Pine corridor.

Apartments/Subsidized Housing

The downtown apartment market consists of units rented at market rates, as well as subsidized housing. Projects featuring market rental rate units reflected the highest increases in value along the waterfront (i.e., the Cyrene, for which special benefit is estimated at 3% above market value without the project), decreasing for properties further to the east, such as the Harbor Steps. Other apartment complexes located one to two blocks from the water typically reflected increases in value from 2.0% to 2.75%, depending on specific location. Belltown, due primarily to distance from the improvements, reflected much lower value increases, as did those in the Denny Triangle neighborhood. Also, estimated special benefit (market value increase) to multi-family residential complexes in the Pioneer Square and Stadium districts were below this range.

As noted, another significant segment of the multi-family residential market is subsidized housing, consisting of over 1,200 dwelling units in the LID boundary area. Most of these projects are encumbered by regulatory use agreements that run with the land. Because of the subsidies and use restrictions involved, no special benefit accrues to those complexes. Properties without recorded regulatory agreements, those with only a percentage of the units subsidized, or buildings with imminent expiration dates on subsidies typically experience a minor special benefit and were analyzed on a case-by-case basis.

Residential Condominiums

Projects involving similar improvements across the country were researched for indications of impacts on property values, and the geographic radius of special probable benefit, created by improvements with various elements of similarity to the Waterfront Seattle project. Research included published studies and reports on waterfront, park and street beautification projects, as well as interviews with real estate brokers and appraisers in many of the affected neighborhoods. These projects are compared to the elements of the Seattle Waterfront LID to help understand how these project improvements affect real estate marketing times, demand and overall property values.

As noted, the research presents clear indications that well-designed park and street improvement projects have a positive effect on surrounding neighborhoods and property values. Parks and "walkable" streets spur more activity from nearby residents as well as create areas more inviting to tourists. These projects create a wider tax base for the city and create jobs in construction, public service, hotels, retail and services in nearby neighborhoods. It should be noted that many of the comparable projects include an enhanced view amenity, which is not considered for the subject LID since the Alaskan Way Viaduct replacement project is assumed to be complete in the "before" scenario and therefore the view amenity does not change due to the LID project.

Based on the research, there is measurable positive impact on market value of all property types within a three-block radius of an improved park with a lower yet still measurable value impact on properties up to twelve blocks away. Many studies show that approximately 75% of the benefit from an improved park is captured within the first three blocks and the remaining 25% dissipated for up to twelve blocks. This increase is well-supported in the value ranges indicated in New York, Boston, Portland and Chicago. These economic studies on parks and streetscape improvements reflected increases in property value of 5% on average, with some properties benefiting up to 10% of overall value. Urban amenity studies indicate a geographical radius of benefit within 12 blocks of the public improvement, but most significantly within the first three blocks.

In terms of direct residential impact, John Crompton's ongoing studies into the impact of parks on property values have been used by municipalities across the country. Crompton's "proximate principal" represents a "capitalization" of park land into increased property values and a widening of the tax base. One major finding based on his results deals with the location and proximity of property to the park improvements – both in urban and suburban environments:

- 75% of the benefit from a park is captured within 500 feet, or three city blocks.
- The remaining 25% of the benefit is likely dissipated over a 500- to 2,000-foot range, or 4 to 12 city blocks.

In summary, the studies discussed in this report are used as a basis of valuation, given the unique assumptions of the subject LID project. Properties located closest to the park areas/enhanced streetscapes experience the most special benefit. Based on the comparable projects researched and considering the project elements within the Seattle Waterfront LID, the "after" market value of multi-family residential properties is concluded to be less than 1% to 3% higher than the overall value without, or "before", the project.

Waterfront (Pier) Properties

The waterfront properties are unique as they are mostly constructed on piers, on land leased from the State of Washington DNR (Department of Natural Resources) and consist of both leasehold value and leased fee value. As mentioned throughout this report, the conclusions presented (based on Washington State legal statues) are valuations of the fee simple interest. The highest estimated increases in value among the waterfront properties are near Piers 54 to 56; overall market value increases are estimated at up to 3% and recognize the parking losses compared to the "without LID" valuation scenario. Properties near the northern end of the waterfront within the LID boundary include the Edgewater Hotel and Bell Harbor Conference Center/Marina; these parcels reflect market value increases (special benefit) of approximately 1% of value without the project. Several special use properties, including the Seattle Aquarium and Washington State Ferries' Seattle Terminal, experience nominal increases in value. The ferry terminal known as the Colman Dock, as all state ferry facilities, is considered part of the state highway system.

As noted in studies of other projects in multiple cities across the country, special benefit due to these types of LID improvements has ranged up to a 5% change in market value. In this analysis, the maximum change in value for the waterfront economic entities is 3%. These conclusions recognize that, while the properties benefit from enhanced relative location

arising from the project, there is also a reduced amount of available parking in the vicinity, an important factor considered in the analysis.

Special Purpose Properties

Aside from the waterfront area, the two most notable special purpose properties within the LID boundary are CenturyLink Field and events center, and T-Mobile Park. The Washington State Public Stadium Authority is the public entity that oversees CenturyLink; it came into being after a referendum for its creation was approved by Washington State voters on June 17, 1997. It is recognized herein that its use is restricted to that of a sports stadium and entertainment venue (Seahawks season tickets are sold out far into the future) and this is not likely to change in the foreseeable future. Due to the unique nature of the improvements and large site sizes, estimated value increases are nominal and concluded to be less than 0.1% of estimated overall property value without the LID project.

In the analysis of special purpose properties, most reliance is placed on the Cost Approach; this methodology reflects the specialized improvements and unique nature of the current uses. The Sales Comparison Approach is not applicable since no known transactions involving professional athletic stadiums that can be compared directly with the subject stadiums have occurred within a reasonable time frame that could provide a reliable basis for comparison.

While analysis of the income stream generated by each facility is possible, an extensive amount of additional information would be required. Such information is not readily available to the public and would require extraordinary cooperation on the part of the property owner, as well as extensive review to segregate income sources attributable solely to the real estate as opposed to any number of business value categories associated with operation of the facilities. No available data was found regarding income, expenses or appropriate capitalization rates for such properties; therefore, the Income Approach method of estimating land and/or improvement value for the two stadiums is not used.

Other special purpose properties within the LID boundary consist of churches, Benaroya Hall, the Seattle Art Museum and the Washington State Convention Center. Due to the special purpose nature of these improvements, the estimated increase in value due to the LID is concluded to be fairly minor.

Summary

The table presented below pertains to the above valuation sections and is to be used for general discussion purposes. It summarizes the estimated special benefit ranges for each affected property type, based on the percentages of property value increase. It is noted that market value estimates without and with the LID project may fall outside of the summarized ranges for some individual parcels.

Estimated Special Benefit Ranges By Property Class

Property Class	Percentage of Property Value Increase	
	High	Low
Land value	<4.00%	<0.50%
Office/Retail	<3.50%	<0.50%
Hotel	<3.50%	<1.00%
Apartment/Subsidized housing	3.00%	0.00%
Residential condominium	3.00%	<0.50%
Waterfront	<4.00%	<0.50%
Special purpose	0.10%	1.00%

The total cost for the above LID-funded improvements is approximately $346 million, with funding provided through a variety of sources. Further discussion of both the before (without) and after (with) conditions is contained in prior sections of this report and more detailed descriptions are presented in another separate document. There are several neighborhoods within the LID boundary; properties within these areas experience different degrees of special benefit due to variations in proximity to the project elements and other factors that affect value.

The main valuation methods used are the Sales Comparison Approach and the Income Approach. Due to the special purpose nature of some of the properties (i.e., the sports stadiums), the Cost Approach was used on a limited basis. The primary reason the market reflects increased value due to the project is enhanced location, pedestrian connectivity and appeal created by the waterfront improvement amenities. In the Income Approach, this is reflected in increased rents and lower vacancy levels/capitalization rates as well as lower perceived investment risk.

In the Sales Comparison Approach, higher land values and resulting overall property values result from improved market perception. These factors are interrelated in the decision-making process of an investor/developer/market participant when buying income-generating property like many properties within the LID boundary. Condominium values typically increase due to enhanced location/appeal and positive market perception of the elements of the waterfront project. This study also recognizes that, with the LID project constructed, Alaskan Way will be widened to eight lanes at the south end of the project. Additionally, some parking loss along Alaskan Way in the waterfront area will occur due to the project and this is considered in the analysis.

The conclusions reached herein are presented subject to the specific assumptions and limiting conditions listed following this section. The comments made on the currently strong downtown market trends are not meant to infer that the project would create further strong demand and intense development activity but rather that the new waterfront amenities and improved waterfront access would enhance positive trends already in evidence in the various downtown Seattle real estate markets. For example, as discussed in the subsequent "Seattle Market Data" section, there is a strong supply of new hotel, office, multi-family residential and retail space coming on-line in the subject area over the next several years. Although it is recognized

that this new supply will be competing with existing space, the currently strong demand will be enhanced by the subject LID project and is expected to shorten the absorption period and aid in lowering vacancy rates, increasing rental rates and lowering capitalization rates for properties within the LID boundary.

Aspects of property considered as a parcel include: (a) the economic unit, (b) the physically contiguous unit, and (c) the continuity of ownership. In cases where multiple tax lots comprise a single entity, this entity is often called the "larger parcel", As required by state statute, recommended assessments for parcels comprised of more than one county tax lot are segregated into individual tax parcels. It should be emphasized that the individual parcels, as defined above, are the entities to which the special benefits accrue and against which the assessments are levied. Division of the proposed assessments into tax lots used by the King County Assessor's and Treasurer's offices, artificial boundaries from an appraisal standpoint, are made to comply with statutory requirements and the city's accounting procedures.

Without the LID project, rebuilt Alaskan Way would be considered a transportation corridor whereby management, maintenance, security, and other factors are commensurate with that provided for typical city thoroughfares/arterial streets. It is hereby noted that Washington State Ferries (part of the Washington State Department of Transportation) already operates the ferry terminal known as the Colman Dock, in the subject area, as part of the state highway system. With the project completed, certain defined areas along the waterfront (Overlook Walk, Promenade, Union Street and Waterfront Park, formerly known as Pier 58) would be governed by the City of Seattle's public parks ordinances, and specifically Ordinance Number 125761, which was passed by the Seattle City Council on January 28, 2019.

These new waterfront amenities will be designated as "park land", conveying broader powers to the City regarding upkeep, maintenance and security of the vicinity. The ordinance grants additional authority to the city, through their employees, to maintain the integrity, security and cleanliness of these areas and eliminate undesirable activities such as loitering. Furthermore, a percentage of all affected property owners (comprising most of the owners of downtown property) have signed maintenance agreements with the city, furthering the public/private partnership and maintaining the ambience, desirability and quality of the newly installed park areas. Copies of both the 2019 ordinance and a discussion, recently provided by the client, of the impact of an operation and maintenance agreement on various LID elements, together with what operation and maintenance in the LID area would look like absent the project, are included in the separate report addenda volume.

A map showing the LID boundary, together with the spreadsheets of recommended final assessments, follow the transmittal letter in this report. The findings resulting from this study, which is subject to the stated assumptions and limiting conditions, as of October 1, 2019, are as follows:

Residential Condos & Associated Commercial - Total Estimated Market Value Without LID	$ 5,036,188,000 (Rd)
All Other LID Commercial Properties - Total Estimated Market Value Without LID	$51,323,051,000 (Rd)
Total Estimated Market Value Without LID	$56,359,239,000 (Rd)
Residential Condos & Associated Commercial - Total Estimated Market Value With LID	$ 5,097,699,000 (Rd)
All Other LID Commercial Properties - Total Estimated Market Value With LID	$51,709,448,000 (Rd)
Total Estimated Market Value With LID	$56,807,147,000 (Rd)
Residential Condos & Associated Commercial – Estimated Special Benefit	$ 61,511,000 (Rd)
All Other LID Commercial Properties – Estimated Special Benefit	$ 386,397,000 (Rd)
Total Estimated Special Benefit	$ 447,908,000 (Rd)
Cost/Benefit Ratio	39.2% (Rd)

The total estimated cost for the LID improvements is $346 million; however, as of the date of this document, the City of Seattle has set a cap of $160 million plus financing costs ($175,500,000 total) as that portion of the total cost to be paid by the owners of property specially benefited by the project. Dividing $175,500,000 by the total estimated special benefit to assessable property of $447,908,000 yields a cost/benefit ratio of (R) 39.20%. In other words, each parcel receives one dollar in market value increase (special benefit) for each $0.39± of LID assessment. Multiplying the individual special benefit estimates for the affected parcels by this constant cost/benefit ratio results in recommended proportionate final assessments to each parcel.

General Assumptions and Limiting Conditions

This appraisal is subject to the following limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.

2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.

3. Unless otherwise noted, the appraisal will value the property as though free of contamination. ABS Valuation will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.

4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.

5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.

6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.

7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of ABS Valuation is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.

8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.

9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions.

10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.

11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.

13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.

14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of ABS Valuation and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.

15. Distribution of this report is at the sole discretion of the client, but third-parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.

16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by ABS Valuation.

17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.

18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

19. The flood maps are not site specific. We are not qualified to confirm the location of the subject property in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject's flood zone classification from a licensed surveyor.

20. If the appraisal is for mortgage loan purposes 1) we assume satisfactory completion of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income and Expense Projection" are anticipated.

21. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.

22. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.

23. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.

24. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.

25. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the

measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire a greater level of measuring detail, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer). We reserve the right to use an alternative source of building size and amend the analysis, narrative and concluded values (at additional cost) should this alternative measurement source reflect or reveal substantial differences with the measurements used within the report.

26. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.

27. If only preliminary plans and specifications were available for use in the preparation of this appraisal, then this appraisal is subject to a review of the final plans and specifications when available (at additional cost) and we reserve the right to amend this appraisal if substantial differences are discovered.

28. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.

29. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.

30. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.

31. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.

32. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.

33. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.

34. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.

35. You and ABS Valuation both agree that any dispute over matters in excess of $5,000 will be submitted for resolution by arbitration. This includes fee disputes and any claim of malpractice. The arbitrator shall be mutually selected. If ABS Valuation and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against ABS Valuation or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount actually received by ABS Valuation for this assignment, and under no circumstances shall any claim for consequential damages be made.

36. ABS Valuation shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of ABS Valuation. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold ABS Valuation and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold ABS Valuation harmless from and against any liability, loss, cost, or expense incurred or suffered by ABS Valuation in such action, regardless of its outcome.

37. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.

Certification

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this summary memorandum are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed consultation services for the City of Seattle regarding the Waterfront Seattle Project and the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I have made a personal (exterior) inspection of all the property that is the subject of this summary memorandum.
10. Mr. Paul Bird, Ms. Mary Hamel and Ms. Colleen Fewel provided varying degrees of assistance in researching, valuation analysis and report writing.
11. Mr. Robert Macaulay, MAI, is acquainted with several condominium owners within the LID.
12. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
14. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

Based on the above discussion, the findings resulting from this special benefit/proportionate assessment study, which is subject to the assumptions and limiting conditions incorporated by reference and as of October 1, 2019, are as follows:

Residential Condos & Associated Commercial - Total Estimated Market Value Without LID	$ 5,036,188,000 (Rd)
All Other LID Commercial Properties - Total Estimated Market Value Without LID	$51,323,051,000 (Rd)
Total Estimated Market Value Without LID	$56,359,239,000 (Rd)
Residential Condos & Associated Commercial - Total Estimated Market Value With LID	$ 5,097,699,000 (Rd)
All Other LID Commercial Properties - Total Estimated Market Value With LID	$51,709,448,000 (Rd)
Total Estimated Market Value With LID	$56,807,147,000 (Rd)
Residential Condos & Associated Commercial – Estimated Special Benefit	$ 61,511,000 (Rd)
All Other LID Commercial Properties – Estimated Special Benefit	$ 386,397,000 (Rd)
Total Estimated Special Benefit	$ 447,908,000 (Rd)
Cost/Benefit Ratio	39.2% (Rd)

Date of Value: October 1, 2019

Robert J. Macaulay, MAI
WA State Cert. #1100517

Addenda

Additional Reporting Requirements

Client
The client for this assignment is the City of Seattle, Seattle Department of Finance and Administrative Services.

Intended Use/Users
The intended use of this memorandum is to assist the City in recommending a boundary for the district and preliminary assessments to affected properties for the purpose of forming a Local Improvement District (LID) based on the estimated special benefit (increase in market value) resulting from the Waterfront Seattle LID Project. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this memorandum is specific to the needs of the client and per the limited scope of this analysis, and for only the intended use stated above. This memorandum is authorized for use by the client and its agents, representatives and legal counsel.

Effective Date of Study
The effective date of this study is October 1, 2019.

Purpose of the Analysis
The purpose of this analysis is to provide estimates of special benefit (market value increase) accruing to the varying ownerships within the Waterfront Seattle LID study area.

Legal Description
No defined legal description of the Waterfront Seattle LID boundary was provided, and it is assumed that one will be prepared by City staff. Each individual parcel is identified by its King County Assessor's Tax Parcel Number (TPN). Due to the large amount of data, two spreadsheets based on King County Assessor's information were compiled showing various characteristics of individual parcels such as property owner, address, land area, building area, zoning, etc.

Property Rights Analyzed
The property rights analyzed in this memorandum constitute the fee simple interest.

Scope of the Study
In preparing this study, property data and physical characteristics were researched and exterior inspections performed of all the properties within the study area. Comparable improvement projects and their documented impact on surrounding/proximate property values were also researched, in order to refine ranges in probable special benefit to affected properties in the vicinity of the waterfront project into individual estimates of market value of each parcel, without and with completion of the LID project as described.

A summary of work and research completed for this assignment follows:

- Researched land and improved sales, rents, operating expenses, vacancy rates, and capitalization rates.
- Analyzed historical and current market information from the subject market area and competitive neighborhoods in nearby areas.
- Researched CoStar, CBA, NWMLS, Metroscan and King County Assessor databases.
- Researched ABS Valuation's existing databases.
- Reviewed all documents as cited throughout this report.
- Researched comparable waterfront/parks/streetscape projects throughout the United States.

Given the large number of properties within the project area, the appraiser did not conduct thorough (interior and exterior) inspections of each individual property, nor were property owners solicited for the most current, property-specific information. This level of investigation would be typical in appraising individual properties but is beyond the scope of a mass appraisal assignment for the possible formation of an LID. In addition, due to the large number of properties involved and limited scope of the assignment, individual appraisal reports for each property were not prepared; rather, a master spreadsheet with relevant property information was developed. Such an approach conforms to USPAP and is typical for large LID projects (see "Local and Road Improvement Districts Manual for Washington State," Sixth Edition, 2009, by the Municipal Research and Services Center, Seattle, WA).

Definitions

Fair Market Value - Fair Market Value is the amount in cash which a well-informed buyer, willing but not obliged to buy the property, would pay, and which a well-informed seller, willing but not obligated to sell it, would accept, taking into consideration all uses to which the property is adapted or may be reasonably adaptable.[1]

Fee Simple - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. [2]

Highest and Best Use - The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet legal permissibility, physical possibility, financial feasibility, and maximum profitability[3]

Special benefit - The difference in the fair market value of the property without the improvement and the fair market value of the property with the improvement (commonly called "before and after," more properly called "without and with").[4]

[1] Washington Pattern Instruction 150.08

[2] From *The Appraisal of Real Estate*, Fourteenth Edition, 2013, Appraisal Institute, page 354.

[3] Op. cit., p. 171.

[4] Local and Road Improvement Districts Manual for Washington State, Sixth Edition, 2009, Municipal Research and Services Center, Seattle WA.

Area Description

Demographic, economic and growth data on western Washington, King County and the City of Seattle's neighborhoods were reviewed to inform the analysis; this data can be furnished on request.

Hypothetical Conditions

This term is defined as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

The without LID (before) and with LID (after) conditions are assumed to be as described in this report.

Extraordinary Assumptions

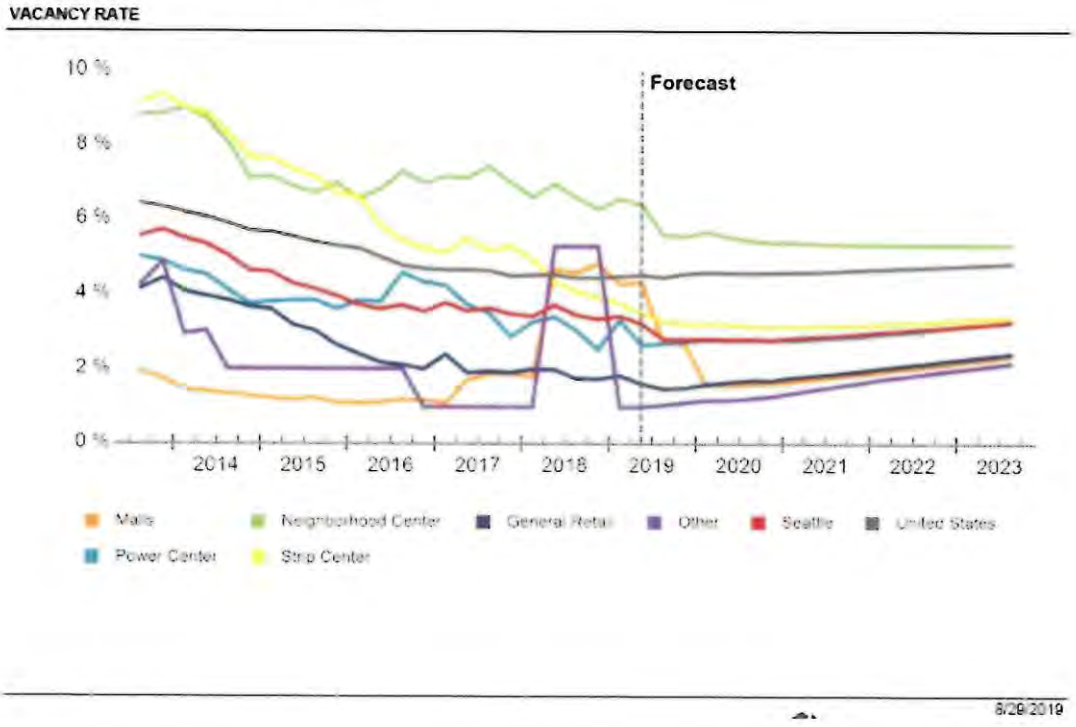
This term is defined as an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. It presumes as fact otherwise uncertain information about the legal, physical or economic characteristics of the subject property.

Seattle Market Data

Retail Market

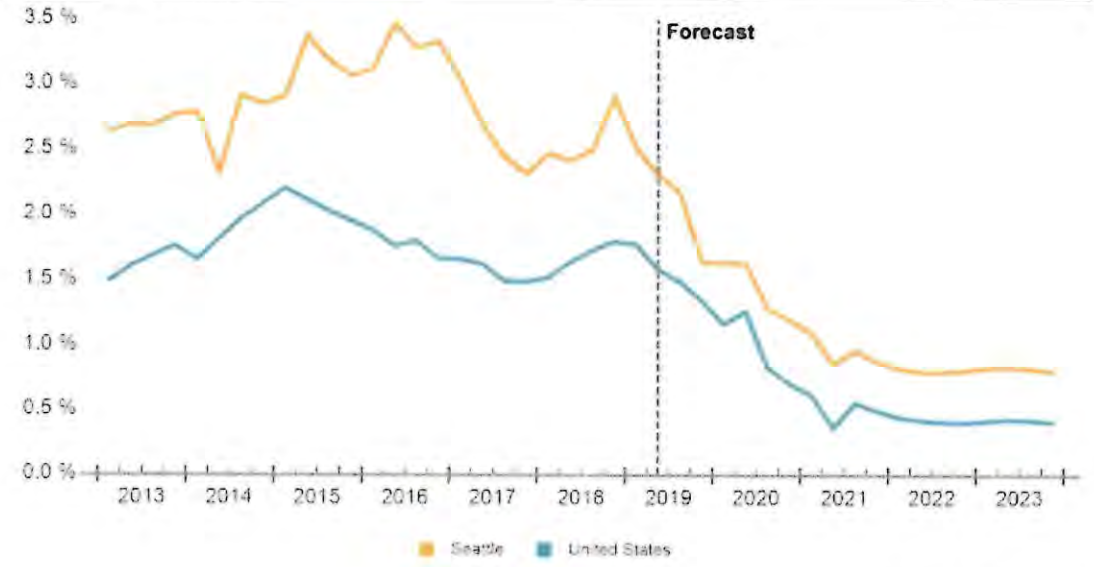
According to an August 2019 retail study of the three-county region (King, Snohomish and Pierce counties) by CoStar, a market data research service, the overall retail vacancy rate for all types of retail (malls, power centers, neighborhood centers, strip centers and general retail) was 2.8%, down from 3.5% near the end of last year and from 6.7% the last peak, in 2010. This is in a research universe of close to 180 million square feet.

The quoted average retail rental rate for the region is $25.44 per square foot, a number which has been slowly increasing over the past few years and has risen 5.6% in the past twelve months. CoStar's most recent report is bullish on the local retail market, stating in their overview that, "Seattle's retail demand drivers are decidedly positive: Strong employment growth and expanding retail sales support robust demand and leasing. Of course, e-commerce growth is dynamic in a region that is home to Amazon's headquarters, but brick-and-mortar retail remains relatively strong in the Puget Sound area. Absorption levels over the past few years were high and vacancies are at their lowest level in more than ten years". As shown in the graph below, Seattle's vacancy rate (red line) has been consistently lower than the US average (grey line) since at least 2014.



Year over year job growth is another indicator of the health of any local economy, especially the retail sector; as shown in the graph below, the Seattle region has far outpaced the nation as a whole since at least 2013, although a downturn is forecast to be on the horizon.

YEAR OVER YEAR JOB GROWTH



Source: Oxford Economics

Another driver of retail sector growth is median household income; as shown below, the Seattle area's median household income is currently far higher than the nationwide median.

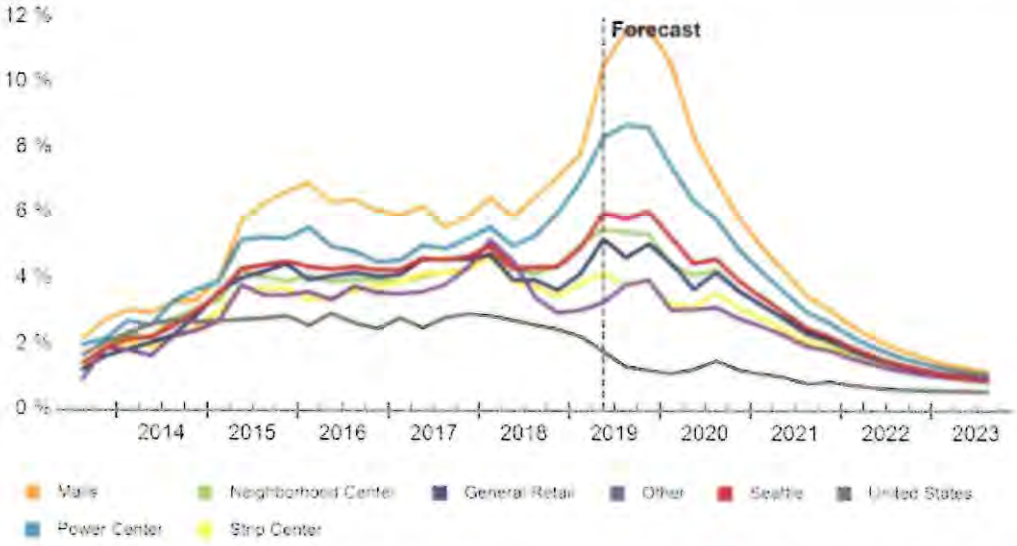
DEMOGRAPHIC TRENDS

	Current Level		Current Change		10-Year Change		Forecast Change (5 Yrs)	
Demographic Category	Metro	U.S.	Metro	U.S.	Metro	U.S.	Metro	U.S.
Population	3,998,624	329,342,469	1.5%	0.6%	1.6%	0.7%	1.4%	0.7%
Households	1,529,410	121,273,570	1.4%	0.5%	1.4%	0.6%	1.3%	0.6%
Median Household Income	$89,194	$63,836	3.7%	3.3%	3.1%	2.3%	4.2%	4.4%
Labor Force	2,154,223	163,499,031	1.7%	1.0%	1.2%	0.6%	1.1%	0.6%
Unemployment	3.6%	3.6%	-0.2%	-0.1%	-0.5%	-0.5%	-	-

Source: Oxford Economics

Consistent with the forecasted downturn in job growth, market rental increases are expected to be at the beginning of a steep decrease, after a sharp rise in all retail sectors except "general retail" since the end of 2017. Also, according to the August 2019 CoStar retail report, "Annual gains are higher than both the historical and national averages and rent growth has spiked in both malls and power centers recently. Areas with the strongest cumulative rent growth are mostly in high income areas. Submarkets like the Bellevue CBD and the Seattle CBD have exhibited robust rent growth this cycle and continue on this path."

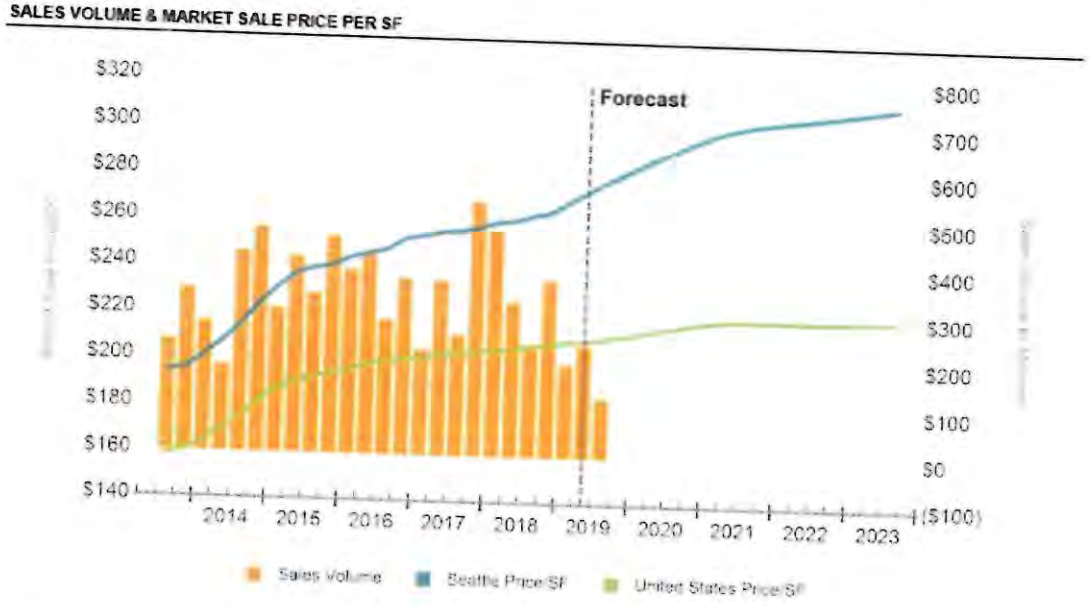
MARKET RENT GROWTH (YOY)



According to a second quarter 2019 report by Kidder Mathews covering the five-county Puget Sound retail market, King County has the largest inventory and the second lowest vacancy rate (Thurston County's is lower) at 3.05%. Their comments on the region in general include the following; "The retail market is holding steady. There are stiff challenges for all retail segments, but the market continues to evolve.....New development feasibility is challenged by rising construction costs for developers and occupancy costs for tenants. Hard construction costs are high due to high levels of activity in other sectors like residential, office and industrial. Costs are also high for entitlements, including mitigation fees." Capitalization rates remain low for Class A quality properties (much higher for Class B and C quality) although sales volume is down in 2019. In the Kidder Mathews study area, there were 79 sales of retail properties at $2 million or more in the region in the first half of 2019. Of these, 38 were purchased for redevelopment, five are former gas stations and four are owner/user purchases.

During the prior twelve months, CoStar reports that 591,000 SF of new space was completed and a total of 1.6 million SF absorbed, although none was in the Seattle CBD. One of the top retail leases listed by CoStar for the third quarter of 2019 involved 16,943 SF in The Meridian, a 156,481 SF urban retail center at 6th Avenue and Pike Street, across the street from the Washington State Convention Center. CoStar also reports that, in the region, less than one million square feet of space is under construction and much of that is focused on innovative designs as companies reposition assets to include entertainment options in order to stay competitive with online retail. In the Seattle CBD, the only project listed under "new retail construction" is the Rainier Square Tower, a 58-story mixed use skyscraper adjacent to the existing Rainier Tower on Union Street between 4th and 5th avenues. The 850-tall tower, a $600 million project containing 79,000 square feet of retail space (out of a total of over a million square feet), is scheduled to be completed in 2020 and will be the second-tallest building in Seattle.

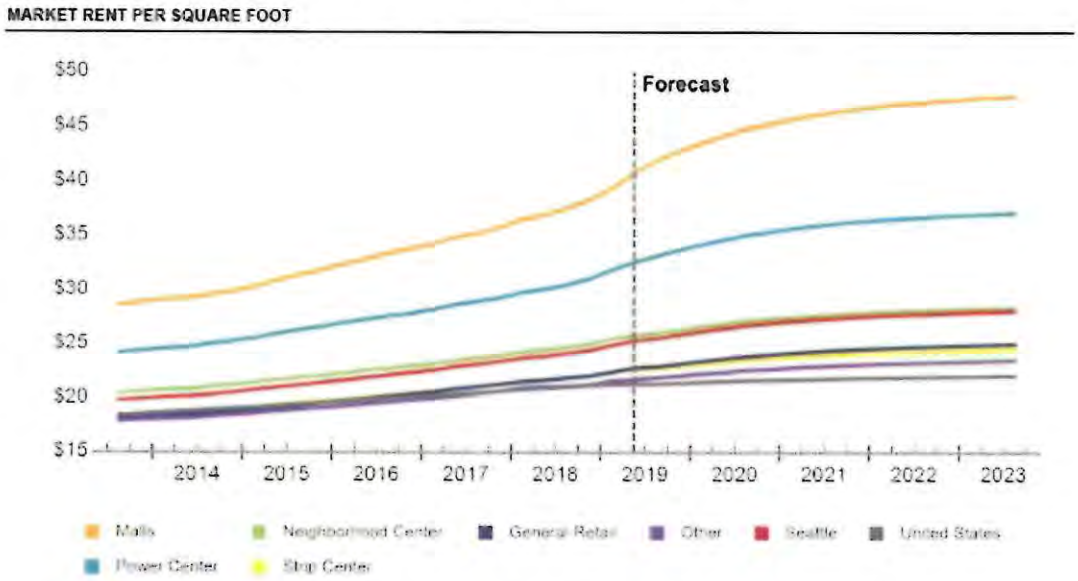
There were twenty significant retail property sales in the past twelve months in the region, only one of which was near downtown Seattle (Melrose Market on Capitol Hill). The average sale price for 575 transactions was $274/SF and average capitalization rates were reported at 6.10%. Again, the average vacancy at the time of sale was an extremely low 2.8%. Below is a graph from CoStar's recent report showing sales volume and sale prices per square foot, both actual starting in 2014, and forecasted. Note the significant difference between the average sale price per SF for the US as a whole (green line) and for the Seattle region (blue line).



The LID area is situated within three submarkets, as defined by CoStar: the Seattle CBD, Belltown/Denny Regrade, and Pioneer Square/Waterfront. Per CoStar, there are currently 261 retail buildings in these three submarkets, totaling 6,419,000 SF. Of this total, the three submarkets represent 42%, 33.7%, and 24.3%, respectively. The weighted average retail vacancy rate is about 2.84% and the weighted average rental rate is $37.54±/SF.

The Seattle CBD maintains the highest rental rates, currently reported at an average of $48.23 per square foot, compared to averages of $30.56/SF in the Pioneer Square/Waterfront areas and $29.24/SF in the Belltown/Denny Regrade neighborhoods. Belltown/Denny includes 112 retail buildings with an average of 4.8% vacancy. The Pioneer Square/Waterfront neighborhoods include 87 retail buildings with a current vacancy rate of 3.5% and the Seattle CBD offers 51 buildings with an astonishingly low current vacancy rate of 0.9%. There are no general retail buildings under construction in these neighborhoods per CoStar; however, retail space components are included in the overall design of several projects, including the Rainier Square Tower, that are in various stages of development and construction.

The following graph shows that, while growth rates for retail rents in the US are forecasted to plateau (grey line), rental rates for malls and power centers in the Seattle region are expected to continue to rise (orange and blue lines). Consequently, even though other local retail sectors will likely see smaller increases in rental rates, the overall Seattle retail market (red line) will continue to achieve modest rental increases into the foreseeable future.



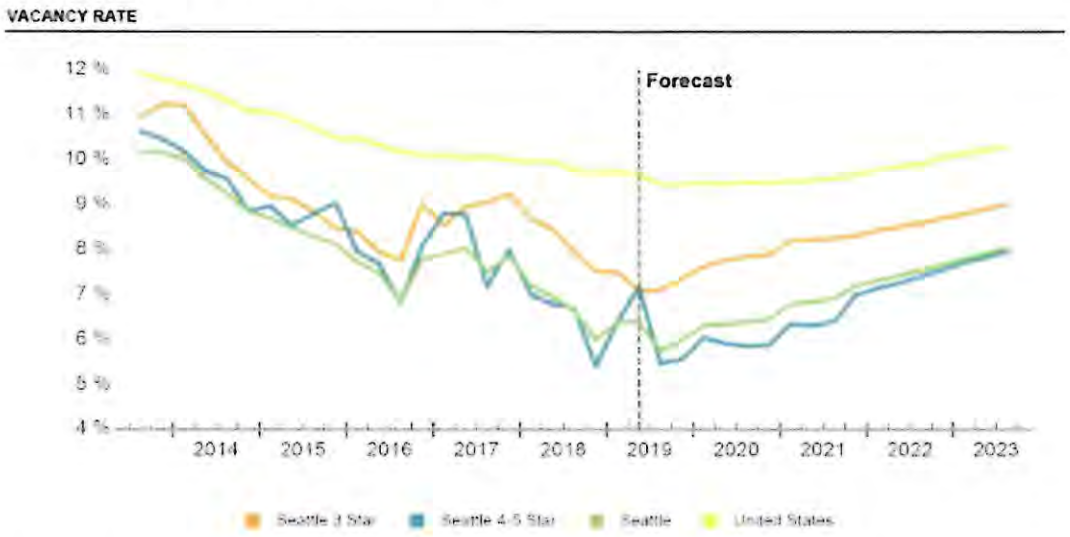
Downtown Seattle Retail Space				
Neighborhood	Existing Inventory	Vacancy	SF Under Construction	Average Rental Rates per SF
Belltown/Denny Triangle	112 buildings 2,163,000 SF	4.80%	0	$29.24
Pioneer Square/Waterfront	87 buildings 1,563,000 SF	3.50%	0	$30.56
Seattle CBD	62 buildings 2,693,000 SF	0.90%	97,000	$48.23

Office Market

According to the market data research service, CoStar, the vacancy rate for office space in the Puget Sound area (King, Snohomish and Pierce counties) has been on a gradually declining trend since 2011 and, as of August 2019, is currently at 6.0%. Average rental rates for the region were $37.13/SF over all office classes; "4 & 5 Star" space (formerly Class A) was $47.69/SF, "3 Star" space (formerly Class B) was $32.45/SF and "1 & 2 Star" (formerly Class C) space was $26.08/SF. There were 327 reported sales of office buildings in the twelve months ending in August 2019, with an average sale price of $446.00/SF, up dramatically from the average of $356.25/SF about two years earlier (in the third quarter of 2017).

Capitalization rates for sales of office space averaged 6.1% over the last half of 2018 and the first half of 2019, per CoStar.

Prior vacancy rate graphs by CoStar broke out 4 & 5 Star (Class A) and 3 Star (Class B) office space in the Seattle CBD separately from the entire region; however, as shown in the graph below from their August 2019 report, only "Seattle" as a whole is reported. It is clear that vacancies in the tri-county region (green line) remain well below those in the US as a whole, as do rates for 3 Star and 4-5 Star space (orange and blue lines) in the Seattle area. Also notable are the future predictions which, while average vacancy in the US is forecast to remain fairly steady at 9.5% to 10.5%, rates will likely rise more quickly in the Seattle area, both overall and for 3- to 5-Star office properties.



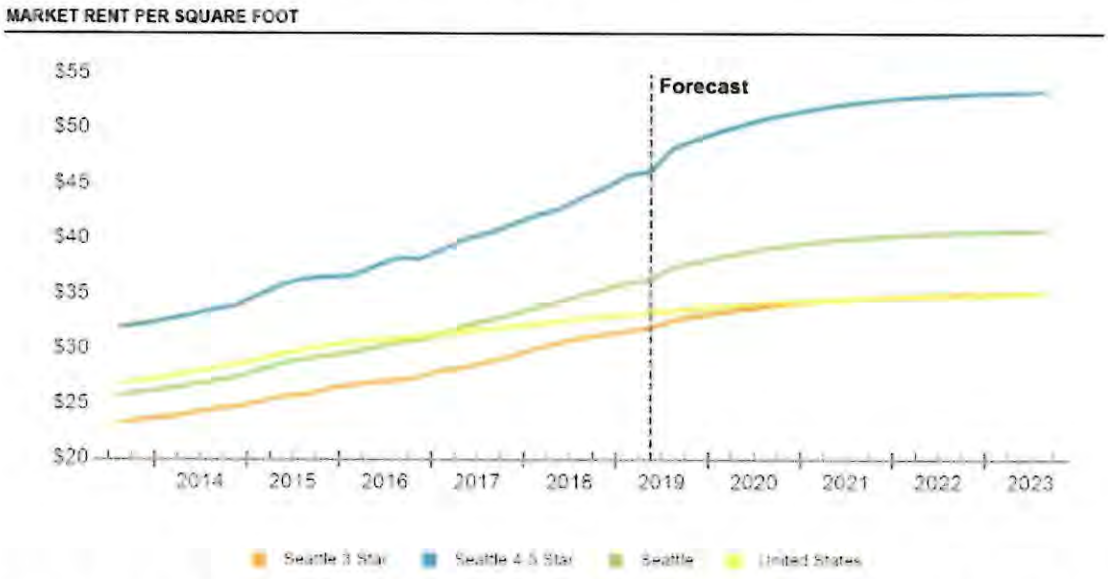
The recent CoStar office market report states that, "Seattle has one of the tightest office markets in the country, and it is still far less expensive than major metros like New York, San Francisco, and Washington DC. As a result, many tenants, especially in the tech sector, set up shop in this dynamic region. Due to strong demand, development has returned to the metro in a big way, with most large deliveries occurring in the urban core.....Despite a glut of new supply over the past few years, vacancies have tightened significantly this cycle. Amazon space accounted for more than 40% of all the supply added to the metro from 2015-18, with other tech and biotech firms taking much of the balance in speculative projects. Rent growth is well above the national average but could decline in the face of a large number of projects expected to deliver in the near term." This is reflected in the forecasts in the graph on the following pages. More than seven million new square feet of office space is slated to be delivered in the region in 2019 and 2020.

A similar upbeat assessment is given in the second quarter 2019 report entitlled, *"Seattle Office Market Overview",* published by the nationwide commercial real estate services firm of Jones Lang La Salle (JLL) Inc.; excerpts of their report are included further on in this section.

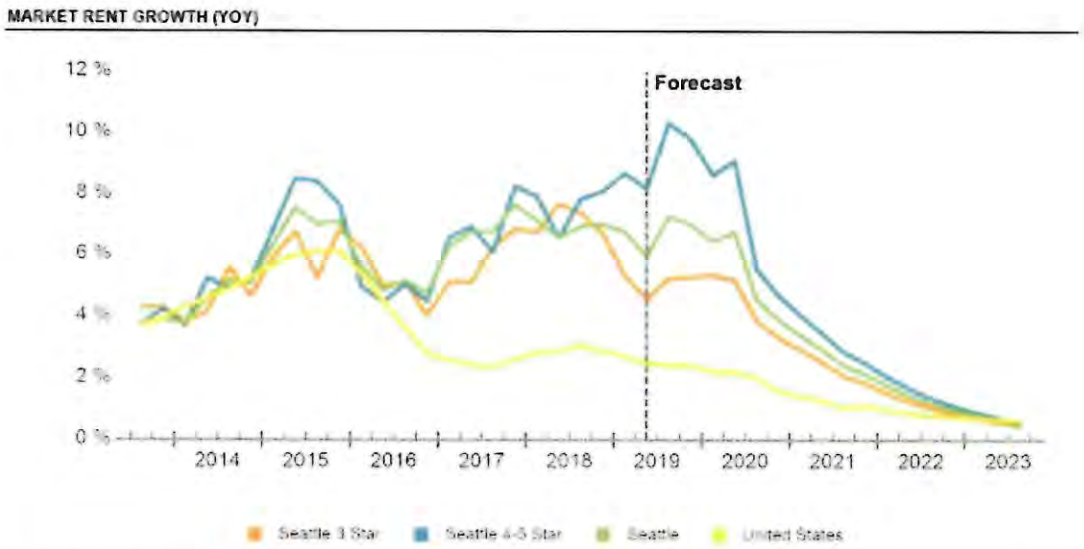
The report states, "Despite a wave of significant deliveries, availability of large blocks of office space remains limited. Robust leasing activity has translated into diminishing availability along with increases in rental rates. Large technology users continue to prelease space that is under construction, limiting options for small to mid-sized tenants that are currently or soon-to-be in the market. Halfway through the year, sales volume reached $4.5 billion as investors remain bullish on market fundamentals."

Sizes of each of the three downtown submarkets tracked by JLL, along with individual statistics on each, are shown on a subsequent graph from their report. Briefly, the Seattle CBD (containing about half of their total Seattle market---almost 27 million square feet, out of about 55.5 million) had a second quarter 2019 vacancy rate of 9.0%, down from 13.0% one year ago, with average asking rates for Class A & B office space of $49.18/SF fully serviced. The Pioneer Square/Waterfront submarket (5.2 million square feet) had a second quarter 2019 vacancy rate of 5.7%, down from 6.3% one year ago, with average asking rates for Class A & B office space of $42.95/SF fully serviced. The Belltown/Denny Regrade submarket (almost 4.5 million square feet, had a vacancy rate for the same time period of 5.5%, down from 7.4% one year ago, and average asking rates for Class A & B office space of $38.98/SF, again fully serviced. Excerpts from the most recent JLL publication on the Seattle office market are presented further on in this section.

Average market rents per square foot for office space in the region per CoStar are shown in the graph below (green line) and compared with nationwide rates (yellow line) and with only 4- to 5-Star space (blue) and 3 Star space (orange).



Consistent with a forecasted downturn in job growth (see prior "Retail Market" section), office market rental increases are expected to continue to rise in the short term, followed by a fairly steep decline to bring them more in line with the national average over the next three to four years.



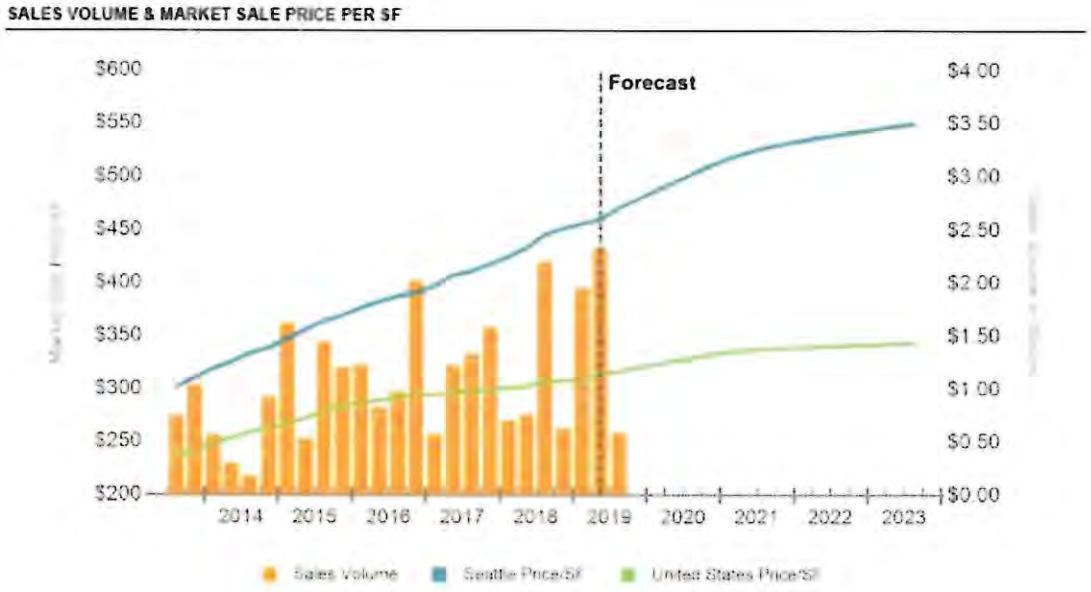
Per CoStar's report, in the last twelve months, the three downtown Seattle submarkets had five office buildings under construction containing a total of 3,129,000 SF of dedicated office space; of the region's total of 29 properties under construction (3.6% of total inventory), an average of 65.5% has been preleased. For comparison, the two new buildings in the Belltown and Denny Regrade areas are reportedly 100% preleased and the three under construction in the Seattle CBD are 30.2% preleased.

The transactions summarized in the following table, all within the LID area, are among the twenty most significant sales involving office properties occurring in the Seattle region in last thirteen months (June 2018 to July 2019); five are 4 Star space and one is 3 Star office space:

Recent Sales of Improved Downtown Seattle Office Properties

Name/Address	Rating	Year Built	Bldg. (SF)	Vacancy (%)	Sale Date	Sale Price	Price per SF
999 Third Avenue	4 Star	1983	988,027	7.9	6/28/2019	$613,807,813	$621
US Bank Center/1420 5th Avenue	4 Star	1989	943,575	3.1	6/28/2019	$586,192,187	$621
800 Fifth Avenue	4 Star	1981	996,638	9.1	1/25/2019	$540,350,000	$542
901 Fifth Avenue	4 Star	1973	541,190	1.2	7/1/2019	$305,000,000	$564
Dexter Horton Bldg./710 2nd Avenue	3 Star	1924	335,005	8.4	1/11/2019	$151,000,000	$451
Smith Tower/502-506 2nd Avenue	4 Star	1914	272,559	10.4	1/17/2019	$137,870,000	$506

The following table shows that per square foot sale prices in the various downtown Seattle office submarkets are consistently higher than the regional average (blue line).



The Seattle CBD maintains the highest office rental rates, currently reported at an average of $47.69 per square foot across all three classes, compared to $38.14/SF in the Pioneer Square and Waterfront neighborhoods and $41.62/SF in the Belltown/Denny Regrade neighborhoods.

Many of the top office leases signed in the last twelve months and listed in the August 2019 CoStar office market report are in downtown buildings, including: 2+U (Second and University); the Second and Seneca Building; 800 5th Avenue; Madison Centre; 818 Stewart; World Trade Center; Columbia Center; Madison Centre, and 999 Third. Of almost 4,000,000 square feet of space absorbed in the Seattle region in the past twelve months, nearly 2 million was in the Seattle CBD, in buildings including the Seattle Children's Research Institute; Madison Centre; f5 Tower; 800 5th Avenue; Macy's, and Metropolitan Park.

The following table highlights the significant number of recently completed and soon-to-be completed projects situated within the LID boundary.

New & Proposed Downtown Seattle Developments			
LID Map No(s).	Location	Project Name	Status
A-042, A-047, A-048, A-049	1101 Western Ave	1101 Western Ave	Proposed Project
A-046	911 Western Ave	Maritime Building	Recently Completed
B-144	2134 Western Ave	Elara at the Market Apartments	Recently Completed
B-154	2218 1st Ave	2218 1st Ave	Permits Requested
B-165, B-166, B-167	2224 2nd Ave	2224, 2216, & 2214 2nd Ave	Proposed Project
B-187	1901 Western Ave	MarketFront	Recently Completed
B-208 & B-209	2015 2nd Ave	Tower 12	Recently Completed
B-241, B-239, B-237, B-235, B-233	1931 2nd Ave (1919-1935 2nd Ave)	2nd & Virginia	Permits Requested
B-247, -249 & -250	1201 2nd Ave	2 & U	Under Construction
B-263	1015 2nd Ave	Federal Reserve Bank Renovation & Expansion	Permits Requested
B-271 & C-134	801 3rd Ave	The Net	Permits Requested
B-305	110 Alaskan Way S	Best Western Pioneer Square Hotel Company Addition	Under Construction
B-307	68 S Washington St	68 S WASHINGTON ST	Permits Requested
C-028	2401 3rd Ave	2401 3rd Ave / O2 Apartments	Recently Completed
C-046 -048	2302 4th Ave	2302 4th Ave	Permits Issued
C-080	2116 4th Ave	Arrive´ & The Sound Hotel	Recently Completed
C-082	2031 3rd Ave	3rd & Lenora	Under Construction
C-090, C-091, C-088	2000 3rd Ave	First Light Condos (aka. 3rd & Virginia)	Permits Requested
C-093	2033 4th Ave	2033 4th Ave	Permits Requested
C-103	1915 3rd Ave	1915 3rd Ave	Permits Requested
C-117	1301 5th Ave	Ranier Square Tower	Under Construction
C-141 & -144	701-719 4th Ave	701 4th Ave	Permits Requested
C-149	601 4th Ave	3rd & Cherry	Permits Requested
D-021 & D-024	2326 6th Ave	2300 6th Ave	Permits Issued
D-022 & D-023	2301 7th Ave	2301 7th Ave	Permits Issued
D-027	2300 8th Ave	The 8 Tower	Permits Issued
D-041 & D-042	2205 7th Ave	Amazon Block 18 (under construction)	Permit Issued
D-043 thru -048	2200 7th AVE	Amazon Rufus 2.0 - Block 21	Under Construction
D-051	2202 8th Ave	McKenzie Apartments	Recently Completed
D-057 & D-058	2121 5th Ave	2121 5th Ave	Permits Issued
D-068, D-070, & D-072	920 OLIVE WAY	WSCC Addition - part B	Permits Issued
D-076 thru -079	2100 7th Ave	Amazon Tower 3 - Block 20 (under construction)	Under Construction
D-083 thru -086	2025 5th Ave	5th & Lenora	Permits Requested
D-095, -096, -097 & -098	2000 6th Ave (multiple addresses)	AMAZON - DOPPLER TOWER	Recently Completed
D-101 thru -103	1933 5th Ave	5th & Virginia	Permits Requested
D-105	1903 5th Ave	1903 5th Ave	Permits Requested
D-145	1900 8th Ave	800 Stewart	Permits Issued
D-146	808 Howell St	Hyatt/ 8th & Howell	Under Construction
D-180	1024 Stewart St	1024 Stewart St	Proposed Project
D-181 thru -183	1920 Terry Ave	Building Cure	Recently Completed
D-185, D-186, D-188	1007 Stewart St	Amazon - Oscar Bldg (formerly Midtown21)	Recently Completed
D-165, D-167, D-187	1815 Terry Ave/ 914 Howell St	Residence Inn - Denny L-U	Recently Completed
D-189	1800 Terry Ave	Insignia	Permits Requested

New & Proposed Downtown Seattle Developments (Cont.)			
LID Map No(s).	Location	Project Name	Status
D-190 (Former D-190, 191, 192 & 193)	1004 Olive Way	WSCC Office & Convention Center East Terry Condominium	Permits Issued
D-195	2014 Fairview Ave	2014 Fairview Ave Apartment	Under Construction
D-197-200	1901 Minor Ave	1901 MINOR AVE	Permits Issued
D-204	1121 Stewart St	1121 Stewart	Proposed Project
D-205	1823 Minor Ave	Kinects	Recently Completed
D-209	1812 Boren Ave	Tilt49 Office/Apt (Amazon - Lowflyinghawk Bldg & AMLI Arc Apts)	Recently Completed
D-212 thru D-218	1200 Stewart	1200 Stewart -2 Towers	Permits Issued
D-222 & -223	1200 Howell St	Nexus Condos	Under Construction
D-246 & -247	505 Madison St	Madison Centre	Recently Completed
D-250 thru D-252	801 5th Ave	F5 Tower	Recently Completed
D-456	255 S King St	EMBASSY SUITES - STADIUM	Recently Completed
D-457	589 1st Ave S	Gridiron Condos	Recently Completed
E-028 & E-029	1613 2nd Ave	The Emerald	Permits Issued
E-047 & E-048	1516 2nd Ave	1516 2nd Ave	Permits Requested
E-054	1430 2nd Ave	West Edge Tower	Recently Completed
E-086 & E-087	414 Union St	5th & Union	Permits Requested
E-092	1520 5th Ave	5th Ave Development	Permits Requested
E-116 & 117	802 Pine St	802 Pine	Permits Requested
E-125 thru 127	1600 9th Ave	WSCC Part A Addition	Permits Issued
E-044	1600 2nd Ave	The Charter Hotel & Helios	Recently Completed

Apartment Market

The regional apartment market (King, Pierce, Snohomish, Thurston and Kitsap counties) was the first category to recover from the recession. Per the market research firm of Kidder Mathews, intense development started in 2012 with more than 31,900 units delivered between 2012 and 2016. Newly constructed space is only expected to increase vacancy temporarily as there is consistent demand. Partially offsetting new construction is the loss of units demolished or converted to other uses such as condominiums.

In their second quarter 2019 market survey, Kidder Mathews reports that the region's unemployment and apartment vacancy rates are down and that rental rates are up. Construction deliveries, however, are also down. Comparing second quarter 2018 with second quarter 2019, there were 3,620 new units available in the more recent quarter and 3,430 units one year ago. Less units are under construction; 27,312 vs 30,811 one year ago and the vacancy rate has fallen slightly, from 5.1% to 4.9%. Average asking monthly rent is up from $1,574 last year to $1,630 per month in second quarter 2019 (varying from $1,360 per month for a studio to $2,014 for a 3-bedroom unit). The average sale price per unit is also up, from $193,762 in the second quarter of 2018 to $206,682 one year later.

None of the five highest priced apartment complexes that sold in the second quarter of 2019 is within the LID; comprising over 2,000 units, per unit sale prices varied from $206,667 to $528,107 (on Capitol Hill). In the second quarter of this year, the third largest complex completed was Avalon Belltown Towers, a 274-unit complex at 210 Wall Street. The three largest projects currently under construction are Phase II of Omni Towers (1120-1122 John

Street) with 1,200 apartment units, Omni Towers (1120 Denny Way) with 1,128 units, and 1200 Stewart Street, with1,050 units.

The following graphs show recent statistics (second quarter 2019) compiled by Kidder Mathews for the five-county area:

Condominium Market

To gain insights into the subject area's residential condominium market, a review of Northwest Multiple Listing Service (NWMLS) information for median prices, marketing times and numbers of units sold has been conducted. The subject LID vicinity is within MLS designated area number 701. It should be noted that these statistics are only for properties listed through the NWMLS service; while most resales are conducted through this system, newer condominium units and buildings under construction that conduct pre-sales will often contract their sales with a specific real estate firm and the units are not necessarily entered into the NWMLS database.

NWMLS Closed Sales Residential Market Statistics				
Year	Total Units Sold	Median Price	Change	Average Days on Market
Area 701				
All Condominiums				
2019	342	$655,000	-3.68%	58
2018	557	$680,000	7.42%	36
2017	551	$633,000	-1.02%	22
2016	958	$639,500	13.89%	38
2015	790	$561,500	30.58%	43
2014	521	$430,000	- -	56
Total	3,719			
Area 701				
New Construction				
2019	3	$810,000	15.07%	63
2018	60	$703,900	46.11%	102
2017	16	$1,306,250	60.89%	57
2016	405	$811,900	17.16%	127
2015	302	$693,000	46.69%	142
2014	22	$1,300,000	- -	267
Total	808			

Condominium sale prices in the subject area were on a downward trend through 2012; starting in 2013, however, they began to display gradual upward momentum. In concert with recovering home prices, the average number of days required to sell a condo unit (marketing period) in the downtown and Belltown neighborhoods reached a low of 22 days (57 days for new construction) in 2017. It is now evident that the frenzied buying trend of two years ago, with multiple and above asking price offers, is over. The table on the prior page shows that sale prices for a relatively small inventory of new condominiums in the subject area peaked in 2017, and for all condos it peaked in 2018. As shown above in the graphic depiction of the same data, average annual sale prices for newly constructed condominium units have been erratic, due in part to this low inventory. For all condos, a gradual upward price trend was in evidence (blue line) in the past few years and, although the 2019 year-to-date average price is down 3.5±%, the year-end average price may continue this upward trend.

An August 2019 update on the Seattle condo market by the website www.seattlecondosandlofts.com states that (based on NWMLS data) August numbers citywide outperformed last year. Year- over-year, Seattle experienced more sales, closings and listings compared to August 2018 with one exception; essentially unchanged from the prior month was the citywide median condo price, which was down 10.8% year-over-year at $450,000.

Also from this website is the table below, showing that although the median condo sale price in August 2019 was significantly higher in the Downtown and Belltown neighborhoods than the entire Seattle region ($676,000 vs $450,000), there are more active listings, about the same number of sales, and a 2±% lower median sale price.

Area	August '19	Year-over-Year		Month-over-Month	
		August '18	% Chng	July '19	% Chng
All Seattle Condos*					
Actives, total	**654**	470	39.2%	700	-6.6%
Pendings	**244**	210	16.2%	260	-6.2%
Sold	**237**	222	6.8%	239	-0.8%
Median Price	**$450,000**	$504,500	-10.80%	$450,500	-0.1%
QA/Mag / Area 700					
Actives, total	**99**	79	25.3%	122	-18.9%
Pendings	**44**	35	25.7%	42	4.8%
Closed	**44**	29	51.7%	37	18.9%
Median Price	**$495,000**	$540,000	-8.3%	$575,000	-13.9%
Capitol Hill / Area 390					
Actives, total	**139**	87	59.8%	148	-6.1%
Pendings	**58**	55	5.5%	63	-7.9%
Sold	**60**	45	33.3%	61	-1.6%
Median Price	**$399,975**	$560,000	-28.6%	$449,950	-11.1%
Dtwn/Bltwn / Area 701					
Actives, total	**196**	164	19.5%	195	0.5%
Pendings	**57**	38	50.0%	56	1.8%
Sold	**51**	49	4.1%	46	10.9%
Median Price	**$676,000**	$690,000	-2.0%	$649,000	4.2%
NW Seattle / Area 705					
Actives, total	**102**	51	100.0%	106	-3.8%
Pendings	**24**	36	-33.3%	41	-41.5%
Sold	**38**	47	-19.1%	45	-15.6%
Median Price	**$388,750**	$465,000	-16.4%	$414,950	-6.3%
NE Seattle / Area 710					
Actives, total	**46**	31	48.4%	48	-4.2%
Pendings	**26**	22	18.2%	30	-13.3%
Sold	**26**	13	100.0%	27	-3.7%
Median Price	**$371,000**	$325,000	14.2%	$385,000	-3.6%
West Sea / Area 140					
Actives, total	**40**	43	7.0%	45	-11.1%
Pendings	**25**	18	38.9%	23	8.7%
Sold	**14**	32	-56.3%	20	-30.0%
Median Price	**$437,500**	$507,500	-13.8%	$377,500	15.9%

* All Seattle MLS Areas 140, 380, 385, 390, 700, 701, 705, 710
Source NWMLS

Hotel Market

The tourism website *www.visitseattle.org* states that between 2008 and 2016, annual downtown hotel stays jumped by 50± percent, to nearly three million. The result has been a surge in the construction of new hotels Patrick Smyton with *visitseattle.org* states that downtown Seattle's total room count has increased by over 20% since the beginning of 2017, the largest increase since the first tower of the Sheraton opened in 1982.

In a November 2018 Seattle Times article entitled, *"As Seattle Area Keeps Building Hotels, There Soon May Be Too Much Room at the Inn"*, it is stated that, "What makes forecasts so challenging is the complexity of the local hotel market. On the upside, the tech sector is still expanding, which likely signals steady increases in business-related travel. Tourism is on a tear. Case in point: The Port of Seattle expects 216 cruise ships and 1.1 million free-spending passengers to hit the city this year. That's up around 10% from 2017, itself a record year."

Per the Kidder Mathews' 4th quarter 2017 "Hotel Market Review", hotel occupancy rates in the Seattle area were essentially unchanged from the previous year, both within and outside the Seattle metro area. This comes after a very strong year in 2016 with rates at 84% for the upscale tier, which was the highest annual rate in 30 years. This 2017 publication stated that that year would likely mark the peak of the current business cycle for hotel rooms in western Washington; this turned out to be an accurate prediction since hotel occupancy in the Seattle CBD fell to 82.5% in 2018 and is forecast to be 78.0% by year-end 2019.

In their second quarter 2019 report, Kidder Mathews states, "Over the past five years, hotels in downtown Seattle achieved high rates of occupancy and rapid increases in room prices. This positive performance sparked the interest of hotel developers and was the catalyst for several projects. With nearly 2,500 new rooms opened in Seattle in the past 18 months and 1,600 rooms under construction, conditions now appear to be softening. It's safe to expect, based on year-to-date results, that occupancy rates in the downtown core will decline despite continued growth in demand."

Reported in previous Kidder Mathews publications, excluding bed & breakfast inns and older independent motels, the tri-county lodging market of King, Pierce and Snohomish counties now encompasses about 300 properties and 45,000± guest rooms. At year-end 2017, 20 hotels with about 4,550 guest rooms were under construction, with at least as many rooms in additional projects proposed for the region. More than 4,000 rooms opened in 2018 and lower occupancy rates and stagnation in room prices are expected. According to John Gordon, Kidder Mathews' senior vice president, the Seattle area hotel market tends to operate on an 8- to 10-year cycle and that the recent large increase in supply may result in the occupancy rate dropping below 70% "by 2019 or so". Although, he added," The demand for hotels in Seattle is not going down, it's continuing to increase. The market occupancy percentage is simply the ratio of supply and demand. So, we could have demand growing at 5 to 10 percent a year, but if the supply grows by 20 percent then the occupancy percentage will go down."

In a prior edition of their hotel market report, Kidder Mathews stated that 18± hotel properties opened in the Puget Sound region in 2018, five of which are in downtown Seattle. Moxy, a 146-room boutique hotel at 1016 Republican Street, opened in February; the Embassy Suites by Hilton Seattle Downtown Pioneer Square Hotel (advertised as featuring a close-in location near CenturyLink Field, T-Mobile Park, Pioneer Square, the Seattle waterfront and many other

local attractions--one of two towers houses 282 two-room suites, studio suites and luxury penthouse suites while the other tower features a 7,433 SF ballroom, an outdoor event terrace, indoor pool and leased office space) opened in March; The Charter, a boutique hotel with 229 rooms at 1608 2nd Avenue, opened in August, and the Hyatt Regency at 800 Howell Street featuring 1,260 guest rooms, opened in December, representing a total of almost 2,000 new rooms. Additionally, the former Colonnade Hotel building at 107 Pine Street, across from the Pike Place Market, sold in March 2017 for $2.5 million and was completed refurbished and opened in 2018 as a 96-room boutique hotel. Purchased by the California-based hospitality company Paligroup as their first acquisition outside of California, the building was built in 1898; it is both a city landmark and on the National Register of Historic Places.

In an unusual turn of events, a newly completed hotel containing 189 luxury guest rooms and spa designed by the world-class designer Phillippe Starck---occupying 16 floors in the new 660 foot-tall F5 Tower at 801 5th Avenue---is currently for sale. The project's developers are apparently seeking a new owner/operator for the hotel portion of the building. According to the author of a 2017 newspaper article about this hotel published in Seattle's *Daily Journal of Commerce*, a likely buyer is the Equinox Corporation although no sale has been finalized and, therefore, no opening date set.

The second quarter 2019 Kidder Mathews report states, "Even with some new supply, occupancy remains strong in the South Lake Union submarket. Other than Seattle North, where the renovation and rebranding of one hotel may have affected occupancy, peripheral markets reported little change from the prior year. Room prices continue to rise but at a slower pace." Their report goes on to say that, in the first half of 2019, six hotels were completed in the region, two of which are in downtown Seattle. The 142-room boutique Sound Hotel (2116 4th Avenue) opened in February and the 91-room boutique State Hotel (1501 Second Avenue) in March. Citizen M, another boutique hotel with 265 rooms located at 201 Westlake Avenue North, opened for business in September.

For the downtown Seattle properties covered by Kidder Mathews' research, room occupancy averaged 82.5% in 2018 and is forecast to average 78.0% by year end 2019, a decrease of 5.5%. The average daily room rate was $247 in 2018 and is expected to be $253 by year-end 2019, representing a 2.4% increase. Daily revenue per available room (RevPAR) averaged $204 in 2018 and is expected to average $197 by year end 2019 (a decrease of 3.2%).

During the first half of 2019, there were only seven sales of existing hotels in King, Pierce and Snohomish counties at prices over $2 million. The highest price paid was for the Embassy Suites in Bellevue (almost $60 million); the remaining sales involved small and mid-size properties. This recent volume for large transactions is down from 18 sales in the first half of 2017 and 12 in the first half of 2018. For further comparison, there were 23 significant sales of hotels in the Puget Sound region in 2017 at prices of more than $2 million, per Kidder Mathews, excluding national portfolios, resorts and potential tear downs. These included 2,005 guest rooms at an average weighted price per room of $206,906, down 10% from the record average of $228,871/room in 2016. In January 2016, the 120-room Hotel 1000 in downtown Seattle sold for $83.5 million or $695,833/room, which is the highest price ever recorded in this market. In 2017, three of the four sales that occurred at prices over $50 million were in downtown Seattle. The 222-room Hilton Garden Inn (built in 2015, on the

northern edge of the Seattle downtown core) sold for $88 million or just under $400,000 per room; the Pan Pacific (built in 2006 downtown) sold for $79 million or $516,340/room, and the Kimpton Alexis (built in 1904/1982, also downtown) sold for $71.62 million or $591,942/room.

Another look at the downtown Seattle hotel market is provided by the CB Richard Ellis reports called, *"Hotel Horizons"*. Their research universe includes 82 hotel properties, 61 of which are classified as "upper-priced" and the other 21 as "lower-priced". CBRE states that the Seattle CBD is by far the largest submarket in their Puget Sound region (out of a total of six). With a current total of 16,634 rooms, it represents 34% of the total regional number. In the August 2019 issue of *Hotel Horizons*, first quarter 2018 statistics for all hotels are compared with first quarter 2019 as follows: average occupancy rates fell from 75.5% in first quarter 2018 to 71.2% in first quarter 2019 (a 5.8% decrease); average daily room rates fell from $174.97 in first quarter 2018 to $171.27 in first quarter 2019 (a 2.1% decrease), and revenue per available room fell from $132.18 in first quarter 2018 to $121.88 in first quarter 2019 (a 7.8% decrease).

The Seattle Times November 2018 article mentioned above also states that, "With its 1,260 rooms, spacious conference facilities, and proximity to the planned expansion of the Washington State Convention Center, the Hyatt is key to Seattle's ambitions to play in the big leagues of the convention business and bid for massive corporate events that only a handful of American cities can currently handle."

Pages from JLL OFFICE MARKET OVERVIEW Q2_2019

JLL
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ABS VALUATION

01

Q2 2019

Despite new deliveries, overall vacancy across the Puget Sound remains low at 9.6 percent

Despite 3.8 million square feet delivering in the first half of the year, the Puget Sound's construction pipeline remains among the most active in the country, with an additional 14.4 million square feet currently under development. A majority of these developments are located in prime submarkets where leasing activity has been robust. As a result, preleasing at many of these developments has been active with most buildings delivering fully leased. Space options are limited for tenants looking for large blocks of space, particularly among Class A product where vacancy rates remain in the single digits.

Puget Sound office market overview

The Seattle/Puget Sound office market saw vacancy increase 40 basis points over the course of the second quarter to 9.6 percent. This was primarily driven by a number of assets that delivered but although mostly leased, were not yet occupied. Despite this statistical increase in vacancy, fundamentals remain strong and we expect vacancy to decrease significantly over the near-term as tenants begin to occupy newly-constructed space. Competition for high-quality space remains robust with technology and coworking firms remaining the two strongest drivers of demand for office space in the Puget Sound. This demand for office space is driving rents up for high-quality product. Asking rates for select space in trophy assets have now reached $85.00 per square foot, fully serviced.

Several large leases by technology firms for space in buildings that are currently under construction have contributed to significant preleasing activity over the past 9 months. The current development pipeline across both Downtown Seattle and the Eastside is now 60% pre-leased, and interest in what is still available remains high. With a number of large requirements still in the market, we expect the majority of what is under construction to be fully preleased by the date of delivery.

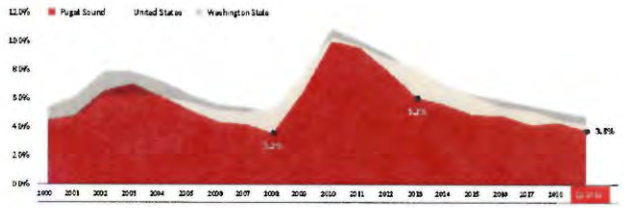
Institutional capital remains bullish on Seattle office fundamentals, driving near-record transaction activity for office product across the Puget Sound. Through the first two quarters, transaction volume was $4.5 billion, and it is on pace to exceed $7.0 billion by year-end. This would mark a cyclical peak in transaction volume for the Puget Sound.

JLL • Seattle-Bellevue Office Market Overview • Q2 2019

Puget Sound office market overview

Puget Sound office market overview

Unemployment rate 2000-Q2 2019



Employment growth and current unemployment

Puget Sound	Washington State	United States
2.5% Employment growth over the past 12 months	2.4% Employment growth over the past 12 months	1.6% Employment growth over the past 12 months
3.9% Unemployment current	4.7% Unemployment current	3.6% Unemployment current

JLL • Seattle-Bellevue Office Market Overview • Q2 2019

Puget Sound office market overview

West Coast office market overview

Market	Inventory	YTD 2019 net absorption	Total vacancy	Average gross asking rent/sf	Under development
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Seattle/Puget Sound	98,214,318 (#2)	1,078,551 (#1)	5.63% (#2)	$42.62 (#6)	4,374,739 (#1)
Orange County	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
San Diego	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
San Francisco	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Silicon Valley	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Portland	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Oakland East Bay	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Sacramento	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
San Francisco Peninsula	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
North San Francisco Bay	[illegible]	[illegible]	[illegible]	[illegible]	0
West Coast	**820,826,432**	**6,561,568**	**11.7%**	**$42.87**	**26,168,943**

[illegible]

ABS VALUATION

02

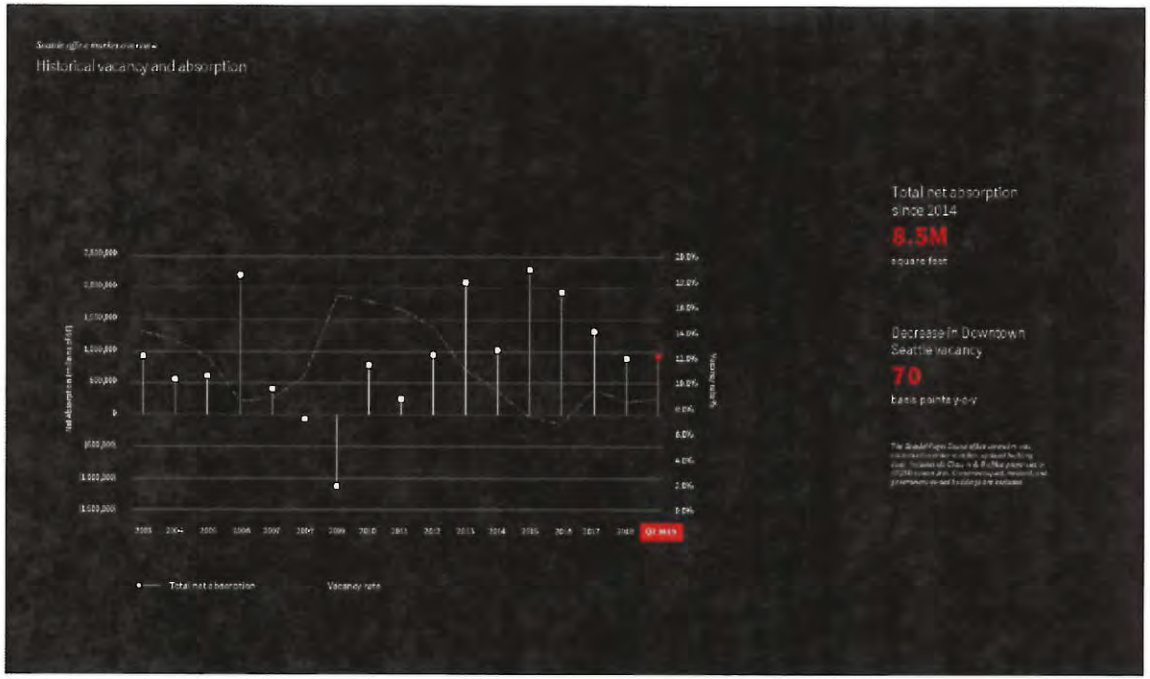
Seattle office market overview

Despite a wave of significant deliveries, availability of large blocks of office space remains limited

Robust leasing activity has translated into diminishing availability along with increases in rental rates. Large technology users continue to prelease space that is under construction, limiting options for small to mid-sized tenants that are currently or soon to be in the market. Halfway through the year, sales volume reached $4.6 billion as investors remain bullish on market fundamentals.

JLL - Seattle-Bellevue Office Market Overview - Q2 2019

10


Historical vacancy and absorption
Total net absorption since 2014
8.5M
square feet
Decrease in Downtown Seattle vacancy
70
basis points y-o-y
Total net absorption
Vacancy rate

Market analytics
Q2 major lease transactions (partial list)
Undisclosed Tenant
HIGHSPOT
Leafly
90point6
Accolade
ASSURANCE
Schwabe

Seattle office market overview

Under construction

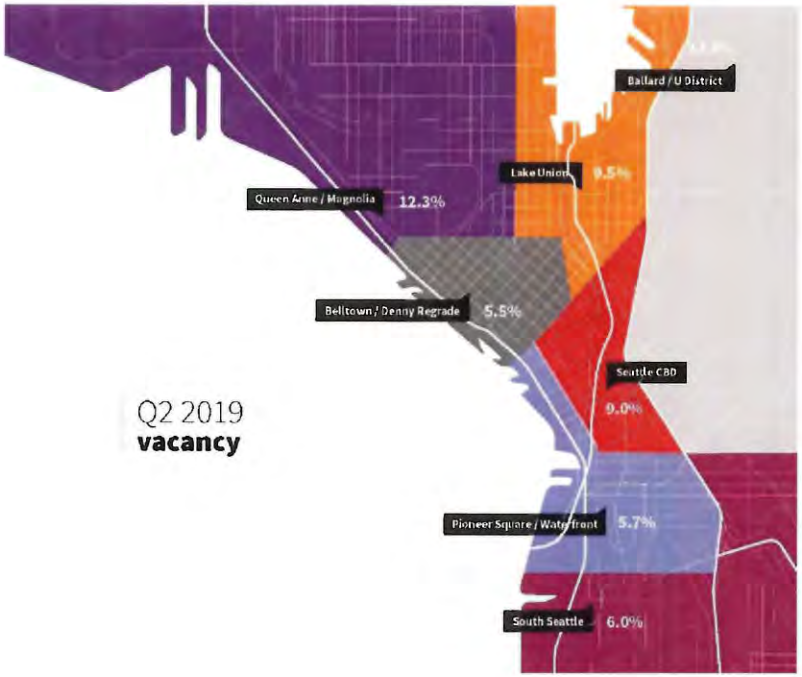
JLL - Seattle-Bellevue Office Market Overview - Q2 2015

Seattle office market overview

Office statistics and submarket map

Submarket	Market size SF*	Q2 2019 vacancy	Q2 2018 vacancy	Avg FS asking rate Class A & B $/SF	YTD 2019 total absorption	2018 total absorption	2017 total absorption
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible] Waterfront	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible] Regrade	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Queen Anne / Magnolia	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
South Seattle	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Market Totals	**55,455,479**	**8.8%**	**9.5%**	**$48.52**	**355,444**	**875,189**	**1,309,923**

[illegible] - source: [illegible] - Q2 2019



Seattle office market overview

Tenants in the market

Office demand for quality space remains relatively competitive, with co-prevailing [illegible]

Technology users will continue to drive the market as tenants increasingly view Seattle as an attractive location to hire top-tier engineering talent.

99 [illegible]

3.1M [illegible]

2.0M [illegible]

Large blocks of space overview

Downtown Seattle 100,000+ sf

Q2 2019	[illegible] Under renovation	→	4
[illegible]	[illegible] Under renovation	→	4
[illegible]	[illegible] Under construction	→	3

[illegible]

Seattle office market overview

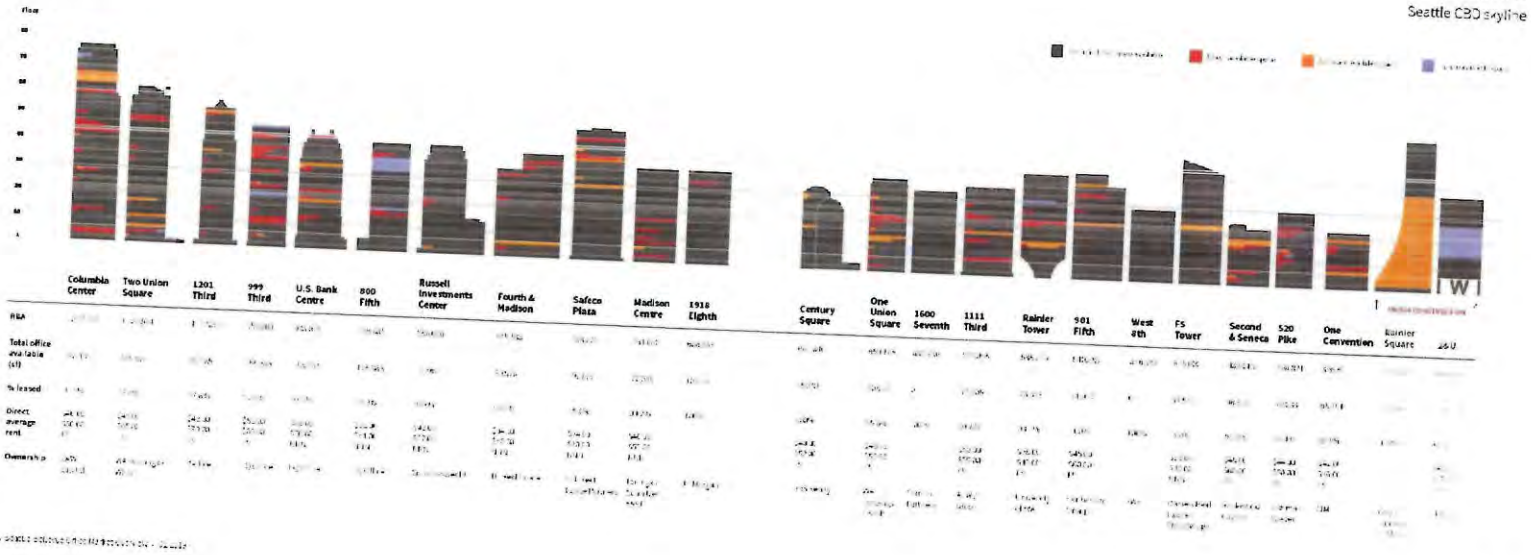
Major tenants in the market

100,000 sf +	50,000 - 99,999 sf	30,000 - 49,999 sf
qualtrics	[illegible]	[illegible]
[illegible] 505 First [illegible] 220,000 - 300,000 sf [illegible] 2019	[illegible] 1918 Eighth [illegible] 50,000 sf [illegible] 2019	[illegible] 1918 Eighth [illegible] 30,000 - 35,000 sf [illegible] 2020
[illegible]	UBER	PMI
[illegible] 505 First [illegible] 240,000 - 250,000 sf [illegible] 2019+	[illegible] Second & Seneca [illegible] 50,000 sf [illegible] 2021	[illegible] Viewpoint Building [illegible] 30,000 - 35,000 sf [illegible] 2021
stripe	[illegible]	splunk>
[illegible] Madison Centre [illegible] 100,000 - 300,000 sf [illegible] 2019-2020	[illegible] 5th & Olive [illegible] 70,000 sf [illegible] 2021	[illegible] Met Park [illegible] 30,000 - 35,000 sf [illegible] Q1 2020

[illegible]

Seattle office market overview

Seattle CBD skyline



Seattle office market overview

Seattle CBD skyline

Qualifications of Robert J. Macaulay, MAI

Principal
ABS Valuation

Education
Bachelor of Arts in Economics, Washington State University, 1983.

Professional Education
Appraisal Courses: All appraisal courses required for MAI designation.

Seminars and Continuing Education
30+ hours per year

Professional Affiliations
Member, Appraisal Institute. Received MAI Designation in 1995. (Member No. 10,712)
Approved Appraiser and Review Appraiser, Washington State Department of Transportation
Member, International Right-of-Way Association
Past Board of Trustees - Washington Center for Real Estate Research

Appraisal Experience
Principal with ABS Valuation (*Macaulay & Associates merged with ABS Valuation in 2015).* Appraisal assignments include a wide variety of commercial, industrial and residential properties for financial institutions, governmental entities, law firms, corporations and private individuals. Examples include office buildings, retail shopping centers, multifamily residential complexes, industrial warehouses, restaurants, retail stores, mobile home parks, service stations, single family subdivisions and special purpose properties. Other valuation assignments cover rental valuations, partial interest studies (leasehold/leased fee estates), waterfront commercial and industrial properties for various port authorities, together with remote large acreage agricultural and forest land.

One of Mr. Macaulay's specialties in which he has extensive knowledge and over 30 years of experience with is Local improvement district (LID) special benefit and feasibility study analysis. Robert's (LID) special benefit and feasibility study experience includes a variety of road improvement, utility and other infrastructure projects. Special benefit and economic feasibility studies have been completed for the cities of Seattle, Bellevue, Bellingham, Everett, Tukwila, Issaquah, Sumner, Pacific, Port Townsend, Vancouver, Burien, Ferndale, Freeland, Kent, Lynnwood, Ocean Shores, Clallam County, Skagit County and Jefferson County. Other examples of current or recently completed projects (2010-2017) include special benefit and feasibility studies for the cities of Bellevue, Edgewood, Freeland, Kent, Lynnwood, Tukwila, Longview, Marysville and Tacoma. Additional project details will be provided upon request.

Testified in various cases in King, Snohomish and Skagit counties, together with presentations at LID hearings on preliminary and final assessment rolls. Qualified as expert witness in the states of Washington and Montana.

State Certification Number - General: 1100517 **Expiration:** 10/10/21

Robert J. Macaulay - LID Projects

LID Experience Table

Year	Project
2018 to 2019	Chapel Hill Road final special benefit/assessment study, Pasco
2015 to 2019	Feasibility study through formation and special benefit study Waterfront Seattle LID, City of Seattle
2018	Feasibility study of Riverpoint, City of Everett
2017	Preliminary special benefit study, Beech Street Road Extension, City of Longview
2016	LUD preliminary and final special benefit studies, water improvement projects throughout Skagit County
2016	Special benefit and assessment amounts for 17 tax parcels under six ownerships, ULID No. 6, City of North Bend
2015	Special benefit feasibility study, Broadway Streetcar Expansion Project, City of Seattle
2014	Feasibility study for proposed Waterfront project, City of Vancouver
2012	Special benefit study for 6 LID projects - Point Ruston Planned Development LID, City of Tacoma and Town of Ruston
2012	Kent LID No. 363 special benefits study - final assessment roll, City of Kent
2012	Klickitat/South Center Access Improvement LID, City of Tukwila
2012	Preliminary special benefit proportionate assessment study - Driftwood Beach Sewer Special Benefit analysis, City of Oak Harbor
2012	Final special benefit study for road improvements, Kent LID No. 363, Kent
2012	Irondale/Port Hadlock Urban Growth Area-Wastewater Facility Special Benefit Feasibility Analysis, Jefferson Co.
2011	Formation special benefit study for proposed sanitary sewer system for Whidbey Island community of Freeland; Freeland Water and Sewer District
2011 to 2014	Formation special benefit study for sewer infrastructure along Meridian Avenue; City of Edgewood
2010	Final special benefit study for road improvements throughout the entire city; City of Ocean Shores
2010	Formation special benefit study for proposed NE 4th Street improvements; City of Bellevue
2010	Special benefit study for construction of a roundabout; City of Issaquah
2009	Feasibility study for proposed NE 4th Street improvements; City of Bellevue
2009	Feasibility study for proposed light rail tunnel; City of Bellevue
2009	Formation special benefit study for road improvements in the Valentine Avenue /136th Avenue corridor in the cities of Pacific and Sumner; City of Pacific
2009	Feasibility and formation special benefit study for road improvements near the Westfield Southcenter regional shopping mall; City of Tukwila
2006 to 2009	Formation special benefit study for proposed I-5 overpass; City of Marysville
2009	Feasibility study and boundary recommendation for NE 4th Street improvements; City of Bellevue
2009	Formation special benefit study for the Oyehut area of Grays Harbor County; City of Ocean Shores
2008	Feasibility study for hypothetical subdivision of city-owned golf course; City of Maple Valley
2008	Feasibility study and boundary recommendation for 204th Street SW improvements; City of Lynnwood
2008	Feasibility study for possible ULID formation; Valley View Sewer District
2008	Feasibility study and boundary recommendation for 1st Ave. So. improvements; City of Burien
2008	Samish River Park, formation special benefit study; Skagit Co. PUD No. 1
2008	Marblemount LUD final special benefit study; Skagit Co. PUD No. 1
2008	Feasibility study for Valentine Avenue improvements; City of Pacific
2008	Draft feasibility study for road improvements; City of Port Townsend
2007	Feasibility study for road improvements; City of Ferndale
2007	Feasibility study for sanitary sewer system for community of Freeland on Whidbey Island; Freeland Water and Sewer District
2007	Feasibility study for road improvements; City of Kent
2007	Feasibility study for road improvements throughout the entire city; City of Ocean Shores
2006	Feasibility study for road improvements; City of Lynnwood
2006	Feasibility study for road improvements and utilities; City of Ferndale
2006	Proposed Killion Road LID; City of Yelm
2005	Feasibility study for road improvements; City of Tukwila
2005	Final special benefit study for ULID No. 13; Lake Stevens Sewer District
2005	Feasibility study for proposed road improvement LID project; City of Covington
2004	106th Street SE road improvement LID; City of Everett
2004	Preliminary ULID special benefit study; City of Lake Stevens
2004	Feasibility study for proposed road improvement LID; City of Port Townsend
2004	Feasibility study for proposed St Helens area road improvement LID; City of Tacoma
2004	Feasibility study for proposed sewer line extension project in Gorst; Kitsap County Public Works

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
FILE# CWF-0336, et al.
AD

MEMORANDUM

ch2m

Waterfront Seattle – Waterfront Park Improvements 30% SD Update

TO:	Mike Colyn, PB
COPIES:	Craig Lenhart/SEA
FROM:	Ben Kamph/SEA
DATE:	April 7, 2017
PROJECT NUMBER:	412009

Purpose and Objective:

This is an updated Class 3 cost estimate for the Waterfront Park Improvements. This project is located along the waterfront in downtown Seattle and is a component within the greater Waterfront Seattle Program. The project has undergone minor changes since the 2014 30% design and cost estimate were previously issued.

The estimate is classified as a Class 3 estimate as defined by the Association for the Advancement of Cost Engineering International (AACE). Refer to Appendix E more definition. The estimating accuracy for a 30% design level is in the range of -10% to +15% as described on the chart and table attached.

TABLE 1.1 – WATERFRONT PARK IMPROVEMENTS, 30% PSD (2017):

Low Range	ESTIMATE RANGE	High Range
-20%	Total	+30%
$ 22,805,000	**$ 29,785,000**	$ 37,058,000

The following table represents the cost of this project in 2014, for comparison purposes:

TABLE 1.2 – WATERFRONT PARK IMPROVEMENTS, 30% PSD (2014)*:

Low Range	ESTIMATE RANGE	High Range
-20%	Total	+30%
$ 25,079,000	**$ 27,972,765**	$ 40,753,000

Changes from prior estimate:

This estimate is $29.8M compared to the 2014 estimate of $27.9M. The exact numbers and low/high ranges are further described in the analysis. It's noteworthy that the current estimate captures both escalation from passage of time and design changes. The design changes that are cost drivers include:

- Seat Walls; $91,200
- Lawn – lightweight fill, soil, & planting; $187,627
- Fitzgerald fountain – remove, restore, & reinstall; $139,000
- Equipment vault for Fitzgerald fountain; $316,000
- Children's play area; $100,000
- Delete Fog Trough; <$45,000>
- Delete Collection Trough; <$69,000>

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Key Assumptions:

- The estimate is based on 30% Submittal drawings dated January 2014, and Value Engineering, as well as the 2015 JCFO schematic which added the Fitzgerald fountain, lawn and walls, and the children's play area.
- The method of procurement will be a traditional design-bid-build project.
- General Conditions consist of the contractor's mobilization, temporary facilities, staff & supervision, insurances, and other miscellaneous costs not directly attributable to field construction. This is estimated at 10% of the construction total.
- Existing timber piles are assumed to be fully extracted.
- The existing wood pier is assumed to be creosote treated, and disposal of material accordingly at Republic Services as "Special Waste."
- The Waterfront Park pier improvements include piles and precast structural elements, as well as cast-in-place concrete elements like the closure pours, edge beams, and topping slab.
- 36 inch steel piles for the pier average 119.5 feet in depth.
- 24 inch steel piles for the equipment vault and water holding tank average 50.0 feet in depth.
- Type 1 & 2 Railing top rail is cumaru wood.
- Maintenance of Traffic Control, including flaggers is based on a 1.25% allowance of the construction total.
- Survey is based on 0.75% allowance of the construction total.
- Markups (included in construction totals) are:
    - Overhead & Profit: 15.0 %
    - Bond: 1.2 %
    - Design Allowance: 30.0 %
    - Sales Tax: 10.1 %

Key Exclusions:

This estimate does not include:

- Access restrictions.
- Escalation to year-of-expenditure.
- Hazardous or contaminated material disposal.
- Owner soft costs, including design, services, and construction management.
- Art features are Not In Contract (NIC).
- Construction Contingency (Change Order Contingency).

Summary Statement:

The Waterfront Park (formerly Union Street Pier) is a complete pier rebuild (~43,300 sf). The design has been adjusted to accommodate a range of active and passive recreational uses, as detailed in the Schematic Design (SD) Report for the Public Piers (separate report). The program and character is inspired by its visual connectivity to Elliott Bay, the Puget Sound and its associated connectivity to the Washington coastline.

The replacement of the existing Waterfront Park, with a new public pier, provides a new footprint to the current Waterfront Park. The larger pier footprint emphasizes the new unified open space that is continuous with the upland promenade.

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The pier will also serve as a terminus to Union Street, a major east-west connection on the program. This street is a high traffic pedestrian connection between the central business district, downtown and the waterfront.

Follow-up:

We are available for follow-up discussions and further explanation as necessary.

Methodology:

Cost-based estimate methods do not rely on historical bid data, but rather an item or set of items, the contractor's cost for labor, equipment, materials and specialty subcontractor effort (if appropriate) needed to complete the work. This is sometimes called a "bottom-up estimate". A reasonable amount for contractor overhead and profit is then added. This method is preferable on unique projects or where geographical influences, market factors and volatility of material prices can cause the use of historical bid-based methods to be unreliable. Also, since contractors generally use a cost-based estimating approach to prepare bids, this method can provide more accurate and defensible costs to support the decision for contract award/rejection and to support any future price negotiations with the contractor after contract award.

The following list is a summary of the various cost resources used in the development of this cost estimate: R.S. Means, CH2M Hill Historical Data, Cost Data Online, and Estimator Judgment.

As with all estimates it represents a snapshot in time of what is known about the project and expected to occur. The commodities and energy markets are extremely active at this point in time. Changes in either will have dramatic affects to this estimate. Therefore, this estimate should be viewed in that light. If more than 90 days have passed, or there have been significant changes in the commodity markets, this estimate should be updated and reevaluated.

Disclaimer:

The opinions of cost (estimates) shown, and any resulting conclusions on project financial or economic feasibility or funding requirements, have been prepared for guidance in project evaluation and implementation from the information available at the time the opinion was prepared. The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule, continuity of personnel and engineering, and other variable factors. The recent increases or decreases in material pricing may have a significant impact which is not predictable and careful review or consideration must be used in evaluation of material prices. As a result, the final project costs will vary from the opinions of cost presented herein. Because of these factors, project feasibility, benefit/cost ratios, risks, and funding needs must be carefully reviewed prior to making specific financial decisions or establishing project budgets to help ensure proper project evaluation and adequate funding.

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Appendix A: Bid Tabulation Report

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04/06/2017 18:06
17-014A Waterfront Park Improvements 30% SD
*** Ben Kamph

BID TOTALS

Biditem	Description	Quantity	Units	Unit Price	Bid Total
	DEMOLITION EXISTING PIER				
10	DEMOLISH EXISTING PIER SUPERSTRUCTURE	43,263.000	SF	25.00	1,081,575.00
20	REMOVE EXISTING PIER PILES	500.000	EA	825.00	412,500.00
	NEW UNION STREET PIER				
40	STEEL PIPE PILES, 36" DIA.	17,089.000	FT	541.00	9,245,149.00
110	PRE-CAST CONCRETE PILE CAPS	2,015.000	CY	1,090.00	2,196,350.00
160	PRE-CAST CONCRETE PANELS	1,338.000	CY	1,815.00	2,428,470.00
210	TOPPING SLAB	401.000	CY	1,990.00	797,990.00
240	MOVEMENT JOINT PLATE, SSD	500.000	FT	491.00	245,500.00
260	CAST-IN-PLACE CONCRETE (LIGHTWEIGHT CO	533.000	CY	744.00	396,552.00
300	CAST-IN-PLACE EQUIPMENT VAULT	541.000	CY	772.00	417,652.00
340	CAST-IN-PLACE WATER HOLDING TANK	141.000	CY	868.00	122,388.00
380	CAST-IN-PLACE JET TROUGHS	13.000	CY	1,155.00	15,015.00
420	CAST-IN-PLACE "SURGE" DISCHARGE TROUGH	106.000	FT	805.00	85,330.00
440	STEEL PIPE PILES, 24" DIA. AT EQUIPMENT VA	200.000	FT	259.00	51,800.00
500	STEEL PIPE PILES, 24" DIA. AT WATER HOLDIN	500.000	FT	259.00	129,500.00
	ARCHITECTURAL FINISHES				
570	EQUIPMENT VAULT	1.000	LS	237,000.00	237,000.00
620	WATER HOLDING TANK	1.000	LS	201,000.00	201,000.00
680	JET TROUGHS	1.000	LS	640,000.00	640,000.00
780	PARK FURNITURE	1.000	LS	247,000.00	247,000.00
830	RAILING	350.000	FT	497.00	173,950.00
860	LIGHTING	1,277.000	EA	295.00	376,715.00
	ELECTRICAL / MECHANICAL				
930	ELECTRICAL WORKS	1.000	LS	127,000.00	127,000.00
970	MECHANICAL WORKS	1.000	LS	442,000.00	442,000.00
	MISCELLANEOUS ADDS				
990	SEAT WALLS SUROUNDING LAWN	480.000	LF	190.00	91,200.00
1000	LAWN - LIGHT WEIGHT FILL, SOIL, PLANTING	5,071.000	SF	37.00	187,627.00
1010	FITZGERALD FOUNTAIN REMOVE, RESTORE, R	1.000	LS	139,000.00	139,000.00
1020	EQUIPMENT VAULT FOR FITZGERALD FOUNTA	1.000	LS	316,000.00	316,000.00
1030	CHILDREN'S PLAY AREA	1.000	LS	100,000.00	100,000.00
	CONSTRUCTION SUBTOTAL				$20,904,263.00
2000	SALES TAX (10.3%)	1.000	LS	2,153,139.00	2,153,139.00
3000	DESIGN CONTINGENCY (30%)	1.000	LS	6,917,221.00	6,917,221.00
	Bid Total ========>				$29,974,623.00

**Notes:

Appendix B: Estimate Recap Report

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Estimate Recap Report

Project Information

Estimate: 17-014A - Waterfront Park Improvements 30% SD
Project: -
Estimator In Charge: -
Owner: -
Engineer: -
Related Estimate: -

Bid Date: -
Review Date: -
Job Duration: 0 months
State: -
Estimate Type: -

Estimate Summary

	On Takeoff Quantities	%	On Bid Quantities	%
Direct Cost	16,454,297	55.24%	16,454,297	55.24%
Indirect Cost	0	0.00%	0	0.00%
Addons	1,974,516	6.61%		
Bond	358,332	1.20%		
Pass Through Cost	8,980,529	30.15%		
Direct Markup	2,093,300	7.03%		
Indirect Markup	0	0.00%		
Markup Addons	0	0.00%		
+ / - Adjustments			0	
Pass Through Adjustment			0	
Unbalancing Difference			-76,003	-0.26%
Rounding Difference			-178	
Desired Bid			20,872,583.00	
Final Bid Total	29,784,792.00	100.00%	29,784,792.00	100.00%
Final Markup (% Based on Cost)	2,017,119	10.74%	2,017,119	10.74%

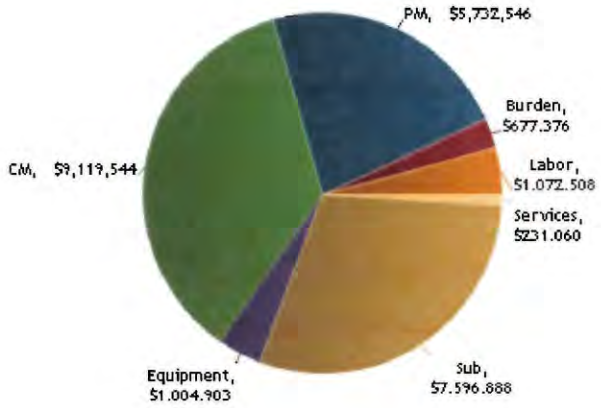
Other Totals

Total Sales Tax	$0
Total Escalation	$0
Labor % of Job Cost	6.30 %
Equipment % of Job Cost	3.62 %

Burden % of Direct Labor	38.71 %
Burden % of Indirect Labor	0.00 %
EOE % of Equipment	48.39 %
Current Minority %	0.00 %

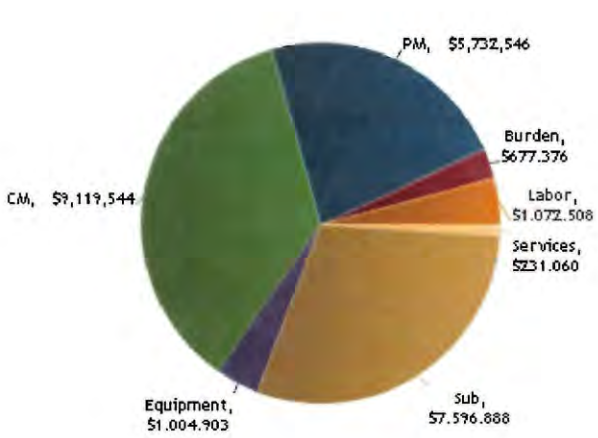
Totals by Cost Type - Bid Quantities

	Direct	Indirect	Total	% of Total
Base Labor	1,072,508	0	1,072,508	4.22%
Burden	677,376	0	677,376	2.66%
Total Labor	**1,749,884**	**0**	**1,749,884**	**6.88%**
Inside Equipment	518,649	0	518,649	2.04%
Outside Equipment	0	0	0	0.00%
EOE	486,254	0	486,254	1.91%
Total Equipment	**1,004,903**	**0**	**1,004,903**	**3.95%**
Permanent Materials	5,732,546	0	5,732,546	22.54%
Construction Materials	9,119,544	0	9,119,544	35.85%
Subcontractors	7,596,888	0	7,596,888	29.87%
Services	231,060	0	231,060	0.91%
Design	0	0	0	0.00%
Quality	0	0	0	0.00%
Totals	**25,434,826**	**0**	**25,434,826**	**100.00%**



Totals by Cost Type - Takeoff Quantities

	Direct	Indirect	Total	% of Total
Base Labor	1,072,508	0	1,072,508	4.22%
Burden	677,376	0	677,376	2.66%
Total Labor	**1,749,884**	**0**	**1,749,884**	**6.88%**
Inside Equipment	518,649	0	518,649	2.04%
Outside Equipment	0	0	0	0.00%
EOE	486,254	0	486,254	1.91%
Total Equipment	**1,004,903**	**0**	**1,004,903**	**3.95%**
Permanent Materials	5,732,546	0	5,732,546	22.54%
Construction Materials	9,119,544	0	9,119,544	35.85%
Subcontractors	7,596,888	0	7,596,888	29.87%
Services	231,060	0	231,060	0.91%
Design	0	0	0	0.00%
Quality	0	0	0	0.00%
Totals	**25,434,826**	**0**	**25,434,826**	**100.00%**



Sales Tax Summary

	Setup Tax %	Average Tax %	Total Taxes
Permanent Materials	0.00%	0.00%	0
Construction Materials	0.00%	0.00%	0
Inside Equipment	0.00%	0.00%	0
Outside Equipment	0.00%	0.00%	0
EOE	0.00%	0.00%	0
Subcontractors	0.00%	0.00%	0
Services	0.00%	0.00%	0
Design	0.00%	0.00%	0
Quality	0.00%	0.00%	0
Total Tax			0

Escalation Summary

	Average Escalation %	Total Escalation
Labor	0.00%	0
Inside Equipment	0.00%	0
Outside Equipment	0.00%	0
EOE	0.00%	0
Permanent Materials	0.00%	0
Construction Materials	0.00%	0
Subcontractors	0.00%	0
Services	0.00%	0
Design	0.00%	0
Quality	0.00%	0
Total Escalation		0

Labor Summary

	Direct	Indirect	Total
Hourly Labor (MH, MHS, MHR, MHRS)			
Manhours	29,769	0	29,769
Base Labor	1,072,508	0	1,072,508
Burden (Amount, % of Base Labor)	677,376	0	677,376
Premium	0	0	0
Total Labor	1,749,884	0	1,749,884
Daily Labor (DAY, DAYS, DY, DYS)			
None	0	0	0
Weekly Labor (WK, WKS, WEEK)			
None	0	0	0
Monthly Labor (MO, MON, MNTH, MMO, MMOS)			
None	0	0	0

Summary IS Current **Last run 4/6/2017 5:34:00 PM**

Balanced Markup Calculation

Spread IS Current **Last run 4/6/2017 5:34:00 PM**

	Cost	Markup %	Markup $
Labor	1,072,508	15.00%	160,876
Burden	677,376	15.00%	101,606
Permanent Materials	5,732,546	15.00%	859,882
Construction Materials	239,015	15.00%	35,852
Inside Equipment	518,649	15.00%	77,797
Outside Equipment	0	15.00%	0
EOE	486,254	15.00%	72,938
Subcontractors	7,496,888	10.00%	749,689
Services	231,060	15.00%	34,659
Design	0	20.00%	0
Quality	0	20.00%	0
Overrides	8,980,529	0.00%	0
Total	**25,434,826**	**8.23%**	**2,093,300**

Addons, Bond and Markup Summary Dependent on Bid Summary

	Total	%
Cost Addons		
General Conditions	1,645,430	5.52 %
Traffic Control & Maintenanc	205,679	0.69 %
Survey	123,407	0.41 %
Bond		
Bond	358,332	1.20 %
Markup		
Resource Markup	2,093,300	7.03 %
Total Markup	2,093,300	7.03 %
Markup, Addons, and Bond Total	**4,426,147**	**14.86 %**

Key Indicators Dependent on Bid Summary

	Result	Formula
% Labor w.r.t. Total Cost	6.30%	Total Labor / Total Cost
% Markup on Labor	115.27%	Actual Markup By Bid Qty / Total Labor
% Markup on Lab && Eqp	73.22%	Actual Markup By Bid Qty / Total Labor + Equip $
% Direct / Indirect WrkHrs	0.00%	Direct Manhours / Indirect Manhours
Indirect Cost / Direct Cost	0.00%	Indirect Cost / Direct Cost
% Subs on Total Bid	25.51%	Total Subcontractors / Bid Total
% Sub on Total Cost	27.36%	Total Subcontractors / Total Cost
% Labor on Total Cost	0.06	Total Labor / Total Cost
% PM on Total Cost	0.21	Total Permanent Materials / Total Cost
% Equip on Total Cost	0.04	Total Equipment / Total Cost

Estimate Notes

```
Estimate created on: 05/19/2016 by User#: 658 - Ben Kamph
Source estimate used: Y:\TBG-ENGI\EST\16-050B

**********Estimate created on: 05/19/2016 by User#: 658 - Ben Kamph
Source estimate used: Y:\TBG-ENGI\EST\16-050G

**********Estimate created on: 05/19/2016 by User#: 658 - Ben Kamph
Source estimate used: Y:\TBG-ENGI\EST\16-050B
```

Appendix C: Direct Cost Report

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Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 10				Land Item	SCHEDULE: 1 100						BKA
Description = DEMOLISH EXISTING PIER SUPERSTRUCTURE				Unit = SF	Takeoff Quan: 43,263.000			Engr Quan: 43,263.000			
207880	Remove Existing Pier Deck				Quan: 43,263.00 SF	Hrs/Shft: 8.00	Cal: 508	WC: CCISP			
DEMO1	Concrete Pavement Demo		528.00	CH	Prod: 81.9375 UH		Lab Pcs: 8.00		Eqp Pcs: 7.00		
8COMPR06	Compressor 375 CFM 115	1.00	528.00 HR		19.488			10,290			10,290
8EXC330	Excavator Cat 336D L 1	2.00	1,056.00 HR		92.168			97,329			97,329
8GEN100	Generator 100 KW	1.00	528.00 HR		33.635			17,759			17,759
8LDRW966	Loader Cat 966H 5.5CY	1.00	528.00 HR		71.904			37,965			37,965
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	528.00 HR		13.195			6,967			6,967
8WELD400	Welder 400 AMP	1.00	528.00 HR		7.629			4,028			4,028
LA04	Laborer-Power Tools	4.00	2,112.00 MH *		51.700	109,190					109,190
OP00	Op Grade Foreman	1.00	528.00 MH *		74.517	39,345					39,345
OP09	Op Backhoe < 3Y	2.00	1,056.00 MH *		67.559	71,342					71,342
OP11	Op Loader <6Y	1.00	528.00 MH *		68.122	35,968					35,968
$430,183.53	0.0976 MH/SF		4,224.00 MH		[3.598]	255,845			174,339		430,184
81.9375 Units/Hr *	10.2422 Unit/MH		66.0000 Shifts			5.91			4.03		9.94
207900	Haul to Waste				Quan: 2,083.00 TCY	Hrs/Shft: 8.00	Cal: 508	WC: CCISP			
31DFBLDCY	Bldg Debris Dump Fee cy	1.00	52.22 LD		250.000			13,055			13,055
5TRKLB50	Trucking - Low Bed 50T	1.00	52.22 LD		450.000			23,499			23,499
$36,554.00					[ ]			36,554			36,554
								17.55			17.55
207980	Remove Waterfront Park Surface Features				Quan: 1.00 LS	Hrs/Shft: 8.00	Cal: 508	WC: CCISP			
DEMO2	Barrier Rail Demo		640.00	CH	Prod: 80.0000 S		Lab Pcs: 4.00		Eqp Pcs: 3.00		
31DFCOCY	Conc Dump Fee - cy	1.00	320.00 CY		25.000			8,000			8,000
5TRKTD	Trucking - Tandem Dump	1.00	640.00 HR		120.000			76,800			76,800
8DEMO11	Exc Cat 336 D L W/Shea	1.00	640.00 HR		109.358				69,989		69,989
8LDRW966	Loader Cat 966H 5.5CY	1.00	640.00 HR		71.904				46,019		46,019
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	640.00 HR		13.195				8,445		8,445
LA04	Laborer-Power Tools	1.00	640.00 MH *		51.700	33,088					33,088
OP00	Op Grade Foreman	1.00	640.00 MH *		74.517	47,691					47,691
OP09	Op Backhoe < 3Y	1.00	640.00 MH *		67.559	43,238					43,238
OP11	Op Loader <6Y	1.00	640.00 MH *		68.122	43,598					43,598
$376,866.67	2,560.0000 MH/LS		2,560.00 MH		[100128]	167,614		84,800	124,452		376,867
0.0016 Units/Hr	0.0004 Unit/MH		80.0000 Shifts	*		167,614.19		84,800.00	124,452.48		376,866.67
=====> Item Totals:	10 - DEMOLISH EXISTING PIER SUPERSTRUCTURE										
$843,604.20	0.1568 MH/SF		6,784.00 MH		[5.912]	423,459		121,354	298,791		843,604
19.499	43263 SF					9.79		2.81	6.91		19.50
BID ITEM = 20				Land Item	SCHEDULE: 1 100						BKA
Description = REMOVE EXISTING PIER PILES				Unit = EA	Takeoff Quan: 500.000			Engr Quan: 500.000			
207890	Extract Existing Pier Piles				Quan: 500.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: CCISP			
PILE3	Pile Driving Vibro Hammer		333.33	CH	Prod: 0.6667 HU		Lab Pcs: 7.00		Eqp Pcs: 7.00		
8CRANEC036	Crane Terex HC60 - 60t	1.00	333.34 HR		75.659			25,220			25,220
8CRANEC200	Crane Manitowoc 777 20	1.00	333.34 HR		175.725			58,576			58,576
8GEN010	Generator 10 KW	1.00	333.34 HR		6.137			2,046			2,046
8MARINEJ22	Matl Barge 80' x 30'	1.00	333.34 HR		85.000			28,334			28,334
8MARINEK04	Deck Barge 190' x 54'	1.00	333.34 HR		65.000			21,667			21,667
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	333.34 HR		13.195			4,398			4,398

Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 20				Land Item	SCHEDULE: 1 100						BKA
Description =	REMOVE EXISTING PIER PILES			Unit =	EA	Takeoff Quan:	500.000		Engr Quan:		500.000
8WELD300	Welder 300 AMP	1.00	333.34	HR	3.657				1,219		1,219
OP05	Op Crane >100T	1.00	333.34	MH *	70.262	23,421					23,421
OP06	Op Crane < 100T	1.00	333.34	MH *	69.511	23,171					23,171
PB01	Pile Buck Foreman	1.00	333.34	MH *	60.268	20,090					20,090
PB02	Pile Buck Journeyman	4.00	1,333.34	MH *	55.262	73,683					73,683
$281,824.94	4.6667 MH/EA		2,333.36	MH	[167.209]	140,365			141,460		281,825
1.5000 Units/Hr	0.2143 Unit/MH		41.6663	Shifts		280.73			282.92		563.65
207900	Haul to Waste			Quan:	2,553.00 TCY	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
31DFBLDCY	Bldg Debris Dump Fee-cy	1.00	64.00	LD	250.000			16,000			16,000
5TRKLB50	Trucking - Low Bed 50T	1.00	64.00	LD	450.000			28,800			28,800
$44,800.00					[ ]			44,800			44,800
								17.55			17.55
=====> Item Totals:	20 - REMOVE EXISTING PIER PILES										
$326,624.94	4.6667 MH/EA		2,333.36	MH	[167.209]	140,365		44,800	141,460		326,625
653.250	500 EA					280.73		89.60	282.92		653.25
PARENT ITEM = 40											BKA
Description =	STEEL PIPE PILES, 36" DIA.			Unit =	FT	Takeoff Quan:	17,089.000		Engr Quan:		17,089.000
Listing of Sub-Biditems of Parent Item 40:											
BID ITEM = 50				Land Item	SCHEDULE: 1 100						BKA
Description =	STEEL PIPE PILES, 36" DIA., 0.875" W.T.			Unit =	TON	Takeoff Quan:	2,807.000		Engr Quan:		2,807.000
303008	Furnish 36" Diam Piles			Quan:	2,807.00 TN	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
2PIP30	30 In. Diam x.875" Pipe Pil	1.03	2,891.20	TN	1,300.000		3,758,560				3,758,560
=====> Item Totals:	50 - STEEL PIPE PILES, 36" DIA., 0.875" W.T.										
$3,758,560.00					[ ]		3,758,560				3,758,560
1,338.995	2807 TON						1,339.00				1,339.00
BID ITEM = 60				Land Item	SCHEDULE: 1 100						BKA
Description =	STEEL PIPE PILES, 36" DIA., 0.875" W.T.			Unit =	EA	Takeoff Quan:	143.000		Engr Quan:		143.000
303035	Drive Piles			Quan:	143.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
MAR28	Marine Pile Driving		286.00	CH	Prod:	35.7500 S	Lab Pcs:	7.00	Eqp Pcs:	22.00	
8211150	Fuel, Oil, Grease 150g/d	1.00	28.60	DA	675.000			19,305			19,305
8211200	Fuel, Oil, Grease 200g/d	1.00	28.60	DA	800.000			22,880			22,880
8COMPR04	Compressor 185 CFM 80H	1.00	286.00	HR	12.435			3,556			3,556
8CONT04	Container 40' Pile	1.00	286.00	HR	0.182			52			52
8CRANEC350	Crane Manitowoc 4600 3	1.00	286.00	HR	302.048			86,386			86,386
8GEN010	Generator 10 KW	1.00	286.00	HR	6.137			1,755			1,755
8MARINEA04	Boat Outboard 115HP Me	1.00	286.00	HR	20.000			5,720			5,720
8MARINEA14	Boat 18' Aluminum Skif	1.00	286.00	HR	20.000			5,720			5,720
8MARINEB08	Tug Boats 1000 HP O/G	1.00	286.00	HR	55.000			15,730			15,730
8MARINEC08	Push Boats 400 HP	1.00	286.00	HR	55.000			15,730			15,730
8MARINEE26	Rehandling Clam Bucket	1.00	286.00	HR	2.000			572			572
8MARINEE40	RN Digging Bucket 4 CY	1.00	286.00	HR	2.000			572			572

Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 60					Land Item	SCHEDULE: 1		100			BKA
Description = STEEL PIPE PILES, 36" DIA., 0.875" W.T.					Unit = EA	Takeoff Quan:		143.000	Engr Quan:		143.000
8MARINEK04	Deck Barge 190' x 54'	1.00	286.00	HR	65.000				18,590		18,590
8MARINEL06	Spud Barge 195' x 45'	1.00	286.00	HR	150.000				42,900		42,900
8MARINEQ05	WINCH 2-DRUM G-70	1.00	286.00	HR	10.000				2,860		2,860
8PILEA18	Pile Hammer D-100 DM	1.00	286.00	HR	88.000				25,168		25,168
8PILED06	Off Shore EU 100-48	1.00	286.00	HR	20.000				5,720		5,720
8PILEG06	Vibro Hammer 271 TN-7	1.00	286.00	HR	54.545				15,600		15,600
8TRKPU40	Pickup Crew 4x4 1 Ton	2.00	572.00	HR	12.583				7,197		7,197
8WELD400	Welder 400 AMP	2.00	572.00	HR	7.629				4,364		4,364
9SUB06	Subsistence - 6 men	1.00	28.60	DA	450.000			12,870			12,870
IW06	Welder Journeyman	1.00	286.00	MH *	75.421	21,570					21,570
LA03	Laborer-General	1.00	286.00	MH *	50.711	14,503					14,503
MA04	Captain Tug	1.00	286.00	MH *	62.575	17,896					17,896
MA07	Mate Tug	1.00	286.00	MH *	60.072	17,181					17,181
OP05	Op Crane >100T	1.00	286.00	MH *	70.262	20,095					20,095
PB01	Pile Buck Foreman	1.00	286.00	MH *	60.268	17,237					17,237
PB02	Pile Buck Journeyman	1.00	286.00	MH *	55.262	15,805					15,805
$437,534.59	14.0000 MH/EA		2,002.00	MH	[564.06]	124,287		12,870	300,377		437,535
0.5000 Units/Hr	0.0714 Unit/MH		35.7500	Shifts *		869.14		90.00	2,100.54		3,059.68
=====> Item Totals:	60 - STEEL PIPE PILES, 36" DIA., 0.875" W.T.										
$437,534.59	14.0000 MH/EA		2,002.00	MH	[564.06]	124,287		12,870	300,377		437,535
3,059.682	143 EA					869.14		90.00	2,100.54		3,059.68
BID ITEM = 70					Land Item	SCHEDULE: 1		100			BKA
Description = COATING					Unit = SF	Takeoff Quan:		80,867.000	Engr Quan:		80,867.000
303012	Hot Dip Galvanized Top 60 ft				Quan: 80,867.00 SF	Hrs/Shft:		8.00	Cal: 508	WC: CCISP	
4GALV	Shop Galvanize Coating	1.00	80,867.00	SF	5.700				460,942		460,942
303014	Epoxy Coating Pipe Piles Top 60 ft				Quan: 80,867.00 SF	Hrs/Shft:		8.00	Cal: 508	WC: CCISP	
4PAINT	Paint Sub	1.00	80,867.00	SF	2.130				172,247		172,247
=====> Item Totals:	70 - COATING										
$633,188.61					[ ]				633,189		633,189
7.830	80867 SF								7.83		7.83
BID ITEM = 80					Land Item	SCHEDULE: 1		100			BKA
Description = CONCRETE PLUG					Unit = CY	Takeoff Quan:		2,398.000	Engr Quan:		2,398.000
303015	Concrete Plug Installation				Quan: 2,398.00 CY	Hrs/Shft:		8.00	Cal: 508	WC: CCISP	
POUR5	Pour Conc 5 man		1,918.40	CH	Prod: 239.8000 S			Lab Pcs: 5.00		Eqp Pcs: 4.00	
2CR18	4000 PSI Marine Concrete	1.10	2,637.80	CY	160.000		422,048				422,048
5CONCP36M	Concrete Concrete Pump 36	1.00	656.99	HR	125.000			82,124			82,124
5CONCPCY	Cubic Yard Charge	1.00	2,398.00	CY	2.250			5,396			5,396
8COMPR04	Compressor 185 CFM 80H	1.00	1,918.40	HR	12.435				23,855		23,855
8CONCEQ28	Conc Vib 2.25" Elec.	1.00	1,918.40	HR	0.646				1,239		1,239
8GEN010	Generator 10 KW	1.00	1,918.40	HR	6.137				11,773		11,773
8TRKPU10	Leased 4x2, 3/4 Ton Ga	1.00	1,918.40	HR	13.195				25,313		25,313
CA02	Carpenter Journeyman	1.00	1,918.40	MH *	54.048	103,686					103,686
CM02	Cement Mason Journeyman	1.00	1,918.40	MH *	65.499	125,654					125,654
LA01	Laborer-Foreman	1.00	1,918.40	MH *	55.454	106,383					106,383

Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 80					Land Item	SCHEDULE: 1	100				BKA
Description = CONCRETE PLUG					Unit = CY	Takeoff Quan:	2,398.000		Engr Quan:		2,398.000
LA04	Laborer-Power Tools	2.00	3,836.80	MH *	51.700	198,361					198,361
$1,105,832.06	4.0000 MH/CY		9,592.00	MH	[139.008]	534,084	422,048	87,519	62,181		1,105,832
1.2500 Units/Hr	0.2500 Unit/MH		239.8000	Shifts *		222.72	176.00	36.50	25.93		461.15
=====> Item Totals:	80 - CONCRETE PLUG										
$1,105,832.06	4.0000 MH/CY		9,592.00	MH	[139.008]	534,084	422,048	87,519	62,181		1,105,832
461.148	2398 CY					222.72	176.00	36.50	25.93		461.15
BID ITEM = 90					Land Item	SCHEDULE: 1	100				BKA
Description = REINFORCING STEEL					Unit = TN	Takeoff Quan:	476.000		Engr Quan:		476.000
30600	Reinforcing Steel for Piles				Quan: 952,000.00 LB	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4REBAR	Rebar Sub	1.05	999,599.88	LB	1.150					1,149,540	1,149,540
380090	Unload & Handle Rebar				Quan: 952,000.00 LB	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
REBAR2	Rebar Support Light		190.39	CH	Prod:	0.0008 MU	Lab Pcs:	4.00	Eqp Pcs:	2.00	
8CRANERT700	Crane Grove RT700E 55T	1.00	190.40	HR	91.589			17,439			17,439
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	190.40	HR	13.195			2,512			2,512
LA01	Laborer-Foreman	1.00	190.40	MH *	55.454	10,558					10,558
LGEN	Laborer-General	2.00	380.80	MH *	50.711	19,311					19,311
OP05	Op Crane >100T	1.00	190.40	MH *	70.262	13,378					13,378
$63,197.89	0.0008 MH/LB		761.60	MH	[0.028]	43,247			19,951		63,198
5,000.2626 Units/Hr	1,250.0000 Unit/MH		23.7988	Shifts		0.05			0.02		0.07
=====> Item Totals:	90 - REINFORCING STEEL										
$1,212,737.75	1.6000 MH/TN		761.60	MH	[56.776]	43,247			19,951	1,149,540	1,212,738
2,547.768	476 TN					90.86			41.91	2,415.00	2,547.77
BID ITEM = 100					Land Item	SCHEDULE: 1	100				BKA
Description = BUBBLE CURTIAN					Unit = LOC	Takeoff Quan:	143.000		Engr Quan:		143.000
100	BUBBLE CURTIAN				Quan: 143.00 LOC	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4SUB	Subcontract	1.00	143.00	LOC	1,200.000					171,600	171,600
						Total of Above Sub-Biditems					
=====> Item Totals:	40 - STEEL PIPE PILES, 36" DIA.										
$7,319,453.01	0.7230 MH/FT		12,355.60	MH	[25.808]	701,618	4,180,608	100,389	382,509	1,954,328	7,319,453
428.314	17089 FT					41.06	244.64	5.87	22.38	114.36	428.31
PARENT ITEM = 110											BKA
Description = PRE-CAST CONCRETE PILE CAPS					Unit = CY	Takeoff Quan:	2,015.000		Engr Quan:		2,015.000

Listing of Sub-Biditems of Parent Item 110:

Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 120				Land Item	SCHEDULE: 1 100						BKA
Description = INSTALL PRE-CAST CONCRETE PILE CAP				Unit = EA	Takeoff Quan: 36.000				Engr Quan: 36.000		
31000	Install Pre-cast Concrete Pile Cap			Quan: 36.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
CARP5C	Foreman+4 Carpenters w/Crane		36.00	CH	Prod: 1.0000 UH		Lab Pcs: 6.00		Eqp Pcs: 3.00		
8CRANERT700	Crane Grove RT700E 55T	1.00	36.00	HR	91.589			3,297			3,297
8GEN010	Generator 10 KW	1.00	36.00	HR	6.137			221			221
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	36.00	HR	13.195			475			475
CA01	Carpenter Foreman	1.00	36.00	MH *	59.054	2,126					2,126
CA02	Carpenter Journeyman	4.00	144.00	MH *	54.048	7,783					7,783
OP06	Op Crane < 100T	1.00	36.00	MH *	69.511	2,502					2,502
$16,404.36	6.0000 MH/EA		216.00	MH	[204.68]	12,411			3,993		16,404
1.0000 Units/Hr *	0.1667 Unit/MH		4.5000	Shifts		344.76			110.92		455.68
=====> Item Totals:	120 - INSTALL PRE-CAST CONCRETE PILE CAP										
$16,404.36	6.0000 MH/EA		216.00	MH	[204.68]	12,411			3,993		16,404
455.677	36 EA					344.76			110.92		455.68
BID ITEM = 130				Land Item	SCHEDULE: 1 100						BKA
Description = PRE-CAST CONCRETE PILE CAPS, FABRICATION				Unit = CY	Takeoff Quan: 2,014.999				Engr Quan: 2,015.000		
30900	PRE-CAST CONCRETE PILE CAPS, FABRICATIO			Quan: 2,015.00 CY	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4SUB	Subcontract	1.00	241.80	EA	5,000.000					1,209,000	1,209,000
BID ITEM = 140				Land Item	SCHEDULE: 1 100						BKA
Description = REINFORCING STEEL				Unit = TN	Takeoff Quan: 213.300				Engr Quan: 213.300		
380000	Rebar Support			Quan: 426,600.00 LB	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
REBAR2	Rebar Support Light		71.10	CH	Prod: 0.0007 MU		Lab Pcs: 4.00		Eqp Pcs: 2.00		
8CRANERT700	Crane Grove RT700E 55T	1.00	71.10	HR	91.589			6,512			6,512
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	71.10	HR	13.195			938			938
LA01	Laborer-Foreman	1.00	71.10	MH *	55.454	3,943					3,943
LGEN	Laborer-General	2.00	142.20	MH *	50.711	7,211					7,211
OP05	Op Crane >100T	1.00	71.10	MH *	70.262	4,996					4,996
$23,599.61	0.0006 MH/LB		284.40	MH	[0.024]	16,150			7,450		23,600
6,000.0000 Units/Hr	1,500.0150 Unit/MH		8.8875	Shifts		0.04			0.02		0.06
380010	Rebar			Quan: 426,600.00 LB	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4REBAR	Rebar Sub	1.00	426,600.00	LB	1.150					490,590	490,590
=====> Item Totals:	140 - REINFORCING STEEL										
$514,189.61	1.3333 MH/TN		284.40	MH	[47.313]	16,150			7,450	490,590	514,190
2,410.640	213.3 TN					75.71			34.93	2,300.00	2,410.64
					Total of Above Sub-Biditems						
=====> Item Totals:	110 - PRE-CAST CONCRETE PILE CAPS										
$1,739,593.97	0.2483 MH/CY		500.40	MH	[8.665]	28,561			11,443	1,699,590	1,739,594
863.322	2015 CY					14.17			5.68	843.47	863.32

Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
PARENT ITEM = 160											BKA
Description = PRE-CAST CONCRETE PANELS				Unit = CY	Takeoff Quan:		1,338.000		Engr Quan:		1,338.000
Listing of Sub-Biditems of Parent Item 160:											
BID ITEM = 170				Land Item	SCHEDULE: 1		100				BKA
Description = INSTALL PRE-CAST CONCRETE PANELS				Unit = EA	Takeoff Quan:		347.000		Engr Quan:		347.000
31210	Install Precast Panels			Quan: 347.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
CARP5C	Foreman+4 Carpenters w/Crane		347.00 CH	Prod:	1.0000 UH	Lab Pcs:	6.00	Eqp Pcs:	3.00		
8CRANERT700	Crane Grove RT700E 55T	1.00	347.00 HR	91.589			31,781				31,781
8GEN010	Generator 10 KW	1.00	347.00 HR	6.137			2,130				2,130
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	347.00 HR	13.195			4,579				4,579
CA01	Carpenter Foreman	1.00	347.00 MH *	59.054	20,492						20,492
CA02	Carpenter Journeyman	4.00	1,388.00 MH *	54.048	75,019						75,019
OP06	Op Crane < 100T	1.00	347.00 MH *	69.511	24,120						24,120
$158,120.22	6.0000 MH/EA		2,082.00 MH	[204.68]	119,631		38,490				158,120
1.0000 Units/Hr *	0.1667 Unit/MH		43.3750 Shifts		344.76		110.92				455.68
=====> Item Totals: 170	INSTALL PRE-CAST CONCRETE PANELS										
$158,120.22	6.0000 MH/EA		2,082.00 MH	[204.68]	119,631		38,490				158,120
455.678	347 EA				344.76		110.92				455.68
BID ITEM = 180				Land Item	SCHEDULE: 1		100				BKA
Description = PRE-CAST CONCRETE PANELS, FABRICATION				Unit = CY	Takeoff Quan:		1,337.999		Engr Quan:		1,338.000
31200	Furnish Pre-Cast Concrete Panels			Quan: 347.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
2PCPANEL	Precast Concrete Deck Pane	1.00	347.00 EA	3,500.000		1,214,500					1,214,500
31SHIP	Shipping Costs	1.00	347.00 EA	350.000			121,450				121,450
$1,335,950.00				[ ]		1,214,500	121,450				1,335,950
						3,500.00	350.00				3,850.00
=====> Item Totals: 180	PRE-CAST CONCRETE PANELS, FABRICATION										
$1,335,950.00				[ ]		1,214,500	121,450				1,335,950
998.468	1337.9999 CY					907.70	90.77				998.47
BID ITEM = 190				Land Item	SCHEDULE: 1		100				BKA
Description = REINFORCING STEEL				Unit = TN	Takeoff Quan:		177.000		Engr Quan:		177.000
380000	Rebar Support			Quan: 354,000.00 LB	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
REBAR2	Rebar Support Light		59.00 CH	Prod:	0.0007 MU	Lab Pcs:	4.00	Eqp Pcs:	2.00		
8CRANERT700	Crane Grove RT700E 55T	1.00	59.00 HR	91.589			5,404				5,404
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	59.00 HR	13.195			778				778
LA01	Laborer-Foreman	1.00	59.00 MH *	55.454	3,272						3,272
LGEN	Laborer-General	2.00	118.00 MH *	50.711	5,984						5,984
OP05	Op Crane >100T	1.00	59.00 MH *	70.262	4,145						4,145
$19,583.35	0.0006 MH/LB		236.00 MH	[0.024]	13,401		6,182				19,583
6,000.0000 Units/Hr	1,500.0150 Unit/MH		7.3750 Shifts		0.04		0.02				0.06
380010	Rebar			Quan: 354,000.00 LB	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4REBAR	Rebar Sub	1.00	354,000.00 LB	1.150					407,100		407,100

Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 190				Land Item	SCHEDULE: 1 100						BKA
Description = REINFORCING STEEL				Unit = TN	Takeoff Quan: 177.000				Engr Quan:		177.000
=====> Item Totals:	190 - REINFORCING STEEL										
$426,683.35	1.3333 MH/TN		236.00 MH		[47.313]	13,401			6,182	407,100	426,683
2,410.640	177 TN					75.71			34.93	2,300.00	2,410.64
					Total of Above Sub-Biditems						
=====> Item Totals:	160 - PRE-CAST CONCRETE PANELS										
$1,920,753.57	1.7324 MH/CY		2,318.00 MH		[59.341]	133,032	1,214,500	121,450	44,672	407,100	1,920,754
1,435.541	1338 CY					99.43	907.70	90.77	33.39	304.26	1,435.54
PARENT ITEM = 210											BKA
Description = TOPPING SLAB				Unit = CY	Takeoff Quan: 401.000				Engr Quan:		401.000
Listing of Sub-Biditems of Parent Item 210:											
BID ITEM = 220				Land Item	SCHEDULE: 1 100						BKA
Description = CONCRETE TOPPING SLAB				Unit = CY	Takeoff Quan: 400.999				Engr Quan:		401.000
814002	Integral Color Add - French Gray			Quan: 401.00 CY	Hrs/Shft: 8.00 Cal: 508 WC: CCISP						
4COLOR	Integral Color	1.00	401.00 CY		75.000					30,075	30,075
814003	Construction Joint Layout			Quan: 401.00 SY	Hrs/Shft: 8.00 Cal: 508 WC: CCISP						
4JOINTLO	Joint Layout (Survey Sub)	1.00	16.00 HR		2,500.000					40,000	40,000
323015	Overhang & Walkway F&S			Quan: 3,300.00 LF	Hrs/Shft: 8.00 Cal: 508 WC: CCISP						
FORM4C	Form Crew 4 Man w/Crane		578.97 CH		Prod:	0.8772 MU		Lab Pcs: 5.00		Eqp Pcs:	4.00
31FMAALL	Oil/Nails/Ties	1.00	13,200.00 SF		0.350			4,620			4,620
31FMACESS	Form Accessories	1.00	13,200.00 SF		0.100			1,320			1,320
31FMAOHB	Overhang Brackets Rent	1.00	836.40 EA		10.000			8,364			8,364
31FMLM2X4	Lumber, 2 x 4	1.00	7.60 MBF		655.000			4,978			4,978
31FMLM4X4	Lumber, 4x4	1.00	22.81 MBF		890.000			20,301			20,301
31FMLP34PLY	Plyform, 3/4"	1.00	12.67 MSF		1,094.000			13,861			13,861
8COMPR04	Compressor 185 CFM 80H	1.00	578.97 HR		12.435				7,199		7,199
8CRANERT700	Crane Grove RT700E 55T	1.00	578.97 HR		91.589				53,027		53,027
8GEN010	Generator 10 KW	1.00	578.97 HR		6.137				3,553		3,553
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	578.97 HR		13.195				7,639		7,639
CA01	Carpenter Foreman	1.00	578.97 MH *		59.054	34,190					34,190
CA02	Carpenter Journeyman	2.00	1,157.94 MH *		54.048	62,584					62,584
LA03	Laborer-General	1.00	578.97 MH *		50.711	29,360					29,360
OP06	Op Crane < 100T	1.00	578.97 MH *		69.511	40,245					40,245
$291,242.92	0.8772 MH/LF		2,894.85 MH		[30.347]	166,380		53,444	71,419		291,243
5.6998 Units/Hr	1.1400 Unit/MH		72.3713 Shifts			50.42		16.20	21.64		88.26
326055	Architectural Topping Slab - F&S EOS			Quan: 256.00 SF	Hrs/Shft: 8.00 Cal: 508 WC: CCISP						
FORM4	Form Crew 4 Man		8.36 CH		Prod:	7.6497 UM		Lab Pcs: 4.00		Eqp Pcs:	3.00
31FMLMCOMP	Form Lumber	1.00	1.49 MBF		890.000			1,326			1,326
8COMPR04	Compressor 185 CFM 80H	1.00	8.37 HR		12.435				104		104
8GEN010	Generator 10 KW	1.00	8.37 HR		6.137				51		51

Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 220				Land Item	SCHEDULE: 1 100						BKA
Description = CONCRETE TOPPING SLAB					Unit = CY	Takeoff Quan:	400.999		Engr Quan:		401.000
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	8.37	HR	13.195				110		110
CA01	Carpenter Foreman	1.00	8.37	MH *	59.054	494					494
CA02	Carpenter Journeyman	2.00	16.73	MH *	54.048	904					904
LA03	Laborer-General	1.00	8.37	MH *	50.711	424					424
$3,414.85	0.1307 MH/SF		33.47	MH	[4.324]	1,823		1,326	266		3,415
30.6220 Units/Hr	7.6486 Unit/MH	*	1.0450	Shifts		7.12		5.18	1.04		13.34
326060	Topping Slab 3 in.- Place Conc				Quan: 401.00 CY	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
POUR6	Pour Conc 6 man			24.98 CH	Prod:	0.4984 MU	Lab Pcs:	8.00	Eqp Pcs:		4.00
2CR14	4500 PSI Concrete	1.05	421.23	CY	100.000		42,123				42,123
2CR36	Add Accelerator	1.05	420.83	CY	3.500		1,473				1,473
5CONCP36M	Concrete Concrete Pump 36	1.00	25.09	HR	125.000			3,136			3,136
5CONCPCY	Cubic Yard Charge	1.05	420.83	CY	2.250			947			947
8COMPR04	Compressor 185 CFM 80H	1.00	24.98	HR	12.435				311		311
8CONCEQ28	Conc Vib 2.25" Elec.	1.00	24.98	HR	0.646				16		16
8GEN010	Generator 10 KW	1.00	24.98	HR	6.137				153		153
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	24.98	HR	13.195				330		330
CA02	Carpenter Journeyman	1.00	24.98	MH *	54.048	1,350					1,350
CM02	Cement Mason Journeyman	3.00	74.95	MH *	65.499	4,909					4,909
LA01	Laborer-Foreman	1.00	24.98	MH *	55.454	1,385					1,385
LA04	Laborer-Power Tools	3.00	74.95	MH *	51.700	3,875					3,875
$60,008.02	0.4984 MH/CY		199.86	MH	[17.81]	11,519	43,596	4,083	810		60,008
16.0528 Units/Hr	2.0064 Unit/MH		3.1225	Shifts		28.73	108.72	10.18	2.02		149.65
373005	Architectural Topping Slab - Cure				Quan: 43,308.00 SF	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
LAB3	Foreman + 2 Laborers			57.74 CH	Prod:	0.0040 MU	Lab Pcs:	3.00	Eqp Pcs:		1.00
31FCURECMP	Curing Compound	1.00	43,308.00	SF	0.045			1,949			1,949
31FCURESUP	Curing Supplies	1.00	43,308.00	SF	0.030			1,299			1,299
31MATCW	Construction Water	1.00	49.68	MG	3.500			174			174
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	57.75	HR	13.195				762		762
LA01	Laborer-Foreman	1.00	57.75	MH *	55.454	3,202					3,202
LA04	Laborer-Power Tools	2.00	115.50	MH *	51.700	5,971					5,971
$13,357.75	0.0040 MH/SF		173.25	MH	[0.136]	9,174		3,422	762		13,358
750.0520 Units/Hr	249.9744 Unit/MH		7.2175	Shifts		0.21		0.08	0.02		0.31
373010	Sawcut Joints				Quan: 13,186.00 LF	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4SAWC	Saw Concrete Sub	1.00	13,186.00	LF	5.000					65,930	65,930
=====> Item Totals:	220 - CONCRETE TOPPING SLAB										
$504,028.54	8.2329 MH/CY		3,301.43	MH	[285.032]	188,896	43,596	62,275	73,257	136,005	504,029
1,256.929	400.9999 CY					471.06	108.72	155.30	182.69	339.16	1,256.93
BID ITEM = 230				Land Item	SCHEDULE: 1 100						BKA
Description = REINFORCING STEEL					Unit = TN	Takeoff Quan:	53.000		Engr Quan:		53.000
380000	Rebar Support				Quan: 106,000.00 LB	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
REBAR2	Rebar Support Light			17.66 CH	Prod:	0.0007 MU	Lab Pcs:	4.00	Eqp Pcs:		2.00
8CRANERT700	Crane Grove RT700E 55T	1.00	17.67	HR	91.589				1,618		1,618
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	17.67	HR	13.195				233		233
LA01	Laborer-Foreman	1.00	17.67	MH *	55.454	980					980
LGEN	Laborer-General	2.00	35.33	MH *	50.711	1,792					1,792
OP05	Op Crane >100T	1.00	17.67	MH *	70.262	1,242					1,242

Activity / Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 230			Land Item	SCHEDULE: 1 100						BKA
Description = REINFORCING STEEL				Unit = TN	Takeoff Quan:		53.000	Engr Quan:		53.000
$5,864.50	0.0006 MH/LB		70.67 MH	[0.024]	4,013			1,851		5,865
6,002.2650 Units/Hr	1,499.9475 Unit/MH		2.2075 Shifts		0.04			0.02		0.06
380010	Rebar		Quan: 106,000.00 LB	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4REBAR	Rebar Sub	1.00 106,000.00	LB	1.150					121,900	121,900
=====> Item Totals:	230 - REINFORCING STEEL									
$127,764.50	1.3333 MH/TN		70.67 MH	[47.316]	4,013			1,851	121,900	127,765
2,410.651	53 TN				75.72			34.93	2,300.00	2,410.65
				Total of Above Sub-Biditems						
=====> Item Totals:	210 - TOPPING SLAB									
$631,793.04	8.4092 MH/CY		3,372.10 MH	[291.286]	192,909	43,596	62,275	75,108	257,905	631,793
1,575.544	401 CY				481.07	108.72	155.30	187.30	643.15	1,575.54
PARENT ITEM = 240										BKA
Description = MOVEMENT JOINT PLATE, SSD				Unit = FT	Takeoff Quan:		500.000	Engr Quan:		500.000
Listing of Sub-Biditems of Parent Item 240:										
BID ITEM = 250			Land Item	SCHEDULE: 1 100						BKA
Description = MOVEMENT JOINT PLATE				Unit = FT	Takeoff Quan:		500.000	Engr Quan:		500.000
32300	MOVEMENT JOINT PLATE		Quan: 500.00 LF	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
IRON4	Foreman + 3 Ironworker	100.00 CH	Prod: 5.0000 UH	Lab Pcs: 4.00	Eqp Pcs: 1.00					
2SM08	Expansion Jt Armor	1.00 500.00 LF		325.000		162,500				162,500
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00 100.00 HR		13.195				1,320		1,320
IW01	Ironworker Foreman	1.00 100.00 MH *		80.427	8,043					8,043
IW02	Ironworker Journeyman	3.00 300.00 MH *		75.421	22,626					22,626
$194,488.41	0.8000 MH/LF		400.00 MH	[33.216]	30,669	162,500		1,320		194,488
5.0000 Units/Hr *	1.2500 Unit/MH		12.5000 Shifts		61.34	325.00		2.64		388.98
=====> Item Totals:	250 - MOVEMENT JOINT PLATE									
$194,488.41	0.8000 MH/FT		400.00 MH	[33.216]	30,669	162,500		1,320		194,488
388.977	500 FT				61.34	325.00		2.64		388.98
				Total of Above Sub-Biditems						
=====> Item Totals:	240 - MOVEMENT JOINT PLATE, SSD									
$194,488.41	0.8000 MH/FT		400.00 MH	[33.216]	30,669	162,500		1,320		194,488
388.977	500 FT				61.34	325.00		2.64		388.98

Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
PARENT ITEM = 260											BKA
Description =	CAST-IN-PLACE CONCRETE (LIGHTWEIGHT CONC			Unit =	CY	Takeoff Quan:		533.000	Engr Quan:		533.000
Listing of Sub-Biditems of Parent Item 260:											
BID ITEM = 270				Land Item	SCHEDULE:	1	100				BKA
Description =	CAST-IN-PLACE CONCRETE DECK - LIGHTWEIGH			Unit =	CY	Takeoff Quan:		532.999	Engr Quan:		533.000
315510	Pre-Pour Prep			Quan:	4.44 DY	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
LAB4	Foreman + 3 Laborers		35.52	CH	Prod:	0.1250 UH		Lab Pcs:	4.00	Eqp Pcs:	2.00
8COMPR04	Compressor 185 CFM 80H	1.00	35.52 HR		12.435				442		442
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	35.52 HR		13.195				469		469
LA01	Laborer-Foreman	1.00	35.52 MH *		55.454	1,970					1,970
LA04	Laborer-Power Tools	3.00	106.56 MH *		51.700	5,509					5,509
$8,389.17	32.0000 MH/DY		142.08 MH		[1082.559]	7,479			910		8,389
0.1250 Units/Hr *	0.0313 Unit/MH		4.4400 Shifts			1,684.43			205.03		1,889.45
315520	Deck Final Cleanup			Quan:	4.44 DY	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
LAB4	Foreman + 3 Laborers		35.52	CH	Prod:	0.1250 UH		Lab Pcs:	4.00	Eqp Pcs:	2.00
8COMPR04	Compressor 185 CFM 80H	1.00	35.52 HR		12.435				442		442
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	35.52 HR		13.195				469		469
LA01	Laborer-Foreman	1.00	35.52 MH *		55.454	1,970					1,970
LA04	Laborer-Power Tools	3.00	106.56 MH *		51.700	5,509					5,509
$8,389.17	32.0000 MH/DY		142.08 MH		[1082.559]	7,479			910		8,389
0.1250 Units/Hr *	0.0313 Unit/MH		4.4400 Shifts			1,684.43			205.03		1,889.45
315530	CIP Concrete DeckPour - Light Weight			Quan:	533.00 CY	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
POUR6	Pour Conc 6 man		71.06	CH	Prod:	7.5000 UH		Lab Pcs:	6.00	Eqp Pcs:	4.00
2CR12	4000 PSI Conc-Fnd & On-	1.05	559.65 CY		123.000		68,837				68,837
2SE42	Joint Sealer	1.00	72.18 GAL		33.000		2,382				2,382
5CONCP36M	Concrete Concrete Pump 36	1.00	71.07 HR		125.000			8,884			8,884
5CONCPCY	Cubic Yard Charge	1.00	533.00 CY		2.250			1,199			1,199
8COMPR04	Compressor 185 CFM 80H	1.00	71.07 HR		12.435				884		884
8CONCEQ28	Conc Vib 2.25" Elec.	1.00	71.07 HR		0.646				46		46
8GEN010	Generator 10 KW	1.00	71.07 HR		6.137				436		436
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	71.07 HR		13.195				938		938
CA02	Carpenter Journeyman	1.00	71.07 MH *		54.048	3,841					3,841
CM02	Cement Mason Journeyman	1.00	71.07 MH *		65.499	4,655					4,655
LA01	Laborer-Foreman	1.00	71.07 MH *		55.454	3,941					3,941
LA04	Laborer-Power Tools	3.00	213.20 MH *		51.700	11,022					11,022
$107,065.08	0.8000 MH/CY		426.41 MH		[27.579]	23,460	71,219	10,083	2,303		107,065
7.5007 Units/Hr *	1.2500 Unit/MH		8.8825 Shifts			44.01	133.62	18.92	4.32		200.87
326055	Architectural Topping Slab - F&S EOS			Quan:	820.00 SF	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
FORM4	Form Crew 4 Man		48.00	CH	Prod:	4.2708 UM		Lab Pcs:	4.00	Eqp Pcs:	3.00
31FMLMCOMP	Form Lumber	1.00	9.20 MBF		890.000			8,188			8,188
8COMPR04	Compressor 185 CFM 80H	1.00	48.00 HR		12.435				597		597
8GEN010	Generator 10 KW	1.00	48.00 HR		6.137				295		295
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	48.00 HR		13.195				633		633
CA01	Carpenter Foreman	1.00	48.00 MH *		59.054	2,835					2,835
CA02	Carpenter Journeyman	2.00	96.00 MH *		54.048	5,189					5,189
LA03	Laborer-General	1.00	48.00 MH *		50.711	2,434					2,434
$20,170.09	0.2341 MH/SF		192.00 MH		[7.744]	10,457		8,188	1,525		20,170
17.0833 Units/Hr	4.2708 Unit/MH *		6.0000 Shifts			12.75		9.99	1.86		24.60
=====> Item Totals:	270 - CAST-IN-PLACE CONCRETE DECK - LIGHTWEIGH										
$144,013.51	1.6933 MH/CY		902.57 MH		[57.529]	48,875	71,219	18,271	5,649		144,014

Activity / Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 270			Land Item	SCHEDULE: 1	100					BKA
Description = CAST-IN-PLACE CONCRETE DECK - LIGHTWEIGH			Unit = CY	Takeoff Quan:	532.999			Engr Quan:		533.000
270.194		532.9999	CY		91.70	133.62	34.28	10.60		270.19
BID ITEM = 280			Land Item	SCHEDULE: 1	100					BKA
Description = REINFORCING STEEL			Unit = TN	Takeoff Quan:	70.500			Engr Quan:		70.500
380000	Rebar Support		Quan: 141,000.00 LB	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
REBAR2	Rebar Support Light		23.50 CH	Prod:	0.0007 MU	Lab Pcs:	4.00	Eqp Pcs:	2.00	
8CRANERT700	Crane Grove RT700E 55T	1.00	23.50 HR		91.589			2,152		2,152
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	23.50 HR		13.195			310		310
LA01	Laborer-Foreman	1.00	23.50 MH *		55.454	1,303				1,303
LGEN	Laborer-General	2.00	47.00 MH *		50.711	2,383				2,383
OP05	Op Crane >100T	1.00	23.50 MH *		70.262	1,651				1,651
$7,800.15	0.0006 MH/LB		94.00 MH		[0.024]	5,338		2,462		7,800
6,000.0000 Units/Hr	1,500.0150 Unit/MH		2.9375 Shifts			0.04		0.02		0.06
380010	Rebar		Quan: 141,000.00 LB	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4REBAR	Rebar Sub	1.00	141,000.00 LB		1.150				162,150	162,150
=====> Item Totals:	280	- REINFORCING STEEL								
$169,950.15	1.3333 MH/TN		94.00 MH		[47.313]	5,338		2,462	162,150	169,950
2,410.640	70.5 TN					75.71		34.93	2,300.00	2,410.64
BID ITEM = 290			Land Item	SCHEDULE: 1	100					BKA
Description = FORMWORK			Unit = SF	Takeoff Quan:	10,200.000			Engr Quan:		10,200.000
There are no activities in this biditem.										
Total of Above Sub-Biditems										
=====> Item Totals:	260	- CAST-IN-PLACE CONCRETE (LIGHTWEIGHT CONC								
$313,963.66	1.8697 MH/CY		996.57 MH		[63.787]	54,212	71,219	18,271	8,111	162,150	313,964
589.050	533 CY					101.71	133.62	34.28	15.22	304.22	589.05
PARENT ITEM = 300										SHU
Description = CAST-IN-PLACE EQUIPMENT VAULT			Unit = CY	Takeoff Quan:	541.000			Engr Quan:		541.000
Listing of Sub-Biditems of Parent Item 300:										
BID ITEM = 310			Land Item	SCHEDULE: 1	100					SHU
Description = CAST-IN-PLACE CONCRETE VAULT			Unit = CY	Takeoff Quan:	540.999			Engr Quan:		541.000
310	CAST-IN-PLACE CONCRETE VAULT		Quan: 541.00 CY	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4SUB	Subcontract	1.00	541.00 CY		309.000				167,169	167,169

Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Perm Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 320				Land Item	SCHEDULE: 1		100				SHU
Description = REINFORCING STEEL				Unit = TN	Takeoff Quan: 71.500			Engr Quan: 71.500			
320	REINFORCING STEEL			Quan: 71.50 TN	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4REBAR	Rebar Sub	1.00	71.50 TN	2,112.000						151,008	151,008
BID ITEM = 330				Land Item	SCHEDULE: 1		100				SHU
Description = FORMWORK				Unit = SF	Takeoff Quan: 2,020.000			Engr Quan: 2,020.000			
330	FORMWORK			Quan: 2,020.00 SF	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4SUB	Subcontract	1.00	2,020.00 SF	6.130						12,383	12,383
					Total of Above Sub-Biditems						
=====> Item Totals:	300 - CAST-IN-PLACE EQUIPMENT VAULT										
$330,559.60				[ ]						330,560	330,560
611.016	541 CY									611.02	611.02
PARENT ITEM = 340											SHU
Description = CAST-IN-PLACE WATER HOLDING TANK				Unit = CY	Takeoff Quan: 141.000			Engr Quan: 141.000			
Listing of Sub-Biditems of Parent Item 340:											
BID ITEM = 350				Land Item	SCHEDULE: 1		100				SHU
Description = CAST-IN-PLACE CONCRETE TANK				Unit = CY	Takeoff Quan: 141.000			Engr Quan: 141.000			
310	CAST-IN-PLACE CONCRETE VAULT			Quan: 141.00 CY	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4SUB	Subcontract	1.00	141.00 CY	309.000						43,569	43,569
BID ITEM = 360				Land Item	SCHEDULE: 1		100				SHU
Description = REINFORCING STEEL				Unit = TN	Takeoff Quan: 18.600			Engr Quan: 18.600			
320	REINFORCING STEEL			Quan: 18.60 TN	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4REBAR	Rebar Sub	1.00	18.60 TN	2,112.000						39,283	39,283
BID ITEM = 370				Land Item	SCHEDULE: 1		100				SHU
Description = FORMWORK				Unit = SF	Takeoff Quan: 2,300.000			Engr Quan: 2,300.000			
330	FORMWORK			Quan: 2,300.00 SF	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4SUB	Subcontract	1.00	2,300.00 SF	6.130						14,099	14,099

Activity / Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Perm Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 370			Land Item	SCHEDULE: 1 100						SHU
Description = FORMWORK			Unit = SF	Takeoff Quan: 2,300.000				Engr Quan: 2,300.000		
				Total of Above Sub-Biditems						
=====> Item Totals: 340	CAST-IN-PLACE WATER HOLDING TANK			[ ]					96,951	96,951
$96,951.20									687.60	687.60
687.597		141	CY							
PARENT ITEM = 380										SHU
Description = CAST-IN-PLACE JET TROUGHS			Unit = CY	Takeoff Quan: 13.000				Engr Quan: 13.000		
Listing of Sub-Biditems of Parent Item 380:										
BID ITEM = 390			Land Item	SCHEDULE: 1 100						SHU
Description = CAST-IN-PLACE CONCRETE TROUGHS			Unit = CY	Takeoff Quan: 13.000				Engr Quan: 13.000		
310	CAST-IN-PLACE CONCRETE VAULT		Quan: 13.00 CY	Hrs/Shft: 8.00 Cal: 508 WC: CCISP						
4SUB	Subcontract	1.00	13.00 CY	309.000					4,017	4,017
BID ITEM = 400			Land Item	SCHEDULE: 1 100						SHU
Description = REINFORCING STEEL			Unit = TN	Takeoff Quan: 1.700				Engr Quan: 1.700		
320	REINFORCING STEEL		Quan: 1.70 TN	Hrs/Shft: 8.00 Cal: 508 WC: CCISP						
4REBAR	Rebar Sub	1.00	1.70 TN	2,112.000					3,590	3,590
BID ITEM = 410			Land Item	SCHEDULE: 1 100						SHU
Description = FORMWORK			Unit = SF	Takeoff Quan: 700.000				Engr Quan: 700.000		
330	FORMWORK		Quan: 700.00 SF	Hrs/Shft: 8.00 Cal: 508 WC: CCISP						
4SUB	Subcontract	1.00	700.00 SF	6.130					4,291	4,291
				Total of Above Sub-Biditems						
=====> Item Totals: 380	CAST-IN-PLACE JET TROUGHS			[ ]					11,898	11,898
$11,898.40									915.26	915.26
915.262		13	CY							
PARENT ITEM = 420										SHU
Description = CAST-IN-PLACE "SURGE" DISCHARGE TROUGH			Unit = FT	Takeoff Quan: 106.000				Engr Quan: 106.000		
Listing of Sub-Biditems of Parent Item 420:										

Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Perm Labor	Constr Material	Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 430				Land Item	SCHEDULE: 1 100						SHU
Description =	CAST-IN-PLACE CONCRETE TROUGHS			Unit =	FT Takeoff Quan:		106.000		Engr Quan:		106.000
430	CAST-IN-PLACE CONCRETE TROUGHS			Quan:	106.00 FT Hrs/Shft:		8.00 Cal: 508 WC: CCISP				
4SUB	Subcontract	1.00	106.00 FT		637.000					67,522	67,522
					Total of Above Sub-Biditems						
=====> Item Totals:	420	CAST-IN-PLACE "SURGE" DISCHARGE TROUGH									
$67,522.00					[ ]					67,522	67,522
637.000		106 FT								637.00	637.00
PARENT ITEM =	440										BKA
Description =	STEEL PIPE PILES, 24" DIA. AT EQUIPMENT			Unit =	FT Takeoff Quan:		200.000		Engr Quan:		200.000
Listing of Sub-Biditems of Parent Item 440:											
BID ITEM =	450			Land Item	SCHEDULE: 1 100						BKA
Description =	STEEL PIPE PILES, 36" DIA., 0.875" W.T.			Unit =	TN Takeoff Quan:		12.500		Engr Quan:		12.500
303008	Furnish 24" Diam Piles			Quan:	12.50 TN Hrs/Shft:		8.00 Cal: 508 WC: CCISP				
2PIP30	30 In. Diam x.875" Pipe Pil	1.03	12.87 TN		1,300.000		16,731				16,731
=====> Item Totals:	450	STEEL PIPE PILES, 36" DIA., 0.875" W.T.									
$16,731.00					[ ]		16,731				16,731
1,338.480		12.5 TN					1,338.48				1,338.48
BID ITEM =	460			Land Item	SCHEDULE: 1 100						BKA
Description =	STEEL PIPE PILES, 36" DIA., 0.875" W.T.			Unit =	EA Takeoff Quan:		4.000		Engr Quan:		4.000
303035	Drive Piles			Quan:	4.00 EA Hrs/Shft:		8.00 Cal: 508 WC: CCISP				
MAR28	Marine Pile Driving			8.00 CH	Prod:	1.0000 S	Lab Pcs:	7.00	Eqp Pcs:	22.00	
8211150	Fuel, Oil, Grease 150g/d	1.00	0.80 DA		675.000			540			540
8211200	Fuel, Oil, Grease 200g/d	1.00	0.80 DA		800.000			640			640
8COMPR04	Compressor 185 CFM 80H	1.00	8.00 HR		12.435			99			99
8CONT04	Container 40' Pile	1.00	8.00 HR		0.182			1			1
8CRANEC350	Crane Manitowoc 4600 3	1.00	8.00 HR		302.048			2,416			2,416
8GEN010	Generator 10 KW	1.00	8.00 HR		6.137			49			49
8MARINEA04	Boat Outboard 115HP Me	1.00	8.00 HR		20.000			160			160
8MARINEA14	Boat 18' Aluminum Skif	1.00	8.00 HR		20.000			160			160
8MARINEB08	Tug Boats 1000 HP O/G	1.00	8.00 HR		55.000			440			440
8MARINEC08	Push Boats 400 HP	1.00	8.00 HR		55.000			440			440
8MARINEE26	Rehandling Clam Bucket	1.00	8.00 HR		2.000			16			16
8MARINEE40	RN Digging Bucket 4 CY	1.00	8.00 HR		2.000			16			16
8MARINEK04	Deck Barge 190' x 54'	1.00	8.00 HR		65.000			520			520
8MARINEL06	Spud Barge 195' x 45'	1.00	8.00 HR		150.000			1,200			1,200
8MARINEQ05	WINCH 2-DRUM G-70	1.00	8.00 HR		10.000			80			80
8PILEA18	Pile Hammer D-100 DM	1.00	8.00 HR		88.000			704			704

Activity / Resource	Desc	Pcs	Quantity	Unit		Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 460					Land Item	SCHEDULE: 1	100					BKA
Description =	STEEL PIPE PILES, 36" DIA., 0.875" W.T.					Unit = EA	Takeoff Quan:		4.000		Engr Quan:	4.000
8PILED06	Off Shore EU 100-48	1.00	8.00	HR		20.000				160		160
8PILEG06	Vibro Hammer 271 TN- 7	1.00	8.00	HR		54.545				436		436
8TRKPU10	Pickup Crew 4x4 1 Ton	2.00	16.00	HR		12.583				201		201
8WELD400	Welder 400 AMP	2.00	16.00	HR		7.629				122		122
9SUB06	Subsistence - 6 men	1.00	0.80	DA		450.000			360			360
IW06	Welder Journeyman	1.00	8.00	MH	*	75.421	603					603
LA03	Laborer-General	1.00	8.00	MH	*	50.711	406					406
MA04	Captain Tug	1.00	8.00	MH	*	62.575	501					501
MA07	Mate Tug	1.00	8.00	MH	*	60.073	481					481
OP05	Op Crane >100T	1.00	8.00	MH	*	70.263	562					562
PB01	Pile Buck Foreman	1.00	8.00	MH	*	60.268	482					482
PB02	Pile Buck Journeyman	1.00	8.00	MH	*	55.261	442					442
$12,238.64	14.0000 MH/EA		56.00	MH		[564.06]	3,477		360	8,402		12,239
0.5000 Units/Hr	0.0714 Unit/MH		1.0000	Shifts	*		869.14		90.00	2,100.52		3,059.66
=====> Item Totals:	460 - STEEL PIPE PILES, 36" DIA., 0.875" W.T.											
$12,238.64	14.0000 MH/EA		56.00	MH		[564.06]	3,477		360	8,402		12,239
3,059.660	4 EA						869.14		90.00	2,100.52		3,059.66
BID ITEM = 470					Land Item	SCHEDULE: 1	100					BKA
Description =	COATING					Unit = SF	Takeoff Quan:		1,257.000		Engr Quan:	1,257.000
303012	Hot Dip Galvanized Top 60 ft					Quan: 1,257.00 SF	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4GALV	Shop Galvanize Coating	1.00	1,257.00	SF		5.700					7,165	7,165
303014	Epoxy Coating Pipe Piles Top 60 ft					Quan: 1,257.00 SF	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4PAINT	Paint Sub	1.00	1,257.00	SF		2.130					2,677	2,677
=====> Item Totals:	470 - COATING											
$9,842.31						[ ]					9,842	9,842
7.830	1257 SF										7.83	7.83
BID ITEM = 480					Land Item	SCHEDULE: 1	100					BKA
Description =	CONCRETE PLUG					Unit = CY	Takeoff Quan:		2.200		Engr Quan:	2.200
303015	Concrete Plug Installation					Quan: 2.20 CY	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
POUR5	Pour Conc 5 man			3.00	CH	Prod: 0.3750 S	Lab Pcs:		5.00	Eqp Pcs:		4.00
2CR18	4000 PSI Marine Concrete	1.10	2.42	CY		160.000		387				387
5CONCP36M	Concrete Concrete Pump 36	1.00	0.60	HR		125.000			75			75
5CONCPCY	Cubic Yard Charge	1.00	2.20	CY		2.250			5			5
8COMPR04	Compressor 185 CFM 80H	1.00	3.00	HR		12.435				37		37
8CONCEQ28	Conc Vib 2.25" Elec.	1.00	3.00	HR		0.646				2		2
8GEN010	Generator 10 KW	1.00	3.00	HR		6.137				18		18
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	3.00	HR		13.195				40		40
CA02	Carpenter Journeyman	1.00	3.00	MH	*	54.047	162					162
CM02	Cement Mason Journeyman	1.00	3.00	MH	*	65.500	197					197
LA01	Laborer-Foreman	1.00	3.00	MH	*	55.453	166					166
LA04	Laborer-Power Tools	2.00	6.00	MH	*	51.700	310					310
$1,399.52	6.8181 MH/CY		15.00	MH		[236.945]	835	387	80	97		1,400
0.7333 Units/Hr	0.1467 Unit/MH		0.3750	Shifts	*		379.64	176.00	36.34	44.17		636.15

Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 480					Land Item SCHEDULE: 1 100						BKA
Description = CONCRETE PLUG					Unit = CY Takeoff Quan:			2.200	Engr Quan:		2.200
=====> Item Totals:	480 - CONCRETE PLUG										
$1,399.52	6.8181 MH/CY		15.00	MH	[236.945]	835	387	80	97		1,400
636.145	2.2 CY					379.64	176.00	36.34	44.17		636.15
BID ITEM = 490					Land Item SCHEDULE: 1 100						BKA
Description = REINFORCING STEEL					Unit = TN Takeoff Quan:			0.300	Engr Quan:		0.300
30600	Reinforcing Steel for Piles				Quan: 600.00 LB Hrs/Shft: 8.00 Cal: 508 WC: CCISP						
4REBAR	Rebar Sub	1.05	629.97	LB	1.150					724	724
380090	Unload & Handle Rebar				Quan: 600.00 LB Hrs/Shft: 8.00 Cal: 508 WC: CCISP						
REBAR2	Rebar Support Light		0.12	CH	Prod: 0.0008 MU Lab Pcs: 4.00 Eqp Pcs: 2.00						
8CRANERT700	Crane Grove RT700E 55T	1.00	0.12	HR	91.589				11		11
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	0.12	HR	13.195				2		2
LA01	Laborer-Foreman	1.00	0.12	MH *	55.500	7					7
LGEN	Laborer-General	2.00	0.24	MH *	50.708	12					12
OP05	Op Crane >100T	1.00	0.12	MH *	70.167	8					8
$39.76	0.0008 MH/LB		0.48	MH	[0.028]	27			13		40
5,000.0000 Units/Hr	1,250.0000 Unit/MH		0.0150	Shifts		0.05			0.02		0.07
=====> Item Totals:	490 - REINFORCING STEEL										
$764.23	1.6000 MH/TN		0.48	MH	[56.767]	27			13	724	764
2,547.433	0.3 TN					90.83			41.70	2,414.90	2,547.43
										Total of Above Sub-Biditems	
=====> Item Totals:	440 - STEEL PIPE PILES, 24" DIA. AT EQUIPMENT										
$40,975.70	0.3574 MH/FT		71.48	MH	[13.973]	4,339	17,118	440	8,512	10,567	40,976
204.879	200 FT					21.70	85.59	2.20	42.56	52.83	204.88
PARENT ITEM = 500											BKA
Description = STEEL PIPE PILES, 24" DIA. AT WATER HOLD					Unit = FT Takeoff Quan:			500.000	Engr Quan:		500.000
Listing of Sub-Biditems of Parent Item 500:											
BID ITEM = 510					Land Item SCHEDULE: 1 100						BKA
Description = STEEL PIPE PILES, 24" DIA., 0.875" W.T.					Unit = TON Takeoff Quan:			31.400	Engr Quan:		31.400
303008	Furnish 30" Diam Piles				Quan: 31.40 TN Hrs/Shft: 8.00 Cal: 508 WC: CCISP						
2PIP30	30 In. Diam x.875" Pipe Pil	1.03	32.35	TN	1,300.000		42,055				42,055
=====> Item Totals:	510 - STEEL PIPE PILES, 24" DIA., 0.875" W.T.										
$42,055.00					[ ]		42,055				42,055
1,339.331	31.4 TON						1,339.33				1,339.33

Activity / Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 520			Land Item	SCHEDULE: 1 100						BKA
Description = STEEL PIPE PILES, 24" DIA., 0.875" W.T.			Unit = EA	Takeoff Quan: 10.000				Engr Quan:		10.000
303035	Drive Piles		Quan: 10.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
MAR28	Marine Pile Driving		20.00 CH	Prod: 2.5000 S		Lab Pcs: 7.00		Eqp Pcs:		22.00
8211150	Fuel, Oil, Grease 150g/d	1.00	2.00 DA	675.000				1,350		1,350
8211200	Fuel, Oil, Grease 200g/d	1.00	2.00 DA	800.000				1,600		1,600
8COMPR04	Compressor 185 CFM 80H	1.00	20.00 HR	12.435				249		249
8CONT04	Container 40' Pile	1.00	20.00 HR	0.182				4		4
8CRANEC350	Crane Manitowoc 4600 3	1.00	20.00 HR	302.048				6,041		6,041
8GEN010	Generator 10 KW	1.00	20.00 HR	6.137				123		123
8MARINEA04	Boat Outboard 115HP Me	1.00	20.00 HR	20.000				400		400
8MARINEA14	Boat 18' Aluminum Skif	1.00	20.00 HR	20.000				400		400
8MARINEB08	Tug Boats 1000 HP O/G	1.00	20.00 HR	55.000				1,100		1,100
8MARINEC08	Push Boats 400 HP	1.00	20.00 HR	55.000				1,100		1,100
8MARINEE26	Rehandling Clam Bucket	1.00	20.00 HR	2.000				40		40
8MARINEE40	RN Digging Bucket 4 CY	1.00	20.00 HR	2.000				40		40
8MARINEK04	Deck Barge 190' x 54'	1.00	20.00 HR	65.000				1,300		1,300
8MARINEL06	Spud Barge 195' x 45'	1.00	20.00 HR	150.000				3,000		3,000
8MARINEQ05	WINCH 2-DRUM G-/0	1.00	20.00 HR	10.000				200		200
8PILEA18	Pile Hammer D-100 DM	1.00	20.00 HR	88.000				1,760		1,760
8PILED06	Off Shore EU 100-48	1.00	20.00 HR	20.000				400		400
8PILEG06	Vibro Hammer 271 TN- 7	1.00	20.00 HR	54.545				1,091		1,091
8TRKPU40	Pickup Crew 4x4 1 Ton	2.00	40.00 HR	12.583				503		503
8WELD400	Welder 400 AMP	2.00	40.00 HR	7.629				305		305
9SUB06	Subsistence - 6 men	1.00	2.00 DA	450.000			900			900
IW06	Welder Journeyman	1.00	20.00 MH *	75.421	1,508					1,508
LA03	Laborer-General	1.00	20.00 MH *	50.711	1,014					1,014
MA04	Captain Tug	1.00	20.00 MH *	62.575	1,252					1,252
MA07	Mate Tug	1.00	20.00 MH *	60.072	1,201					1,201
OP05	Op Crane >100T	1.00	20.00 MH *	70.262	1,405					1,405
PB01	Pile Buck Foreman	1.00	20.00 MH *	60.268	1,205					1,205
PB02	Pile Buck Journeyman	1.00	20.00 MH *	55.262	1,105					1,105
$30,596.84	14.0000 MH/EA		140.00 MH	[564.06]	8,691		900	21,005		30,597
0.5000 Units/Hr	0.0714 Unit/MH		2.5000 Shifts *		869.14		90.00	2,100.54		3,059.68
=====> Item Totals:	520 - STEEL PIPE PILES, 24" DIA., 0.875" W.T.									
$30,596.84	14.0000 MH/EA		140.00 MH	[564.06]	8,691		900	21,005		30,597
3,059.684	10 EA				869.14		90.00	2,100.54		3,059.68
BID ITEM = 530			Land Item	SCHEDULE: 1 100						BKA
Description = COATING			Unit = SF	Takeoff Quan: 3,142.000				Engr Quan:		3,142.000
303012	Hot Dip Galvanized Top 60 ft		Quan: 3,142.00 SF	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4GALV	Shop Galvanize Coating	1.00	3,142.00 SF	5.700				17,909		17,909
303014	Epoxy Coating Pipe Piles Top 60 ft		Quan: 3,142.00 SF	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4PAINT	Paint Sub	1.00	3,142.00 SF	2.130				6,692		6,692
=====> Item Totals:	530 COATING									
$24,601.86				[ ]				24,602		24,602
7.830	3142 SF							7.83		7.83

Activity / Resource	Desc	Pcs	Quantity	Unit		Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 540					Land Item	SCHEDULE: 1 100						BKA
Description = CONCRETE PLUG					Unit = TN	Takeoff Quan: 5.400				Engr Quan:		5.400
303015	Concrete Plug Installation				Quan: 5.40 CY	Hrs/Shft: 8.00 Cal: 508 WC: CCISP						
POUR5	Pour Conc 5 man				7.36 CH	Prod: 0.9205 S	Lab Pcs: 5.00			Eqp Pcs:		4.00
2CR18	4000 PSI Marine Concrete	1.10	5.94	CY		160.000		950				950
5CONCP36M	Concrete Concrete Pump 36	1.00	1.47	HR		125.000			184			184
5CONCPCY	Cubic Yard Charge	1.00	5.40	CY		2.250			12			12
8COMPR04	Compressor 185 CFM 80H	1.00	7.36	HR		12.435				92		92
8CONCEQ28	Conc Vib 2.25" Elec.	1.00	7.36	HR		0.646				5		5
8GEN010	Generator 10 KW	1.00	7.36	HR		6.137				45		45
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	7.36	HR		13.195				97		97
CA02	Carpenter Journeyman	1.00	7.36	MH *		54.048	398					398
CM02	Cement Mason Journeyman	1.00	7.36	MH *		65.499	482					482
LA01	Laborer-Foreman	1.00	7.36	MH *		55.455	408					408
LA04	Laborer-Power Tools	2.00	14.73	MH *		51.700	762					762
$3,434.31	6.8166 MH/CY		36.81	MH		[236.891]	2,050	950	196	238		3,434
0.7337 Units/Hr	0.1467 Unit/MH		0.9200	Shifts	*		379.55	176.00	36.28	44.16		635.98
=====> Item Totals:	540 - CONCRETE PLUG											
$3,434.31	6.8166 MH/TN		36.81	MH		[236.891]	2,050	950	196	238		3,434
635.983	5.4 TN						379.55	176.00	36.28	44.16		635.98
BID ITEM = 550					Land Item	SCHEDULE: 1 100						BKA
Description = REINFORCING STEEL					Unit = TN	Takeoff Quan: 0.710				Engr Quan:		0.710
30600	Reinforcing Steel for Piles				Quan: 1,420.00 LB	Hrs/Shft: 8.00 Cal: 508 WC: CCISP						
4REBAR	Rebar Sub	1.05	1,491.01	LB		1.150					1,715	1,715
380090	Unload & Handle Rebar				Quan: 1,420.00 LB	Hrs/Shft: 8.00 Cal: 508 WC: CCISP						
REBAR2	Rebar Support Light				0.28 CH	Prod: 0.0008 MU	Lab Pcs: 4.00			Eqp Pcs:		2.00
8CRANERT700	Crane Grove RT700E 55T	1.00	0.28	HR		91.589				26		26
8TRKPU70	Leased 4x2, 3/4 Ton Ga	1.00	0.28	HR		13.195				4		4
LA01	Laborer-Foreman	1.00	0.28	MH *		55.429	16					16
LGEN	Laborer-General	2.00	0.57	MH *		50.719	29					29
OP05	Op Crane >100T	1.00	0.28	MH *		70.286	20					20
$93.40	0.0007 MH/LB		1.13	MH		[0.028]	64			29		93
5,071.4286 Units/Hr	1,256.6445 Unit/MH		0.0350	Shifts			0.05			0.02		0.07
=====> Item Totals:	550 - REINFORCING STEEL											
$1,808.06	1.5915 MH/TN		1.13	MH		[56.437]	64			29	1,715	1,808
2,546.563	0.71 TN						90.30			41.25	2,415.01	2,546.56
						Total of Above Sub-Biditems						
=====> Item Totals:	500 STEEL PIPE PILES, 24" DIA. AT WATER HOLD											
$102,496.07	0.3558 MH/FT		177.94	MH		[13.92]	10,805	43,005	1,096	21,273	26,317	102,496
204.992	500 FT						21.61	86.01	2.19	42.55	52.63	204.99

Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Perm Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
PARENT ITEM = 570											SHU
Description = EQUIPMENT VAULT					Unit = LS	Takeoff Quan:		1.000	Engr Quan:		1.000
Listing of Sub-Biditems of Parent Item 570:											
BID ITEM = 580					Land Item	SCHEDULE: 1		100			SHU
Description = ACCESS HATCH					Unit = EA	Takeoff Quan:		1.000	Engr Quan:		1.000
580	ACCESS HATCH				Quan: 1.00 EA	Hrs/Shft: 8.00		Cal: 508	WC: CCISP		
4SUB	Subcontract	1.00	1.00	EA	10,300.000					10,300	10,300
BID ITEM = 590					Land Item	SCHEDULE: 1		100			SHU
Description = MEE FOG SYSTEM					Unit = LS	Takeoff Quan:		1.000	Engr Quan:		1.000
590	MEE FOG SYSTEM				Quan: 1.00 LS	Hrs/Shft: 8.00		Cal: 508	WC: CCISP		
4SUB	Subcontract	1.00	1.00	LS	54,000.000					54,000	54,000
BID ITEM = 600					Land Item	SCHEDULE: 1		100			SHU
Description = COMPRESSED AIR SYSTEM					Unit = LS	Takeoff Quan:		1.000	Engr Quan:		1.000
600	COMPRESSED AIR SYSTEM				Quan: 1.00 LS	Hrs/Shft: 8.00		Cal: 508	WC: CCISP		
4SUB	Subcontract	1.00	1.00	LS	14,000.000					14,000	14,000
BID ITEM = 610					Land Item	SCHEDULE: 1		100			SHU
Description = FILTRATION/WATER TREATMENT EQUIPMENT					Unit = LS	Takeoff Quan:		1.000	Engr Quan:		1.000
610	FILTRATION/WATER TREATMENT EQUIPMENT				Quan: 1.00 LS	Hrs/Shft: 8.00		Cal: 508	WC: CCISP		
4SUB	Subcontract	1.00	1.00	LS	109,000.000					109,000	109,000
					Total of Above Sub-Biditems						
=====> Item Totals: 570	EQUIPMENT VAULT										
$187,300.00					[ ]					187,300	187,300
187,300.000			1	LS						187,300.00	187,300.00
PARENT ITEM = 620											SHU
Description = WATER HOLDING TANK					Unit = LS	Takeoff Quan:		1.000	Engr Quan:		1.000
Listing of Sub-Biditems of Parent Item 620:											
BID ITEM = 630					Land Item	SCHEDULE: 1		100			SHU
Description = ACCESS HATCH					Unit = EA	Takeoff Quan:		2.000	Engr Quan:		2.000

Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Perm Labor	Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 630				Land Item	SCHEDULE: 1	100					SHU
Description = ACCESS HATCH				Unit = EA	Takeoff Quan:		2.000		Engr Quan:		2.000
630	ACCESS HATCH			Quan: 2.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4SUB	Subcontract	1.00	2.00 EA		4,700.000					9,400	9,400
BID ITEM = 640				Land Item	SCHEDULE: 1	100					SHU
Description = 8" JET-PUMP DISCHARGE TO LONG JET MANIFO				Unit = EA	Takeoff Quan:		9.000		Engr Quan:		9.000
640	8" JET-PUMP DISCHARGE TO LONG JET MANIF			Quan: 9.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4SUB	Subcontract	1.00	9.00 EA		4,900.000					44,100	44,100
BID ITEM = 650				Land Item	SCHEDULE: 1	100					SHU
Description = 6" FILTER-PUMP DISCHARGE TO EQUIPMENT VA				Unit = EA	Takeoff Quan:		1.000		Engr Quan:		1.000
650	6" FILTER-PUMP DISCHARGE TO EQUIPMENT			Quan: 1.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4SUB	Subcontract	1.00	1.00 EA		4,400.000					4,400	4,400
BID ITEM = 660				Land Item	SCHEDULE: 1	100					SHU
Description = 6" JET PUMP DISCHARGE TO JET MANIFOLD				Unit = EA	Takeoff Quan:		18.000		Engr Quan:		18.000
660	6" JET-PUMP DISCHARGE TO JET MANIFOLD			Quan: 18.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4SUB	Subcontract	1.00	18.00 EA		4,400.000					79,200	79,200
BID ITEM = 670				Land Item	SCHEDULE: 1	100					SHU
Description = 6" SURGE-PUMP DISCHARGE TO SURGE TROUGH				Unit = EA	Takeoff Quan:		5.000		Engr Quan:		5.000
670	6" SURGE-PUMP DISCHARGE TO SURGE TROU			Quan: 5.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4SUB	Subcontract	1.00	5.00 EA		4,400.000					22,000	22,000
					Total of Above Sub-Biditems						
=====> Item Totals:	620	- WATER HOLDING TANK			[ ]					159,100	159,100
$159,100.00										159,100.00	159,100.00
159,100.000		1 LS									
PARENT ITEM = 680											SHU
Description = JET TROUGHS				Unit = LS	Takeoff Quan:		1.000		Engr Quan:		1.000

Listing of Sub-Biditems of Parent Item 680:

Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 690					Land Item	SCHEDULE: 1	100				SHU
Description =	STAINLESS STEEL GRATING				Unit = SF	Takeoff Quan:	1,062.000		Engr Quan:		1,062.000
690	STAINLESS STEEL GRATING				Quan: 1,062.00 SF	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4SUB	Subcontract	1.00	1,062.00	SF	59.000					62,658	62,658
BID ITEM = 700					Land Item	SCHEDULE: 1	100				SHU
Description =	NOZZLES				Unit = EA	Takeoff Quan:	861.000		Engr Quan:		861.000
700	Nozzles				Quan: 861.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4SUB	Subcontract	1.00	861.00	EA	409.000					352,149	352,149
BID ITEM = 710					Land Item	SCHEDULE: 1	100				BW
Description =	LIGHTS				Unit = EA	Takeoff Quan:	861.000		Engr Quan:		861.000
710	Jet Trough Lights				Quan: 861.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4E	Electrical Lighting Sub	1.00	1.00	LS	50,000.000					50,000	50,000
A	Lights				Quan: 861.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
5MAN	5man crew			91.84 CH	Prod:	75.0000 US	Lab Pcs:	5.00	Eqp Pcs:	12.00	
2LIGHT1	Light, jet trough	1.00	861.00	EA	0.000						
8BHLD416	BHL Cat 416E 1CY	1.00	91.84	HR	24.529			2,253			2,253
8COMPR06	Compressor 375 CFM 115	1.00	91.84	HR	19.488			1,790			1,790
8DIVE90	Dive gear	1.00	91.84	HR	0.000						
8GEN050	Generator 50 KW	1.00	91.84	HR	18.885			1,734			1,734
8MARINEA90	Stage floats	5.00	459.20	HR	0.000						
8TRKHW10	Tandem Truck 12 CY 400	1.00	91.84	HR	53.077			4,875			4,875
8TRLRO02	Office Trailer 12x56	1.00	91.84	HR	3.806			350			350
8WELD400	Welder 400 AMP	1.00	91.84	HR	7.629			701			701
CM02	Cement Mason Journeyman	2.00	183.68	MH *	65.499	12,031					12,031
LA03	Laborer-General	1.00	91.84	MH *	50.711	4,657					4,657
OP00	Op Grade Foreman	1.00	91.84	MH *	74.517	6,844					6,844
OP06	Op Crane < 100T	1.00	91.84	MH *	69.511	6,384					6,384
$41,617.28	0.5333 MH/EA		459.20	MH	[20.98]	29,916		11,702			41,617
9.3750 Units/Hr	1.8750 Unit/MH		11.4800	Shifts		34.75		13.59			48.34
=====> Item Totals:	710 - LIGHTS										
$91,617.28	0.5333 MH/EA		459.20	MH	[20.98]	29,916		11,702	50,000		91,617
106.408	861 EA					34.75		13.59	58.07		106.41
							Total of Above Sub-Biditems				
=====> Item Totals:	680 - JET TROUGHS										
$506,424.28	459.2000 MH/LS		459.20	MH	[18064]	29,916		11,702	464,807		506,424
506,424.280	1 LS					29,915.72		11,701.56	464,807.00		506,424.28

Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
PARENT ITEM = 780											SHU
Description = PARK FURNITURE					Unit = LS	Takeoff Quan:		1.000	Engr Quan:		1.000
Listing of Sub-Biditems of Parent Item 780:											
BID ITEM = 790					Land Item	SCHEDULE: 1		100			SHU
Description = BENCHES					Unit = LS	Takeoff Quan:		1.000	Engr Quan:		1.000
790	BENCHES				Quan: 1.00 LS	Hrs/Shft: 8.00	Cal: 508	WC: CCISP			
4SUB	Subcontract	1.00	1.00 LS		150,000.000					150,000	150,000
BID ITEM = 810					Land Item	SCHEDULE: 1		100			SHU
Description = CONCRETE BOULDERS					Unit = LS	Takeoff Quan:		1.000	Engr Quan:		1.000
810	CONCRETE BOULDERS				Quan: 1.00 LS	Hrs/Shft: 8.00	Cal: 508	WC: CCISP			
4SUB	Subcontract	1.00	1.00 LS		20,000.000					20,000	20,000
BID ITEM = 820					Land Item	SCHEDULE: 1		100			SHU
Description = PLANTERS					Unit = LS	Takeoff Quan:		1.000	Engr Quan:		1.000
820	PLANTERS				Quan: 1.00 LS	Hrs/Shft: 8.00	Cal: 508	WC: CCISP			
4SUB	Subcontract	1.00	1.00 LS		25,000.000					25,000	25,000
							Total of Above Sub-Biditems				
=====> Item Totals:	780	- PARK FURNITURE					[ ]			195,000	195,000
$195,000.00										195,000.00	195,000.00
195,000.000		1 LS									
PARENT ITEM = 830											SHU
Description = RAILING					Unit = FT	Takeoff Quan:		350.000	Engr Quan:		350.000
Listing of Sub-Biditems of Parent Item 830:											
BID ITEM = 840					Land Item	SCHEDULE: 1		100			SHU
Description = INSTALL NEW RAILING					Unit = FT	Takeoff Quan:		350.000	Engr Quan:		350.000
840	INSTALL NEW RAILING				Quan: 350.00 FT	Hrs/Shft: 8.00	Cal: 508	WC: CCISP			
4SUB	Subcontract	1.00	350.00 FT		380.000					133,000	133,000
BID ITEM = 850					Land Item	SCHEDULE: 1		100			SHU
Description = CONNECT TO EXISTING RAILING					Unit = EA	Takeoff Quan:		2.000	Engr Quan:		2.000

Activity / Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Perm Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 850			Land Item	SCHEDULE: 1		100				SHU
Description = CONNECT TO EXISTING RAILING			Unit = EA	Takeoff Quan: 2.000				Engr Quan: 2.000		
850	FOUNDATIONS		Quan: 2.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4SUB	Subcontract	1.00	2.00 EA	2,400.000					4,800	4,800
				Total of Above Sub-Biditems						
=====> Item Totals: 830	RAILING			[ ]					137,800	137,800
$137,800.00									393.71	393.71
393.714		350 FT								
PARENT ITEM = 860										BW
Description = LIGHTING			Unit = EA	Takeoff Quan: 1,277.000				Engr Quan:		1,277.000
Listing of Sub-Biditems of Parent Item 860:										
BID ITEM = 870			Land Item	SCHEDULE: 1		100				BW
Description = ILLUMINATED HANDRAIL			Unit = FT	Takeoff Quan: 350.000				Engr Quan:		350.000
870	ILLUMINATED HANDRAIL		Quan: 350.00 FT	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4E	Electrical Lighting Sub	1.00	1.00 LS	1.000					1	1
BID ITEM = 880			Land Item	SCHEDULE: 1		100				BW
Description = RECESSED LINEAR LIGHT IN FACE OF BENCH O			Unit = FT	Takeoff Quan: 860.000				Engr Quan:		860.000
880	RECESSED LINEAR LIGHT IN FACE OF BENCH		Quan: 860.00 FT	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4E	Electrical Lighting Sub	1.00	860.00 LF	236.000					202,960	202,960
BID ITEM = 890			Land Item	SCHEDULE: 1		100				BW
Description = IN-GRADE BOULDER UPLIGHT IN LANDSCAPING			Unit = EA	Takeoff Quan: 29.000				Engr Quan:		29.000
890	IN-GRADE BOULDER UPLIGHT IN LANDSCAPIN		Quan: 29.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4E	Electrical Lighting Sub	1.00	29.00 EA	1,420.000					41,180	41,180
BID ITEM = 900			Land Item	SCHEDULE: 1		100				BW
Description = IN-GRADE TREE UPLIGHT IN LANDSCAPING			Unit = EA	Takeoff Quan: 24.000				Engr Quan:		24.000
900	IN-GRADE TREE UPLIGHT IN LANDSCAPING		Quan: 24.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: CCISP				
4E	Electrical Lighting Sub	1.00	24.00 EA	1,420.000					34,080	34,080

Activity / Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Perm Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 910				Land Item	SCHEDULE: 1	100				BW
Description = IN-GRADE BOULDER UPLIGHT IN PIER DECK				Unit = EA	Takeoff Quan:	14.000		Engr Quan:		14.000
910	PROJECT OFFICE			Quan: 14.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: CCISP			
4E	Electrical Lighting Sub	1.00	14.00 EA	1,420.000					19,880	19,880
						Total of Above Sub-Biditems				
=====> Item Totals:	860 - LIGHTING			[ ]					298,101	298,101
$298,101.00									233.44	233.44
233.439	1277 EA									
PARENT ITEM = 930										BW
Description = ELECTRICAL WORKS				Unit = LS	Takeoff Quan:	1.000		Engr Quan:		1.000
Listing of Sub-Biditems of Parent Item 930:										
BID ITEM = 940				Land Item	SCHEDULE: 1	100				BW
Description = ELECTRICAL				Unit = LS	Takeoff Quan:	1.000		Engr Quan:		1.000
10	Power Panel			Quan: 1.00 LS	Hrs/Shft: 8.00	Cal: 508	WC: CCISP			
4E	Electrical Lighting Sub	1.00	1.00 LS	11,300.000					11,300	11,300
20	Utility Outpost			Quan: 3.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: CCISP			
4E	Electrical Lighting Sub	1.00	3.00 EA	2,920.000					8,760	8,760
30	Load Circuits			Quan: 1,925.00 LF	Hrs/Shft: 8.00	Cal: 508	WC: CCISP			
4E	Electrical Lighting Sub	1.00	1,925.00 LF	33.000					63,525	63,525
40	Panel Feeder Allowance			Quan: 1.00 LS	Hrs/Shft: 8.00	Cal: 508	WC: CCISP			
4E	Electrical Lighting Sub	1.00	1.00 LS	16,900.000					16,900	16,900
=====> Item Totals:	940 - ELECTRICAL			[ ]					100,485	100,485
$100,485.00									100,485.00	100,485.00
100,485.000	1 LS									
						Total of Above Sub-Biditems				
=====> Item Totals:	930 ELECTRICAL WORKS			[ ]					100,485	100,485
$100,485.00									100,485.00	100,485.00
100,485.000	1 LS									

Activity / Resource	Desc	Pcs	Quantity	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
PARENT ITEM = 970											SHU
Description = MECHANICAL WORKS				Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
Listing of Sub-Biditems of Parent Item 970:											
BID ITEM = 980				Land Item	SCHEDULE: 1	100					SHU
Description = MECHANICAL				Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
980	Mechanical			Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4SUB	Subcontract	1.00	1.00 LS		350,000.000					350,000	350,000
					Total of Above Sub-Biditems						
=====> Item Totals: 970 - MECHANICAL WORKS											
$350,000.00					[ ]					350,000	350,000
350,000.000		1 LS								350,000.00	350,000.00
BID ITEM = 990				Land Item	SCHEDULE: 1	100					SHU
Description = SEAT WALLS SUROUNDING LAWN				Unit =	LF	Takeoff Quan:		480.000	Engr Quan:		480.000
990	Seat W+D133			Quan:	480.00 LF	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4SUB	Subcontract	1.00	480.00 LF		150.000					72,000	72,000
BID ITEM = 1000				Land Item	SCHEDULE: 1	100					SHU
Description = LAWN - LIGHT WEIGHT FILL, SOIL, PLANTING				Unit =	SF	Takeoff Quan:		5,071.000	Engr Quan:		5,071.000
10	Waterproofing Membrane			Quan:	5,071.00 SF	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4SUB	Subcontract	1.00	5,071.00 SF		4.510					22,870	22,870
30	Leveling Grout			Quan:	5,071.00 SF	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4SUB	Subcontract	1.00	5,071.00 SF		16.150					81,897	81,897
35	Topsoil			Quan:	564.00 CY	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4LAND	Landscape & Irrigation Sub	1.00	564.00 CY		60.000					33,840	33,840
40	2 In. Caliper Trees			Quan:	12.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4SUB	Subcontract	1.00	12.00 EA		400.000					4,800	4,800
50	4 In. Caliper Trees			Quan:	8.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4LAND	Landscape & Irrigation Sub	1.00	8.00 EA		500.000					4,000	4,000
=====> Item Totals: 1000 - LAWN - LIGHT WEIGHT FILL, SOIL, PLANTING											
$147,406.86					[ ]					147,407	147,407
29.069		5071 SF								29.07	29.07

Activity / Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 1010			Land Item	SCHEDULE: 1	100					SHU
Description =	FITZGERALD FOUNTAIN REMOVE, RESTORE, REI		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
1010	FITZGERALD FOUNTAIN REMOVE, RESTORE, R		Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4SUB	Subcontract	1.00	1.00 LS	110,000.000					110,000	110,000
BID ITEM = 1020			Land Item	SCHEDULE: 1	100					SHU
Description =	EQUIPMENT VAULT FOR FITZGERALD FOUNTAIN		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
1020	Equipment Allowance		Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4SUB	Subcontract	1.00	1.00 LS	250,000.000					250,000	250,000
BID ITEM = 1030			Land Item	SCHEDULE: 1	100					SHU
Description =	CHILDREN'S PLAY AREA		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
1030	CHILDREN'S PLAY AREA		Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
4SUB	Subcontract	1.00	1.00 LS	100,000.000					100,000	100,000
BID ITEM = 2000			Land Item	SCHEDULE: 1	100					
Description =	SALES TAX (10.3%)		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
2000	SALES TAX (10.3%)		Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
31ALL	Allowance Force Account	1.00	1.00 LS	2,108,077.000			2,108,077			2,108,077
=====> Item Totals:	2000 - SALES TAX (10.3%)									
$2,108,077.00				[ ]			2,108,077			2,108,077
2,108,077.000	1 LS						2,108,077.00			2,108,077.00
BID ITEM = 3000			Land Item	SCHEDULE: 1	100					
Description =	DESIGN CONTINGENCY (30%)		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
3000	DESIGN CONTINGENCY (30%)		Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: CCISP		
31ALL	Allowance Force Account	1.00	1.00 LS	6,772,452.000			6,772,452			6,772,452
=====> Item Totals:	3000 - DESIGN CONTINGENCY (30%)									
$6,772,452.00				[ ]			6,772,452			6,772,452
6,772,452.000	1 LS						6,772,452.00			6,772,452.00
$25,434,823.91	*** Report Totals ***	29,768.65 MH			1,749,884	5,732,546	9,350,604	1,004,901	7,596,888	25,434,824

>>> indicates Non Additive Activity

------Report Notes:------

The estimate was prepared with TAKEOFF Quantities.

Activity / Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total

BID ITEM = 3000 Land Item SCHEDULE: 1 100
Description = DESIGN CONTINGENCY (30%) Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: Engineering Firm:
Estimator-In-Charge:

* on units of MH indicate average labor unit cost was used rather than base rate.
[ ] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens
In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

-----Calendar Codes-----

410	4 Nights @ 10 hrs/night
508	5 days @ 8hrs/day (Default Calendar)
509	5 days @ 9 hrs/day
510	5 days @ 10hrs/day
512	5 days @ 12 hrs/day
608	6 Days @ 8 hrs/day
610	6 Days @ 10 hrs/day
712	7 days @ 12 hrs/day

Appendix D: 2014 vs. 2017 Comparison Report

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Bid Item	Description	Units	2014 Unit Cost	2014 Total	2017 Unit Cost	2017 Total	Difference	Comments
1000	**Demolition Existing Pier**							
1010	Demolish Existing Pier Superstructure	sq ft	$ 44.11	1,908,161	$ 25.00	1,081,575	$ (826,586)	
1020	Remove Existing Pier Piles	ea	$ -	-	$ 825.00	412,500	$ 412,500	
2000	**New Union Street Pier**							
2010	Steel Pipe Piles, 36" Dia.	*ft*	$ 544.82	9,310,123	$ 541.00	9,245,149	$ (64,974)	
2080	Pre-Cast Concrete Pile Caps	*cu yd*	$ 1,381.47	2,783,844	$ 1,090.00	2,196,350	$ (587,494)	
2130	Pre-Cast Concrete Panels	*cu yd*	$ 1,216.39	1,626,784	$ 1,815.00	2,428,470	$ 801,686	
2180	Topping Slab	*cu yd*	$ 617.13	247,212	$ 1,990.00	797,990	$ 550,778	
2210	Movement Joint Plate, SSD	*ft*	$ 391.62	195,810	$ 491.00	245,500	$ 49,690	
2230	Cast-in-Place Concrete (Lightweight Conc) Deck at Water Troughs	*cu yd*	$ 929.09	495,513	$ 744.00	396,552	$ (98,961)	
2270	Cast-in-Place Equipment Vault	*cu yd*	$ 799.29	432,207	$ 772.00	417,652	$ (14,555)	
2310	Cast-in-Place Water Holding Tank	*cu yd*	$ 905.62	127,457	$ 868.00	122,388	$ (5,069)	
2350	Cast-in-Place Jet Troughs	*cu yd*	$ 1,223.24	15,836	$ 1,155.00	15,015	$ (821)	
2390	Cast-in-Place "Surge" Discharge Trough	*ft*	$ 843.26	89,526	$ 805.00	85,330	$ (4,196)	
2410	Steel Pipe Piles, 24" Dia. at Equipment Vault	*ft*	$ 190.73	38,145	$ 259.00	51,800	$ 13,655	
2470	Steel Pipe Piles, 24" Dia. at Water Holding Tank	*ft*	$ 190.73	95,363	$ 259.00	129,500	$ 34,137	
3000	**Architectural Finishes**							
3010	Equipment Vault	*ls*	$ 246,568.00	246,568	$ 237,000.00	237,000	$ (9,568)	
3060	Water Holding Tank	*ls*	$ 200,987.00	200,987	$ 201,000.00	201,000	$ 13	
3120	Jet Troughs	*ls*	##########	1,111,653	$ 640,000.00	640,000	$ (471,653)	
3160	Fog Troughs	*ls*	$ 44,637.00	44,637	$ -	-	$ (44,637)	scope removed
3180	Collection Trough	*ls*	$ 69,023.00	69,023	$ -	-	$ (69,023)	scope removed
3220	Park Furniture	*ls*	$ 228,742.00	228,742	$ 247,000.00	247,000	$ 18,258	
3270	Railing	*ft*	$ 485.68	169,988	$ 497.00	173,950	$ 3,962	
3300	Lighting	*ea*	$ 216.76	276,800	$ 295.00	376,715	$ 99,915	
4000	**Electrical / Mechanical / Audio Visual**							
4010	Electrical Works	*ls*	$ 300,977.00	300,977	$ 127,000.00	127,000	$ (173,977)	
4030	Audio Visual	*ls*	$ -	NIC	NIC	-	$ -	scope NIC
4050	Mechanical Works	*ls*	$ 421,367.00	421,367	$ 442,000.00	442,000	$ 20,633	
5000	**Scope Adds**							
5010	Seat Walls	lf	$ -	-	$ 190.00	91,200	$ 91,200	scope add
5020	Lawn - Light weight fill, soil, planting	sf	$ -	-	$ 37.00	187,627	$ 187,627	scope add
5030	Fitzgerald foundation - Remove, Restore, Reinstall	ls	$ -	-	$ 139,000.00	139,000	$ 139,000	scope add
5040	Equipment Vault for Fitzgerald Fountain	ea	$ -	-	$ 316,000.00	316,000	$ 316,000	scope add
5050	Children's Play Area	ls	$ -	-	$ 100,000.00	100,000	$ 100,000	scope add
				$ 20,436,723		**$ 20,904,263**	**$ 55,040**	
	SALES TAX		9.5%	$ 1,941,489	10.3%	$ 2,153,139	$ 211,650	
	DESIGN ALLOWANCE		25.0%	$ 5,594,553	30.0%	$ 6,917,221	$ 1,322,668	
				$ 27,972,765		**$ 29,974,623**	**$ 1,589,358**	

Appendix E: AACEI Estimate Accuracy Chart & Definitions

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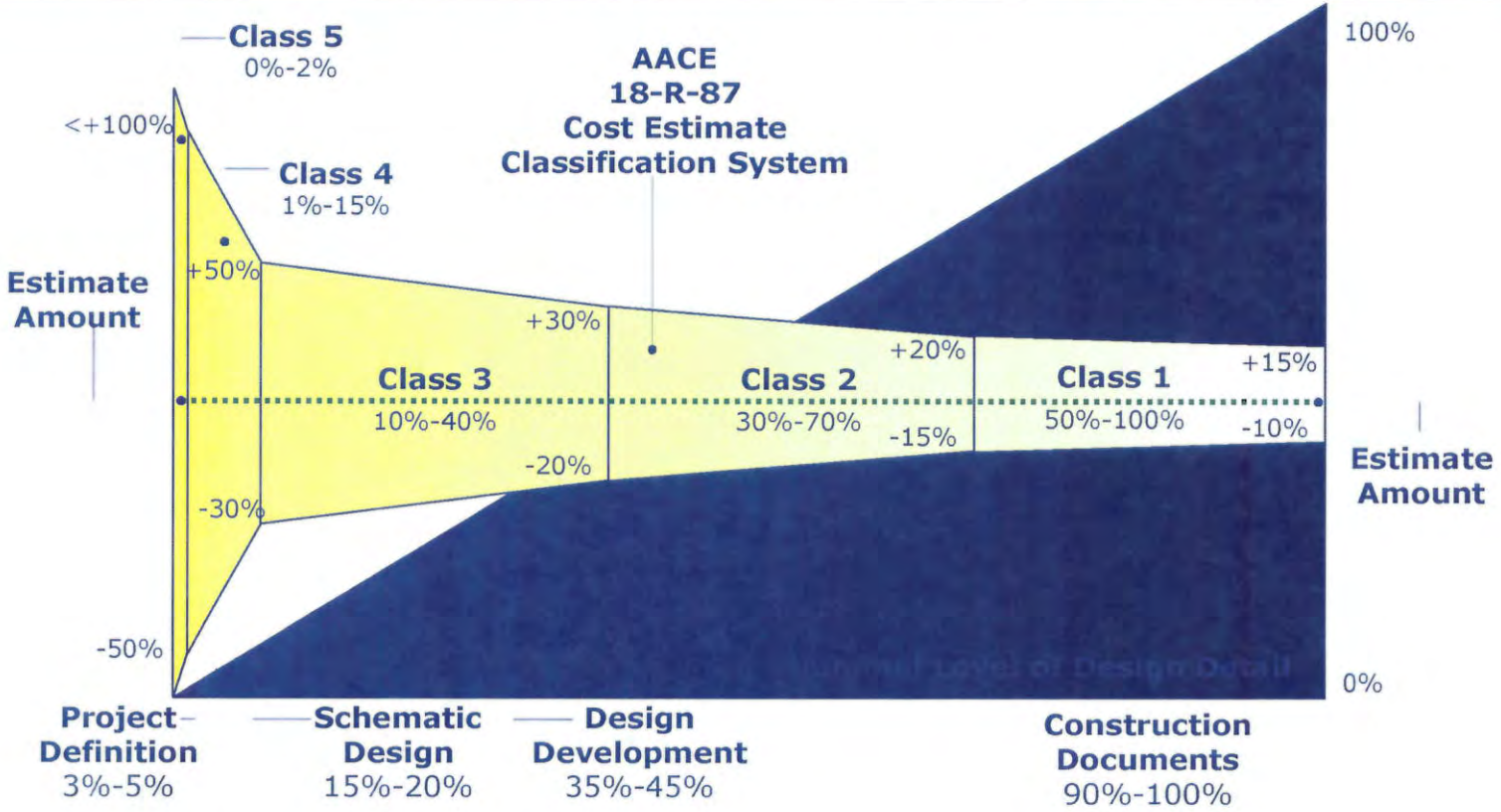
AACE – Classification System



Construction Cost Estimate Accuracy Ranges

CH2MHILL

Estimate Class	Class 5	Class 4	Class 3	Class 2	Class 1
LEVEL OF PROJECT DEFINITION Expressed as a % of complete definition	0% to 2%	1% to 15%	10% to 40%	30% to 70%	50% to 100%
END USAGE Typical Purpose of Estimate	Concept Screening	Study or Feasibility	Budget Authorization, or Control	Control or Bid / Tender	Check Estimate or Bid / Tender
METHODOLOGY Typical estimating method	Capacity Factored, Parametric Models, Judgment, or Analogy	Equipment Factored or Parametric Models	Semi-Detailed Unit Costs with Assembly Level Line Items	Detailed Unit Cost with Forced Detailed Take-Off	Detailed Unit Cost with Detailed Take-Off
EXPECTED ACCURACY RANGE Typical variation in low and high ranges [a]	L: -20% to -50% / H: +30% to +100%	L: -15% to -30% / H: +20% to +50%	L: -10% to -20% / H: +10% to +30%	L: -5% to -15% / H: +5% to +20%	L: -3% to -10% / H: +3% to +15%
PREPARATION EFFORT Typical degree of effort relative to least cost index of 1 [b]	1	2 to 4	3 to 10	4 to 20	5 to 100
REFINED CLASS DEFINITION	Class 5 estimates are generally prepared based on very limited information, and subsequently have very wide accuracy ranges. As such, some companies and organizations have elected to determine that due to the inherent inaccuracies, such estimates cannot be classified in a conventional and systematic manner. Class 5 estimates, due to the requirements of end use, may be prepared within a very limited amount of time and with very little effort expended - sometimes requiring less than 1 hour to prepare. Often, little more than proposed plant type, location, and capacity are known at the time of estimate preparation.	Class 4 estimates are generally prepared based on very limited information, and subsequently have very wide accuracy ranges. They are typically used for project screening, determination of feasibility, concept evaluation, and preliminary budget approval. Typically, engineering is from 1% to 5% complete, and would comprise at a minimum the following: plant capacity, block schematics, indicated layout, process flow diagrams (PFDs) for main process systems and preliminary engineered process and utility equipment lists. Level of Project Definition Required: 1% to 15% of full project definition.	Class 3 estimates are generally prepared to form the basis for budget authorization, appropriation, and/or funding. As such, they typically form the initial control estimate against which all actual costs and resources will be monitored. Typically, engineering is from 10% to 40% complete, and would comprise at a minimum the following: process flow diagrams, utility flow diagrams, preliminary piping and instrument diagrams, utility flow diagrams, preliminary piping and instrument diagrams, plot plan, developed layout drawings, and essentially complete engineering process and utility equipment lists. Level Of Project Definition Required: 10% to 40% of full project definition.	Class 2 estimates are generally prepared to form a detailed control baseline against which all project work is monitored in terms of cost and progress control. For contractors, this class of estimate is often used as the "bid" estimate to establish contract value. Typically, engineering is from 30% to 70% complete, and would comprise at a minimum the following: Process flow diagrams, utility flow diagrams, piping and instrument flow diagrams, heat and material balances, final plot plan, final layout drawings, complete engineered process and utility equipment lists, single line diagrams for electrical, electrical equipment and motor schedules, vendor quotations detailed project execution plans, resourcing and work force plans, etc.	Class 1 estimates are generally prepared for discrete parts or sections of the total project rather than generating this level of detail for the entire project. The parts of the project estimated at this level of detail will typically be used by subcontractors for bids, or by owners for check estimates. The updated estimate is often referred to as the current control estimate and becomes the new baseline for cost/schedule control of the project. Class 1 estimates may be prepared for parts of the project to comprise a fair price estimate or bid check estimate to compare against a contractor's bid estimate, or to evaluate/dispute claims. Typically, engineering is from 50% to 100% complete, and would comprise virtually all engineering and design documentation of the project, and complete project execution and commissioning plans. Level for Project Definition Required: 50% to 100% of full project definition.
END USAGE DEFINED	Class 5 estimates are prepared for any number of strategic business planning purposes, such as but not limited to market studies, assessment of initial viability, evaluation of alternate schemes, project screening, project location studies, evaluation of resource needs and budgeting, long-range capital planning, etc.	Class 4 estimates are prepared for a number of purposes, such as but not limited to, detailed strategic planning, business development, project screening at more developed stages, alternative scheme analysis, confirmation of economic and/or technical feasibility, and preliminary budget approval or approval to proceed to next stage.	Class 3 estimates are typically prepared to support full project funding requests, and become the first of the project phase "control estimate" against which all actual costs and resources will be monitored for variations to the budget. They are used as the project budget until replaced by more detailed estimates. In many owner organizations, a Class 3 estimate may be the last estimate required and could well form the only basis for cost/schedule control.	Class 2 estimates are typically prepared as the detailed control baseline against which all actual costs an resources will now be monitored for variation to the budget, and form a part of the change/variation control program.	Class 1 estimates are typically prepared to form a current control estimate to be used as the final control baseline against which all actual coasts and resources will now be monitored for variations to the budget, and form a part of the change/variation control program. They may be used to evaluate bid checking, to support vendor/contractor negotiations, or for claim evaluations and dispute resolution.
ESTIMATING METHODS USED	Class 5 estimates virtually always use stochastic estimating methods such as cost/capacity curves and factors, scale of operations factors, Lang factors, Handy-Whitman factors, Chilton factors, Peters-Timmerhaus factors, Guthrie factors, and other parametric and modeling techniques.	Class 4 estimates virtually always use stochastic estimating methods such as cost/capacity curves and factors, scale of operations factors, Lang factors, Hand factors, Chilton factors, Peters-Timmerhaus factors, Guthrie factors, the Miller method, gross unit costs/ratios, and other parametric and modeling techniques.	Class 3 estimates usually involve more deterministic estimating methods that stochastic methods. They usually involve a high degree of unit cost line items, although these may be at an assembly level of detail rather than individual components. Factoring and other stochastic methods may be used to estimate less-significant areas of the project.	Class 2 estimates always involve a high degree of deterministic estimating methods. Class 2 estimates are prepared in great detail, and often involve tens of thousands of unit cost line items. For those areas of the project still undefined, an assumed level of detailed takeoff (forced detail) may be developed to use as line items in the estimate instead of relying on factoring methods.	Class 1 estimates involve the highest degree of deterministic estimating methods, and require a great amount of effort. Class 1 estimates are prepared in great detail, and thus are usually performed on only the most important or critical areas of the project. All items in the estimate are usually unit cost line items based on actual design quantities.
EXPECTED ACCURACY RANGE	Typical accuracy ranges for Class 5 estimates are -20% to 50% on the low side, and +30% to +100% on the high side, depending on the technological complexity of the project, appropriate contingency determination. Ranges could exceed those shown in unusual circumstances.	Typical accuracy ranges for Class 4 estimates are -15% to -30% on the low side, and +20% to +50% on the high side, depending on the technological complexity of the project, appropriate reference information, and the inclusion of an appropriate contingency determination. Ranges could exceed those shown in unusual circumstances.	Typical accuracy ranges for Class 3 estimates are -10% to 20% on the low side, and +10% to +30% on the high side, depending on the technological complexity of the project, appropriate reference information, and the inclusion of an appropriate contingency determination. Ranges could exceed those shown in unusual circumstances.	Typical accuracy ranges for Class 2 estimates are -5% to 15% on the low side, and +5% to +20% on the high side, depending on the technological complexity of the project, appropriate reference information, and the inclusion of an appropriate contingency determination. Ranges could exceed those shown in unusual circumstances.	Typical accuracy ranges for Class 1 estimates are -3% to 10% on the low side, and +3% to +15% on the high side, depending on the technological complexity of the project, appropriate reference information, and the inclusion of an appropriate contingency determination. Ranges could exceed those shown in unusual circumstances.
EFFORT TO PREPARE (for US$20MM project):	As little as 1 hour or less to prepare to perhaps more than 200 hours, depending on the project and the estimating methodology used.	Typically, as little as 20 hours or less to perhaps more than 300 hours, depending on the project and the estimating methodology used.	Typically, as little as 150 hours or less to perhaps more than 1500 hours, depending on the project and the estimating methodology used.	Typically, as little as 300 hours or less to perhaps more than 3000 hours, depending on the project and the estimating methodology used. Bid Estimates typically require more effort than estimates used for funding or control purposes	Class 1 estimates require the most effort to create, and as such are generally developed for only selected areas of the project, or for bidding purposes. A complete Class 1 estimate may involve as little as 600 hours or less, to perhaps more than 6,000 hours, depending on the project and the estimating methodology used. Bid estimate typically require more effort than estimates used for funding or control purposes.
ANSI Standard Reference Z94.2-1989 name; Alternate Estimate Names, Terms, Expressions, Synonyms:	Order of Magnitude Estimate; Ratio, ballpark, blue sky, seat-of-pants, ROM, idea study, prospect estimate, concession license estimate, guesstimate, rule-of thumb.	Budget Estimate; Screening, top-down, feasibility, authorization, factored, pre-design, pre-study.	Budget Estimate; Budget, scope, sanction, semi-detailed, authorization, preliminary control, concept study, development, basic engineering phase estimate, target estimate	Definitive Estimate; Detailed Control, forced detail, execution phase, master control, engineering, bid, tender, change order estimate.	Definitive Estimate; Full detail, release, fall-out, tender, firm price, bottoms-up, final, detailed control, forced detail, execution phase, master control, fair price, definitive, change order estimate.

Estimate Class	Class 5	Class 4	Class 3	Class 2	Class 1
Estimate Input Checklist and Maturity Index	Class 5	Class 4	Class 3	Class 2	Class 1
GENERAL PROJECT DATA					
Project Scope Description	General	Preliminary	Defined	Defined	Defined
Plant Production / Facility Capacity	Assumed	Preliminary	Defined	Defined	Defined
Plant Location	General	Approximate	Specific	Specific	Specific
Soils & Hydrology	None	Preliminary	Defined	Defined	Defined
Integrated Project Plan	None	Preliminary	Defined	Defined	Defined
Project Master Schedule	None	Preliminary	Defined	Defined	Defined
Escalation Strategy	None	Preliminary	Defined	Defined	Defined
Work Breakdown Structure	None	Preliminary	Defined	Defined	Defined
Project Code of Accounts	None	Preliminary	Defined	Defined	Defined
Contracting Strategy	Assumed	Assumed	Preliminary	Defined	Defined
ENGINEERING DELIVERABLES	Class 5	Class 4	Class 3	Class 2	Class 1
Block Flow Diagrams	Started / Preliminary	Preliminary / Complete	Complete	Complete	Complete
Plot Plans		Started	Preliminary / Complete	Complete	Complete
Process Flow Diagrams (PFDs)		Started / Preliminary	Preliminary / Complete	Complete	Complete
Utility Flow Diagrams (UFDs)		Started / Preliminary	Preliminary / Complete	Complete	Complete
Piping & Instrument Diagrams (P&IDS)		Started	Preliminary / Complete	Complete	Complete
Heat and Material Balances		Started	Preliminary / Complete	Complete	Complete
Process Equipment List		Started / Preliminary	Preliminary / Complete	Complete	Complete
Utility Equipment List		Started / Preliminary	Preliminary / Complete	Complete	Complete
Electrical One Line Drawings		Started / Preliminary	Preliminary / Complete	Complete	Complete
Specifications and Datasheets		Started	Preliminary / Complete	Complete	Complete
General Equipment Arrangement Drawings		Started	Preliminary / Complete	Complete	Complete
Spare Parts Lists			Started / Preliminary	Preliminary	Complete
Architectural Details / Schedules		Started	Preliminary / Complete	Complete	Complete
Structural Details		Started	Preliminary / Complete	Complete	Complete
Mechanical Discipline Drawings			Started	Preliminary	Preliminary / Complete
Electrical Discipline Drawings			Started	Preliminary	Preliminary / Complete
System Discipline Drawings			Started	Preliminary	Preliminary / Complete
Civil/Site Discipline Drawings			Started	Preliminary	Preliminary / Complete
Demolition Details		Started	Preliminary / Complete	Complete	Complete

2014 ACCOMPLISHMENTS

- Office of the Waterfront created (February)
- Waterfront Week (March)
- Property rights acquisition legislation approved (May)
- Seawall Project Season 1 completed (June)
- "Pier Posts" installed (June)
- Waterfront Space in partnership with Friends (September)
- 30% to 60% design milestones for Main Corridor, Overlook Walk, public piers and Union Street (January – September)
- Waterfront Seattle Program budget and delivery strategy update (September)

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED ___
FILE# CWF-0336, et al.
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"PIER POST" INFORMATION PANELS + WATERFRONT SPACE

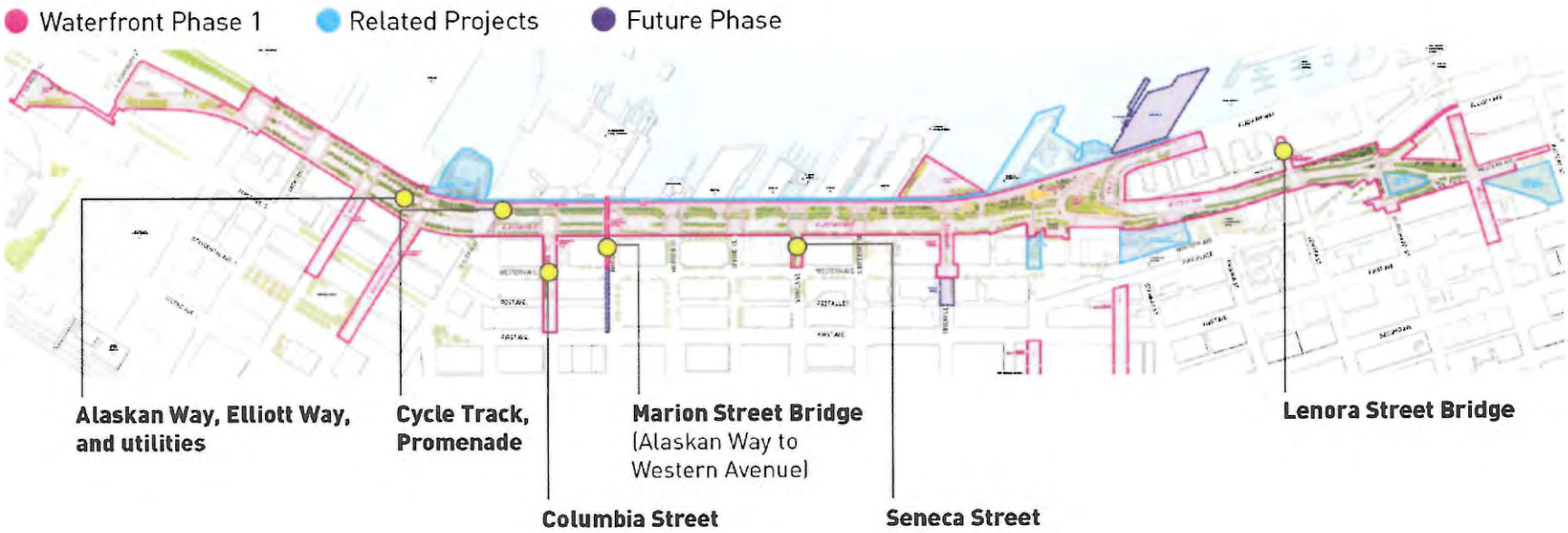
FACE PANELS + LIGHT PENETRATING SURFACES

2015 WORK PLAN PRIORITIES

- Ongoing Seawall construction
- Main Corridor design and environmental review
- Utility design
- Program-wide priorities
  - City/WSDOT funding agreement
  - Operations and maintenance planning
  - Stakeholder engagement
  - MarketFront (PC-1 North) Development Agreement
  - Support Aquarium expansion planning

2015 PRIORITIES: COORDINATION WITH SEAWALL CONSTRUCTION

2015 PRIORITIES: MAIN CORRIDOR DESIGN



PROGRAM-WIDE PRIORITIES

CITY/WSDOT FUNDING AGREEMENT

- Specific schedule now established with WSDOT
- Complete Cost Estimation and Validation Process (CEVP)

OPERATIONS AND MAINTENANCE PLAN

- Review of current design for maintainability
- Updated operations and maintenance plan and budget

ENGAGEMENT

- Stakeholder engagement to support project delivery
- Roundtables with underrepresented communities
- City-wide engagement with fairs and festivals, online tools and partnerships

EXISTING CITY-STATE AGREEMENTS

2009

- Assigned roles and responsibilities for replacing the Alaskan Way Viaduct, consistent with the direction provided by the State Legislature to WSDOT
  - City will rebuild the Elliott Bay Seawall
  - State will fund Alaskan Way Viaduct demolition; Battery Street Tunnel decommissioning; and design and construction of new Alaskan Way and Elliott Way

2013

- State agreed to design and manage viaduct demolition and Battery Street Tunnel decommissioning
- City agreed to manage environmental review, design, and construction of Alaskan Way and Elliott Way

2015 CITY/WSDOT AGREEMENT

GOAL: Define exact scope and costs for rebuilding Alaskan Way and Elliott Way to be funded by the State.

MARCH	Agreement on scope and key assumptions
APRIL	Cost estimation/validation workshop (CEVP)
JUNE	Draft cost report
AUGUST	Final cost report
SEPTEMBER	Draft agreement
DECEMBER	Final agreement and Council review

COUNCIL REVIEW TIMELINE

FORMAL REVIEW/ACTION REQUIRED	
Q1	• Development agreement with the Pike Place Market PDA for MarketFront project
Q4	• Master plan for Seattle Aquarium expansion
STATUS BRIEFINGS	
Q2	• Access and parking strategies • Main Corridor design and environmental review/draft environmental impact statement • Master plan for Seattle Aquarium expansion • Operations and maintenance plan progress update
Q3	• Update on overall budget and funding plan, including progress on City/WSDOT funding agreement
Q4	• Draft operations and maintenance plan • Final environmental impact statement • City/WSDOT funding agreement

QUESTIONS?

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
FILE# CWF-0336, et al.
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WATERFRONT PROGRAM PROGRESS REPORT

Q3 2015 (July – September)

Highlights from Q3 2015

- On August 26, the Waterfront Program completed the comment period for the Alaskan Way, Promenade, and Overlook Walk Draft Environmental Impact Statement (DEIS). In total, 107 DEIS comments were received.
- On July 13, the Waterfront Program held a day-long "Practical Design Workshop" in conjunction with WSDOT to review Alaskan Way and Elliott Way surface street plans, analyzing cost savings and project need. The Waterfront Program presented its extensive cost-saving work over the past year, which was endorsed by the outside WSDOT staff and will be used by WSDOT as a case study for future practical design studies.
- The Waterfront Program developed a new paving design for the pedestrian promenade and other features that will significantly reduce cost and maintenance. Mock-ups of the proposed new paving will be installed in Q4 2015, to test the design.
- The Waterfront Program continued the summer fairs and festivals season, hosting an interactive information booth for a total of 21 days at festivals throughout the city , including the Central District's Umoja Fest July 31 - August 2, Bumbershoot September 5 - 7, and the Hawaiian Cultural Festival on September 13.

Seawall Project progress in Q3

SEAWALL PROJECT CONSTRUCTION

- Paused construction from University to Madison streets beginning July 1 and created a pedestrian promenade adjacent to piers 57, 56, 55, and 54 to provide access to businesses throughout the summer.
- Reopened area adjacent to Waterfront Park including completed portions of the seawall and on-street parking between Pike and University streets.
- Continued construction directly adjacent to Colman Dock, with key activities including back shoring wall installation, excavation and jet grout installation.
- Continued monitoring of settlement and vibration adjacent to the project work zone, designing temporary structures to minimize construction effects to private property.
- Began preparations for major Q4 activities, including the restarting of construction between University and Madison streets and continued excavation and jet grout installation adjacent to Colman Dock.
- Increased budget to $371.8 million to address higher than anticipated expenses associated with jet grout disposal and water management systems. Increased the budget for seawall replacement adjacent to Pier 62/63 from $8.4 million to $38.4 million.

- Deferred work that was previously scheduled to begin in fall 2015, between Pike and Virginia streets, until fall 2016 to ensure it is completed in the most cost effective way possible. This work is expected to be complete by mid-2017.
- Began planning for construction between Madison and University streets, which will resume in Q4 and is expected to be complete by mid-2016.
- Work between Yesler Way and Madison Street continues and will be complete by mid-2016.

Construction Experience/Public Space Activation

- Re-established access on July 1 to businesses that were closed from October 2014 to June 2015. The Seawall Project paused construction activities in this area (University to Madison streets) and opened summer pedestrian promenade.
- Pedestrian promenade included activation items such as wayfinding signage, seawall construction self-guided tour, and games and entertainment in partnership with Friends of Waterfront Seattle and with maintenance and operations in coordination with the Metropolitan Improvement District.
- Began planning for signage and wayfinding for construction restart in fall 2015.

Public Engagement

- Continued hosting public Seawall Project tours to explain construction activities and showcase project accomplishments.
- Launched online and onsite self-guided tour, including detailed information and photos describing the construction process (www.waterfrontseattle.org/seawall/tour).
- Attended waterfront festivals including Seattle Art Museum Finale Festival, Waterfront Whimsea, and Salmon Homecoming to provide information about Seawall Project habitat improvements and construction progress.

Budget Snapshot

Overall budget **$371.8M**

Expenditures to date **$248.3M**

Q3 2015 Budget

Planned Spending **$34,300,000**

Actual Expenditures **$36,711,860**

Environmental Performance Measures		
	Q3 2015	Project to date
Number of water quality exceedances*	0	3
Number of work days lost resulting from exceedances	0	0
Days of marine mammal monitoring	0	112
Days with work stoppage due to marine mammals	0	2**

* Exceedances are specific to the Section 401 Water Quality Certification.
** Partial days

Social Equity Performance Measures (CWA)			
	Goal	Q3 2015	Project to date
Percent of work force from economically distressed zip codes	15%	16.6%	18.3%
Percent total project hours performed by Apprentices	15%	11.7%	14.8%
Percent total project hours performed by women	12%	10.0%	12.8%
Percent total project hours performed by people of color	21%	28.0%	25.5%

Safety Performance Measures	
	Project to date
Total work hours	693,319
Total recordable injuries	8
First aid cases	47
Total days away from work	0

Waterfront Project progress in Q3

MAIN CORRIDOR DESIGN

- Updated design timeline, given delays associated with the SR 99 Tunnel Project. The Waterfront Program will only move ahead with essential work for the remainder of 2015 and 2016, including completion of the full 60% design for Alaskan Way and Elliott Way surface streets, completion of Lenora and Marion pedestrian bridges to 60%, and completion of a 60% Cost Estimate Valuation Process (CEVP) Workshop – WSDOT's standard for reviewing transportation projects. Final design on the surface streets and promenade will proceed in 2017. This delay will not impact the final timing for construction, given delays to the SR 99 Tunnel Project, which have delayed the start date for this construction into 2019.
- Engaged in extensive review of the proposed 60% plans for Alaskan Way and Elliott Way to identify opportunities to simplify the design and engineering. This effort resulted in a reduction in the future capital cost of the project, and addressed maintenance and operations needs. This work culminated in a Practical Design Report which identifies design simplifications that will be advanced in future phases.
- Developed a new paving design for the Promenade and other features that will significantly reduce cost and maintenance. Mock-ups of the proposed new paving will be installed for testing in Q4 2015.
- Seattle City Light agreed to a scope of work to reach 100% design in Q2 2016.
- Worked with SDOT and Puget Sound Energy (PSE) on the design of PSE's 12" high-pressure gas main replacement. Construction is anticipated to begin in 2016; the work will take place just east of the Alaskan Way Viaduct from Madison Street north to Union Street, then tie into the 12" high-pressure system adjacent to the Elliott Bay Seawall.
- Shared the 30% design and construction estimate for a new shared duct bank and vault system with five telecommunications companies and the Seattle Department of Information Technology in early August and began work on the 60% design in September.

Budget Snapshot

Overall budget **$397.3M**

Expenditures to date **$34.2M**

Q3 2015 Budget

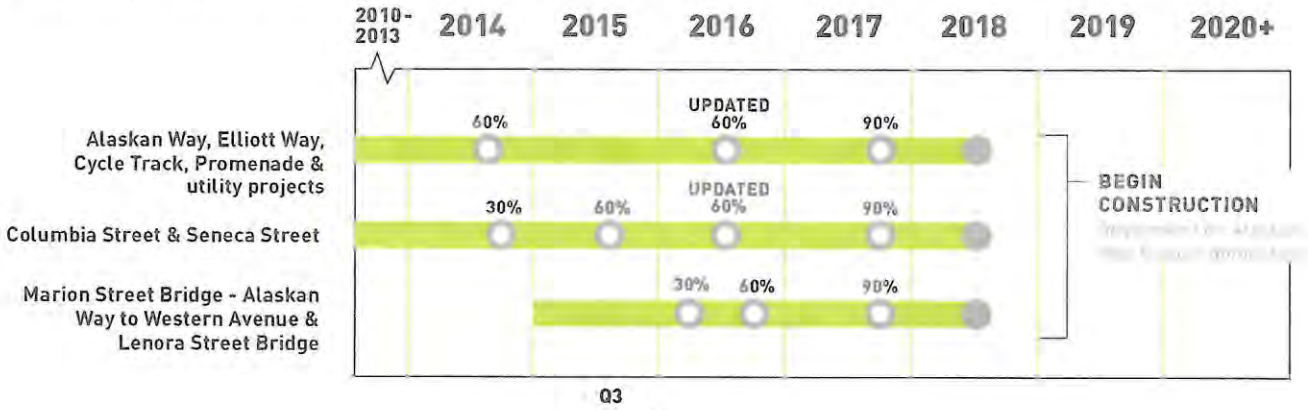
Planned Spending **$9,830,911**

Actual Expenditures **$3,388,653**

The quarterly spending and 'Expenditures to date' figures are based on total project spending, rather than the spending by Capital Improvement Program (CIP) project, and therefore may differ slightly from expenditure figures shown elsewhere.

Schedule

The 2015 Work Plan for the Office of the Waterfront identifies the Main Corridor as the primary focus for design and engineering in 2015. The schedule for the 2016 Work Plan is being finalized – see revised schedule for more details.



OVERLOOK WALK AND EAST-WEST CONNECTIONS

- Identifed an on-land location in the base of the Overlook Walk as a potential option for Aquarium expansion.
- Engaged with the Downtown Seattle Association and other partners to scope the concept design phase for improvements to the Pike and Pine Corridors.

Budget Snapshot

Overall budget
$175.7M

Expenditures to date
$5.4M

Q3 2015 Budget

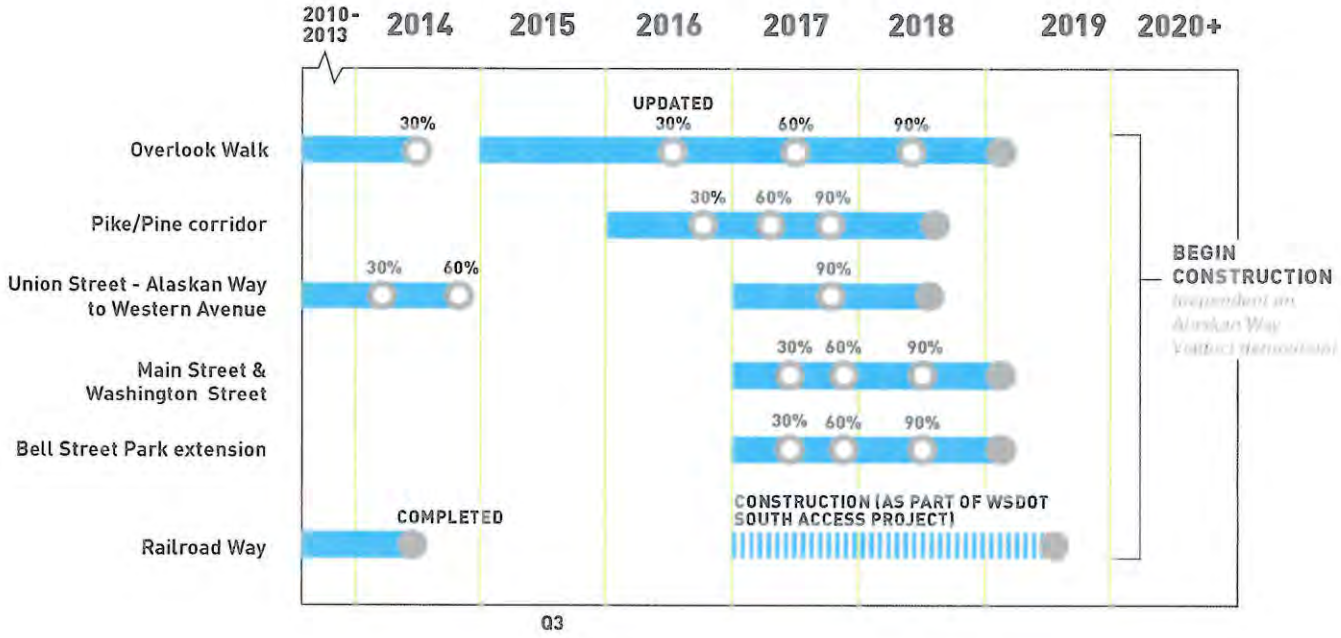
Planned Spending
$477,500

Actual Expenditures
$234,546

The quarterly spending and 'Expenditures to date' figures are based on total project spending, rather than the spending by Capital Improvement Program (CIP) project, and therefore may differ slightly from expenditure figures shown elsewhere.

Schedule

The 2015 Work Plan for the Office of the Waterfront specifies the majority of the work on East-West Connections to begin in 2016. The schedule for the 2016 Work Plan is being finalized – see revised schedule for more details.



PUBLIC PIERS

- Reviewed the preliminary structural plan for potential early repair to Pier 62/63. The cost estimate was significantly less than earlier estimates, and consistent with the Waterfront Program's budget for this work.
- Continued refinements to Waterfront Park design, including lawn, children's play area and re-use of Fitzgerald Fountain.

Budget Snapshot

Overall budget
$93.8M

Expenditures to date
$1.9M

Q3 2015 Budget

Planned Spending
$80,000

Actual Expenditures
$49,591

The quarterly spending and 'Expenditures to date' figures are based on total project spending, rather than the spending by Capital Improvement Program (CIP) project, and therefore may differ slightly from expenditure figures shown elsewhere.

Schedule

The 2015 Work Plan for the Office of the Waterfront identifies minimal work for the Public Piers in 2015. The schedule for the 2016 Work Plan is being finalized – see revised schedule below for more details.

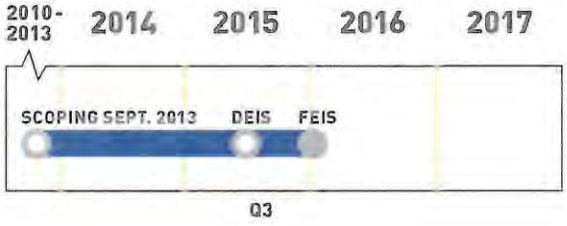
Programmatic activities in Q3

ENVIRONMENTAL REVIEW

- Completed the DEIS comment period on August 26. The comment period end date was extended from August 12 to August 26 to encourage comments from all interested parties. In total, 107 public DEIS comments were received.
- Made the DEIS information and comment form conveniently available online during the entire comment period in order to facilitate reading and commenting by a broad base of the public.
- Held over 15 DEIS briefings with key stakeholders and agencies throughout the comment period, including the Seattle Commission for People with disAbilities on July 16, Waterfront Landings Condominiums Residents on July 21, West Seattle Transportation Coalition on July 22, American Institute of Architects on August 18, Feet First on August 18, the Port of Seattle on August 21, and the Historic Waterfront Association on August 24.
- Held a DEIS public meeting on July 22 at Seattle City Hall, in the Bertha Knight Landes Room.

Schedule

The 2015 Work Plan for the Office of the Waterfront identifies development of the Draft and Final Environmental Impact Statements as core activities for 2015.



CITY/WSDOT FUNDING AGREEMENT

- Continued to work with WSDOT on project funding agreement. Executed three short term extensions to the existing WSDOT agreement.

LOCAL IMPROVEMENT DISTRICT (LID)

- Held an LID meeting with representatives of downtown businesses and property owners, convened by the Downtown Seattle Association and the Building Owners Management Association, and attended by Deputy Mayor Kate Joncas, on August 25.
- Published a revised LID schedule, moving LID formation from the first two quarters of 2017 to the first two quarters of 2018.

CONSTRUCTION EXPERIENCE/PUBLIC SPACE ACTIVATION

- Re-established access on July 1 to businesses that were closed from October 2014 to June 2015. The Seawall Project paused construction activities in this area (University to Madison streets) and opened the summer pedestrian promenade.
- Launched pedestrian promenade, including activation items such as wayfinding signage, seawall construction self-guided tour, and games and entertainment in partnership with Friends of Waterfront Seattle and with maintenance and operations in coordination with the Metropolitan Improvement District.
- Began planning for signage and wayfinding for construction restart in fall 2015.

OPERATIONS AND MAINTENANCE PLANNING

- Received the draft Safety and Security section of the Operations and Maintenance Report in late July and provided written comments to the draft in August.
- Began planning for a formal maintenance and programming partnership with Friends of Waterfront Seattle and the Downtown Seattle Association, with the goal of bringing a recommendation to City Council in Q2 2016.

WASHINGTON LANDINGS

- Completed the concept design work for state-owned properties at Colman Dock and Pier 48, concluding two years of analysis, community discussion, and design. This work was funded by the State of Washington.

PUBLIC ENGAGEMENT

- Continued the summer fairs and festivals season, hosting an interactive Waterfront Program information booth for a total of 21 days throughout the city, including the Central District's Umoja Fest July 31 - August 2, Bumbershoot September 5 - 7, and the Hawaiian Cultural Festival on September 13.
- Briefed the downtown families subcommittee of the Downtown Seattle Association's Residents Council on July 6 on the decision to expand the Waterfront Park playground design included in the Waterfront Program.
- Participated in a panel at BisNow's annual waterfront breakfast on July 21, providing an overview of the LID timing and process, and the desire to see progress on the SR 99 Tunnel Project before taking any formal action on the LID.

PUBLIC ART

- Distributed utility-pole posters by poets responding to the waterfront in the Low Res program.
- Developed prototype for Waterfront Program artist Stephen Vitiello's sound project on floating dock.

Coordination with partners in Q3

FRIENDS OF WATERFRONT SEATTLE

- Friends of Waterfront Seattle worked with Feet First and the American Institute of Architects to organize a Waterfront Symposium event on September 17, including a walking tour and forum.
- Friends of Waterfront Seattle oversaw the pedestrian promenade activation during the pause in Seawall Project construction, including signage, self-guided tours, games and entertainment.
- Friends of Waterfront Seattle welcomed approximately 2,000 visitors to their public Waterfront Space on Western Ave in Q3 2015.

PIKE PLACE MARKET'S MARKETFRONT

- Construction continued on the Pike Place Market's MarketFront expansion, scheduled for completion in Q4 2016.
- Executed and recorded the property transfer from the city to the Pike Place Market Preservation and Development Authority for the Desimone parking lot.

SEATTLE AQUARIUM MASTER PLAN

- On July 1, the Seattle Aquarium published its final Aquarium Master Plan.
- The City Council voted to endorse the Aquarium Master Plan on August 7.

OVERLOOK WALK + OCEAN PAVILION
30% DESIGN

DESIGN COMMISSION
APRIL 19, 2018

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
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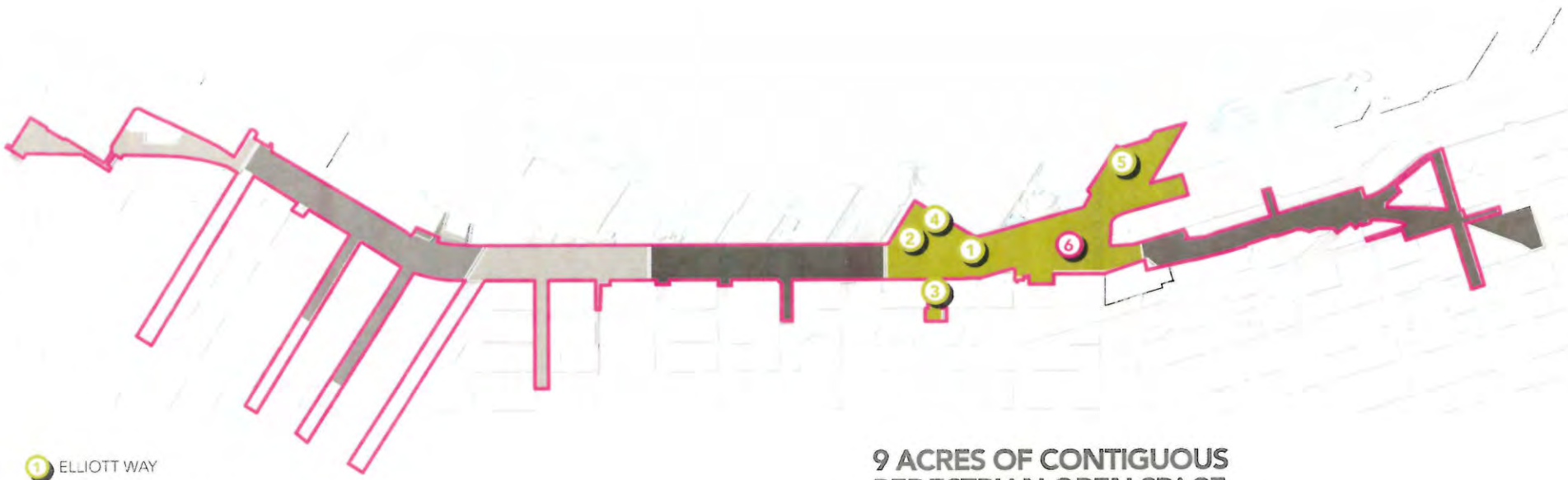
FILE# CWF-033624 et al.

OVERLOOK WALK
CENTRAL WATERFRONT PROJECT AREA

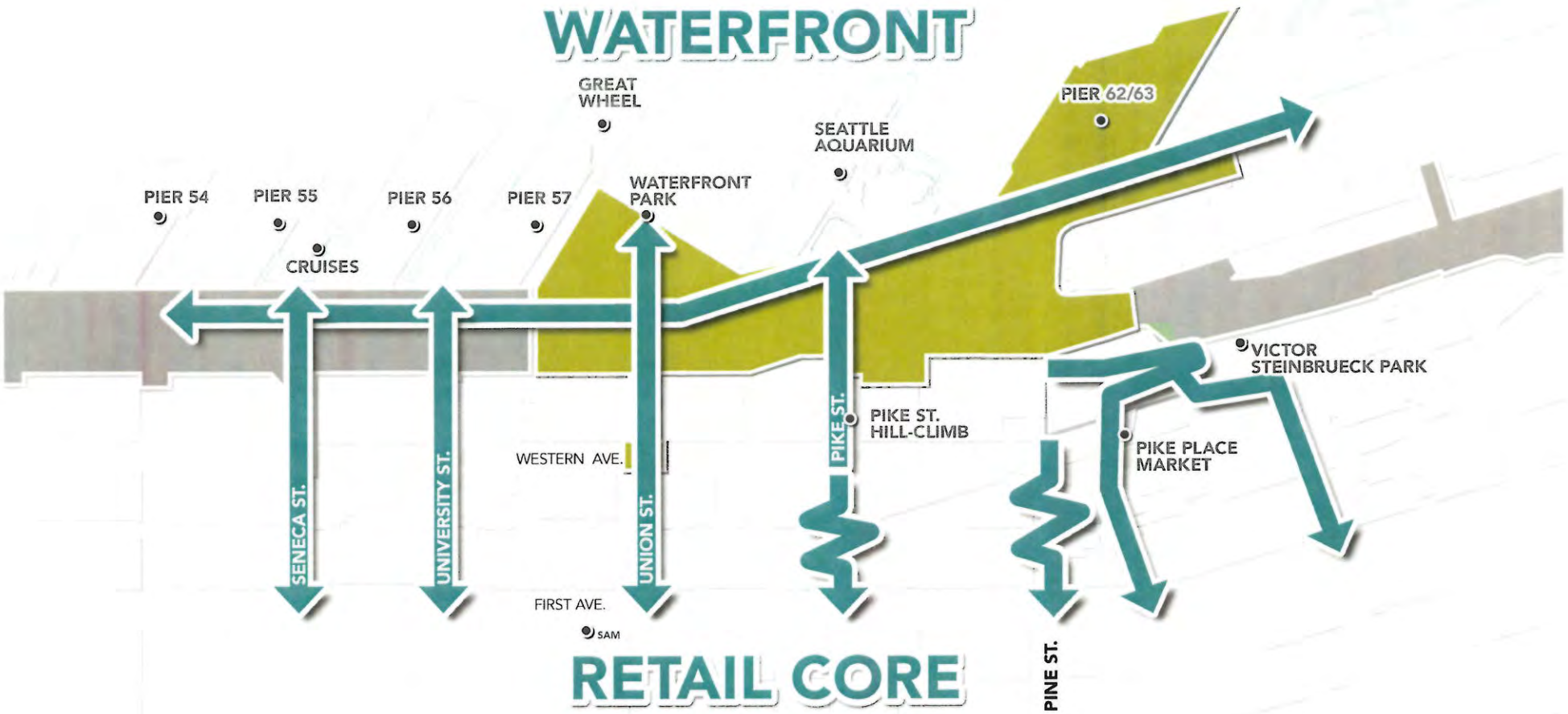
OVERLOOK WALK
CENTRAL PUBLIC SPACE



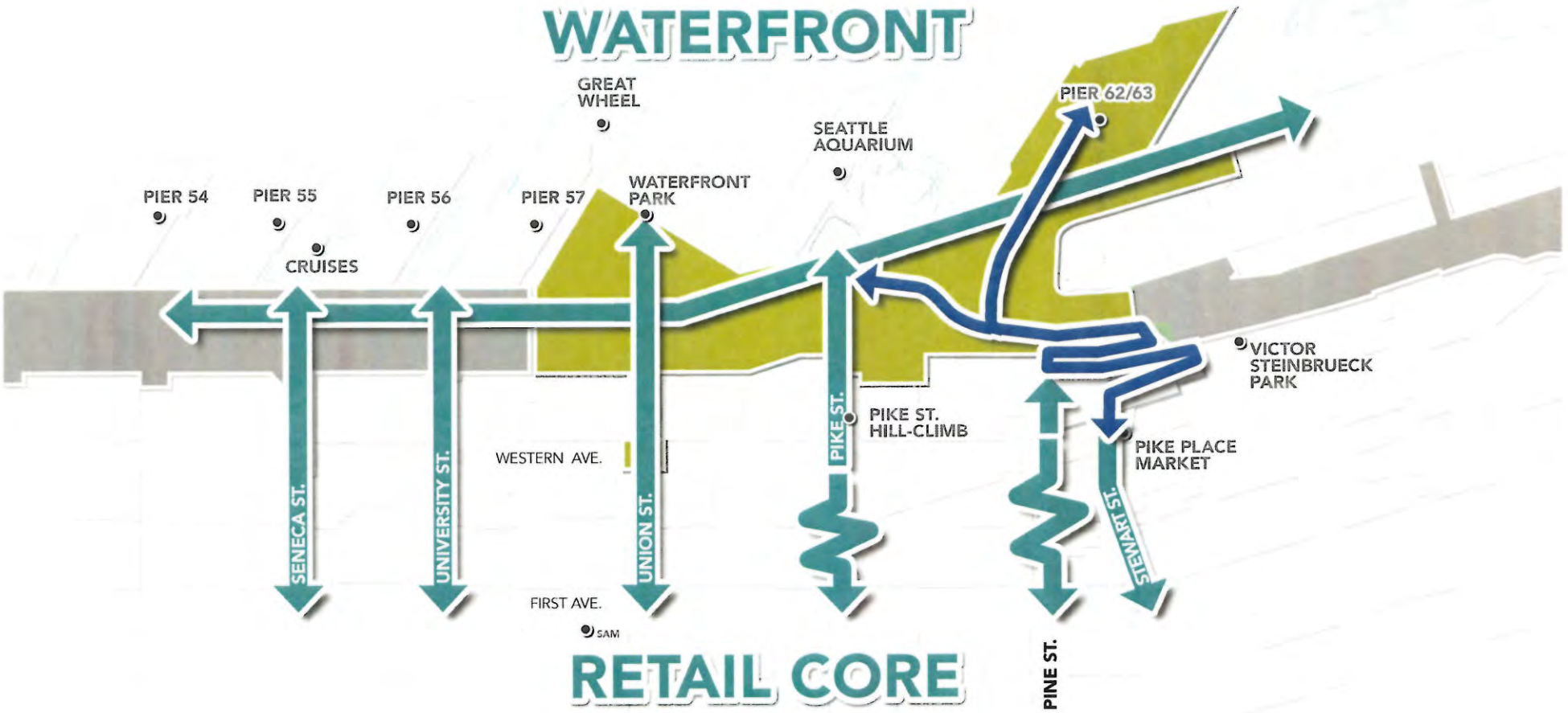
1. ELLIOTT WAY
2. WATERFRONT PROMENADE
3. UNION ST.
4. WATERFRONT PARK REBUILD
5. PIERS 62/63 PHASE 1 REBUILD
6. OVERLOOK WALK + OCEAN PAVILION

9 ACRES OF CONTIGUOUS PEDESTRIAN OPEN SPACE

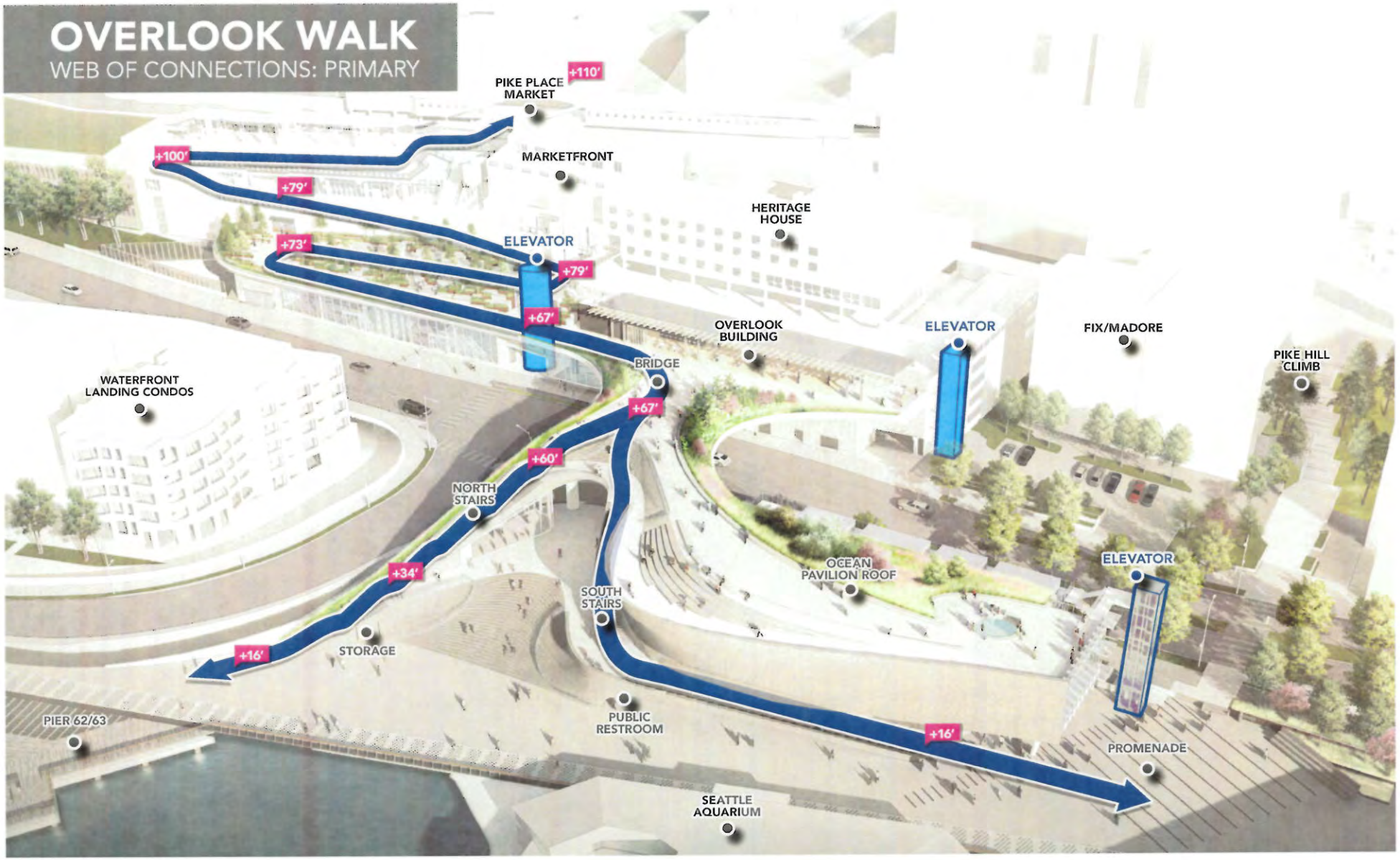
OVERLOOK WALK
EXISTING PEDESTRIAN CONNECTIONS

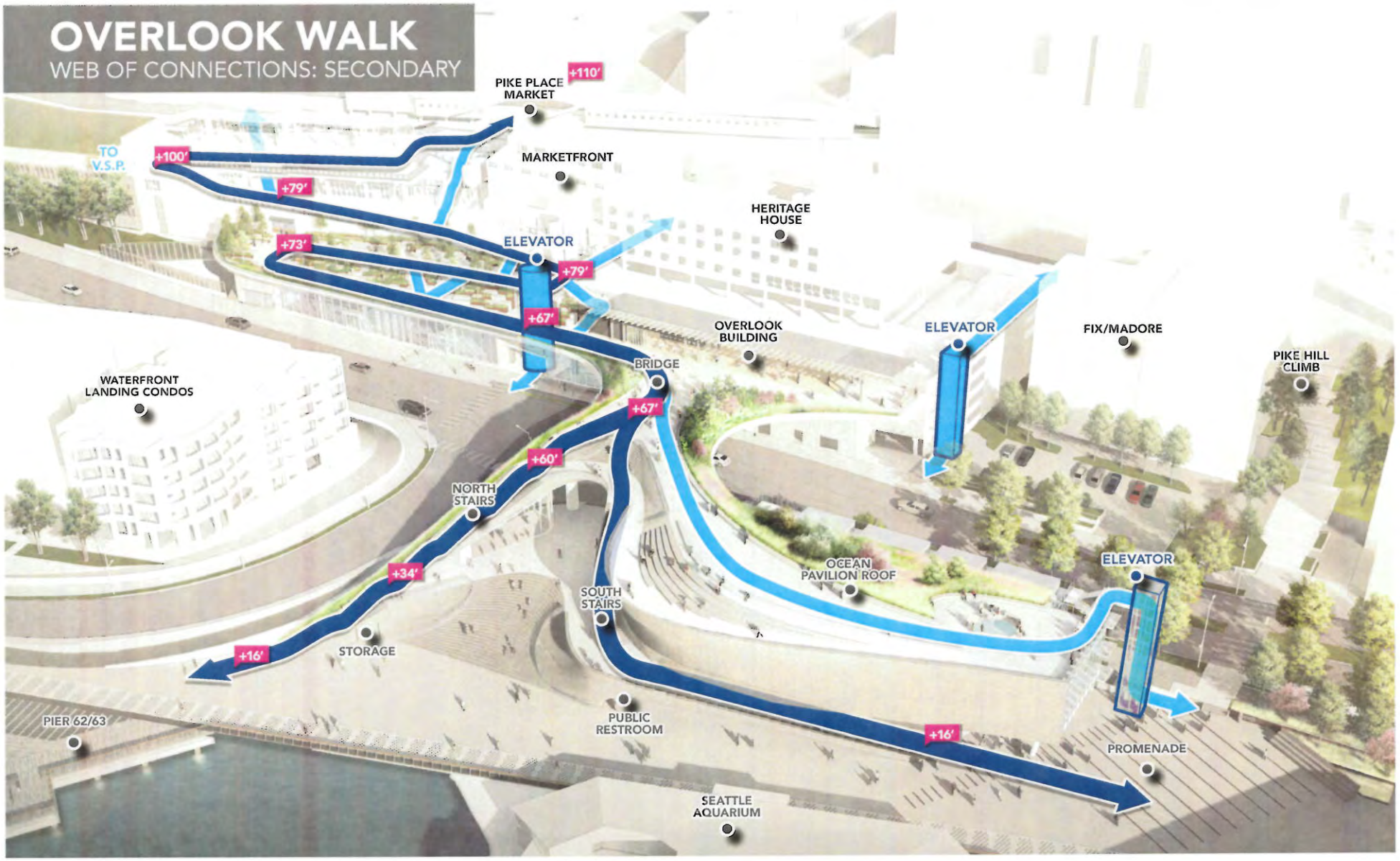


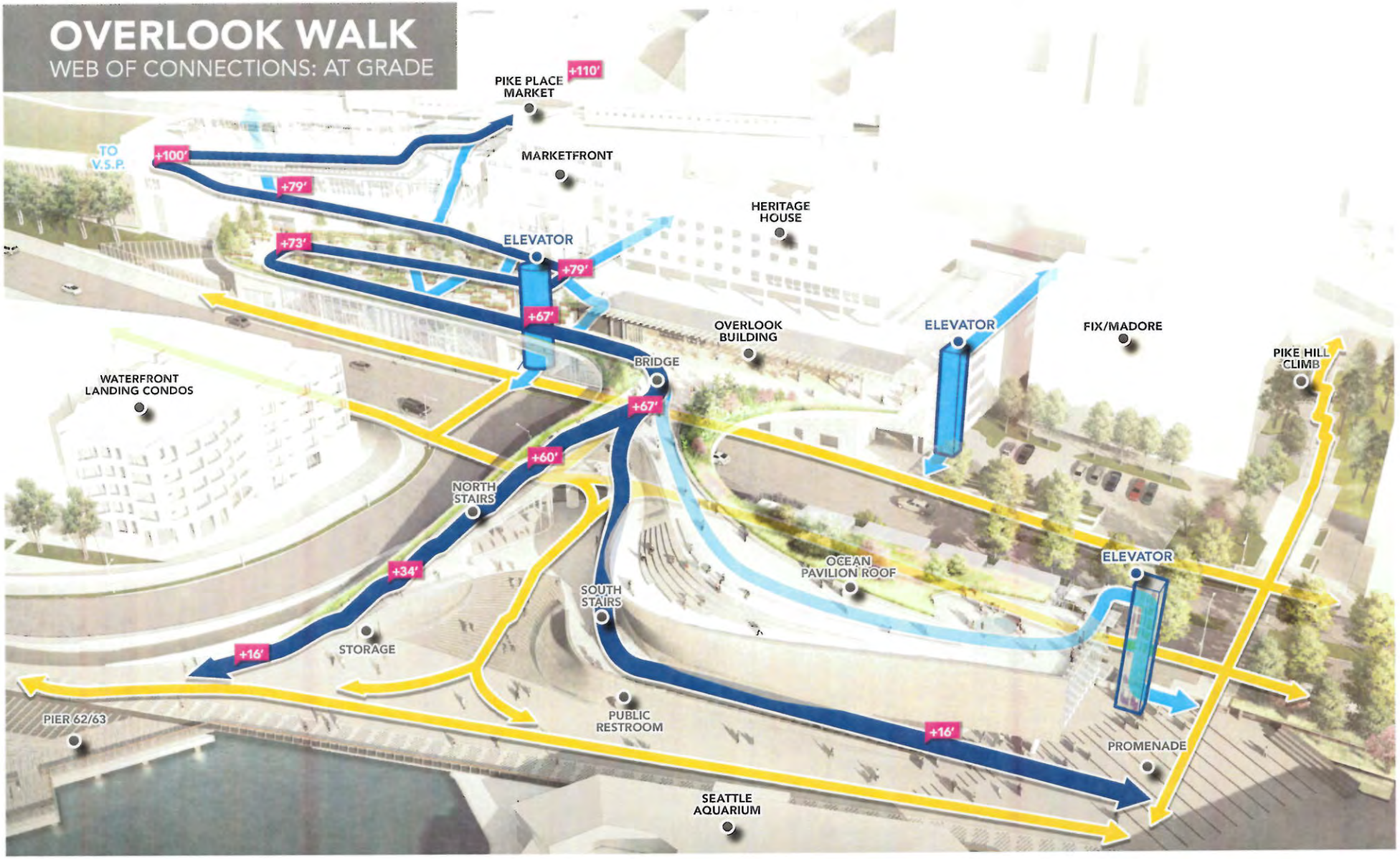
OVERLOOK WALK
PROPOSED PEDESTRIAN CONNECTION

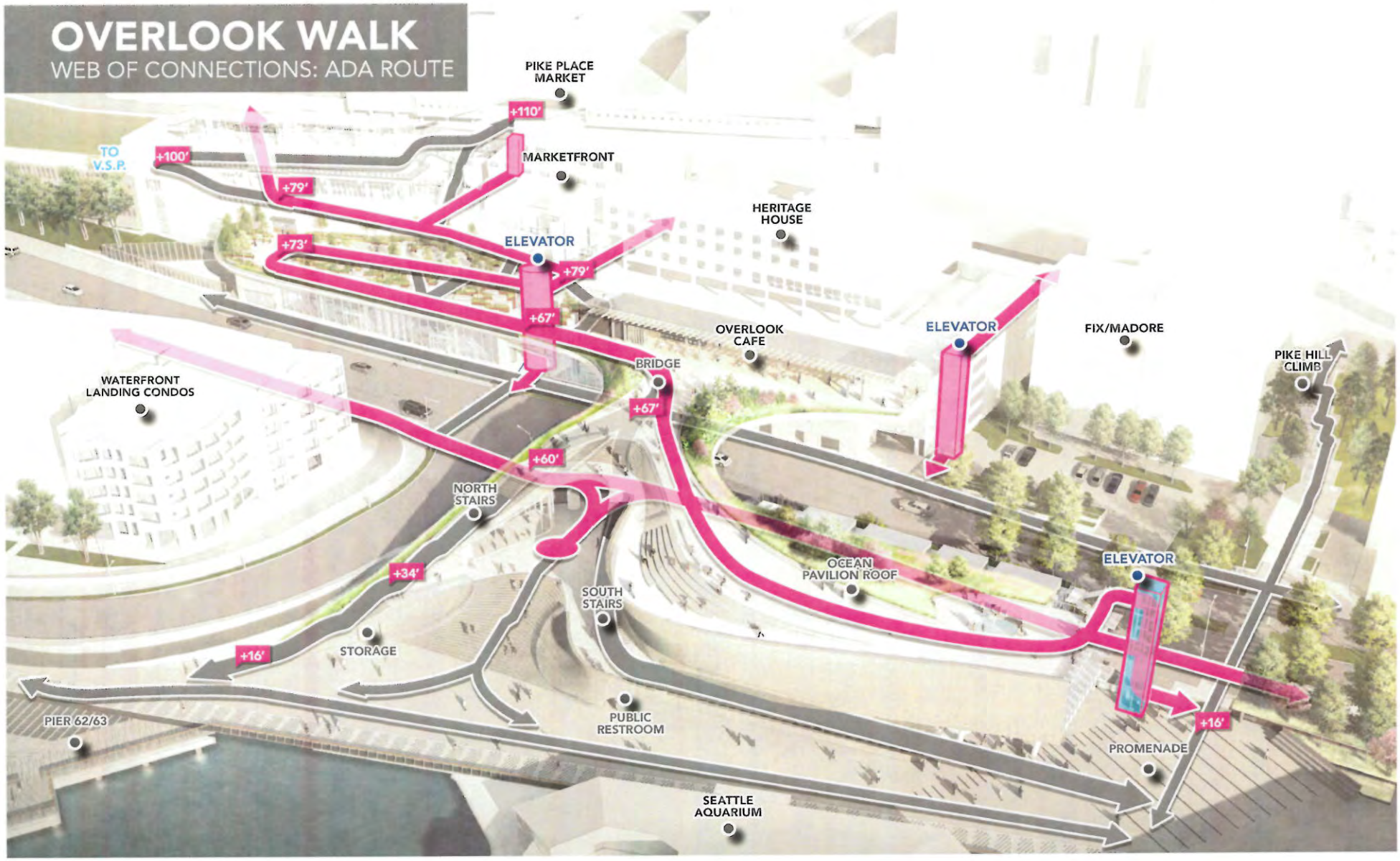


OVERLOOK WALK
PROPOSED PEDESTRIAN CONNECTION
PIKE PLACE MARKET +110'
PIERS 62/63 +16'
SEATTLE AQUARIUM +16'

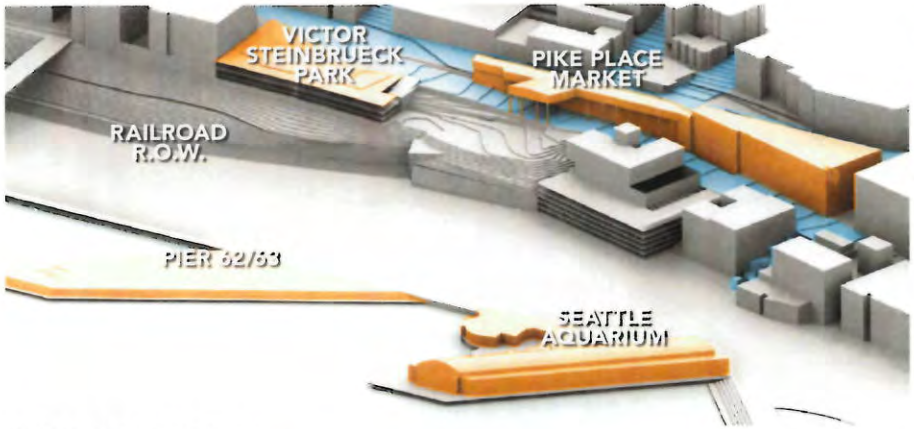

OVERLOOK WALK
WEB OF CONNECTIONS: PRIMARY
PIKE PLACE MARKET
+110'
+100'
MARKETFRONT
+79'
HERITAGE HOUSE
ELEVATOR
+73'
+79'
+67'
OVERLOOK BUILDING
ELEVATOR
FIX/MADORE
PIKE HILL CLIMB
BRIDGE
WATERFRONT LANDING CONDOS
+67'
+60'
NORTH STAIRS
OCEAN PAVILION ROOF
ELEVATOR
+34'
SOUTH STAIRS
STORAGE
+16'
PUBLIC RESTROOM
PIER 62/63
+16'
PROMENADE
SEATTLE AQUARIUM


OVERLOOK WALK
WEB OF CONNECTIONS: SECONDARY
PIKE PLACE MARKET
+110′
TO V.S.P.
+100′
MARKETFRONT
+79′
HERITAGE HOUSE
+73′
ELEVATOR
+79′
+67′
OVERLOOK BUILDING
ELEVATOR
FIX/MADORE
PIKE HILL CLIMB
BRIDGE
WATERFRONT LANDING CONDOS
+67′
+60′
NORTH STAIRS
OCEAN PAVILION ROOF
ELEVATOR
+34′
SOUTH STAIRS
STORAGE
+16′
PIER 62/63
PUBLIC RESTROOM
+16′
PROMENADE
SEATTLE AQUARIUM

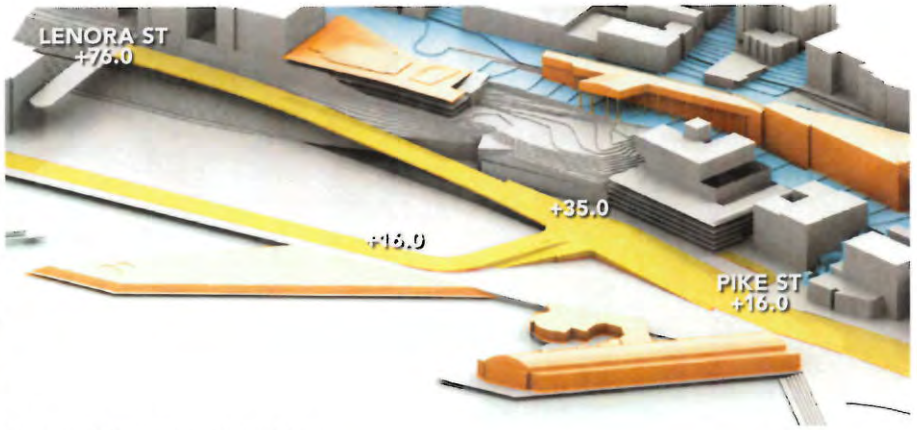

OVERLOOK WALK
WEB OF CONNECTIONS: AT GRADE
PIKE PLACE MARKET
+110'
TO V.S.P.
+100'
MARKETFRONT
+79'
HERITAGE HOUSE
ELEVATOR
+73'
+79'
+67'
OVERLOOK BUILDING
ELEVATOR
FIX/MADORE
PIKE HILL CLIMB
BRIDGE
WATERFRONT LANDING CONDOS
+67'
+60'
NORTH STAIRS
OCEAN PAVILION ROOF
ELEVATOR
+34'
SOUTH STAIRS
STORAGE
+16'
PUBLIC RESTROOM
PIER 62/63
+16'
PROMENADE
SEATTLE AQUARIUM


OVERLOOK WALK
WEB OF CONNECTIONS: ADA ROUTE
PIKE PLACE MARKET
+110'
TO V.S.P.
+100'
MARKETFRONT
+79'
HERITAGE HOUSE
ELEVATOR
+73'
> +79'
+67'
OVERLOOK CAFE
ELEVATOR
FIX/MADORE
PIKE HILL CLIMB
BRIDGE
WATERFRONT LANDING CONDOS
+67'
+60'
NORTH STAIRS
OCEAN PAVILION ROOF
ELEVATOR
+34'
SOUTH STAIRS
STORAGE
+16'
PUBLIC RESTROOM
PIER 62/63
+16'
PROMENADE
SEATTLE AQUARIUM

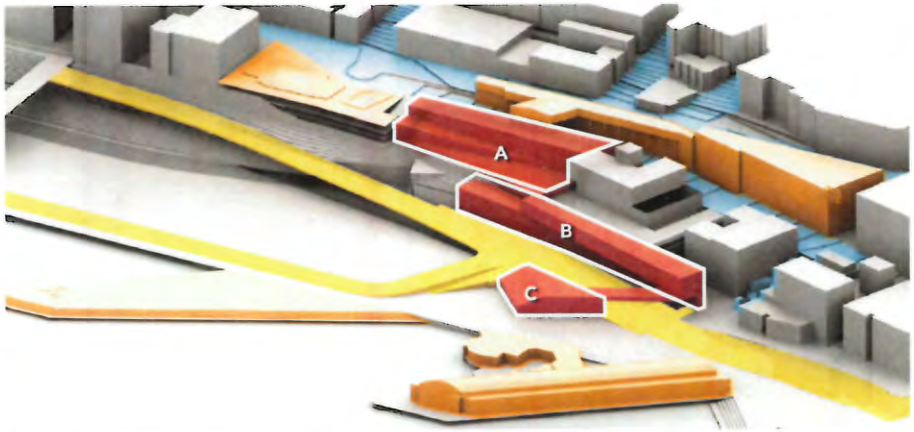
OVERLOOK WALK
2012 FRAMEWORK PLAN



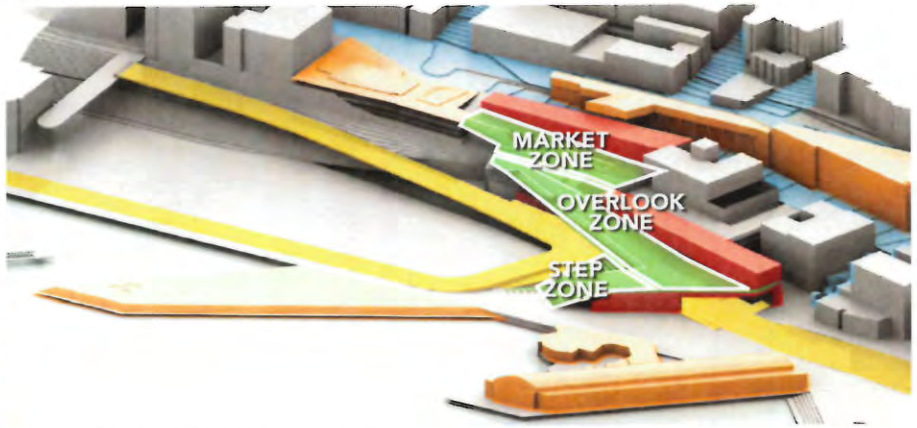
EXISTING SITE CONDITIONS



ALASKAN WAY AND ELLIOTT WAY



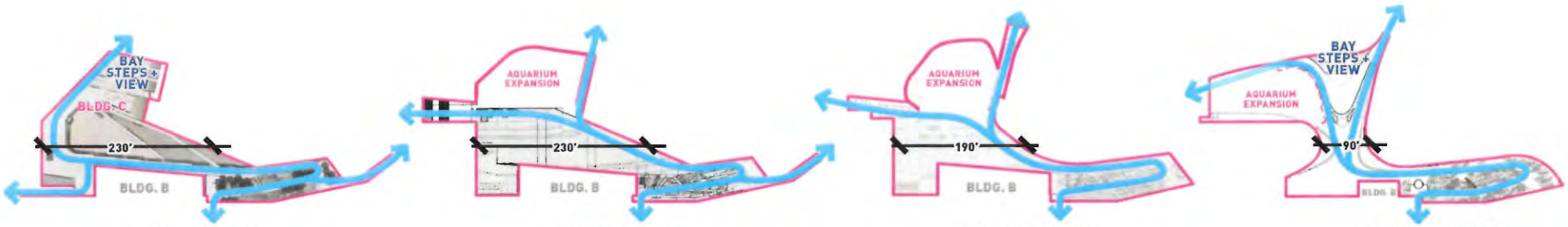
OVERLOOK WALK BUILDING MASSING



OVERLOOK WALK PROGRAM ZONES

OVERLOOK WALK
2012 FRAMEWORK PLAN
PIKE PLACE MARKET
BUILDING A
BLUFF SLOPES
HERITAGE HOUSE
BLUFF SLOPES
BUILDING B
FIX/MADORE
PIKE HILL CLIMB
WATERFRONT LANDING CONDOS
BUILDING C
BAY STEPS
PROMENADE
PIER 62/63
SEATTLE AQUARIUM

OVERLOOK WALK
EVOLUTION

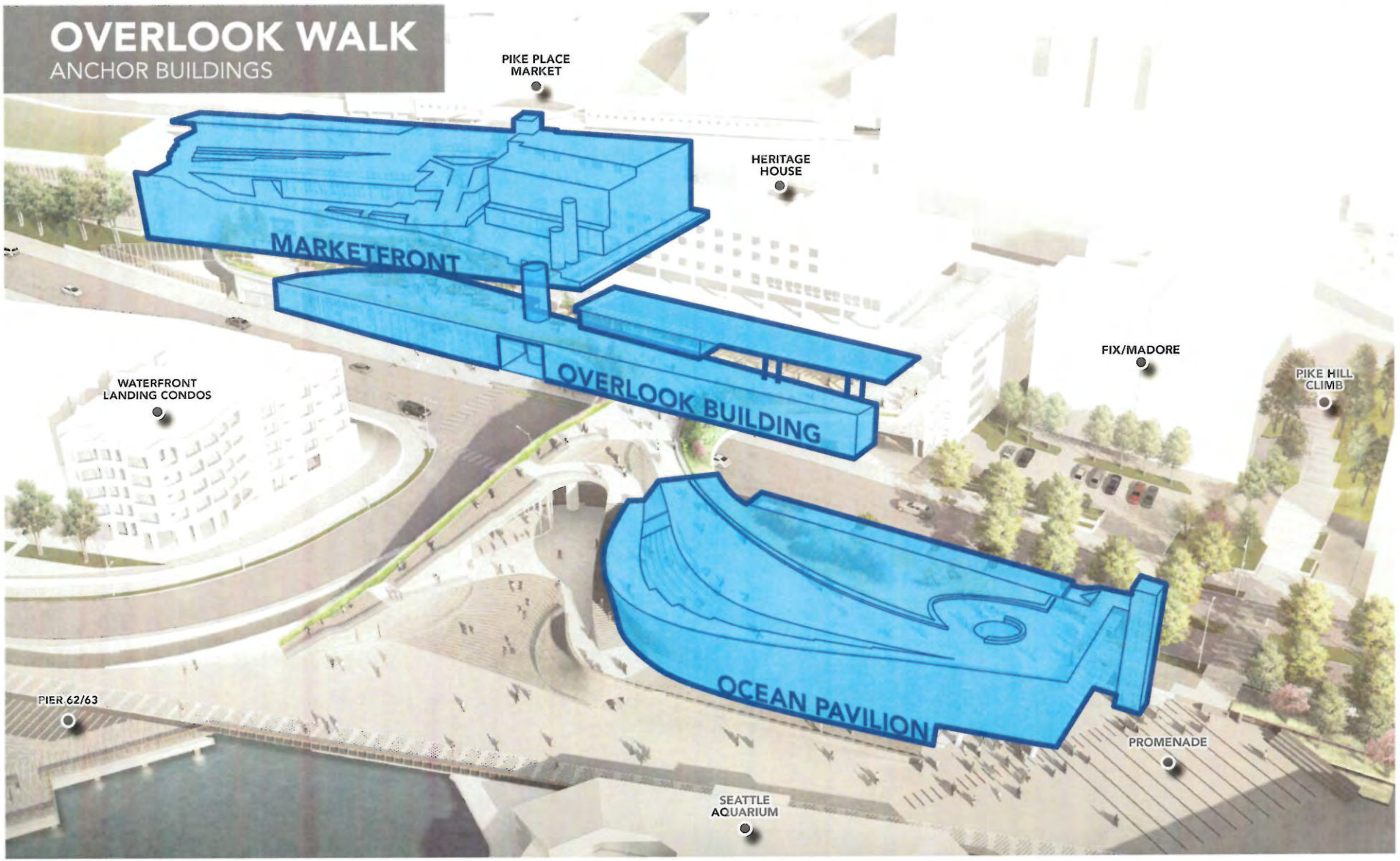


2014 LAYOUT

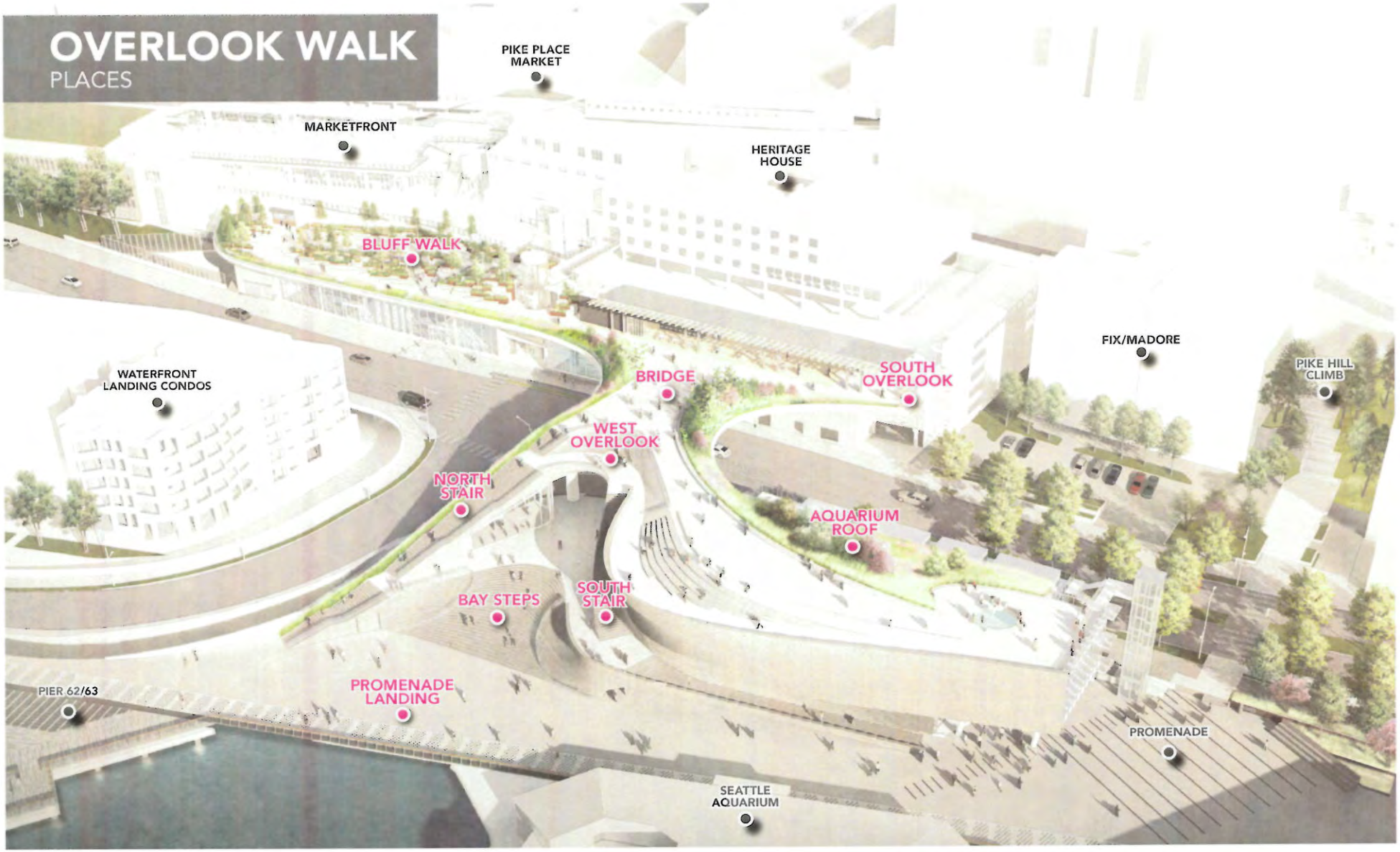
2015 LAYOUT

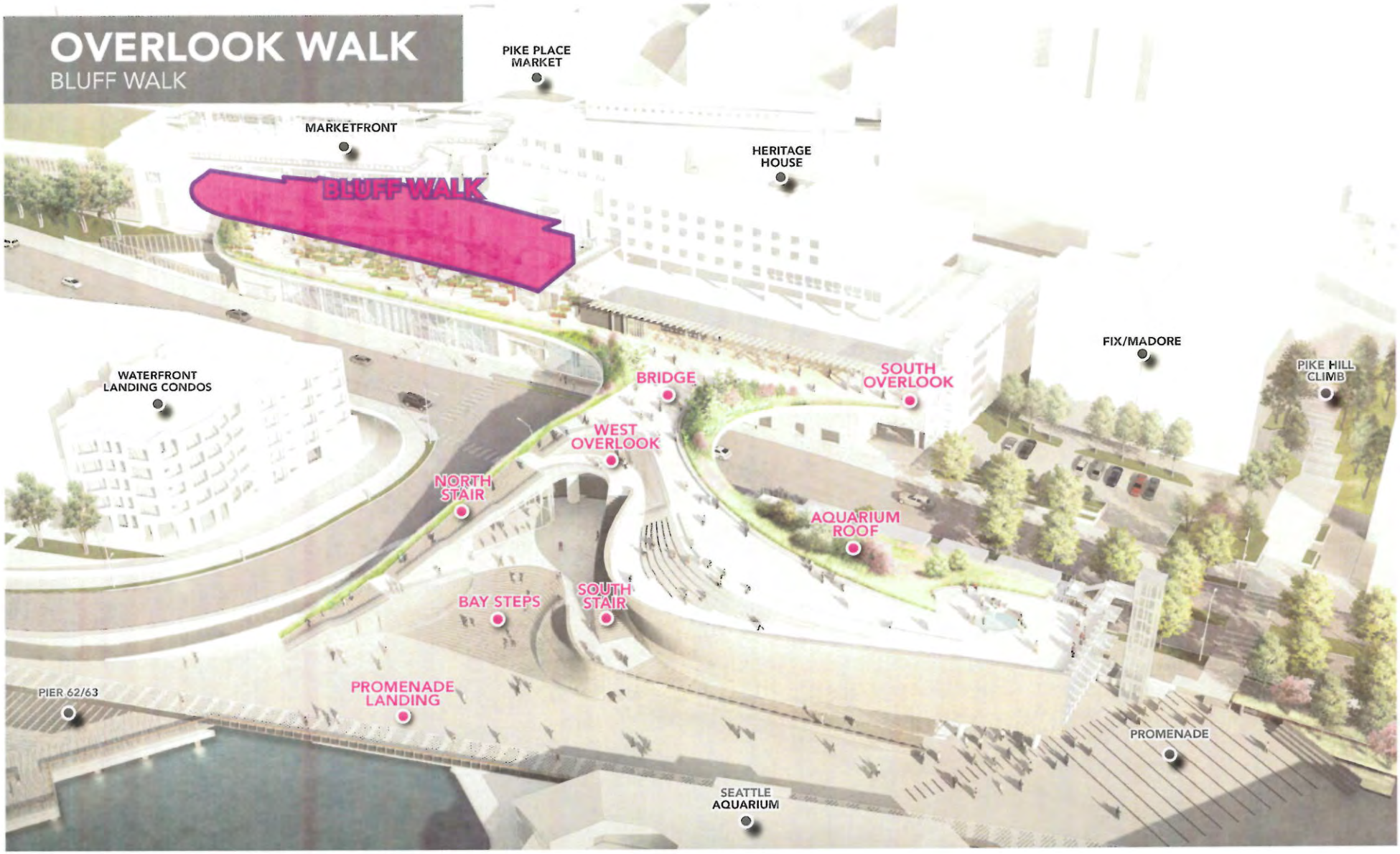
2016 LAYOUT

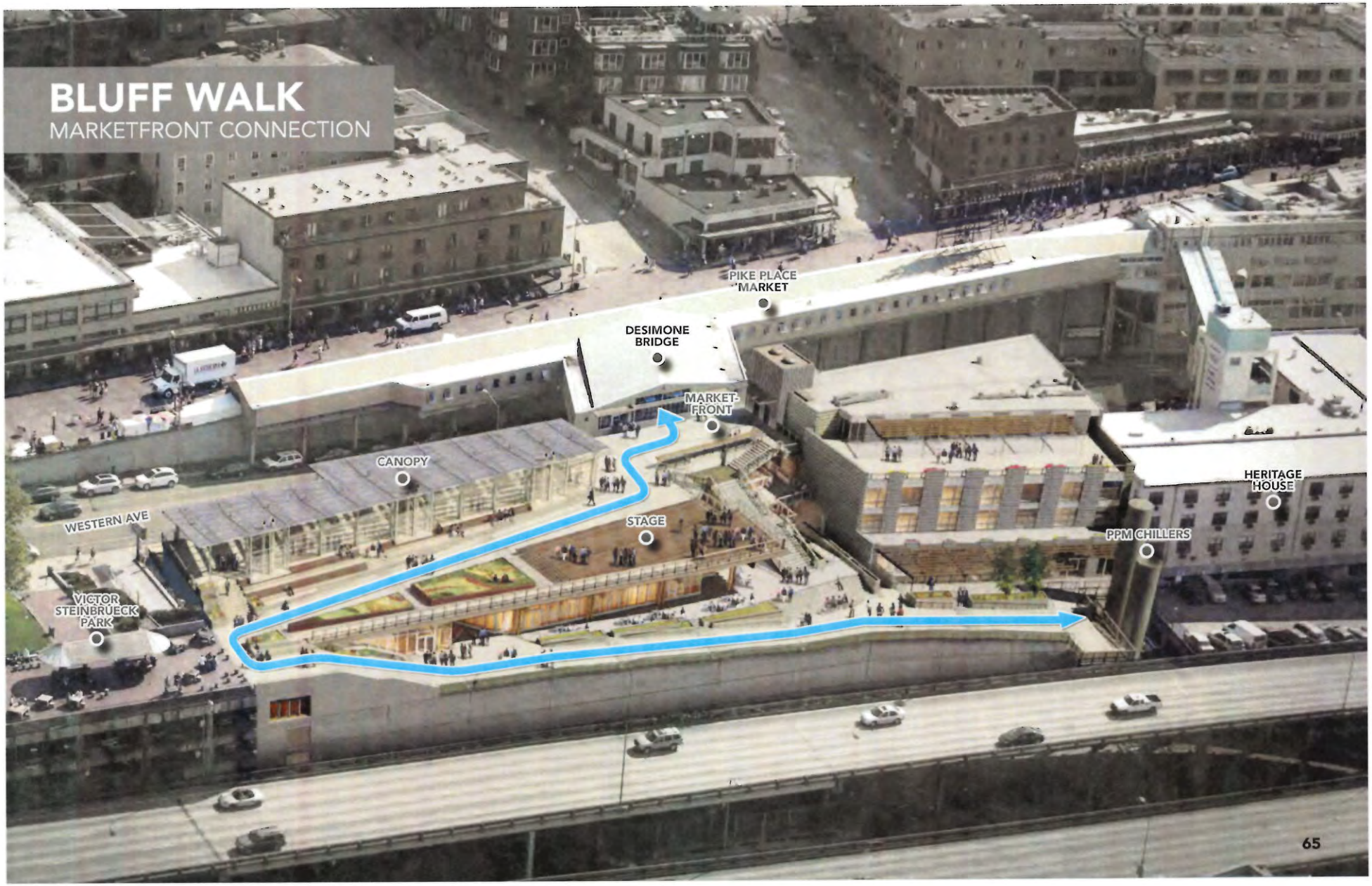
2018 LAYOUT


OVERLOOK WALK
ANCHOR BUILDINGS
PIKE PLACE MARKET
HERITAGE HOUSE
MARKETFRONT
OVERLOOK BUILDING
FIX/MADORE
PIKE HILL CLIMB
WATERFRONT LANDING CONDOS
OCEAN PAVILION
PIER 62/63
PROMENADE
SEATTLE AQUARIUM

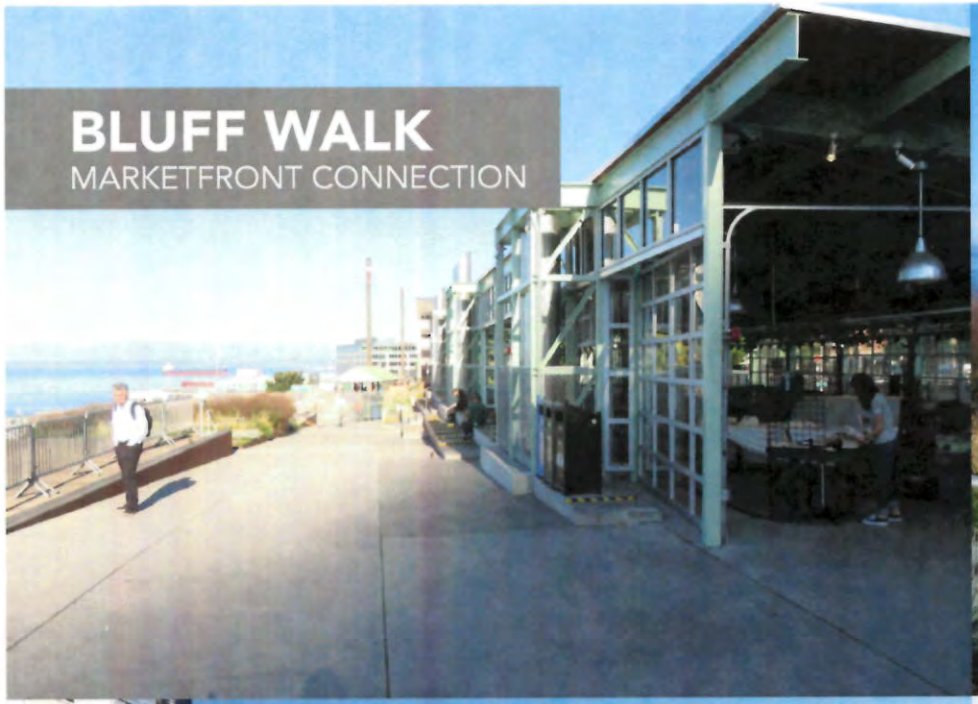
OVERLOOK WALK
PLACES




OVERLOOK WALK
BLUFF WALK
PIKE PLACE MARKET
MARKETFRONT
HERITAGE HOUSE
BLUFF WALK
FIX/MADORE
PIKE HILL CLIMB
WATERFRONT LANDING CONDOS
BRIDGE
SOUTH OVERLOOK
WEST OVERLOOK
NORTH STAIR
AQUARIUM ROOF
BAY STEPS
SOUTH STAIR
PROMENADE LANDING
PIER 62/63
PROMENADE
SEATTLE AQUARIUM

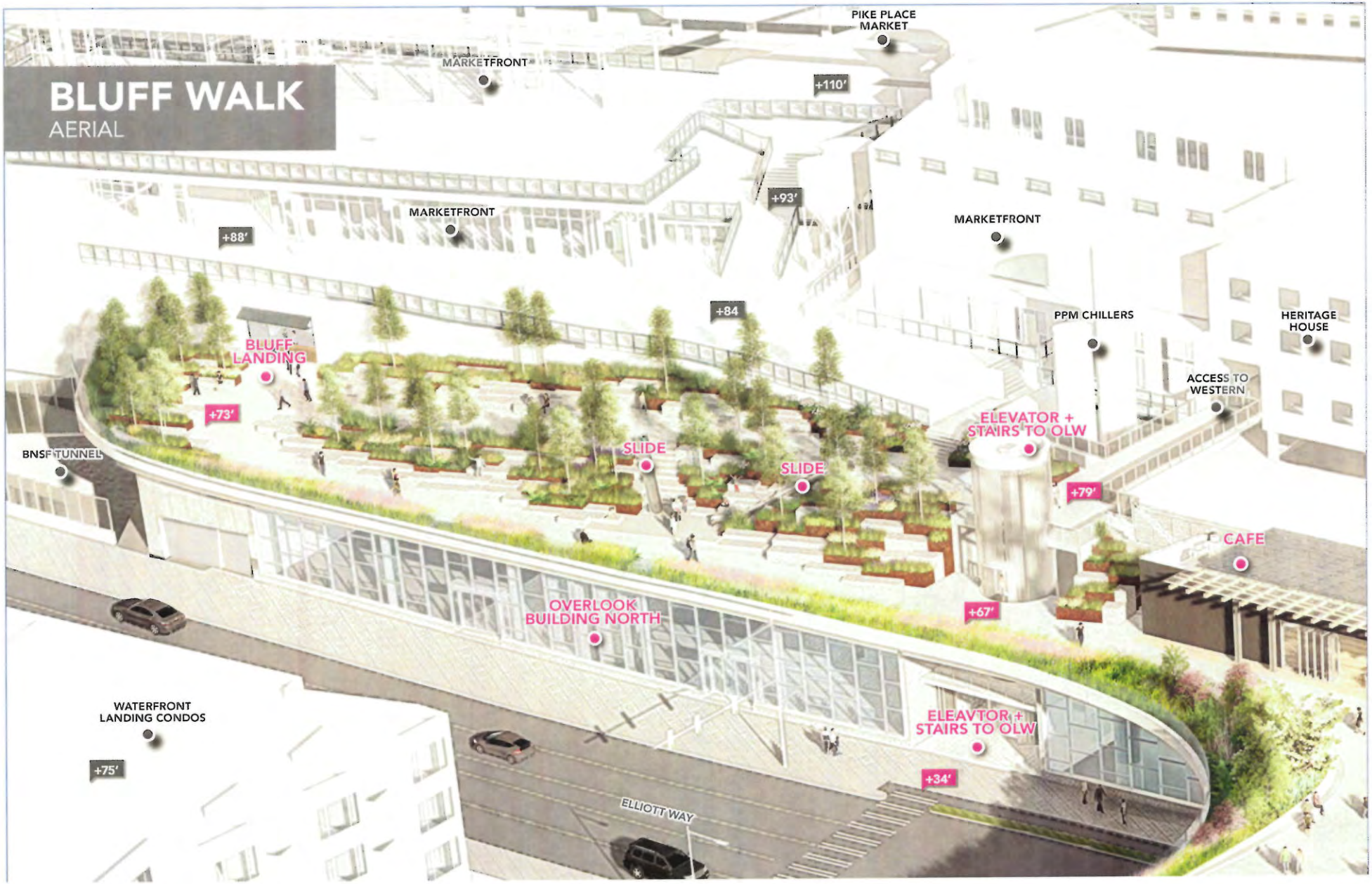

BLUFF WALK
MARKETFRONT CONNECTION
PIKE PLACE MARKET
DESIMONE BRIDGE
MARKET-FRONT
CANOPY
WESTERN AVE
STAGE
HERITAGE HOUSE
PPM CHILLERS
VICTOR STEINBRUECK PARK

BLUFF WALK
MARKETFRONT CONNECTION



BLUFF WALK
MARKETFRONT CONNECTION
TO WESTERN AVENUE
MARKETFRONT
HERITAGE HOUSE
TO ELEVATOR
TO MARKETFRONT + V.I.P.
TO WATERFRONT

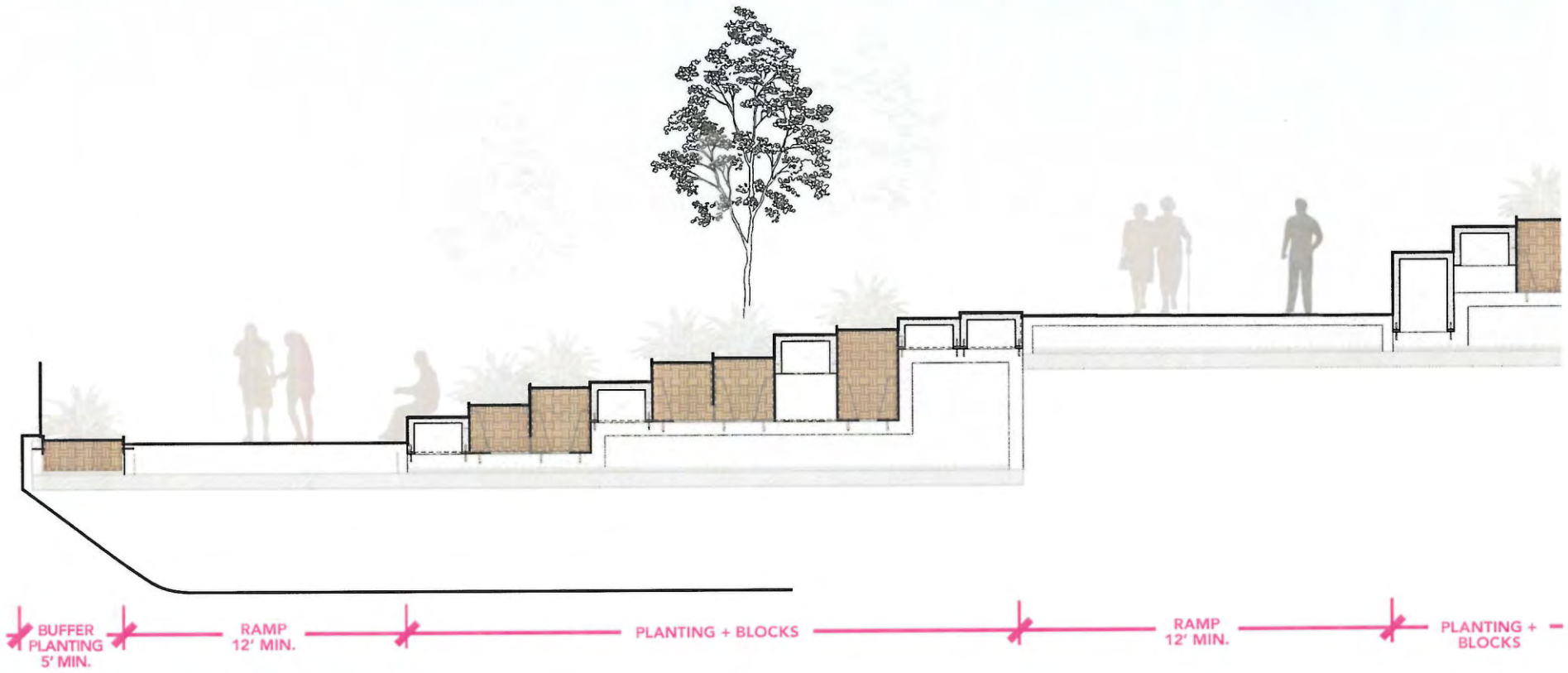
BLUFF WALK
MARKETFRONT CONNECTION


BLUFF WALK
AERIAL
PIKE PLACE MARKET
MARKETFRONT
+110'
MARKETFRONT
+93'
MARKETFRONT
+88'
+84
PPM CHILLERS
HERITAGE HOUSE
BLUFF LANDING
ACCESS TO WESTERN
+73'
ELEVATOR + STAIRS TO OLW
BNSF TUNNEL
SLIDE
SLIDE
+79'
CAFE
OVERLOOK BUILDING NORTH
+67'
WATERFRONT LANDING CONDOS
ELEAVTOR + STAIRS TO OLW
+75'
+34'
ELLIOTT WAY

BLUFF WALK
SITE PLAN

BLUFF WALK
PROGRAM

BLUFF WALK
CROSS-SECTION



BLUFF WALK
VIEW FROM RAMP

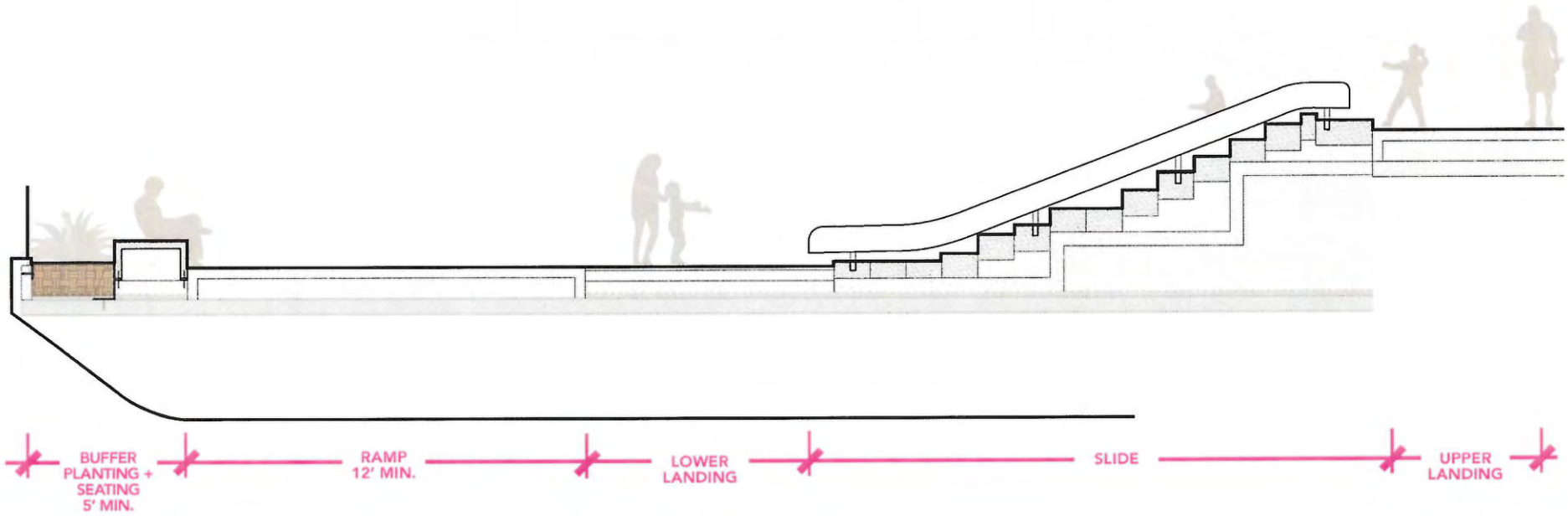
BLUFF WALK
VIEW FROM RAMP

BLUFF WALK
LANDING

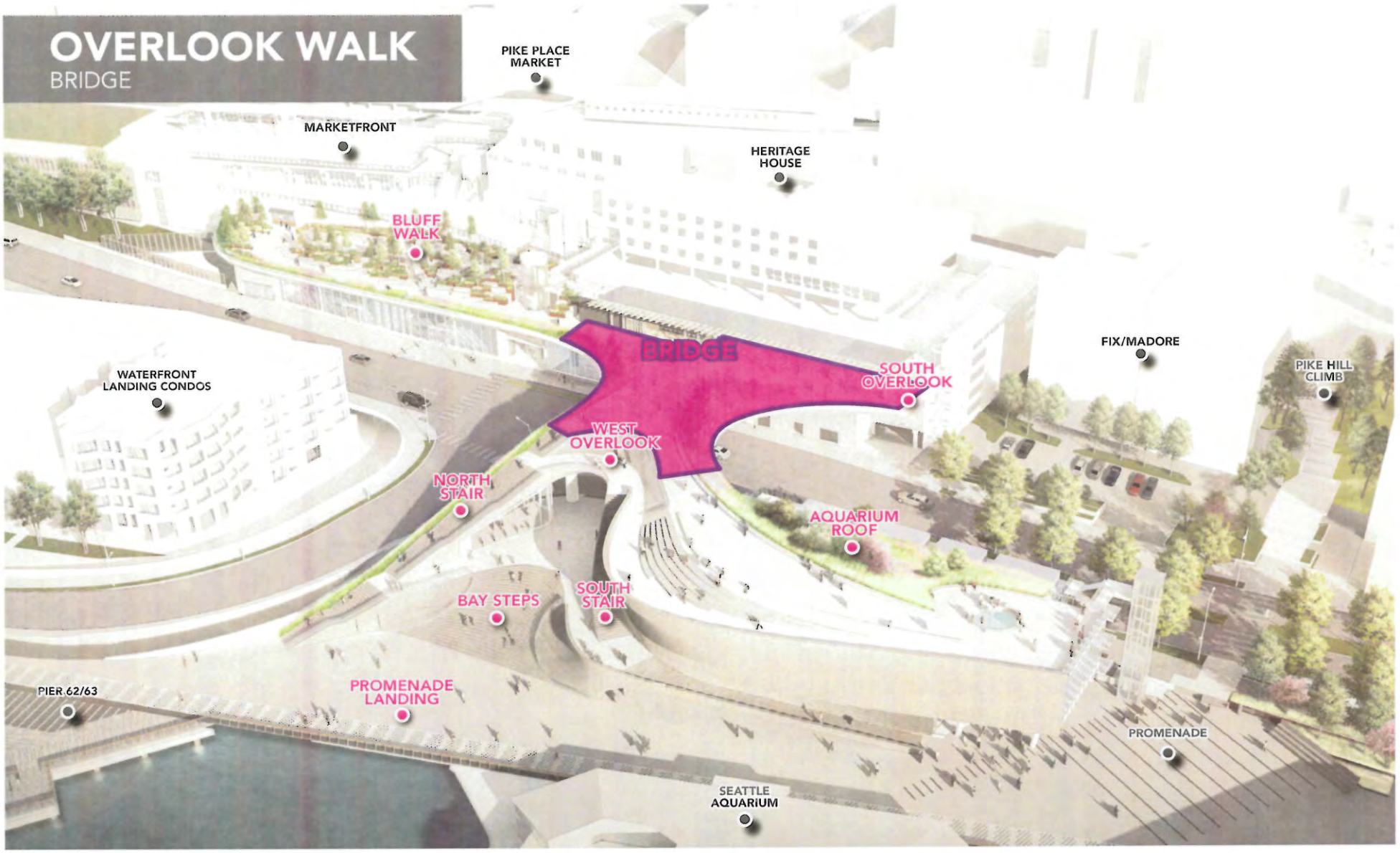
BLUFF WALK
VIEW AT LANDING

BLUFF WALK
VIEW TO SLIDES

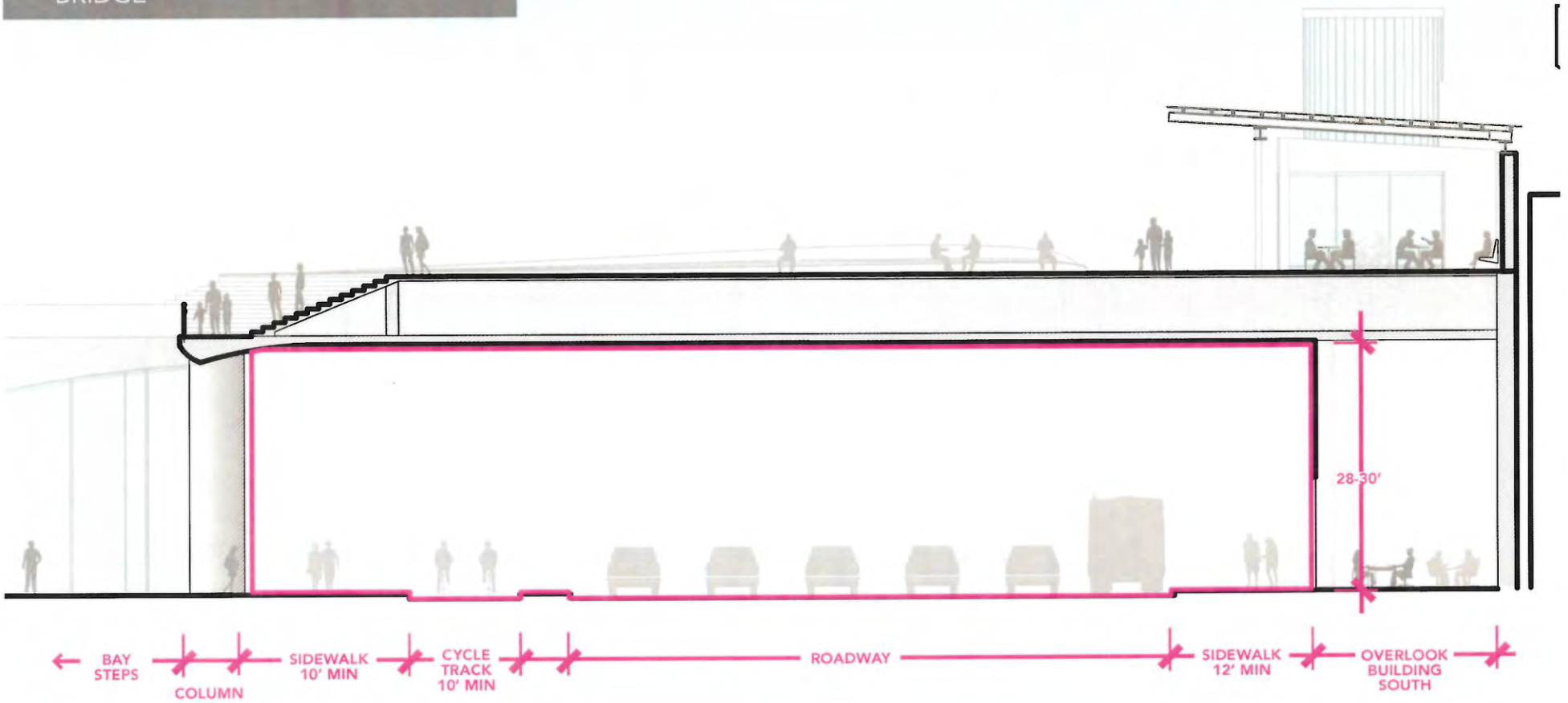
BLUFF WALK
CROSS-SECTION AT SLIDES



BLUFF WALK
LOOKING SOUTH

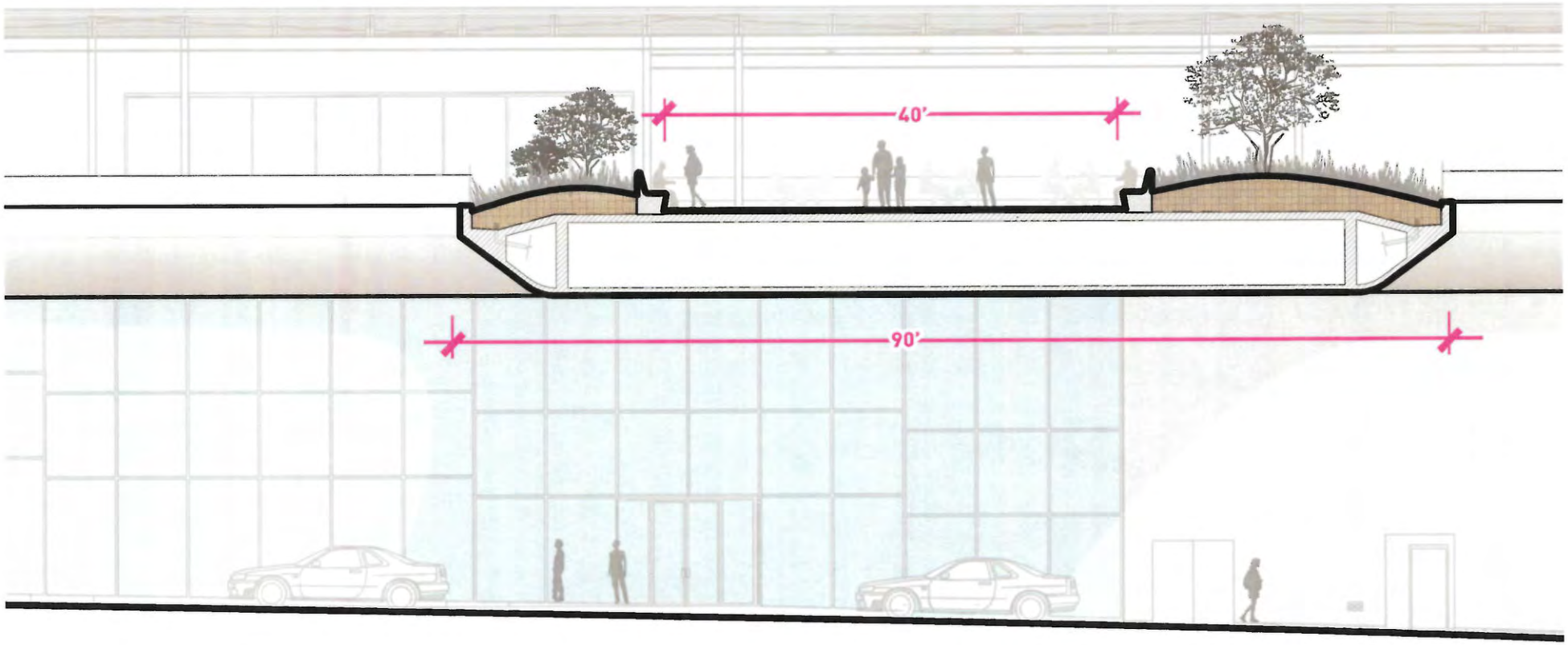

OVERLOOK WALK
BRIDGE
PIKE PLACE MARKET
MARKETFRONT
HERITAGE HOUSE
BLUFF WALK
BRIDGE
SOUTH OVERLOOK
FIX/MADORE
PIKE HILL CLIMB
WATERFRONT LANDING CONDOS
WEST OVERLOOK
NORTH STAIR
AQUARIUM ROOF
BAY STEPS
SOUTH STAIR
PROMENADE LANDING
PIER 62/63
PROMENADE
SEATTLE AQUARIUM

OVERLOOK WALK
BRIDGE

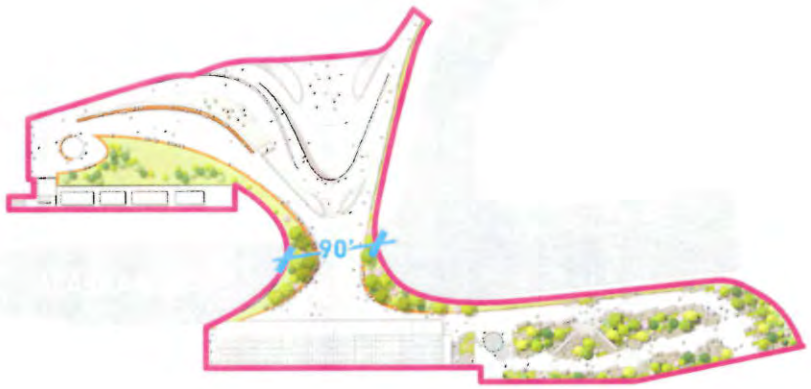


BRIDGE

BRIDGE CROSS-SECTION



BRIDGE
OSP SCALE COMPARISON



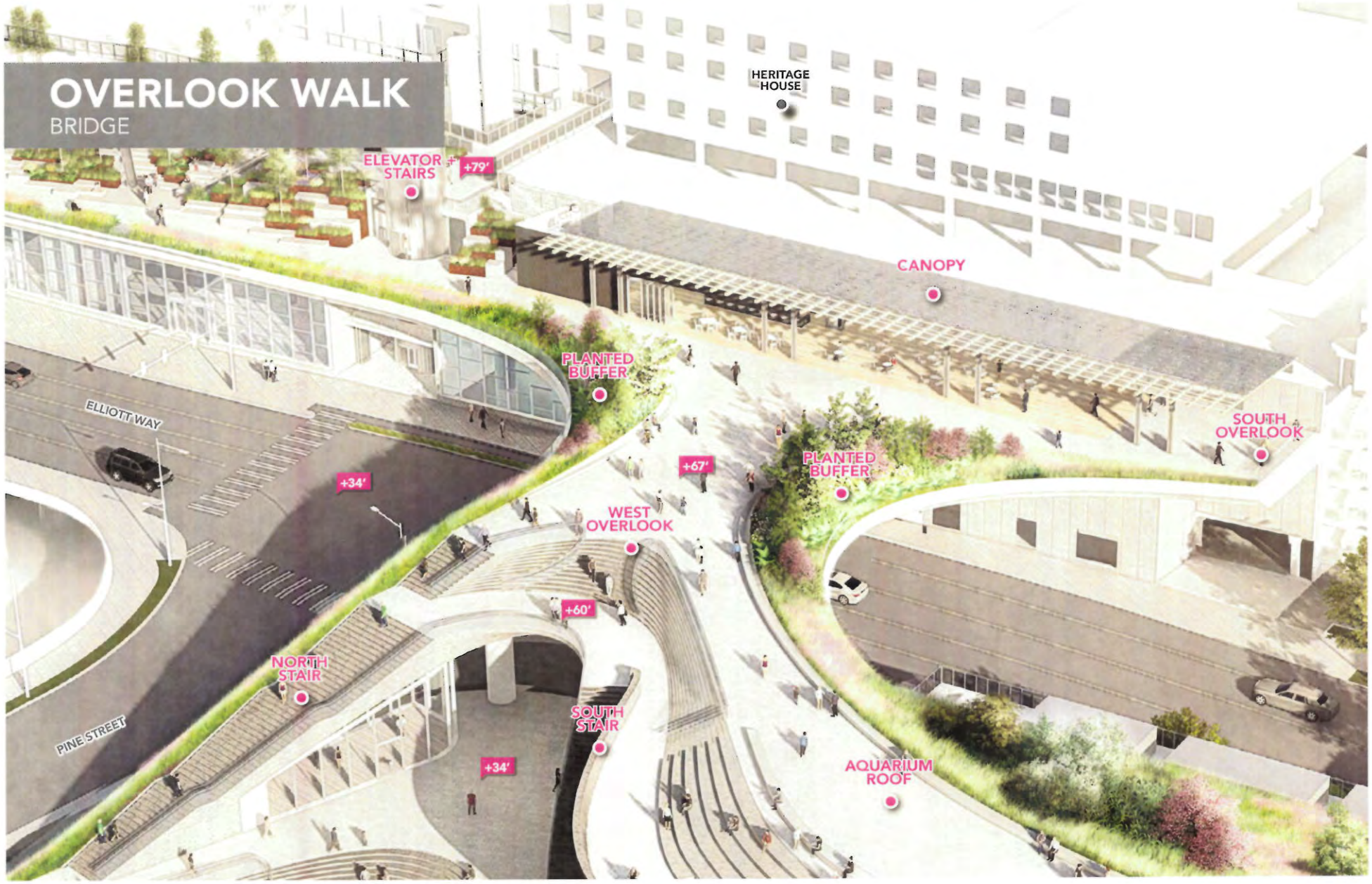
OVERLOOK WALK

OLYMPIC SCULPTURE PARK

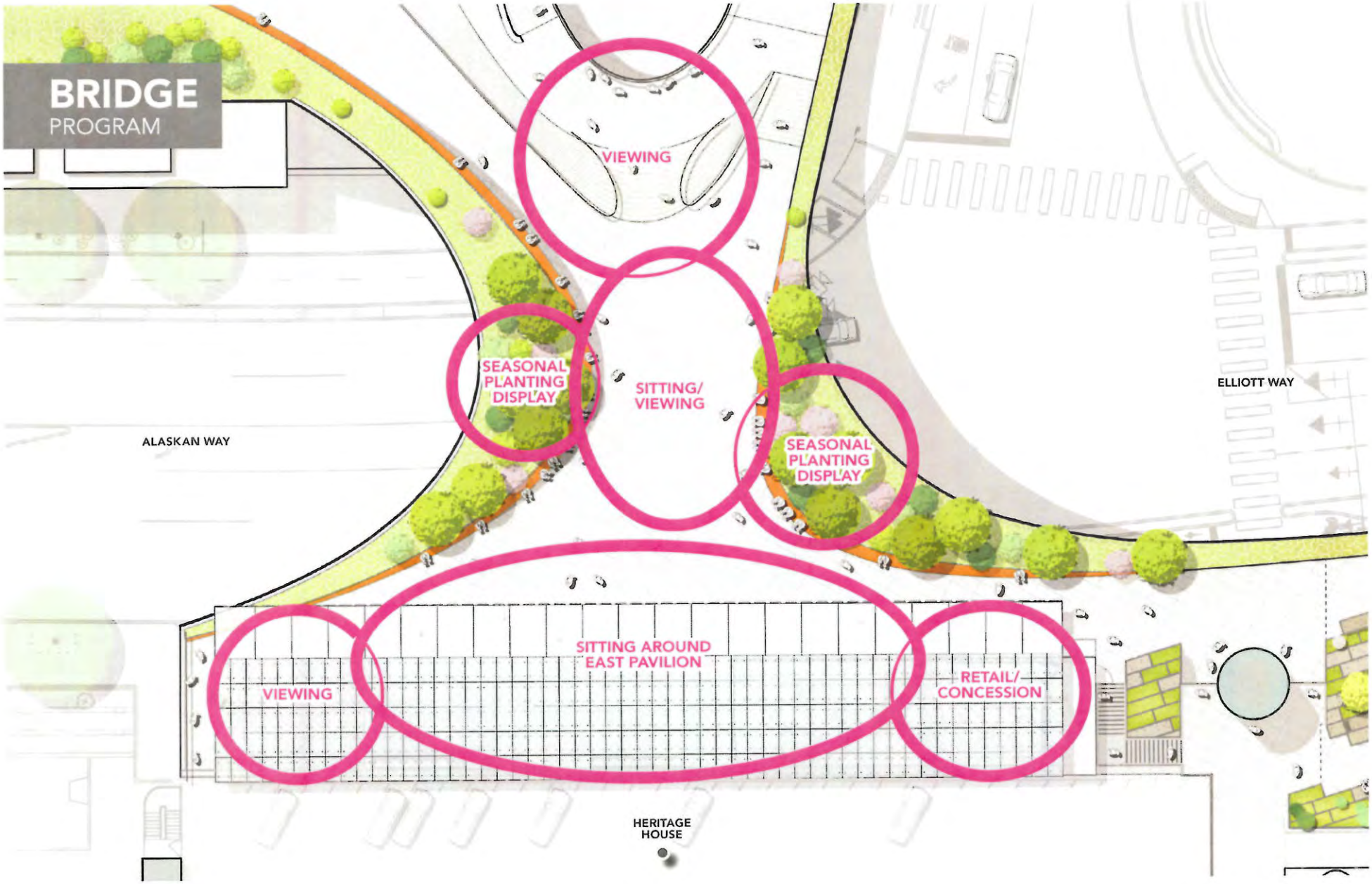
BRIDGE
LOOKING SOUTH

BRIDGE
LOOKING NORTH

BRIDGE
LOOKING SOUTH

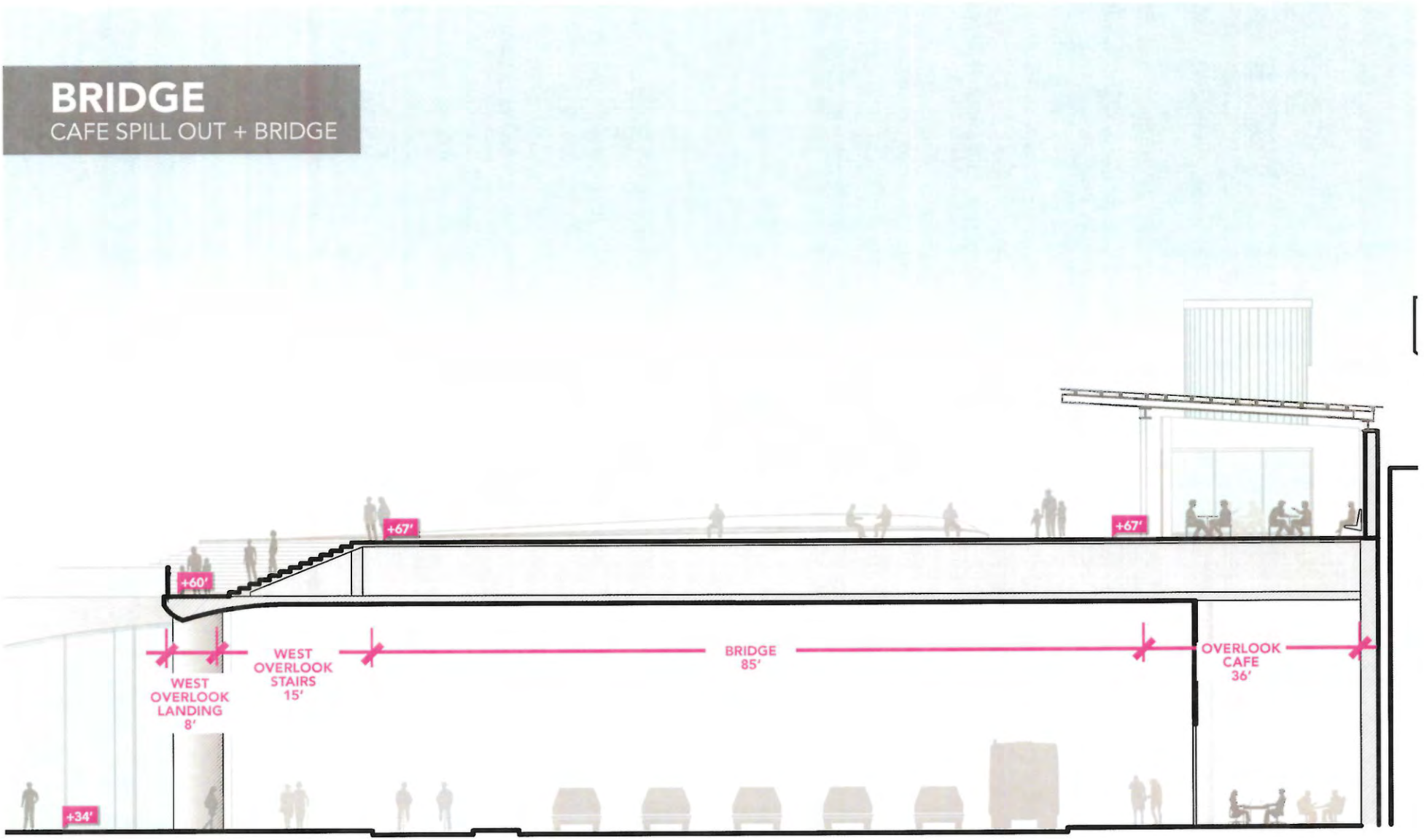

OVERLOOK WALK
BRIDGE
HERITAGE HOUSE
ELEVATOR + STAIRS
+79'
CANOPY
PLANTED BUFFER
ELLIOTT WAY
+34'
+67'
PLANTED BUFFER
SOUTH OVERLOOK
WEST OVERLOOK
+60'
NORTH STAIR
SOUTH STAIR
PINE STREET
+34'
AQUARIUM ROOF

BRIDGE
SITE PLAN


BRIDGE
PROGRAM
VIEWING
SEASONAL PLANTING DISPLAY
SITTING/ VIEWING
SEASONAL PLANTING DISPLAY
ALASKAN WAY
ELLIOTT WAY
VIEWING
SITTING AROUND EAST PAVILION
RETAIL/ CONCESSION
HERITAGE HOUSE

BRIDGE

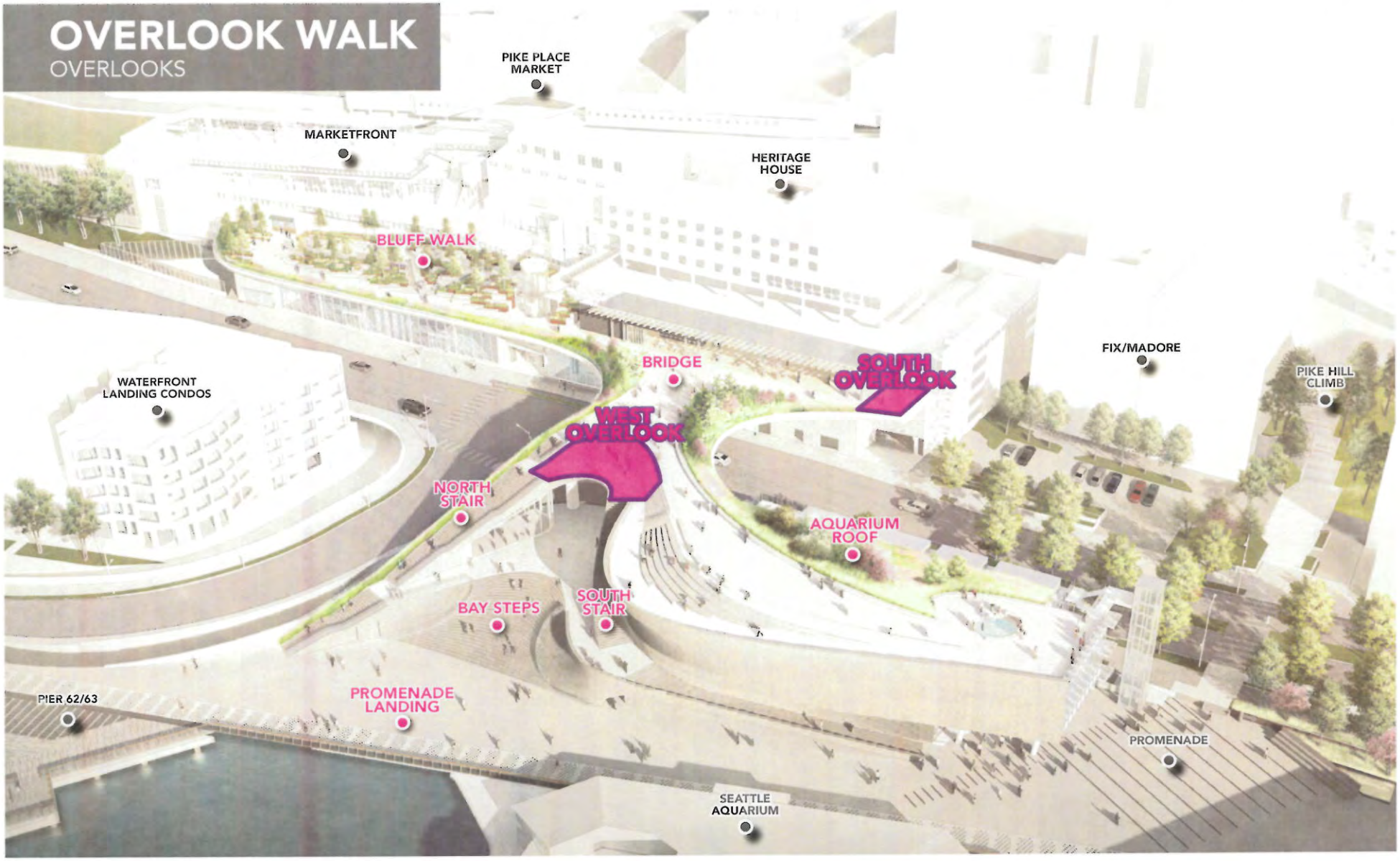
CAFE SPILL OUT + BRIDGE

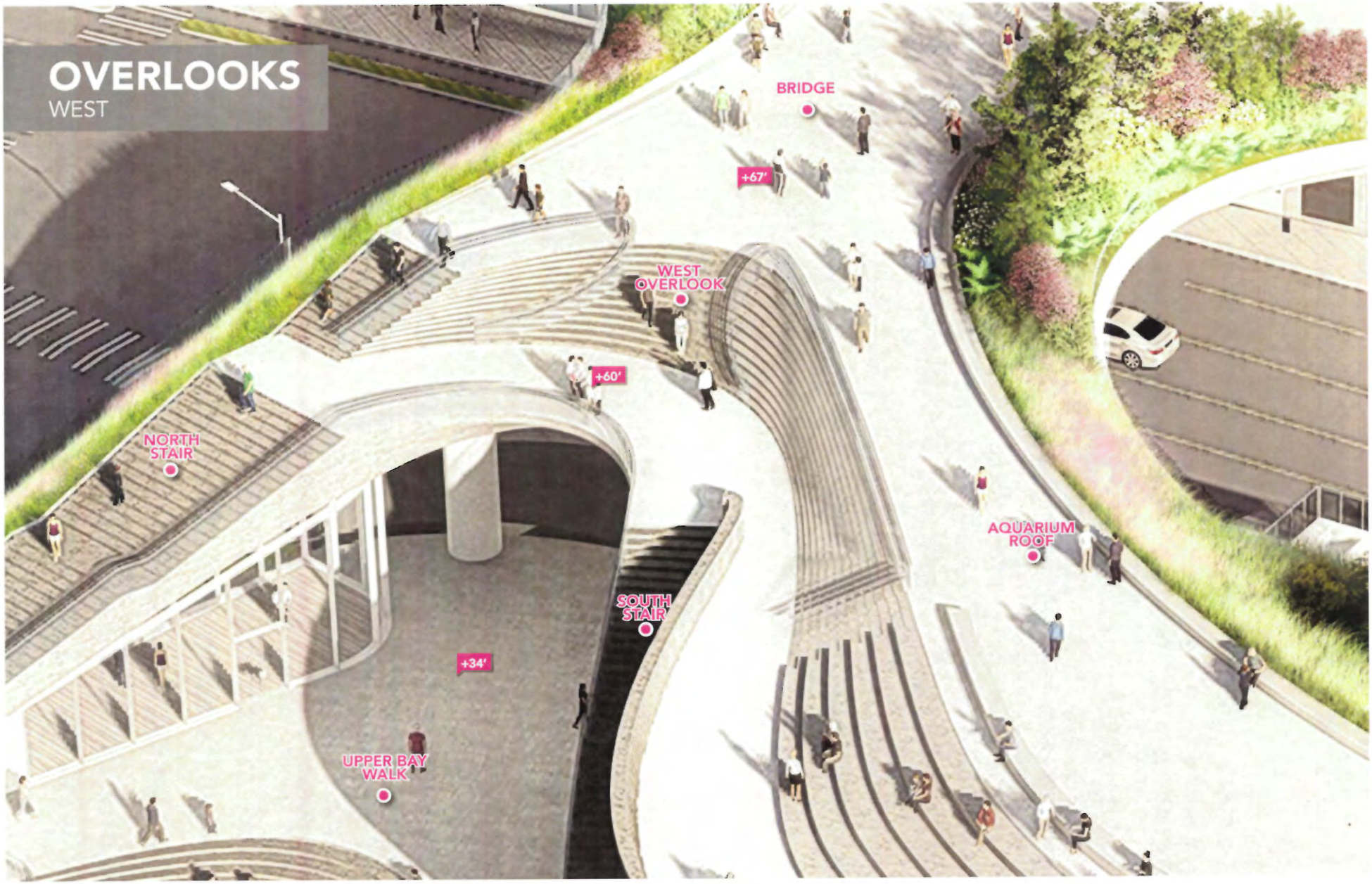


BRIDGE
VIEW LOOKING WEST

OVERLOOK WALK

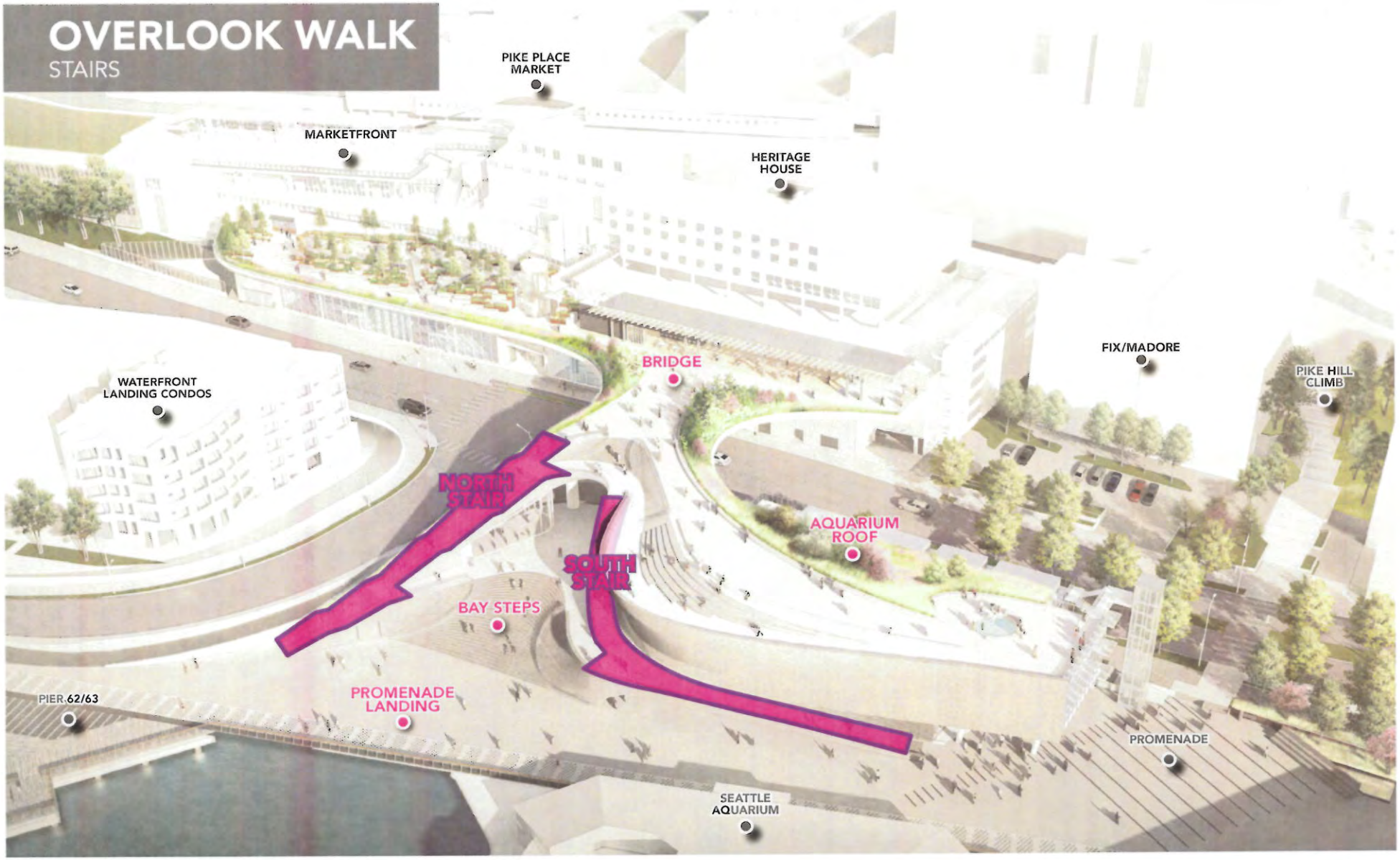
OVERLOOKS



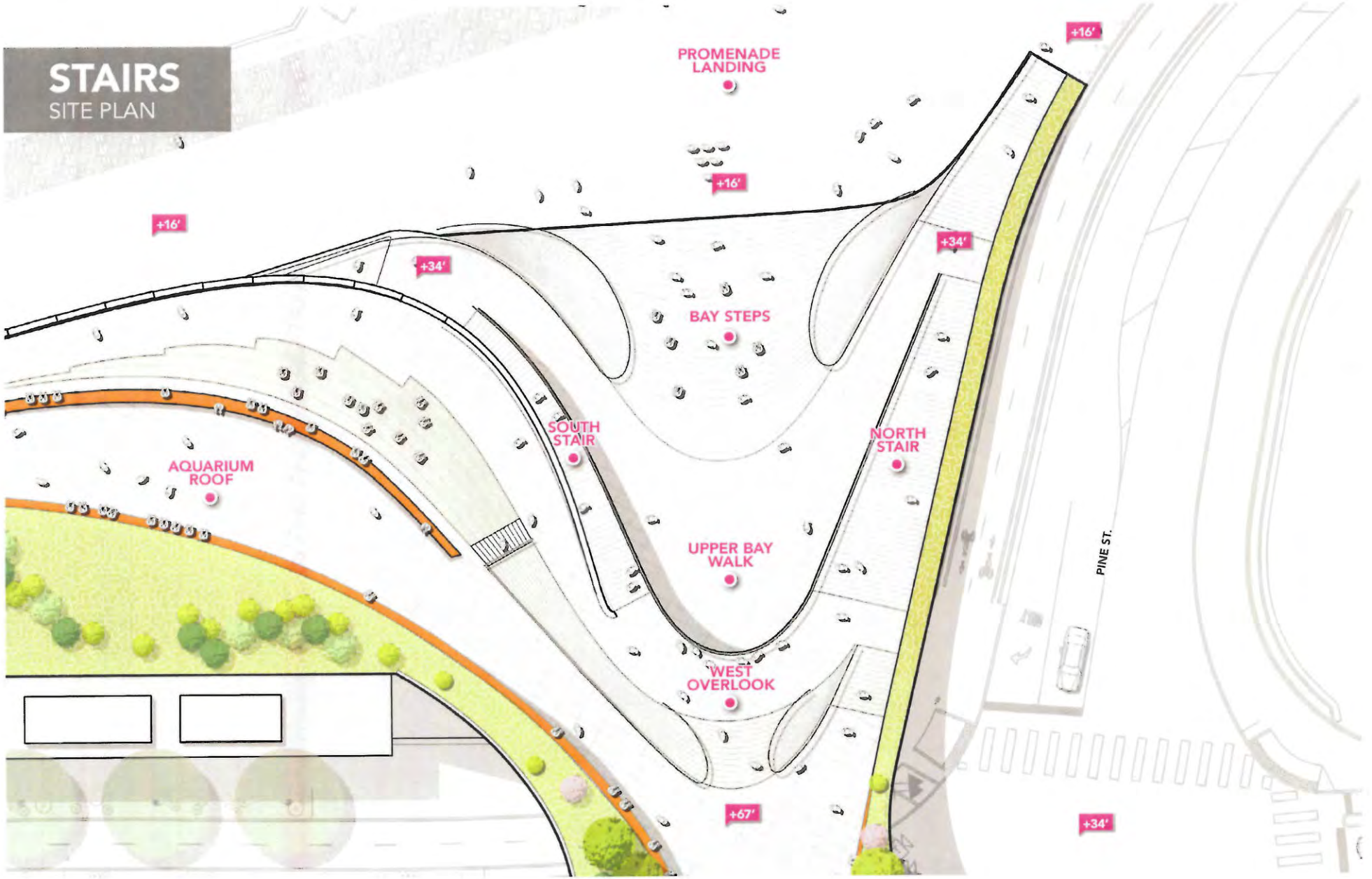

OVERLOOKS
WEST
BRIDGE
+67'
WEST OVERLOOK
+60'
NORTH STAIR
AQUARIUM ROOF
SOUTH STAIR
+34'
UPPER BAY WALK

OVERLOOKS
SITE PLAN
STAIRS
UPPER BAY WALK
+34'
STAIRS
AQUARIUM ROOF
WEST OVERLOOK
+60'
STAIRS
SIDEWALK (BELOW)
BENCH
BENCH
+67'
CYCLE TRACK (BELOW)
PLANTING
BRIDGE

OVERLOOKS
VIEW WEST

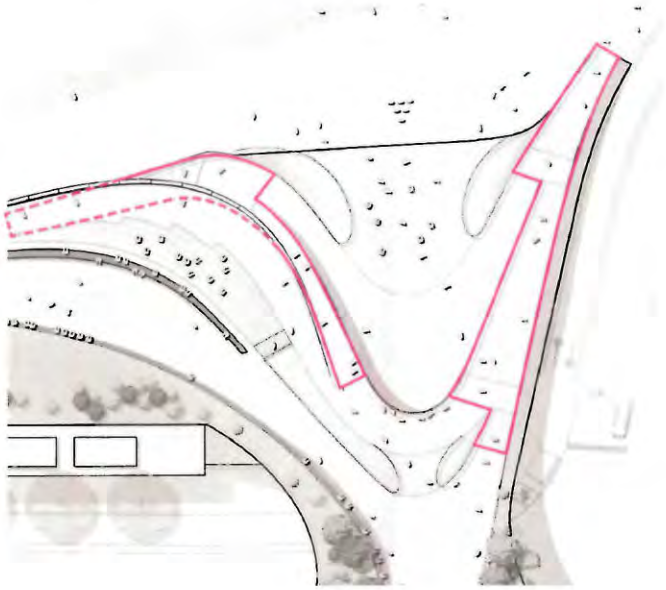

OVERLOOK WALK
STAIRS
PIKE PLACE MARKET
MARKETFRONT
HERITAGE HOUSE
FIX/MADORE
PIKE HILL CLIMB
BRIDGE
WATERFRONT LANDING CONDOS
NORTH STAIR
SOUTH STAIR
AQUARIUM ROOF
BAY STEPS
PROMENADE LANDING
PIER 62/63
PROMENADE
SEATTLE AQUARIUM

STAIRS
SITE PLAN



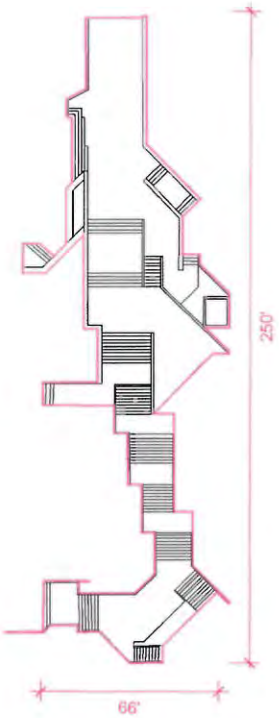
STAIRS
SCALE COMPARISON

Overlook Walk
- 50'
- 100 steps

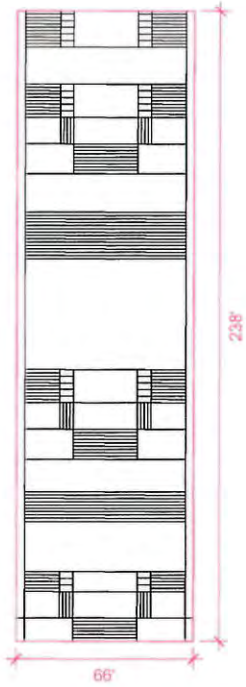


Olympic Sculpture Park
- 35'
- 58 steps

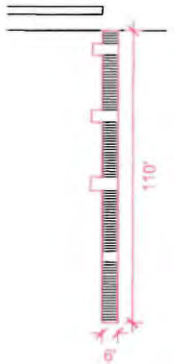
Pike Hill Climb
- 44'
- 88 steps



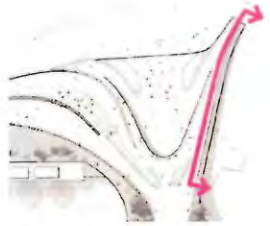
University Street
- 53'
- 97 steps



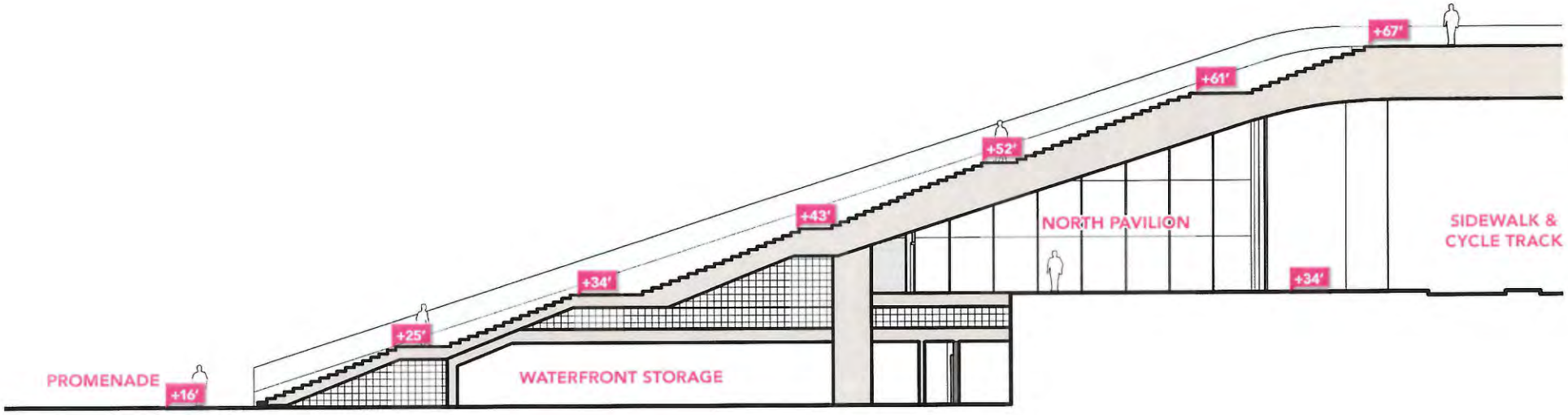
Union Street
- 55'
- 97 steps



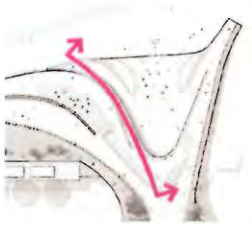
STAIRS
NORTH PAVILION + STORAGE



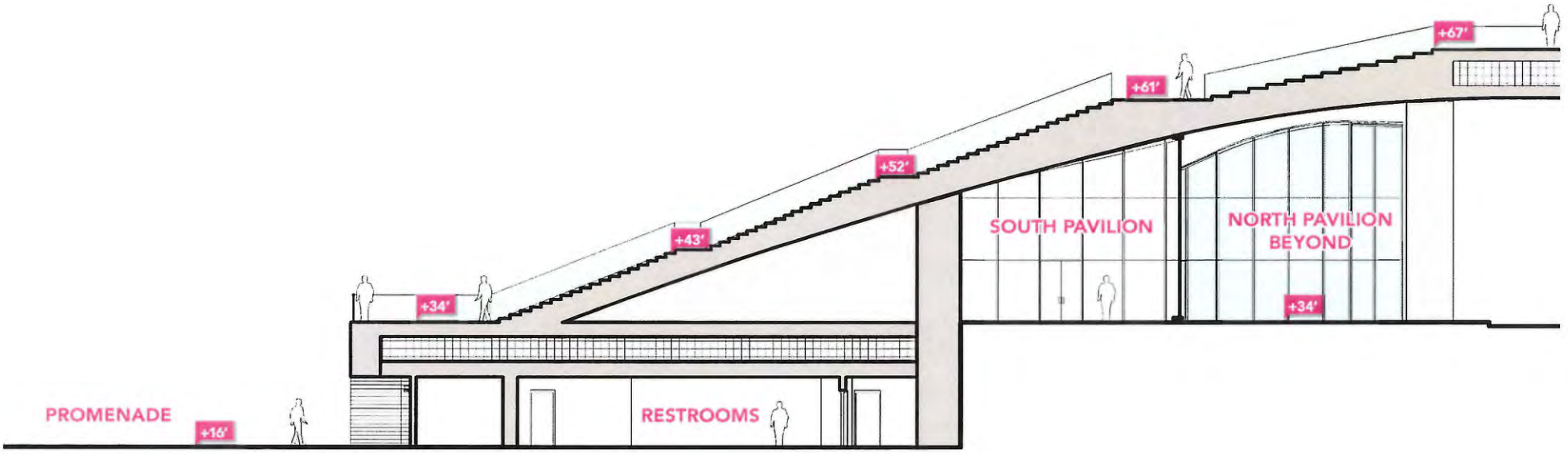
KEY MAP



STAIRS
SOUTH PAVILION + RESTROOM



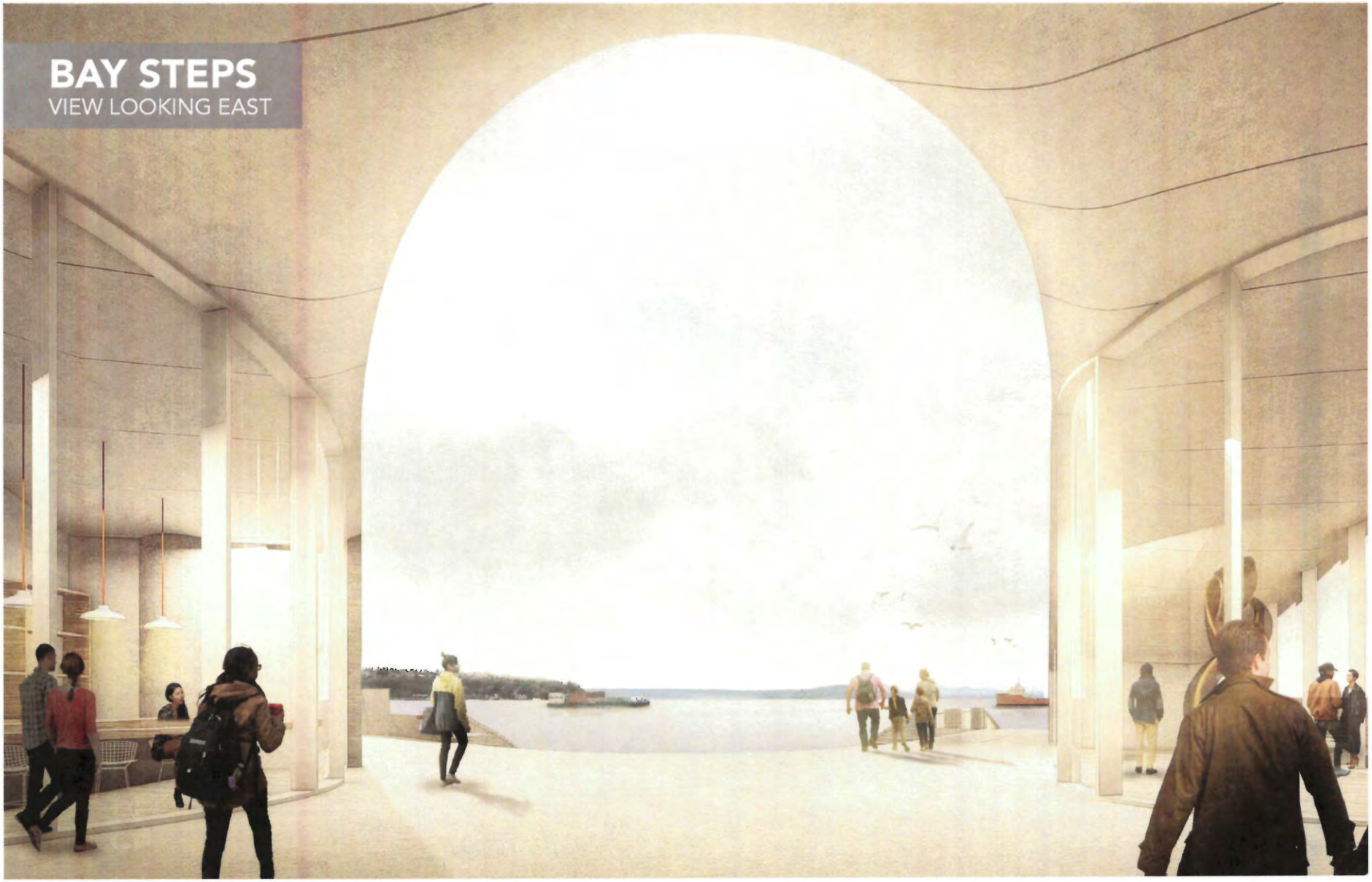
KEY MAP



OVERLOOK WALK
NORTH PAVILION

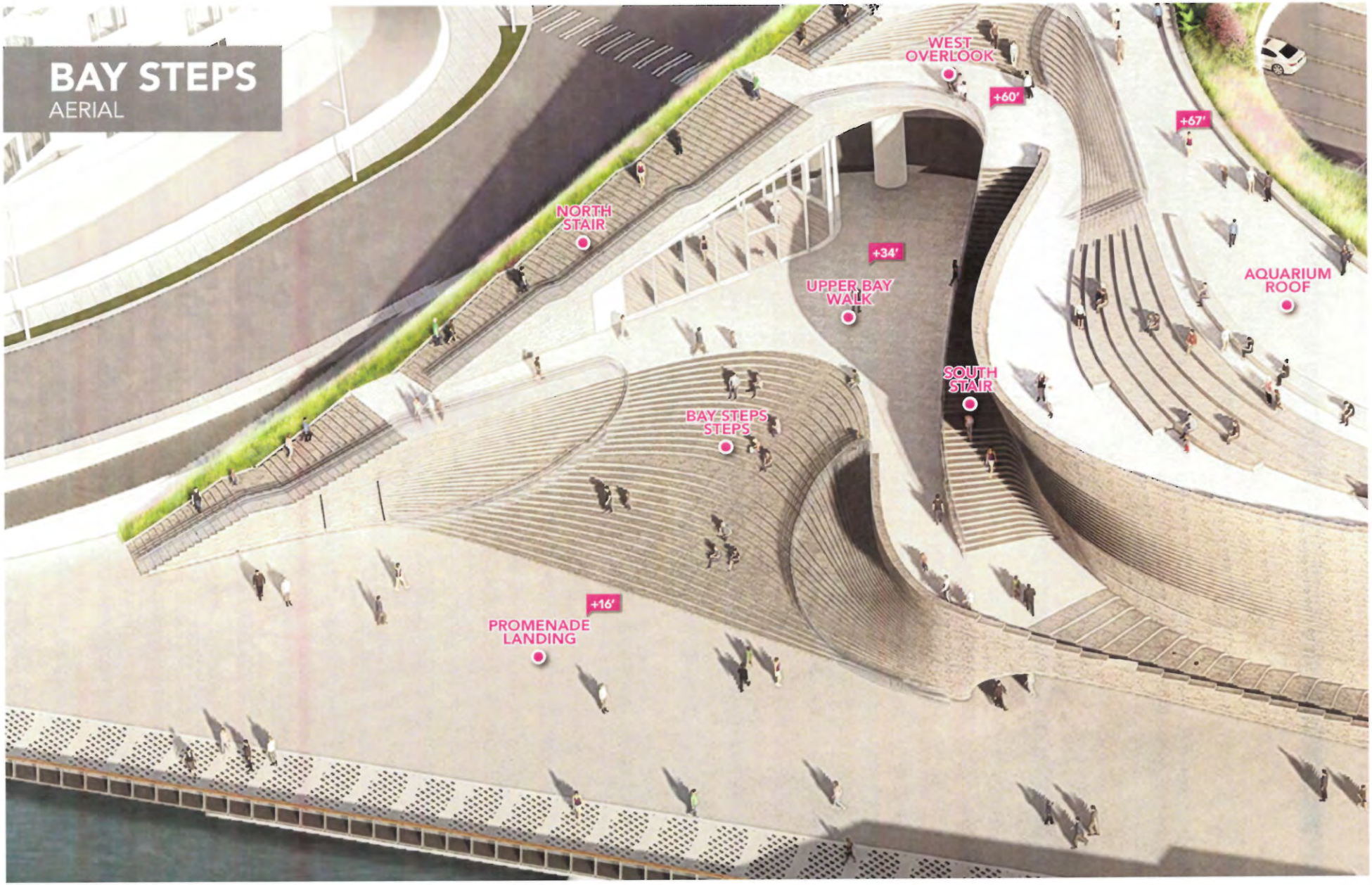
OVERLOOK WALK
SOUTH PAVILION

OVERLOOK WALK
NORTH & SOUTH PAVILIONS

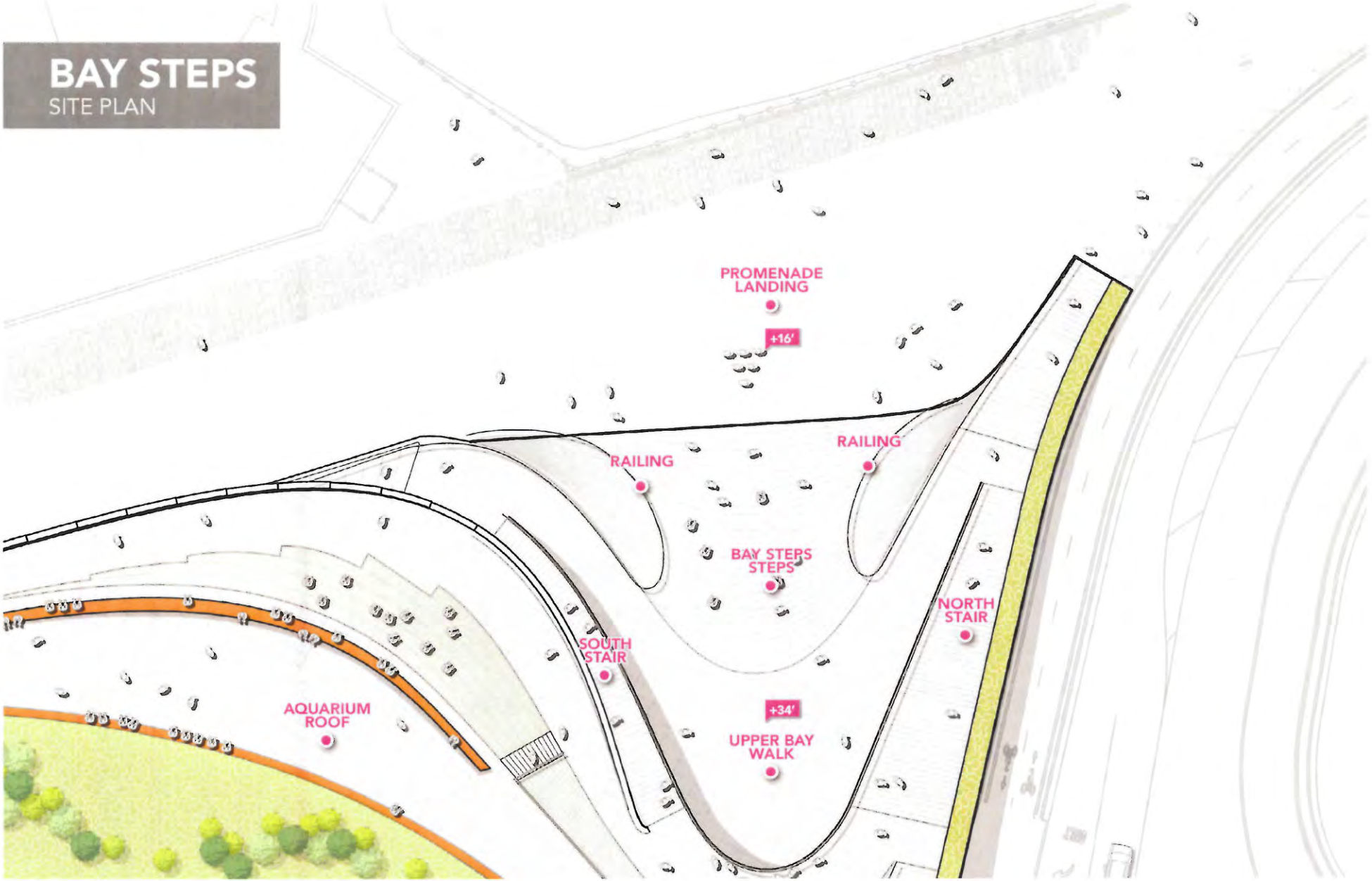

BAY STEPS
VIEW LOOKING EAST

BAY STEPS
VIEW LOOKING EAST

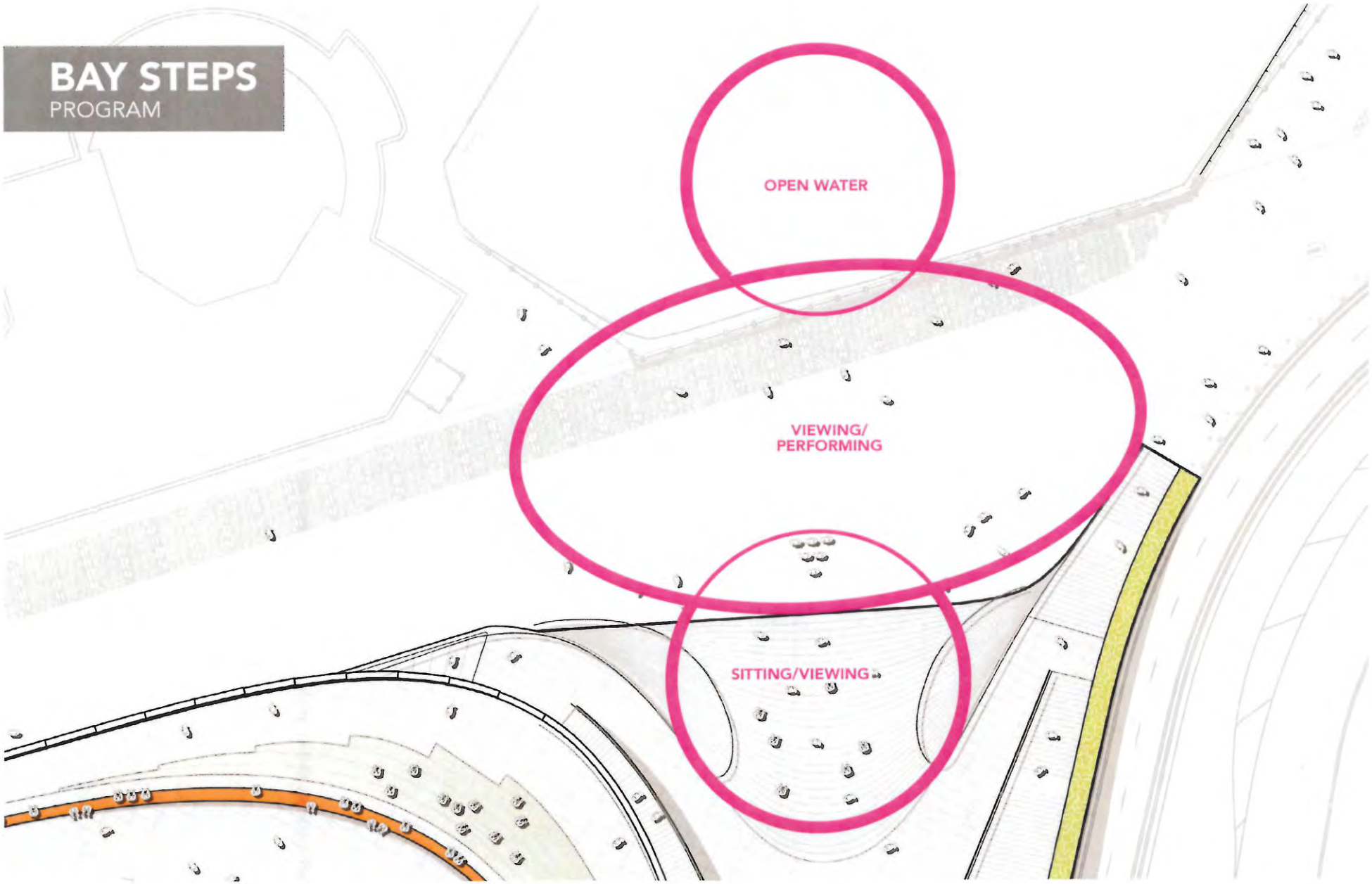
BAY STEPS
AERIAL



BAY STEPS
SITE PLAN

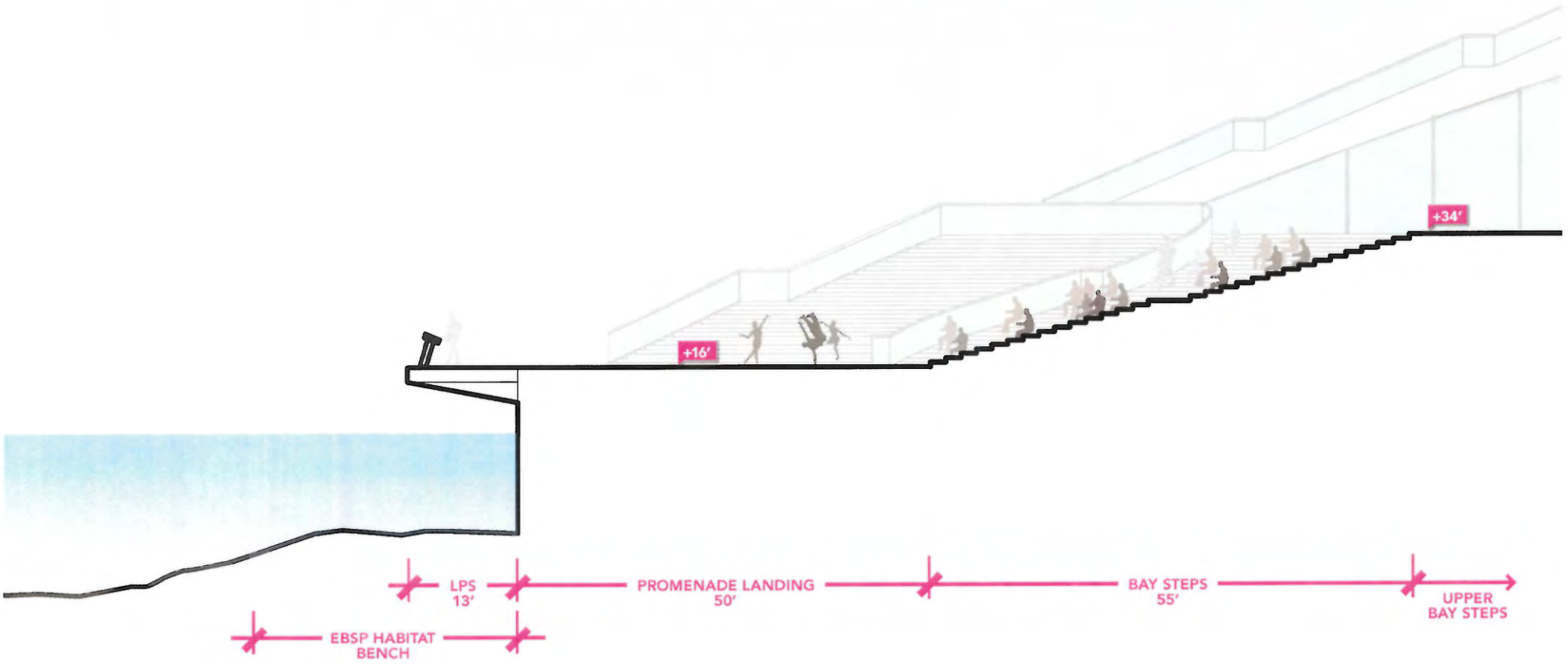


BAY STEPS
PROGRAM

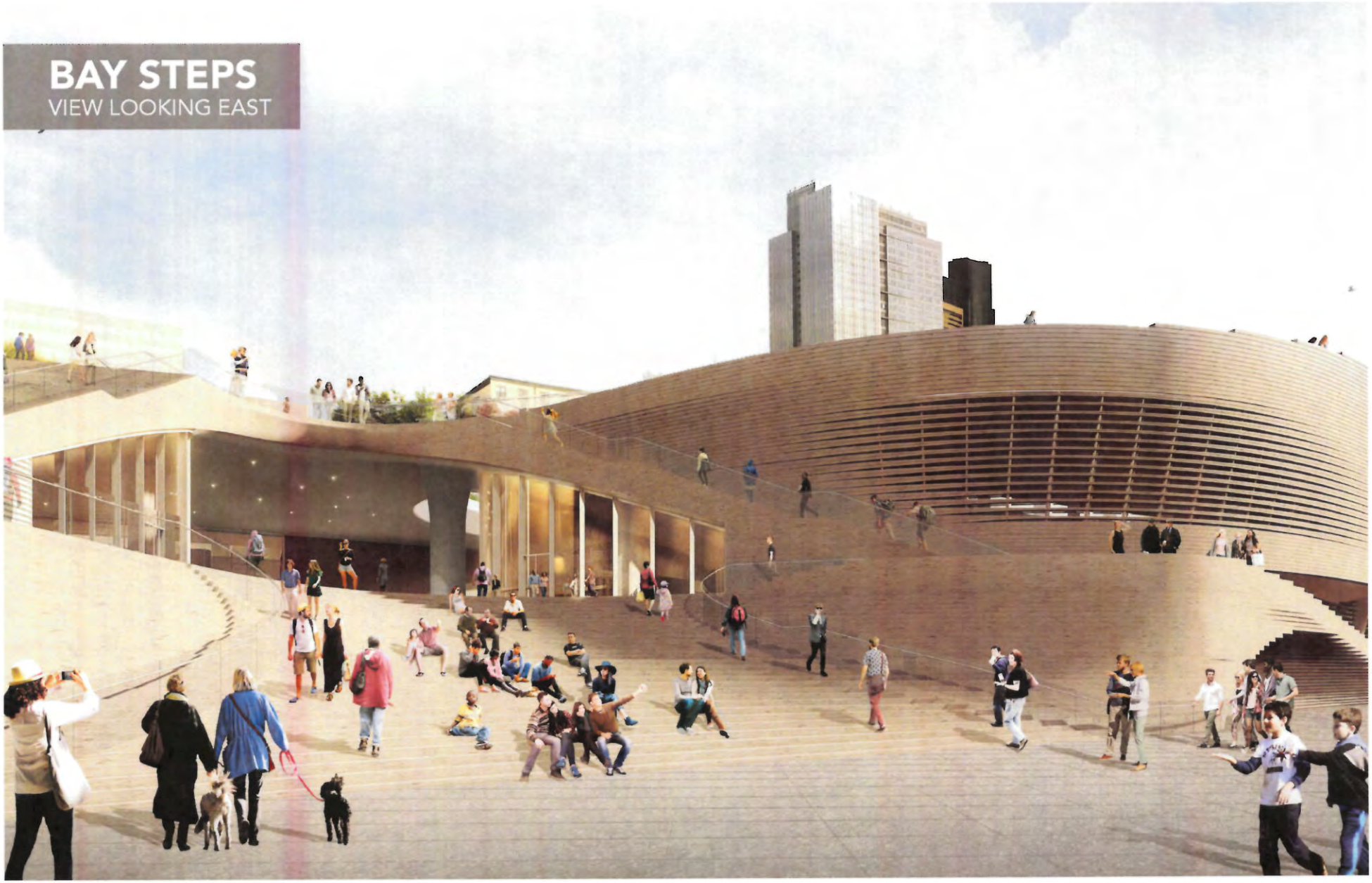


BAY STEPS
PROGRAM

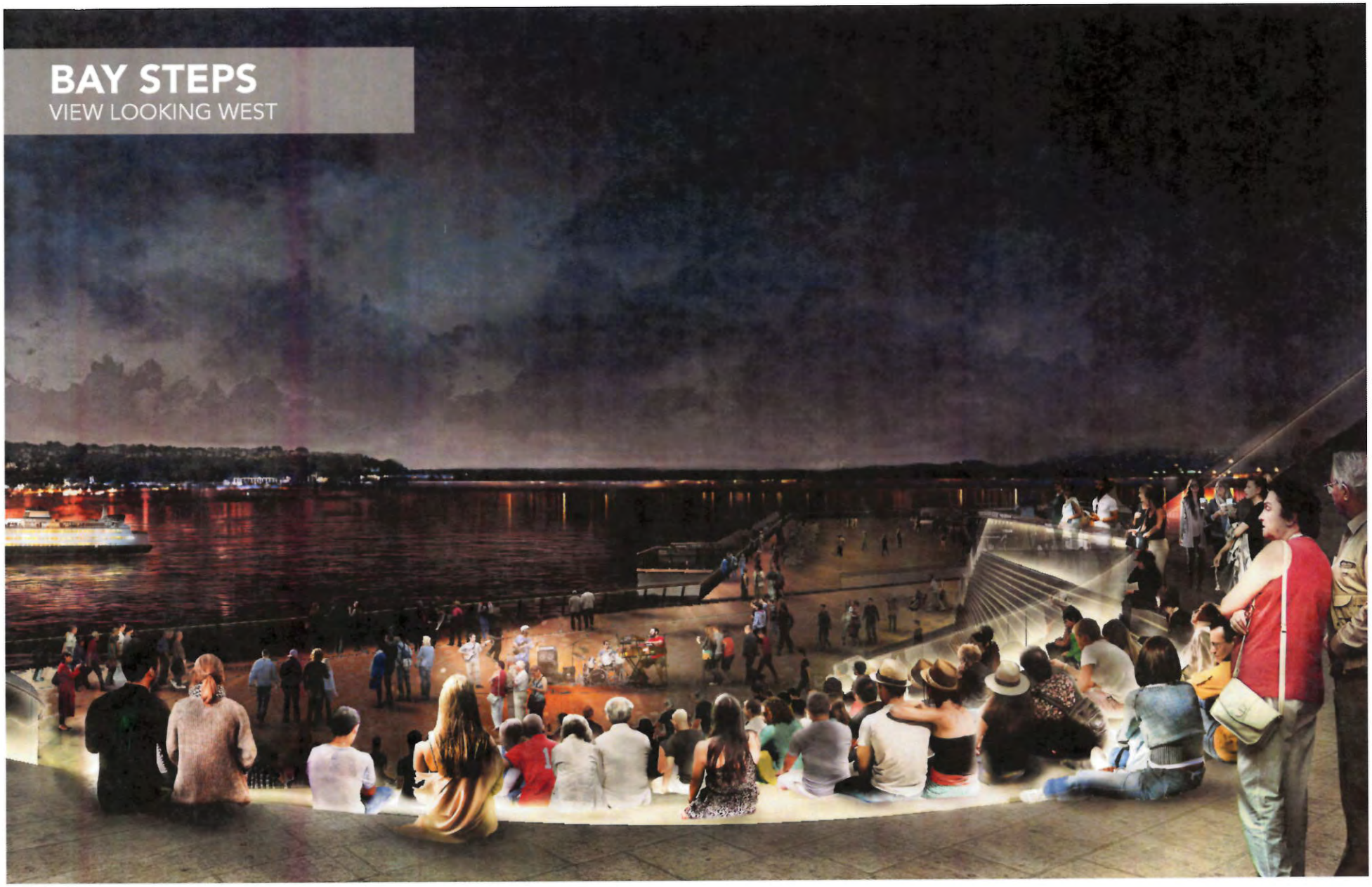
BRIDGE
BAY STEPS + PROMENADE LANDING



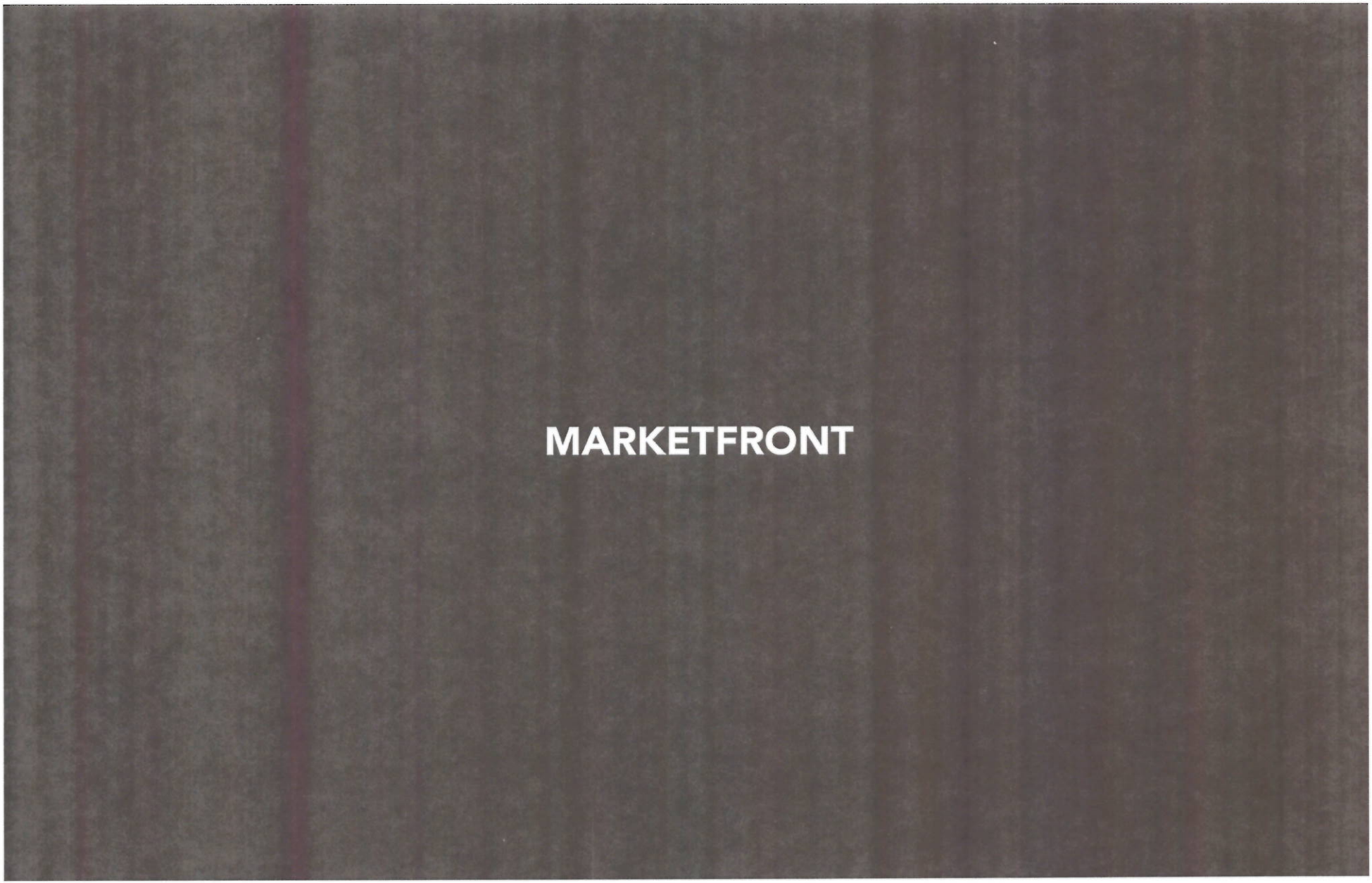
BAY STEPS
VIEW LOOKING EAST



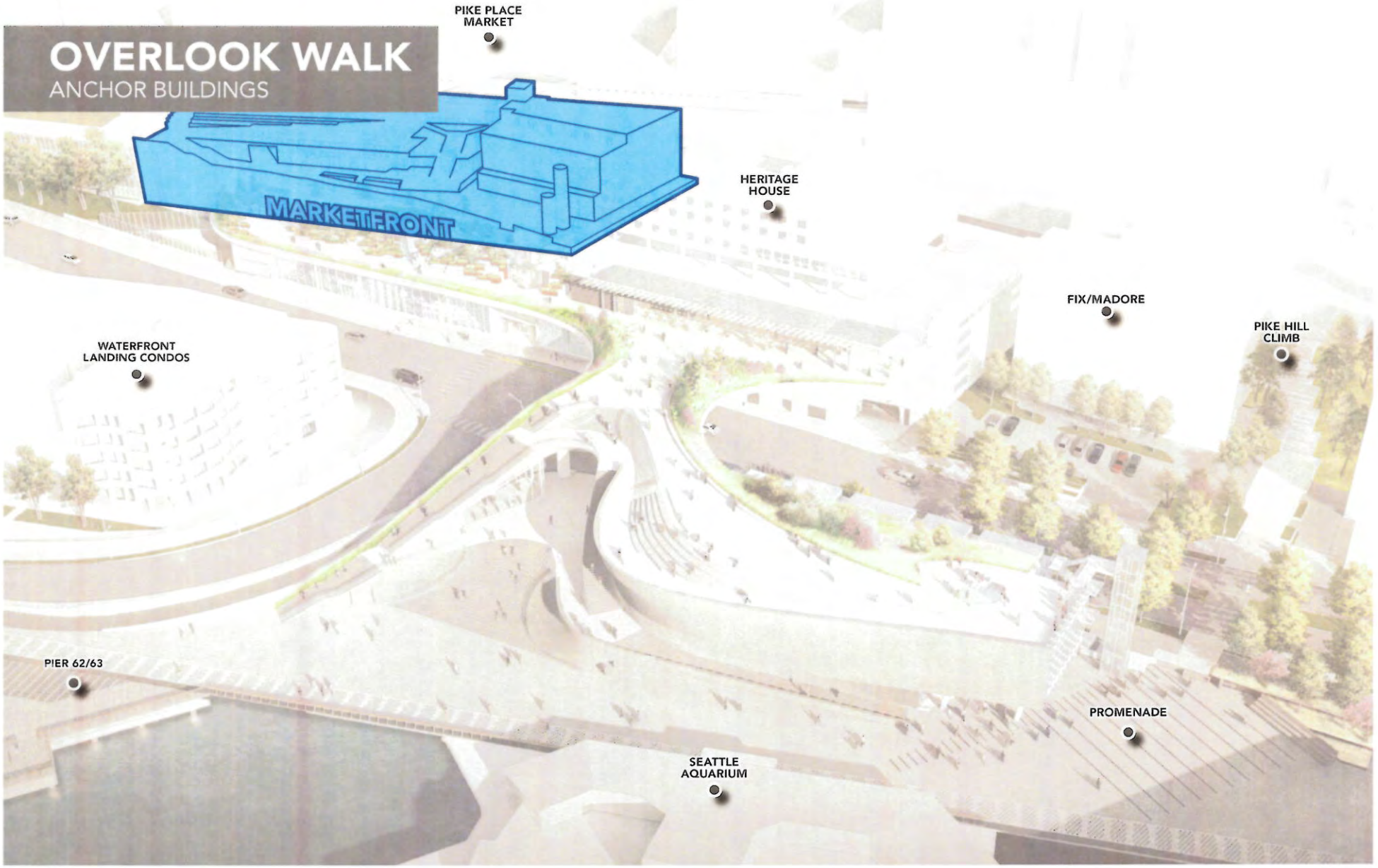
BAY STEPS
VIEW LOOKING WEST


BAY STEPS
VIEW LOOKING WEST

OVERLOOK WALK
ANCHOR BUILDINGS


MARKETFRONT

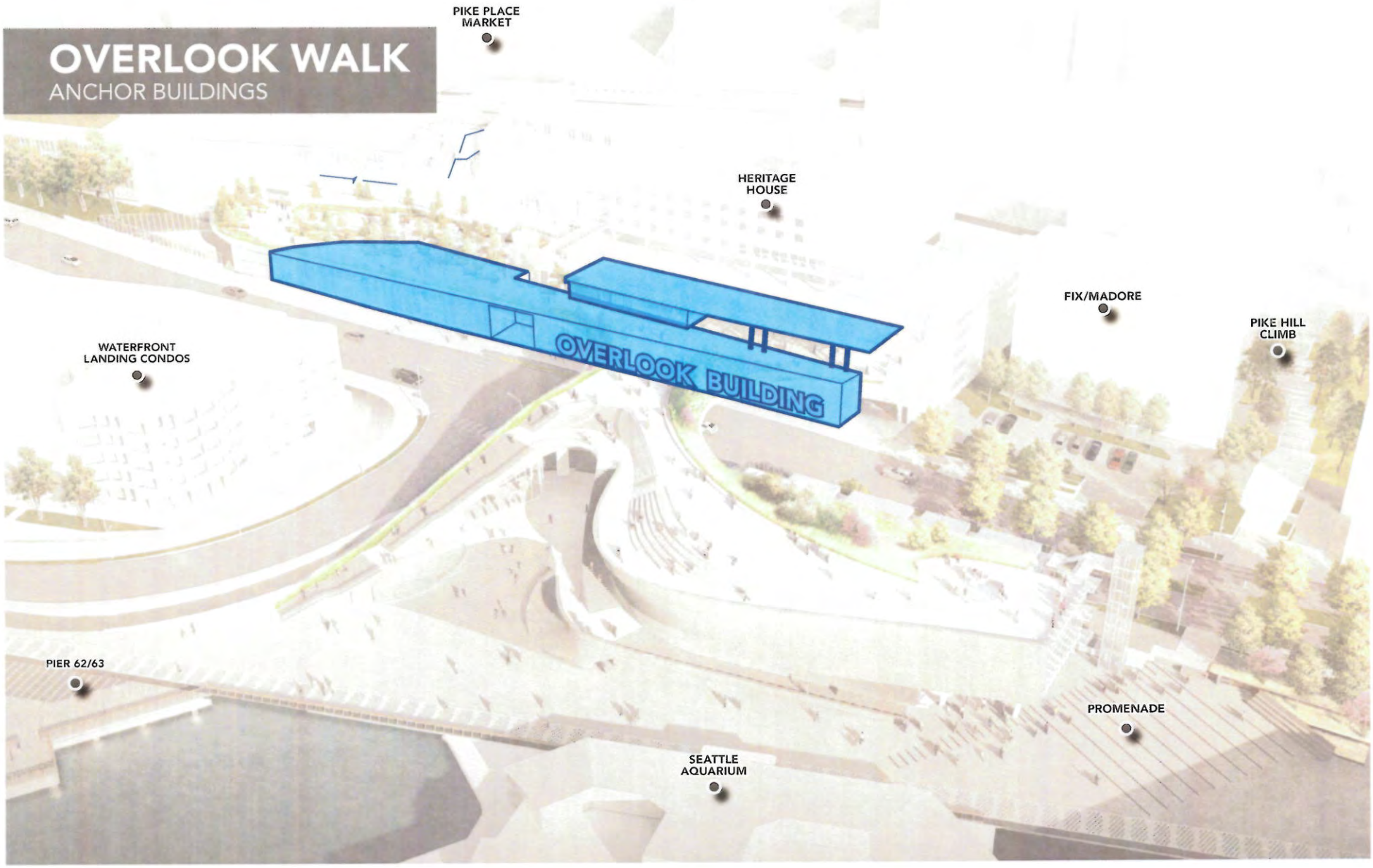
OVERLOOK WALK
ANCHOR BUILDINGS



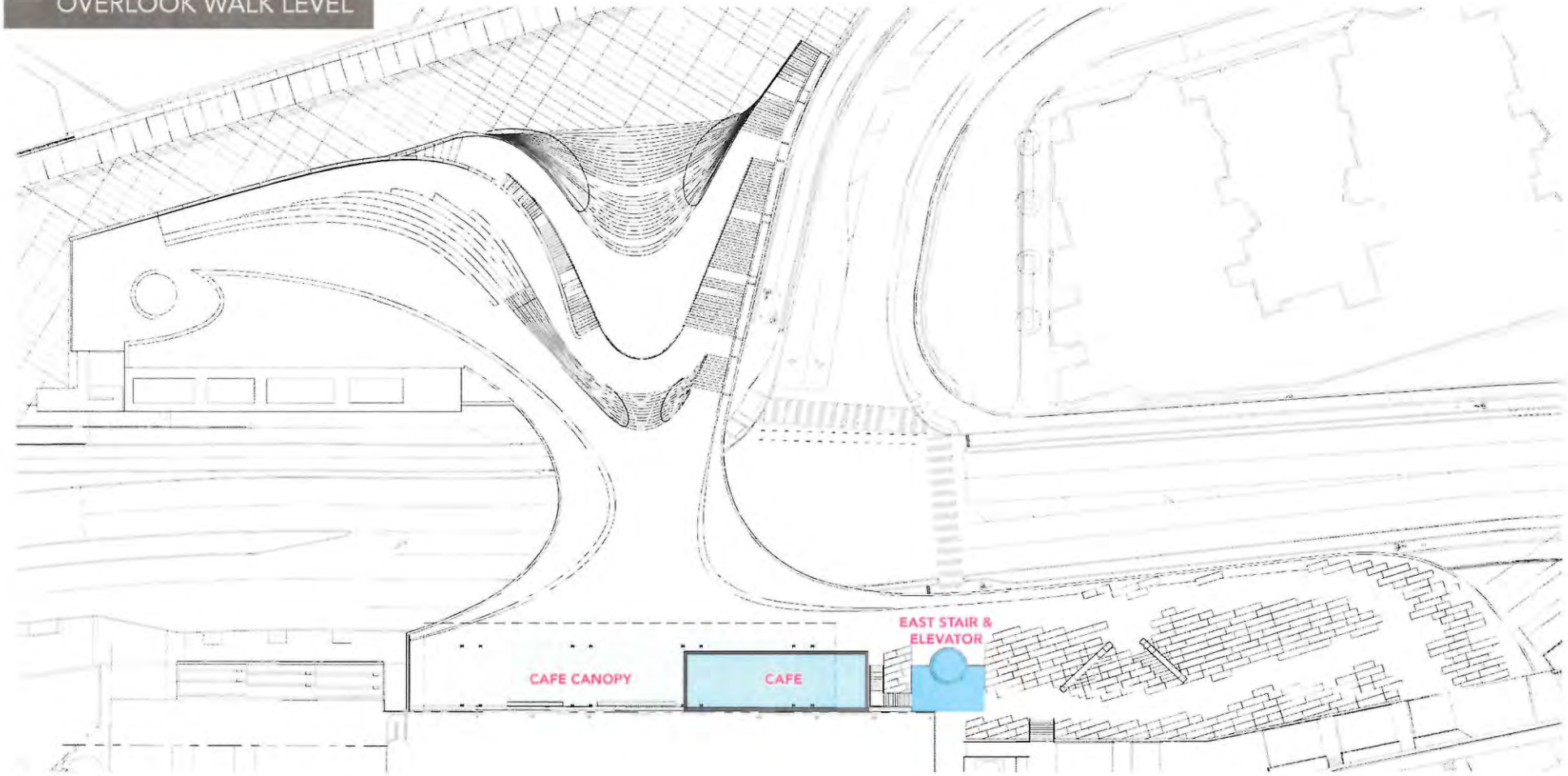
MARKETFRONT
EXISTING CONDITION

OVERLOOK BUILDING

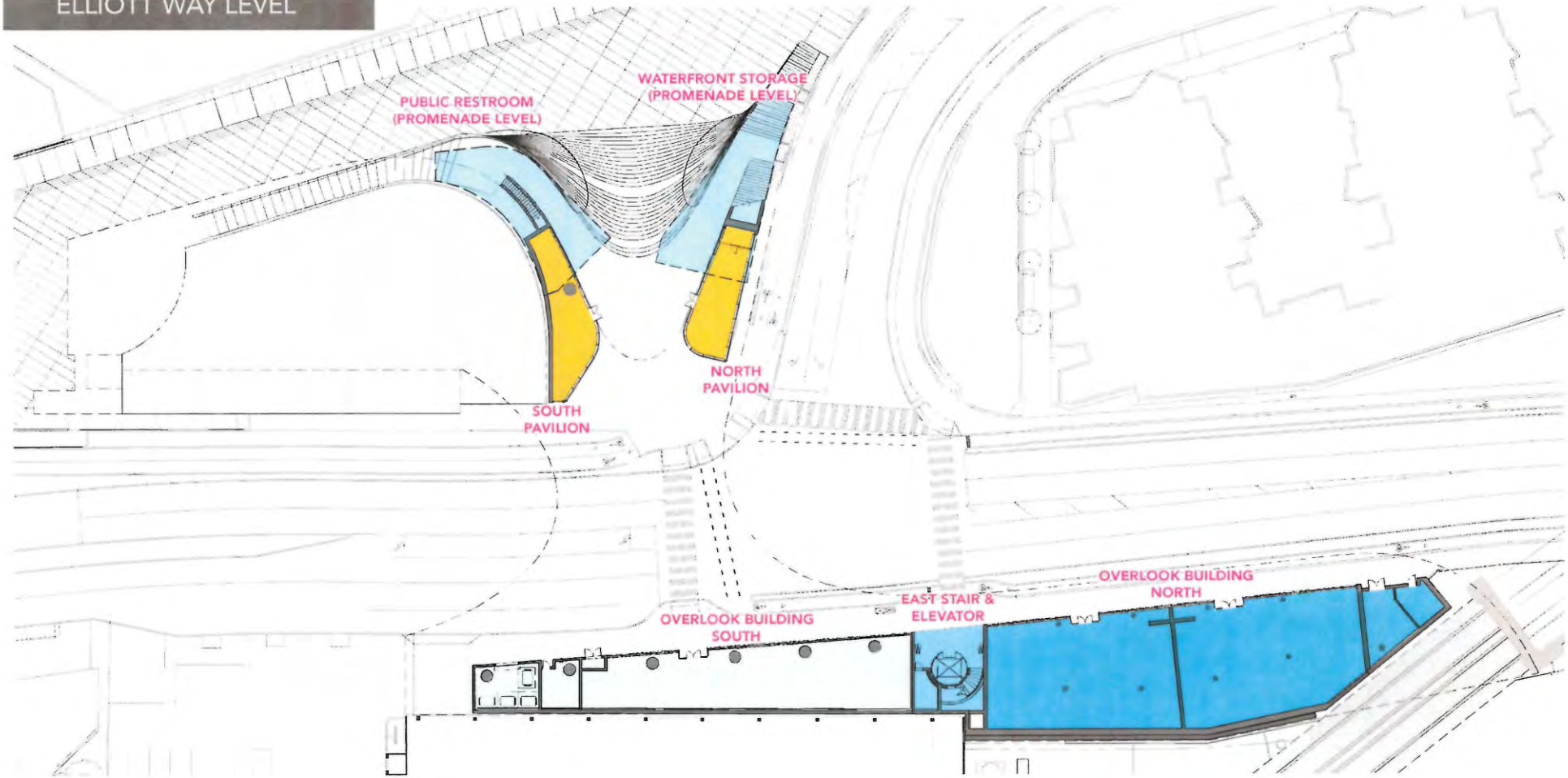
OVERLOOK WALK
ANCHOR BUILDINGS



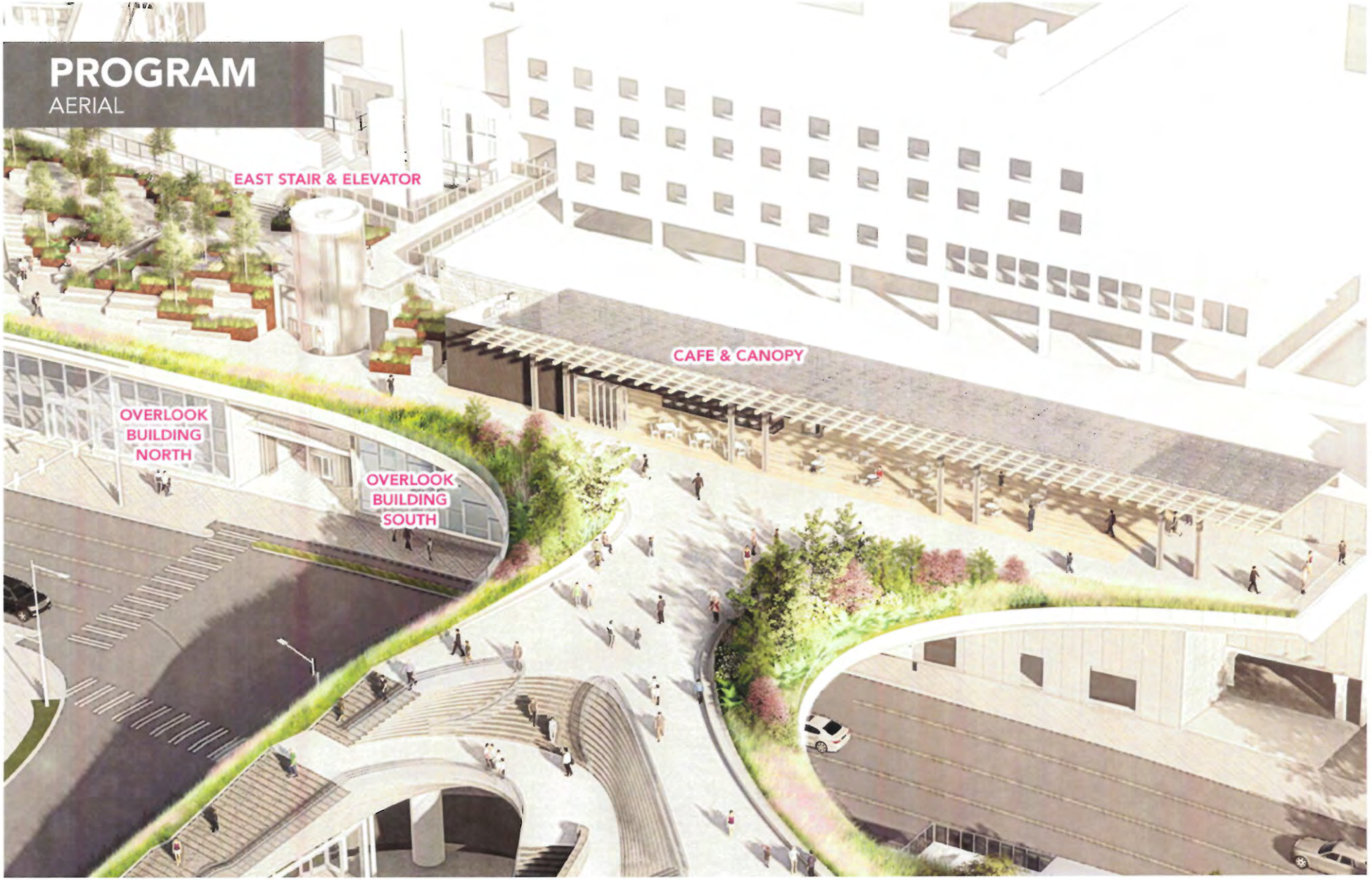
PROGRAM
OVERLOOK WALK LEVEL



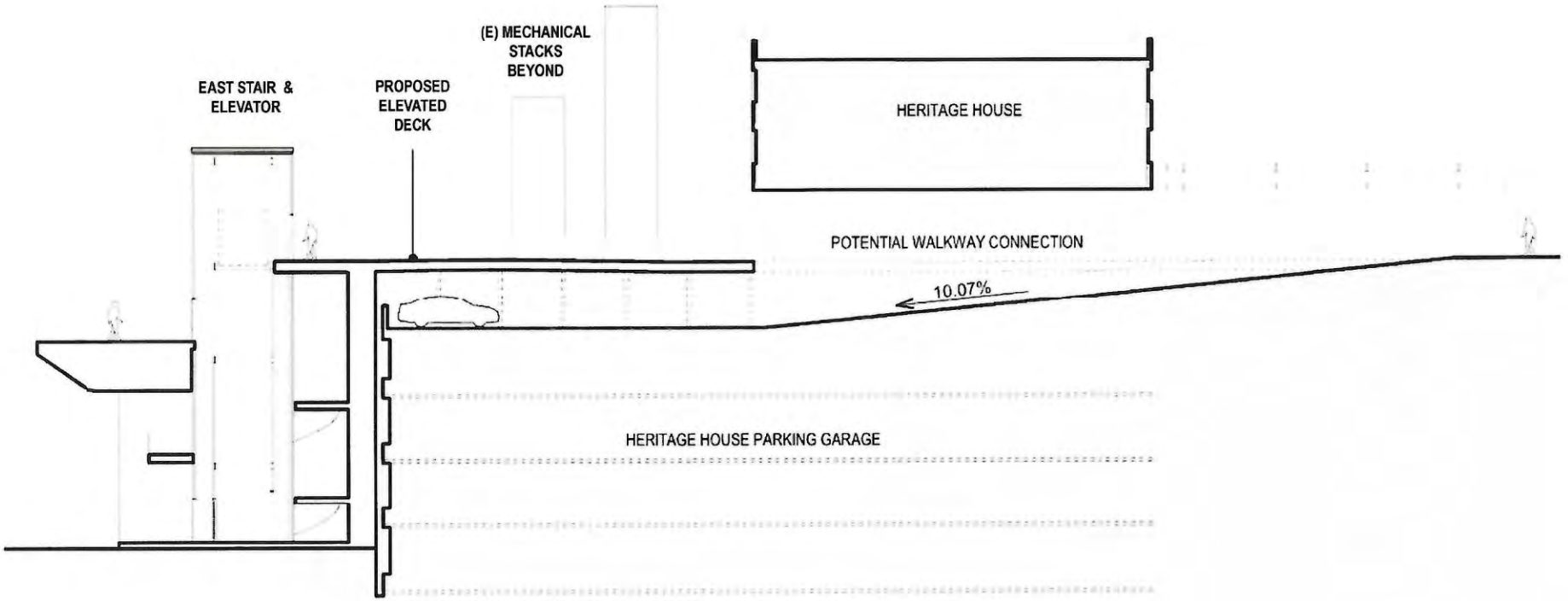
PROGRAM
ELLIOTT WAY LEVEL



PROGRAM
AERIAL



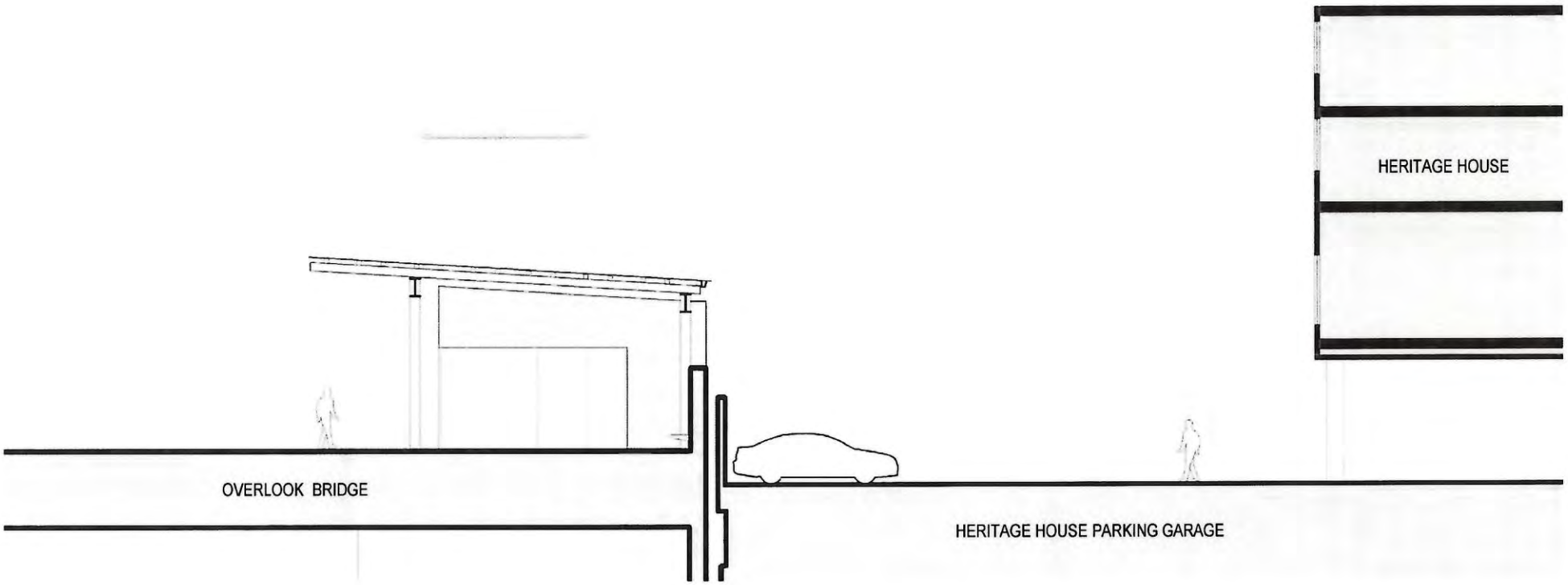
WESTERN CONNECTION
SECTION VIEW



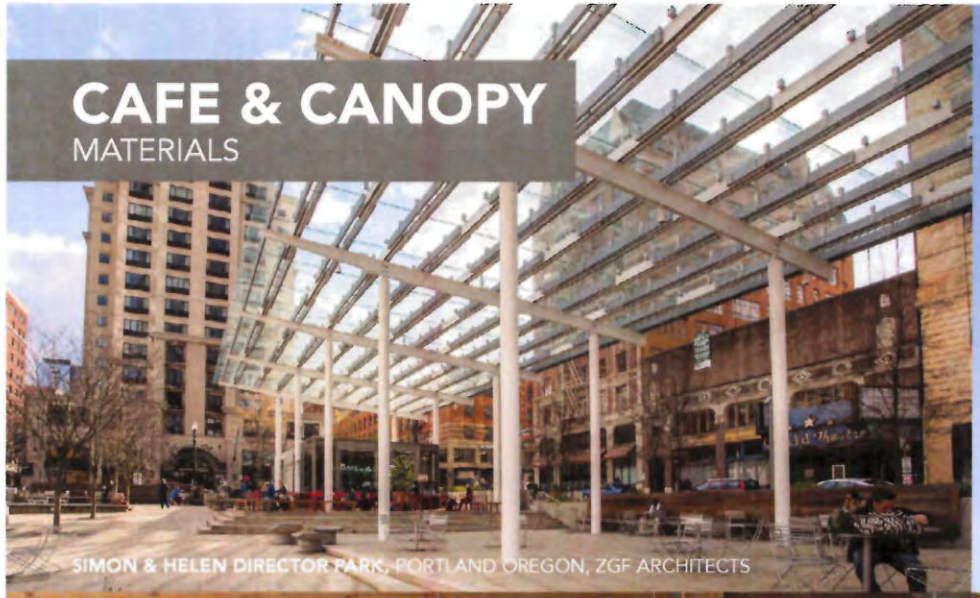
CAFE & CANOPY
LOOKING NORTHEAST

CAFE & CANOPY
LOOKING EAST

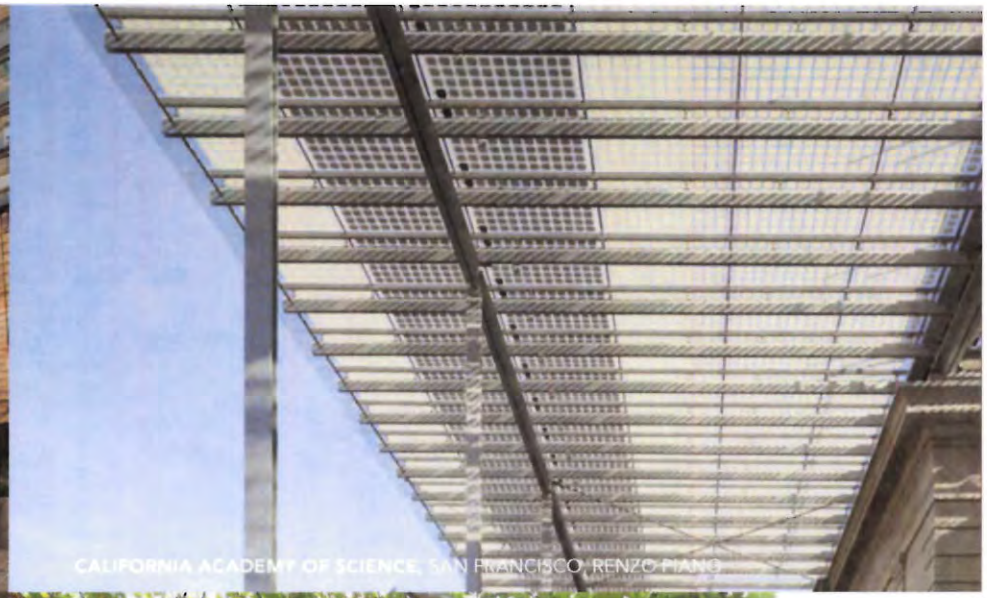
HERITAGE HOUSE
SECTION



CAFE & CANOPY
MATERIALS



SIMON & HELEN DIRECTOR PARK, PORTLAND OREGON, ZGF ARCHITECTS



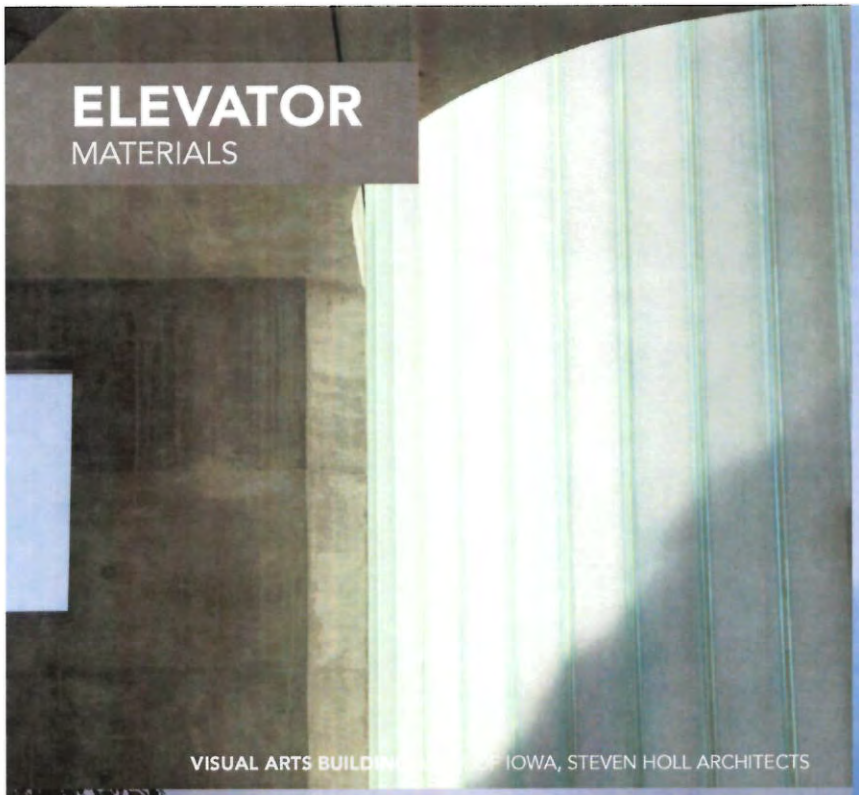
CALIFORNIA ACADEMY OF SCIENCE, SAN FRANCISCO, RENZO PIANO

PIKE PLACE MARKETFRONT, SEATTLE, THE MILLER HULL PARTNERSHIP

ARBORY BAR & EATERY, MELBOURNE AUSTRALIA, JACKSON CLEMENTS BURROWS

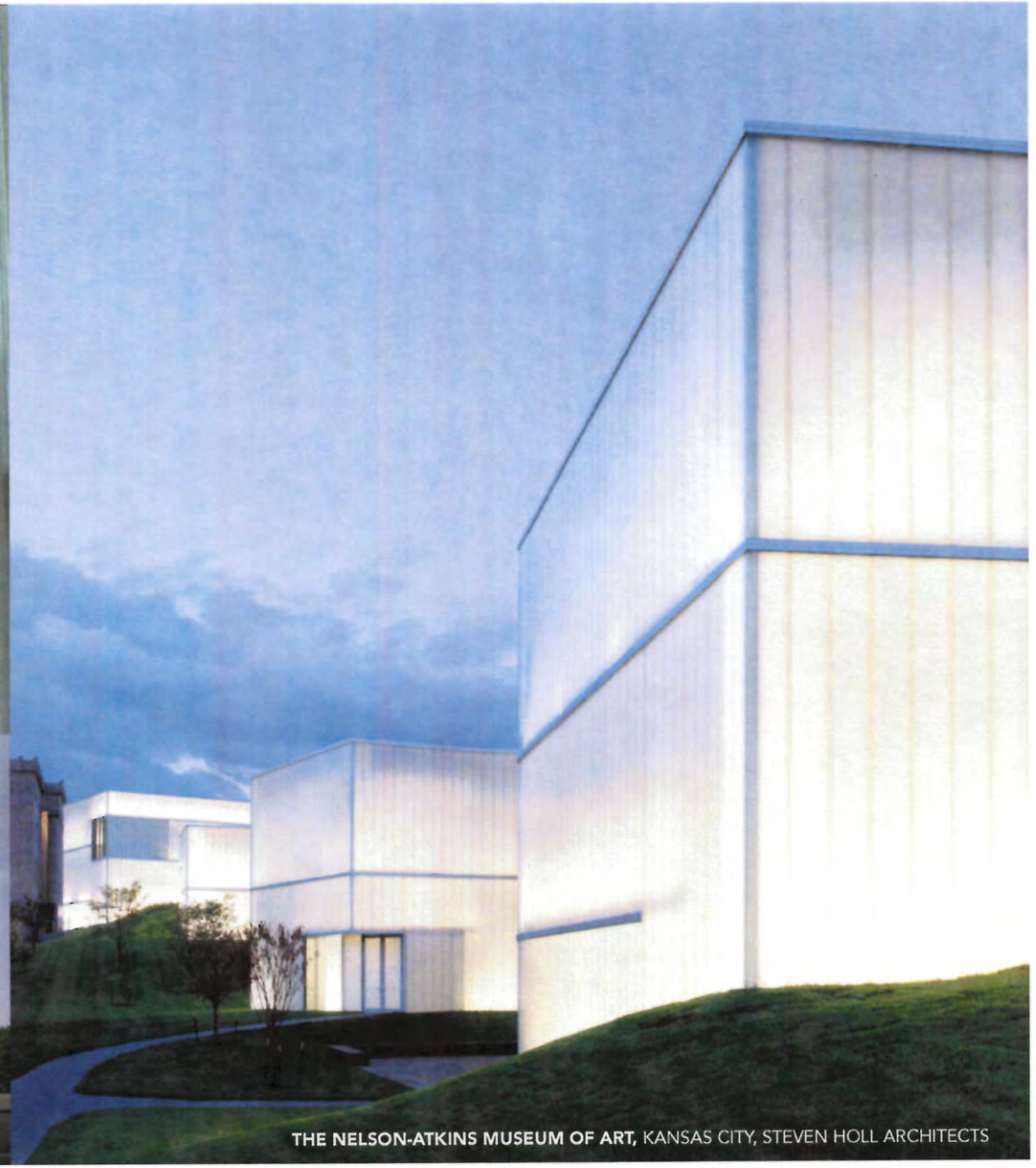
STAIR & ELEVATOR
ELLIOTT STREET LEVEL

ELEVATOR
MATERIALS



VISUAL ARTS BUILD[illegible] IOWA, STEVEN HOLL ARCHITECTS

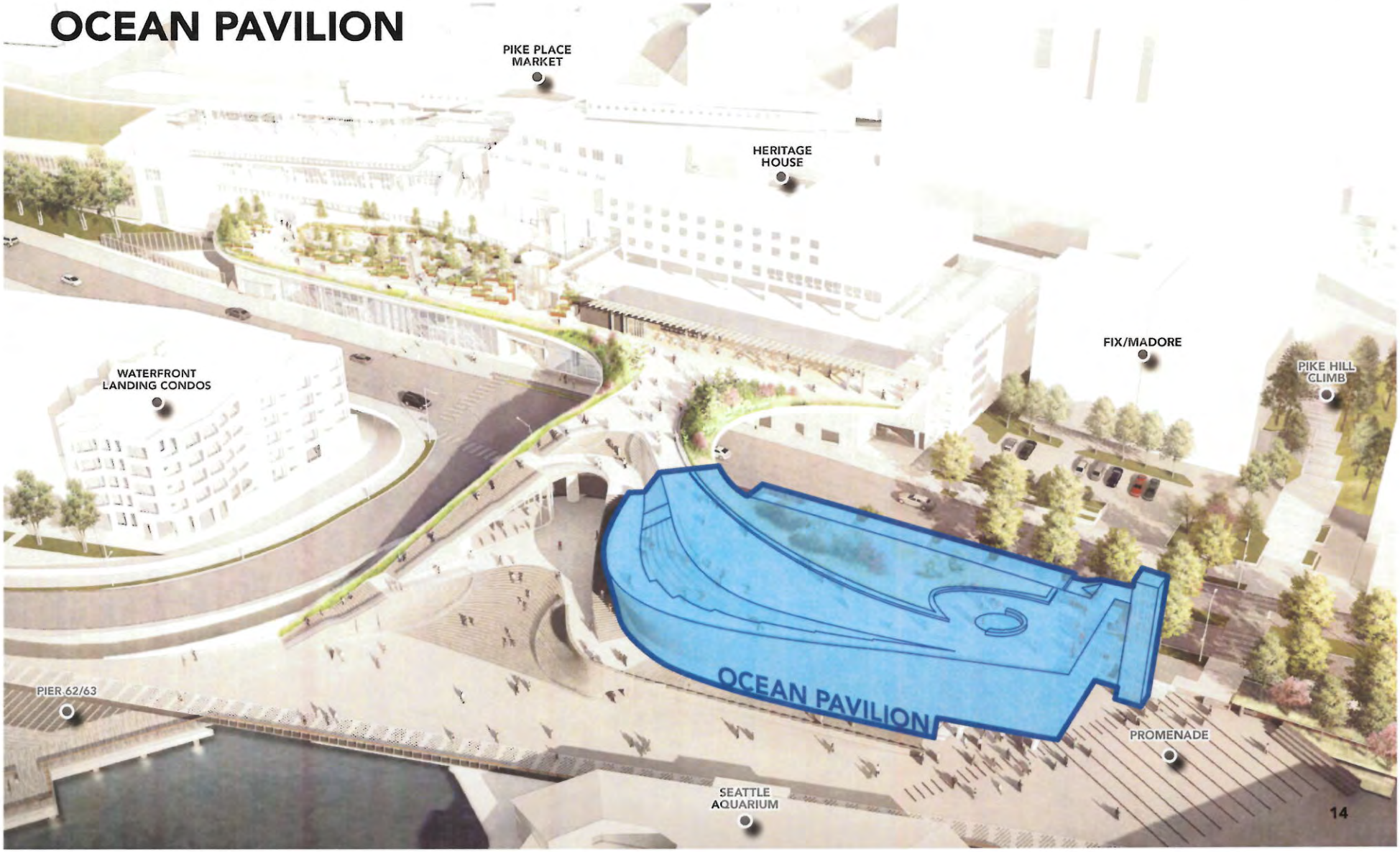
GALLERY STIHL WAIBLINGEN, GERMANY, HARTWIG SCHNEIDER ARCHITEKTEN



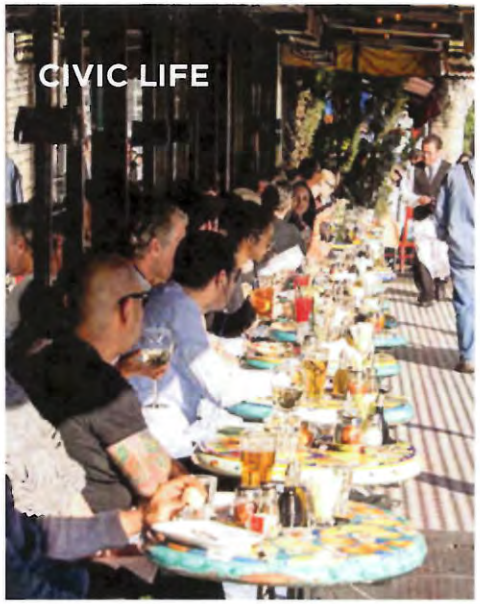
THE NELSON-ATKINS MUSEUM OF ART, KANSAS CITY, STEVEN HOLL ARCHITECTS

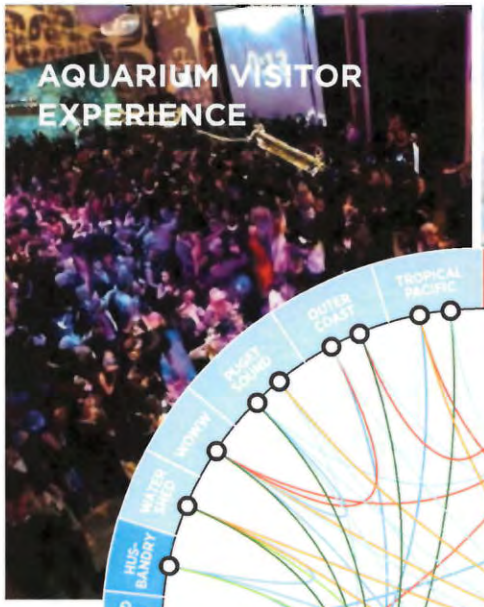
SEATTLE AQUARIUM
OCEAN PAVILION

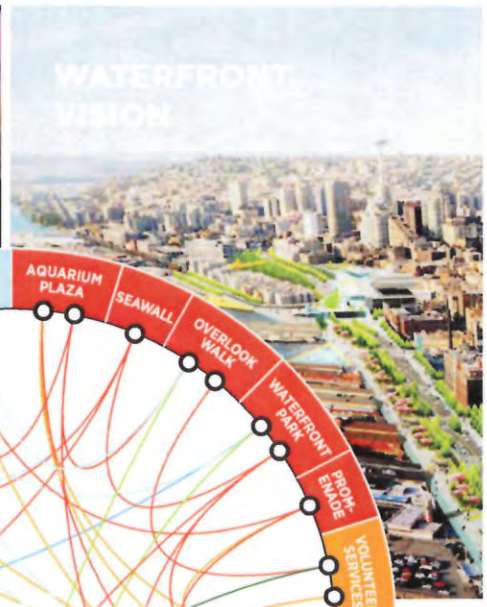
OCEAN PAVILION

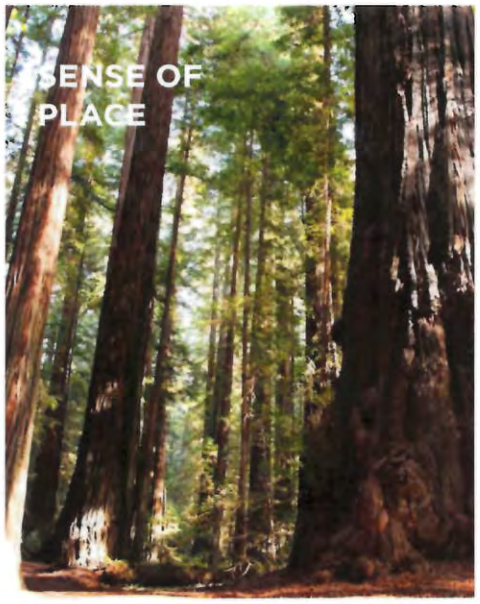


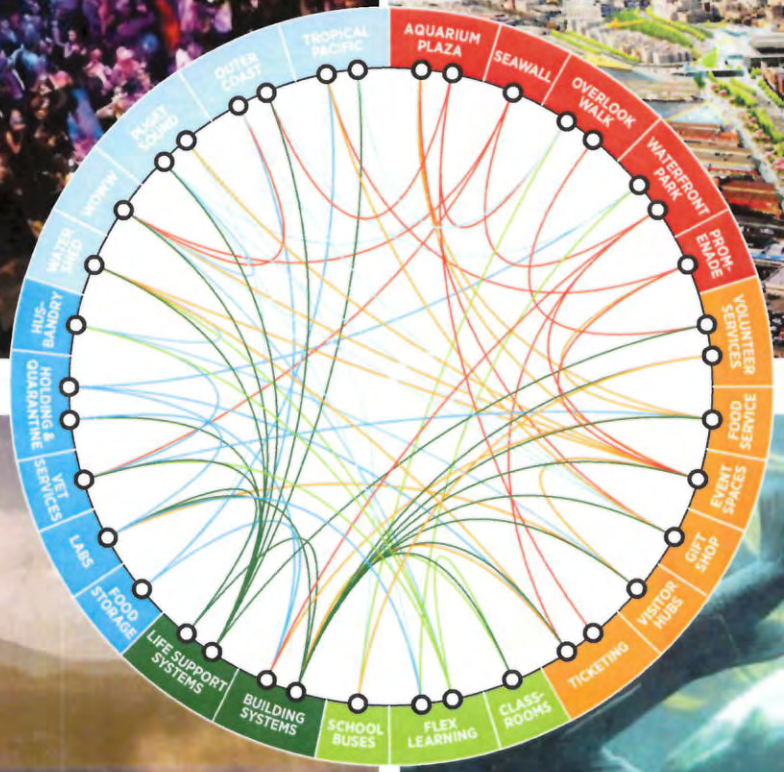
SEATTLE AQUARIUM MISSION
INSPIRING CONSERVATION
OF OUR MARINE ENVIRONMENT
AN OCEAN ETHIC
OUR ONE OCEAN MAKES POSSIBLE LIFE ON EARTH:
FROM THE OXYGEN WE BREATHE,
TO THE WATER WE DRINK,
TO THE FOOD WE EAT. . .
WE AIM TO SERVE AS A CONVENING SPACE
AND PLATFORM TO HELP SUPPORT, GROW
AND CHAMPION AN OCEAN ETHIC

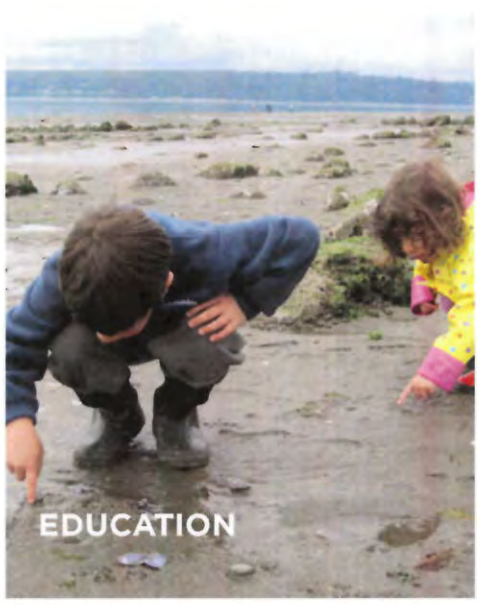

CIVIC LIFE

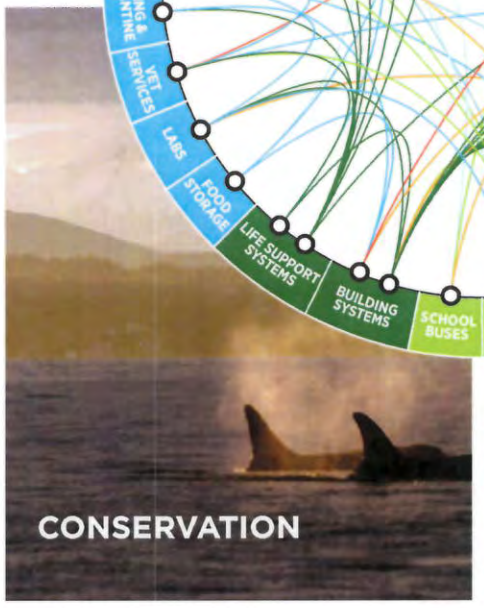

AQUARIUM VISITOR EXPERIENCE

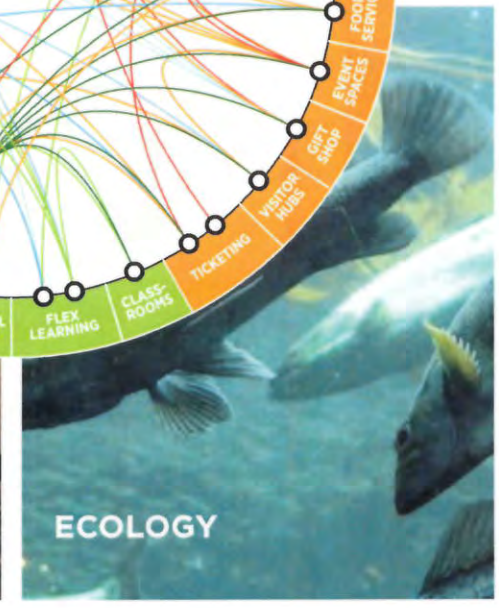

WATERFRONT VISION


SENSE OF PLACE


AQUARIUM PLAZA
SEAWALL
OVERLOOK WALK
WATERFRONT PARK
PROM-ENADE
VOLUNTEER SERVICES
FOOD SERVICE
EVENT SPACES
GIFT SHOP
VISITOR HUBS
TICKETING
CLASS-ROOMS
FLEX LEARNING
SCHOOL BUSES
BUILDING SYSTEMS
LIFE SUPPORT SYSTEMS
FOOD STORAGE
LABS
VET SERVICES
HOLDING & QUARANTINE
BACK-OF-HOUSE
WATER CHILL
MAKAH
PUGET SOUND
OUTER COAST
TROPICAL PACIFIC


EDUCATION

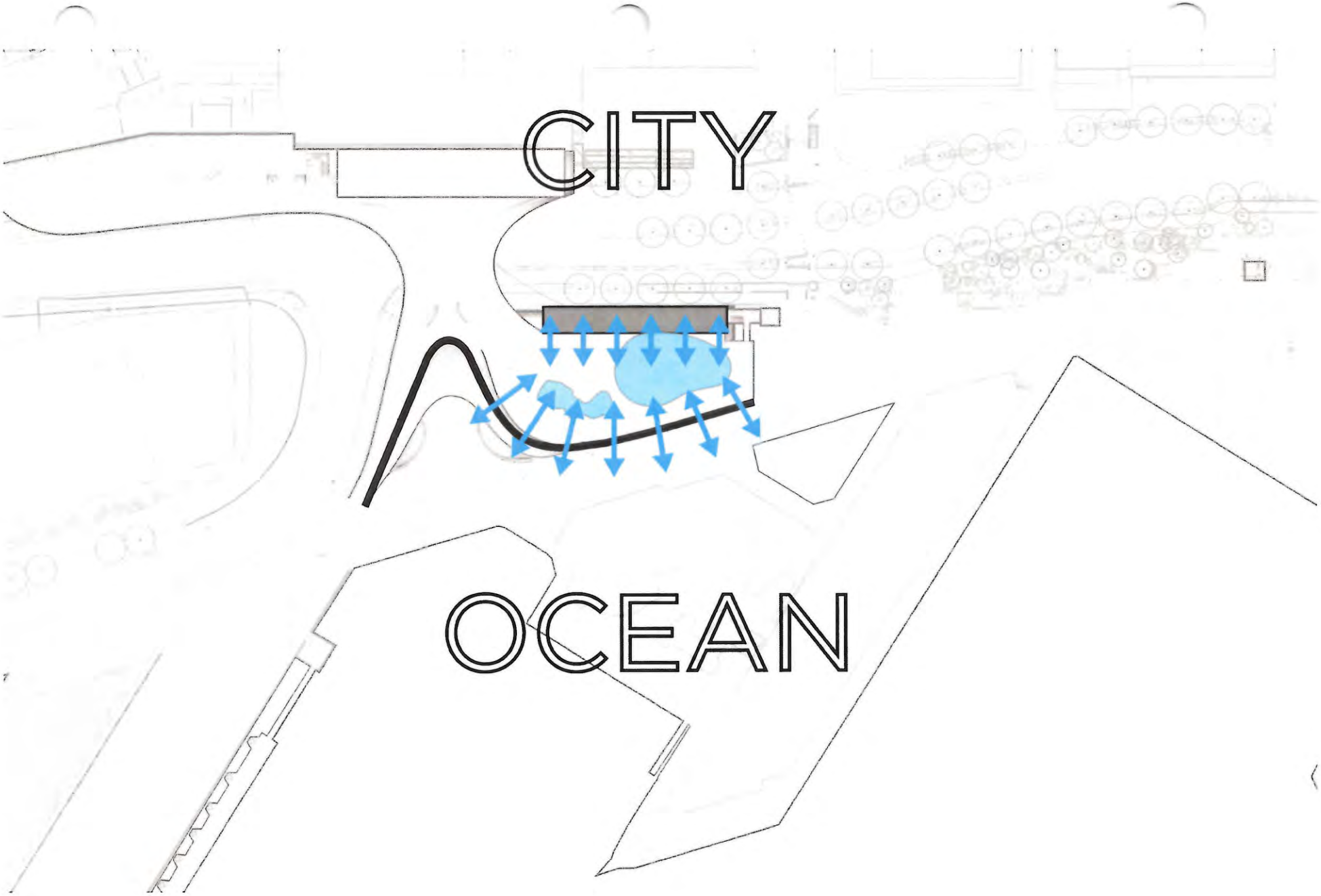

CONSERVATION

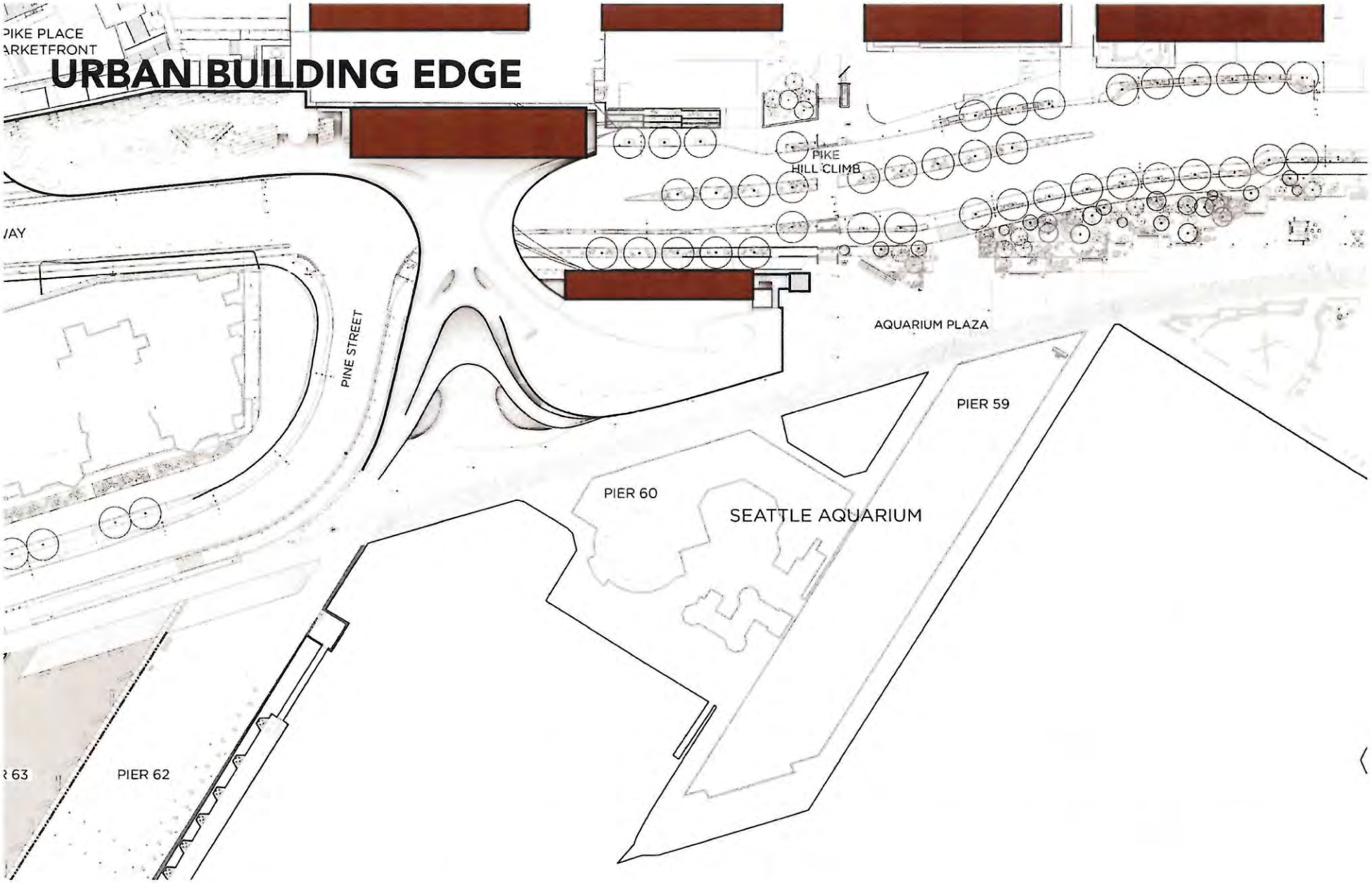

ECOLOGY

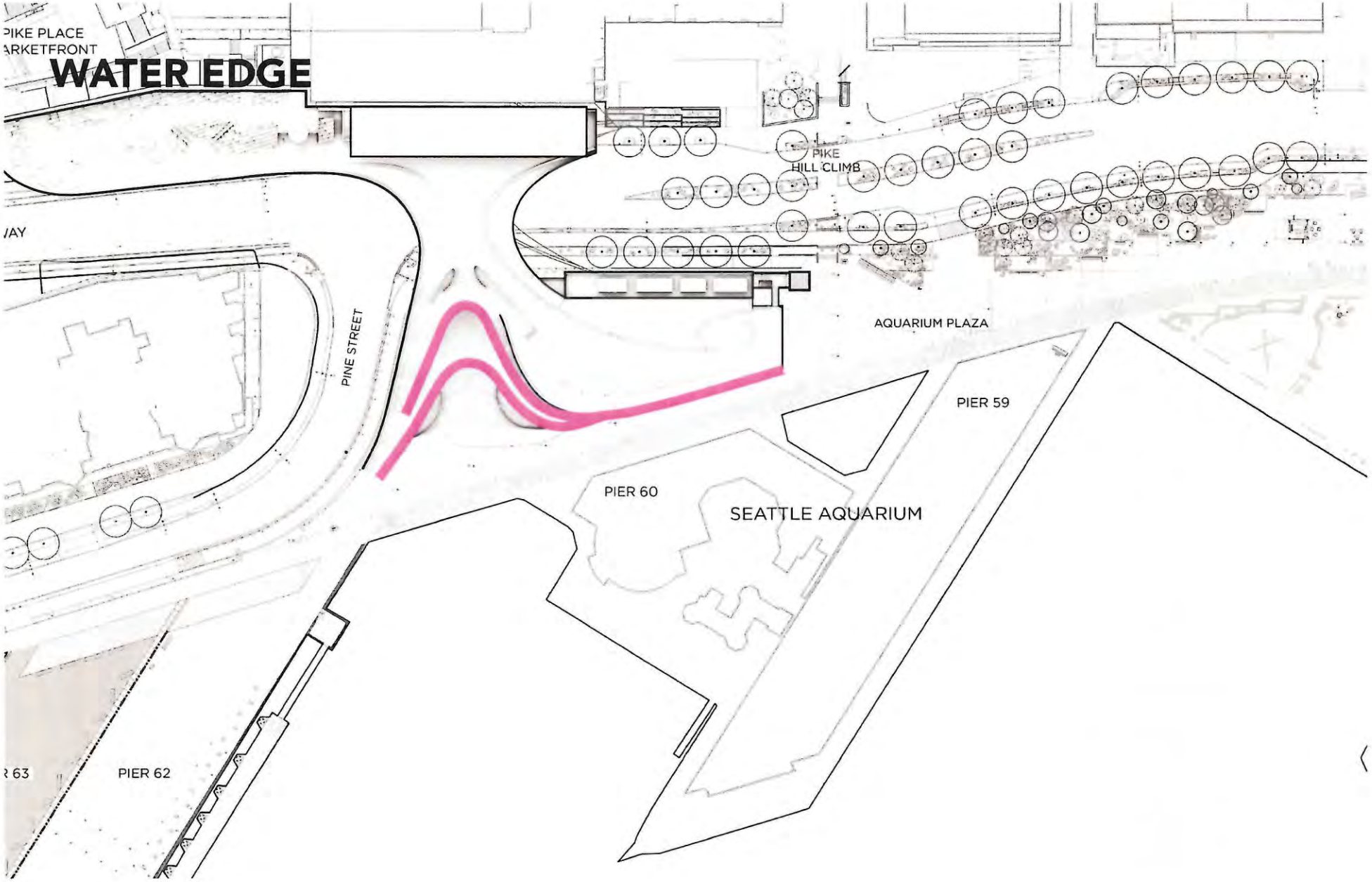
RESEARCH

freighters; cruise ships; sail boats; tug boats; ferries; maritime commerce; marinas; kayaks; tribal canoes; scuba divers; sounds & smells; views to the olympics; bioluminescence; freshwater; salt waters; estuaries; duwamish; rivers; groundwater; surface runoff ; tides & currents; habitat; island communities; orcas; otters; migrating wildlife; six gill sharks; salmon; ling cod; rock fish; invertebrates; shell fish; clams; oysters; shrimp; plankton; zooplankton; sea urchins; acorn barnacles; jelly fish; mottled star fish; dungeness crabs; salmon; salt marshes; mudflats; sandy beaches; eelgrass; marine monitoring stations; kelp beds; eelgrass; bull kelp rocky reefs; sediment; 200 species of fish; 26 kinds of marine mammals; 100 species of sea birds; thousands of invertebrate; 100 million adult geoducks

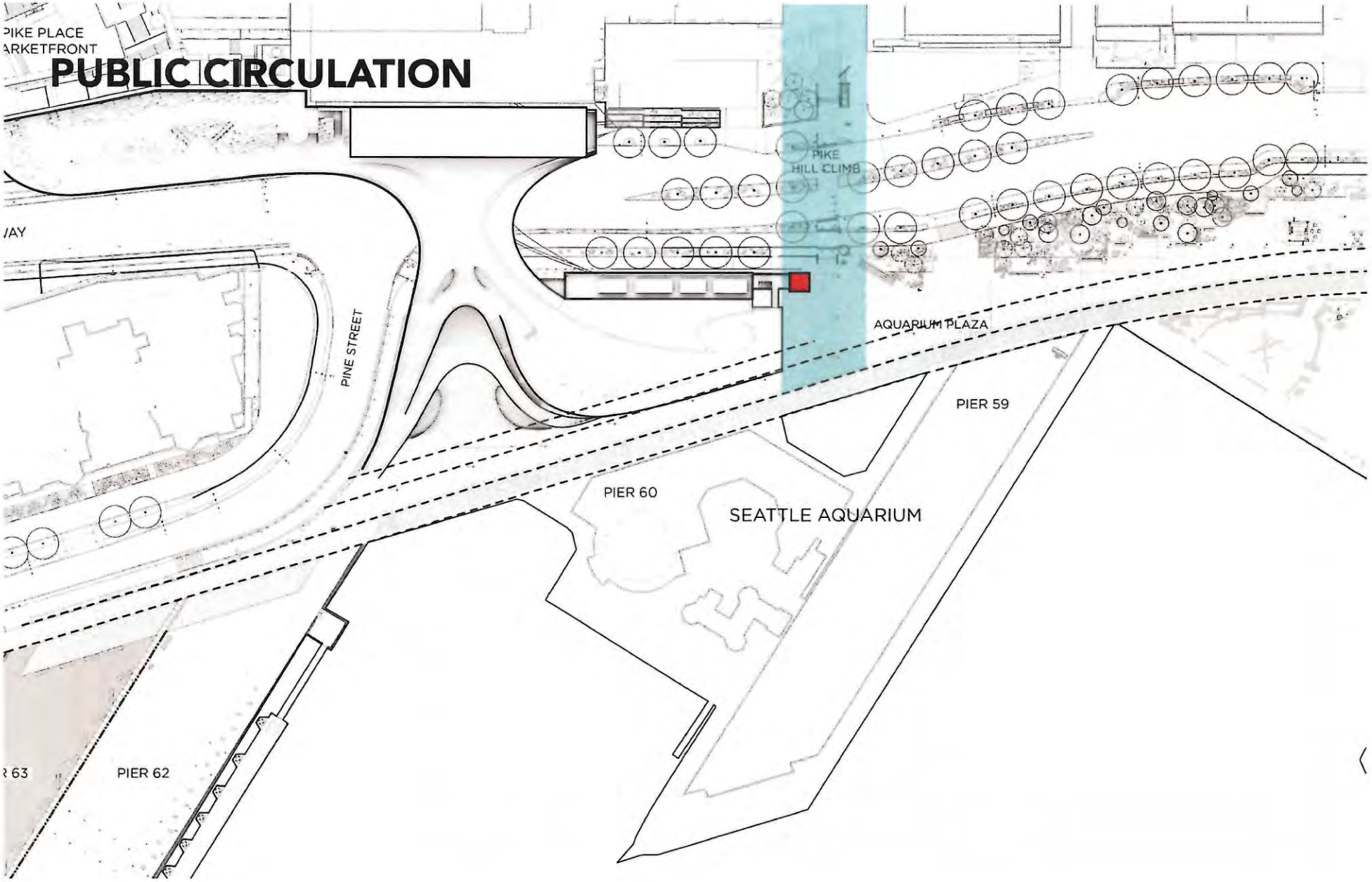
people; pedestrians, bicyclists, buskers; landmarks; alaskan way; pike place market; pioneer square; musicians; coffee shops; craft breweries; world class cuisine; seattle great wheel; colman dock; historic piers; bell harbor; the port of seattle; stadiums; truck drivers; green space; captivating views; public open space; civic gathering spaces; seattle art museum; seattle center; entertainment district; financial district; neighborhoods; working waterfront; authenticity; sounds & smells; cascade and skyline views; captivating architecture; seawall; light penetrating surfaces; pine forests; light rail; street car; busses; maple and alder woods; hemlocks and fern; june grass; sedges; beach strawberries; shore birds; heron; osprey; sea gulls; pigeons; finches; sparrows; bees; ants; local tribes; cultural diversity; 655,000 citizens of Seattle; millions of visitors from around the world

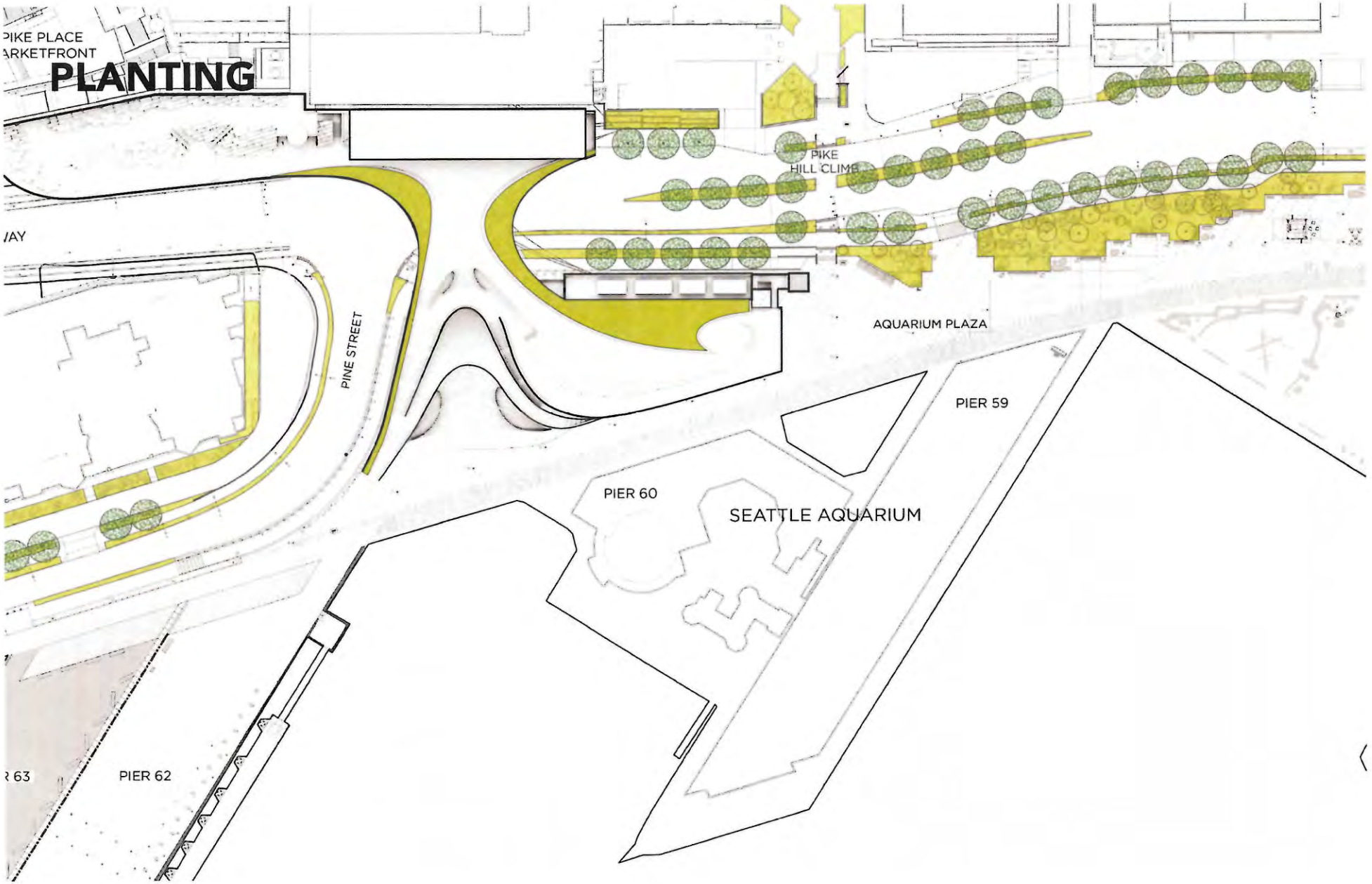

CITY
OCEAN

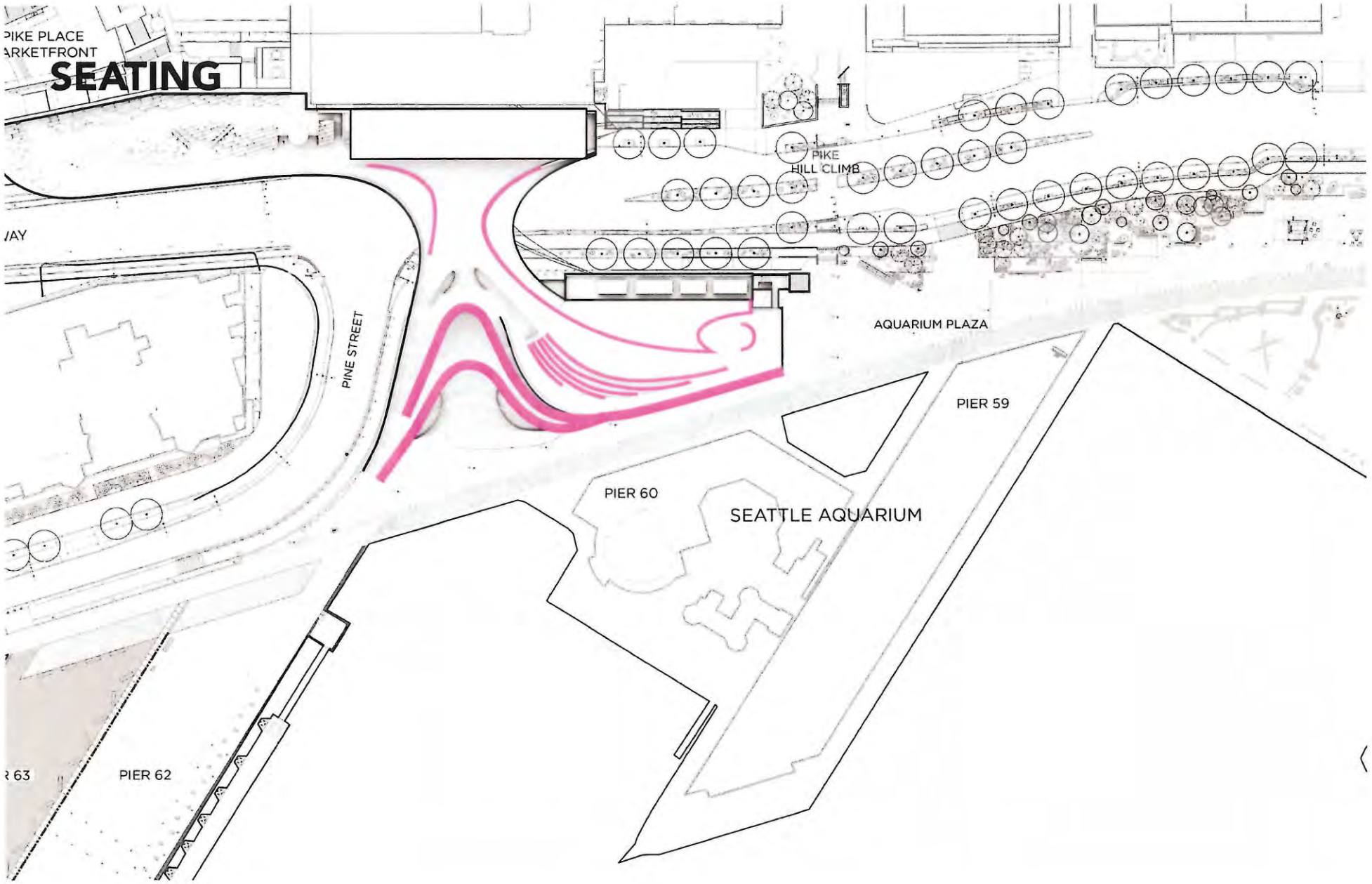

URBAN BUILDING EDGE
PIKE PLACE
ARKETFRONT
PIKE
HILL CLIMB
/AY
PINE STREET
AQUARIUM PLAZA
PIER 59
PIER 60
SEATTLE AQUARIUM
R 63
PIER 62

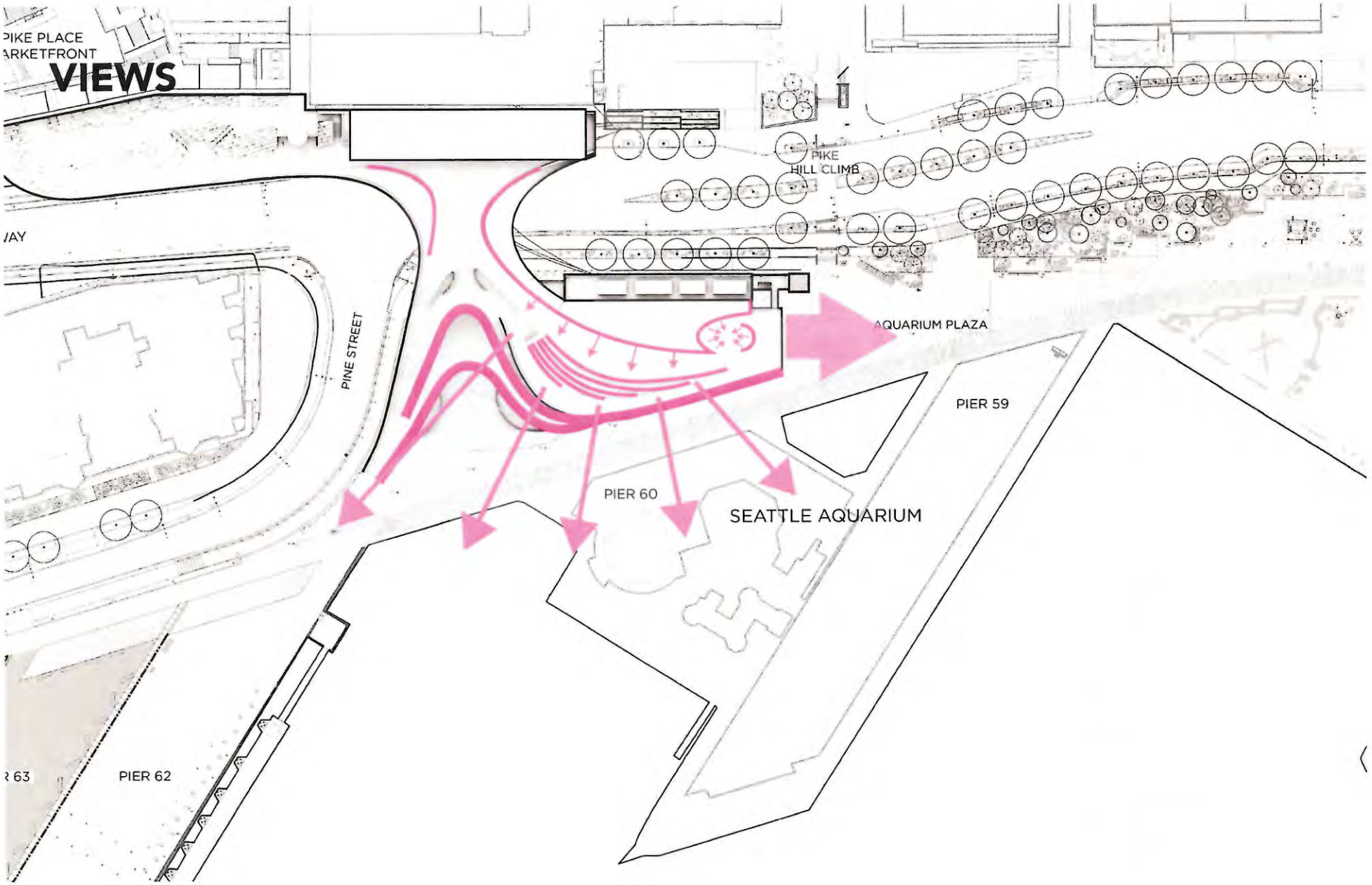

PIKE PLACE
ARKETFRONT
WATER EDGE
PIKE
HILL CLIMB
AY
PINE STREET
AQUARIUM PLAZA
PIER 59
PIER 60
SEATTLE AQUARIUM
R 63
PIER 62

PUBLIC CIRCULATION

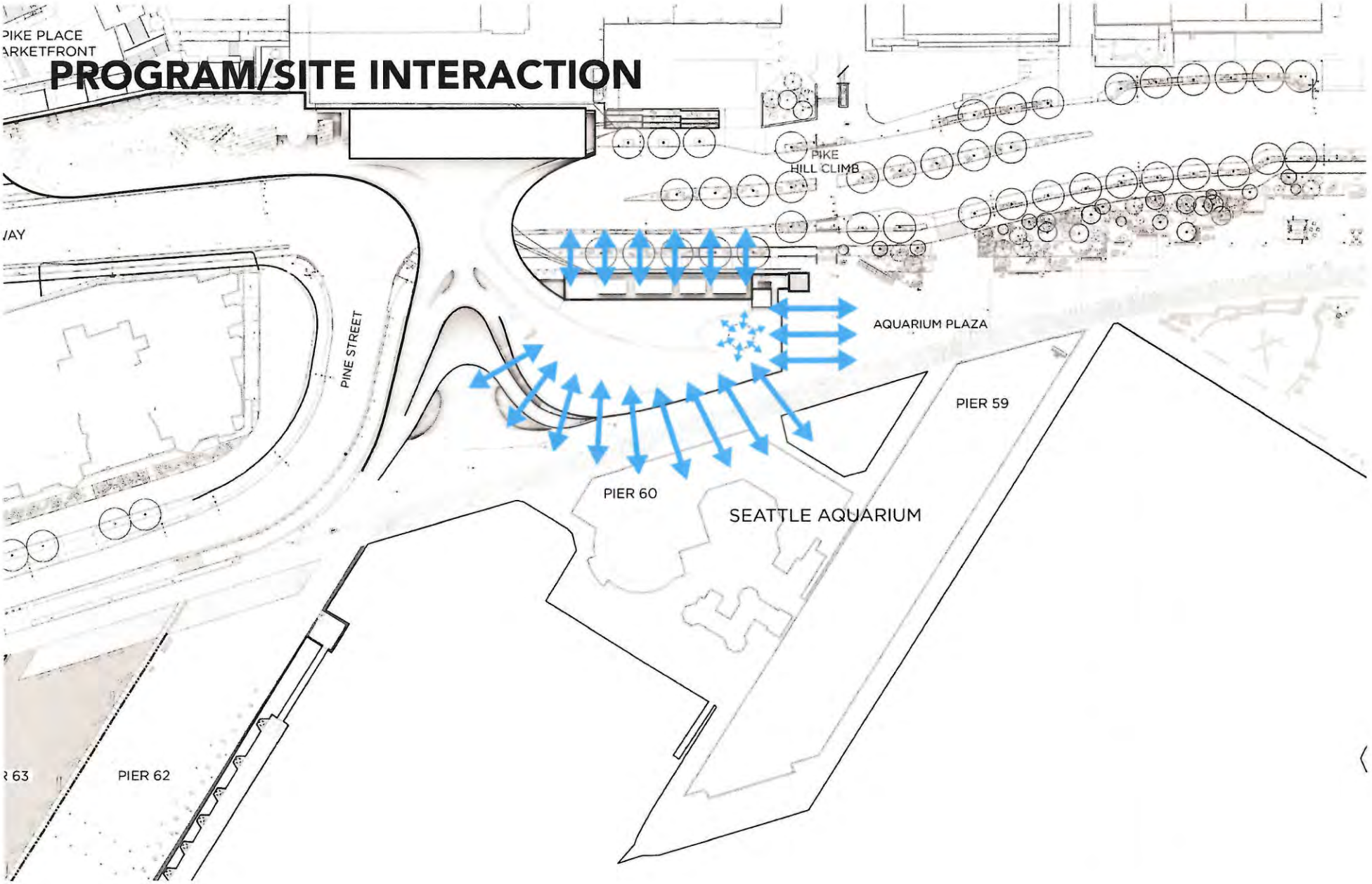



PIKE PLACE
ARKETFRONT
PLANTING
PIKE
HILL CLIMB
AY
PINE STREET
AQUARIUM PLAZA
PIER 59
PIER 60
SEATTLE AQUARIUM
R 63
PIER 62


PIKE PLACE
ARKETFRONT
SEATING
PIKE
HILL CLIMB
AY
PINE STREET
AQUARIUM PLAZA
PIER 59
PIER 60
SEATTLE AQUARIUM
R 63
PIER 62


PIKE PLACE
ARKETFRONT
VIEWS
PIKE
HILL CLIMB
PINE STREET
AQUARIUM PLAZA
PIER 59
PIER 60
SEATTLE AQUARIUM
PIER 62

PROGRAM/SITE INTERACTION



SITE INTEGRATION

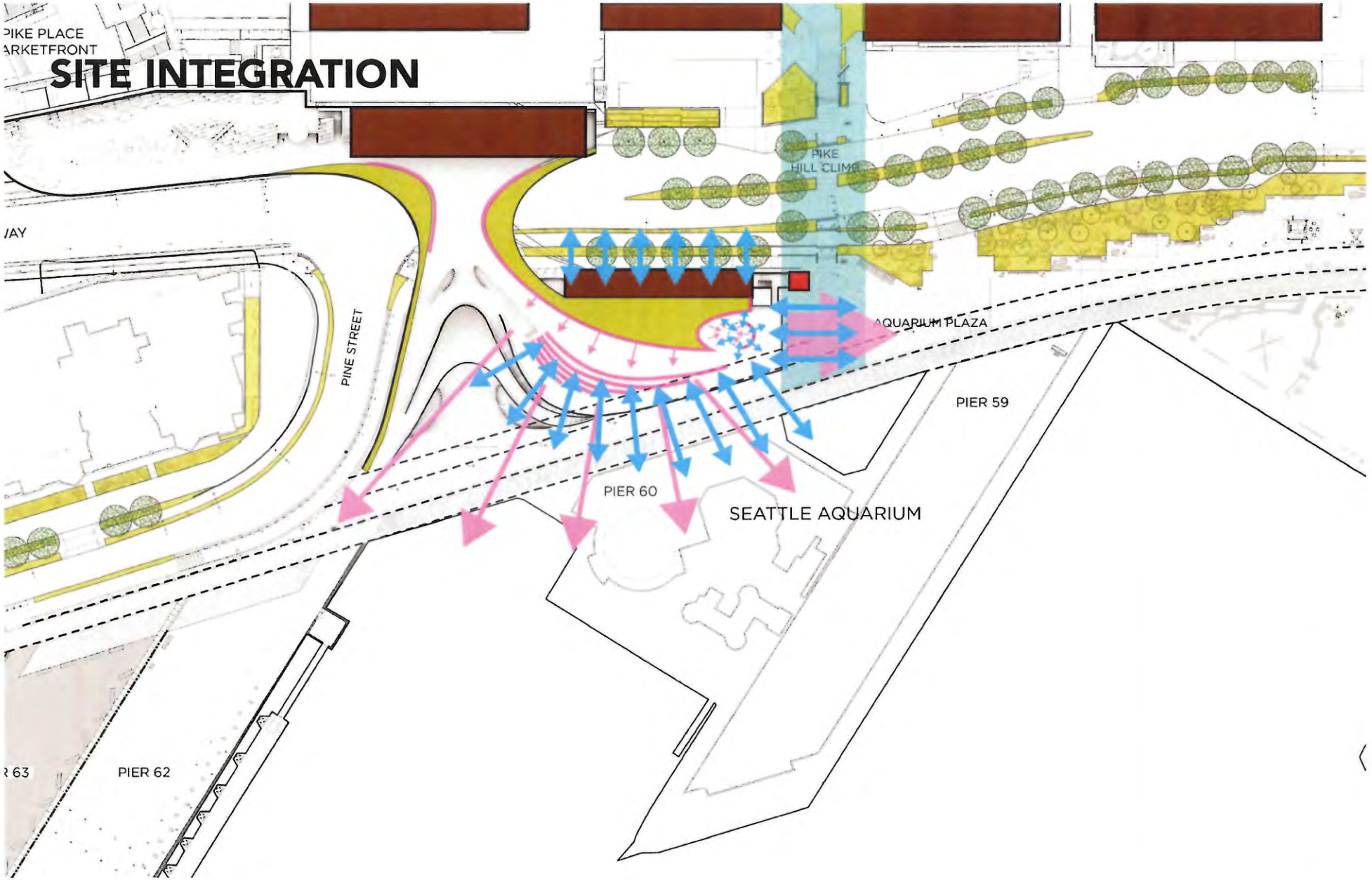
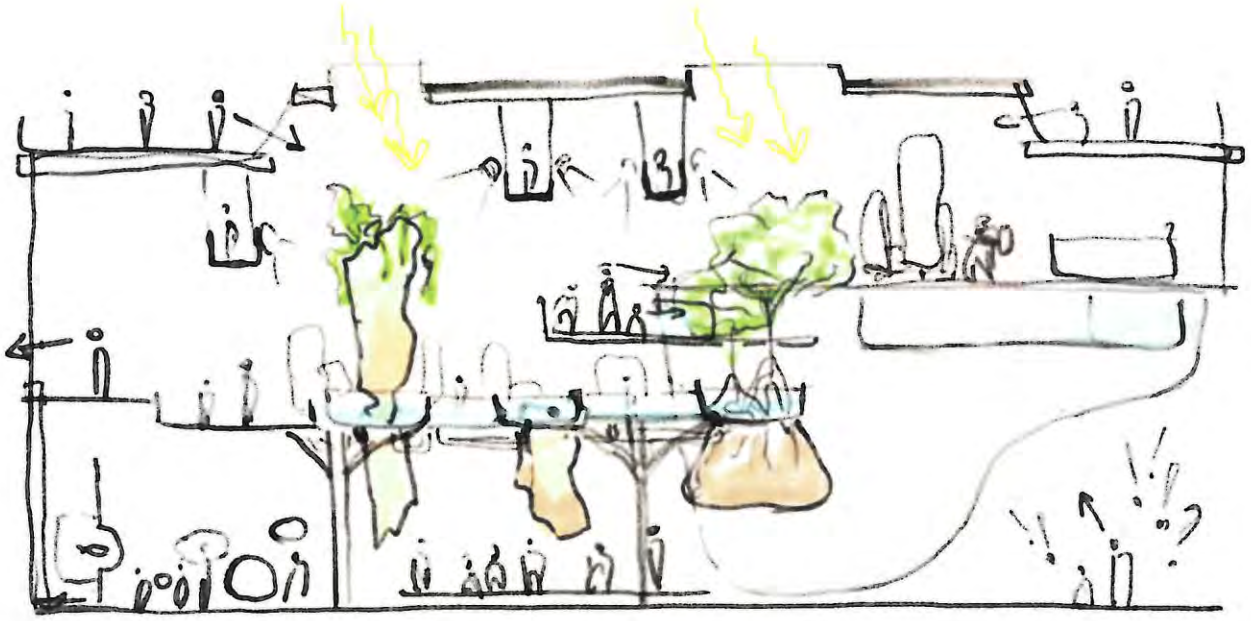
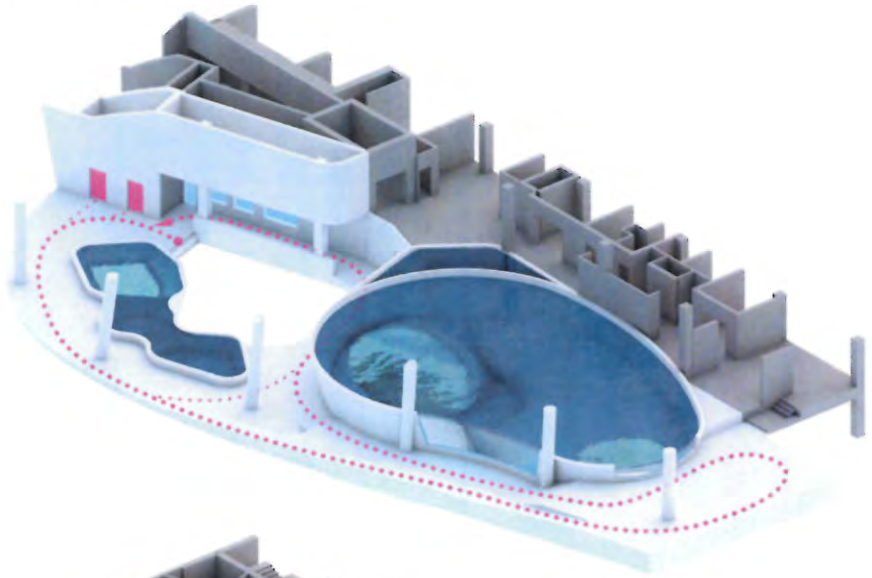


EXHIBIT ARMATURE



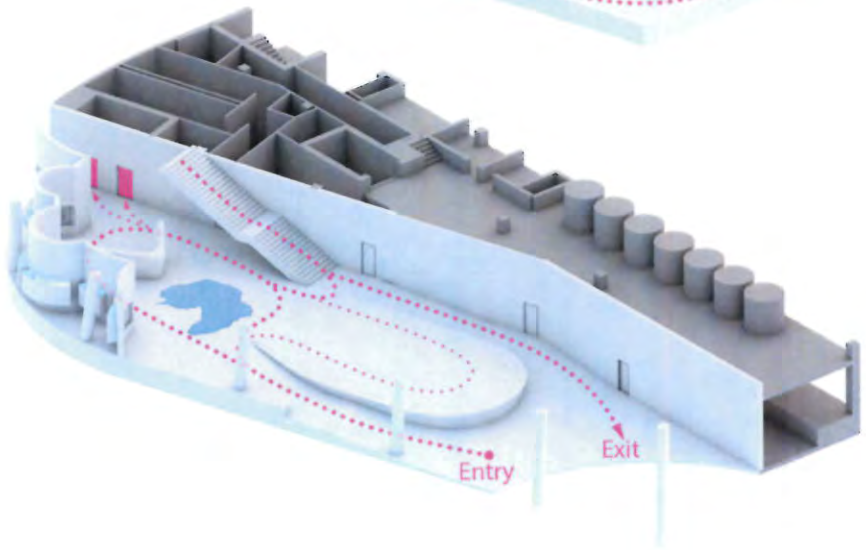
INTERIOR CIRCULATION

ARCHIPELAGO



THE WEB

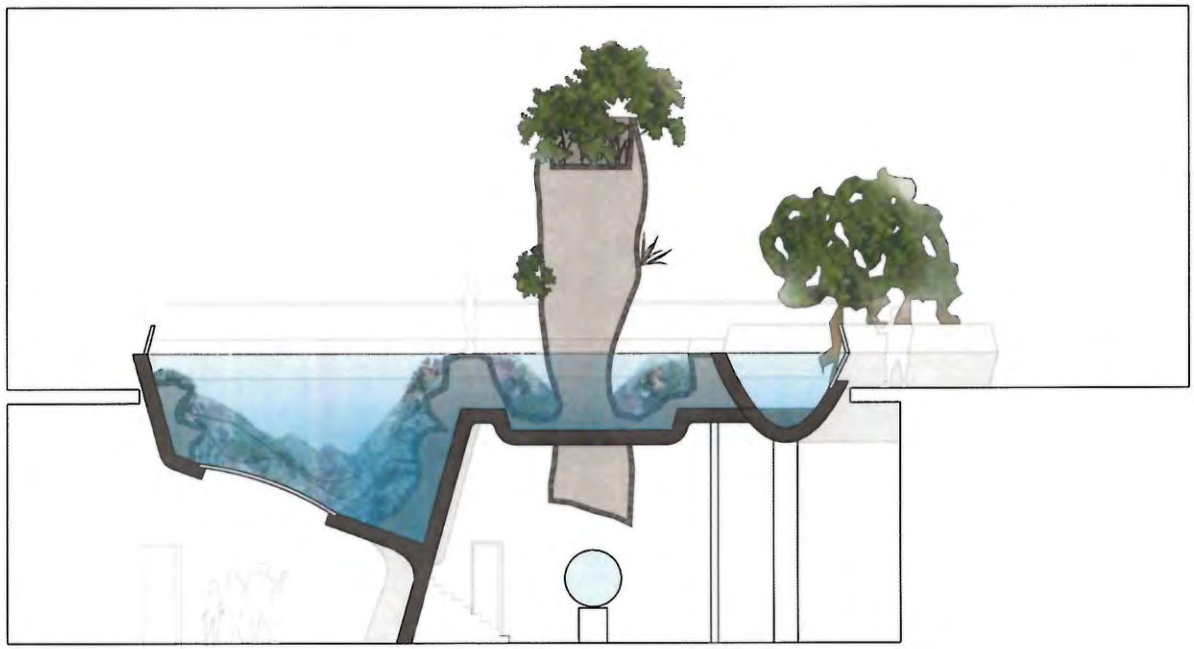
MEET THE OCEAN



THE HUB

THE ARCHIPELAGO

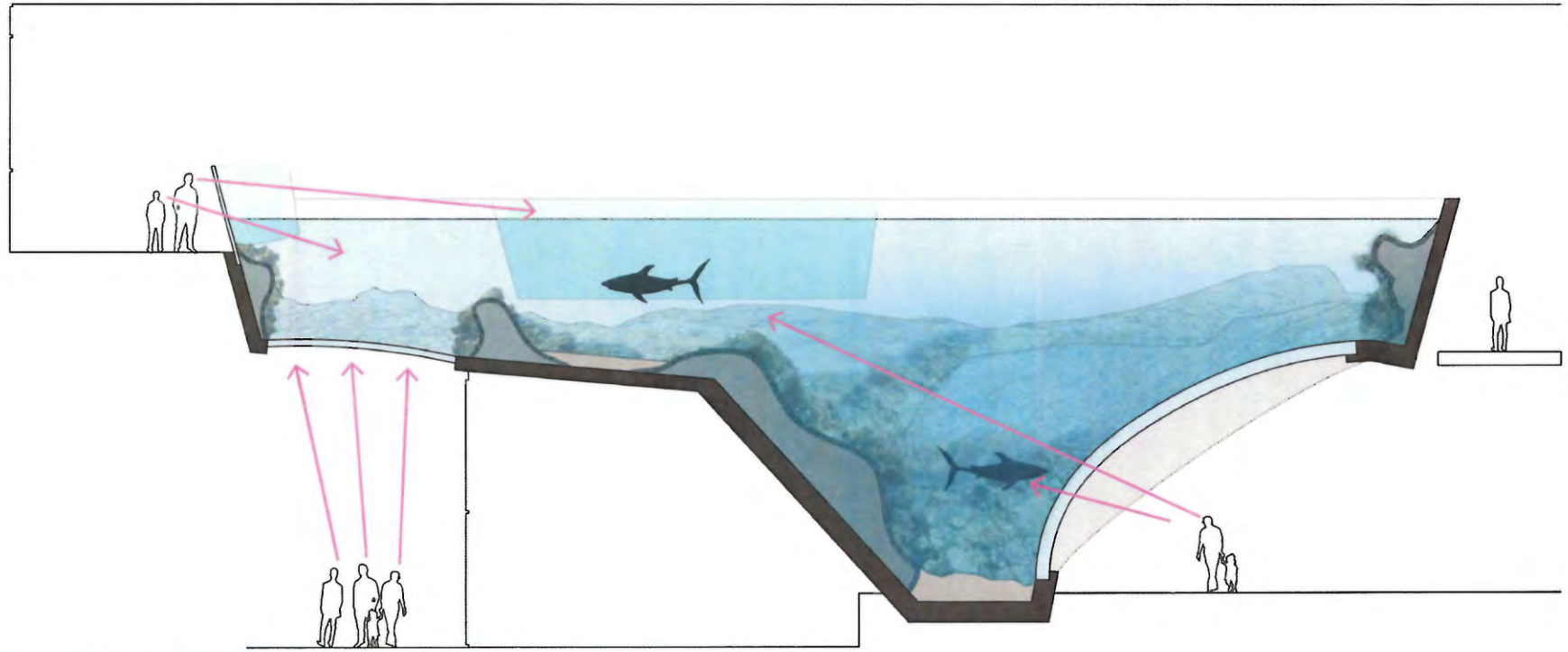
EXPLOSED REEF SECTION

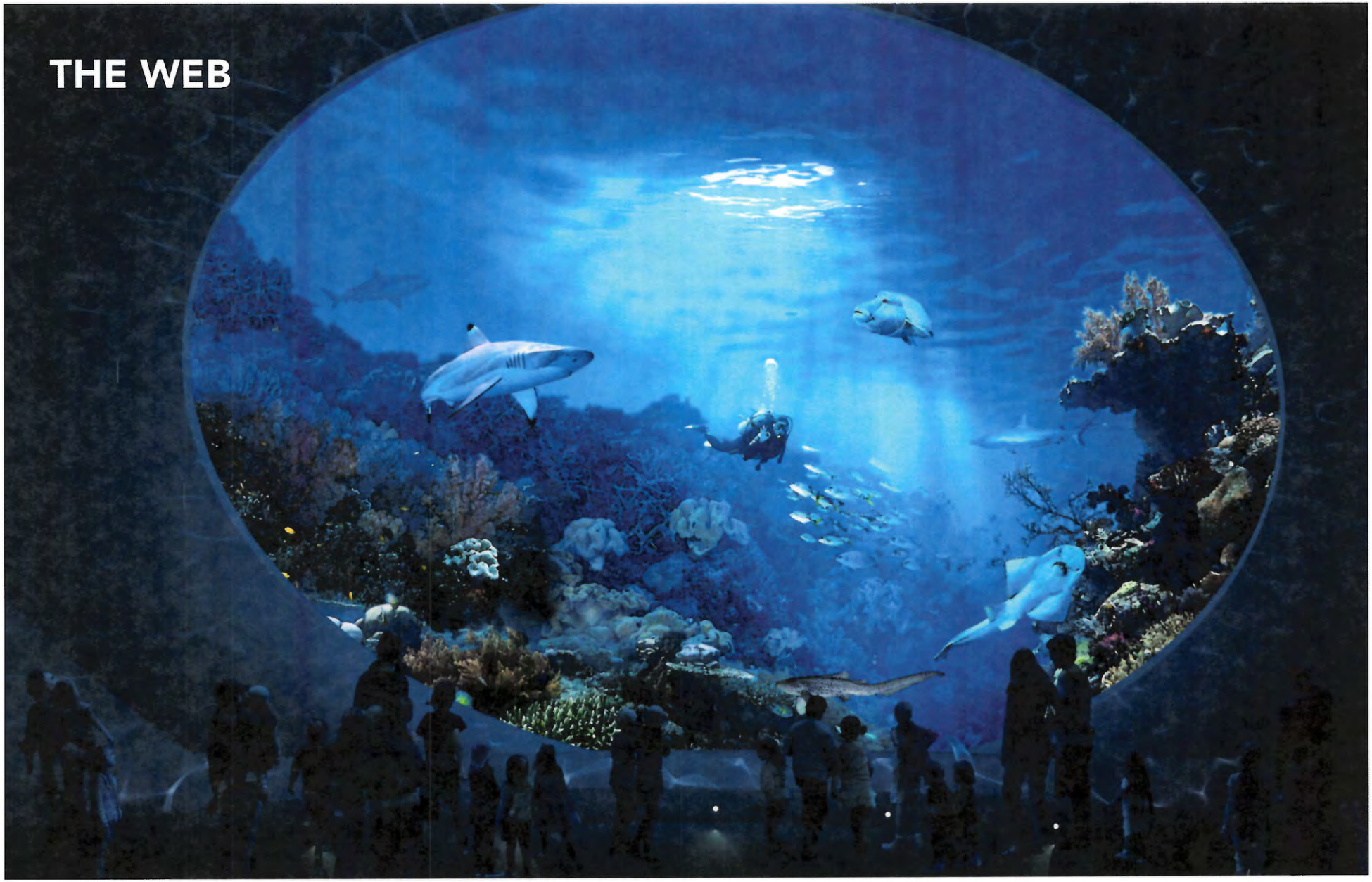


THE HUB

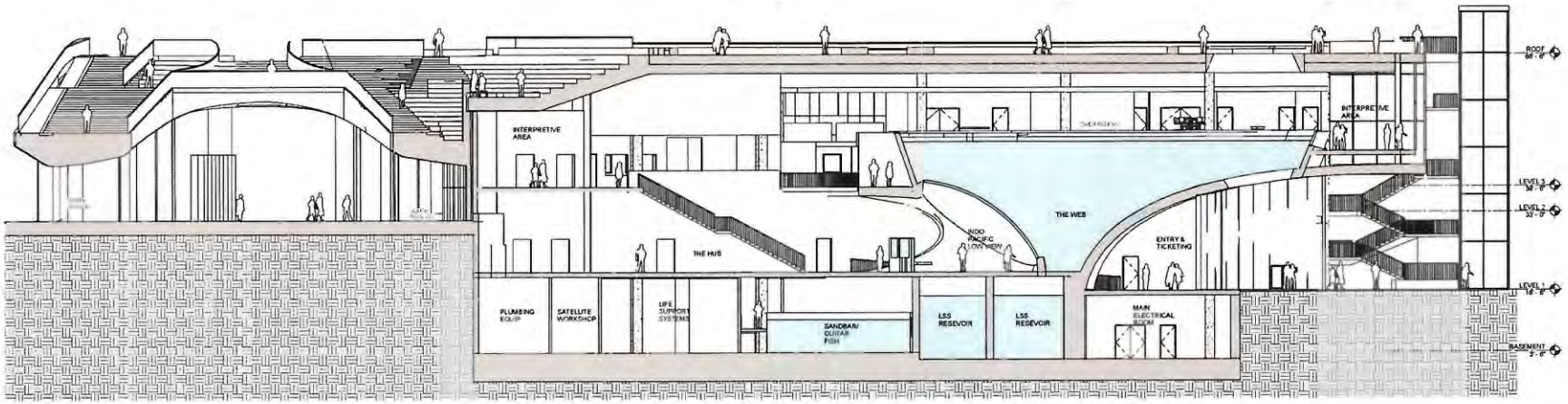
THE WEB

CANYON VIEW SECTION

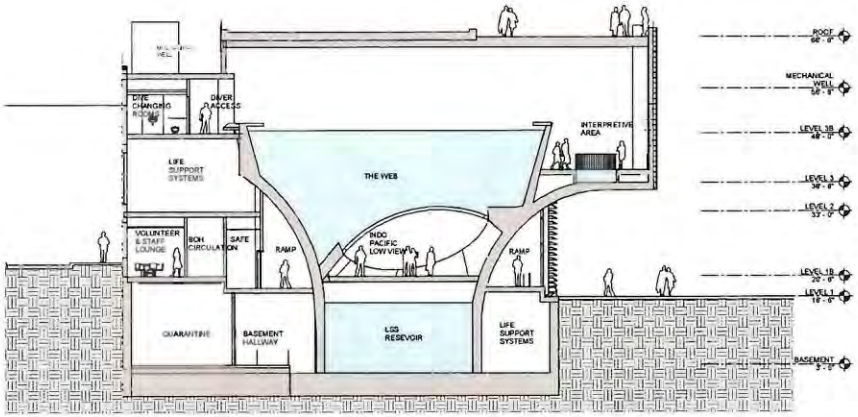



THE WEB

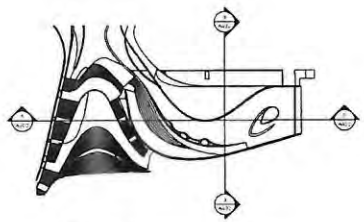
BUILDING SECTIONS



2 N-S Exhibits Section
1/8" = 1'-0"

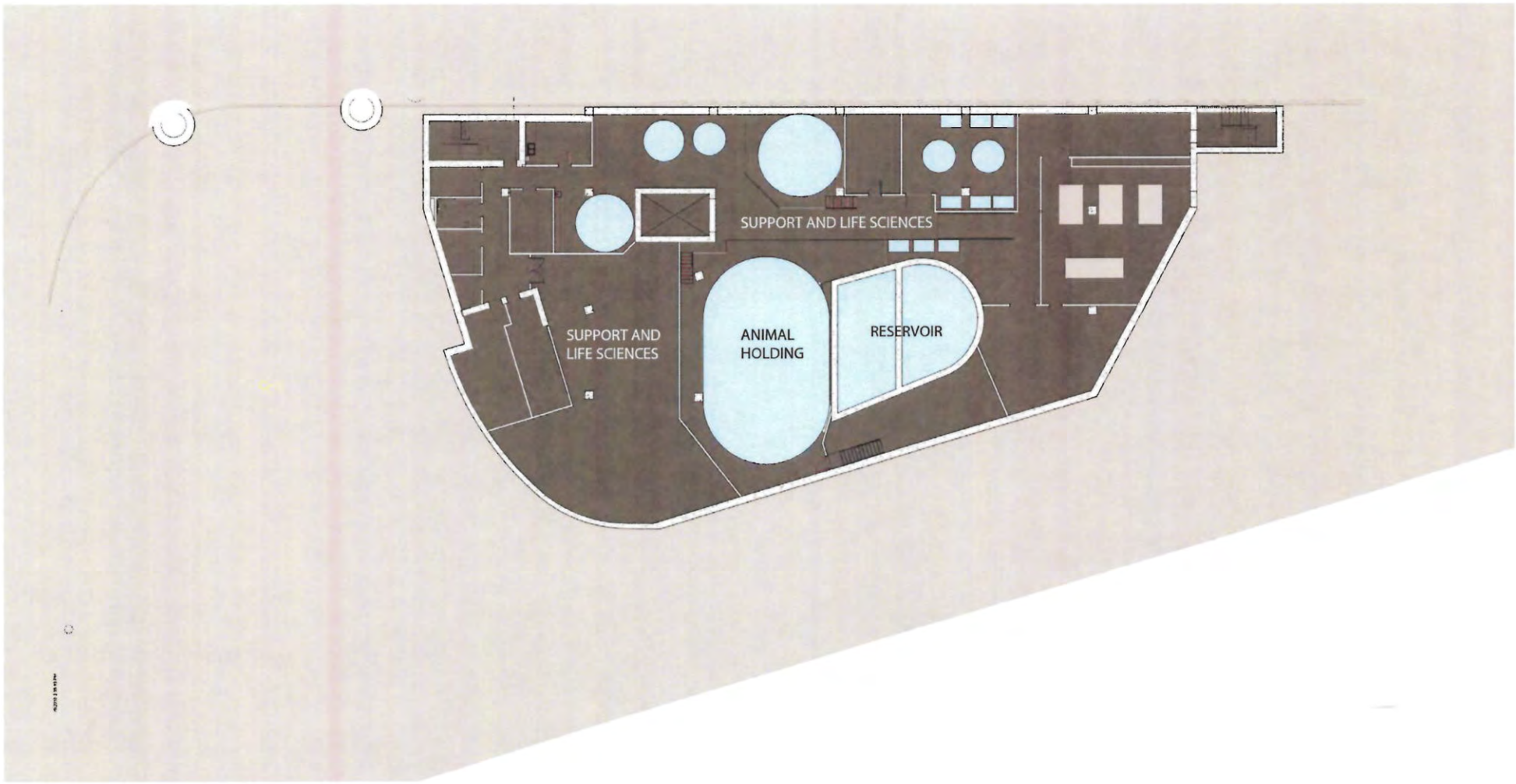


3 E-W Apex Viewing Section
1/8" = 1'-0"

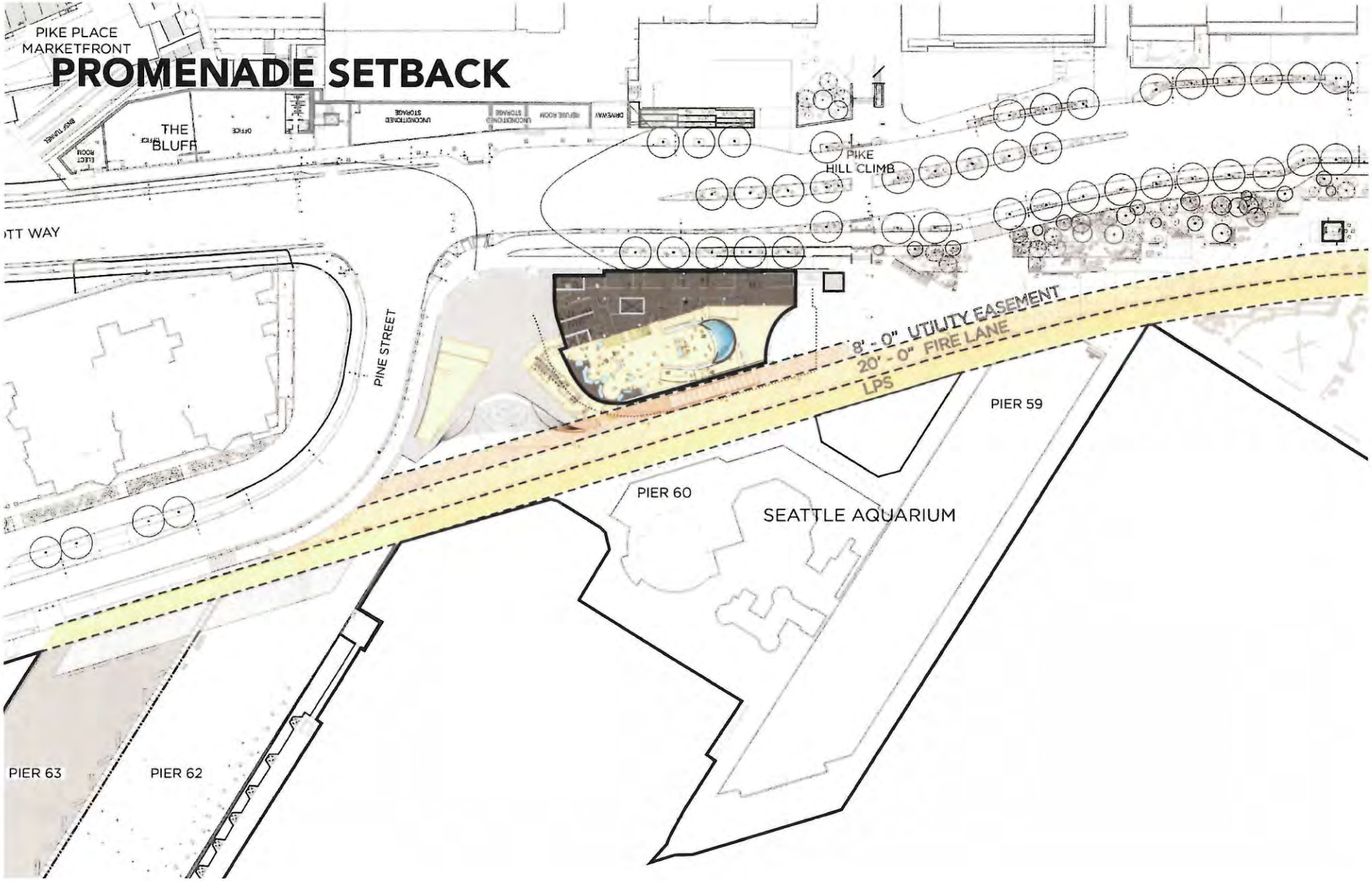


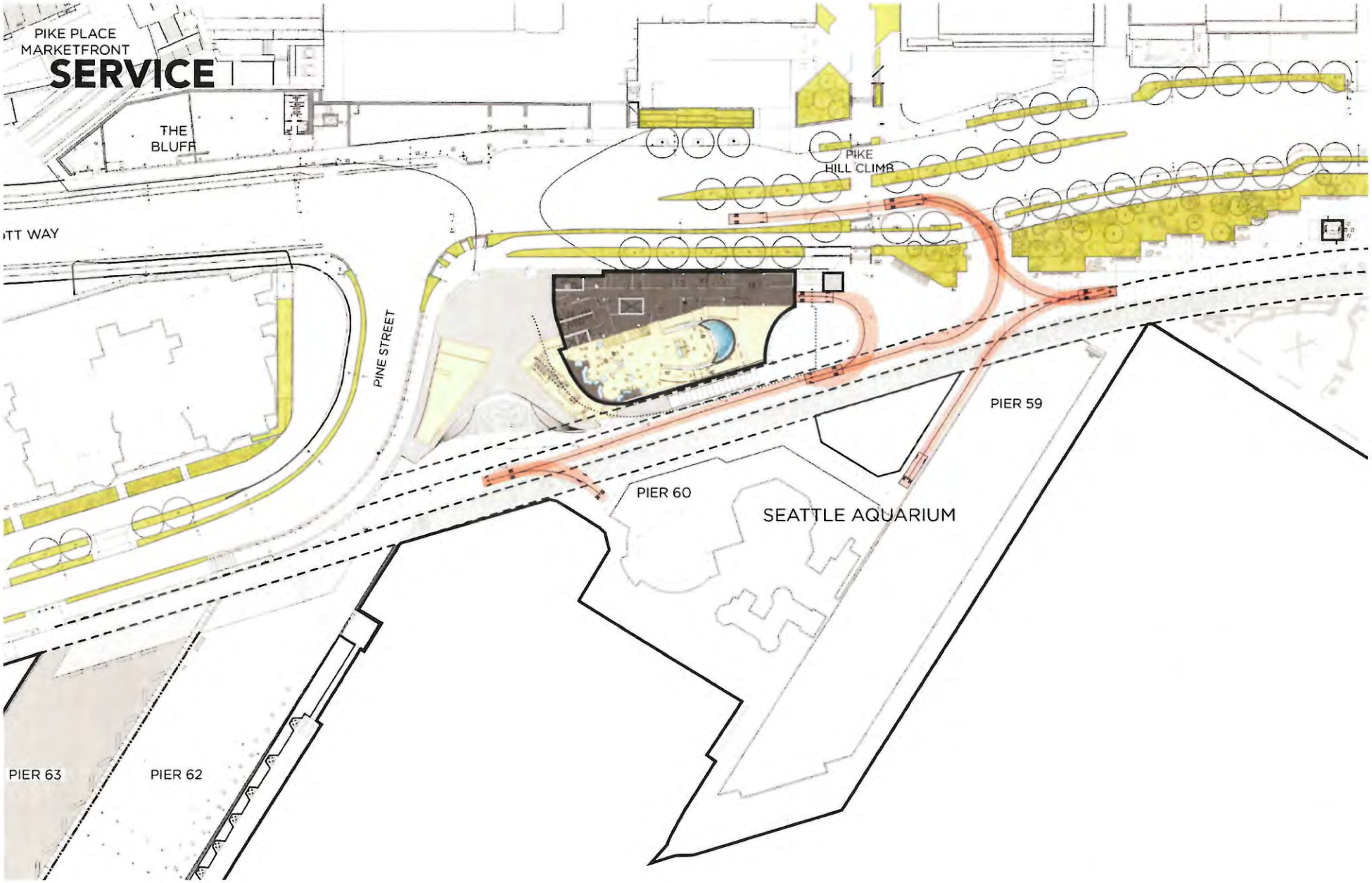
SECTION KEY

BASEMENT FLOOR PLAN



PROMENADE SETBACK

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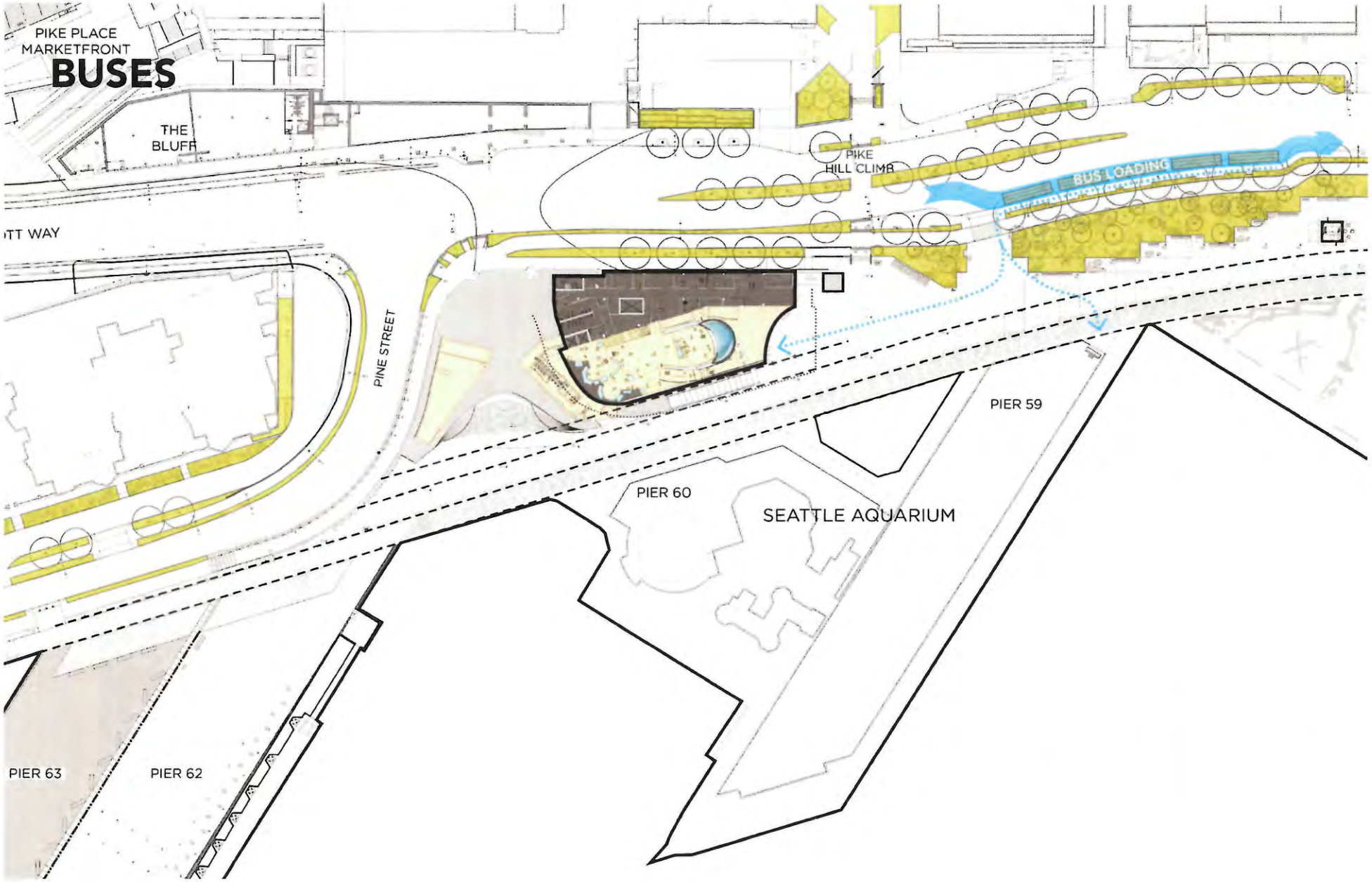
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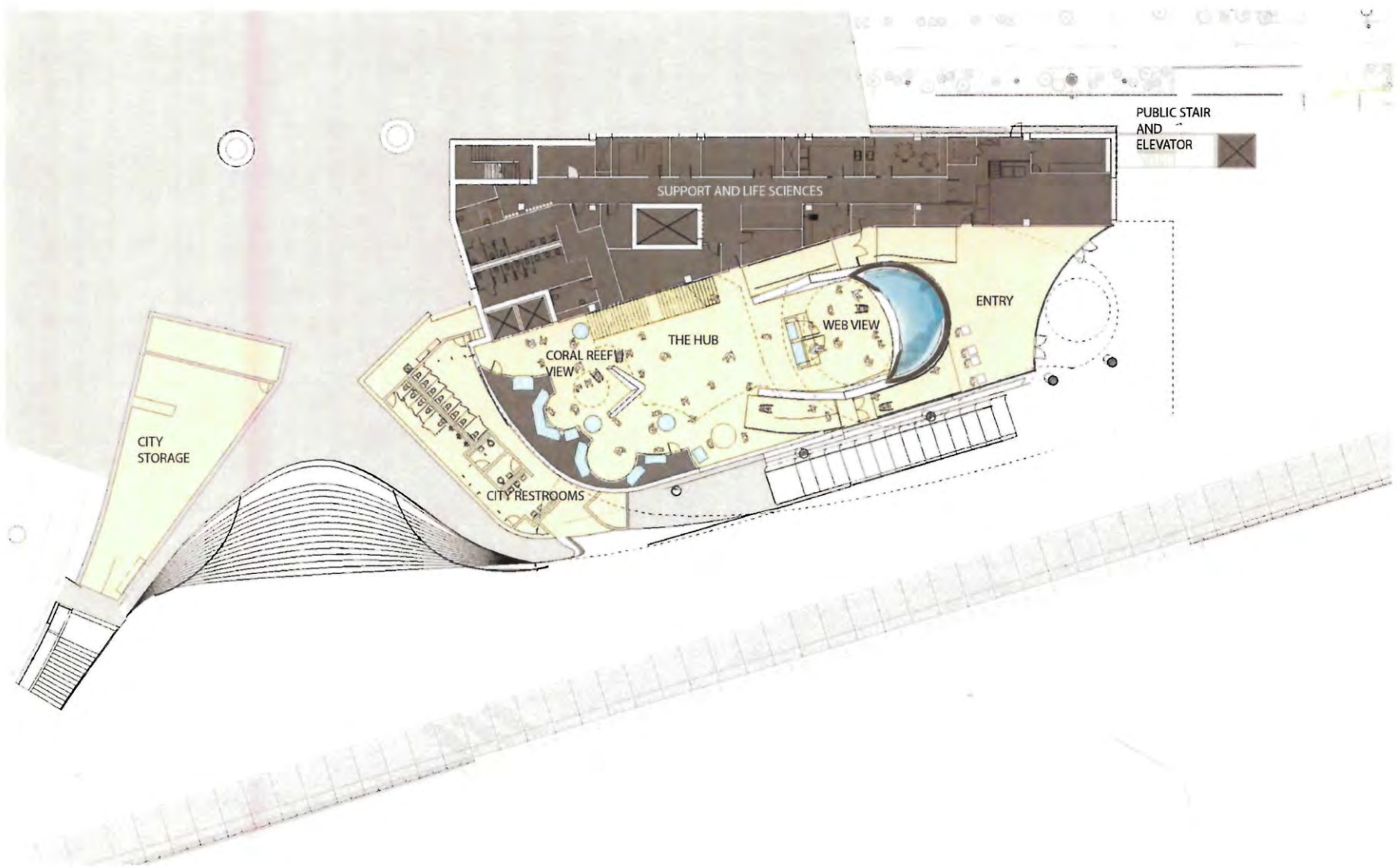
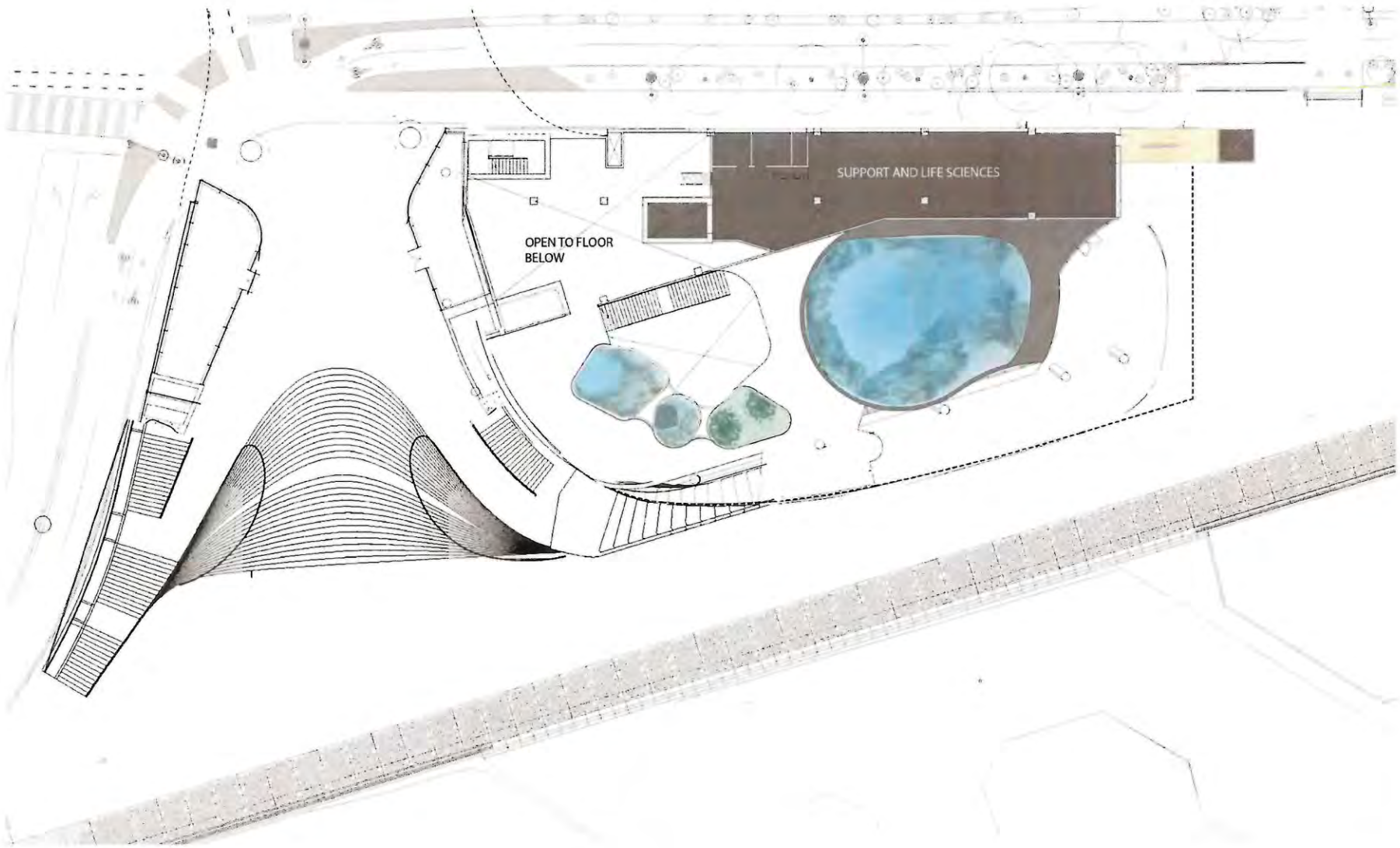
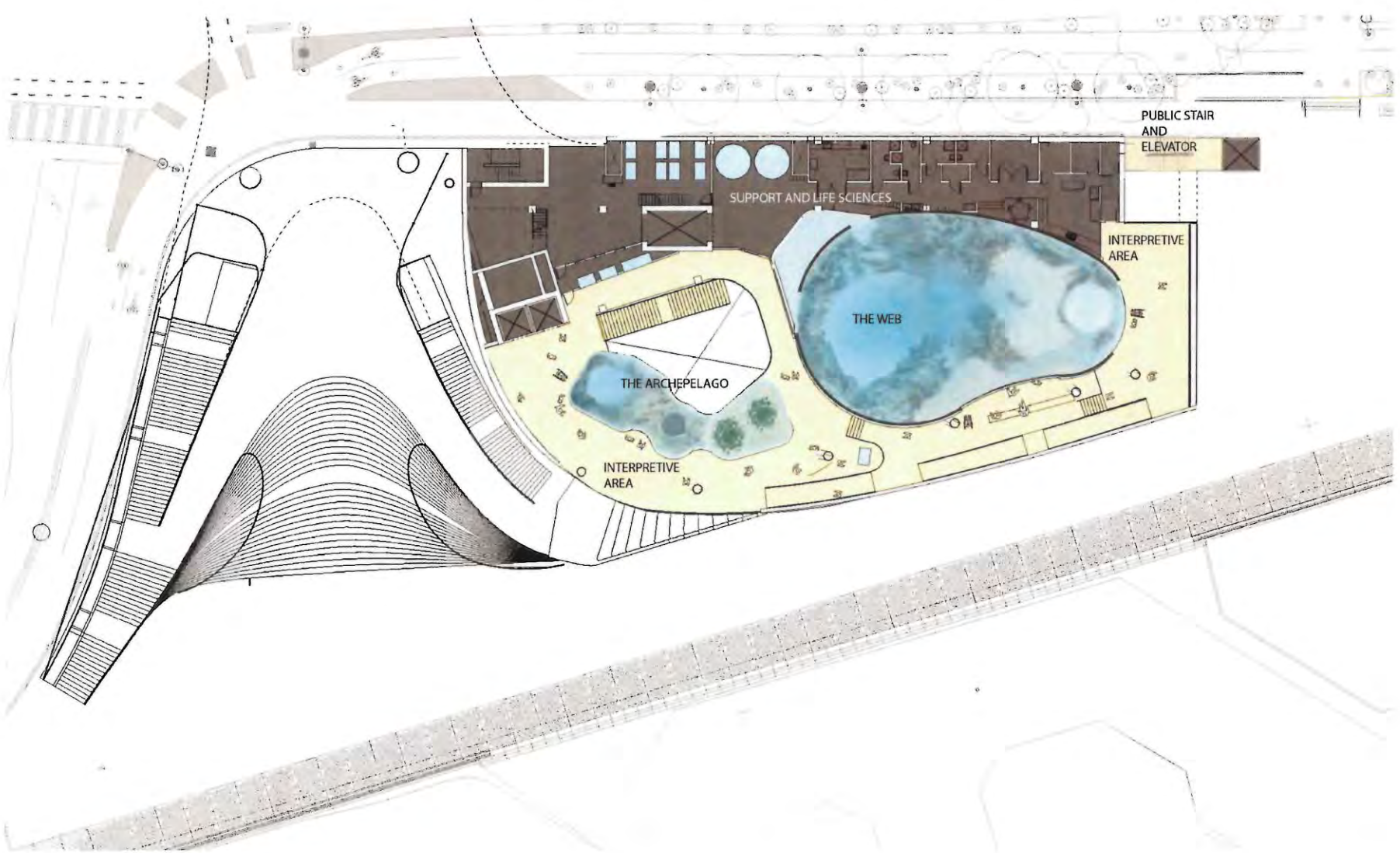
LEVEL 1 FLOOR PLAN



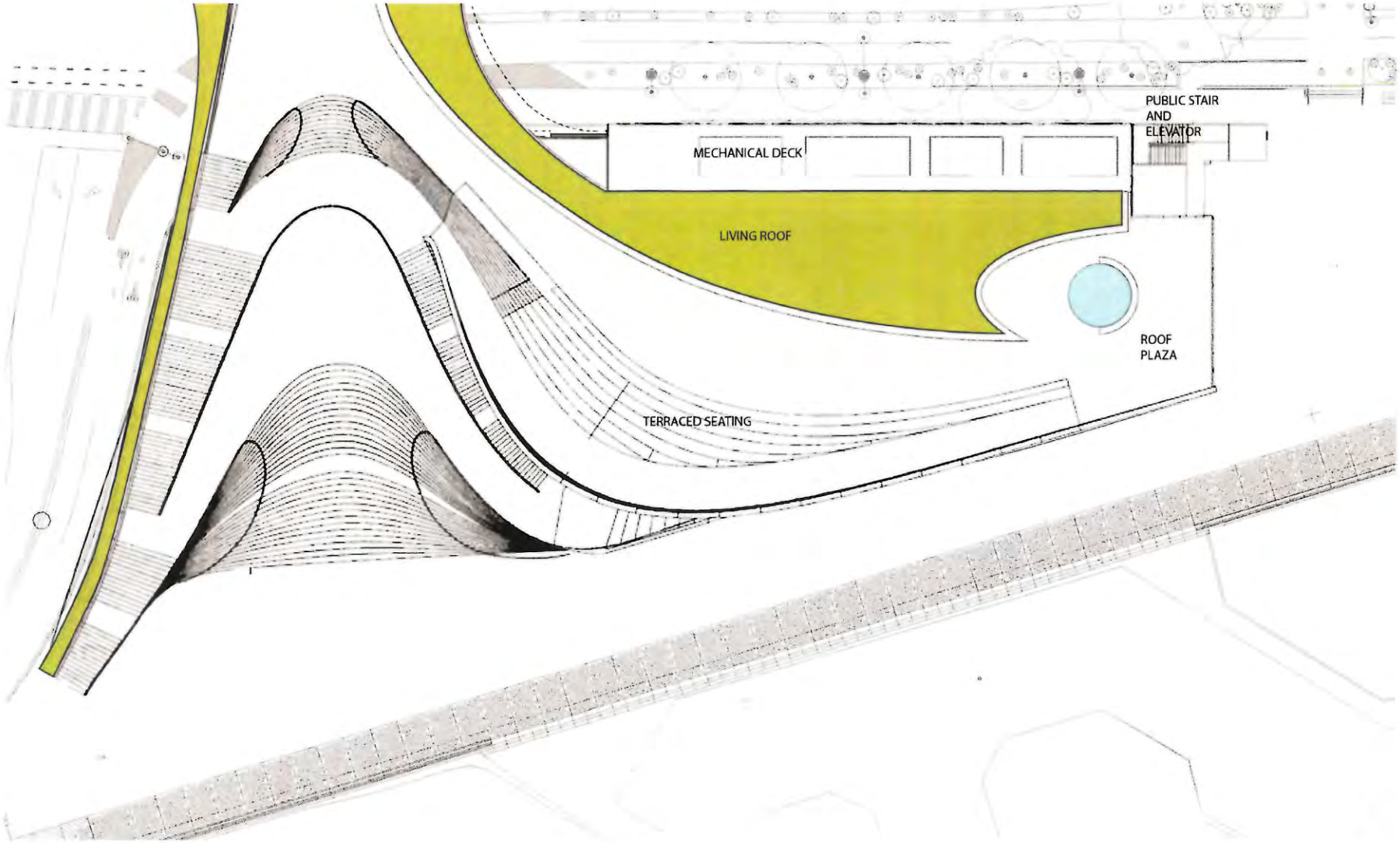
LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

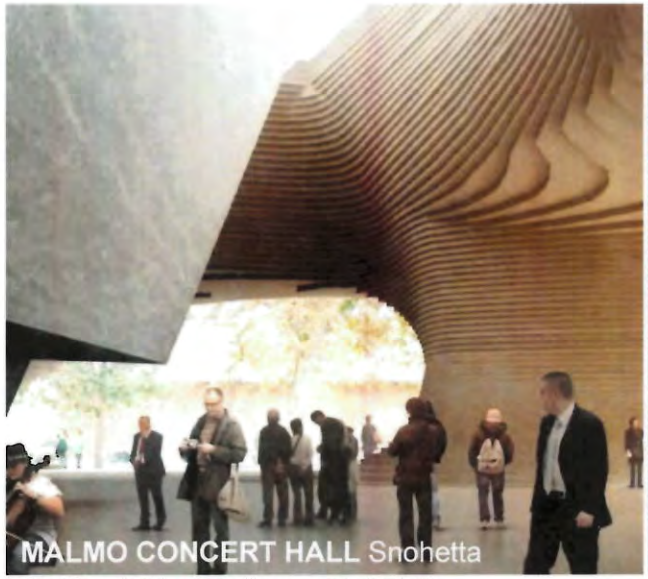


ROOF PLAN


PUBLIC STAIR
AND
ELEVATOR
MECHANICAL DECK
LIVING ROOF
ROOF
PLAZA
TERRACED SEATING

SEATTLE AQUARIUM

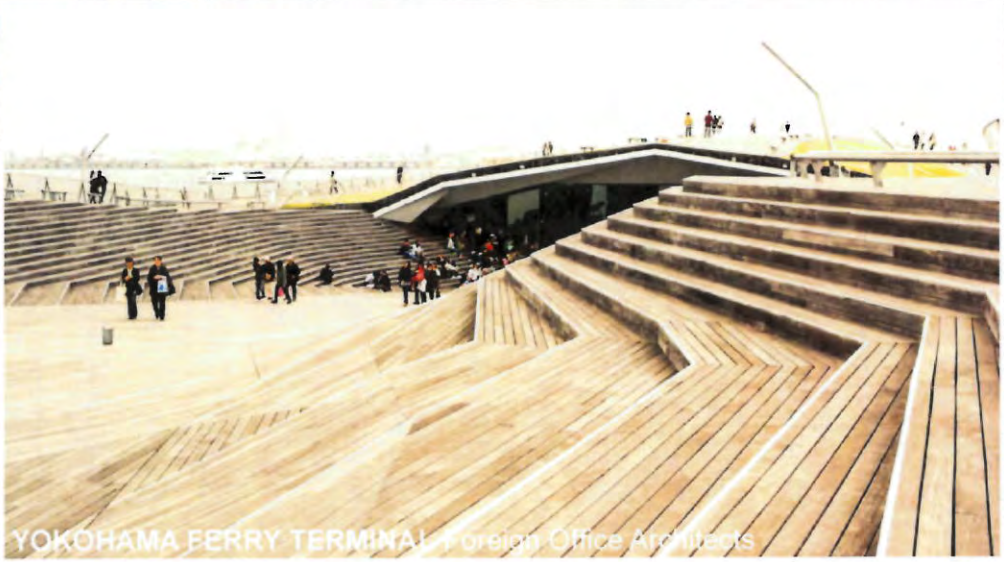
SEATTLE AQUARIUM



MALMO CONCERT HALL Snohetta

KASTRUP SEA BATH White Arkitekter

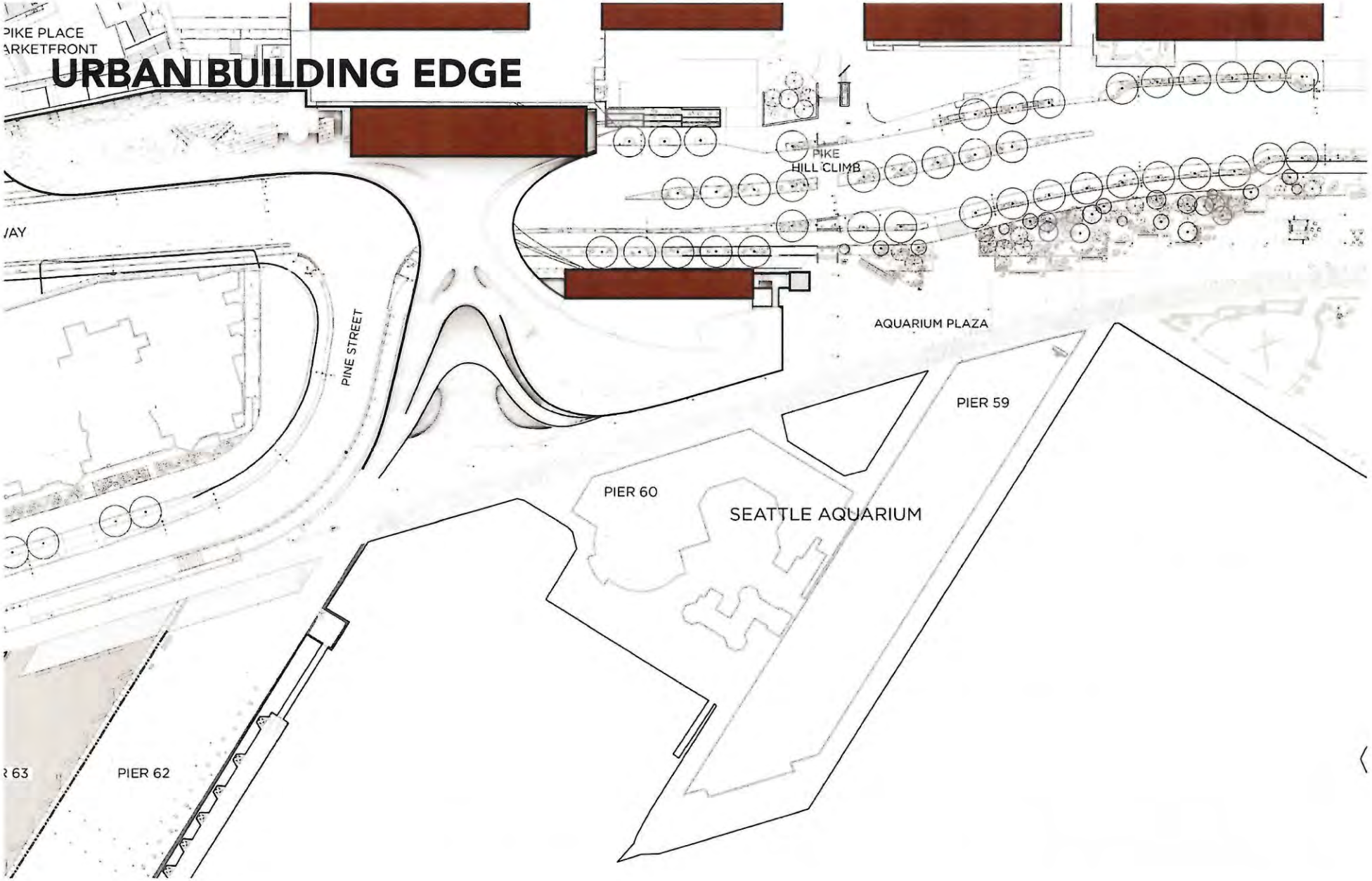
PIKE PLACE MARKETFRONT
Miller Hull Architects



YOKOHAMA FERRY TERMINAL Foreign Office Architects

59
SEATTLE AQUARIUM

URBAN BUILDING EDGE



SEATTLE AQUARIUM

PIKE ST. PRESS

59
SEATTLE AQUARIUM

REPUBLIC PARKING

2

CENTRE POMPIDOU
Richard Rogers & Renzo Piano

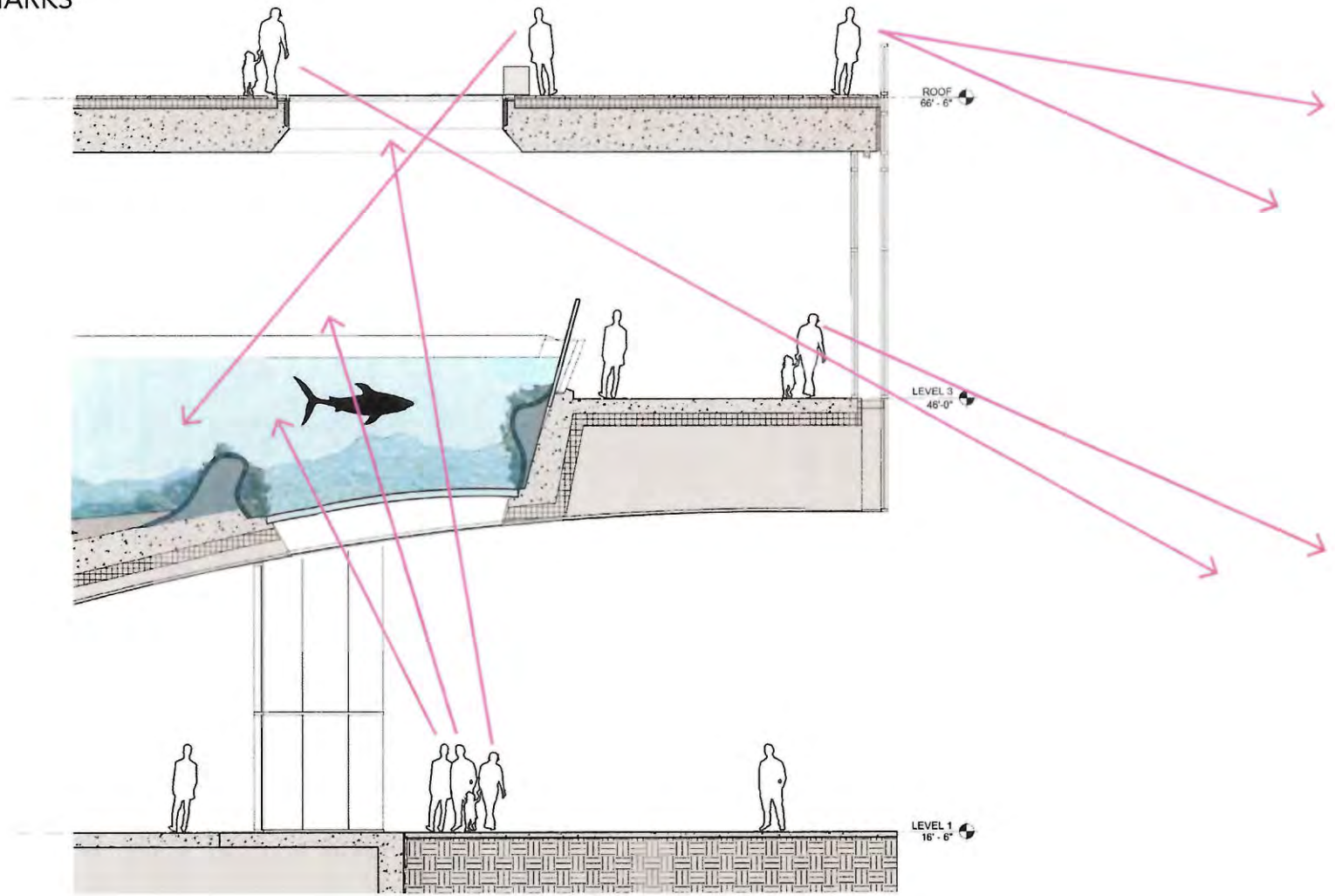
VOLVO AVIATION BUILDING

SEATTLE AQUARIUM

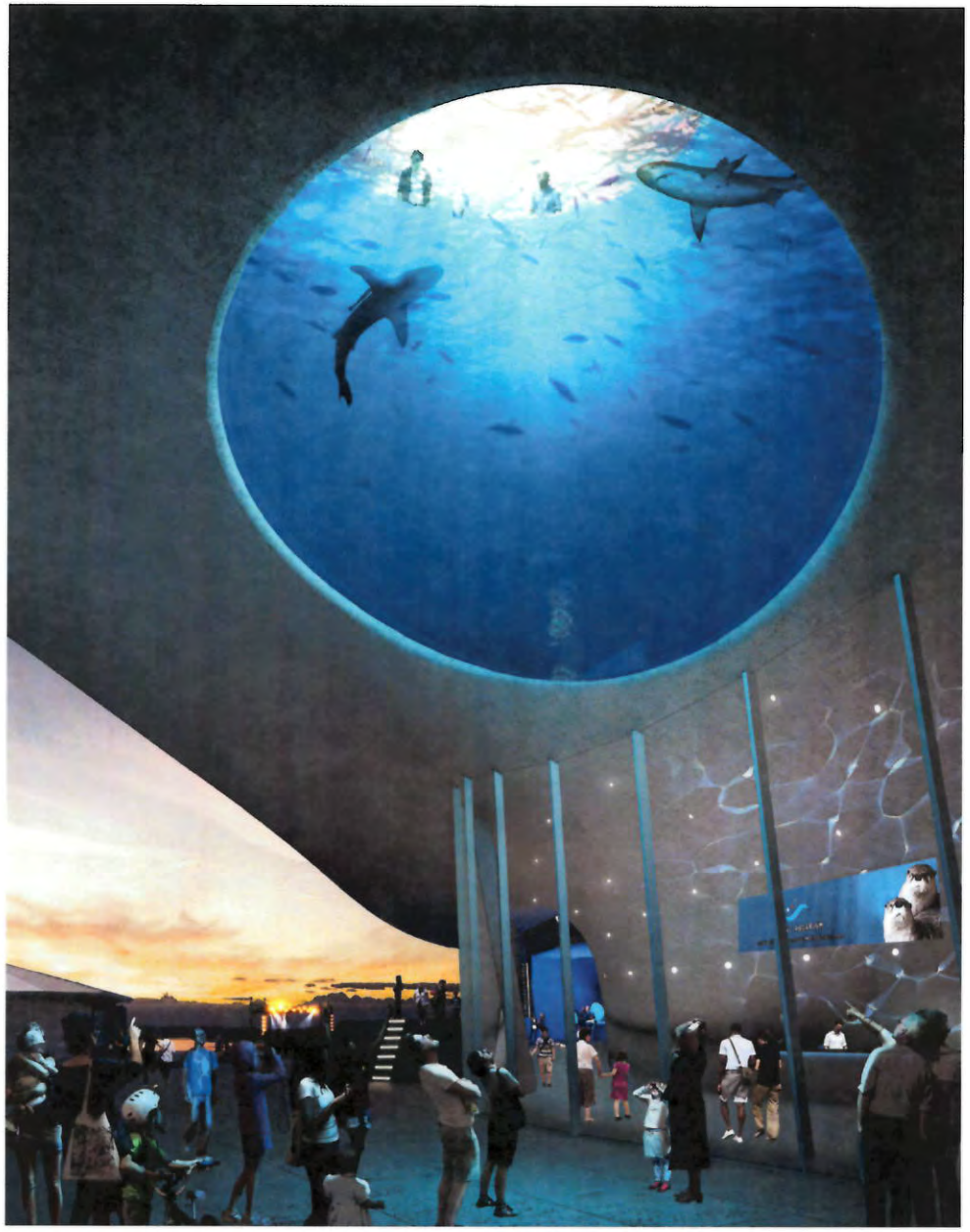
SEATTLE AQUARIUM

SHARKULUS

AN OCULUS WITH SHARKS



SHARKULUS
AN OCULUS WITH SHARKS



END

OVERLOOK WALK
AERIAL

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED ___
24
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Seattle design Commission

APPROVED MEETING MINUTE
April 19, 2018

Overlook Walk & Seattle Aquarium

Jenny A. Durkan
Mayor

Samuel Assefa
Director, OPCD

John Savo, Chair

Ben de Rubertis Vice Chair

Justin Clark

Evan Fowler

Rachel Gleeson

Laura Haddad

Brianna Holan

Mark Johnson

Rick Krochalis

Ross Tilghman

Michael Jenkins
Director

Valerie Kinast
Coordinator

Aaron Hursey
Planner

Juliet Acevedo
Administrative Staff

Office of Planning and Community Development
Seattle City Hall
600 4th Avenue, 5th Floor
Seattle, WA 98124

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seattle.gov/designcommission

Commissioners Present
Ross Tilghman, Chair
John Savo, Vice Chair
Evan Fowler
Rachel Gleeson
Laura Haddad
Mark Johnson
Rick Krochalis
Ross Tilghman

Commissioners Excused
Ben de Rubertis
Brianna Holan

Project Description

The Overlook Walk is a signature element of the City's Office of the Waterfront proposal for the redesign of the waterfront following the removal of the Alaskan Way Viaduct. The walk is a series of walkways, stairs, plazas, and overlooks that provide a key connection between the waterfront and Pike Place Market. The stairs orient towards Pier 62/63 and the waterfront promenade landing, both of which are elements of the proposed Main Corridor project. The Overlook Walk also includes two buildings, one of which is already constructed, that will be used for a variety of tenant spaces and arts and cultural facilities. The Overlook Walk will also provide a seamless connection to the Seattle Aquarium Ocean Pavilion's rooftop, which will include a series of public spaces, amphitheater, vegetation, and public stair and elevator.

The Seattle Aquarium Ocean Pavilion is an extension of the Seattle Aquarium and will provide additional exhibit and educational space. The Aquariam facility will integrate with the south stair and adjacent spaces that are a part of the Overlook Walk. The 3-story facility will also include public spaces, amphitheater, and educational space on the rooftop, which is directly connected to the pathways and public spaces along the upper portions of the Overlook Walk and is publicly accessible through stair and elevator along the southern edge of the pavilion.

Meeting Summary

This is the Seattle Design Commission's (SDC) third review of the Overlook Walk project and the first review of the Seattle Aquarium Ocean Pavilion project. The purpose of this meeting was to review the concept design phase for both projects. Although the Overlook Walk has been reviewed several times by the SDC, the project has undergone major revisions and is considered to still be at the concept design phase. The SDC reviewed both projects simultaneously but took separate actions for each project. The SDC voted, 8-0, to approve the concept design for the Overlook Walk with one condition and several recommendations. The SDC then voted, 7-1, to approve the concept design for the Seattle Aquarium Ocean Pavilion project with one condition and several recommendations.

April 19, 2018
9:00 am - Noon

Type
CIP

Phase
Concept Design

Previous Reviews
7/21/16, 6/19/14

Presenters
Tatiana Choulika
JCFO

David Miller
Miller Hull Partnership

Mark Reddington
LMN Architects

Attendees
Derek Baker | Seattle Aquarium

Juanita Benetin | Resident

Dongtao Bi | Miller Hull Partnership

Susan Bullerdick | Seattle Aquarium

Angela Brady | Office of the Waterfront

Scott Crawford | LMN Architects

James Corner | JCFO

Nicole Fischetti | Studio Matthews

Ben Franz-Knight | SOJ

Brian Frederick | Resident

Holly Golden | HCMP

David Graves | SPR

Heidi Hughes | Friends of Marketfront Seattle

Tim Kuniholm | Seattle Aquarium

Eugene Lau | Miller Hull Partnership

Matt Martenson | Berger Partnership

Bob Messina | Pike Place Market Constituency

Heather Page | Anchor QEA

Garry Papers | OPCD

Lauren Patnoe | LMN Architects

Osama Quotah | LMN Architects

Sian Roberts | Miller Hull Partnership

Mary Anne Smith | LMN Architects

Andrew TenBrink | JCFO

Patti Wilma | Seattle Planning Commission

Ruri Yampolsky | OAC

Recusals and Disclosures

Brianna Holan recused herself as her employer, LMN Architects, is working on the Seattle Aquarium Ocean Pavilion project.

Justin Clark disclosed that his employer, WSP, is working on the Waterfront Seattle project. He is not involved with the project nor does he have a financial stake in this work.

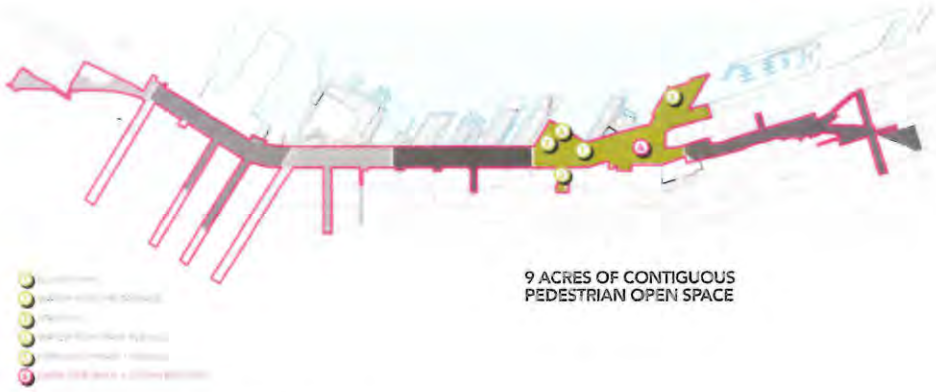

Figure 1: Waterfront - Central Public Space

Figure 2: Proposed design - Overlook Walk and Seattle Aquarium

Summary of Presentation

Tatiana Choulika, of JCFO, David Miller, of Miller Hull Partnership, and Mark Reddington, of LMN presented the concept design for the Overlook Walk and Seattle Aquarium Ocean Pavilion projects. The presentation included a brief summary of the central waterfront project area, proposed open spaces, and proposed pedestrian connections. The project team then explained how the Overlook Walk and Seattle Aquarium Ocean Pavilion projects integrated within the overall central waterfront plan. The team also explained how the project proposals related to the waterfront framework plan, which was reviewed in was approved in 2012 *(figure 1)*.

The Overlook Walk connects the Marketfront Building, Pike Place Market, and the Downtown commercial core with the Seattle Waterfront, Aquarium, and

adjacent public spaces located across Elliott Way. The Overlook Walk project includes a series of pathways, planting areas, and open spaces, which will serve as gathering, seating, and play areas, and other pedestrian amenities *(figure 2)*. Project elements located east of Elliott way include the Bluff Walk and Overlook Building. The Bluff Walk connects pedestrians between the Marketfront Building and Overlook Building and bridge across Elliott Way. The Bluff Walk includes a central pathway with a series of planting areas, seating, and play elements as well as an elevator and stair to connect pedestrians with the street below. *(figure 3)*. The Overlook Building is a two-story structure with retail spaces located along Elliott Way. The second story aligns with the elevated Overlook Walk and includes café/retail area with covered outdoor seating. The propose bridge will provide an elevated crossing over Elliott Way, connecting the Bluff Walk and Overlook Building with elements east of Elliott Way, and includes a large central pathway with planting areas to serve as buffers. Elements west of Elliott Way include overlooks, north and south stair, public restrooms, and Bay Steps as well as additional gathering space and seating areas. This area also provides direct access to Elliott Way and the Seattle Aquarium Ocean Pavilion roof top. *(figures 4 & 5)*

The Seattle Aquarium Ocean Pavilion is an extension of the Seattle Aquarium facilities. The additional facility is located between Elliott Way and the Waterfront Promenade and is not connected to the existing Aquarium facilities. The facility will provide additional exhibit and education spaces. The Aquarium roof top is publicly accessible and will include terraced seating, gathering space, vegetated areas, and a plaza with views into the exhibit below. The Roof top will connect with the

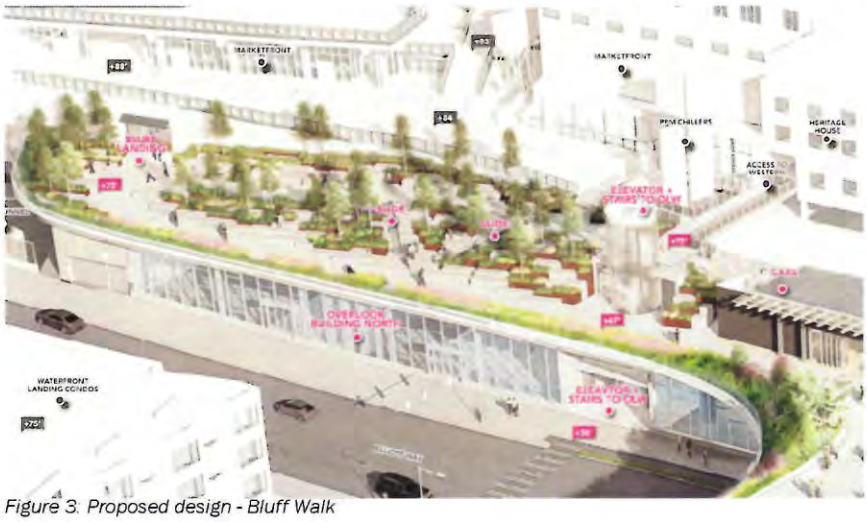

Figure 3: Proposed design - Bluff Walk

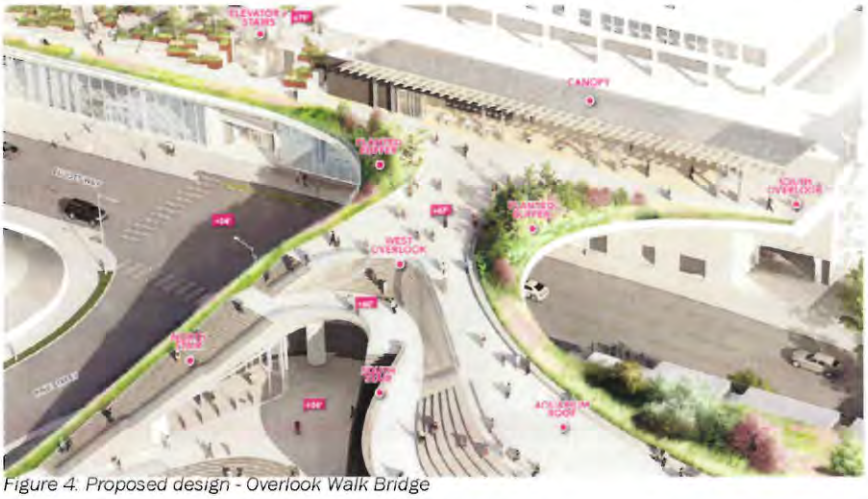

Figure 4: Proposed design - Overlook Walk Bridge

Figure 5: Proposed design - Bay Steps

Figure 5: Renderings of the Seattle Aquarium

upper level of the adjacent Overlook Walk. A public stair and elevator will connect the rooftop area with the plaza below.

Agency Comments

David Graves, SPR, mentioned that SPR owns the existing aquarium building and that the department is very excited to see how the expansion fits into the overall waterfront redevelopment. Mr. Graves then said that with the Overlook Walk and Seattle Aquarium Ocean Pavilion there will be a seamless connection from Steinbrueck park all the way to the waterfront.

Public Comments

Heidi Hughes, Friends of the Waterfront, expressed her support for the integration of the Seattle Aquarium Ocean Pavilion into the overall design of the Waterfront as well as the associated open spaces. Ms. Hughes stated that the design proposals follow the previous framework guidance and that they Friends of Waterfront group will continue to raise money for this project, which will become a hub for Seattle residents.

Bob Messina, Resident, stated that this iteration of the Overlook Walk design proposal is well thought out and that the design provides great viewpoints through the building structure. Mr. Messina then commented that, due to the large subset of users that will rely on the elevator adjacent to the Aquarium expansion, the elevator must be reliable and large enough to meet the expected demand. Mr. Messina then suggested providing a better waiting area for the elevator at the ground level for people to gather while it is raining.

Juanita Benetin, Resident of Waterfront Landings, is concerned by the way the city is funding the Overlook Walk project as well as the negative impacts regarding accessibility the project will have on the adjacent Waterfront Landings building. Ms. Benetin stated that due accessibility to the market from the Washington Landings building will be greatly impacted due to the reconfiguration of Elliot Way. Ms. Benetin continued to say that the proposed project is cutting off ADA access that currently exists.

Brian Frederick, Resident of Waterfront Landings, stated that the adjacent residential building includes a large aging population. Mr. Frederick is also concerned with the negative impacts the project will have on access to and from the Waterfront Landings building. He then encouraged the design team to think about how to address future accessibility issues.

Summary of Discussion

The Commission organized its discussion around the following issues:

- Bluff Walk
- Overlook Walk – Overlook Building (upper level), Café, and Aquarium Roof
- Bay Steps, stairs, under bridge pavilion, Overlook Building (lower level), and promenade
- Aquarium building
- Programming
- Arts & Culture
- Sustainability

- Equity
- Project connectivity

Bluff walk
The SDC encouraged the project team to think about how the design of the Bluff Walk can evolve from serving primarily as a pathway to becoming a series of spaces between the Marketfront and main Overlook Walk area. Commissioners then encouraged the project team to explain how the current design was influenced by lessons learned from the design and construction of the Marketfront. The Commission then emphasized the importance of vegetation. Commissioners commended the design team for the amount of vegetation along the Bluff Walk and encouraged the design team to increase the amount of vegetated areas, if possible.

Overlook Walk – Overlook Building (upper level), Café, aquarium roof
The SDC commended the project team for re-designing the Overlook Walk area to be level rather than sloping towards the waterfront. Commissioners agreed this would maximize view opportunities from several locations along the walk. The Commission agreed with the proposed location and design of the Overlook Building, which takes cues from existing buildings that make up Pike Place Market. The SDC also commended the project team for integrating sustainability strategies within the Overlook Building. Commissioners then recommended the project team to consider further developing the south overlook.

The SDC supported the narrowing of the bridge and agreed the reduced width would still provide adequate gathering space. Commissioners encouraged the project team to reconsider the height of the proposed plantings along the bridge, which currently obstruct views to the north and south.

The SDC then commended the project team for integrating the Aquarium facility's roof top open space with the Overlook Walk but encouraged the project team to think about what programming will occur on the rooftop open space. Commissioners also commended the project team for providing views into an aquarium exhibit from the rooftop.

The Commission then discussed the proposed public stair and elevator connecting the Overlook Walk and Aquarium facility rooftop with the plaza below. The SDC agreed with the location and high transparency of the stair and elevator. Commissioners strongly recommended the project team provide an elevator that is reliable and sized to meet the expected demand. The Commission then recommended the project team design the adjacent stair to be more appealing to potential users.

The SDC also suggested the project team continue to analyze accessibility issues from Waterfront Landings.

Bay steps, stairway, under bridge pavilion, Overlook Building (lower level), and promenade
While the SDC commended the project team for the form and curvilinear design of the Bay Steps, several commissioners voiced their concern with the areas located on either side of the Bay Steps between the stair railing and wall. Commissioners questioned how these spaces would be used, if it is occupiable, and maintained long-term. Commissioners then commented on the location, material, and functionality of the stair railing, which serves a barrier to the overall design of the Bay Steps. The commission strongly recommended the design team to address these issues as the design develops while maintaining the strong curvilinear design.

The SDC commended the project team for providing transparent storefronts along Elliott Way that also connected with the adjacent public plaza and Bay Steps. The Commission then recommended providing programming focused on arts and culture within the spaces on the lower level of the Overlook Building. Commissioners then recommended provided programming within the space beneath the North Stair that responded to programming elements within the adjacent plaza. Commissioners then encouraged the project team to incorporate references to the tidelines along the stairways.

As both projects continue to develop, the SDC strongly recommended that the materials and color palette stay the same along the stairs, bay steps, and aquarium façade. Commissioners also recommended the project team continue to use the same materials for elements such as lighting and railing found throughout the design.

Aquarium
The SDC commended the project team for providing a design that is well integrated with the Overlook Walk. The Commission then restated that the public elevator adjacent to the aquarium facility will be well used and encouraged the project team to provide an elevator that is adequately sized to support the expected number of users. Commissioners then expressed their concern with the high visibility of the rooftop mechanical system and recommended the project team minimize the mechanical equipment as much as possible. The SDC then stated that although the proposed Aquarium facility will serve as part of the existing Aquarium institution, adjacent piers, and Waterfront Park, it is unclear how it will be integrated with those spaces. The Facility will also serve as the northern terminus of the waterfront. The Commission then conditioned the project team return for a subcommittee meeting to review how the proposed Aquarium facility and Aquarium Plaza will interact with the existing Aquarium institution, adjacent piers, and Waterfront Park as well as other elements previously reviewed as part of the Seattle Waterfront project.

Programming
The SDC acknowledged the possibility to provide several different programming elements within spaces throughout the project. Commissioners recommended the project team provide a visual representation of the location of proposed programming and open spaces throughout the project site so to see how each space and programmed element will relate to one another and to ensure the proposed programming is located within the correct area.

Art and culture
The SDC recommended the project team continue to integrate art into the project as it evolves.

Sustainability
The SDC commended the project team for including photovoltaic cells above the Overlook Building. Commissioners recommended the project team include information on their sustainability strategy during the next review.

Equity
The SDC appreciated the project team's understanding that the Overlook Walk will serve as a place for everyone living and/or visiting the community. The Commission commended the project team for providing publicly accessible restrooms. Commissioners also appreciated the inclusion of accessible views and overlooks to Elliott Bay and Downtown as well as views within the Seattle Aquarium Ocean Pavilion exhibit. The Commission then encouraged the project team to explore programming opportunities other than retail and commercial programs to activate the space.

The Commission then strongly recommended having representatives from the Native American community at future meetings. The SDC also recommended the project team provide further information about how Native American art and programming are integrated within the Overlook Walk and Seattle Aquarium Ocean Pavilion plaza.

Project connectivity
The SDC commended the project team for providing a cohesive, well thought out design. The Commission then commended the project team for integrating the design with both the Marketfront and Waterfront projects, specifically with how the defined rectilinear forms of the Bluff Walk transition into a free flowing, curvilinear form along the waterfront. The Commission appreciated the design and location of the amphitheater and central stair as well as their overall integration within the design of the Aquarium facility. Commissioners also appreciated the use of specific design elements, such as lighting and massing, to connect the different spaces located throughout the project. The Commission then commented that the design is successful in mimicking the shoreline, which includes several folds and curves, as it opens up onto the waterfront. The Commission also appreciated the difference in the design of the Bluff Walk and overlook walk and aquarium facility. Commissioners thought there was a good transition between the small spaces provided in the Bluff Walk to larger spaces along the Overlook Walk, Aquarium rooftop, and waterfront.

The SDC recommended the project team look at the hierarchy of passages, pathways, and spaces throughout the project. The Commission encouraged the project team to consider the Bluff Walk as a sequence of spaces that prioritized gathering over pedestrian movement. The SDC then reiterated the need to integrate Native American culture throughout the design.

Action

The SDC thanked the project team for their presentation of the concept design for the Waterfront- Overlook Walk and Seattle Aquarium Ocean Pavilion. Overall, The Commission appreciated the integration of both projects with each other as well as within the surrounding context. Commissioners also appreciated the grand gesture of the stairs, the visual unfolding of the spaces and views, proposed sustainability measures, and the inclusion of publicly accessible restrooms.

The SDC voted, 8-0, to approve the concept design phase of the Waterfront – Overlook Walk. The SDC then voted, 7-1, to approve the concept design of the Seattle Aquarium Ocean Pavilion. The SDC voted to approve both projects with the following condition:

1. Prior to the next SDC meeting, return for a subcommittee review to address how the south plaza and public spaces west of the proposed Aquarium Ocean Pavilion function for the overall Aquarium institution as well as for the other spaces located along and connecting to the Waterfront.

The SDC also provided the following recommendations for both projects:

1. Commission and integrate art into the project as soon as possible
2. Solidify how the design will reflect Native American community interests and provide information on how Native American art and programming are integrated within the projects in a way that is consistent with the Tribal Presence presentation, which was presented by the Waterfront team on January 15, 2015.
3. Provide more information on the proposed sustainability program
4. Provide a visual representation of the location of proposed programming and open spaces throughout the project site. Explain how each space and programmed element will relate to one another and why it was located where it is.
5. Look at the hierarchy of passages
6. Provide information on universal accessibility and circulation
7. Continue to provide the same materials and color palette along the stairs, Bay Steps, and Aquarium façade
8. Further develop the south overlook as it relates to the new canopy
9. Provide an elevator that is reliable and sized to meet the expected demand; design the adjacent stair to be more appealing to potential users
10. Further analyze the areas outside of railings on the Bay Steps as the design develops while maintaining the strong curvilinear design.
11. Integrate or screen the mechanical equipment on the roof of the Aquarium facility, to the greatest extent possible.

The following are statements from commissioners who voted against the concept design phase for the Seattle Aquarium Ocean Pavilion:

Rachel Gleeson – I need to see how the proposed Aquarium facility will function in conjunction with the existing Aquarium building.

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED ___
FILE# CWF-0 336, et al.
75

Seattle Department of Transportation

The table below shows a summary of the Freight Master Plan investments:

Freight Master Plan Projects	2019	2020
Freight Spot Improvement Program	$2,340,000	$1,549,511
Heavy Haul Corridor	875,000	3,171,000
S Lander St. Grade Separation	35,051,565	29,098,921
Grand Total	**$38,266,565**	**$33,819,432**

Bridge Projects:

The City owns 118 bridges and maintaining all of them in appropriate condition is a major challenge. The 2019-2024 Adopted CIP includes Move Seattle Levy funding to construct the replacement of the Fairview Avenue N Bridge, which is the last vehicular timber bridge on an arterial in Seattle. The funding is leveraging state and federal grants. It also funds the planning and design of the next phase of the bridge rehabilitation program. The program completed the permanent removal of the Post Alley Bridge and the reconstruction of Post Alley in 2018 and is studying improvements needed for 13 other bridges, which also includes the Duwamish Waterway N, Magnolia, and Thornton Creek bridges. There is also funding set aside for the improvement of pedestrian and bicycle safety on city bridges.

The Move Seattle Levy also provides funding for the next phase in the Bridge Seismic program. Sixteen bridges are being evaluated as part of this current bridge seismic retrofit program; these bridges are located throughout the city.

Another investment in the 2019-2024 Adopted CIP relates to bridge load rating standards, which were revised by the Federal Highway Administration in November 2013. The standards require the City to re-evaluate the load ratings for 69 bridges by 2022 based upon these new revisions. The estimated cost per bridge ranges from $20,000 to $100,000. The adopted CIP includes $685,000 of gas tax revenues in 2019 to address this mandate. This level of investment is increased in years 2019-2021 in anticipation of addressing additional requirements that were mandated in November 2016 by the Federal Highway Administration for FAST Act's Emergency Vehicles.

The 2019-2024 Adopted CIP also includes $2,135,000 annually for the Bridge Painting Program, which is a critical asset preservation project for the City's 20 structural steel bridges.

Seattle Waterfront Capital Projects: The four major capital projects in the SDOT budget related to the downtown waterfront are the Alaskan Way Viaduct Replacement Project; the Elliott Bay Seawall Project; the Alaskan Way Main Corridor; and the Overlook Walk and East-West Connections Project. Additionally, separate capital projects exist within the Department of Parks and Recreation (Waterfront Pier projects, Aquarium Expansion).

The Alaskan Way Viaduct Replacement Project includes SDOT's costs related to this WSDOT-led program, including the SR-99 Bored Tunnel, projects to reconnect the street grid at the north and south tunnel portals, the Battery Street Tunnel Decommissioning and the Viaduct Demolition. The Elliott Bay Seawall Project replaces the current seawall from Washington to Virginia streets (also known as the Central Seawall). It also strengthened the pier support for Fire Station 5, which is currently attached to the existing seawall.

The Alaskan Way Main Corridor and the Overlook Walk and East-West Connection projects are led by the Office of the Waterfront and Civic Projects. The Alaskan Way Main Corridor project includes the design and construction of the Alaskan Way/Elliott Way surface street, the adjoining pedestrian promenade along the waterfront and several east-west connections that are primarily funded by WSDOT. The Overlook Walk and East-West Connections projects include the Overlook Walk that provides pedestrian connections between the waterfront and the Aquarium and Pike Place Market. The project also focuses on the east/west streets that connect the downtown to the waterfront area. The City completed 100% design for the Alaskan Way Main Corridor project in early 2018 and intends to begin construction in 2019. Construction of the Overlook Walk and East-West Connection projects are anticipated to begin in the 2020 timeframe.

Streetcar Projects: The Center City Connector Streetcar Project is on hold pending additional financial and engineering analysis. Consequently, the adopted budget and CIP make no commitment as to whether to move forward with the project. The budget includes $500,000 of one-time Commercial Parking Tax (10%) to either work toward implementation of the connector or evaluate and initiate design of transit alternatives for this corridor. The adopted CIP anticipates capital funding in later years, in the form of long-term debt, for either the streetcar or a transit alternative in the same corridor. In addition, closeout costs for the First Hill Streetcar are under negotiation and the City continues to make $300,000 annual payments on the South Lake Union Streetcar capital loan.

CIP Revenue Sources

Multiple funding sources support the SDOT CIP, including:

- Move Seattle Levy;
- Gas Tax;
- Multimodal funds;
- Real Estate Excise Tax;
- Commercial Parking Tax;
- Vehicle License Fees;
- Long-term financing (general obligation bonds);
- Street vacation revenues;
- School Safety and Pedestrian funds
- Street use fees;
- Property sale proceeds;
- Federal and state grants; and
- Funds from various funding partners, such as Sound Transit, the Port of Seattle and the Washington State Department of Transportation.

Seattle Department of Transportation

Alaskan Way Main Corridor

Project Type:	Discrete	**Project No.:**	MC-TR-C072
Start/End Date:	2013-2024	**BSL/Program Code:**	BC-TR-19002
Project Category:	New Facility	**BSL/Program Name:**	Major Projects
Current Project Stage:	Procurement/Bid	**Location:**	Various
Neighborhood District:	Multiple	**Council District:**	Multiple
Total Project Cost:	$370,570	**Urban Village:**	Multiple

This project designs and constructs the rebuilt Alaskan Way/Elliott Way surface streets and the adjoining pedestrian promenade along the Seattle waterfront following the demolition of the Alaskan Way Viaduct. The State of Washington is in the process of building a deep bore tunnel to replace the Alaskan Way Viaduct (Viaduct), which is part of State Route (SR) 99. State Route 99 is currently planned to be relocated from the Viaduct into the tunnel by the end of 2018. The State is responsible for demolishing the Viaduct and decommissioning the Battery Street tunnel in 2019. The City of Seattle is responsible for the Alaskan Way/Elliott Way surface street and the promenade which are anticipated to begin construction in mid-2019. The project also includes replacement of and improvements to four key connections impacted by the Viaduct removal, namely Seneca Street, Columbia Street, and the Marion Street and Lenora pedestrian bridges. This project is part of the overall waterfront improvement program. Expenditures to the Local Improvement District Bonds revenue source that occur prior to 2020 represent anticipated future bond sales. This funding is currently supported through the Central Waterfront Improvement Fund's interfund loan, which Council approved via Ordinance 124345.

** Funds are appropriated through the Adopted Budget at the Budget Control Level. All amounts shown above are in thousands of dollars.*

Seattle Department of Transportation

	LTD Actuals	2018 REV	2019	2020	2021	2022	2023	2024	Total
Resources									
Street Vacations -CRSU	0	1,300	0	0	0	0	0	0	1,300
Transportation Bond Funds	0	0	0	0	0	0	1,700	0	1,700
2021 LTGO Bond Proceeds	0	0	0	0	16,960	0	0	0	16,960
2022 LTGO Bond Proceeds	0	0	0	0	0	3,315	0	0	3,315
Private Funding/Donations	373	422	125	6,100	4,941	2,909	6,830	1,288	22,988
Transportation Bond Funds	3,861	116	0	0	0	0	0	0	3,977
Local Improvement District Bonds	5,066	458	125	11,043	12,906	11,852	3,650	0	45,100
Private Funding - Utilities	748	307	0	0	0	0	0	0	1,055
2015 LTGO Bond Proceeds	7,250	145	0	0	0	0	0	0	7,395
Seawall Levy	5,297	0	0	0	0	0	0	0	5,297
2016 LTGO Bond Proceeds	17,365	1,028	0	0	0	0	0	0	18,393
2017 LTGO Bond Proceeds	0	1,925	0	0	0	0	0	0	1,925
2018 LTGO Bond Proceeds	0	6,966	0	0	0	0	0	0	6,966
Drainage and Wastewater Rates	263	0	0	0	0	0	0	0	263
City Light Fund Revenues	16	0	0	0	0	0	0	0	16
State Grant Funds	1,748	30	0	0	0	0	0	0	1,778
User Fees	2,085	1,545	0	705	1,013	0	0	0	5,348
Commercial Parking Tax	5,966	115	0	0	0	0	0	0	6,081
Street Vacations - SVF	777	766	0	0	0	0	0	0	1,543
Partnership - WSDOT	27,126	19,130	31,033	70,256	41,240	2,044	1,000	0	191,829
Real Estate Excise Tax II	1,316	554	0	0	0	0	0	0	1,870
2019 LTGO Bond Proceeds	0	0	14,692	0	0	0	0	0	14,692
2020 LTGO Bond Proceeds	0	0	0	10,779	0	0	0	0	10,779
Total:	79,257	34,807	45,975	98,883	77,060	20,120	13,180	1,288	370,570

** Funds are appropriated through the Adopted Budget at the Budget Control Level. All amounts shown above are in thousands of dollars.*

Seattle Department of Transportation

Alaskan Way Viaduct Replacement

Project Type:	Discrete	**Project No.:**	MC-TR-C066
Start/End Date:	2001-2024	**BSL/Program Code:**	BC-TR-19002
Project Category:	New Facility	**BSL/Program Name:**	Major Projects
Current Project Stage:	Construction	**Location:**	ALASKAN WY VI SB/BATTERY ST TUN OFF RP
Neighborhood District:	Multiple	**Council District:**	Multiple
Total Project Cost:	$106,437	**Urban Village:**	Multiple

This project funds the City's involvement in the replacement of the Alaskan Way Viaduct with the bored tunnel hybrid alternative. Replacement of this structure will enhance overall safety, as this structure is seismically vulnerable. In prior years, this project included design of the Central Seawall and Waterfront Improvements. In 2013, for transparency purposes, the Seawall and Waterfront work was reflected in two new capital projects, Elliott Bay Seawall Project (TC367320) and Waterfront Improvement Program (TC367330). In 2019, the City will construct the Habitat Beach adjacent to the Coleman Dock.

** Funds are appropriated through the Adopted Budget at the Budget Control Level. All amounts shown above are in thousands of dollars.*

Seattle Department of Transportation

Overlook Walk and East-West Connections Project

Project Type:	Discrete	**Project No.:**	MC-TR-C073
Start/End Date:	2013-2024	**BSL/Program Code:**	BC-TR-19002
Project Category:	New Investment	**BSL/Program Name:**	Major Projects
Current Project Stage:	Initiation, Project Definition, & Planning	**Location:**	Multiple
Neighborhood District:	Downtown	**Council District:**	Multiple
Total Project Cost:	$174,340	**Urban Village:**	Downtown

Removing the Alaskan Way Viaduct provides the opportunity for the City to improve key connections between the downtown core and the waterfront. The specific east/west streets targeted for improving connections include: Bell Street, Union Street, Pike Street, Pine Street, Main Street, Washington Street, and Railroad Way. In addition to these east/west street connections, the waterfront improvement program also includes Overlook Walk, which would provide a pedestrian oriented connection between the waterfront, the Aquarium and Pike Place Market with ADA access, views, and public open spaces. This project is part of the overall waterfront improvement program. Expenditures to the Local Improvement District Bonds revenue source that occur prior to 2020 represent anticipated future bond sales. This funding is currently supported through the Central Waterfront Improvement Fund's interfund loan, which Council approved via Ordinance 124345.

	LTD Actuals	2018 REV	2019	2020	2021	2022	2023	2024	Total
Resources									
Transportation Bond Funds	0	0	0	0	0	0	750	0	750
2021 LTGO Bond Proceeds	0	0	0	0	4,260	0	0	0	4,260
2022 LTGO Bond Proceeds	0	0	0	0	0	2,130	0	0	2,130
Private Funding/Donations	0	0	0	4,355	19,105	16,017	1,503	400	41,380
Local Improvement District Bonds	2,501	1,410	4,790	7,648	47,600	43,991	3,090	350	111,380
2015 LTGO Bond Proceeds	1,162	217	0	0	0	0	0	0	1,379
User Fees	2,910	660	205	0	0	0	0	0	3,775
2017 LTGO Bond Proceeds	2,086	1,195	0	0	0	0	0	0	3,281
2018 LTGO Bond Proceeds	0	3,280	0	0	0	0	0	0	3,280
2019 LTGO Bond Proceeds	0	0	1,000	0	0	0	0	0	1,000
2020 LTGO Bond Proceeds	0	0	0	1,725	0	0	0	0	1,725
Total:	8,659	6,762	5,995	13,728	70,965	62,138	5,343	750	174,340

** Funds are appropriated through the Adopted Budget at the Budget Control Level. All amounts shown above are in thousands of dollars.*

Seattle Department of Transportation

	LTD Actuals	2018 REV	2019	2020	2021	2022	2023	2024	Total
Fund Appropriations/ Allocations*									
Future Bond Funds	0	0	0	0	4,260	2,130	750	0	7,140
Central Waterfront Improvement Fund	2,501	1,410	4,790	12,003	66,705	60,008	4,593	750	152,760
2015 Multipurpose LTGO Bond Fund	1,162	217	0	0	0	0	0	0	1,379
Transportation Fund	2,910	660	205	0	0	0	0	0	3,775
2017 Taxable LTGO Bond Fund	2,086	1,195	0	0	0	0	0	0	3,281
2018 Taxable LTGO Bond Fund	0	3,280	0	0	0	0	0	0	3,280
2019 Taxable LTGO Bond Fund	0	0	1,000	0	0	0	0	0	1,000
2020 Taxable LTGO Bond Fund	0	0	0	1,725	0	0	0	0	1,725
Total:	8,659	6,762	5,995	13,728	70,965	62,138	5,343	750	174,340

	LTD Actuals	2018 REV	2019	2020	2021	2022	2023	2024	Total
Spending Plan									
Future Bond Funds	0	0	0	0	4,260	2,130	750	0	7,140
Central Waterfront Improvement Fund	2,501	1,410	4,790	12,003	66,705	60,008	4,593	750	152,760
2015 Multipurpose LTGO Bond Fund	1,162	217	0	0	0	0	0	0	1,379
Transportation Fund	2,910	660	205	0	0	0	0	0	3,775
2017 Taxable LTGO Bond Fund	2,086	1,195	0	0	0	0	0	0	3,281
2018 Taxable LTGO Bond Fund	0	3,280	0	0	0	0	0	0	3,280
2019 Taxable LTGO Bond Fund	0	0	1,000	0	0	0	0	0	1,000
2020 Taxable LTGO Bond Fund	0	0	0	1,725	0	0	0	0	1,725
Total:	8,659	6,762	5,995	13,728	70,965	62,138	5,343	750	174,340

	2019	2020	2021	2022	2023	2024	Total
O & M Costs (Savings)							
Total:	0	0	0	0	0	0	0

** Funds are appropriated through the Adopted Budget at the Budget Control Level. All amounts shown above are in thousands of dollars.*

[5]LID-Funded Element	Description in LID Ordinance	Potential Environmental Review, Permits, and Approvals to Be Obtained as of 9/11/19	Staff Lead
Promenade	A continuous public open space extending along the west side of Alaskan Way from King Street to Pine Street.	Possible additional SEPA documentation in the form of an environmental impact statement (EIS) "Note to File" or addendum Possible revision to existing Shoreline Substantial Development Permit	Katherine Chesick
Overlook Walk	An elevated pedestrian bridge situated at the terminus of the Pike/Pine corridor, would include several buildings, an elevated lid over the surface street, open space with excellent view amenities, and an accessible pedestrian pathway with many connections between the Pike Place Market and the waterfront.	Possible federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) permit Possible King County wastewater discharge permit	Katherine Chesick & Mike Cawrse
Pioneer Square Street Improvements	Streetscape and new roadway/ sidewalk improvements to portions of S Main Street, S Washington Street, Yesler Way and S King Street from Alaskan Way/First Avenue east to 2nd Avenue S. The improvements would create pedestrian-friendly links from Pioneer Square to the waterfront.	Pioneer Square Preservation District Board Certificate of Approval (COA) Additional SEPA documentation in the form of an EIS "Note to File" or addendum Possible revision to existing Shoreline Substantial Development Permit Possible modification to existing Hydraulic Project Approval Possible NPDES permit	Steve Pearce (COA only), Katherine Chesick & Mike Cawrse

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
FILE# CWF-033647

		Possible King County wastewater discharge permit	
Union Street Pedestrian Connection	A universally accessible pedestrian link between the new waterfront and Western Avenue. An elevated pedestrian walkway and elevator extends from the southwest corner of Union Street and Western Avenue to the eastern side of Alaskan Way.	Possible King County wastewater discharge permit	Katherine Chesick & Mike Cawrse
Pike/Pine Streetscape Improvements	Pedestrian improvements along Pike and Pine streets from First Avenue to Ninth Avenue, providing enhanced pedestrian access to and from the Pike Place Market and waterfront.	Possible SEPA categorical exemption or threshold determination and any required environmental review, such as a DNS and Environmental Checklist Possible National Environmental Policy Act (NEPA) Categorical Exclusion with associated Endangered Species Act, Cultural Resources Section 106 and 4(f) evaluations Possible NPDES permit Possible King County wastewater discharge permit	Katherine Chesick & Mike Cawrse
Pier 58 (Waterfront Park)	A rebuilt pier park located at the base of Union Street, would provide a unique atmosphere for social gathering/performance spaces with excellent view amenities.	US Army Corps of Engineers Individual Permit (NWS 2019-703-WRD) Washington Department of Natural Resources (DNR) Right of Entry Washington Department of Fish and Wildlife (WDFW) Hydraulic Project Approval (HPA) SEPA	Jill Macik

		Seattle Department of Construction and Inspection (SDCI) Building Permit, SDCI Shoreline Permit Marine Mammal Protection Act (MMPA) Washington Department of Ecology (DOE) Section 401 Water Quality Certification	

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
17
FILE# CWF-0336, et al

WATERFRONT SEATTLE:
LID Legislation
November 12, 2019

WATERFRONT SEATTLE PROGRAM

Waterfront Seattle Program Area
Related Projects

1. Railroad Way
2. Alaskan Way + Elliott Way
3. Pioneer Square Streets
4. Columbia Street
5. Marion Street Pedestrian Bridge
6. Seawall
7. Seneca Street
8. Promenade
9. Union Street Elevator and Stairs
10. Waterfront Park
11. Protected bike lane
12. Seattle Aquarium expansion
13. Overlook Walk
14. Pike Pine Renaissance: Act One
15. Pier 62 Rebuild
16. Pike Place Market's MarketFront
17. Bell Street Park Extension

WATERFRONT LID

WATERFRONT LID
Actions to Date

- Preliminary Special Benefit Study - completed 2017
- Intent to Form Waterfront LID – Resolution 31812 – passed Spring 2018
- Public Hearings – Summer 2018
- LID Formation Ordinance 125760, Protest Waiver Ordinance 125762, and Operating and Maintenance Ordinance 125761– passed Jan 2019
- Final Special Benefit Study and proposed final assessment roll – completed Nov 2019

Local Improvement Legislation
Today's Meeting

- Continues the process of implementing the Waterfront LID by initiating the process of confirming Waterfront LID assessments

- Two pieces of legislation we'll review
  - LID Code Change Ordinance
  - Final Assessment Roll Resolution

Local Improvement Legislation
LID Code Revisions

- Updates Seattle Municipal Code to better align with Revised Code of Washington in the process to confirm LID assessments
- Provides the Hearing Examiner more time to prepare findings and recommendations from the hearings
- Modernizes the Clerk's process of notifying property owners of the hearing results following the conclusion of the hearing
- Removes section of code that specified outdated costs for property descriptions

Local Improvement Legislation

Final Assessment Roll Resolution

- Sets the date for the public hearing on the proposed Final Assessment Roll and directs the hearing be held before Hearing Examiner
  - Public Hearing Date is Tuesday, February 4, 2020
  - At the assessment roll hearing property owners are given the opportunity to object to their individual assessments; all objections must be filed in writing before the hearing date.
- Authorizes the City Clerk to notify property owners of their proposed final assessment amounts and of the public hearing on assessments.

Local Improvement Legislation

Next Steps

December 2019 /January 2020	Hearing Notice and proposed final assessments posted and mailed
February 2020	Public Hearing before Hearing Examiner
March 2020	Hearing Examiner's report filed and property owners who filed an objection are notified of the Hearing Examiner's recommendations
Spring 2020	Property owners can file appeals of Hearing Examiner's recommendations
Spring 2020	City Council (or Council Committee) hearing on appeals
Summer 2020	City Council considers Final Assessment Roll Ordinance to confirm final assessment amounts

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
FILE# CWF-0336, et al.
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Seattle Department of Transportation

Roosevelt Way to improve connections with new stations, and the new Madison Street Bus Rapid Transit line. Planning will continue for the City Center Connector Streetcar, connecting the South Lake Union and First Hill Streetcar lines, along with a new Sound Transit Light Rail alignment between West Seattle, Downtown, the Seattle Center, Interbay, and Ballard. Freight movement will improve with the new S. Lander Street Grade Separation, a rebuilt Alaskan Way, and continued spot improvements. Additional investments on the City's bridges includes replacing the Fairview Avenue Bridge and studying improvements needed for 13 additional bridges. SDOT continues to invest in pedestrian and bicycle infrastructure to increase safety for both pedestrians, riders and motorists, through new protected bike lanes, new sidewalks, and improved street crossings.

The voters of Seattle approved the Move Seattle Levy in 2015; in November 2018, SDOT published the Move Seattle Levy Workplan, which documented updated deliverable commitments, delivery plans, schedule assumptions, risk considerations, and spending plans for all 30 Levy subprograms. The 2020-2025 Proposed CIP incorporates these Workplan strategies, and applies updated schedule, risk, and spending assumptions for new developments that have occurred since November 2018. A table summarizing the Move Seattle Levy investments (both operating and capital) can be found in the Seattle Department of Transportation section of the 2020 Proposed Budget.

The 2020 Proposed Budget and the 2020-2025 Proposed CIP outline investments in critical transportation infrastructure needs and include planned spending of more than $1.8 billion during the six-year planning period. Key work includes street paving and resurfacing; building new sidewalks and curb ramps; school safety improvements; implementation of the Bike, Pedestrian, and Transit Master Plans; investments to facilitate freight mobility; traffic cameras and signals; bridge projects such as bridge replacement, maintenance, and seismic retrofitting; and support for the Seawall and Waterfront Program. For details, please see the associated explanations below.

Street Paving and Resurfacing: The proposed CIP includes funding for the following projects:

- $6.7 million in 2020 for Arterial Major Maintenance;
- $40.1 million in 2020 for Arterial Asphalt & Concrete Program Phase II; and
- $1.8 million in 2020 for Non-Arterial Street Resurfacing and Restoration.

In 2020, the Arterial Asphalt & Concrete Program Phase II (AAC) is scheduled to start construction on the following streets: NW Market St, 15th Ave NE, and NE Pacific St. The AAC project will continue construction of new pavement on 35th Ave SW and Avalon Way SE, as well as in the Green Lake/Wallingford area (Green Lake Loop, N/NE 50th St, N/NE 40th St, N/NE 80th St, and Stone Way).

In addition to major contract paving, SDOT crews will undertake approximately six lane-miles of paving on Arterial Major Maintenance (AMM) and another three lane-miles on Non-Arterial Street Resurfacing and Restoration (NASRR).

Pedestrian Master Plan Investments: The 2020-2025 Proposed CIP includes five projects that are solely dedicated to advancing the recommendations of the Pedestrian Master Plan.

- The Pedestrian Master Plan–Crossing Improvements Project funds pedestrian crossing improvements. The proposed CIP includes $3.5 million in 2020 for this project.

these bridges are located throughout the city. The proposed CIP also includes $2.1 million annually for the Bridge Painting program, which is a critical asset preservation project for the City's 20 structural steel bridges.

Bridge Load Rating: Another investment in the 2020-2025 Proposed CIP relates to bridge load rating standards, which were revised by the Federal Highway Administration in November 2013. The revised standards require the SDOT to re-evaluate the load ratings for 69 bridges by 2022 at a cost of $25,000 to $175,000 per bridge. The proposed CIP includes $1.1 million of funding in 2020 to continue addressing this mandate. SDOT will also be addressing additional load rating requirements specific to Emergency Vehicles, which were mandated in November 2016 by the Federal Highway Administration. The funding impact to address Emergency Vehicles as part of the currently mandated list of bridges as well as all of the City's remaining bridge assets is still being assessed.

Northgate Bridge and Cycle Track: Lastly, the proposed CIP provides funding to start construction on the Northgate Bridge and Multi-Use Path. The proposed CIP increases funding for the Northgate Bridge project to advance through construction. The Northgate Bridge funding gap is due to additional permitting requirements in the form of a supplemental culvert replacement project, permitting delays, unforeseen costs for WSDOT permits, increased railing procurement costs, and construction bids in excess of the engineer's estimate. The Northgate Bridge project is a cornerstone of the Move Seattle Levy, representing nearly 3% of the entire 9-year levy (fund) portfolio and SDOT is deeply committed to building the project.

As mentioned previously SDOT has identified grant funding that can be leveraged more than previously expected for the S. Lander Street Grade Separation project, freeing up $4.1 million of Move Seattle Levy funds that, along with $7.5 million from the Bridge Rehab and Replacement project (Fairview). These monies will help resolve a funding gap in the Northgate Bridge project. Funds from the Bridge Rehabilitation and Replacement project are available to fund the Northgate Bridge Project without any reduction in scope to the Fairview Bridge Replacement effort. The City took advantage of low cost financing from the Public Works Trust Fund and grant funding, to better leverage the Move Seattle Levy dollars allocated to the project.

Retaining Wall Repair and Restoration: In addition to bridges, SDOT also maintains more than 600 retaining walls throughout Seattle. The 2020-2025 Proposed CIP includes $2 million of repurposed bond funding and $2 million of street vacations funding to reach 100% design on a new Northlake Retaining Wall Project. This critical structure is a 452-foot-long lake front timber structure that was constructed in 1951 and is located along the north shoreline of Lake Union adjacent to North Northlake Way. The wall currently shows signs of advanced deterioration, overstress, and some sections of structural failure. The current calculated capacity/demand ratio is 0.1 where 1.0 represents stability. This presents a significant risk to public safety given the right-of-way supported by the wall, the private structures directly offshore and adjacent to the wall, and the close proximity (immediately adjacent and up to 50 feet onshore) of overhead power lines and subsurface gas, sewer, drainage, and water utility infrastructure. This project is part of a pilot project where funding will be appropriated by stage, with milestone-based review from City Council. See the Capital Subcabinet section in the CIP Overview for a description of the pilot process.

Seattle Waterfront Capital Projects: The four major capital projects in the SDOT budget related to the downtown waterfront are the Alaskan Way Viaduct Replacement Project; the Elliott Bay Seawall Project; the Alaskan Way Main Corridor; and the Overlook Walk and East-West Connections Project.

Additionally, separate capital projects exist within the Department of Parks and Recreation (Parks Central Waterfront Piers Rehabilitation, Aquarium Expansion).

The Alaskan Way Viaduct Replacement Project includes SDOT's costs related to design review, permitting issuance and administration, and construction support and acceptance for this WSDOT-led program, including the SR-99 Bored Tunnel, projects to reconnect the street grid at the north and south tunnel portals, the Battery Street Tunnel Decommissioning, and the Viaduct Demolition.

The Elliott Bay Seawall Project replaces the current seawall from Washington to Virginia Streets (also known as the Central Seawall). It also strengthened the pier support for Fire Station 5, which is currently attached to the existing seawall. The project was substantially completed in 2017 but has a few project elements that will be completed as part of the Pier 62 rebuild contract.

The Alaskan Way Main Corridor and the Overlook Walk and East-West Connection Projects are led by the Office of the Waterfront and Civic Projects. The Alaskan Way Main Corridor Project includes the design and construction of the Alaskan Way/Elliott Way surface street, the adjoining pedestrian promenade along the waterfront and several east-west connections that are primarily funded by WSDOT. The Overlook Walk and East-West Connections Projects include the Overlook Walk that provides pedestrian connections between the waterfront and the Aquarium and Pike Place Market. The project also focuses on the east/west streets that connect the downtown to the waterfront area and the Union Street pedestrian bridge.

The City began construction of the Alaskan Way Main Corridor Project in summer 2019 and substantial completion is anticipated to occur in late 2023. Construction of the Overlook Walk and East-West Connection Projects are anticipated to begin in 2020 and 2021.

CIP Revenue Sources

Multiple funding sources support the Transportation CIP, including:

- Move Seattle Levy;
- Gas Tax;
- Multimodal funds;
- Real Estate Excise Tax;
- Commercial Parking Tax;
- Seattle Transit Benefit District
- Vehicle License Fees
- Long-term financing (general obligation bonds);
- Public Works Trust Fund Loans;
- Street vacation revenues;
- School Safety and Pedestrian funds;
- Street use fees;
- Property sale proceeds;
- Federal and state grants; and
- Funds from various funding partners, such as Sound Transit, the Port of Seattle and the Washington State Department of Transportation.

In 2020, the SDOT proposed CIP budget is $405.6 million from the following sources:

Project Summary

Project Name & ID	LTD Actuals	2019 Revised	2020	2021	2022	2023	2024	2025	Total
Central Waterfront (BC-TR-16000)									
Alaskan Way Main Corridor (MC-TR-C072)	103,026	60,670	84,040	81,414	19,270	19,155	3,144	-	370,720
Overlook Walk and East-West Connections Project (MC-TR-C073)	10,484	11,431	14,088	69,285	68,098	7,703	3,250	-	184,339
BC-TR-16000 Total	**113,510**	**72,101**	**98,128**	**150,699**	**87,368**	**26,858**	**6,394**	**-**	**555,059**
General Expense (BO-TR-18002)									
Debt Service REET II (MO-TR-D006)	-	-	815	815	813	815	815	815	4,887
BO-TR-18002 Total	**-**	**-**	**815**	**815**	**813**	**815**	**815**	**815**	**4,887**
Major Maintenance/Replacement (BC-TR-19001)									
35th Avenue SW Paving (MC-TR-C099)	-	-	-	-	-	35,000	-	-	35,000
Accela Permitting System (MC-TR-C001)	6,683	10,498	5,296	679	1,000	1,000	1,000	1,000	27,156
Arterial Asphalt & Concrete Program Phase II (MC-TR-C033)	40,976	40,952	40,051	35,562	25,990	20,946	35,769	25,000	265,247
Arterial Asphalt and Concrete Program (MC-TR-C070)	223,709	2,058	-	-	-	-	-	-	225,767
Arterial Major Maintenance (MC-TR-C071)	20,924	5,797	6,688	6,796	6,812	6,829	6,927	7,135	67,907
Bike Master Plan - Urban Trails and Bikeways (MC-TR-C060)	1,644	856	1,237	1,238	1,338	1,367	1,451	1,112	10,242
Bridge Load Rating (MC-TR-C006)	5,012	1,189	1,066	1,036	1,088	346	273	366	10,376
Bridge Painting Program (MC-TR-C007)	25,426	9,980	2,135	2,135	2,135	2,135	2,135	2,135	48,216
Bridge Rehabilitation and Replacement (MC-TR-C045)	95,906	25,121	13,497	4,039	276	30	63	-	138,932
Bridge Rehabilitation and Replacement Phase II (MC-TR-C039)	4,422	7,468	3,716	3,460	845	-	-	-	19,911

**Amounts in thousands of dollars.*

Fund Summary

Fund Code & Name	LTD Actuals	2019	2020	2021	2022	2023	2024	2025	Total
00100 - General Fund	18,149	17	-	-	-	-	-	-	18,166
00164 - Unrestricted Cumulative Reserve Fund	6,302	3,002	-	-	-	-	-	-	9,303
10102 - Emergency Fund	395	-	-	-	-	-	-	-	395
10394 - Bridging The Gap Levy Fund	200,930	331	-	-	-	-	-	-	201,261
10398 - Move Seattle Levy Fund	181,845	134,660	129,683	144,505	89,843	75,860	77,502	310	834,207
13000 - Transportation Fund	616,511	255,696	203,081	107,119	51,969	89,024	41,806	22,706	1,387,912
18500 - School Safety Traffic and Pedestrian Improvement Fund	21,457	14,286	9,484	9,245	9,722	9,810	9,187	5,935	89,126
19900 - Transportation Benefit District Fund	23,467	16,946	14,066	5,885	5,330	5,255	3,808	3,379	78,135
2005 Multipurpose LTGO Bond Fund	10,313	-	-	-	-	-	-	-	10,313
30010 - REET I Capital Fund	11,764	4,744	-	1,350	2,650	2,100	2,100	2,100	26,808
30020 - REET II Capital Fund	125,839	32,120	19,345	13,256	13,852	15,404	12,404	12,404	244,622
31600 - Transportation Bond Fund	1,314	-	-	-	-	-	-	-	1,314
33850 - 2000 Parks Levy Fund	560	54	-	-	-	-	-	-	613
33860 - 2008 Parks Levy Fund	3,605	5	-	-	-	-	-	-	3,610
34900 - 2006 Multipurpose LTGO Bond Fund	5,220	-	-	-	-	-	-	-	5,220
35040 - Waterfront LID #6751	-	-	7,008	57,950	39,223	5,600	350	-	110,131
35100 - 2007 Multipurpose LTGO Bond Fund	6,320	-	-	-	-	-	-	-	6,320
35200 - 2008 Multipurpose LTGO Bond Fund	12,796	-	-	-	-	-	-	-	12,796

**Amounts in thousands of dollars.*

Fund Summary

Fund Code & Name	LTD Actuals	2019	2020	2021	2022	2023	2024	2025	Total
35300 - 2009 Multipurpose LTGO Bond Fund	31,976	-	-	-	-	-	-	-	31,976
35400 - 2010 Multipurpose LTGO Bond Fund	55,030	-	-	-	-	-	-	-	55,030
35500 - 2011 Multipurpose LTGO Bond Fund	42,473	18	-	-	-	-	-	-	42,491
35600 - 2012 Multipurpose LTGO Bond Fund	10,800	-	-	-	-	-	-	-	10,800
35800 - Alaskan Way Seawall Const Fund	285,871	-	-	-	-	-	-	-	285,871
35840 - 2016 UTGO-Alaskan Way Seawall	-	825	-	-	-	-	-	-	825
35900 - Central Waterfront Improvement Fund	13,066	8,779	7,455	24,126	36,006	9,318	6,044	-	104,794
36200 - 2015 Multipurpose LTGO Bond Fund	13,472	558	-	-	-	-	-	-	14,030
36300 - 2016 Multipurpose LTGO Bond Fund	39,825	3,443	-	-	-	-	-	-	43,268
36400 - 2017 Multipurpose LTGO Bond Fund	42,111	3,798	-	-	-	-	-	-	45,909
36410 - 2017 LTGO Taxable Bond Fund	2,086	1,281	-	-	-	-	-	-	3,367
36500 - 2018 Multipurpose LTGO Bond Fund	6,717	1,659	2,000	-	-	-	-	-	10,376
36510 - 2018 LTGO Taxable Bond Fund	5,093	3,096	-	-	-	-	-	-	8,189
36600 - 2019 Multipurpose LTGO Bond Fund	-	20,192	-	-	-	-	-	-	20,192
36610 - 2019 LTGO Taxable Bond Fund	-	1,000	-	-	-	-	-	-	1,000
36700 - 2020 Multipurpose LTGO Bond Fund	-	-	10,779	-	-	-	-	-	10,779
36710 - 2020 LTGO Taxable Bond Fund	-	-	1,725	-	-	-	-	-	1,725
36800 - 2021 Multipurpose LTGO Bond Fund	-	-	-	16,960	-	-	-	-	16,960
36810 - 2021 LTGO Taxable Bond Fund	-	-	-	4,260	-	-	-	-	4,260

**Amounts in thousands of dollars.*

Alaskan Way Main Corridor

Project No:	MC-TR-C072	**BSL Code:**	BC-TR-16000
Project Type:	Discrete	**BSL Name:**	Central Waterfront
Project Category:	New Facility	**Location:**	Various
Current Project Stage:	Stage 5 - Construction	**Council District:**	Multiple
Start/End Date:	2013 - 2024	**Neighborhood District:**	Multiple
Total Project Cost:	$370,720	**Urban Village:**	Multiple

This project designs and constructs the rebuilt Alaskan Way/Elliott Way surface streets and the adjoining pedestrian promenade along the Seattle waterfront following the demolition of the Alaskan Way Viaduct. The State of Washington has built a deep bore tunnel to replace the Alaskan Way Viaduct (Viaduct) and has relocated State Route (SR) 99 into the tunnel. The State is responsible for demolishing the Viaduct and decommissioning the Battery Street tunnel. The City of Seattle is responsible for the Alaskan Way/Elliott Way surface street and the promenade. The project also includes replacement of and improvements to four key connections impacted by the Viaduct removal, namely Seneca Street, Columbia Street, and the Marion Street and Lenora pedestrian bridges. This project is part of the overall waterfront improvement program. Construction of these improvements began in 2019.

This project includes funding from the Waterfront Local Improvement District (LID #7651) formed by City Council via Ordinance 125760 in January 2019. (Interfund Loan will be repaid by Local Improvement District Bonds ($5.65 million), LTGO Bonds ($3.98 million), Private Funding/Donations ($919,000) and Private Utilities ($1.1 million.)

Resources	LTD Actuals	2019 Revised	2020	2021	2022	2023	2024	2025	Total
City Light Fund Revenues	16	-	-	-	-	-	-	-	16
Commercial Parking Tax	6,118	(37)	-	-	-	-	-	-	6,081
Drainage and Wastewater Rates	263	-	-	-	-	-	-	-	263
Interfund Loan	10,565	1,035	-	-	-	-	-	-	11,600
Local Improvement District Bonds	-	-	-	14,950	8,852	3,650	-	-	27,452
TGO Bond Proceeds	33,229	15,839	10,779	16,960	3,315	3,700	-	-	83,821
Miscellaneous Revenues	872	(412)	-	-	-	-	-	-	460
Partnership - WSDOT	37,072	43,245	70,456	41,390	2,194	1,990	-	-	196,347
Private Funding - Utilities	519	(519)	-	-	-	-	-	-	-
Private Funding/Donations	-	-	2,100	2,101	2,909	6,815	3,144	-	17,069
Real Estate Excise Tax II	1,654	519	-	5,000	2,000	3,000	-	-	12,173
Seawall Levy	5,297	-	-	-	-	-	-	-	5,297
State Grant Funds	1,846	104	-	-	-	-	-	-	1,950
Street Vacations - CRSU	1,300	-	-	-	-	-	-	-	1,300
Street Vacations - SVF	786	757	-	-	-	-	-	-	1,543
User Fees	3,490	140	705	1,013	-	-	-	-	5,348
Total:	**103,026**	**60,670**	**84,040**	**81,414**	**19,270**	**19,155**	**3,144**	**-**	**370,720**

[1]Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Fund Appropriations / Allocations[1]	LTD Actuals	2019 Revised	2020	2021	2022	2023	2024	2025	Total
2015 Multipurpose LTGO Bond Fund	7,250	145	-	-	-	-	-	-	7,395
2016 Multipurpose LTGO Bond Fund	13,625	268	-	-	-	-	-	-	13,893
017 LTGO Taxable Bond Fund	-	-	-	-	-	-	-	-	-
2017 Multipurpose LTGO Bond Fund	6,293	132	-	-	-	-	-	-	6,425
2018 LTGO Taxable Bond Fund	-	509	-	-	-	-	-	-	509
2018 Multipurpose LTGO Bond Fund	6,061	93	-	-	-	-	-	-	6,154
2019 Multipurpose LTGO Bond Fund	-	14,692	-	-	-	-	-	-	14,692
2020 Multipurpose LTGO Bond Fund	-	-	10,779	-	-	-	-	-	10,779
2021 Multipurpose LTGO Bond Fund	-	-	-	16,960	-	-	-	-	16,960
2022 Multipurpose LTGO Bond Fund	-	-	-	-	3,315	-	-	-	3,315
2023 Multipurpose LTGO Bond Fund	-	-	-	-	-	3,700	-	-	3,700
Alaskan Way Seawall Const Fund	5,297	-	-	-	-	-	-	-	5,297
Central Waterfront Improvement Fund	10,565	1,495	2,100	2,101	2,909	6,815	3,144	-	29,129
REET II Capital Fund	1,654	519	-	5,000	2,000	3,000	-	-	12,173
Transportation Fund	50,982	42,818	71,161	42,403	2,194	1,990	-	-	211,548
Unrestricted Cumulative Reserve Fund	1,300	-	-	-	-	-	-	-	1,300
Waterfront LID #6751	-	-	-	14,950	8,852	3,650	-	-	27,452
Total:	**103,026**	**60,670**	**84,040**	**81,414**	**19,270**	**19,155**	**3,144**	**-**	**370,720**

O&M Impacts: This project replaces aging infrastructure along the Central Waterfront providing an O&M benefit. It also builds new infrastructure for several City departments. The maintenance of the new public open space and pedestrian promenade will be funded primarily with Metropolitan Park District funds set-aside for this purpose.

[1]Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Alaskan Way Viaduct Replacement

Project No:	MC-TR-C066	**BSL Code:**	BC-TR-19002
Project Type:	Discrete	**BSL Name:**	Major Projects
Project Category:	New Facility	**Location:**	ALASKAN WY VI SB
Current Project Stage:	Stage 5 - Construction	**Council District:**	Multiple
Start/End Date:	2001 - 2019	**Neighborhood District:**	Multiple
Total Project Cost:	$97,310	**Urban Village:**	Multiple

This project funds the City's involvement in the replacement of the Alaskan Way Viaduct with the bored tunnel hybrid alternative. Replacement of this structure will enhance overall safety, as this structure is seismically vulnerable. In prior years, this project included design of the Central Seawall and Waterfront Improvements. For transparency purposes, the Seawall and Waterfront work was reflected in three new capital projects, Elliott Bay Seawall Project (MC-TR-C014), Alaskan Way Main Corridor Program (MC-TR-C066), and the Overlook Walk and East-West Connections Program (MC-TR-C073).

Resources	LTD Actuals	2019 Revised	2020	2021	2022	2023	2024	2025	Total
City Light Fund Revenues	-	100	-	-	-	-	-	-	100
Commercial Parking Tax	8,781	221	-	-	-	-	-	-	9,002
Federal Grant Funds	2,861	-	-	-	-	-	-	-	2,861
General Fund	2,951	-	-	-	-	-	-	-	2,951
Interagency Commission on Outdoor Recreation Grants	239	-	-	-	-	-	-	-	239
Interfund Loan	-	585	-	-	-	-	-	-	585
King County Funds	3,127	-	-	-	-	-	-	-	3,127
LTGO Bond Proceeds	40,451	3,783	-	-	-	-	-	-	44,234
Partnership - WSDOT	27,861	1,575	-	-	-	-	-	-	29,437
`eawall Levy	328	-	-	-	-	-	-	-	328
State Gas Taxes - City Street Fund	1,070	198	-	-	-	-	-	-	1,268
User Fees	-	3,069	-	-	-	-	-	-	3,069
Waterway Use Fee	108	-	-	-	-	-	-	-	108
Total:	**87,777**	**9,531**	**-**	**-**	**-**	**-**	**-**	**-**	**97,308**

[1]Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Fund Appropriations / Allocations[1]	LTD Actuals	2019 Revised	2020	2021	2022	2023	2024	2025	Total
2006 Multipurpose LTGO Bond Fund	5,220	-	-	-	-	-	-	-	5,220
2007 Multipurpose LTGO Bond Fund	2,920	-	-	-	-	-	-	-	2,920
008 Multipurpose LTGO Bond Fund	481	-	-	-	-	-	-	-	481
2009 Multipurpose LTGO Bond Fund	1,770	-	-	-	-	-	-	-	1,770
2010 Multipurpose LTGO Bond Fund	10,440	-	-	-	-	-	-	-	10,440
2011 Multipurpose LTGO Bond Fund	14,903	-	-	-	-	-	-	-	14,903
2012 Multipurpose LTGO Bond Fund	3,000	-	-	-	-	-	-	-	3,000
2016 Multipurpose LTGO Bond Fund	1,517	1,983	-	-	-	-	-	-	3,500
2017 Multipurpose LTGO Bond Fund	163	537	-	-	-	-	-	-	700
2018 Multipurpose LTGO Bond Fund	37	(37)	-	-	-	-	-	-	-
2019 Multipurpose LTGO Bond Fund	-	1,300	-	-	-	-	-	-	1,300
Alaskan Way Seawall Const Fund	328	-	-	-	-	-	-	-	328
Central Waterfront Improvement Fund	-	585	-	-	-	-	-	-	585
General Fund	2,951	-	-	-	-	-	-	-	2,951
Transportation Fund	44,046	5,164	-	-	-	-	-	-	49,210
Total:	**87,777**	**9,531**	**-**	**-**	**-**	**-**	**-**	**-**	**97,308**

O&M Impacts: SDOT has individual project budgets for the maintenance of painted markings, signage, signals, bridges and roadway structures, urban forestry, and sidewalks and pavement; these budgets are constrained by the availability of transportation specific and general funds. The SDOT Asset Management website (https://www.seattle.gov/transportation/about-sdot/asset-management) provides unconstrained operational cost forecasting by asset type, typical lifecycle and average maintenance cost ranges.

[1]Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Overlook Walk and East-West Connections Project

Project No:	MC-TR-C073	**BSL Code:**	BC-TR-16000
Project Type:	Discrete	**BSL Name:**	Central Waterfront
Project Category:	New Investment	**Location:**	Multiple
Current Project Stage:	Stage 2 - Initiation, Project Definition, & Planning	**Council District:**	Multiple
Start/End Date:	2013 - 2024	**Neighborhood District:**	Downtown
Total Project Cost:	$184,340	**Urban Village:**	Downtown

Removing the Alaskan Way Viaduct provides the opportunity for the City to improve key connections between the downtown core and the waterfront. The specific east/west streets targeted for improving connections include: Bell Street, King Street, Main Street, Pike Street, Pine Street, Railroad Way, Union Street, Washington Street, and Yesler Way. In addition to these east/west street connections, the waterfront improvement program also includes Overlook Walk, which would provide a pedestrian oriented connection between the waterfront, the Aquarium and Pike Place Market with ADA access, views, and public open spaces. This project is part of the overall waterfront improvement program. Expenditures to the Local Improvement District Bonds revenue source that occur prior to 2019 represent anticipated future bond sales. This project includes funding from the Waterfront Local Improvement District (LID #7651) formed by City Council via Ordinance 125760 in January 2019. (Interfund Loan will be repaid by Local Improvement District Bonds.)

Resources	LTD Actuals	2019 Revised	2020	2021	2022	2023	2024	2025	Total
Interfund Loan	2,501	6,199	-	-	-	-	-	-	8,700
Local Improvement District Bonds	-	-	7,008	43,000	30,371	1,950	350	-	82,679
LTGO Bond Proceeds	4,751	4,190	1,725	4,260	4,630	3,250	-	-	22,806
Private Funding/Donations	-	-	4,355	17,525	29,097	2,503	2,900	-	56,380
Street Vacations - SVF	-	500	1,000	4,500	4,000	-	-	-	10,000
User Fees	3,232	543	-	-	-	-	-	-	3,775
Total:	**10,484**	**11,431**	**14,088**	**69,285**	**68,098**	**7,703**	**3,250**	**-**	**184,339**

und Appropriations / Allocations[1]	LTD Actuals	2019 Revised	2020	2021	2022	2023	2024	2025	Total
2015 Multipurpose LTGO Bond Fund	1,363	17	-	-	-	-	-	-	1,379
2017 LTGO Taxable Bond Fund	2,086	1,195	-	-	-	-	-	-	3,281
2018 LTGO Taxable Bond Fund	1,302	1,978	-	-	-	-	-	-	3,280
2019 LTGO Taxable Bond Fund	-	1,000	-	-	-	-	-	-	1,000
2020 LTGO Taxable Bond Fund	-	-	1,725	-	-	-	-	-	1,725
2021 LTGO Taxable Bond Fund	-	-	-	4,260	-	-	-	-	4,260
2022 LTGO Taxable Bond Fund	-	-	-	-	4,630	-	-	-	4,630
2023 LTGO Taxable Bond Fund	-	-	-	-	-	2,500	-	-	2,500
2023 Multipurpose LTGO Bond Fund	-	-	-	-	-	750	-	-	750
Central Waterfront Improvement Fund	2,501	6,699	5,355	22,025	33,097	2,503	2,900	-	75,080
Transportation Fund	3,232	543	-	-	-	-	-	-	3,775
Waterfront LID #6751	-	-	7,008	43,000	30,371	1,950	350	-	82,679
Total:	**10,484**	**11,431**	**14,088**	**69,285**	**68,098**	**7,703**	**3,250**	**-**	**184,339**

O&M Impacts: This project includes a mix of upgrading existing streets and building new infrastructure. O&M for new public open spaces, such as the Overlook Walk will be funded by the Metropolitan Park District.

[1]Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Seattle Department of Transportation

Elliott Bay Seawall Project

City of Seattle Hearing Examiner
EXHIBIT 129
ADMITTED ✓
DENIED
FILE# CWF-0336, et al.

Project Type:	Discrete	**Project No.:**	TC367320
Start/End Date:	2013-2018	**BCL/Program Code:**	19002
Project Category:	Rehabilitation or Restoration	**BCL/Program Name:**	Major Projects
Current Project Stage:	Construction	**Location:**	Alaskan WAY/S Washingtor ST/Virginia ST
Neighborhood District:	Downtown	**Council District:**	7
Total Project Cost:	$388,042	**Urban Village:**	Multiple

This project, created in 2013, is a critical public safety project to replace the existing seawall from S. Washington Street to Virginia Street with a structure that meets current safety and design standards. The project will also improve the nearshore ecosystem of Elliott Bay and provide opportunities for recreation and shoreline access. Costs incurred prior to 2013 are included in the Alaskan Way Viaduct Replacement project (TC66050).

	LTD Actuals	2017 REV	2018	2019	2020	2021	2022	2023	Total
Resources									
Real Estate Excise Tax II	12,141	5,159	0	0	0	0	0	0	17,300
King County Funds	21,650	0	0	0	0	0	0	0	21,650
User Fees	10	750	0	0	0	0	0	0	760
Commercial Parking Tax	2,750	0	0	0	0	0	0	0	2,750
2018 Multipurpose LTGO Bond Proceeds	0	0	14,579	0	0	0	0	0	14,579
2012 Multipurpose LTGO Bond Fund	2,800	0	0	0	0	0	0	0	2,800
Seawall Levy	280,680	790	0	0	0	0	0	0	281,470
2016 Multipurpose LTGO Bond Proceeds	8,413	0	0	0	0	0	0	0	8,413
2017 Multipurpose LTGO Bond Proceeds	0	30,421	0	0	0	0	0	0	30,421
Parking Garage Disposition Proceeds	559	7,341	0	0	0	0	0	0	7,900
Total:	329,003	44,460	14,579	0	0	0	0	0	388,042

** Funds are appropriated through the Adopted Budget at the Budget Control Level. All amounts shown above are in thousands of dollars.*

	LTD Actuals	2017 REV	2018	2019	2020	2021	2022	2023	Total
Fund Appropriations/ Allocations*									
Cumulative Reserve Subfund - Real Estate Excise Tax II Subaccount	12,141	5,159	0	0	0	0	0	0	17,300
Transportation Operating Fund	24,410	750	14,579	0	0	0	0	0	39,738
2012 Multipurpose LTGO Bond Fund	2,800	0	0	0	0	0	0	0	2,800
Alaskan Way Seawall Construction Fund	280,680	790	0	0	0	0	0	0	281,470
2016 Multipurpose LTGO Bond Fund	8,413	0	0	0	0	0	0	0	8,413
2017 Multipurpose LTGO Bond Fund	0	30,421	0	0	0	0	0	0	30,421
Parking Garage Disposition Proceeds Fund	559	7,341	0	0	0	0	0	0	7,900
Total:	329,003	44,460	14,579	0	0	0	0	0	388,042

	LTD Actuals	2017 REV	2018	2019	2020	2021	2022	2023	Total
Spending Plan									
Cumulative Reserve Subfund - Real Estate Excise Tax II Subaccount	12,141	5,159	0	0	0	0	0	0	17,300
Transportation Operating Fund	24,410	750	14,579	0	0	0	0	0	39,738
2012 Multipurpose LTGO Bond Fund	2,800	0	0	0	0	0	0	0	2,800
Alaskan Way Seawall Construction Fund	280,680	790	0	0	0	0	0	0	281,470
2016 Multipurpose LTGO Bond Fund	8,413	0	0	0	0	0	0	0	8,413
2017 Multipurpose LTGO Bond Fund	0	30,421	0	0	0	0	0	0	30,421
Parking Garage Disposition Proceeds Fund	559	7,341	0	0	0	0	0	0	7,900
Total:	329,003	44,461	14,579	0	0	0	0	0	388,042

** Funds are appropriated through the Adopted Budget at the Budget Control Level. All amounts shown above are in thousands of dollars.*

	2018	2019	2020	2021	2022	2023	Total
O & M Costs (Savings)							
Total:	0	0	0	0	0	0	0

** Funds are appropriated through the Adopted Budget at the Budget Control Level. All amounts shown above are in thousands of dollars.*

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City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED ___
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FILE# CWF-0336, et al.

EXPLORE SEATTLE'S NEW WATERFRONT

Bell Street

PROJECT STATUS

Bell Street

Design Development — Final Design — Contracting — Construction — Closeout

ABOUT THE PROJECT

Waterfront Seattle will improve key east-west streets to strengthen connections between downtown and the waterfront. Each of these east-west streets has a unique character, connecting different neighborhoods and opening them up to the new waterfront.

In Belltown, we will extend the Bell Street Park from 1st Avenue – where it ends today – to Elliott Avenue, expanding public space and adding new landscaping and lighting.

JOIN OUR MAILING LIST

Many voices have contributed their energy and ideas to creating a great waterfront. Join our mailing list to receive quarterly updates on the Waterfront Program, or share your comments and ideas.

Email * **First name** **Last name**

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Text "WFSCN" to 474747 to receive Waterfront construction text updates

Text message updates will be sent if there are any construction changes or updates that are not captured in our weekly email notifications.

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EXPLORE SEATTLE'S NEW WATERFRONT

ALASKAN WAY | PARK PROMENADE + BIKE PATH | OVERLOOK WALK | PIER 58 (WATERFRONT PARK) | PIER 62
PIKE + PINE RENAISSANCE | PIONEER SQUARE | UNION STREET | BELL STREET | RAILROAD WAY
MARION STREET BRIDGE | SEAWALL

Railroad Way

PROJECT STATUS

Railroad Way

Design Development — Final Design — Contracting — Construction — Closeout

The new Railroad Way will provide access to adjacent properties and create a direct path from the waterfront park to the stadiums

ABOUT THE PROJECT

Railroad Way will provide a new pedestrian connection and gateway linking the waterfront to Pioneer Square and the Stadiums. Railroad Way will support local access and daily activity like any other city street, but it will also provide a flexible public space where people can gather and engage around stadium events. Railroad Way will feature a new plaza with furnishings and lighting, a widened sidewalk connecting large crowds and processions to 1st Avenue and the waterfront, and historic features like paving and remnants of the original rail tracks.

Railroad Way will be constructed by the Washington State Department of Transportation (WSDOT) as part of their South Access project.

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City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED ___
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FILE# CWF-0336, etal

WATERFRONT SEATTLE PROJECT

Summary of Waterfront Seattle Project
Final Special Benefit/Proportionate Assessment Study
for Local Improvement District (LID) - Seattle, Washington

ADDENDA VOLUME

FOR
City of Seattle
Mr. Glen M. Lee, City Finance Director
Department of Finance and Administration Services
700 Fifth Avenue, Suite 4300
PO Box 94669
Seattle, WA 98124-4996

Date of Valuation: October 1, 2019
Date of Report: November 12, 2019
ABS Valuation Job #19-0101

ABS Valuation
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ABS VALUATION
COMMERCIAL APPRAISAL CONSULTATION LITIGATION SUPPORT
SPECIAL BENEFIT STUDIES R/W APPRAISAL SERVICES

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A - LID-No LID

Before/After: Site Plans

The following two slides depict the entirety of the Waterfront Seattle program in the "Before/After" ("No-LID/LID") conditions (with the exception of Pike/Pine and the Pioneer Square East/West connections, which are described separately). As such, the below description represents a complete description of these two conditions (with the exception of Pike/Pine and the Pioneer Square East/West connections).

LID "Before" Conditions – Project Assumptions

Under the "Before" condition, none of the LID Project Elements would be built. However, as a result of several ongoing projects that are separate from those elements, conditions in the area would be different from those that currently exist. Major changes assumed to be in place under the "Before" condition are:

- The Alaskan Way Viaduct Replacement Project (AWVRP) will be complete, with the viaduct eliminated and the SR 99 tunnel in operation.
- The Elliott Bay Seawall Project will be complete, including a new 15-foot wide sidewalk inset with light penetrating surface (LPS) adjacent to the seawall between approximately Yesler Way and Virginia Street.
- The Pike Place MarketFront (MarketFront) Project will be complete.
- The Pier 62 Rebuild Project will be complete.
- The Seattle Multimodal Terminal at Colman Dock Project will be complete.
- A restored Washington Street Boat Landing Pergola will be complete.
- A "Habitat Beach" between approximately Yesler Way and S. Washington St and immediately adjacent to Washington Street Boat Landing Pergola and Colman Dock will be complete.

Rebuilt/New Surface Roadway

Before

The "Before" condition assumes a new surface roadway that would fulfill some of the functions that will no longer be provided by SR 99 after the Alaskan Way Viaduct is removed by serving both local and regional transportation needs and providing access between SR 99, downtown Seattle, and northwest Seattle. The proposed improvements would consist of:

- A new Alaskan Way roadway between S King Street and Pine Street, built in the approximate footprint of the former Alaskan Way Viaduct, would include:
    - A dedicated transit lane in each direction between S. King Street and Columbia Street and on Columbia Street between Alaskan Way and First Avenue
    - Northbound ferry queuing lanes between S. King Street and Yesler Way, which include double left-turn lanes between S. Main Street and Yesler Way onto Colman Dock
    - Curb zones near the Colman Dock Transit Hub designed to accommodate general-purpose vehicles, transit, taxi, and ADA drop-offs and pick-ups.
- Additional on-street parking and loading zones located along the curbside on the east and west sides of Alaskan Way where space is available.

- A new arterial street, called Elliott Way, which would follow the path of the former Alaskan Way Viaduct from Alaskan Way at Pine Street up the hill into Belltown, where it would connect with Elliott Avenue and Western Avenue
- A new intersection at Pine Street (referred to as the Pine Street extension) that would connect the new Alaskan Way and new Elliott Way with the existing portion of Alaskan Way north of Pier 62/63. This extension would reach a height of 18' from the existing Alaskan Way.
- Streetscape enhancements to Bell St. between Elliott Avenue and First Avenue, which would include widened sidewalks and increased landscaping.
- 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way. The budget would allow for the selection of trees with a caliper of 1.5" to 2". All trees would be of the same type to facilitate the standard level of care and maintenance provided other street trees in the downtown area.
- Code-compliant Green Stormwater Infrastructure (GSI) would be installed in areas of the planting strip along the west side of Alaskan Way between Yesler Way and Columbia St and in areas of the planting strip along the east side of Alaskan Way on every block between Columbia Street and Pike Street, as well as a GSI planter at the foot of the Pike Street Hillclimb. The City would install groundcover to facilitate the standard level of care provided other GSI elements in the City.
- The City would install one type of hardy groundcover in all other landscaped areas along Alaskan Way and Elliott Way in order to facilitate the standard level of care provided other groundcover in the City.
- Sidewalks on both sides of the roadway along Alaskan Way and Elliott Way would be standard 2'x2' scored concrete.
- On the east side of Alaskan Way between S. King Street and Yesler Way, sidewalk areas between tree pits would be infilled with salvaged red bricks, as required by the Pioneer Square Historic Preservation Board Certificate of Approval.
- Sidewalk immediately adjacent to the west side of Alaskan Way between S. King Street and the Pike Street would range in width from 8' to 35'.
- Plantings immediately west of the two-way bike facility between S. King Street and S. Washington Street would be a mix of standard plantings.
- Sidewalk on the east side of the street between S. King Street and the Pike Street Hillclimb would range in width from 7' to 35"
- Sidewalk on the east and west sides of Elliott Way roadway between the Pike Street Hillclimb and Bell Street would range in width from 7' to 9'.
- Crosswalks in all intersections would be standard, with 6" curbs.
- A two-way bicycle facility would run along the west side of the new Alaskan Way. The facility would begin at S. King Street and continue north on the west side of Alaskan Way to about Virginia Street, where it would cross the road to join the existing path on the east side of the roadway. At the new intersection with Elliott Way, the bicycle facility would transition to separate northbound and southbound paths that would connect with existing bicycle lanes on Elliott and Western Avenues in Belltown.
- The Marion Street pedestrian bridge over Alaskan Way, which connects to the Seattle Ferry Terminal, would be constructed.
- Reconstructed sidewalks and parking on Seneca Street between Alaskan Way and Western Avenue would be constructed.

- The reconnection of Lenora Street pedestrian bridge to the new Elliott Way would be constructed.

After

In the After condition, all of the improvements listed above would remain, with the exception of the following:

- Increasing the caliper of the approximately 377 street trees that would be present in the "Before" condition up to 4" caliper size.
- Adding approximately an additional 16 street trees with a caliper of 4"
- In all planters and landscaped areas described in the "Before" condition, the City would upgrade the groundcover and shrub plantings to incorporate a greater diversity of plants in order to create consistency between these and the LID-funded elements described below.
- The crosswalks in the intersections between S. King St. and Pike St. would be upgraded from 6" curbs in the "Before" condition. Those intersections would be raised three inches, resulting in a 3" difference between the sidewalk and crosswalk and improving the pedestrian connectivity between downtown and the waterfront.
- Sidewalks immediately adjacent to the east side of Alaskan Way would be upgraded from 2'x2' scored concrete to exposed aggregate between S. King Street and the Pike Street Hillclimb, as would sidewalks immediately adjacent to the west side of Alaskan Way between S. King Street and the Pine St. Extension.

Drive/Parking Aisle (Before), Promenade (After)

Before

In the "Before" condition, the City would not have the funding to build the Promenade that is described in the "After" condition below. Instead, it would construct the following:

S. Washington Street to Madison Street

Between the east edge of the Seawall LPS and the west edge of the bike facility, from Madison Street to the Washington Street Boat Landing, a 2'x2' scored concrete pedestrian area would be installed with a width of between 25 and 35 feet. The area dedicated to pedestrian travel would be wider than the "After" condition, which would have divided this area between a wide paved surface for pedestrians and landscaped areas.

Madison Street to Pike Street

Between the east edge of the Seawall LPS and the west edge of the bike facility, from Madison and Pike, the City would install a "drive aisle" that would accommodate 128 parking spaces. Between Madison and Union, the drive aisle would include a single aisle, 60-degree angled parking arrangement using asphalt. Between Union and Pike, the drive aisle would include a double aisle, 60-degree angled parking arrangement using asphalt. There would be an inbound driveway to the south of Pike Street, inbound/outbound driveways at University, Seneca, and Spring Streets, and an outbound driveway at Madison Street. All roadway and parking areas would range in width from 36' to 56'. The sidewalk between the west side of the drive aisle and the LPS panels would be paved using the standard 2'x2' scored concrete. The total width of the walking area, adjacent to the existing LPS panels, would range between 3' and 15'.

Pike Street to Pine Street

The City would reserve this space for a future Aquarium expansion. It would be paved with 2'x2' scored concrete.

After

In the "After" condition, the City would construct the Promenade, a continuous public open space with amply green, landscaped spaces along the west side of the new Alaskan Way from S Washington Street to Pine Street that would be designed for walking, sitting, gathering, and viewing the waterfront. The "Light Penetrating Surface" panels which constitute the westernmost 15± feet along most of the future promenade and were built by the Elliott Bay Seawall project are considered part of the "Before" condition and so are not factored into the LID special benefit calculations for the Promenade. The southern end of the Promenade would terminate at the Washington Street Boat Landing in Pioneer Square, at which point the Promenade would transition into a sidewalk that is identical to the "Before" condition, with the exception of the increase of tree caliper from 1.5 to 2" up to 4" and a greater diversity of groundcover and plantings. Design features and landscaping would create a series of three different environments, in specific segments of the Promenade that would reflect the character of the surrounding areas. In addition to the following descriptions, the planting areas would consist of a total of:

- Approximately 110 evergreen trees with initial height of 8' to 12', and approximately 163 ornamental deciduous trees.
- Approximately 14,000 shrubs and 39,000 flower bulbs.

S. Washington Street to Madison Street – This area would span from the Washington Street Boat Landing Pergola to Fire Station #5 and would primarily support the regional transit hub in front of the Seattle Ferry Terminal. It would accommodate the heavy pedestrian, bicycle, and vehicle traffic coming through the Yesler Way, Columbia Street, and Marion Street intersections. The area's primary design features would be:

- A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 11 to 20 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate and metal inlays for visual interest.
- A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters arranged to create terraces. These terraces would be located between the east edge of the pedestrian space described above and the west edge of the bicycle facility. The lower terraces would be designed to collect storm water runoff from the Promenade.
- A restored Tsutakawa Fountain located along the Promenade at Columbia Street.
- A public art sculpture by Oscar Tuazon located within the two-way bicycle facility between Columbia and Madison Streets.
- Seating opportunities, including approximately 11 public benches constructed from finished cedar logs, four swing sets between Madison and Marion Streets, and Sandbag Benches and Dolos by artist Buster Simpson between Yesler Way and S. Washington Street.
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall. These railings would be located:
    - Along the Habitat Beach area, between the entrance to Colman Dock at Yesler Way and the north side of the Washington Street Boat Landing Pergola. This railing segment would include a gate to provide public access to the Habitat Beach during its hours of operation.
    - Along the open water, from the north end of Colman Dock near Marion St to the south side of Pier 57 near Madison St.

- Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of benches, handrails, and planters.

Madison Street to Pike Street – This area of the Promenade would be a mix of pedestrian and landscaped areas adjacent to Historic Piers 54-59, the public park at Pier 58, and the existing Seattle Aquarium entrance and frontage. The main design elements would be:

- A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 20 to 55 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate and metal inlays for visual interest.
- A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters arranged to create terraces. These terraces would be located between the east edge of the above pedestrian area and the west edge of the bicycle facility. The lower terraces would be designed to collect storm water runoff from the Promenade.
- A 4' to 11' wide boardwalk constructed of Cumaru wood that meanders through the planted terraces between Spring and Union Streets
- Seating opportunities, including approximately 39 public benches constructed from finished cedar logs, and several embedded boulders between Union Street and Pike Street.
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall. These railings would be located:
    - Near Spring St along the open water between Pier 54 and Pier 55
    - Near University St along the open water between Pier 56 and Pier 57
- Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of benches, handrails, planters and pathways.
- "Social Intersections" located at Union, University, Seneca, and Spring Streets designed to accommodate impromptu social gathering, as well as small-scale events such as farmers stands, food trucks, and musical performances.
- A kiosk at Union Street that can be used to provide information to public about the waterfront, or other uses. The kiosk is not LID funded but would not exist but for the creation of the LID.
- Two pieces of public art by Shaun Peterson and Cedric Bomford.

Pike Street to Pine Street – This area of the Promenade would be a public space beginning north of the existing Seattle Aquarium entrance and frontage to the rebuilt Pier 62. It would be bordered to the east by the Seattle Aquarium Pavilion expansion (not LID funded), as well as the public entrance/exit from the Overlook Walk's stairways. These stairways will become one of the primary pedestrian connections to and from the Promenade and Pike Place Market (see description of Overlook Walk below). Design elements will include:

- A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 25 to 60 feet in width. This walkway would be constructed of an architectural concrete surface that would feature exposed aggregate and metal inlays for visual interest.
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.

These railings would be located along the open water area near the Aquarium buildings and north of the Aquarium to Pier 62.

- Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of handrails.

Overlook Walk

Before

The Overlook Walk would not be built in the "Before" condition. Instead, the MarketFront would not become an additional pedestrian connection to the Waterfront and current connections – via the existing elevator and stairwell in Pike Place Market parking garage and the Pike St. Hillclimb – would remain the primary connections to the Waterfront from Pike Place Market.

After

The Overlook Walk is a pedestrian bridge and landscaped public space that connects the Pike Place Market, via the recently completed MarketFront building, with the Promenade, spanning over the Elliott Way surface street. The Overlook Walk begins with an entrance from MarketFront, with walkways, generous landscaping with trees and a mix of native and non-native plantings, and play elements along a switchback pathway referred to as the "Bluff Walk." Below this space, fronting on Elliott Way, would be a storage area with a screen which would be used primarily for operations and maintenance of the Waterfront. The Bluff Walk will connect to a lid structure spanning over Elliott Avenue and will include a food and beverage retail space (not LID funded) and partially covered space. An additional entrance to the Overlook Walk from the Pike Place Market parking garage would be located to the south of the covered area. Through a partnership with Pike Place Market, the Overlook Walk would be accessible by elevators in the Market and adjacent parking garages, as well as via street level at Western, and multiple staircases internal to the Heritage House parking garage. The lid would include pedestrian pathways, open space, and landscaping with green areas that would extend southwest from the Pike Place Market across the new Alaskan Way, where the lid would be approximately 28 feet above the new surface street.

On the west side of Elliott Way, staircases would connect down to the Promenade on the west edge of the Overlook Walk. The Overlook Walk lid would include approximately 47,000 square feet of public open space funded by the LID that would provide public gathering spaces, attractive green element, and opportunities for scenic views. The lid also would create an accessible pedestrian pathway, enhancing existing connections and adding new connections between Pike Place Market and the waterfront, thereby providing opportunities to enhance the pedestrian experience and revitalize the area. Views from the lid would include Elliott Bay, Mt. Rainier, the Olympics, stadiums, and the downtown cityscape. The public open space would include a diverse mix of native and non-native landscaping and benches to provide seating at various points. In addition to this space, the Aquarium Expansion will add public open space, view opportunities, and landscaped areas to the south of and contiguous with the Overlook Walk. It will also add to the increased connectivity between Pike Place Market and the Waterfront by providing a publicly accessible elevator and stairway This space would not be funded by the LID but would not exist but for the existence of the LID-funded Overlook Walk.

Union Street Pedestrian Connection

Before
In the "Before" condition, the one-block portion of Union Street, between Alaskan Way to the west and a retaining wall supporting Western Avenue to the east, would remain as it is now: a surface driveway with public parking and loading zones. The existing narrow metal staircase with no ADA access, spanning from Western Avenue (above) to Union Street (below), would continue to serve as one of the primary connection points between downtown and the waterfront.

After
The Union Street Pedestrian Connection, located on Union Street from Alaskan Way to Western Avenue, would serve as a universally accessible pedestrian link between the new Waterfront and Western Avenue, increasing connectivity between downtown and the Waterfront.

The Union Street Pedestrian Connection would construct an elevated pedestrian walkway and associated elevator and stairs in the right of way along the south side of Union Street between Western Avenue and Alaskan Way. The improvements include lighting that would operate during nighttime hours to illuminate the pathway, the elevators, and the area underneath the pedestrian bridge.

The Union Street pavement would be reconstructed between Alaskan Way and the retaining wall on the west side of Western Avenue. Additional pedestrian improvements, such as curb bulbs and ramps, would be made at the intersection of Union Street and Western Avenue.

Public art by Norie Sato would be incorporated into the pedestrian walkway and stairs.

Pier 58 (formerly known as Waterfront Park)
Before
Pier 58 would remain as it currently is: a pier park that was built in 1974. This park has a "horseshoe" shape and contains a mixture of plantings, public gathering areas, a concrete amphitheater, fountain, and seating areas. The park is accessed through a combination of stairs and walkways and is primarily "sunken" below the level of the LPS adjacent to it. Due to access issues, a lack of sightlines, and wear and tear on the aging pier infrastructure, the park is not very conducive to active usage by the public.

After
A reconstructed Pier 58 will become an active and flexible space that will facilitate events, performances and activities while providing open views to Elliott Bay. The park will be 49,000 square feet and will feature the following:

- A seamless connection between the park and Promenade.
- A relocated Fitzgerald fountain.
- 4,900 square feet of open water coverage in the northeast section of the pier, protected by new railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.
- A 4,000 square foot children's play area.
- 3,600 square feet of raised lawn area.

- New railings between the pier and open water constructed of a stainless-steel wire mesh panels capped with a wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.
- Included in the "After" depiction is an area in which a bathroom may be added. This bathroom is not included in the calculation of LID benefit.

WATERFRONT SEATTLE PROGRAM

WATERFRONT SEATTLE PROGRAM - NO LID

Before/After: Belltown

The following four slides depict the "Before" and "After" site plans of the Waterfront Seattle project north of Alaskan Way and into Belltown, which includes primarily the new Elliott Way from Pine Street to the new Western Avenue and Elliott Avenue couplet and intersection, as well as the "Drive/Parking Aisle" and Overlook Walk.

LID "Before" Conditions – Project Assumptions

Under the "Before" condition, none of the LID Project Elements would be built. However, as a result of several ongoing projects that are separate from those elements, conditions in the area would be different from those that currently exist. Major changes represented in the following site plans and assumed to be in place under the "Before" condition are:

- The Alaskan Way Viaduct Replacement Project (AWVRP) will be complete, with the viaduct eliminated and the SR 99 tunnel in operation.
- The Elliott Bay Seawall Project will be complete, including a new 15-foot wide sidewalk inset with light penetrating surface (LPS) adjacent to the seawall between approximately Yesler Way and Virginia Street.
- The Pike Place MarketFront (MarketFront) Project will be complete.
- The Pier 62 Rebuild Project will be complete.

Rebuilt/New Surface Roadway

Before

The "Before" condition assumes a new surface roadway that would fulfill some of the functions that will no longer be provided by SR 99 after the Alaskan Way Viaduct is removed by serving both local and regional transportation needs and providing access between SR 99, downtown Seattle, and northwest Seattle. The proposed improvements depicted in the following site plans would consist of:

- A new Alaskan Way roadway between S King Street and Pine Street, built in the approximate footprint of the former Alaskan Way Viaduct.
- A new arterial street, called Elliott Way, which would follow the path of the former Alaskan Way Viaduct from Alaskan Way at Pine Street up the hill into Belltown, where it would connect with Elliott Avenue and Western Avenue
- A new intersection at Pine Street (referred to as the Pine Street extension) that would connect the new Alaskan Way and new Elliott Way with the existing portion of Alaskan Way north of Pier 62/63. This extension would reach a height of 18' from the existing Alaskan Way.
- Streetscape enhancements to Bell St. between Elliott Avenue and First Avenue, which would include widened sidewalks and increased landscaping.
- A portion of the 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way. The budget would allow for the selection of trees with a caliper of 1.5" to 2". All trees would be of the same type to facilitate the standard level of care and maintenance provided other street trees in the downtown area.
- The City would install one type of hardy groundcover in all landscaped areas along Alaskan Way and Elliott Way in order to facilitate the standard level of care provided other groundcover in the City.

- Sidewalks on both sides of the roadway along Alaskan Way and Elliott Way would be standard 2'x2' scored concrete.
- Sidewalk on the west and east sides of Elliott Way roadway between the Pike Street Hillclimb and Bell Street would range in width from 7' to 9'.
- Crosswalks in all intersections would be standard, with 6" curbs.
- A two-way bicycle facility would run along the west side of the new Alaskan Way. The facility would begin at S. King Street and continue north on the west side of Alaskan Way to about Virginia Street, where it would cross the road to join the existing path on the east side of the roadway. At the new intersection with Elliott Way, the bicycle facility would transition to separate northbound and southbound paths that would connect with existing bicycle lanes on Elliott and Western Avenues in Belltown.
- The reconnection of Lenora Street pedestrian bridge to the new Elliott Way would be constructed.

After

In the After condition, all of the improvements listed above would remain, with the exception of the following:

- Increasing the caliper of the approximately 377 street trees that would be present in the "Before" condition, a portion of which are represented in these site plants, up to 4" caliper size.
- In all planters and landscaped areas described in the "Before" condition, the City would upgrade the groundcover and shrub plantings to incorporate a greater diversity of plants in order to create consistency between these and the LID-funded elements described below.

Drive/Parking Aisle (Before), Promenade (After)

Before

In the "Before" condition, the City would not have the funding to build the Promenade that is described in the "After" condition below. Instead, it would construct the following:

- A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 25 to 60 feet in width. This walkway would be constructed of an architectural concrete surface that would feature exposed aggregate and metal inlays for visual interest.
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.
- Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of handrails.

Overlook Walk

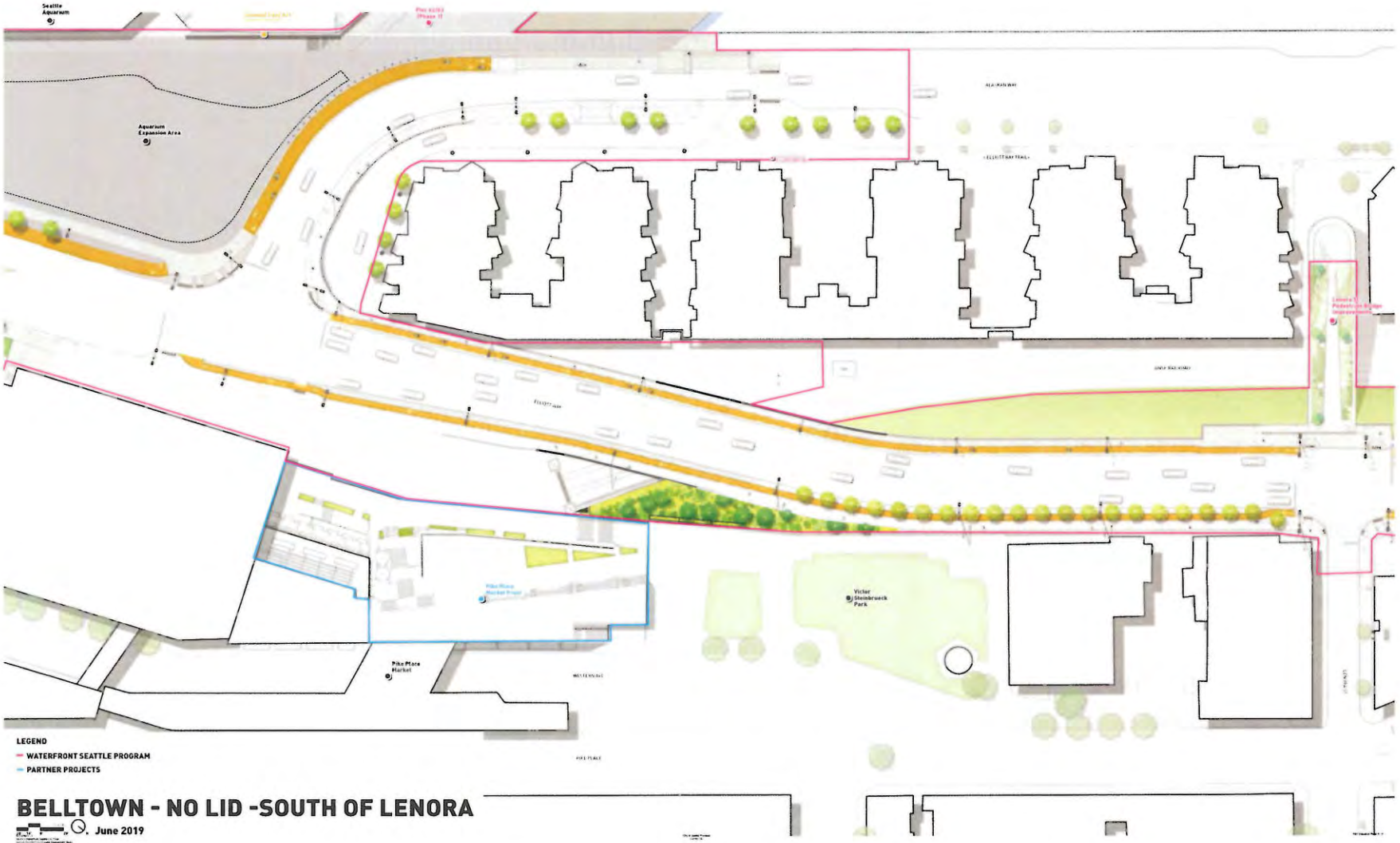
Before

The Overlook Walk would not be built in the "Before" condition. Instead, the MarketFront would not become an additional pedestrian connection to the Waterfront and current connections – via the existing elevator and stairwell in Pike Place Market parking garage and the Pike St. Hillclimb – would remain the primary connections to the Waterfront from Pike Place Market.

After

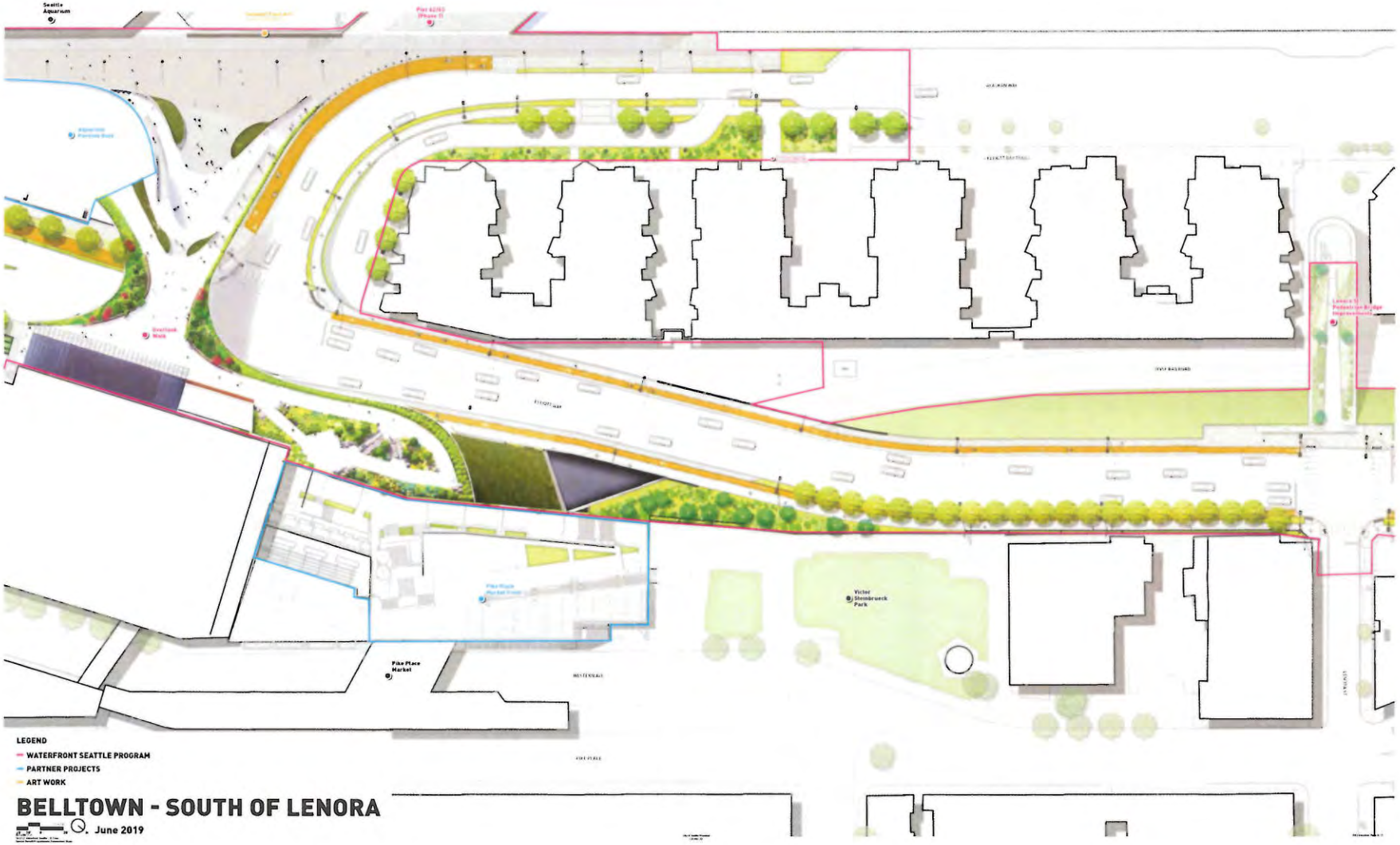
The Overlook Walk is a pedestrian bridge and landscaped public space that connects the Pike Place Market, via the recently completed MarketFront building, with the Promenade, spanning over the Elliott Way surface street. The Overlook Walk begins with an entrance from MarketFront, with walkways, generous landscaping with trees and a mix of native and non-native plantings, and play elements along a switchback pathway referred to as the "Bluff Walk." Below this space, fronting on Elliott Way, would be a storage area with a screen which would be used primarily for operations and maintenance of the Waterfront. The Bluff Walk will connect to a lid structure spanning over Elliott Avenue and will include a food and beverage retail space (not LID funded) and partially covered space. An additional entrance to the Overlook Walk from the Pike Place Market parking garage would be located to the south of the covered area. Through a partnership with Pike Place Market, the Overlook Walk would be accessible by elevators in the Market and adjacent parking garages, as well as via street level at Western, and multiple staircases internal to the Heritage House parking garage. The lid would include pedestrian pathways, open space, and landscaping with green areas that would extend southwest from the Pike Place Market across the new Alaskan Way, where the lid would be approximately 28 feet above the new surface street.

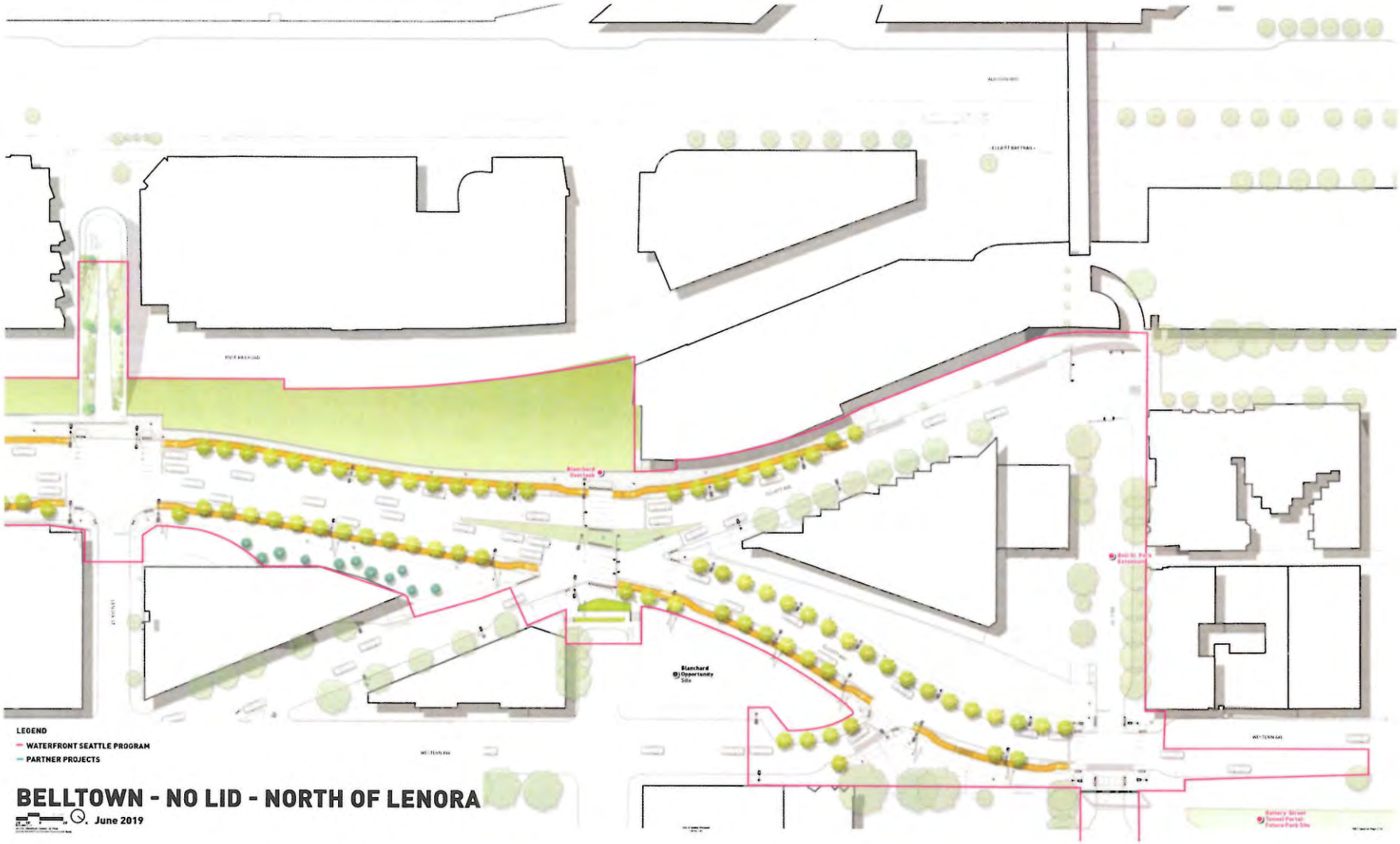
On the west side of Elliott Way, staircases would connect down to the Promenade on the west edge of the Overlook Walk. The Overlook Walk lid would include approximately 47,000 square feet of public open space funded by the LID that would provide public gathering spaces, attractive green element, and opportunities for scenic views. The lid also would create an accessible pedestrian pathway, enhancing existing connections and adding new connections between Pike Place Market and the waterfront, thereby providing opportunities to enhance the pedestrian experience and revitalize the area. Views from the lid would include Elliott Bay, Mt. Rainier, the Olympics, stadiums, and the downtown cityscape. The public open space would include a diverse mix of native and non-native landscaping and benches to provide seating at various points. In addition to this space, the Aquarium Expansion will add public open space, view opportunities, and landscaped areas to the south of and contiguous with the Overlook Walk. It will also add to the increased connectivity between Pike Place Market and the Waterfront by providing a publicly accessible elevator and stairway This space would not be funded by the LID but would not exist but for the existence of the LID-funded Overlook Walk.



BELLTOWN - NO LID -SOUTH OF LENORA

June 2019


Seattle Aquarium
Pier 62/63 (Phase 1)
Overlook Walk
Pike Place Market Project
Pike Place Market
Victor Steinbrueck Park
Lenora St Pedestrian Bridge Improvements
LEGEND
WATERFRONT SEATTLE PROGRAM
PARTNER PROJECTS
ART WORK
BELLTOWN - SOUTH OF LENORA
June 2019



BELLTOWN - NO LID - NORTH OF LENORA

June 2019

LEGEND
WATERFRONT SEATTLE PROGRAM
PARTNER PROJECTS
ART WORK
BELLTOWN - NORTH OF LENORA
June 2019

Before/After: Alaskan Way from King to Yesler

The following two slides depict one view of Alaskan Way and the east and west sections of right-of-way between S. King Street and Yesler Way in the Before ("No-LID") and "After" ("LID") conditions.

LID "Before" Conditions – Project Assumptions

Under the "Before" condition, none of the LID Project Elements would be built. However, as a result of several ongoing projects that are separate from those elements, conditions in the area would be different from those that currently exist. Major changes visible in the following two slides assumed to be in place under the "Before" condition are:

- The Alaskan Way Viaduct Replacement Project (AWVRP) will be complete, with the viaduct eliminated and the SR 99 tunnel in operation.
- The Elliott Bay Seawall Project will be complete, including a new 15-foot wide sidewalk inset with light penetrating surface (LPS) adjacent to the seawall between approximately Yesler Way and Virginia Street.
- A restored Washington Street Boat Landing Pergola will be complete.
- A "Habitat Beach" between approximately Yesler Way and S. Washington St and immediately adjacent to Washington Street Boat Landing Pergola and Colman Dock will be complete.

Rebuilt/New Surface Roadway

Before

The "Before" condition assumes a new surface roadway that would fulfill some of the functions that will no longer be provided by SR 99 after the Alaskan Way Viaduct is removed by serving both local and regional transportation needs and providing access between SR 99, downtown Seattle, and northwest Seattle. The proposed improvements represented in this view would consist of:

- A new Alaskan Way roadway built in the approximate footprint of the former Alaskan Way Viaduct, would include:
  - A dedicated transit lane in each direction.
  - Northbound ferry queuing lanes, including double left-turn lanes between S. Main Street and Yesler Way onto Colman Dock
- Additional on-street parking and loading zones located along the curbside on the east and west sides of Alaskan Way where space is available.
- A portion of the total of 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way, a portion of which are represented in this view. The budget would allow for the selection of trees with a caliper of 1.5" to 2". All trees would be of the same type to facilitate the standard level of care and maintenance provided other street trees in the downtown area.
- The City would install one type of hardy groundcover in all landscaped areas along Alaskan Way and Elliott Way in order to facilitate the standard level of care provided other groundcover in the City.
- Plantings immediately west of the two-way bike facility between S. King Street and S. Washington Street would be a mix of standard plantings.
- Sidewalks on both sides of the roadway would be standard 2'x2' scored concrete, with the exception of:

- On the east side of Alaskan Way, sidewalk areas between tree pits would be infilled with salvaged red bricks, as required by the Pioneer Square Historic Preservation Board Certificate of Approval.

- Sidewalk immediately adjacent to the west side of Alaskan Way would range in width from 8' to 35'.
- Sidewalk on the east side of the street would range in width from 7' to 35"
- Crosswalks in all intersections would be standard, with 6" curbs.
- A two-way bicycle facility would run along the west side of the new Alaskan Way.

After

In the After condition, all of the improvements listed above would remain, with the exception of the following:

- Increasing the caliper of the approximately 377 street trees that would be present in the "Before" condition, a portion of which are represented in this view, up to 4" caliper size.
- In all planters and landscaped areas described in the "Before" condition, the City would upgrade the groundcover and shrub plantings to incorporate a greater diversity of plants in order to create consistency between these and the LID-funded elements described below.
- The crosswalks in the intersections would be upgraded from 6" curbs in the "Before" condition. Those intersections would be raised three inches, resulting in a 3" difference between the sidewalk and crosswalk and improving the pedestrian connectivity between downtown and the waterfront.
- Sidewalks immediately adjacent to the east and west sides of Alaskan Way would be upgraded from 2'x2' scored concrete to exposed aggregate.

Drive/Parking Aisle (Before), Promenade (After)

Before

In the "Before" condition, the City would not have the funding to build the Promenade that is described in the "After" condition below. Instead, it would construct the following:

- Between the east edge of the Seawall LPS and the west edge of the bike facility, from Madison Street to the Washington Street Boat Landing, a 2'x2' scored concrete pedestrian area would be installed with a width of between 25 and 35 feet. The area dedicated to pedestrian travel would be wider than the "After" condition, which would have divided this area between a wide paved surface for pedestrians and landscaped areas.

After

In the "After" condition, the widened pedestrian corridor that is depicted in the "Before" condition above would instead be built out as the Promenade, a continuous public open space with ample green, landscaped spaces starting at the Washington Street Boat Landing and moving north. South of this structure, the Promenade would transition into a sidewalk east of the bicycle facility and planting area west of the bicycle planting facility that are identical to the "Before" condition, with the exception of the increase of tree caliper from 1.5 to 2" up to 4" and a greater diversity of groundcover and plantings to the east of the bicycle facility (the landscaped area to the west of it would remain identical to the "Before" condition). The "Light Penetrating Surface" panels which constitute the westernmost 15± feet along most of the future promenade and were built by the Elliott Bay Seawall project are considered part of the "Before" condition and so are not factored into the LID special benefit calculations for the Promenade. Design features and landscaping would create

a series of three different environments, in specific segments of the Promenade that would reflect the character of the surrounding areas. In addition to the following descriptions, the planting areas would consist of a total of:

- Approximately 110 evergreen trees with initial height of 8' to 12', and approximately 163 ornamental deciduous trees.
- Approximately 14,000 shrubs and 39,000 flower bulbs.

The "After" condition represented in this view also includes:

- A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 11 to 20 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate for visual interest.
- A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters arranged to create terraces. These terraces would be located between the east edge of the pedestrian space described above and the west edge of the bicycle facility. The lower terraces would be designed to collect storm water runoff from the Promenade.
- Seating opportunities, including Sandbag Benches and Dolos by artist Buster Simpson between Yesler Way and S. Washington Street.
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall. These railings would be located along the Habitat Beach area, between the entrance to Colman Dock at Yesler Way and the north side of the Washington Street Boat Landing Pergola. This railing segment would include a gate to provide public access to the Habitat Beach during its hours of operation.
- Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of benches, handrails, and planters.

Before/After: Alaskan Way from Yesler to Marion

The following two slides depict one view of Alaskan Way and the east and west sections of right-of-way between Yesler Way and Marion St. in the Before ("No-LID") and "After" ("LID") conditions.

LID "Before" Conditions – Project Assumptions

Under the "Before" condition, none of the LID Project Elements would be built. However, as a result of several ongoing projects that are separate from those elements, conditions in the area would be different from those that currently exist. Major changes visible in the following two slides assumed to be in place under the "Before" condition are:

- The Alaskan Way Viaduct Replacement Project (AWVRP) will be complete, with the viaduct eliminated and the SR 99 tunnel in operation.
- The Elliott Bay Seawall Project will be complete, including a new 15-foot wide sidewalk inset with light penetrating surface (LPS) adjacent to the seawall between approximately Yesler Way and Virginia Street.
- The Seattle Multimodal Terminal at Colman Dock Project will be complete.
- A "Habitat Beach" between approximately Yesler Way and S. Washington St and immediately adjacent to Washington Street Boat Landing Pergola and Colman Dock will be complete.

Rebuilt/New Surface Roadway

Before

The "Before" condition assumes a new surface roadway that would fulfill some of the functions that will no longer be provided by SR 99 after the Alaskan Way Viaduct is removed by serving both local and regional transportation needs and providing access between SR 99, downtown Seattle, and northwest Seattle. The proposed improvements represented in this view would consist of:

- A new Alaskan Way roadway built in the approximate footprint of the former Alaskan Way Viaduct, would include:
  - A dedicated transit lane in each direction through Columbia Street.
  - Northbound ferry queuing lanes through Yesler Way, which include double left-turn lanes onto Colman Dock
  - Curb zones near the Colman Dock Transit Hub designed to accommodate general-purpose vehicles, transit, taxi, and ADA drop-offs and pick-ups.
- Additional on-street parking and loading zones located along the curbside on the east and west sides of Alaskan Way where space is available.
- A portion of the total of 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way. The budget would allow for the selection of trees with a caliper of 1.5" to 2". All trees would be of the same type to facilitate the standard level of care and maintenance provided other street trees in the downtown area.
- Code-compliant Green Stormwater Infrastructure (GSI) would be installed in areas of the planting strip along the west side of Alaskan Way between Yesler Way and Columbia St and in areas of the planting strip along the east side of Alaskan Way on every block north of Columbia Street. The City would install groundcover to facilitate the standard level of care provided other GSI elements in the City.

- The City would install one type of hardy groundcover in all other landscaped areas along Alaskan Way in this view in order to facilitate the standard level of care provided other groundcover in the City.
- Sidewalks on both sides of the roadway would be standard 2'x2' scored concrete.
- Sidewalk immediately adjacent to the west side of Alaskan Way would range in width from 8' to 35'.
- Sidewalk on the east side of the street would range in width from 7' to 35"
- Crosswalks in all intersections would be standard, with 6" curbs.
- A two-way bicycle facility would run along the west side of the new Alaskan Way.
- The Marion Street pedestrian bridge over Alaskan Way, which connects to the Seattle Ferry Terminal, would be constructed.

After

In the After condition, all of the improvements listed above would remain, with the exception of the following:

- Increasing the caliper of the street trees present in the "Before" condition up to 4" caliper size.
- Adding approximately an additional 16 street trees with a caliper of 4" between Yesler and Marion.
- In all planters and landscaped areas described in the "Before" condition, the City would upgrade the groundcover and shrub plantings to incorporate a greater diversity of plants in order to create consistency between these and the LID-funded elements described below.
- The crosswalks in the intersections between S. King St. and Pike St. would be upgraded from 6" curbs in the "Before" condition. Those intersections would be raised three inches, resulting in a 3" difference between the sidewalk and crosswalk and improving the pedestrian connectivity between downtown and the waterfront.
- Sidewalks immediately adjacent to the east and west sides of Alaskan Way would be upgraded from 2'x2' scored concrete to exposed aggregate.

Drive/Parking Aisle (Before), Promenade (After)

Before

In the "Before" condition, the City would not have the funding to build the Promenade that is described in the "After" condition below. Instead, it would construct the following:

S. Washington Street to Madison Street

Between the east edge of the Seawall LPS and the west edge of the bike facility, from Madison Street to the Washington Street Boat Landing, a 2'x2' scored concrete pedestrian area would be installed with a width of between 25 and 35 feet. The area dedicated to pedestrian travel would be wider than the "After" condition, which would have divided this area between a wide paved surface for pedestrians and landscaped areas.

After

In the "After" condition, the drive/parking aisle and widened pedestrian corridor that is depicted in the "Before" condition above would instead be built out as the Promenade – a continuous public open space with ample green, landscaped spaces along the west side of the new Alaskan Way designed for walking, sitting, gathering, and viewing the waterfront. The "Light Penetrating Surface" panels which constitute the westernmost 15± feet along most of the future promenade and were built by the Elliott Bay Seawall project are considered part of the "Before" condition and so are not

factored into the LID special benefit calculations for the Promenade. In addition to the following descriptions, the planting areas would consist of a total of:

- Approximately 110 evergreen trees with initial height of 8' to 12', and approximately 163 ornamental deciduous trees.
- Approximately 14,000 shrubs and 39,000 flower bulbs.

The "After" condition represented in this view also includes:

- A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 11 to 20 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate and metal inlays for visual interest.
- A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters arranged to create terraces. These terraces would be located between the east edge of the pedestrian space described above and the west edge of the bicycle facility. The lower terraces would be designed to collect storm water runoff from the Promenade.
- A restored Tsutakawa Fountain located along the Promenade at Columbia Street.
- Seating opportunities, including approximately 11 public benches constructed from finished cedar logs.
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.
- Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of benches, handrails, and planters.

Before/After: Alaskan Way from Marion to Seneca

The following four slides depict one view of Alaskan Way and the east and west sections of right-of-way between Marion St and Seneca St. in the Before ("No-LID") and "After" ("LID") conditions.

LID "Before" Conditions – Project Assumptions
Under the "Before" condition, none of the LID Project Elements would be built. However, as a result of several ongoing projects that are separate from those elements, conditions in the area would be different from those that currently exist. Major changes visible in the following view assumed to be in place under the "Before" condition are:

- The Alaskan Way Viaduct Replacement Project (AWVRP) will be complete, with the viaduct eliminated and the SR 99 tunnel in operation.
- The Elliott Bay Seawall Project will be complete, including a new 15-foot wide sidewalk inset with light penetrating surface (LPS) adjacent to the seawall between approximately Yesler Way and Virginia Street.
- The Seattle Multimodal Terminal at Colman Dock Project will be complete.

Rebuilt/New Surface Roadway
Before
The "Before" condition assumes a new surface roadway that would fulfill some of the functions that will no longer be provided by SR 99 after the Alaskan Way Viaduct is removed by serving both local and regional transportation needs and providing access between SR 99, downtown Seattle, and northwest Seattle. The proposed improvements represented in this view include:

- A new Alaskan Way roadway built in the approximate footprint of the former Alaskan Way Viaduct, which includes two driving lanes in each direction and, in certain areas, turn only lanes.
- Additional on-street parking and loading zones located along the curbside on the east and west sides of Alaskan Way where space is available.
- A new arterial street, Elliott Way, which would follow the path of the former Alaskan Way Viaduct from Alaskan Way at Pine Street up the hill into Belltown, where it would connect with Elliott Avenue and Western Avenue
- A portion of the total of 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way. The budget would allow for the selection of trees with a caliper of 1.5" to 2". All trees would be of the same type to facilitate the standard level of care and maintenance provided other street trees in the downtown area.
- Code-compliant Green Stormwater Infrastructure (GSI) would be installed in areas along the east side of Alaskan Way on every block through Pike Street. The City would install groundcover to facilitate the standard level of care provided other GSI elements in the City.
- The City would install one type of hardy groundcover in all other landscaped areas in this view in order to facilitate the standard level of care provided other groundcover in the City.
- Sidewalks on both sides of the roadway would be standard 2'x2' scored concrete.
- Sidewalk immediately adjacent to the west side of Alaskan Way ranges in width from 8' to 35', and is 24' in the area measured and depicted in the "Before" view.

- Sidewalk on the east side of the street between S. King Street and the Pike Street Hillclimb would range in width from 7' to 38" and is 38' in the area measured and depicted in the
- Crosswalks in all intersections would be standard, with 6" curbs.
- A two-way bicycle facility would run along the west side of the new Alaskan Way.
- The Marion Street pedestrian bridge over Alaskan Way, which connects to the Seattle Ferry Terminal, would be constructed.

After

In the After condition, all of the improvements listed above would remain, with the exception of the following:

- Increasing the caliper of the street trees present in the "Before" condition up to 4" caliper size.
- In all planters and landscaped areas described in the "Before" condition, the City would upgrade the groundcover and shrub plantings to incorporate a greater diversity of plants in order to create consistency between these and the LID-funded elements described below.
- The crosswalks in the intersections between would be upgraded from 6" curbs in the "Before" condition. The intersections would be raised three inches, resulting in a 3" difference between the sidewalk and crosswalk and improving the pedestrian connectivity between downtown and the waterfront.
- Sidewalks immediately adjacent to the east and west sides of Alaskan Way would be upgraded from 2'x2' scored concrete to exposed aggregate.

Drive/Parking Aisle (Before), Promenade (After)

Before

In the "Before" condition, the City would not have the funding to build the Promenade that is described in the "After" condition below. Instead, it would construct the following:

- Between the east edge of the Seawall LPS and the west edge of the bike facility south of Madison Street, a 2'x2' scored concrete pedestrian area would be installed with a width of between 25 and 35 feet. The area dedicated to pedestrian travel would be wider than the "After" condition, which would have divided this area between a wide paved surface for pedestrians and landscaped areas.
- Between the east edge of the Seawall LPS and the west edge of the bike facility north of Madison, the City would install a "drive aisle" that would accommodate 128 parking spaces. Between Madison and Union, the drive aisle would include a single aisle, 60-degree angled parking arrangement using asphalt. Between Union and Pike, the drive aisle would include a double aisle, 60-degree angled parking arrangement using asphalt. There would be an inbound driveway to the south of Pike Street, inbound/outbound driveways at University, Seneca, and Spring Streets, and an outbound driveway at Madison Street. All roadway and parking areas would range in width from 36' to 56'. The sidewalk between the west side of the drive aisle and the LPS panels would be paved using the standard 2'x2' scored concrete. The total width of the walking area, adjacent to the existing LPS panels, would range between 3' and 15'.

After

In the "After" condition, the drive/parking aisle and widened pedestrian corridor that is depicted in the "Before" condition above would instead be built out as the Promenade – a continuous public open space with ample green, landscaped spaces along the west side of the new Alaskan Way designed for walking, sitting, gathering, and viewing the waterfront. The "Light Penetrating Surface"

panels which constitute the westernmost 15± feet along most of the future promenade and were built by the Elliott Bay Seawall project are considered part of the "Before" condition and so are not factored into the LID special benefit calculations for the Promenade. In addition to the following descriptions, the planting areas would consist of a total of:

- Approximately 110 evergreen trees with initial height of 8' to 12', and approximately 163 ornamental deciduous trees.
- Approximately 14,000 shrubs and 39,000 flower bulbs.

The "After" condition represented in this view also includes:

- A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 11 to 20 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate and metal inlays for visual interest.
- A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters arranged to create terraces. These terraces would be located between the east edge of the pedestrian space described above and the west edge of the bicycle facility. The lower terraces would be designed to collect storm water runoff from the Promenade.
- A public art sculpture by Oscar Tuazon located within the two-way bicycle facility between Columbia and Madison Streets.
- Seating opportunities, including public benches constructed from finished cedar logs and four swing sets between Madison and Marion Streets.
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall. These railings would be located along the open water.
- Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of benches, handrails, and planters.
- A 4' to 11' wide boardwalk constructed of Cumaru wood that meanders through the planted terraces north of Spring St.
- Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of benches, handrails, planters and pathways.
- "Social Intersections" located at Spring Streetsdesigned to accommodate impromptu social gathering, as well as small-scale events such as farmers stands, food trucks, and musical performances.

PED. REALM
ROAD
PEDESTRIAN
15ft
6ft
24ft
12ft
24ft
31ft

PED. REALM
ROAD
PED. REALM
15ft
33ft
6ft
12ft
6ft
24ft
24ft
12ft
24ft
38ft

Before/After: Seneca St. to Pike St.

The following four slides depict one aerial view of Alaskan Way and the Promenade extending north starting mid-block between Spring and Seneca. Also visible in the background of the aerial view are a portion of Pier 58, the new Elliott Way, and the Overlook Walk in the "After" condition. Included in the views are measurements of typical pedestrian, roadway, and green infrastructure in both the "Before" and "After" images.

LID "Before" Conditions – Project Assumptions

Under the "Before" condition, none of the LID Project Elements would be built. However, as a result of several ongoing projects that are separate from those elements, conditions in the area would be different from those that currently exist. Major changes visible in the following view assumed to be in place under the "Before" condition are:

- The Alaskan Way Viaduct Replacement Project (AWVRP) will be complete, with the viaduct eliminated and the SR 99 tunnel in operation.
- The Elliott Bay Seawall Project will be complete, including a new 15-foot wide sidewalk inset with light penetrating surface (LPS) adjacent to the seawall between approximately Yesler Way and Virginia Street.
- The Pike Place MarketFront (MarketFront) Project will be complete.

Rebuilt/New Surface Roadway

Before

The "Before" condition assumes a new surface roadway that would fulfill some of the functions that will no longer be provided by SR 99 after the Alaskan Way Viaduct is removed by serving both local and regional transportation needs and providing access between SR 99, downtown Seattle, and northwest Seattle. The "Before" elements included in this view include:

- A new Alaskan Way roadway between S King Street and Pine Street, built in the approximate footprint of the former Alaskan Way Viaduct, which would include two lanes in either direction and additional on-street parking and loading zones located along the curbside on the east and west sides of Alaskan Way where space is available.
- A new arterial street, called Elliott Way, which would follow the path of the former Alaskan Way Viaduct from Alaskan Way at Pine Street up the hill into Belltown, where it would connect with Elliott Avenue and Western Avenue.
- A new intersection at Pine Street (referred to as the Pine Street extension) that would connect the new Alaskan Way and new Elliott Way with the existing portion of Alaskan Way north of Pier 62/63. This extension would reach a height of 18' from the existing Alaskan Way.
- A portion of the total of 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way. The budget would allow for the selection of trees with a caliper of 1.5" to 2". All trees would be of the same type to facilitate the standard level of care and maintenance provided other street trees in the downtown area.
- Code-compliant Green Stormwater Infrastructure (GSI) would be installed in areas of the planting strip along the east side of Alaskan Way on every block through Pike Street, as well

as a GSI planter at the foot of the Pike Street Hillclimb. The City would install groundcover to facilitate the standard level of care provided other GSI elements in the City.

- The City would install one type of hardy groundcover in all other landscaped areas along Alaskan Way and Elliott Way in order to facilitate the standard level of care provided other groundcover in the City.
- Sidewalks on both sides of the roadway along Alaskan Way and Elliott Way would be standard 2'x2' scored concrete.
- Sidewalk immediately adjacent to the west side of Alaskan Way through Pike Street would range in width from 8' to 35'.
- Sidewalk on the east side of the street through the Pike Street Hillclimb would range in width from 7' to 35"
- Sidewalk on the east and west sides of Elliott Way roadway between the Pike Street Hillclimb and Bell Street would range in width from 7' to 9'.
- Crosswalks in all intersections would be standard, with 6" curbs.
- A two-way bicycle facility would run along the west side of the new Alaskan Way. The facility would travel north on the west side of Alaskan Way to about Virginia Street, where it would cross the road to join the existing path on the east side of the roadway. At the new intersection with Elliott Way, the bicycle facility would transition to separate northbound and southbound paths that would connect with existing bicycle lanes on Elliott and Western Avenues in Belltown.
- Reconstructed sidewalks and parking on Seneca Street between Alaskan Way and Western Avenue would be constructed.

After

In the After condition, all of the improvements listed above would remain, with the exception of the following:

- Increasing the caliper of the approximately 377 street trees that would be present in the "Before" condition up to 4" caliper size.
- In all planters and landscaped areas described in the "Before" condition, the City would upgrade the groundcover and shrub plantings to incorporate a greater diversity of plants in order to create consistency between these and the LID-funded elements described below.
- The crosswalks in the intersections through Pike St. would be upgraded from 6" curbs in the "Before" condition. Those intersections would be raised three inches, resulting in a 3" difference between the sidewalk and crosswalk and improving the pedestrian connectivity between downtown and the waterfront. All cross walks north of Pike St. would remain as standard with 6" curbs.
- Sidewalks immediately adjacent to the east side of Alaskan Way would be upgraded from 2'x2' scored concrete to exposed aggregate south of the Pike Street Hillclimb, as would sidewalks immediately adjacent to the west side of Alaskan Way south of the Pine St. Extension.

Drive/Parking Aisle (Before), Promenade (After)

Before

In the "Before" condition, the City would not have the funding to build the Promenade that is described in the "After" condition below. Instead, it would construct the following:

- Between the east edge of the Seawall LPS and the west edge of the bike facility south of Pike St., the City would install a "drive aisle" that would accommodate a total of 128 parking spaces.
    - South of Union, the drive aisle would include a single aisle, 60-degree angled parking arrangement using asphalt.
    - Between Union St. and Pike St., the drive aisle would include a double aisle, 60-degree angled parking arrangement using asphalt.
    - North of Pike St., the City would reserve space for a future Aquarium expansion. It would be paved with 2'x2' scored concrete
    - There would be an inbound driveway to the south of Pike Street, inbound/outbound driveways at University, Seneca, and Spring Streets, and an outbound driveway at Madison Street. All roadway and parking areas would range in width from 36' to 56'. The sidewalk between the west side of the drive aisle and the LPS panels would be paved using the standard 2'x2' scored concrete.
- The total width of the walking area, adjacent to the existing LPS panels, would range between 3' and 15'.

After

In the "After" condition, the drive/parking aisle south of Pike St. that is depicted in the "Before" condition above above would instead be built out as the Promenade – a continuous public open space with ample green, landscaped spaces along the west side of the new Alaskan Way that would be designed for walking, sitting, gathering, and viewing the waterfront. The "Light Penetrating Surface" panels which constitute the westernmost 15± feet along most of the future promenade and were built by the Elliott Bay Seawall project are considered part of the "Before" condition and so are not factored into the LID special benefit calculations for the Promenade. Design features and landscaping would create a series of three different environments, in specific segments of the Promenade that would reflect the character of the surrounding areas. In addition to the following descriptions, the planting areas would consist of a total of:

- Approximately 110 evergreen trees with initial height of 8' to 12', and approximately 163 ornamental deciduous trees.
- Approximately 14,000 shrubs and 39,000 flower bulbs.

The "After" condition represented in this view also includes:

- A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 20 to 55 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate and metal inlays for visual interest.
- A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters arranged to create terraces. These terraces would be located between the east edge of the above pedestrian area and the west edge of the bicycle facility. The lower terraces would be designed to collect storm water runoff from the Promenade.
- A 4' to 11' wide boardwalk constructed of Cumaru wood that meanders through the planted terraces south of Union St.
- Seating opportunities, including public benches constructed from finished cedar logs, and several embedded boulders between Union Street and Pike Street.
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.

- Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of benches, handrails, planters and pathways.
- "Social Intersections" located at Union, University, and Seneca Streets designed to accommodate impromptu social gathering, as well as small-scale events such as farmers stands, food trucks, and musical performances.
- A kiosk at Union Street that can be used to provide information to public about the waterfront, or other uses. The kiosk is not LID funded but would not exist but for the creation of the LID.
- Two pieces of public art by Shaun Peterson and Cedric Bomford.

Pike Street to Pine Street – This area of the Promenade would be a public space beginning north of the existing Seattle Aquarium entrance and frontage to the rebuilt Pier 62. It would be bordered to the east by the Seattle Aquarium Pavilion expansion (not LID funded), as well as the public entrance/exit from the Overlook Walk's stairways. These stairways will become one of the primary pedestrian connections to and from the Promenade and Pike Place Market (see description of Overlook Walk below). Design elements will include:

- A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 25 to 60 feet in width. This walkway would be constructed of an architectural concrete surface that would feature exposed aggregate and metal inlays for visual interest.
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall. These railings would be located along the open water area near the Aquarium buildings and north of the Aquarium to Pier 62.
- Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of handrails.

Overlook Walk

Before

The Overlook Walk would not be built in the "Before" condition. Instead, the City would reserve the space between Pike and Pine in order to accommodate a future Aquarium expansion. In addition, the MarketFront would not become an additional pedestrian connection to the Waterfront and current connections – via the existing elevator and stairwell in Pike Place Market parking garage and the Pike St. Hillclimb – would remain the primary connections to the Waterfront from Pike Place Market.

After

The Overlook Walk is a pedestrian bridge and landscaped public space that connects the Pike Place Market, via the recently completed MarketFront building, with the Promenade, spanning over the Elliott Way surface street. The Overlook Walk begins with an entrance from MarketFront, with walkways, generous landscaping with trees and a mix of native and non-native plantings, and play elements along a switchback pathway referred to as the "Bluff Walk." Below this space, fronting on Elliott Way, would be a storage area with a screen which would be used primarily for operations and maintenance of the Waterfront. The Bluff Walk will connect to a lid structure spanning over Elliott Avenue and will include a food and beverage retail space (not LID funded) and partially covered space. An additional entrance to the Overlook Walk from the Pike Place Market parking garage

would be located to the south of the covered area. Through a partnership with Pike Place Market, the Overlook Walk would be accessible by elevators in the Market and adjacent parking garages, as well as via street level at Western, and multiple staircases internal to the Heritage House parking garage. The lid would include pedestrian pathways, open space, and landscaping with green areas that would extend southwest from the Pike Place Market across the new Alaskan Way, where the lid would be approximately 28 feet above the new surface street.

On the west side of Elliott Way, staircases would connect down to the Promenade on the west edge of the Overlook Walk. The Overlook Walk lid would include approximately 47,000 square feet of public open space funded by the LID that would provide public gathering spaces, attractive green element, and opportunities for scenic views. The lid also would create an accessible pedestrian pathway, enhancing existing connections and adding new connections between Pike Place Market and the waterfront, thereby providing opportunities to enhance the pedestrian experience and revitalize the area. Views from the lid would include Elliott Bay, Mt. Rainier, the Olympics, stadiums, and the downtown cityscape. The public open space would include a diverse mix of native and non-native landscaping and benches to provide seating at various points. In addition to this space, the Aquarium Expansion will add public open space, view opportunities, and landscaped areas to the south of and contiguous with the Overlook Walk. It will also add to the increased connectivity between Pike Place Market and the Waterfront by providing a publicly accessible elevator and stairway This space would not be funded by the LID but would not exist but for the existence of the LID-funded Overlook Walk.

Union Street Pedestrian Connection

Before

In the "Before" condition, the one-block portion of Union Street, between Alaskan Way to the west and a retaining wall supporting Western Avenue to the east, would remain as it is now: a surface driveway with public parking and loading zones. The existing narrow metal staircase with no ADA access, spanning from Western Avenue (above) to Union Street (below), would continue to serve as one of the primary connection points between downtown and the waterfront.

After

The Union Street Pedestrian Connection, located on Union Street from Alaskan Way to Western Avenue, would serve as a universally accessible pedestrian link between the new Waterfront and Western Avenue, increasing connectivity between downtown and the Waterfront.

The Union Street Pedestrian Connection would construct an elevated pedestrian walkway and associated elevator and stairs in the right of way along the south side of Union Street between Western Avenue and Alaskan Way. The improvements include lighting that would operate during nighttime hours to illuminate the pathway, the elevators, and the area underneath the pedestrian bridge.

The Union Street pavement would be reconstructed between Alaskan Way and the retaining wall on the west side of Western Avenue. Additional pedestrian improvements, such as curb bulbs and ramps, would be made at the intersection of Union Street and Western Avenue.

Public art by Norie Sato would be incorporated into the pedestrian walkway and stairs.

Pier 58 (formerly known as Waterfront Park)

Before

Pier 58 would remain as it currently is: a pier park that was built in 1974. This park has a "horseshoe" shape and contains a mixture of plantings, public gathering areas, a concrete amphitheater, fountain, and seating areas. The park is accessed through a combination of stairs and walkways and is primarily "sunken" below the level of the LPS adjacent to it. Due to access issues, a lack of sightlines, and wear and tear on the aging pier infrastructure, the park is not very conducive to active usage by the public.

After

A reconstructed Pier 58 will become an active and flexible space that will facilitate events, performances and activities while providing open views to Elliott Bay. The park will be 49,000 square feet and will feature the following:

- A seamless connection between the park and Promenade.
- A relocated Fitzgerald fountain.
- 4,900 square feet of open water coverage in the northeast section of the pier, protected by new railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.
- A 4,000 square foot children's play area.
- 3,600 square feet of raised lawn area.
- New railings between the pier and open water constructed of a stainless-steel wire mesh panels capped with a wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.
- Included in the "After" depiction is an area in which a bathroom may be added. This bathroom is not included in the calculation of LID benefit.

PED. REALM
ROAD
PED. REALM
ROAD
PEDESTRIAN
56ft
10ft
56ft

PEDESTRIAN
ROAD
PEDESTRIAN
PED. REALM
ROAD
PEDESTRIAN
32ft
12ft
12ft
10ft

Before/After: Pier 58 and Promenade

The following two slides depict one southeast aerial view of Pier 58 with the Promenade in the foreground and Alaskan Way and the Union Street Pedestrian Connection in the background. Also included in the "After" condition is a kiosk that is not LID-funded.

LID "Before" Conditions – Project Assumptions

Under the "Before" condition, none of the LID Project Elements would be built. However, as a result of several ongoing projects that are separate from those elements, conditions in the area would be different from those that currently exist. Major changes visible in the following view assumed to be in place under the "Before" condition are:

- The Alaskan Way Viaduct Replacement Project (AWVRP) will be complete, with the viaduct eliminated and the SR 99 tunnel in operation.
- The Elliott Bay Seawall Project will be complete, including a new 15-foot wide sidewalk inset with light penetrating surface (LPS) adjacent to the seawall between approximately Yesler Way and Virginia Street.

Rebuilt/New Surface Roadway

Before

The "Before" condition assumes a new surface roadway that would fulfill some of the functions that will no longer be provided by SR 99 after the Alaskan Way Viaduct is removed by serving both local and regional transportation needs and providing access between SR 99, downtown Seattle, and northwest Seattle. The "Before" elements included in this view include:

- A new Alaskan Way roadway built in the approximate footprint of the former Alaskan Way Viaduct, which would include two lanes in either direction and additional on-street parking and loading zones located along the curbside on the east and west sides of Alaskan Way where space is available.
- A portion of the total of 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way. The budget would allow for the selection of trees with a caliper of 1.5" to 2". All trees would be of the same type to facilitate the standard level of care and maintenance provided other street trees in the downtown area.
- Code-compliant Green Stormwater Infrastructure (GSI) would be installed in areas of the planting strip along the east side of Alaskan Way on every block through Pike Street. The City would install groundcover to facilitate the standard level of care provided other GSI elements in the City.
- The City would install one type of hardy groundcover in all other landscaped areas along Alaskan Way and Elliott Way in order to facilitate the standard level of care provided other groundcover in the City.
- Sidewalks on both sides of the roadway along Alaskan Way and Elliott Way would be standard 2'x2' scored concrete.
- Sidewalk immediately adjacent to the west side of Alaskan Way through Pike Street would range in width from 8' to 35'.
- Sidewalk on the east side of the street through the Pike Street Hillclimb would range in width from 7' to 35"

- Crosswalks in all intersections would be standard, with 6" curbs.
- A two-way bicycle facility would run along the west side of the new Alaskan Way.

After
In the After condition, all of the improvements listed above would remain, with the exception of the following:

- Increasing the caliper of the approximately 377 street trees that would be present in the "Before" condition up to 4" caliper size.
- In all planters and landscaped areas described in the "Before" condition, the City would upgrade the groundcover and shrub plantings to incorporate a greater diversity of plants in order to create consistency between these and the LID-funded elements described below.
- The crosswalks in the intersections through Pike St. would be upgraded from 6" curbs in the "Before" condition. Those intersections would be raised three inches, resulting in a 3" difference between the sidewalk and crosswalk and improving the pedestrian connectivity between downtown and the waterfront.
- Sidewalks immediately adjacent to the east side of Alaskan Way would be upgraded from 2'x2' scored concrete to exposed aggregate south of the Pike Street Hillclimb, as would sidewalks immediately adjacent to the west side of Alaskan Way south of the Pine St. Extension.

Drive/Parking Aisle (Before), Promenade (After)
Before
In the "Before" condition, the City would not have the funding to build the Promenade that is described in the "After" condition below. Instead, it would construct the following:

- Between the east edge of the Seawall LPS and the west edge of the bike facility south of Pike St., the City would install a "drive aisle" that would accommodate a total of 128 parking spaces.
    - South of Union, the drive aisle would include a single aisle, 60-degree angled parking arrangement using asphalt.
    - Between Union St. and Pike St., the drive aisle would include a double aisle, 60-degree angled parking arrangement using asphalt.
    - There would be an inbound driveway to the south of Pike Street, inbound/outbound driveways at University, Seneca, and Spring Streets, and an outbound driveway at Madison Street. All roadway and parking areas would range in width from 36' to 56'. The sidewalk between the west side of the drive aisle and the LPS panels would be paved using the standard 2'x2' scored concrete.
- The total width of the walking area, adjacent to the existing LPS panels, would range between 3' and 15'.

After
In the "After" condition, the drive/parking aisle south of Pike St. that is depicted in the "Before" condition above above would instead be built out as the Promenade – a continuous public open space with ample green, landscaped spaces along the west side of the new Alaskan Way that would be designed for walking, sitting, gathering, and viewing the waterfront. The "Light Penetrating Surface" panels which constitute the westernmost 15± feet along most of the future promenade and were built by the Elliott Bay Seawall project are considered part of the "Before" condition and so are not factored into the LID special benefit calculations for the Promenade. Design features and landscaping would create a series of three different environments, in specific segments of the

Promenade that would reflect the character of the surrounding areas. In addition to the following descriptions, the planting areas would consist of a total of:

- Approximately 110 evergreen trees with initial height of 8' to 12', and approximately 163 ornamental deciduous trees.
- Approximately 14,000 shrubs and 39,000 flower bulbs.

The "After" condition represented in this view also includes:

- A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 20 to 55 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate and metal inlays for visual interest.
- A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters arranged to create terraces. These terraces would be located between the east edge of the above pedestrian area and the west edge of the bicycle facility. The lower terraces would be designed to collect storm water runoff from the Promenade.
- A 4' to 11' wide boardwalk constructed of Cumaru wood that meanders through the planted terraces south of Union St.
- Seating opportunities, including public benches constructed from finished cedar logs, and several embedded boulders between Union Street and Pike Street.
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.
- Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of benches, handrails, planters and pathways.
- A "Social Intersection" located at Union St. designed to accommodate impromptu social gathering, as well as small-scale events such as farmers stands, food trucks, and musical performances.
- A kiosk at Union Street that can be used to provide information to public about the waterfront, or other uses. The kiosk is not LID funded but would not exist but for the creation of the LID.
- A public art piece by Shaun Peterson.

Union Street Pedestrian Connection

Before

In the "Before" condition, the one-block portion of Union Street, between Alaskan Way to the west and a retaining wall supporting Western Avenue to the east, would remain as it is now: a surface driveway with public parking and loading zones. The existing narrow metal staircase with no ADA access, spanning from Western Avenue (above) to Union Street (below), would continue to serve as one of the primary connection points between downtown and the waterfront.

After

The Union Street Pedestrian Connection, located on Union Street from Alaskan Way to Western Avenue, would serve as a universally accessible pedestrian link between the new Waterfront and Western Avenue, increasing connectivity between downtown and the Waterfront.

The Union Street Pedestrian Connection would construct an elevated pedestrian walkway and associated elevator and stairs in the right of way along the south side of Union Street between Western Avenue and Alaskan Way. The improvements include lighting that would operate during nighttime hours to illuminate the pathway, the elevators, and the area underneath the pedestrian bridge.

The Union Street pavement would be reconstructed between Alaskan Way and the retaining wall on the west side of Western Avenue. Additional pedestrian improvements, such as curb bulbs and ramps, would be made at the intersection of Union Street and Western Avenue.

Public art by Norie Sato would be incorporated into the pedestrian walkway and stairs.

Pier 58 (formerly known as Waterfront Park)

Before

Pier 58 would remain as it currently is: a pier park that was built in 1974. This park has a "horseshoe" shape and contains a mixture of plantings, public gathering areas, a concrete amphitheater, fountain, and seating areas. The park is accessed through a combination of stairs and walkways and is primarily "sunken" below the level of the LPS adjacent to it. Due to access issues, a lack of sightlines, and wear and tear on the aging pier infrastructure, the park is not very conducive to active usage by the public.

After

A reconstructed Pier 58 will become an active and flexible space that will facilitate events, performances and activities while providing open views to Elliott Bay. The park will be 49,000 square feet and will feature the following:

- A seamless connection between the park and Promenade.
- A relocated Fitzgerald fountain.
- 4,900 square feet of open water coverage in the northeast section of the pier, protected by new railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.
- A 4,000 square foot children's play area.
- 3,600 square feet of raised lawn area.
- New railings between the pier and open water constructed of a stainless-steel wire mesh panels capped with a wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.
- Included in the "After" depiction is an area in which a bathroom may be added. This bathroom is not included in the calculation of LID benefit.

Possible
Bathroom
Footprint
Future Play
Area

Before/After: Union Street Pedestrian Connection and Promenade

The following two slides depict one west aerial view of the Promenade ("After") in the foreground and Alaskan Way ("Before" and "After") and the Union Street Pedestrian Connection ("After") in the background.

LID "Before" Conditions – Project Assumptions

Under the "Before" condition, none of the LID Project Elements would be built. However, as a result of several ongoing projects that are separate from those elements, conditions in the area would be different from those that currently exist. Major changes visible in the following view assumed to be in place under the "Before" condition are:

- The Alaskan Way Viaduct Replacement Project (AWVRP) will be complete, with the viaduct eliminated and the SR 99 tunnel in operation.
- The Elliott Bay Seawall Project will be complete, including a new 15-foot wide sidewalk inset with light penetrating surface (LPS) adjacent to the seawall between approximately Yesler Way and Virginia Street.

Rebuilt/New Surface Roadway

Before

The "Before" condition assumes a new surface roadway that would fulfill some of the functions that will no longer be provided by SR 99 after the Alaskan Way Viaduct is removed by serving both local and regional transportation needs and providing access between SR 99, downtown Seattle, and northwest Seattle. The "Before" elements included in this view include:

- A new Alaskan Way roadway built in the approximate footprint of the former Alaskan Way Viaduct, which would include two lanes in either direction and additional on-street parking and loading zones located along the curbside on the east and west sides of Alaskan Way where space is available.
- A portion of the total of 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way. The budget would allow for the selection of trees with a caliper of 1.5" to 2". All trees would be of the same type to facilitate the standard level of care and maintenance provided other street trees in the downtown area.
- Code-compliant Green Stormwater Infrastructure (GSI) would be installed in areas of the planting strip along the east side of Alaskan Way on every block through Pike Street. The City would install groundcover to facilitate the standard level of care provided other GSI elements in the City.
- The City would install one type of hardy groundcover in all other landscaped areas along Alaskan Way and Elliott Way in order to facilitate the standard level of care provided other groundcover in the City.
- Sidewalks on both sides of the roadway along Alaskan Way and Elliott Way would be standard 2'x2' scored concrete.
- Sidewalk immediately adjacent to the west side of Alaskan Way through Pike Street would range in width from 8' to 35'.

- Sidewalk on the east side of the street through the Pike Street Hillclimb would range in width from 7' to 35"
- Crosswalks in all intersections would be standard, with 6" curbs.
- A two-way bicycle facility would run along the west side of the new Alaskan Way.

After

In the After condition, all of the improvements listed above would remain, with the exception of the following:

- Increasing the caliper of the approximately 377 street trees that would be present in the "Before" condition up to 4" caliper size.
- In all planters and landscaped areas described in the "Before" condition, the City would upgrade the groundcover and shrub plantings to incorporate a greater diversity of plants in order to create consistency between these and the LID-funded elements described below.
- The crosswalks in the Union St. intersection would be upgraded from 6" curbs in the "Before" condition. Those intersections would be raised three inches, resulting in a 3" difference between the sidewalk and crosswalk and improving the pedestrian connectivity between downtown and the waterfront. All cross walks north of Pike St. would remain as standard with 6" curbs.
- Sidewalks immediately adjacent to the east side of Alaskan Way would be upgraded from 2'x2' scored concrete to exposed aggregate south of the Pike Street Hillclimb, as would sidewalks immediately adjacent to the west side of Alaskan Way south of the Pine St. Extension.

Drive/Parking Aisle (Before), Promenade (After)

Before

In the "Before" condition, the City would not have the funding to build the Promenade that is described in the "After" condition below. Instead, it would construct the following:

- Between the east edge of the Seawall LPS and the west edge of the bike facility south of Pike St., the City would install a "drive aisle" that would accommodate a total of 128 parking spaces.
    - South of Union, the drive aisle would include a single aisle, 60-degree angled parking arrangement using asphalt.
    - Between Union St. and Pike St., the drive aisle would include a double aisle, 60-degree angled parking arrangement using asphalt.
- The total width of the walking area, adjacent to the existing LPS panels, would range between 3' and 15'.

After

In the "After" condition, the drive/parking aisle depicted in the "Before" condition above would instead be built out as the Promenade – a continuous public open space with ample green, landscaped spaces along the west side of the new Alaskan Way that would be designed for walking, sitting, gathering, and viewing the waterfront. The "Light Penetrating Surface" panels which constitute the westernmost 15± feet along most of the future promenade and were built by the Elliott Bay Seawall project are considered part of the "Before" condition and so are not factored into the LID special benefit calculations for the Promenade. Design features and landscaping would create a series of three different environments, in specific segments of the Promenade that would reflect

the character of the surrounding areas. In addition to the following descriptions, the planting areas would consist of a total of:

- Approximately 110 evergreen trees with initial height of 8' to 12', and approximately 163 ornamental deciduous trees.
- Approximately 14,000 shrubs and 39,000 flower bulbs.

The "After" condition represented in this view also includes:

- A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 20 to 55 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate and metal inlays for visual interest.
- A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters arranged to create terraces. These terraces would be located between the east edge of the above pedestrian area and the west edge of the bicycle facility. The lower terraces would be designed to collect storm water runoff from the Promenade.
- A 4' to 11' wide boardwalk constructed of Cumaru wood that meanders through the planted terraces south of Union St.
- Seating opportunities, including public benches constructed from finished cedar logs, and several embedded boulders between Union Street and Pike Street.
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.
- Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of benches, handrails, planters and pathways.
- "Social Intersections" located at Union, University, and Seneca Streets designed to accommodate impromptu social gathering, as well as small-scale events such as farmers stands, food trucks, and musical performances.
- A kiosk at Union Street that can be used to provide information to public about the waterfront, or other uses. The kiosk is not LID funded but would not exist but for the creation of the LID.
- A piece of public art by Shaun Peterson.

Union Street Pedestrian Connection

Before

In the "Before" condition, the one-block portion of Union Street, between Alaskan Way to the west and a retaining wall supporting Western Avenue to the east, would remain as it is now: a surface driveway with public parking and loading zones. The existing narrow metal staircase with no ADA access, spanning from Western Avenue (above) to Union Street (below), would continue to serve as one of the primary connection points between downtown and the waterfront.

After

The Union Street Pedestrian Connection, located on Union Street from Alaskan Way to Western Avenue, would serve as a universally accessible pedestrian link between the new Waterfront and Western Avenue, increasing connectivity between downtown and the Waterfront.

The Union Street Pedestrian Connection would construct an elevated pedestrian walkway and associated elevator and stairs in the right of way along the south side of Union Street between Western Avenue and Alaskan Way. The improvements include lighting that would operate during nighttime hours to illuminate the pathway, the elevators, and the area underneath the pedestrian bridge.

The Union Street pavement would be reconstructed between Alaskan Way and the retaining wall on the west side of Western Avenue. Additional pedestrian improvements, such as curb bulbs and ramps, would be made at the intersection of Union Street and Western Avenue.

Public art by Norie Sato would be incorporated into the pedestrian walkway and stairs.

Pier 58 (formerly known as Waterfront Park)

Before

Pier 58 would remain as it currently is: a pier park that was built in 1974. This park has a "horseshoe" shape and contains a mixture of plantings, public gathering areas, a concrete amphitheater, fountain, and seating areas. The park is accessed through a combination of stairs and walkways and is primarily "sunken" below the level of the LPS adjacent to it. Due to access issues, a lack of sightlines, and wear and tear on the aging pier infrastructure, the park is not very conducive to active usage by the public.

After

A reconstructed Pier 58 will become an active and flexible space that will facilitate events, performances and activities while providing open views to Elliott Bay. The park will be 49,000 square feet and will feature the following:

- A seamless connection between the park and Promenade.
- A relocated Fitzgerald fountain.
- 4,900 square feet of open water coverage in the northeast section of the pier, protected by new railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.
- A 4,000 square foot children's play area.
- 3,600 square feet of raised lawn area.
- New railings between the pier and open water constructed of a stainless-steel wire mesh panels capped with a wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.

AQUARIUM
EXPANSION AREA
SEATTLE AQUARIUM

Aquarium Ocean Pavilion
Future Play Area
SEATTLE AQUARIUM

Before/After: Overlook Walk

The following four slides depict two separate aerial views – west and northwest – of the areas that include the Overlook Walk, Alaskan Way, the Promenade, and Elliott Way.

LID "Before" Conditions – Project Assumptions

Under the "Before" condition, none of the LID Project Elements would be built. However, as a result of several ongoing projects that are separate from those elements, conditions in the area would be different from those that currently exist. Major changes visible in the following view assumed to be in place under the "Before" condition are:

- The Alaskan Way Viaduct Replacement Project (AWVRP) will be complete, with the viaduct eliminated and the SR 99 tunnel in operation.
- The Elliott Bay Seawall Project will be complete, including a new 15-foot wide sidewalk inset with light penetrating surface (LPS) adjacent to the seawall between approximately Yesler Way and Virginia Street.
- The Pike Place MarketFront (MarketFront) Project will be complete.

Rebuilt/New Surface Roadway

Before

The "Before" condition assumes a new surface roadway that would fulfill some of the functions that will no longer be provided by SR 99 after the Alaskan Way Viaduct is removed by serving both local and regional transportation needs and providing access between SR 99, downtown Seattle, and northwest Seattle. The "Before" elements included in this view include:

- A new Alaskan Way roadway between S King Street and Pine Street, built in the approximate footprint of the former Alaskan Way Viaduct, which would include two lanes in either direction and additional on-street parking and loading zones located along the curbside on the east and west sides of Alaskan Way where space is available.
- A new arterial street, called Elliott Way, which would follow the path of the former Alaskan Way Viaduct from Alaskan Way at Pine Street up the hill into Belltown, where it would connect with Elliott Avenue and Western Avenue.
- A new intersection at Pine Street (referred to as the Pine Street extension) that would connect the new Alaskan Way and new Elliott Way with the existing portion of Alaskan Way north of Pier 62/63. This extension would reach a height of 18' from the existing Alaskan Way.
- A portion of the total of 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way. The budget would allow for the selection of trees with a caliper of 1.5" to 2". All trees would be of the same type to facilitate the standard level of care and maintenance provided other street trees in the downtown area.
- Code-compliant Green Stormwater Infrastructure (GSI) would be installed in a GSI planter at the foot of the Pike Street Hillclimb. The City would install groundcover to facilitate the standard level of care provided other GSI elements in the City.
- The City would install one type of hardy groundcover in all other landscaped areas along Alaskan Way and Elliott Way in order to facilitate the standard level of care provided other groundcover in the City.

- Sidewalks on both sides of the roadway along Alaskan Way and Elliott Way would be standard 2'x2' scored concrete.
- Sidewalk on the east and west sides of Elliott Way roadway between the Pike Street Hillclimb and Bell Street would range in width from 7' to 9'.
- Crosswalks in all intersections would be standard, with 6" curbs.
- A two-way bicycle facility would run along the west side of the new Alaskan Way. The facility would travel north on the west side of Alaskan Way to about Virginia Street, where it would cross the road to join the existing path on the east side of the roadway. At the new intersection with Elliott Way, the bicycle facility would transition to separate northbound and southbound paths that would connect with existing bicycle lanes on Elliott and Western Avenues in Belltown.

After

In the After condition, all of the improvements listed above would remain, with the exception of the following:

- Increasing the caliper of the approximately 377 street trees that would be present in the "Before" condition up to 4" caliper size.
- In all planters and landscaped areas described in the "Before" condition, the City would upgrade the groundcover and shrub plantings to incorporate a greater diversity of plants in order to create consistency between these and the LID-funded elements described below.
- The crosswalk at Pike St. would be upgraded from 6" curbs in the "Before" condition. It would be raised three inches, resulting in a 3" difference between the sidewalk and crosswalk and improving the pedestrian connectivity between downtown and the waterfront. All cross walks north of Pike St. would remain as standard with 6" curbs.
- Sidewalks immediately adjacent to the east side of Alaskan Way would be upgraded from 2'x2' scored concrete to exposed aggregate south of the Pike Street Hillclimb, as would sidewalks immediately adjacent to the west side of Alaskan Way south of the Pine St. Extension.

Drive/Parking Aisle (Before), Promenade (After)

Before

In the "Before" condition, the City would not have the funding to build the Promenade that is described in the "After" condition below. Instead, it would construct the following:

- Between the east edge of the Seawall LPS and the west edge of the bike facility south of Pike St., the City would install a "drive aisle" that would accommodate a total of 128 parking spaces.
    - Between Union St. and Pike St., the drive aisle would include a double aisle, 60-degree angled parking arrangement using asphalt.
    - North of Pike St., the City would reserve space for a future Aquarium expansion. It would be paved with 2'x2' scored concrete
    - There would be an inbound driveway to the south of Pike Street.
- The total width of the walking area, adjacent to the existing LPS panels, would range between 3' and 15'.

After

In the "After" condition, the drive/parking aisle south of Pike St. that is depicted in the "Before" condition above would instead be built out as the Promenade – a continuous public open space with ample green, landscaped spaces along the west side of the new Alaskan Way that would be

designed for walking, sitting, gathering, and viewing the waterfront. The "Light Penetrating Surface" panels which constitute the westernmost 15± feet along most of the future promenade and were built by the Elliott Bay Seawall project are considered part of the "Before" condition and so are not factored into the LID special benefit calculations for the Promenade. Design features and landscaping would create a series of three different environments, in specific segments of the Promenade that would reflect the character of the surrounding areas. In addition to the following descriptions, the planting areas would consist of a total of:

- Approximately 110 evergreen trees with initial height of 8' to 12', and approximately 163 ornamental deciduous trees.
- Approximately 14,000 shrubs and 39,000 flower bulbs.

The "After" condition represented in this view also includes:

- A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 20 to 55 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate and metal inlays for visual interest.
- A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters arranged to create terraces. These terraces would be located between the east edge of the above pedestrian area and the west edge of the bicycle facility. The lower terraces would be designed to collect storm water runoff from the Promenade.
- Seating opportunities, including public benches constructed from finished cedar logs, and several embedded boulders between Union Street and Pike Street.
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.
- Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of benches, handrails, planters and pathways.
- A "Social Intersection" located at Union Street designed to accommodate impromptu social gathering, as well as small-scale events such as farmers stands, food trucks, and musical performances.
- A kiosk at Union Street that can be used to provide information to public about the waterfront, or other uses. The kiosk is not LID funded but would not exist but for the creation of the LID.
- Two pieces of public art by Shaun Peterson and Cedric Bomford.

Overlook Walk

Before

The Overlook Walk would not be built in the "Before" condition. Instead, the City would reserve the space between Pike and Pine in order to accommodate a future Aquarium expansion. In addition, the MarketFront would not become an additional pedestrian connection to the Waterfront and current connections – via the existing elevator and stairwell in Pike Place Market parking garage and the Pike St. Hillclimb – would remain the primary connections to the Waterfront from Pike Place Market.

After

The Overlook Walk is a pedestrian bridge and landscaped public space that connects the Pike Place Market, via the recently completed MarketFront building, with the Promenade, spanning over the

Elliott Way surface street. The Overlook Walk begins with an entrance from MarketFront, with walkways, generous landscaping with trees and a mix of native and non-native plantings, and play elements along a switchback pathway referred to as the "Bluff Walk." Below this space, fronting on Elliott Way, would be a storage area with a screen which would be used primarily for operations and maintenance of the Waterfront. The Bluff Walk will connect to a lid structure spanning over Elliott Avenue and will include a food and beverage retail space (not LID funded) and partially covered space. An additional entrance to the Overlook Walk from the Pike Place Market parking garage would be located to the south of the covered area. Through a partnership with Pike Place Market, the Overlook Walk would be accessible by elevators in the Market and adjacent parking garages, as well as via street level at Western, and multiple staircases internal to the Heritage House parking garage. The lid would include pedestrian pathways, open space, and landscaping with green areas that would extend southwest from the Pike Place Market across the new Alaskan Way, where the lid would be approximately 28 feet above the new surface street.

On the west side of Elliott Way, staircases would connect down to the Promenade on the west edge of the Overlook Walk. The Overlook Walk lid would include approximately 47,000 square feet of public open space funded by the LID that would provide public gathering spaces, attractive green element, and opportunities for scenic views. The lid also would create an accessible pedestrian pathway, enhancing existing connections and adding new connections between Pike Place Market and the waterfront, thereby providing opportunities to enhance the pedestrian experience and revitalize the area. Views from the lid would include Elliott Bay, Mt. Rainier, the Olympics, stadiums, and the downtown cityscape. The public open space would include a diverse mix of native and non-native landscaping and benches to provide seating at various points. In addition to this space, the Aquarium Expansion will add public open space, view opportunities, and landscaped areas to the south of and contiguous with the Overlook Walk. It will also add to the increased connectivity between Pike Place Market and the Waterfront by providing a publicly accessible elevator and stairway This space would not be funded by the LID but would not exist but for the existence of the LID-funded Overlook Walk.

AQUARIUM
EXPANSION AREA

Aquarium Ocean
Pavilion

Before/After: Overlook Walk Connections

The following three slides depict the "Before" and "After" scenarios for the Overlook Walk, with an emphasis on the difference of connections between the Pike Place Market/Downtown and the Waterfront.

LID "Before" Conditions – Project Assumptions

Under the "Before" condition, none of the LID Project Elements would be built. However, as a result of several ongoing projects that are separate from those elements, conditions in the area would be different from those that currently exist. Major changes visible in the following view assumed to be in place under the "Before" condition are:

- The Alaskan Way Viaduct Replacement Project (AWVRP) will be complete, with the viaduct eliminated and the SR 99 tunnel in operation.
- The Elliott Bay Seawall Project will be complete, including a new 15-foot wide sidewalk inset with light penetrating surface (LPS) adjacent to the seawall between approximately Yesler Way and Virginia Street.
- The Pike Place MarketFront (MarketFront) Project will be complete.

Rebuilt/New Surface Roadway

Before

The "Before" condition assumes a new surface roadway that would fulfill some of the functions that will no longer be provided by SR 99 after the Alaskan Way Viaduct is removed by serving both local and regional transportation needs and providing access between SR 99, downtown Seattle, and northwest Seattle. The "Before" elements included in this view include:

- A new Alaskan Way roadway between S King Street and Pine Street, built in the approximate footprint of the former Alaskan Way Viaduct, which would include two lanes in either direction and additional on-street parking and loading zones located along the curbside on the east and west sides of Alaskan Way where space is available.
- A new arterial street, called Elliott Way, which would follow the path of the former Alaskan Way Viaduct from Alaskan Way at Pine Street up the hill into Belltown, where it would connect with Elliott Avenue and Western Avenue.
- A new intersection at Pine Street (referred to as the Pine Street extension) that would connect the new Alaskan Way and new Elliott Way with the existing portion of Alaskan Way north of Pier 62/63. This extension would reach a height of 18' from the existing Alaskan Way.
- A portion of the total of 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way. The budget would allow for the selection of trees with a caliper of 1.5" to 2". All trees would be of the same type to facilitate the standard level of care and maintenance provided other street trees in the downtown area.
- Code-compliant Green Stormwater Infrastructure (GSI) would be installed in a GSI planter at the foot of the Pike Street Hillclimb. The City would install groundcover to facilitate the standard level of care provided other GSI elements in the City.

- The City would install one type of hardy groundcover in all other landscaped areas along Alaskan Way and Elliott Way in order to facilitate the standard level of care provided other groundcover in the City.
- Sidewalks on both sides of the roadway along Alaskan Way and Elliott Way would be standard 2'x2' scored concrete.
- Sidewalk on the east and west sides of Elliott Way roadway between the Pike Street Hillclimb and Bell Street would range in width from 7' to 9'.
- Crosswalks in all intersections would be standard, with 6" curbs.
- A two-way bicycle facility would run along the west side of the new Alaskan Way. The facility would travel north on the west side of Alaskan Way to about Virginia Street, where it would cross the road to join the existing path on the east side of the roadway. At the new intersection with Elliott Way, the bicycle facility would transition to separate northbound and southbound paths that would connect with existing bicycle lanes on Elliott and Western Avenues in Belltown.

After

In the After condition, all of the improvements listed above would remain, with the exception of the following:

- Increasing the caliper of the approximately 377 street trees that would be present in the "Before" condition up to 4" caliper size.
- In all planters and landscaped areas described in the "Before" condition, the City would upgrade the groundcover and shrub plantings to incorporate a greater diversity of plants in order to create consistency between these and the LID-funded elements described below.
- The crosswalk at Pike St. would be upgraded from 6" curbs in the "Before" condition. It would be raised three inches, resulting in a 3" difference between the sidewalk and crosswalk and improving the pedestrian connectivity between downtown and the waterfront. All cross walks north of Pike St. would remain as standard with 6" curbs.
- Sidewalks immediately adjacent to the east side of Alaskan Way would be upgraded from 2'x2' scored concrete to exposed aggregate south of the Pike Street Hillclimb, as would sidewalks immediately adjacent to the west side of Alaskan Way south of the Pine St. Extension.

Overlook Walk

Before

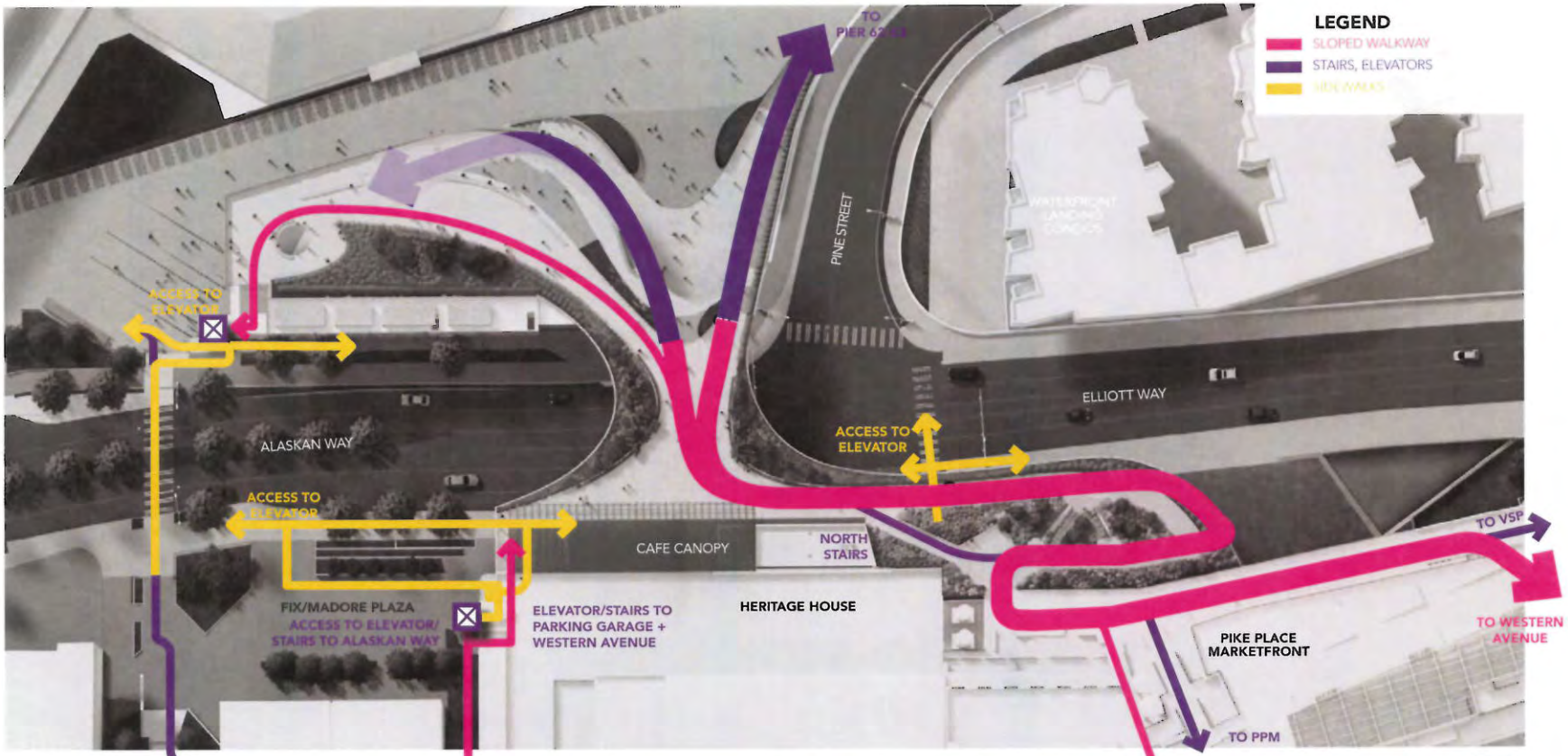
The Overlook Walk would not be built in the "Before" condition. Instead, the City would reserve the space between Pike and Pine in order to accommodate a future Aquarium expansion. This area would be paved in 2'x2' scored concrete. In addition, the MarketFront would not become an additional pedestrian connection to the Waterfront and current connections – via the existing elevator and stairwell in Pike Place Market parking garage and the Pike St. Hillclimb – would remain the primary connections to the Waterfront from Pike Place Market.

After

The Overlook Walk is a pedestrian bridge and landscaped public space that connects the Pike Place Market, via the recently completed MarketFront building, with the Promenade, spanning over the Elliott Way surface street. The Overlook Walk begins with an entrance from MarketFront, with walkways, generous landscaping with trees and a mix of native and non-native plantings, and play

elements along a switchback pathway referred to as the "Bluff Walk." Below this space, fronting on Elliott Way, would be a storage area with a screen which would be used primarily for operations and maintenance of the Waterfront. The Bluff Walk will connect to a lid structure spanning over Elliott Avenue and will include a food and beverage retail space (not LID funded) and partially covered space. An additional entrance to the Overlook Walk from the Pike Place Market parking garage would be located to the south of the covered area. Through a partnership with Pike Place Market, the Overlook Walk would be accessible by elevators in the Market and adjacent parking garages, as well as via street level at Western, and multiple staircases internal to the Heritage House parking garage. The lid would include pedestrian pathways, open space, and landscaping with green areas that would extend southwest from the Pike Place Market across the new Alaskan Way, where the lid would be approximately 28 feet above the new surface street.

On the west side of Elliott Way, staircases would connect down to the Promenade on the west edge of the Overlook Walk. The Overlook Walk lid would include approximately 47,000 square feet of public open space funded by the LID that would provide public gathering spaces, attractive green element, and opportunities for scenic views. The lid also would create an accessible pedestrian pathway, enhancing existing connections and adding new connections between Pike Place Market and the waterfront, thereby providing opportunities to enhance the pedestrian experience and revitalize the area. Views from the lid would include Elliott Bay, Mt. Rainier, the Olympics, stadiums, and the downtown cityscape. The public open space would include a diverse mix of native and non-native landscaping and benches to provide seating at various points. In addition to this space, the Aquarium Expansion will add public open space, view opportunities, and landscaped areas to the south of and contiguous with the Overlook Walk. It will also add to the increased connectivity between Pike Place Market and the Waterfront by providing a publicly accessible elevator and stairway This space would not be funded by the LID but would not exist but for the existence of the LID-funded Overlook Walk.


LEGEND
SLOPED WALKWAY
STAIRS, ELEVATORS
SIDEWALKS
TO PIER 62/63
PINE STREET
WATERFRONT LANDING CONDOS
ELLIOTT WAY
ACCESS TO ELEVATOR
ALASKAN WAY
ACCESS TO ELEVATOR
ACCESS TO ELEVATOR
CAFE CANOPY
NORTH STAIRS
TO VSP
FIX/MADORE PLAZA
ACCESS TO ELEVATOR/ STAIRS TO ALASKAN WAY
ELEVATOR/STAIRS TO PARKING GARAGE + WESTERN AVENUE
HERITAGE HOUSE
PIKE PLACE MARKETFRONT
TO WESTERN AVENUE
TO PPM
TO PPM
WESTERN AVENUE
TO PPM
City of Seattle Provided
LID No 1 LID
WESTERN AVENUE
TO PPM
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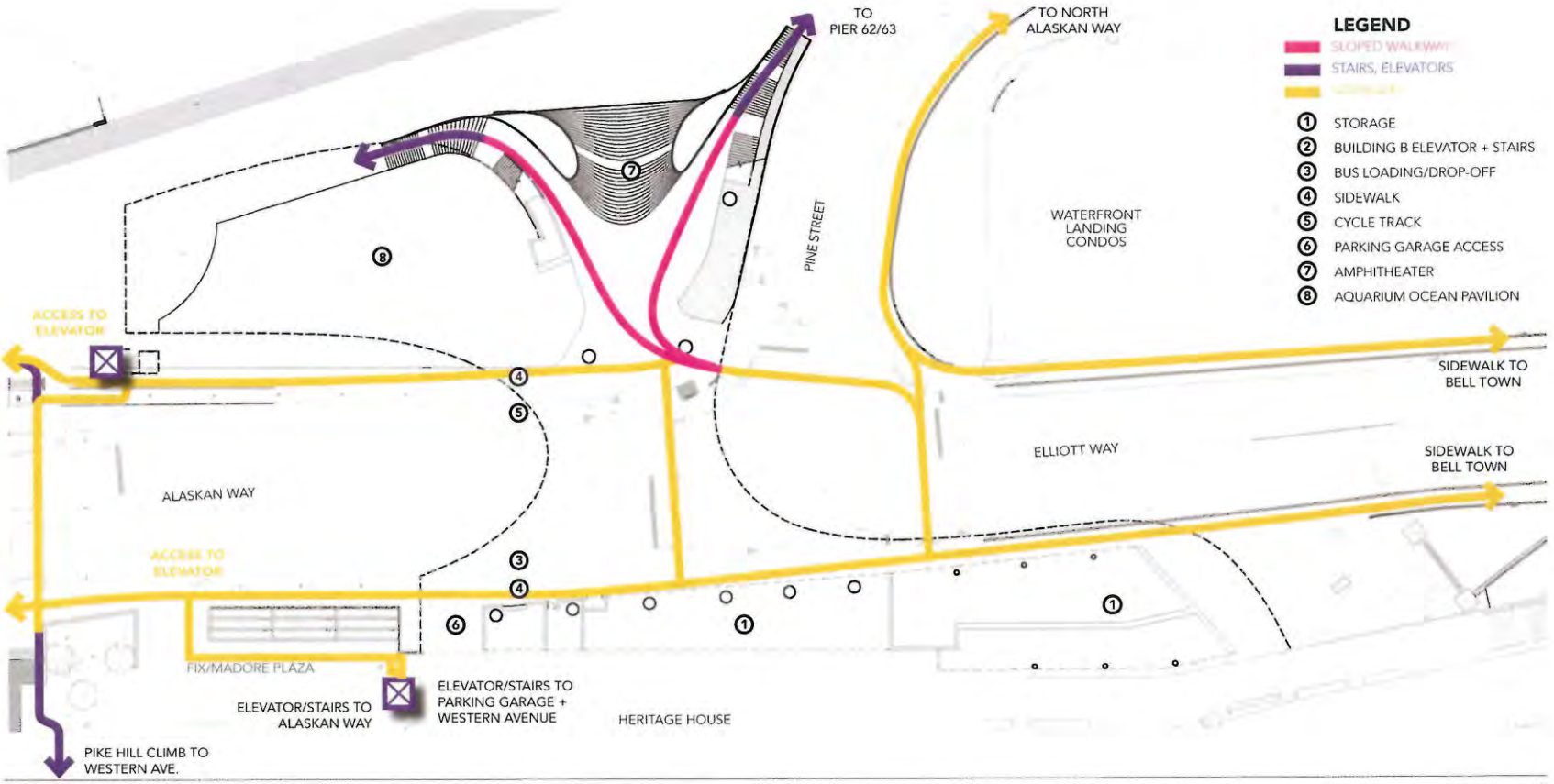

TO
PIER 62/63
TO NORTH
ALASKAN WAY
LEGEND
SLOPED WALKWAY
STAIRS, ELEVATORS
1 STORAGE
2 BUILDING B ELEVATOR + STAIRS
3 BUS LOADING/DROP-OFF
4 SIDEWALK
5 CYCLE TRACK
6 PARKING GARAGE ACCESS
7 AMPHITHEATER
8 AQUARIUM OCEAN PAVILION
PINE STREET
WATERFRONT
LANDING
CONDOS
ACCESS TO
ELEVATOR
SIDEWALK TO
BELL TOWN
ELLIOTT WAY
SIDEWALK TO
BELL TOWN
ALASKAN WAY
ACCESS TO
ELEVATOR
FIX/MADORE PLAZA
ELEVATOR/STAIRS TO
ALASKAN WAY
ELEVATOR/STAIRS TO
PARKING GARAGE +
WESTERN AVENUE
HERITAGE HOUSE
PIKE HILL CLIMB TO
WESTERN AVE.

TO PIER 62/63
TO NORTH ALASKAN WAY
LEGEND
SLOPED WALKWAY
STAIRS, ELEVATORS
SIDEWALKS
1 BUS LOADING/DROP-OFF
2 SIDEWALK
3 CYCLE TRACK
4 PARKING GARAGE ACCESS
5 FUTURE AQUARIUM OCEAN PAVILION
PINE STREET
WATERFRONT LANDING CONDOS
SIDEWALK TO BELL TOWN
ELLIOTT WAY
SIDEWALK TO BELL TOWN
ALASKAN WAY
ACCESS TO ELEVATOR
FIX/MADORE PLAZA
ELEVATOR/STAIRS TO ALASKAN WAY
ELEVATOR/STAIRS TO PARKING GARAGE + WESTERN AVENUE
HERITAGE HOUSE
PIKE HILL CLIMB TO WESTERN AVE.

B - LID Renderings

After: Promenade/Bike Path at S. Washington Street

The following slide illustrates the "After" condition viewing north from the dedicated bike path at S. Washington Street. Of particular note in the view:

- The southern end of the LID-funded Promenade would terminate at the Washington Street Boat Landing in Pioneer Square, at which point the Promenade would transition into a sidewalk between S. Washington Street and S. King Street.
- In the planters to the east (right) of the bike path, the City would install groundcover and shrub plantings with greater diversity of plants than in the "Before" condition in order to create consistency between these and the LID-funded raised weathered steel planters on the Promenade described below (not LID-funded, but contingent on the creation of the LID).
- In the planters described above, a portion of the approximately 377 street trees that would be present in the "Before" condition are sized up to 4" caliper size (not LID-funded, but contingent on the creation of the LID).
- To the west (left) of the bike path and in the background, the start of the Promenade portion is visible, which includes:
    - A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 11 to 20 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate.
    - A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters located between the east edge of the pedestrian space described above and the west edge of the bike path.
- The crosswalk would be upgraded from 6" curbs in the "Before" condition. It would be raised three inches, resulting in a 3" difference between the sidewalk and crosswalk and improving the pedestrian connectivity between Pioneer Square and the waterfront (not LID-funded, but contingent on the creation of the LID).
- The Washington Street Boat Landing, bike path, and roadway are not LID-funded.

Promenade/Bike Path (Washington Street Boat Landing) at S. Washington Street

After: Promenade/Habitat Beach

The following slide illustrates the "After" condition viewing south along the Promenade at Yesler Way. Of particular note in the view:

- The southern end of the LID-funded Promenade would terminate at the Washington Street Boat Landing in Pioneer Square, located in the background. The Promenade includes:
    - A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 11 to 20 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate.
    - A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters located between the east edge of the pedestrian space described above and the west edge of the bicycle facility.
    - Sandbag Benches and Dolos by artist Buster Simpson would serve as both public art and public seating.
    - New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall. This railing segment would include a gate to provide public access to the Habitat Beach during its hours of operation.
- Habitat Beach (on right, west of railing), the Washington Street Boat Landing (background) and the Seawall (foreground) are not funded by the LID.

Promenade (Habitat Beach) at Yesler Way

After: Alaskan Way East Sidewalk at Marion St.

The following slide illustrates the "After" condition viewing south along the sidewalk located to the east of Alaskan Way at Marion Street. Of particular note in the view:

- Sidewalk on the east side of the street between would range in width from 7' to 35".
- Code-compliant Green Stormwater Infrastructure (GSI) would be installed between the parking/drive lanes on Alaskan Way and the sidewalk. In the "Before" condition, the City would install groundcover to facilitate the standard level of care provided other GSI elements in the City. In the "After" condition pictured here, the City would upgrade the groundcover and shrub plantings to incorporate a greater diversity of plants in order to create consistency between these and the LID-funded elements described elsewhere (not LID-funded, but contingent on the creation of the LID).
- A portion of the 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way are visible here. In the "After" condition, the City would upgrade trees from a caliper of 1.5" to 2" up to 4" (not LID-funded, but contingent on the creation of the LID).
- Sidewalks immediately adjacent to the east side of Alaskan Way would be upgraded from 2'x2' scored concrete in the "Before" condition to exposed aggregate (not LID-funded, but contingent on the creation of the LID).
- NOTE: The illustration of the building on the left depicts a use of retail space that is not currently present. This building, which is privately owned, is not part of the LID and thus does not contribute to special benefit in the analysis.

Alaskan Way East Sidewalk at Marion Street

19-0101 Waterfront Seattle LID Final
Special Benefit/Proportionate Assessment Study

City of Seattle Provided
LID Renderings

ABS Valuation Page B-

After: Promenade at Transit Hub

The following three slides illustrate the "After" condition viewing north along the Promenade at the Transit Hub between Columbia and Marion. The first two views are at ground level on both Columbia and Marion, while the third is also at Marion but from the Marion Street Bridge. Of particular note in the views:

- A portion of the 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way are visible here. In the "After" condition, the City would upgrade trees from a caliper of 1.5" to 2" up to 4" (not LID-funded, but contingent on the creation of the LID).
- In the first view at Columbia Street, 16 additional street trees, on the west side of the bike path, that have been added in the "After" condition. These trees are added between Yesler and Marion St.
- In the planters to the east (right) of the bike path, the City would install groundcover and shrub plantings with greater diversity of plants than in the "Before" condition in order to create consistency between these and the LID-funded raised weathered steel planters on the Promenade described below (not LID-funded, but contingent on the creation of the LID).
- The Promenade in this portion includes:
    - A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 11 to 20 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate and metal inlays for visual interest.
    - A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters located between the east edge of the pedestrian space described above and the west edge of the bicycle facility.
    - Public benches constructed from finished cedar logs.
- A public art sculpture by Oscar Tuazon located within the two-way bicycle facility between Columbia and Madison Streets.
- Crosswalks at Columbia St. and Marion St, which would be upgraded from 6" curbs in the "Before" condition. They would be raised three inches, resulting in a 3" difference between the sidewalk and crosswalk and improving the pedestrian connectivity between downtown and the waterfront (not LID-funded, but contingent on the creation of the LID).
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall. These railings would be located along the open water, from the north end of Colman Dock near Marion St.
- The new Colman Dock, bike path, roadway, seawall, and Marion Street Bridge are not LID-funded

Promenade (Transit Hub) at Columbia Street

Bike Path and Promenade at Marion Street

Bike Path and Promenade at Marion Street

After: Bike Path on Alaskan Way at Spring Street

The following slide illustrates the "After" condition viewing north within the bike path along Alaskan Way at the Marion St. intersection. Of particular note in the views:

- A portion of the 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way are visible here. In the "After" condition, the City would upgrade trees from a caliper of 1.5" to 2" up to 4" (not LID-funded, but contingent on the creation of the LID).
- In the planters to the east (right) of the bike path, the City would install groundcover and shrub plantings with greater diversity of plants than in the "Before" condition in order to create consistency between these and the LID-funded raised weathered steel planters on the Promenade described below (not LID-funded, but contingent on the creation of the LID).
- The Promenade in this portion includes:
    - A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 20 – 55 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate and metal inlays for visual interest.
    - A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters located between the east edge of the pedestrian space described above and the west edge of the bicycle facility.
    - Public benches constructed from finished cedar logs.
- The crosswalks at Spring St., which would be upgraded from 6" curbs in the "Before" condition. They would be raised three inches, resulting in a 3" difference between the sidewalk and crosswalk and improving the pedestrian connectivity between downtown and the waterfront (not LID-funded, but contingent on the creation of the LID).
- The new bike path and roadway are not LID-funded.

Bike Path and Alaskan Way at Spring Street

After: Promenade/Social Intersection at Seneca Street

The following slide illustrates the "After" condition viewing south along the Promenade at a social intersection located at Seneca Street. Of particular note in the view:

- The Promenade includes:
  - A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 20 to 55 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate and metal inlays for visual interest.
  - A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters located between the east edge of the pedestrian space described above and the west edge of the bicycle facility.
  - Public benches constructed from finished cedar logs.
  - Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of benches, handrails, and planters.
- One of the four "Social Intersections" located at Union, University, Seneca, and Spring Streets designed to accommodate impromptu social gathering, as well as small-scale events such as farmers stands, food trucks, and musical performances.
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall.

Promenade (Social Intersection) at Seneca Street

After: Promenade/ Intersection at University Street

The following slide illustrates the "After" condition of the University Street intersection and Promenade. Of particular note in the view:

- A portion of the 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way are visible here. In the "After" condition, the City would upgrade trees from a caliper of 1.5" to 2" up to 4" (not LID-funded, but contingent on the creation of the LID).
- Code-compliant Green Stormwater Infrastructure (GSI) would be installed between the parking/drive lanes on Alaskan Way and the east sidewalk. In the "Before" condition, the City would install groundcover to facilitate the standard level of care provided other GSI elements in the City. In the "After" condition pictured here, the City would upgrade the groundcover and shrub plantings to incorporate a greater diversity of plants in order to create consistency between these and the LID-funded elements described elsewhere (not LID-funded, but contingent on the creation of the LID).
- In the planters to the east (right) of the bike path, the City would install groundcover and shrub plantings with greater diversity of plants than in the "Before" condition in order to create consistency between these and the LID-funded raised weathered steel planters on the Promenade described below (not LID-funded, but contingent on the creation of the LID).
- The Promenade in this portion includes:
    - A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 20 to 55 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate and metal inlays for visual interest.
    - A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters located between the east edge of the pedestrian space described above and the west edge of the bicycle facility.
- Crosswalks that would be upgraded from 6" curbs in the "Before" condition. They would be raised three inches, resulting in a 3" difference between the sidewalk and crosswalk and improving the pedestrian connectivity between downtown and the waterfront (not LID-funded, but contingent on the creation of the LID).
- New railings constructed of stainless-steel wire mesh panels capped with a finished wood toprail made from either new Cumaru wood or Ekki wood reclaimed from the old seawall. These railings would be located along the open water, from the north end of Colman Dock near Marion St.
- Sidewalks immediately adjacent to the east side of Alaskan Way would be upgraded from 2'x2' scored concrete in the "Before" condition to exposed aggregate (not LID-funded, but contingent on the creation of the LID).
- The bike path, roadway, and seawall are not LID-funded

Promenade (Social Intersection) and Alaskan Way at University Street

After: Promenade/Boardwalk at University Street

The following slide depicts the "After" condition with a view north of the boardwalk located within the Promenade. Of particular note in the view:

- The Promenade in this portion includes:
  - A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters located between the east edge of the pedestrian space and the west edge of the bicycle facility.
  - A 4' to 11' wide boardwalk constructed of Cumaru wood that meanders through the planted terraces between Spring and Union Streets.
  - A kiosk at Union Street in the background that can be used to provide information to public about the waterfront, or other uses (not LID-funded, but contingent on the creation of the LID).
  - Public benches constructed from finished cedar logs.
  - Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of benches, handrails, planters and pathways.
- A relocated Fitzgerald fountain, which will be situated on Pier 58, visible in the left side of the rendering.
- The bike path and roadway are not LID-funded

Promenade (Boardwalk) at University Street

After: Union Street Pedestrian Connection

The following slide depicts the "After" condition with a view east from the Promenade towards the Union Street Pedestrian Connection. Of particular note in the views:

- The Promenade in this portion includes:
  - A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters located between the east edge of the pedestrian space and the west edge of the bicycle facility.
  - A portion of a "Social Intersections" located at Union Street designed to accommodate impromptu social gathering, as well as small-scale events such as farmers stands, food trucks, and musical performances.
  - A kiosk at Union Street that can be used to provide information to public about the waterfront, or other uses (not LID-funded, but contingent on the creation of the LID).
  - Embedded boulders for public seating.
- A portion of the 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way are visible. In the "After" condition, the City would upgrade trees from a caliper of 1.5" to 2" up to 4" (not LID-funded, but contingent on the creation of the LID).
- Sidewalks immediately adjacent to the east side of Alaskan Way would be upgraded from 2'x2' scored concrete in the "Before" condition to exposed aggregate (not LID-funded, but contingent on the creation of the LID).
- The crosswalks at Union St., which would be upgraded from 6" curbs in the "Before" condition. They would be raised three inches, resulting in a 3" difference between the sidewalk and crosswalk and improving the pedestrian connectivity between downtown and the waterfront (not LID-funded, but contingent on the creation of the LID).
- Union Street Pedestrian Connection, which includes
  - A universally accessible pedestrian link between the new Waterfront and Western Avenue, increasing connectivity between downtown and the Waterfront.
  - An elevated pedestrian walkway and associated elevator and stairs in the right of way along the south side of Union Street between Western Avenue and Alaskan Way.
  - Lighting that would operate during nighttime hours to illuminate the pathway, the elevators, and the area underneath the pedestrian bridge.
  - Public art by Norie Sato incorporated into the pedestrian walkway and stairs.
  - Union Street pavement reconstructed between Alaskan Way and the retaining wall on the west side of Western Avenue.
  - Additional pedestrian improvements, such as curb bulbs and ramps, at the intersection of Union Street and Western Avenue.

Union Street Pedestrian Connection

After: Promenade/Social Intersection at Union St.

The following slide illustrates the "After" condition viewing northeast from the Promenade at the Union Street social intersections. Of particular note in the view:

- A portion of the 377 street trees planted in the median and in planting strips on the east and west sides of Alaskan Way and Elliott Way are visible here. In the "After" condition, the City would upgrade trees from a caliper of 1.5" to 2" up to 4" (not LID-funded, but contingent on the creation of the LID).
- The Promenade in this portion includes:
    - A pedestrian space immediately east of the 15+ feet of Seawall LPS, ranging from 25 to 60 feet in width. This walkway would be constructed of an architectural concrete surface that features exposed aggregate and metal inlays for visual interest.
    - One of the four "Social Intersections" designed to accommodate impromptu social gathering, as well as small-scale events such as farmers stands, food trucks, and musical performances.
    - Public art by Shaun Peterson.
    - A diversified mix of native, non-native, and salt-tolerant plant and tree species located within and amongst a series of raised weathered steel planters located between the east edge of the pedestrian space described above and the west edge of the bicycle facility.
    - Pedestrian-scale lighting features designed in a layered pattern to provide visual interest and wayfinding clarity, including LED light sources that will provide low-level illumination of benches, handrails, planters and pathways.
- A kiosk that can be used to provide information to public about the waterfront, or other uses (not LID-funded, but contingent on the creation of the LID).
- Crosswalks that would be upgraded from 6" curbs in the "Before" condition. They would be raised three inches, resulting in a 3" difference between the sidewalk and crosswalk and improving the pedestrian connectivity between downtown and the waterfront (not LID-funded, but contingent on the creation of the LID).

Promenade (Social Intersection) at Union Street

C - Overlook Walkway

After: Overlook Walk Overview

The following three slides illustrate several visual overviews centered on the Overlook Walk, as follows:

- The first slide depicts a northeast oriented aerial centered on the Overlook Walk. Also included are labels and a legend for the major components of the LID-funded element.
- The second slide depicts the same view, but with the portion of the Overlook Walk that will be occupied by the Aquarium Expansion (Ocean Pavilion) highlighted. The expansion is not LID-funded, but the proposed design, especially the increased public space on the roof, is an integral part of the Overlook Walk and would not exist but for the LID.
- The third slide shows the same elements depicted in the previous two slides, but in a site plan view. Of note is the connection to the MarketFront project and the additional connections between the Pike Place Market (and downtown) and the waterfront.

The following description describes the "After" condition of the Overlook Walk:

The Overlook Walk is a pedestrian bridge and landscaped public space that connects the Pike Place Market, via the recently completed MarketFront building, with the Promenade, spanning over the Elliott Way surface street. The Overlook Walk begins with an entrance from MarketFront, with walkways, generous landscaping with trees and a mix of native and non-native plantings, and play elements along a switchback pathway referred to as the "Bluff Walk." Below this space, fronting on Elliott Way, would be a storage area with a screen which would be used primarily for operations and maintenance of the Waterfront. The Bluff Walk will connect to a lid structure spanning over Elliott Avenue and will include a food and beverage retail space (not LID funded) and partially covered space. An additional entrance to the Overlook Walk from the Pike Place Market parking garage would be located to the south of the covered area. Through a partnership with Pike Place Market, the Overlook Walk would be accessible by elevators in the Market and adjacent parking garages, as well as via street level at Western, and multiple staircases internal to the Heritage House parking garage. The lid would include pedestrian pathways, open space, and landscaping with green areas that would extend southwest from the Pike Place Market across the new Alaskan Way, where the lid would be approximately 28 feet above the new surface street.

On the west side of Elliott Way, staircases would connect down to the Promenade on the west edge of the Overlook Walk. The Overlook Walk lid would include approximately 47,000 square feet of public open space funded by the LID that would provide public gathering spaces, attractive green element, and opportunities for scenic views. The lid also would create an accessible pedestrian pathway, enhancing existing connections and adding new connections between Pike Place Market and the waterfront, thereby providing opportunities to enhance the pedestrian experience and revitalize the area. Views from the lid would include Elliott Bay, Mt. Rainier, the Olympics, stadiums, and the downtown cityscape. The public open space would include a diverse mix of native and non-native landscaping and benches to provide seating at various points. In addition to this space, the Aquarium Expansion will add public open space, view opportunities, and landscaped areas to the south of and contiguous with the Overlook Walk. It will also add to the increased connectivity

between Pike Place Market and the Waterfront by providing a publicly accessible elevator and stairway This space would not be funded by the LID but would not exist but for the existence of the LID-funded Overlook Walk.

MARKET FRONT
PIKE PLACE MARKET
HERITAGE HOUSE
BUILDING B
FIX/MADORE
WATERFRONT LANDING CONDOS
AQUARIUM ROOF
SEATTLE AQUARIUM
PROMENADE
LEGEND
1 STAIRS
2 BLUFF WALK
3 BLUFF LANDING
4 STORAGE
5 BRIDGE
6 S. OVERLOOK + GARAGE CONNECT.
7 WEST OVERLOOK
8 NORTH STAIRS
9 SOUTH STAIRS
10 AMPHITHEATER
11 PROMENADE

Aquarium
Ocean Pavillion

LEGEND
1 MARKETFRONT CONNECTION
2 STAIR TO MARKET FRONT
3 BLUFF WALK
4 EAST PAVILION BUILDING B CANOPY
5 S. OVERLOOK + GARAGE CONNECT.
6 OVERLOOK BRIDGE
7 WESTERN OVERLOOK
8 NORTH STAIR
9 SOUTH STAIR
10 AMPHITHEATER
11 PROMENADE
12 AQUARIUM OCEAN PAVILION
13 HILL SIDE PLANTING
WATERFRONT LANDING CONDOS
ELLIOTT WAY
ALASKAN WAY
FIX/MADORE PLAZA
HERITAGE HOUSE
PIKE PLACE MARKETFRONT

After: Overlook Walk's "Bluff Walk"

The following six slides illustrate six perspectives of the Overlook Walk's "Bluff Walk." Of particular note in these views:

- A seamless connection with the Pike Place Market's "MarketFront" project, providing pedestrians new and improved connections between the Market – and, by extension, downtown – and the waterfront via a bridge over the surface Alaskan Way and Elliott Way.
- An option for pedestrians to follow a meandering walk through a natural landscape (see below), or a "short cut" connection via a set of stairs immediately to the south of the connection to the MarketFront.
- An attractive natural landscape with a mixture of native and non-native plants, trees, and boulders.
- Two play slides to encourage active play for children.
- Generous views of the downtown cityscape, Great Wheel, and the Elliott Bay. Not pictured but available will be additional views that will include Mt. Rainier, the Olympics, and stadiums.

AERIAL VIEW OF BLUFF WALK

AERIAL VIEW OF BLUFF WALK

VIEW OF BLUFF WALK LOOKING NORTH FROM "DIVING BOARD"

VIEW OF BLUFF WALK LOOKING SOUTH FROM UPPER SLIDES

VIEW OF BLUFF WALK LOOKING SOUTH FROM BLUFF LANDING

VIEW OF BLUFF WALK LOOKING SOUTH FROM LOWER SLIDES

After: View from Overlook Walk's Outdoor Cafe

The following slide depicts a view at sunset from the outdoor café. Of particular note in this view:

- A bridge that provides pedestrians with a seamless connection between the Pike Place Market – and, by extension, downtown – with the waterfront via a bridge over the surface Alaskan Way and Elliott Way.
- Natural landscapes that include a mixture of native and non-native plants and trees.
- Ample seating opportunities via public benches.
- Pictured in this slide are views of Elliott Bay. Not pictured but available will be additional views that will include Mt. Rainier, the Olympics, stadiums, and the downtown cityscape.

VIEW OF BRIDGE LOOKING WEST FROM CAFE

After: View of Overlook Walk from Elliott Avenue

The following slide depicts a view of the Overlook Walk from Elliott Avenue, facing south." Of particular note in these views:

- Along the eastern sidewalk of Elliott Avenue, there will be a screened area that will likely house operations and maintenance functions.
- The pedestrian bridge that crosses Alaskan Way and Elliott Way will be approximately 28 feet above street level at its highest point.

VIEW OF BLUFF WALK LOOKING SOUTH FROM ELLIOTT WAY

After: View of Overlook Walk from Promenade

The following slide depicts a view of the Overlook Walk from the Promenade, facing west. Of particular note in these views:

- The Overlook Walk provides several well-designed and generous connection points from Pike Place Market – and, by extension, downtown – to the waterfront via a bridge over the surface Alaskan Way and Elliott Way.
- Illustrated here are the North Stairs, Bay Steps (connected Western to the Promenade) and South Stairs.

D - Pioneer Square

Pioneer Square East/West Enhancements

The following slide illustrates provides an overview of the scope and location of LID-funded urban design improvements to the following four east/west streets in the Pioneer Square Neighborhood: Yesler Way, South Washington Street, South Main Street, and South King Street. Improvements to those streets will be further highlighted in the slides included herein. As an overview, the following generally depicts the types and areas of improvement:

- Yesler Way: Between Alaskan Way South and 1st Avenue South, the following improvements are added:
  - Three street trees on the north side of the street
  - Planting strips and diverse landscaping on both sides of the street
  - A pedestrian crossing from the northeast corner of Yesler Way and Western Avenue to the southeast side of the Western Ave/Yesler Way intersection. A new curb bulb and plantings at this location will be constructed through the full intersection along the south side of the street.
  - A median planting island between Alaskan Way South and Western Avenue
  - A sidewalk bulb out and planting strip on the northeast corner of Yesler Way and Western Avenue

- South Washington Street: Between Alaskan Way South and the east corner of Occidental Avenue South, the following improvements are added:
  - Planting strips and diverse landscaping spaced periodically along both sides of the streets
  - Conversion from a two-way street to a narrow, one-lane, westbound one-way street between Alaskan Way and Occidental Avenue South. The one-way street conversion continues to Second Avenue South.
  - Widening sidewalks between Alaskan Way South and Occidental Avenue South.
  - Repaving and raising the street to create a curbless street and sidewalk, increasing pedestrian safety and improving the connections between the new waterfront improvements, the neighborhood, and Occidental Park.
  - Removing three mature trees along the south side of the block between First Avenue South and Alaskan Way South to improve accessibility.
  - Raising the pedestrian intersection on Occidental Avenue South as it crosses South Washington Street and repaving with unit pavers, like brick or stone, in order to match the historic nature of the neighborhood and Occidental Park.

- South Main Street: Between Alaskan Way South and the east corner of Occidental Avenue South, the following improvements are added:
  - Planting strips and diverse landscaping spaced periodically along both sides of the streets

- Conversion from a wide two-way street to a narrow, one-lane, eastbound one-way street between Alaskan Way South and Occidental Avenue South. The one-way street conversion continues to Second Avenue South.
- Widening sidewalks between Alaskan Way and Occidental Avenue South.
- Repaving and raising the street to create a curbless street and sidewalk, increasing pedestrian safety and improving the connections between the new waterfront improvements and the neighborhood
- Raising the pedestrian intersection on Occidental Avenue South as it crosses South Main Street and repaving with unit pavers, like brick or stone.
- Adding a total of 13 new street trees.

- South King Street: Between Alaskan Way and First Avenue South, the following improvements are added:
  - A total of two new street trees are added along the north side of the block.
  - Planting strips and diverse landscaping along the north side of the street, immediately east and west of First Avenue South.
  - An improved curb treatment midblock on the north side of South King Street.
  - A new curb bulb at the northeast corner of First Avenue South and South King Street to reduce the crossing distance across South King Street.

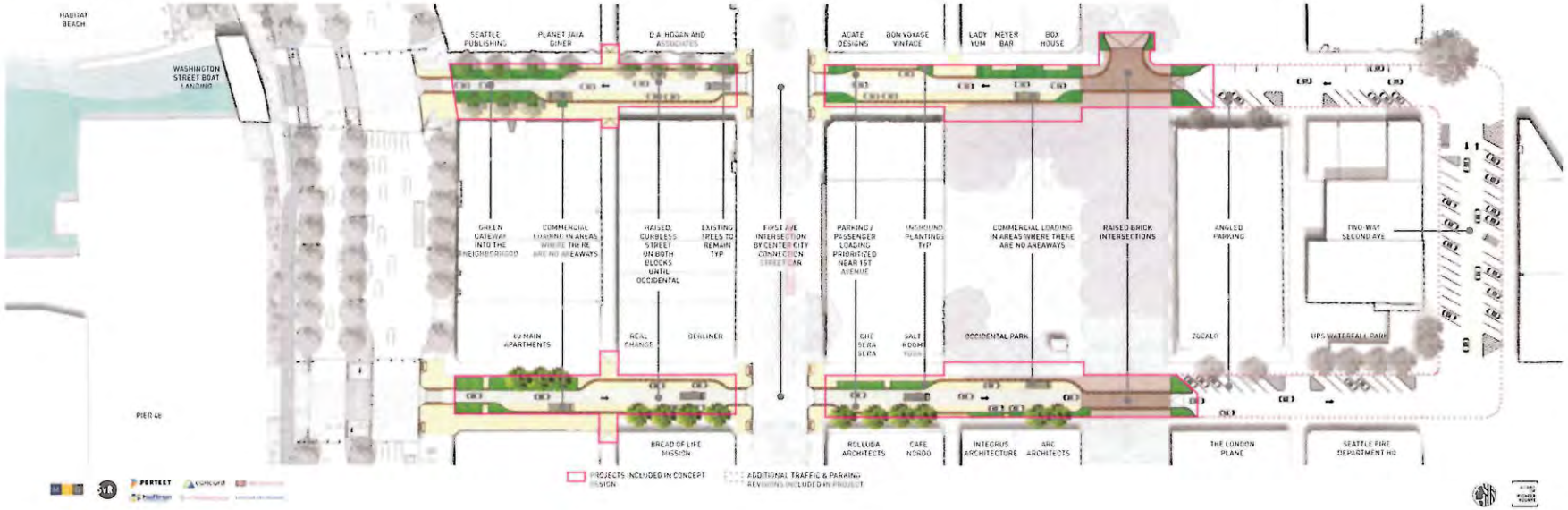
- Second Avenue South:
  - To make the conversion to two-way streets function from a mobility perspective, restriping will occur on Second Avenue South between South Washington Street and South Main Street to convert it to a two-way block segment.

WASHINGTON AND MAIN

PRIORITIZED IMPROVEMENTS

The design for Washington and Main Streets

- Connects key destinations on the waterfront and the heart of the district at Occidental Park
- Creates more space for pedestrians, improves access for people with disabilities, calms traffic, adds planting and allows room for sidewalk cafes
- Accommodates local access while discouraging through trips that have no destination in the district
- Protects vulnerable areaways from heavy loads
- Functionally and visually connects buildings adjacent to Occidental Park to the park
- Revises channelization between Occidental Ave and 2nd Ave, and on 2nd Ave between Main and Washington streets to allow for local circulation and provide opportunities for parking and loading



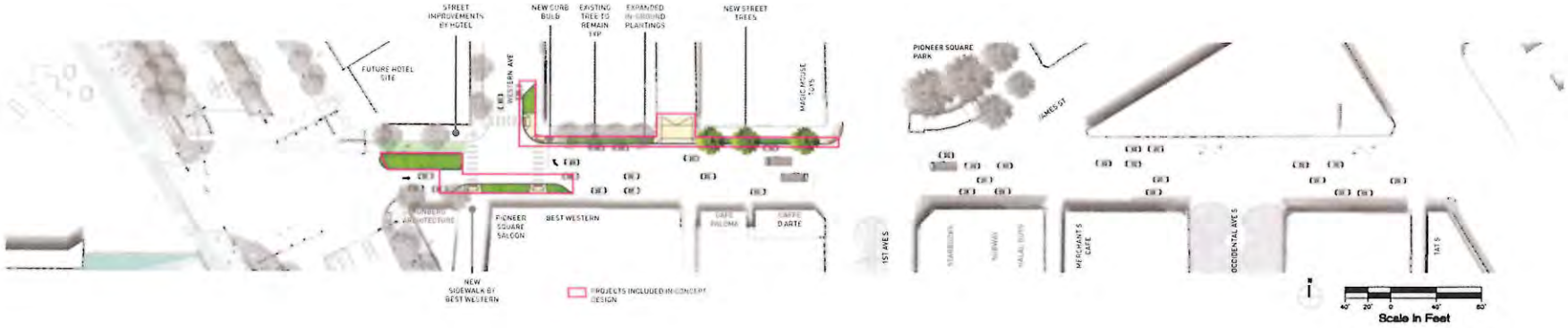
YESLER WAY

PRIORITIZED IMPROVEMENTS

Yesler Way prioritizes pedestrian improvements on the north side of street to connect to:

- The ferry terminal (pedestrian crosswalk only on north side of Alaskan intersection)
- Pioneer Square Park
- Link Light Rail Tunnel

At the same time, the improvements accommodate Seattle Department of Transportation's (SDOT) future, two-way protected bike lane.

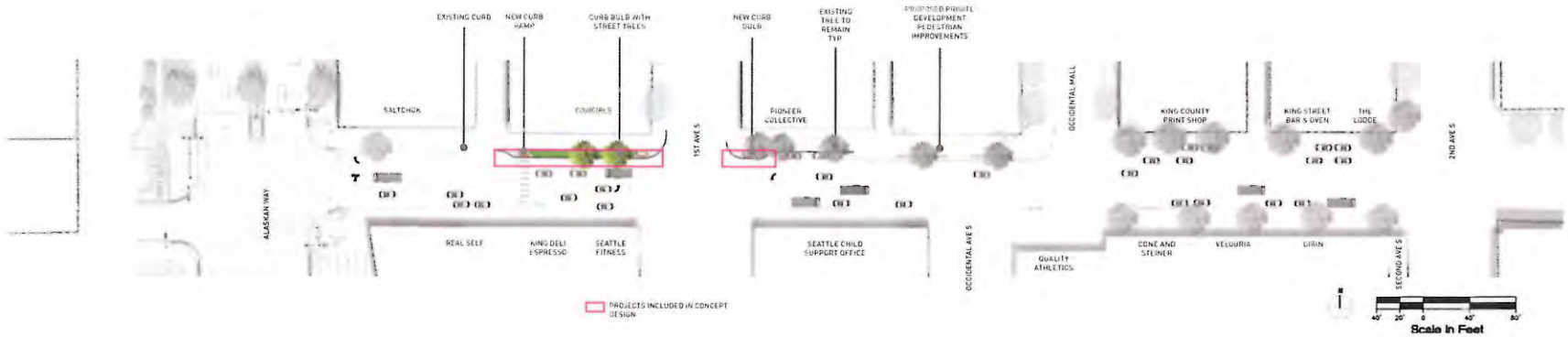


KING STREET

PRIORITIZED IMPROVEMENTS

The proposal for King Street's pedestrian improvements are generally more discrete than other corridors, with:

- More in-ground planting
- Additional street trees
- Curb bulbs



Yesler Way – Alaskan Way South to First Avenue South, East Section

The following two slides illustrate the first of two LID before and after scenarios on Yesler Way between Alaskan Way South and First Avenue South. These slides represent the east portion of these improvements, roughly from First Avenue South to Western Avenue. The LID-funded improvements in this section are:

- A relocated curb along the north side of Yesler Way to reduce pedestrian crossing distances.
- In addition to above, a sidewalk planting strip with diverse landscaping along the north side of Yesler Way.
- Three street trees added on the north side of Yesler Way.

YESLER BETWEEN FIRST AND WESTERN

YESLER BETWEEN FIRST AND WESTERN

Yesler Way – Alaskan Way South to First Avenue South, West Section

The following two slides illustrate the second of two before and after scenarios on Yesler Way between Alaskan Way South and First Avenue South. These slides represent the west portion of these improvements, roughly from Alaskan Way South to Western Avenue. The LID-funded improvements in this section are:

- New sidewalk planting strip with diverse landscaping along the north side of Yesler Way.
- A new pedestrian crossing from the northeast corner of Yesler Way and Western Avenue to the south east corner of the Yesler Way and Western Avenue intersection. A new curb bulb and plantings at this location will be constructed through the full intersection along the south side of the street.
- A median planting island and diverse landscaping roughly between Alaskan Way and Western Avenue, acting as a buffer between a protected bike lane (not LID funded), narrowing the drive lane from two lanes to one lane in the eastbound direction. This island is envisioned as a gateway feature for the Pioneer Square neighborhood.
- Conversion from a two-way street to an east-bound one-way street between Alaskan Way and Western Avenue.
- On the northwest corner of Alaskan Way and Western Avenue are two new trees located in a planting strip along the sidewalk. These improvements are anticipated to be implemented by the property owner, M Hotel, and are not LID funded.

YESLER BETWEEN WESTERN AND ALASKAN

YESLER BETWEEN WESTERN AND ALASKAN

South Washington Street – Occidental Avenue South to First Avenue South

The following four slides illustrate the LID before and after scenarios on South Washington Street, roughly between First Avenue South and Occidental Avenue South, from views oriented west and east. The LID-funded improvements in this section are:

- New sidewalk planting strips with diverse landscaping along both sides of South Washington Street.
- Conversion from a two-way street to a one-lane, narrow westbound one-way street between Alaskan Way and Occidental Avenue South. The one-way street continues to Second Avenue South.
- Widening sidewalks on both sides of the street while raising the "T" intersection of Occidental Way South to create a curbless connection between sidewalks and the street. This connection acts as a natural traffic calming measure, improving pedestrian safety and creating an increased sense of pedestrian connectivity between Occidental Park, the Pioneer Square neighborhood, and the new waterfront improvements.
- Installing bollards to delineate the drive aisle and pedestrian realm, further improving pedestrian safety and the aesthetics of the street and sidewalk.
- Embedding unit pavers, like brick or stone, in the Occidental Avenue South and South Washington Street intersection and surrounding sidewalks, integrating the improvements into the historic nature of the neighborhood and improving the aesthetics of the street and sidewalk.

WASHINGTON AT OCCIDENTAL

WASHINGTON AT OCCIDENTAL

WASHINGTON BETWEEN FIRST AND OCCIDENTAL

WASHINGTON BETWEEN FIRST AND OCCIDENTAL

South Washington Street – First Avenue South to Alaskan Way South

The following two slides illustrate the LID before and after scenarios on South Washington Street, roughly between First Avenue South and Alaskan Way South. The LID-funded improvements in this section are:

- New sidewalk planting strips with diverse landscaping along both sides of South Washington Street.
- Conversion from a two-way street to a narrow, one-lane, westbound one-way street between Alaskan Way South and Occidental Avenue South.
- Widening sidewalks on both sides of the street while repaving and raising South Washington Street to create a curbless connection between sidewalks and the street. This connection acts as a natural traffic calming measure, improving pedestrian safety and creating an increased sense of pedestrian connectivity between the Pioneer Square neighborhood and the new waterfront improvements.
- Installing bollards to delineate the drive aisle and pedestrian realm, further improving pedestrian safety and the aesthetics of the street and sidewalk.
- Removing three existing street trees along the south side of Washington Street to create an ADA-accessible path of travel.
- Removing three parking spaces.
- Visible in the background are the Washington Street Boat Landing (not LID funded) and street trees along Alaskan Way South (not LID funded, but whose increase in caliper from 2" to 4" would not happen but for the existence of the LID).

WASHINGTON BETWEEN FIRST AND ALASKAN

WASHINGTON BETWEEN FIRST AND ALASKAN

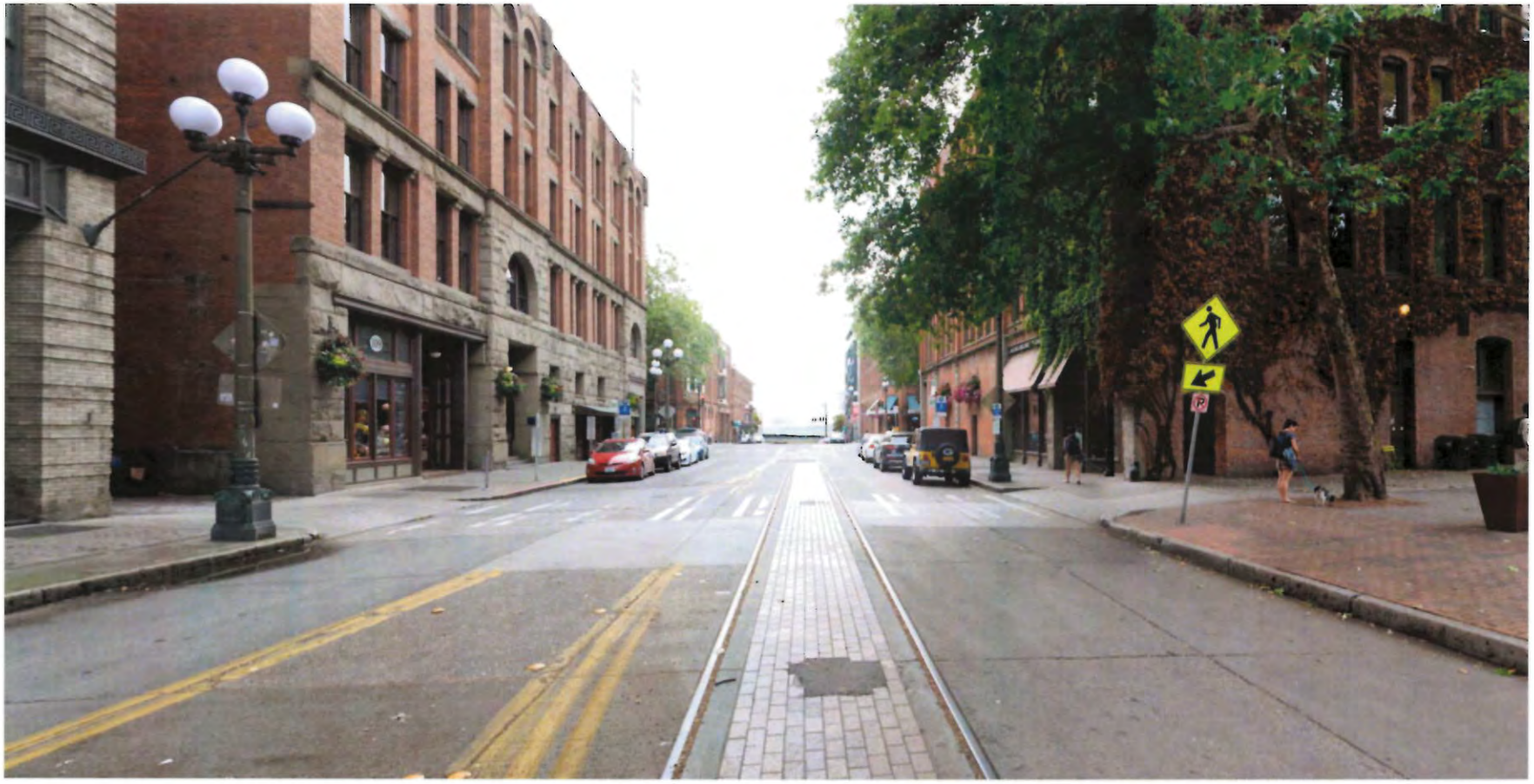
South Main Street – Occidental Avenue South to First Avenue South

The following four slides illustrate the LID before and after scenarios on South Main Street, roughly between First Avenue South and Occidental Avenue South. The LID-funded improvements in this section are:

- New sidewalk planting strips with diverse landscaping along both sides of South Main Street.
- Adding six street trees within the planting strips, all located on the south side of the street.
- Conversion from a two-way street to an narrow, one-lane, east-bound one-way street between First Avenue and Occidental Avenue South. The one-way street continues to Second Avenue South.
- Widening sidewalks on both sides of the street while raising the pedestrian crossing of Occidental Avenue South to create a curbless connection between sidewalks and the street. This connection acts as a natural traffic calming measure, improving pedestrian safety and creating an increased sense of pedestrian connectivity between Occidental Park, the Pioneer Square neighborhood, and the new waterfront improvements.
- Installing bollards and tactile warning strips to delineate the drive aisle and pedestrian realm, further improving pedestrian safety, accessibility for all users, and the aesthetics of the street and sidewalk.
- Embedding unit pavers, like brick or stone, across the Occidental Avenue South and South Main Street intersection integrating the improvements into the historic nature of the neighborhood and improving the aesthetics of the street and sidewalk.
- Addition of two parking spots.

MAIN AT OCCIDENTAL

MAIN AT OCCIDENTAL



MAIN BETWEEN OCCIDENTAL AND FIRST

MAIN BETWEEN OCCIDENTAL AND FIRST

South Main Street – Alaskan Way South to First Avenue South

The following two slides illustrate the LID before and after scenarios on South Main Street, roughly between First Avenue South and Alaskan Way South. The LID-funded improvements in this section are:

- New sidewalk planting strips with diverse landscaping placed periodically along both sides of South Main Street.
- Adding seven street trees within the planting strips – three on the north side of the street and four on the south side of the street.
- Conversion from a two-way street to an eastbound one-way street between while also narrowing the drive aisle on the western half of the block from two lanes to one lane.
- Widening sidewalks on both sides of the street and creating a curbless connection between sidewalks and the street. Along with the narrowed street, this connection acts as a natural traffic calming measure, improving pedestrian safety and creating an increased sense of pedestrian connectivity between the Pioneer Square neighborhood and the new waterfront improvements.
- Installing bollards to delineate the drive aisle/parking areas and pedestrian realm, further improving pedestrian safety and the aesthetics of the street and sidewalk.
- Removal of 12 parking spots.

MAIN BETWEEN FIRST AND ALASKAN

MAIN BETWEEN FIRST AND ALASKAN

South King Street – Alaskan Way South to First Avenue South

The following two slides illustrate the LID before and after scenarios on South King Street, roughly between Alaskan Way South and First Avenue South. The LID-funded improvements in this section are:

- New curb bulb, with planting strips containing diverse landscaping along the north side of South King Street, between the mid-block crossing and First Avenue South.
- Adding two street trees within the above planting strips along the north side of South King Street.
- A new curb bulb on the northeast corner of First Avenue South and South King Street.
- Widening sidewalk on the north side of South King Street to reduce the width of mid-block pedestrian crossing, increasing pedestrian safety and connectivity within the neighborhood.
- Removal of three parking spots.

KING BETWEEN ALASKAN AND FIRST

KING BETWEEN ALASKAN AND FIRST

E – Pike/Pine – No LID/LID

Pike Street – First Avenue to Second Avenue

The following two slides illustrate the LID before and after scenarios on Pike Street, roughly between First Avenue and Second Avenue. The LID-funded improvements in this section are:

- This block of Pike will be reconstructed as a shared space (curbless) street. The roadway will ramp up to sidewalk grade at either end of the block. The street will continue to have one travel lane eastbound, designed for slow vehicle movement and local access. Eastbound bicyclists will share the center travel lane while an extra demarcated space at the edge of that lane will accommodate west bound bicyclists headed to Pike Place Market. Pedestrians will benefit from wider sidewalk zones and a quieter street that is easy to cross. Pedestrian space at intersections will be expanded.
- Existing road lighting and pedestrian lighting will remain the same.
- Some or all existing trees will be replaced by new medium sized trees more appropriate for urban conditions. Trees will be spaced more widely than today on the south side of the street (four trees total).
- Paving will be scored concrete with variations in color and patterning as needed to define the travel lane. Some pedestrian paving may be constructed by an adjacent private development at 103 Pike Street.
- The design will allow at least two dedicated spaces for passenger load/unload to the side of the travel lane.
- Bollards and detectable warning strips will help define the area to be used by vehicles, along with light poles, trees, and paving treatments.
- More room will be available for sidewalk cafes.
- The intersection of 1st and Pike will be improved by the Center City Connector streetcar project.

THE STATE HOTEL

CVS pharmacy
PUBLIC
MARKET
CENTER
THE STATE HOTEL

Pine Street – First Avenue to Second Avenue

The following two slides illustrate the LID before and after scenarios on Pine Street, roughly between First Avenue and Second Avenue. The LID-funded improvements in this section are:

- This block of Pine will be reconstructed as a shared space (curbless) street. The roadway will ramp up to sidewalk grade at either end of the block. The street will have one lane westbound designed for slow vehicle movement and local access. Rather than a dedicated bike lane, bikes will be accommodated in the whole street width, moving slowly with either cars or pedestrians. Pedestrians will benefit from wider sidewalks and a quieter street that is easy to cross. Pedestrian space at intersections will be expanded.
- Existing road lighting, pedestrian lighting and street trees will remain. Ground planting may be added to existing tree locations and at intersections.
- Paving will be scored concrete paving with variations in color and patterning as needed to define the vehicle travel lane.
- The design will allow locations for parking/loading on both sides of the street to the side of the travel lane.
- Bollards and detectable warning strips will help define the area to be used by vehicles, along with light poles, trees, and paving treatments.
- More room will be available for sidewalk cafes.
- The intersection of 1st and Pine will be improved by the Center City Connector streetcar project.

2nd Ave
ONE WAY
NO TURN ON RED
HOTEL
ONE WAY
PUBLIC MARKET

2nd Ave
ONE WAY
NO TURN ON RED

Pine Street – Second Avenue to Third Avenue

The following two slides illustrate the LID before and after scenarios on Pine Street, roughly between Second Avenue and Third Avenue. The LID-funded improvements in this section are:

- This block will remain one lane westbound. It will continue to feature a protected bike lane/cycle track adjacent to the south curb and locations for parking and loading on both sides of the street. Curbs will be extended at the intersections to provide increased pedestrian space at corners.
- Sidewalks may be widened by up to a total of 4 feet along the whole block (not pictured and not part of the LID analysis).
- Spot improvements of sidewalk surfaces will be made as necessary. Sidewalks are generally in good condition and will not be replaced. An areaway sidewalk in the southwest quadrant of the block will be resurfaced.
- Existing road lighting, pedestrian lighting and street trees will remain.
- A formal 3' wide planted divider between the protected bike lane and travel lane will be built. At the intersections of Second Avenue and Third Avenue, the ground planting on the south side of the intersection will be approximately 7' wide.
- New, distinctive concrete crosswalks will be constructed on all four legs of the intersection with 2nd Avenue.
- New curb ramps will be constructed to meet ADA access standards where required by crosswalk improvements.

EXCEPT
BUSES
AND
BICYCLES
3rd Ave

EXCEPT
BUSES
AND
BICYCLES
3rd Ave

Pine Street – Third Avenue to Fourth Avenue

The following two slides illustrate the LID before and after scenarios on Pine Street, roughly between Third Avenue and Fourth Avenue. The LID-funded improvements in this section are:

- A new paved public plaza will be built at sidewalk grade on the south side of the street. The northern limit of this plaza will be the north limit of the current interim cycle track buffer, which is defined with paint and movable planters. Two travel lanes will remain on the north half of the street. Curbs will be extended at the intersections to provide increased pedestrian space at corners.
- The plaza will feature a scored concrete surface with contrasting color/scoring treatment to define the protected bike lane at the north edge of the space. A planted buffer will separate the plaza and cycle track from the roadway.
- Existing roadway lighting, pedestrian lighting and street trees will remain, except for one street tree which hinders visual access to the light rail tunnel station entrance.
- New distinctive, concrete crosswalks will be constructed on all four legs of the intersection with 3rd Avenue
- Other physical design elements will include planters, site power service, festival lighting treatments, improved entry treatments to the light rail tunnel (not funded by the LID), and wayfinding information kiosks (not funded by the LID).
- The plaza will be a flexible space designed to accommodate diverse programming similar to Westlake Park.

LIFE ENRICHMENT CENTER

Pike Street – Second Avenue to Ninth Avenue (representative block)

The following two slides illustrate the typical LID before and after scenarios on Pike Street between Second Avenue and Ninth Avenue, specifically as represented by the block on Pike roughly between Fourth Avenue and Fifth Avenue. The LID-funded improvements within those blocks are:

- Curbs will remain in existing locations unless moved by a separately funded bike lane project (curbs are planned to be moved between 6th and 9th to accommodate a permanent, high-quality bike lane).
- Spot improvements of sidewalk surfaces will be made as necessary. Sidewalks are in good condition and will not be replaced.
- Street trees will be added where missing and feasible with existing underground infrastructure and sidewalk functions (such as bus stops).
- A formal planted divider between the cycle track and travel lanes will be built.
- New concrete crosswalks will be constructed on all four legs of each intersection between 2nd and 8th in locations where concrete crosswalks do not currently exist.

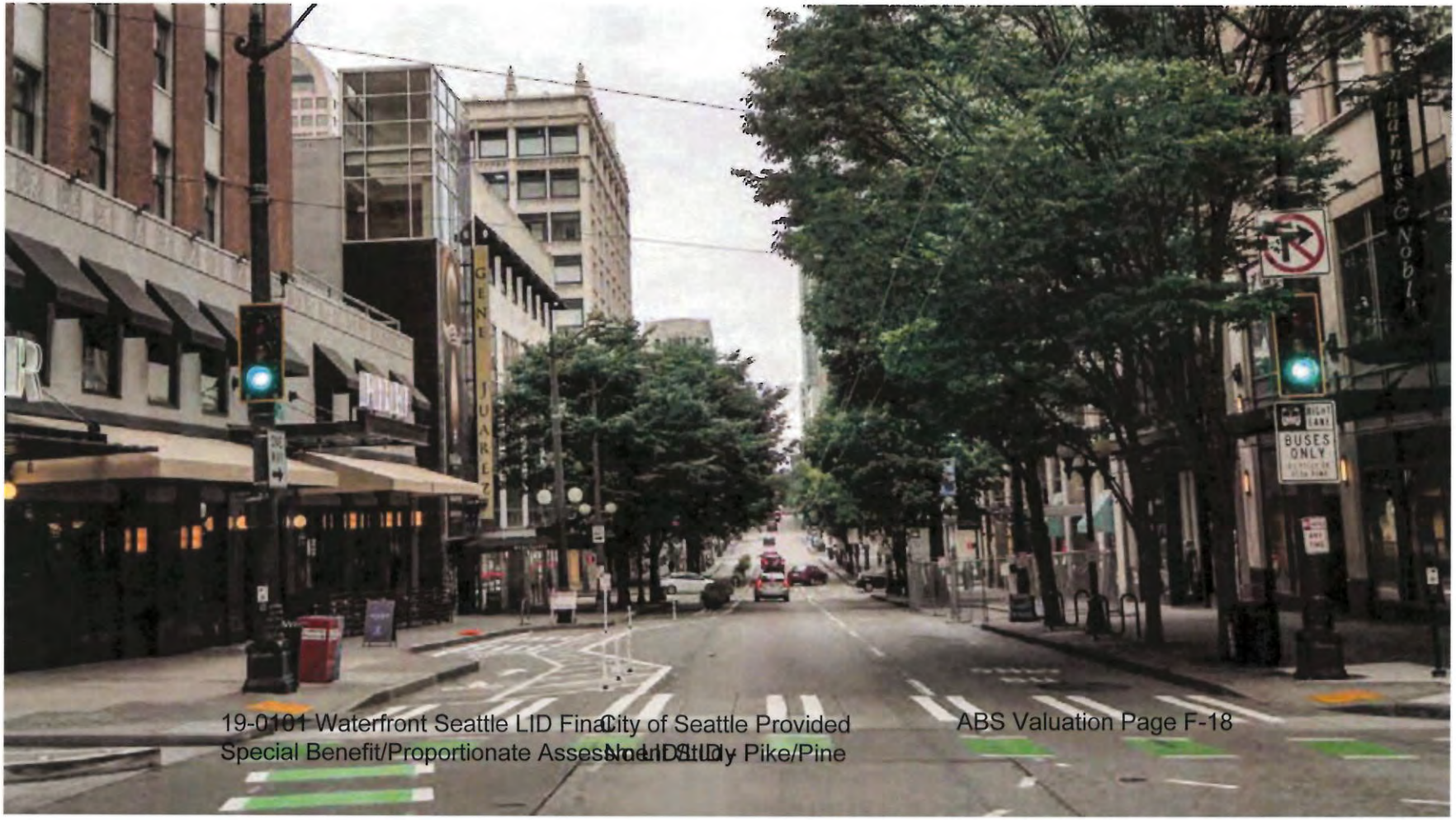
ONE WAY
BUSES ONLY
ONE WAY

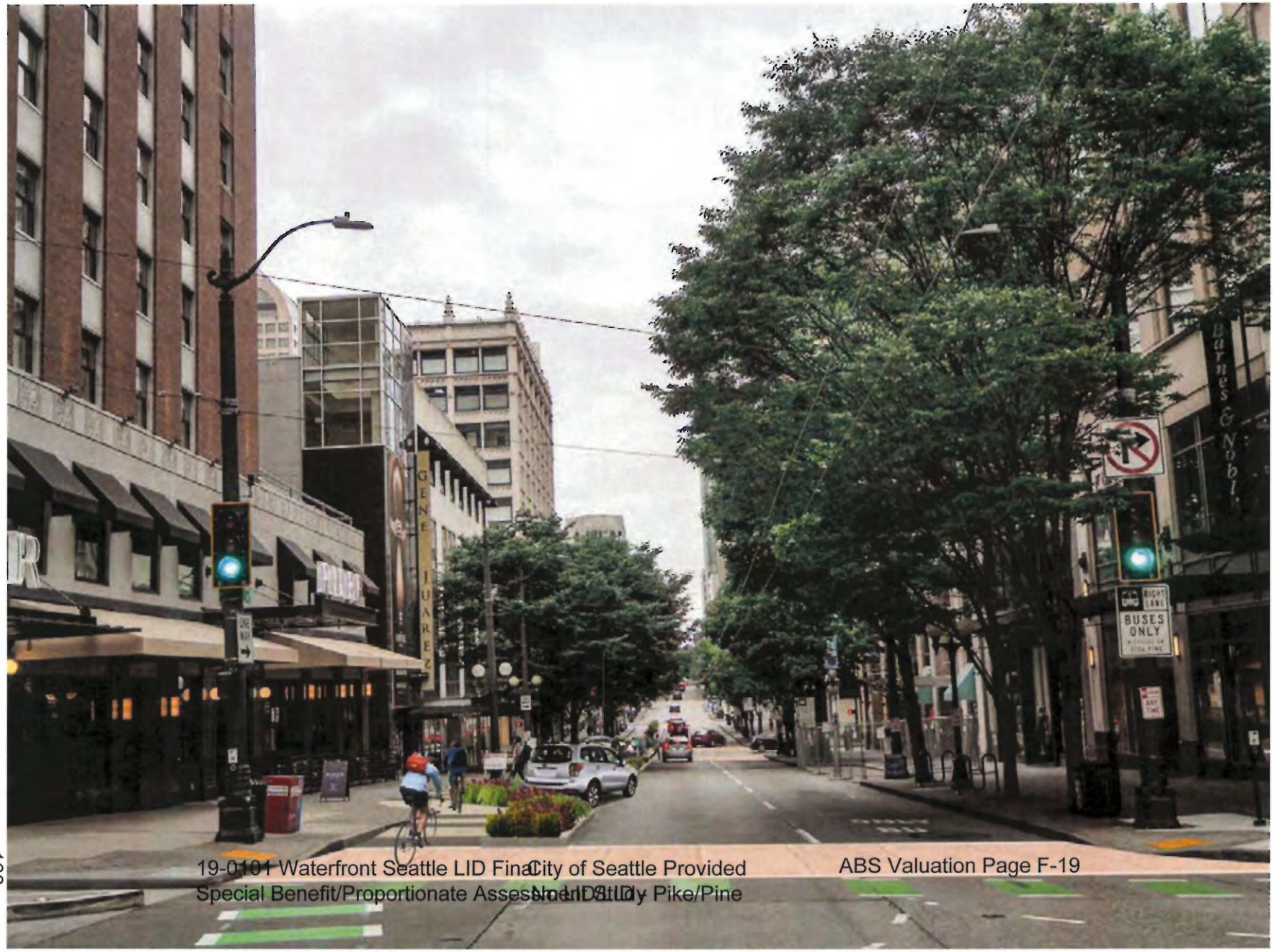
BUSES ONLY
ONE WAY
ONE WAY
TERYX

Pine Street – Fourth Avenue to Ninth Avenue (representative block)

The following two slides illustrate the typical LID before and after scenarios on Pine Street between Fourth Avenue and Ninth Avenue, specifically as represented by the block on Pine Street roughly between Fifth Avenue and Sixth Avenue. The LID-funded improvements in this section are:

- Curbs will remain in existing locations unless moved by a separately funded bike lane project (for example the curb at the southwest corner of Fifth and Pine will be moved, with separate funding, south to allow the bike lane to connect through this intersection)
- Spot improvements of sidewalk surface will be made as necessary. Sidewalks are in good condition and will not be replaced
- Street trees will be added where missing and feasible with existing underground infrastructure and sidewalk functions (such as bus stops)
- A formal planted divider between the cycle track and travel lanes will be built.
- New distinctive, concrete crosswalks will be constructed on all four legs of each intersection between Fourth Avenue and Eighth Avenue in locations where concrete crosswalks do not currently exist
- New curb ramps will be constructed to meet ADA access standards where required by crosswalk improvements.


GENE JUAREZ
BUSES ONLY


GENE JUAREZ
Barnes & Noble
BUSES ONLY

F – Pine Bonus Before/After LID

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McDonal

G – City Ordinance No. 125761

SEATTLE CITY COUNCIL

Legislative Summary

CB 119448

Record No.: CB 119448 **Type:** Ordinance (Ord) **Status:** Passed

Version: 1 **Ord. no:** Ord 125761 **In Control:** City Clerk

File Created: 12/18/2018

Final Action: 01/29/2019

Title: AN ORDINANCE relating to the funding, operations, and management for Central Waterfront improvements; identifying philanthropic funding for construction and operations and maintenance and safety and security of public spaces on the Central Waterfront; identifying a timeline for philanthropic fundraising and contributions; authorizing the Seattle Department of Transportation and the Department of Parks and Recreation to execute a two-year pilot agreement in preparation for a long-term agreement with Friends of Waterfront Seattle to operate and manage public spaces on the Central Waterfront; dissolving the Central Waterfront Steering Committee; and creating the Central Waterfront Oversight Committee.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Juarez

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att A – Friends of Waterfront Seattle Contribution Schedule, Att B – Friends of Waterfront Seattle Fundraising Plan and Reporting Schedule, Att C – Central Waterfront O&M Term Sheet, Att D – Central Waterfront Guiding Principles, Att E – Waterfront Park Management Agreements and Park Boundaries, Att F – LID Preliminary Boundaries, Appearance of Fairness Memo

Drafter: adam.schaefer@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File **Legal Notice Published:** ☐ Yes ☐ No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	01/03/2019	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	01/03/2019	sent for review	Council President's Office			

Action Text: The Council Bill (CB) was sent for review. to the Council President's Office

Notes:

1	Council President's Office	01/10/2019	sent for review	Civic Development, Public Assets, and Native Communities Committee	
	Action Text:	The Council Bill (CB) was sent for review. to the Civic Development, Public Assets, and Native Communities Committee			
	Notes:				
1	City Council	01/22/2019	referred	Civic Development, Public Assets, and Native Communities Committee	
	Action Text:	The Council Bill (CB) was referred. to the Civic Development, Public Assets, and Native Communities Committee			
	Notes:				
1	Civic Development, Public Assets, and Native Communities Committee	01/24/2019	pass		Pass
	Action Text:	The Committee recommends that City Council pass the Council Bill (CB). In Favor: 3 Chair Juarez, Vice Chair Bagshaw, Member González Opposed: 0			
1	City Council	01/28/2019	passed		Pass
	Action Text:	The Council Bill (CB) was passed by the following vote, and the President signed the Bill: In Favor: 8 Councilmember Bagshaw, Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember Mosqueda, Councilmember O'Brien, Councilmember Sawant Opposed: 0			
1	City Clerk	01/28/2019	submitted for Mayor's signature	Mayor	
	Action Text:	The Council Bill (CB) was submitted for Mayor's signature. to the Mayor			
	Notes:				
1	Mayor	01/28/2019	Signed		
1	Mayor	01/29/2019	returned	City Clerk	
1	City Clerk	01/29/2019	attested by City Clerk		
	Action Text:	The Ordinance (Ord) was attested by City Clerk.			
	Notes:				

CITY OF SEATTLE

ORDINANCE 125761

COUNCIL BILL 119448

AN ORDINANCE relating to the funding, operations, and management for Central Waterfront improvements; identifying philanthropic funding for construction and operations and maintenance and safety and security of public spaces on the Central Waterfront; identifying a timeline for philanthropic fundraising and contributions; authorizing the Seattle Department of Transportation and the Department of Parks and Recreation to execute a two-year pilot agreement in preparation for a long-term agreement with Friends of Waterfront Seattle to operate and manage public spaces on the Central Waterfront; dissolving the Central Waterfront Steering Committee; and creating the Central Waterfront Oversight Committee.

WHEREAS, in January 2011, the Seattle City Council (Council) adopted Resolution 31264, creating the Central Waterfront Committee (CWC) to oversee development of the waterfront conceptual design and framework plan, ensuring robust and innovative public engagement, identifying public and private funding sources, and establishing the foundation for a lasting civic partnership; and

WHEREAS, in that same resolution, the Council directed the implementation of the Central Waterfront Initiative according to the Central Waterfront Guiding Principles; and

WHEREAS, in that same resolution, the Council directed the implementation of the Central Waterfront Improvements to, among other things, engage the entire city, remain focused on public uses and activities that attract people from all walks of life, and provide a "waterfront for all," as articulated in the Central Waterfront Guiding Principles; and

WHEREAS, in August 2012, the Council adopted Resolution 31399, which endorsed the Central Waterfront Concept Design and Framework Plan, developed following broad and inclusive public engagement over two years; and

WHEREAS, Resolution 31399 endorsed the CWC's Strategic Plan, which established a funding plan and set of action steps to implement improvements to Seattle's Central Waterfront, including endorsement of a funding strategy which called for leveraging a mix of public, private, and philanthropic sources to achieve the public's vision for the Central Waterfront; and

WHEREAS, through Resolution 31399, the Council recognized that other cities had successfully established relationships with non-profit organizations to provide consistent management of complex public spaces, and the Strategic Plan recommended developing such relationships; and

WHEREAS, through Resolution 31399, the Council supported the creation of the non-profit Friends of Waterfront Seattle (Friends) to advocate for implementing the Central Waterfront Framework Plan and Concept Design; and

WHEREAS, Friends was incorporated in 2012 to champion the "Waterfront Seattle" Program through outreach initiatives, to raise the funds necessary to complete its construction and to ensure the Central Waterfront Improvement Program's long-term success as a vibrant public park through ongoing maintenance and programming; and

WHEREAS, in March 2014 the CWC recommended the City consider contracting with a non-profit organization to perform a range of services for the renovated Central Waterfront, including operations and maintenance and safety and security; and

WHEREAS, in August 2014, Seattle voters approved creation of the Seattle Park District, and funds collected by the District pay for operations and maintenance of Seattle parks, including an annual $3.5 million budget with cost inflation dedicated to operations and maintenance of the Central Waterfront parks and public spaces; and

WHEREAS, the City has a history of working successfully with non-profit entities to program and activate public spaces in a way that increases access, vibrancy, and safety for all users; and

WHEREAS, since July 2015, Friends, with financial support in part from the City, has implemented a pilot program to provide programming and activation along certain sections of the Central Waterfront, engaging more than 40,000 people in free public programming on the Central Waterfront; and

WHEREAS, in September 2016, the City and Friends entered into a joint funding agreement (Funding Agreement) to construct the Pier 62 Phase 1 Rebuild, in which Friends committed to contributing $8 million of the total capital cost of the project, which Friends has now successfully raised; and

WHEREAS, in the Funding Agreement, the City and Friends indicated their intent to enter into an Operating Agreement for the Operations, Maintenance and Programming of the renovated Pier; and

WHEREAS, the City recognizes the unprecedented public and private investment, including a $160 million Local Improvement District and $110 million philanthropic contribution, in the design, planning, and construction of the Central Waterfront Improvements and recognizes the need to identify and fund an operations and maintenance and safety and security program that protects and enhances this investment and ensures new public spaces will be safe, well-maintained and inviting to the public over the long term; and

WHEREAS, in September 2017, the Council adopted Resolution 31768, in which the City stated its intent to work with Friends to reach an agreement for the long-term provision of high-quality operations and management services commensurate with the quality of

programming envisioned in the public planning for the waterfront and as reflected in the improvements included in the Central Waterfront Improvement Program; and

WHEREAS, in that resolution, the City stated its expectation that any future agreement with Friends would include a scope of work that identifies a standard of care commensurate with the Waterfront Seattle investment and in which all maintenance activities shall be provided by a dedicated and consistent team of Department of Parks and Recreation staff working in partnership with Friends; and

WHEREAS, the City, consistent with Resolutions 31399 and 31768, seeks to work with Friends to further define a joint management approach to protect public and private investment by providing operations, management, and programming services to the Central Waterfront; and

WHEREAS, it is the City's intent for this joint management approach to apply to the parks and open spaces created as part of the Central Waterfront Improvement Program, the implementation of which relies on the complete funding of the program, including the passage of the Local Improvement District; and

WHEREAS, given the phased completion of the Central Waterfront area that will occur from 2020 and beyond, it is desired to establish a two-year pilot agreement (Pilot Agreement) with Friends that will govern the operations, management and programming services for Pier 62, which may include portions of Waterfront Park where Friends currently provides summer programming; and

WHEREAS, it is anticipated that a long-term agreement (Management Agreement) will be developed and approved at the end of the two-year period, covering the entire completed Waterfront area; and

WHEREAS, the Pilot Agreement will provide helpful information for development of the Management Agreement; and

WHEREAS, the Oversight Committee established in Section 5 of this ordinance will be responsible for reviewing and providing input on the Management Agreement, prior to its submittal to Council for review and approval; and

WHEREAS, Friends and City staff shall provide to the Civic Development, Public Assets & Native Communities Committee a briefing on the Pilot Agreement prior to its execution and Council shall review and provide feedback, specifically on public benefits, at that time; and

WHEREAS, any future Management Agreement shall be subject to Council approval; and

WHEREAS, the City shall separately pursue a Memorandum of Understanding with Friends of Waterfront Seattle and the Pike Place Market Public Development Authority to determine the operations and maintenance for the Overlook Walk and all associated buildings and open spaces, which shall be submitted to Council for its consideration following completion of the Overlook Walk 60 percent design milestone; and

WHEREAS, the Mayor and Council wish to express their appreciation for the extensive volunteer efforts of the Central Waterfront Steering Committee, as well as the Committee's invaluable advice and leadership in supporting the City's efforts to design, develop, and manage new public spaces on the Central Waterfront; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Friends of Waterfront Seattle (Friends) shall be responsible for and use its good faith best efforts to secure $110 million of commitments and collect on pledges from private individuals, corporations, foundations, and other non-City sources to contribute to the

construction of the Central Waterfront parks and public spaces per the contribution schedule found in Attachment A to this ordinance. The $110 million is inclusive of $8 million previously committed to the City for the Pier 62 rebuild. Any costs of financing Friends may need in order to ensure timely payments to the City shall be borne by Friends and will not reduce the amount of any payment due to the City. Generally, all funding raised by Friends for the Central Waterfront parks and public spaces shall be provided through Friends.

No later than March 31, 2019, Friends shall submit to the City Budget Director for his or her review and approval its plan (Fundraising Plan) for raising the remaining $102 million in private funds. Friends also shall annually, no later than October 1 of the year prior to any year which Friends is committed to provide funds, update the Fundraising Plan, and submit such updates to the Budget Director for his or her review and approval. The Fundraising Plan shall include annual targets for amounts to be raised and pledges secured; sequential solicitation strategies; recognition opportunities for specific Central Waterfront parks and public spaces elements; assumptions as to when pledge payments shall be made; collection strategies and internal resources needed to secure pledges sufficient to meet the fundraising schedule; a proposed progress reporting mechanism to provide quarterly updates to the City on accomplishment of fundraising milestones; financing arrangements in place or under development to ensure the timely availability of funding as needed to meet Friends' obligations to provide funds consistent with the attached schedule; and any other issues the parties mutually agree to include in the Fundraising Plan. The basic information to be included in such Fundraising Plan and subsequent annual updates shall be summarized as reflected in the form of the Fundraising Plan and Reporting Schedule found in Attachment B to this ordinance.

Friends' donor pledges may be reviewed by the City Budget Director upon request under mutually agreed procedures to protect the confidentiality of donors' and Friends' donor information as permitted by law.

Section 2. The Director of the Office of the Waterfront and Civic Projects, the Director of Transportation, and the Superintendent of Parks and Recreation and/or their respective designees are jointly authorized to negotiate and, with approval from the Mayor, authorized to execute for and on behalf of the City of Seattle a two-year pilot agreement (Pilot Agreement) with Friends that shall govern the operations, management, and programming services for the completed Pier 62, and may also include portions of Waterfront Park where Friends currently provides summer programming. This agreement shall be negotiated by the City and Friends and include at a minimum the terms found in Attachment C to this ordinance. The Pilot Agreement shall be submitted to City Council for its review.

A. The Pilot Agreement shall be consistent with the Central Waterfront Guiding Principles, articulated in Attachment D to this ordinance, with the goal of creating a "waterfront for all." In particular, the Pilot Agreement shall ensure the new waterfront public spaces shall be open to the public and publicly accessible, be democratic and inclusive in their character, and be managed to:

- Encourage use by people of all ages, incomes, and abilities;
- Support free expression;
- Provide the public with access to high-quality and safe parks and recreation, enhanced by regular programming, concessions that support the public's use and enjoyment of the Central Waterfront, and free public access to civic and cultural events; and

- Provide living wage jobs associated with operating and maintaining waterfront parks and public spaces for local residents regardless of their age, ethnicity, gender, or sexual orientation.

To further these goals, the Pilot Agreement shall include requirements for regular public activities and activation events which shall be open to the general public without a fee being charged and shall be marketed to underserved communities. Friends shall be authorized to host revenue generating events in order to support its ability to provide these activities free of charge.

B. The Pilot Agreement is anticipated to commence in 2019 and shall have a maximum term of two years. At the end of the Pilot Agreement, the City anticipates that a long-term agreement (Management Agreement) with Friends shall be developed with review and input by the Oversight Committee established in Section 5 of this ordinance. The Management Agreement shall be submitted to the City Council for review and approval.

In the event Friends is unable or unwilling to perform its duties hereunder, the City shall, with the advice of the Oversight Committee, designate a substitute operating partner (Operating Partner).

C. The Pilot Agreement shall include funding from the Seattle Park District of $310,000 in 2019 and $315,250 in 2020.

D. Friends shall provide all additional funds necessary to provide programming and activation that complements the Department of Parks and Recreation's (DPR) operations and encourages public use of the parks, consistent with the scope of work under the agreement. All funds derived from revenue generation by Friends in the parks and public spaces subject to the Pilot Agreement (and thereafter, if applicable, the Management Agreement) shall be applied towards programming and activation in the areas covered by the agreement.

E. The Pilot Agreement shall identify preconditions to Friends' capacity to operate the area covered by the plan, including but not limited to staffing requirements, facility or technical staff capacity that must be in place, and funding required to ensure initial operations.

F. The Pilot Agreement shall include provisions requiring DPR to retain the responsibility to regulate the permitting of, and maintain responsibility for, all free speech activities and events in the areas covered by the plan. DPR and Friends shall closely coordinate permitting of events with the goal of accommodating public access seamlessly. Pursuant to further authorization from the City, DPR may delegate its responsibility to regulate the permitting of, and maintain responsibility for, all free speech activities and events in the areas covered by the plan.

G. Recognizing that the future waterfront parks and public spaces (including Pier 62) are designed to accommodate large events and are intended to be actively programmed and managed by Friends (or the Operating Partner), the City shall evaluate Seattle Municipal Code Chapter 15.52 (SMC 15.52) as it relates to the current Seattle Special Event Committee policies and make recommendations to amend the chapter to consider providing direct input and approval by Friends (or the Operating Partner) for permits in the areas covered by the agreement. If deemed necessary, then the Executive will submit legislation to the Council amending SMC 15.52 accordingly.

H. For non-First Amendment events, the City shall delegate to Friends (or the Operating Partner) the permitting process (including review, approvals, and fees) for the areas covered by the agreement. Any fee revenues generated from such events shall be applied towards programming and activation in the areas covered by the agreement.

I. The Pilot Agreement shall require Friends to provide an annual report in a format approved by DPR and the Seattle Department of Transportation (SDOT) on outcomes, measurements, and assessments of activation and programming services including, but not limited to:

1. A summary of programs and activities;

2. Detailed revenue, costs and expenditures, and budgetary forecasts;

3. Participation by underserved communities;

4. Community surveys or other feedback tools;

5. Measurements to indicate the levels of participation in events and activities;

6. Conformance with the Performance Standard, as described in Section 5 of this ordinance, once in place;

7. Intended targets for Women- and Minority-Owned Business Enterprises (WMBE) contracts, vendors, and concessions, as well as including actual outcomes regarding those targets; and

8. A summary of implementation of labor harmony protocols as described in Attachment C.

The first annual report shall be due in February of the year after the approval of the Pilot Agreement.

Section 3. In addition to the Pilot Agreement, DPR and SDOT shall, upon approval of the Mayor, submit legislation to the City Council establishing a Park Boulevard, or Park Boulevards in the parks and public spaces not already under DPR jurisdiction, as depicted in Attachment E to this ordinance (the "Park Boulevard Legislation"), and the Park Boulevard Legislation shall be adopted and signed into law prior to the execution of the Management Agreement.

Section 4. The City anticipates entering into a Management Agreement with Friends, or their successor (interchangeably referred to as the Operating Partner herein) at the conclusion of the Pilot Agreement. This Management Agreement shall be informed by the Pilot Agreement and comply with the Term Sheet described in Attachment C to this ordinance. Maintenance of the parks and public spaces shall be the responsibility of the City, primarily through DPR or its designee or successor, and shall be carried out in accordance with the Waterfront Seattle Operations and Maintenance Report prepared by ETM Associates, L.L.C. and dated July 2018 (ETM Report) and the Performance Standard. The Operating Partner shall be responsible for the operations and programming of the parks and public spaces pursuant to the conditions described herein. The City and Operating Partner shall provide that the operations and programming of the parks and public spaces shall be conducted in accordance with the Performance Standard.

A. The area to be covered by the Management Agreement shall be substantially similar to the parks and public spaces as described in Attachment E to this ordinance (Waterfront Park and Public Spaces).

B. The City, in consultation with the Oversight Committee, shall assess the readiness of a prospective Operating Partner prior to entering into a Management Agreement. Such requirements shall include but not be limited to:

1. Successful management of Pier 62 under Friends' two-year pilot agreement with the City;

2. Financial stability, including reasonably sufficient and funded operating reserves;

3. Overall operating and capital budgets reasonably acceptable to the City;

4. Staffing plans, including appropriately credentialed and experienced leadership and management personnel;

5. Successful relationships with the Office of the Waterfront and Civic Projects (OWCP), DPR, SDOT, the Oversight Committee and relevant third-party stakeholders including the Downtown Seattle Association/Metropolitan Improvement District (DSA/MID), the Pike Place Market Public Development Authority (PPMPDA), the Alliance for Pioneer Square, the Seattle Historic Waterfront Association and the Seattle Aquarium Society (SEAS); and

6. Successful adoption of labor harmony protocols and implementation of area standard wages and benefits, as described in Attachment C.

If the assessment of readiness is positive or any shortcomings can be addressed in a Management Agreement, the City shall negotiate a Management Agreement with such prospective Operating Partner.

C. It is anticipated that future City funding for the Management Agreement will come from Seattle Park District funds, the Department of Parks and Recreation (DPR) operations and maintenance budget that had been previously allocated to Pier 62 and Waterfront Park, the City's general fund support and commercial parking taxes and shall be sufficient to provide a high-quality, consistent level of operations and maintenance and safety and security. Based on the ETM Report, the City has determined that, as of 2023 when the Waterfront Park and Public Spaces are completed, baseline funding (Baseline Funding) in the amount of $4.8 million will be needed for operation and maintenance and safety and security of the Waterfront Park and Public Spaces. Consequently, the City shall include in the City's annual budget and in the City's annual budget requests for Seattle Park District funding, Baseline Funding for the operation and maintenance of the Parks and Public Spaces in the total amount of $4.8 million annually

beginning in 2023, which shall increase annually by no less than 2.5 percent consistent with the Seattle Park District Financial Plan (as to the Seattle Park District component of the funding) and otherwise with the City's annual budget.

Funding for the programming and implementation of events and activities in the Parks and Public Spaces, as well as any additional maintenance activities required for special events not covered in the Management Agreement, shall be the separate responsibility of the Operating Partner and shall not be funded from Baseline Funding.

In the case of a significant economic downturn, Baseline Funding in any Fiscal Year shall also be governed by and subject to the following fiscal emergency provisions. For purposes of this Agreement, a "fiscal emergency" shall arise when the annual growth rate of inflation-adjusted total City General Fund Revenue is reasonably forecast to be negative at the time of adopting the City's upcoming annual budget. Seattle Area Consumer Price Index for Urban Wage and Clerical Workers (CPI-W) is the measure of inflation.

In the event of a fiscal emergency, the Baseline Funding and inflationary adjustment can be reduced from the amount provided the previous year by up to the percentage decline in expected General Fund revenue or by 5 percent, whichever is less. In subsequent years when the fiscal emergency criterion no longer applies, the Seattle Park District portion of the Baseline Funding shall be increased annually from the prior year's amount by no less than 2.5 percent (consistent with the Seattle Park District's planned escalation).

To the extent Seattle Park District funds are needed to fund Baseline Funding in any given year, such amounts of the Baseline Funding shall be included in annual City budget requests for District funding. For each District planning cycle, beginning with the cycle that includes 2021 through 2026, the City shall include the District's projected year-by-year share of

the Baseline Funding in the proposed spending plan it submits to the District and the District's plans going forward shall incorporate such Baseline Funding amounts recommended by the City.

The Management Agreement shall provide that, in any year in which the City fails to appropriate budgeted Baseline Funding as required under this ordinance, except for temporary reductions as provided herein, the Operating Partner may terminate such Agreement or suspend its performance under such Agreement until full Baseline Funding is restored. Similarly, in any year in which the Operating Partner cannot perform its duties or provide the financial support contemplated in this Agreement, the City may terminate or suspend the Management Agreement.

D. DPR, in consultation with OWCP, the Oversight Committee and the Operating Partner, shall include the Waterfront Park and Public Spaces within its annual park inspection program. The results of such inspections, together with projected needs or recommendations reflected in annual reviews by the Oversight Committee, shall form the basis for a rolling ten-year capital replacement and investment plan, which shall inform budget recommendations to be made by DPR, SDOT, and OWCP regarding capital replacements and investments for inclusion in the City's five-year capital improvement program for the appropriate City department.

E. The Management Agreement shall require corrective action to address deficiencies in the performance of the Operating Partner identified in annual performance evaluations or otherwise. Such corrective action shall include specific measures needed to address identified deficiencies. If necessary, the City, with the advice of the Oversight Committee, shall have the opportunity to reduce the scope of the Operating Partner's responsibilities, including termination of its Management Agreement. Supporting or successor Operating Partners should be required

to demonstrate readiness to assume some or all of the responsibilities contemplated under the Management Agreement.

F. Safety and security of the Waterfront Park and Public Spaces shall be the joint responsibility of both the Operating Partner and the City. As part of the City's Baseline Funding, it shall fund and implement a public safety and security strategy such that the Waterfront Park and Public Spaces shall at all times be maintained and operated in a way that ensures the safety and comfort of all visitors to the Waterfront Park and Public Spaces and provides for the satisfaction of the Performance Standard. To that end, the Park Rules shall be posted in prominent areas and safety personnel shall be hired and/or funded in order to ensure that Park Regulations are enforced and the Performance Standard is satisfied.

G. The rules codified in Seattle Municipal Code Chapter 18.12 relating to the operation of City parks (including the Waterfront Park and Public Spaces) and including any administrative rules adopted in relation thereto, including Multi-Departmental Administrative Rule 17-01 (Park Rules) and Department of Parks and Recreation Rule/Policy number P 060 7.21.00 or its successor rule or policy (Code of Conduct) (collectively, the Park Regulations) shall be posted and enforced in the Waterfront Park and Public Spaces.

If DPR or the City intends to propose any modifications to the Park Regulations, or adoption of special park rules for the Waterfront Park and Public Spaces (whether through rulemaking or other action of the DPR Superintendent), the City shall consult with the Oversight Committee regarding any such new or modified Park Regulations prior to publication for public comment.

Section 5. There is established the Central Waterfront Oversight Committee (Oversight Committee). This Committee shall advise and provide feedback to the City and Operating

Partner on the operations and maintenance and safety and security of the Waterfront Park and Public Spaces that shall include maintenance, public safety, outreach, communications, partnerships, and programming and activation. The Committee shall help ensure there is clear planning, coordination, and delivery of high-quality, public space management services, broad, inclusive programming and activation and a safe and inviting environment for pedestrians and visitors. The Committee shall also review and provide input on the Management Agreement that shall be developed between the City and Operating Partner. The Central Waterfront Steering Committee established by Resolution 31543 is dissolved, and this ordinance supersedes Resolution 31543. The Oversight Committee shall exist and fulfill its duties hereunder for a period of not less than 20 years.

A. The Committee shall consist of 19 appointed members, appointed to position numbers 1 through 19, and four ex officio members: the Directors of SDOT and OWCP, the DPR Superintendent, and the Seattle Police Department Chief of Police, or their successors. Composition and appointment of the members shall be as follows:

Representation	*Position Number*	*Appointment*
Community At-Large Members	1-6	1, 3, and 5 by the Mayor; 2, 4, and 6 by City Council
Those Within the LID Assessment Area		
Residential Tenant	7	Mayor
Commercial Tenant	8	City Council
Owner of a Hotel Property	9	Mayor
Owner of a Condominium Property	10	City Council
Owner of a Residential Apartment Property	11	Mayor
Owner of an Office Property	12	City Council
Owner of a property on or within one block of Pike Street or Pine Street	13	Mayor

Owner of a Commercial / Retail Property	14	City Council
Non-Profit With Expertise in Public Area Operations and Maintenance		
Pike Place Market Public Development Authority	15	Executive Director (or designee)
Downtown Seattle Association / Metropolitan Improvement District	16	Chief Executive Officer (or designee)
Seattle Historic Waterfront Association	17	Executive Director (or designee)
Alliance for Pioneer Square	18	Executive Director (or designee)
Seattle Aquarium Society	19	Chief Executive Officer (or designee)

Positions 1-6 shall reside outside of the final local improvement district (LID) boundaries, as currently represented by the preliminary Central Waterfront LID Special Benefit Study and included in Attachment F to this ordinance, and shall include individuals with expertise and perspectives from the labor, environmental and broader Seattle community as represented by Council Districts. Positions 7-14 shall be located within the final LID boundaries.

B. Initial terms shall be three years for Positions 4-10 and two years for all others; all subsequent positions shall be two years, with the exception of Positions 15-19, which shall be permanent. Terms shall start by December 31, 2019. Any vacancy in an unexpired term shall be filled in the same manner as the original appointment. A member whose term is ending may continue serving on an interim basis as a member with voting rights until such time as a successor for that position has been appointed by the Mayor or City Council.

C. The Committee may select a chair or chairs from its membership, establish a meeting schedule, select and engage advisors to support its work, and otherwise establish procedures necessary to perform its functions. The Committee shall adopt bylaws that provide for transparency in its procedures and operations, along with any other subject the Committee may determine necessary and appropriate for its work.

D. Meetings shall be conducted consistent with the Open Public Meetings Act, chapter 42.30 RCW.

E. A member's service on the Committee is voluntary and shall not be compensated other than for reimbursement of expenses pursuant to Seattle Municipal Code Chapters 4.70 and 4.72. The City shall explore providing on-site childcare and a transit subsidy to members of the Committee.

F. The Oversight Committee shall have the following responsibilities:

1. OWCP, the Operating Partner, and DPR shall work with the Oversight Committee to develop a detailed set of performance metrics collectively referred to as the "Performance Standard," for incorporation into the Management Agreement, and for use in reviewing DPR and the Operating Partner's performance annually and as otherwise provided under this Ordinance. At a minimum, the Performance Standard shall be consistent with the standard of care established in the ETM Report and shall incorporate the Parks Regulations. The Performance Standard shall also be informed by best practices of national and local park assets recognized for their operations and maintenance excellence (including Highline Park and Bryant Park in New York and Millennium Park in Chicago), DPR's existing Park Inspection Program, the experience of the Operating Partner and DPR during the Pilot Agreement, and shall be used as the basis for ongoing evaluation by the Oversight Committee of the operating performance of DPR and the Operating Partner. The metrics in the Performance Standard shall include:

a. Levels of accessibility and use by communities from across the city;

b. Measurements of public satisfaction and perception, including public surveys and park utilization metrics such as male-female ratios;

c. Criteria for the cleanliness, safety, and repair of assets;

d. Public safety and security indicators that include, but are not limited to, incident reports and Security Events, and the timeliness of the City in addressing Park Regulations violations;

e Levels of social service outreach training provided to Waterfront Park and Public Space employees and successful relationships with relevant social service and programs;

f. Types and frequency of events;

g. Successful relationships with relevant third-party stakeholders including community and neighborhood organizations from across the city, DSA/MID, PPMPDA, SEAS, and SDOT;

h. The provision of public benefits by the Operating Partner consistent with the Management Agreement;

i. The timeliness with which any violations of Park Regulations are resolved; and

j. Such other criteria as the Oversight Committee may recommend (initially and over time) in consultation with the OWCP or its successor, the Operating Partner and DPR.

The Performance Standard shall be established by the City in consultation with the Oversight Committee no later than the completion and submission of the Management Agreement to the City Council for its review and approval.

The Performance Standard shall be comprehensively reviewed every five years and updated as appropriate. As part of this review the City shall hire a consultant to review the

Performance Standard as a tool for measuring success and make recommendations based, in part, on national best practices. As part of the review, the consultant shall review and recommend any necessary changes to the twenty-year capital investment forecast in the ETM Report. In the period between each five-year comprehensive review, the Oversight Committee may recommend modifications to the Performance Standard to reflect changed circumstances, experience in managing the Waterfront Park and Public Spaces and best practices. Updates should take into account experience in the operations and maintenance and safety and security of the Waterfront Park and Public Spaces and reflect the evolution of best practices and discernible requirements for successful operations and maintenance and safety and security of comparable park and public space assets in other cities of comparable in scale, complexity and public use to the Waterfront Park and Public Spaces.

2. The City and the Oversight Committee shall annually monitor security incidents within the Waterfront Park and Public Spaces, including, without limitation, violations of Park Rules, incidence of crimes (both misdemeanor and felony) and interaction records of Park security personnel and the police (collectively, Security Events). If in any given year the incidence of Security Events or crimes in the Waterfront Park and Public Spaces increases by more than ten percent over the previous year (weighted in proportion to annual attendance to the Waterfront Park and Public Spaces), the Oversight Committee may conduct a comprehensive review of programming, security and outreach practices in the Waterfront Park and Public Spaces and recommend strategies to the Mayor and City Council to address the situation.

3. The Oversight Committee may, from time to time, make recommendations to the City and DPR regarding special park rules for the Waterfront Park and Public Spaces.

4. Operations and Maintenance Planning and Reporting.

a. DPR, in consultation with the Operating Partner and the Oversight Committee, shall conduct an annual operations and maintenance planning process no later than September 15 of each year for the succeeding year (Operations Plan). Such process shall include (a) a comprehensive prospective annual operating and routine maintenance plan and budget; and (b) identification of priority capital replacement investment needs aligned with the City's budget process such that relevant aspects of the plan may be reflected in the budget proposals of the respective City departments. The process shall also include an updated ten-year rolling capital replacement and investment plan reflective of the ETM Report, relevant experience and any comprehensive reviews of the Performance Standard. The plans shall specify how the Waterfront Park and Public Spaces will be operated and maintained in a manner consistent with the Performance Standard.

b. DPR and the Operating Partner, in consultation with the Oversight Committee, shall coordinate an annual reporting process based on the Performance Standard measurements under which the Operating Partner, DPR and SDOT each report on their performance of their respective responsibilities for operations and maintenance and safety and security of the Waterfront Park and Public Spaces. In the case of DPR, reporting shall take the form of the existing Park Inspection Program. Such reports shall include such data as the City and the Operating Partner may reasonably determine necessary and appropriate for evaluating each of their performances under the applicable annual plans and this Agreement.

c. OWCP or its successor, in consultation with DPR and the Operating Partner, shall provide to the public an annual evaluation of operations and maintenance and safety and security of the Waterfront Park and Public Spaces based on the Performance Standard and shall review the evaluation with the Oversight Committee.

In the event any evaluation identifies areas for improvement, DPR and the Operating Partner shall take reasonable steps to promptly identify and accomplish measures to address any such deficiencies in forthcoming operations and maintenance and capital replacement and investment planning and shall report these measures to the Oversight Committee for its review. The Oversight Committee may recommend any corrective actions or reallocation of funding between activities for the following year.

6. Beginning in 2020, the Oversight Committee shall provide an annual report to the Mayor and City Council such that the City's annual budgeting process may be well informed about the status of operations and maintenance and safety and security of the Waterfront Park and Public Spaces. Such reports shall include the findings from annual evaluations of operations and maintenance, and safety and security by the Operating Partner, DPR and SDOT and identification of any deficiencies found and corrective actions taken or recommended.

Section 6. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 28th day of January, 2019, and signed by me in open session in authentication of its passage this 28th day of January, 2019.

President _____ of the City Council

Approved by me this 29TH day of January, 2019.

Jenny A. Durkan, Mayor

Filed by me this 29th day of January, 2019.

for Monica Martinez Simmons, City Clerk

(Seal)

Attachments:
Attachment A – Friends of Waterfront Seattle Contribution Schedule
Attachment B – Friends of Waterfront Seattle Fundraising Plan and Reporting Schedule
Attachment C – Central Waterfront Operations & Maintenance (O & M) Term Sheet
Attachment D – Central Waterfront Guiding Principles
Attachment E – Waterfront Park: Management Agreements and Park Boundaries
Attachment F – Waterfront Local Improvement District Preliminary Boundaries

Attachment A

Friends of Waterfront Seattle Contribution Schedule

Due Date[1]	12/31/18	12/31/19	12/1/20	12/1/21	12/1/22	12/1/23	12/1/24	TOTAL
Required Minimum Payments to City	2,700,000	5,300,000	7,500,000	21,125,000	42,000,000	23,200,000	8,175,000	110,000,000

[1] All annual payments are due during the final quarter of each year. Due dates are extended consistent with any material delay of the project construction start date (one month or longer) or material delays (one month or longer) during construction; delayed one month for each month of delay in the construction start date or during construction.

Attachment B

Friends of Waterfront Seattle Fundraising Plan and Reporting Schedule

Due Date[1]	Outstanding Pledges Secured	Pier 62 Payments to City	Required Minimum Payments to City	Projected Friends Available Funding	Amounts (if any) to be Financed
12/31/18		$2,700,000			
6/30/19		$3,650,000			
12/31/19		$1,650,000			
12/1/20			$7,500,000		
12/1/21			$21,125,000		
12/1/22			$42,000,000		
12/1/23			$23,200,000		
12/1/24			$8,175,000		
Total		$8,000,000	$102,000,000		

[1] All annual payments are due during the final quarter of each year. Due dates are extended consistent with any material delay of the project construction start date (one month or longer) or material delays (one month or longer) during construction; delayed one month for each month of delay in the construction start date or during construction.

Attachment C

Central Waterfront Operations & Maintenance (O & M) Term Sheet

The following draft term sheet includes, but is not limited to, terms and conditions by the City and Friends that shall be incorporated in the Pilot Agreement and future Management Agreement for the Waterfront Park and Public Spaces, as identified in Attachment E. The Pilot Agreement shall cover the operations and maintenance (O&M) of Pier 62 and may also include portions of Waterfront Park where Friends currently provides summer programming. The Management Agreement shall cover the O&M of the Waterfront Park and Public Spaces and shall be approved by City Council. Where scope in the Pilot Agreement is determined by both parties to be of such a nature that dedicated staff members are not required by either party as described below due to the limited geography covered in the Pilot Agreement, both parties shall agree upon an appropriate FTE allocation.

Friends of Waterfront Seattle

1. Friends shall provide services necessary to carry out cultural, recreational and educational programming in the park and shall generally ensure free, open and public access to the Waterfront Park and Public Spaces. Friends shall be allowed to host a specified number of fundraising and ticketed events to provide revenue generation which shall support free public programming and operations of the Waterfront Park and Public Spaces.
2. Friends shall manage permitting and scheduling of activation, programming, concessions and vending, and events for those parks and public spaces covered by the agreement, excluding First Amendment expressive activities.

3. Friends shall provide, either through in-house or contracted staff, sufficient personnel and general staffing necessary to promote and support the effective operation of all programs and events, including:
    a. Operations
    b. Hospitality
    c. Concessions
    d. Safety and Outreach
    e. Event and Permitting Coordination for non-First Amendment expressive activities
4. Any in-house or contracting procured for the activities described in subsection 3 above that are funded from the Seattle Park District or any other City resource shall include provisions for area standard wages and benefits and shall also include labor harmony protocols. These requirements shall also apply to any promoter of any ticketed event requiring a Special Event Permit from the City's Special Events Committee.
5. Friends and the City shall develop an operating budget which includes public funding and private funding raised by Friends. All proceeds derived from revenue generation within the area governed by the agreement shall be applied towards programming and activation in that same area, and/or to fund O&M requests to City departments that would be additional to defined base level of O&M scope.
6. Recognizing the Waterfront Park and Public Spaces shall have a unique branding and visual identity, Friends shall create a Communications & Style Guide for the Waterfront Park and Public Spaces, subject to City input and approval, which shall be co-branded Friends and the City.
7. Friends shall have the ability to organize and lead volunteer programs, including maintenance, in coordination with DPR and subject to City labor requirements that are consistent with other City parks.

8. Notwithstanding the benefits naturally occurring in public parks, Friends shall commit to a series of public benefits that shall:

    a. Ensure programming and activation is representative of and directed towards underserved communities and that such programming and activation is actively marketed to underserved communities with free or reduced cost access provided to such communities.

    b. Assure recruitment of underserved communities for concession and other vending opportunities

9. Friends, in consultation with DPR and the Oversight Committee, shall conduct an annual O&M planning process no later than September 15 of each year for the succeeding year. Such process shall include a comprehensive programming and activation plan and budget and shall specify how the spaces covered by the agreement will be operated and maintained in a manner consistent with the Performance Standard defined in Section 5 of this ordinance.

10. Friends, in consultation with DPR and the Oversight Committee, shall coordinate an annual reporting process based on the Performance Standard metrics under which Friends shall report on the performance of their responsibilities for programming and activation of the spaces covered by the agreement. Such reports shall include such data as Friends may reasonably determine necessary and appropriate for evaluating their performance under the applicable annual plans and the agreement. For the Pilot Agreement, these reports will include, but are not limited to:

    a. A summary of programs and activities;

    b. Detailed revenue costs and expenditures, and budgetary forecasts;

    c. Participation by underserved communities;

    d. Community surveys or other feedback tools, and measurements to indicate the

levels of participation in events and activities; and

e. An assessment of set aspirational targets for Women- and Minority-Owned Business Enterprises (WMBE) contracts, vendors, and concessions, as well as actual outcomes regarding those targets.

This report shall be reviewed by the Oversight Committee prior to submission to the City, who shall provide recommendations on annual spending allocations based on the prior year's performance. This feedback shall accompany the annual report and be presented jointly with City and Friends' leadership to the City Council each year.

11. Friends shall have a reasonable right of termination as recourse if there is significant and lasting breach of the terms of the agreement by the other party. This right shall be subject to a cure period during which time the City shall make a good faith effort to resolve the identified issues.

City of Seattle

1. The City, generally through DPR or other departments as designated by the City, shall regulate the permitting of, and maintain responsibility for, all First Amendment expressive activities and events, in accordance with applicable City rules and regulations.
2. The Pilot Agreement shall include funding from the Seattle Park District of $310,000 in 2019 and $315,250 in 2020 to support maintenance services for waterfront spaces that DPR is responsible for providing. Recommended levels of maintenance services shall be informed by task hour summaries prepared by ETM Consultants in 2018 and the Performance Standard.
3. It is anticipated that funding for the Management Agreement will come from Seattle Park District funds, the DPR operations and maintenance budget that had been previously allocated to Pier 62 and Waterfront Park, the City's general fund support and

commercial parking taxes and shall be sufficient to provide a high-quality, consistent level of maintenance and safety and security. Based on the ETM Report, the City has determined that, as of 2023 when the Waterfront Park and Public Spaces are completed, baseline funding in the amount of $4.8 million will be needed for operation and maintenance and safety and security of the Waterfront Park and Public Spaces.

4. DPR shall create a dedicated team of maintenance staff who shall be responsible for amenities located in the Waterfront Park and Public Spaces. The initial scope of the Pilot Agreement shall be Pier 62; the scope of the future Management Agreement shall be the Waterfront Park and Public Spaces as shown in Attachment E.
    a. DPR and Friends shall agree upon protocols for Friends to provide input into the qualifications and skill necessary for selection of DPR dedicated staff.
    b. DPR and Friends shall agree upon protocols for Friends to request work changes and establish clear communication and work coordination channels that allows for timely response and follow through.
    c. SDOT shall maintain maintenance responsibilities for right of way infrastructure, including but not limited to the roadway, sidewalks, dedicated bike path, signals, and lighting.
    d. Other City departments, such as Seattle Public Utilities, shall maintain responsibility for their assets unless they reach an agreement with either Friends or another City department to provide those services.
    e. Any services above baseline funding for routine or emergency maintenance on city-owned property shall be purchased from DPR and shall not be performed by Friends or any contractor or sub-contractor. However, Friends shall have the right to provide non-mechanical limited maintenance of any furnishings, temporary installations or equipment to support programming and activities, if

necessary.

5. DPR, in consultation with Friends and the Oversight Committee, shall conduct an annual operation and maintenance planning process no later than September 15 of each year for the succeeding year. Such process shall include (a) a comprehensive prospective annual operating and routine maintenance plan and budget; and (b) identification of priority capital replacement investment needs aligned with the City's budget process such that relevant aspects of the plan may be reflected in the budget proposals of the respective City departments. The process shall also include an updated ten-year rolling capital replacement and investment plan reflective of the ETM Report, relevant experience and any comprehensive reviews of the Performance Standard. The plans shall specify how the Waterfront Park and Public Spaces will be operated and maintained in a manner consistent with the Performance Standard.
6. DPR, in consultation with Friends and the Oversight Committee, shall coordinate an annual reporting process based on the Performance Standard metrics under which DPR shall report on their performance of their respective responsibilities for operation, management and maintenance of the Waterfront Park and Public Spaces. DPR's reporting shall take the form of the existing Park Inspection Program. Such reports shall include such data as DPR may reasonably determine necessary and appropriate for evaluating its performance under the applicable annual plans of either the Pilot Agreement or future Management Agreement.
7. The City shall have a reasonable right of termination as recourse if there is significant and lasting breach of the terms of the agreement by the other party. This right shall be subject to a cure period during which time Friends shall make good faith effort to resolve the identified issues.

Attachment D

Central Waterfront Guiding Principles

1. Create a Waterfront for All

   The waterfront should engage the entire city. It is a public asset and should remain focused on public use and activities that attract people from all walks of life. It should be a place for locals and visitors alike - a place where everything comes together and co-mingles effortlessly. The process for developing a waterfront design should, in fact must, draw on the talents and dreams of the entire city. The resulting public spaces and surrounding development will engage us through a range of activities throughout the day and year.

2. Put the Shoreline and Innovative, Sustainable Design at the Forefront

   To succeed, the waterfront must bring people to the water's edge - allowing them to experience the water itself and the unique geography and ecology of Elliott Bay. At the same time, we must take bold steps to improve the natural shoreline ecology while also preserving and enhancing the maritime activities that remain central to the Central Waterfront. The waterfront should, in its design, construction and operation, reflect Seattle's commitment to sustainability, innovation and responding to climate change.

3. Reconnect the City to its Waterfront

   The waterfront should provide a front door to the downtown neighborhoods and the City. It will build a network of green connections and public spaces that connect visually and

physically to the water, to vital civic and commercial destinations, nearby neighborhoods and the larger fabric of downtown, city and regional open spaces. This will require a phased approach that is implemented over a longer horizon, but the full picture needs to be in view from the beginning.

4. Embrace and Celebrate Seattle's Past, Present and Future

The waterfront is a lens through which to understand Seattle's past, present and future - from its rich geologic and natural history and early Native American settlements, to the founding of the region's maritime and resource economy, to maritime, industrial, commercial and recreational activities today. The waterfront is and should continue to support these activities, to provide essential connections and access to the waterfront and to surrounding neighborhoods. New waterfront public spaces should tell these stories in ways that are authentic and bring them to life for people today and preserve these connections into the future.

5. Improve Access and Mobility (for People and Goods)

The waterfront is and will remain a crossroads. Waterfront users rely on safe and efficient access to the piers both from water and land, thousands of commuters use Colman Dock each day, and Alaskan Way will continue to provide an important connection for moving people and goods between the south and north of downtown. At the same time, the waterfront will be an increasingly attractive place for walkers, bicyclists, joggers, recreational boaters and others. The future waterfront should accommodate safe, comfortable and efficient travel by pedestrians, bicyclists, vehicles and freight. The

interactions among these many parties must be designed carefully for safety, comfort, and efficiency for all.

6. Create a Bold Vision that is Adaptable Over Time

   The waterfront will come together over time, with many complex infrastructure and engineering projects that must be completed before permanent public space improvements can be made. The vision developed now should clearly define an overall framework for how the waterfront will take shape, what the key elements will be, and define their essential character. At the same time, the vision must be flexible enough to adapt as conditions inevitably change.

7. Develop Consistent Leadership – from Concept to Operations

   To succeed, strong leadership is necessary from an independent body tasked with realizing the waterfront vision. This leadership needs to be apolitical and start early - ensuring design excellence, rooting the process in a broad and transparent public outreach, and based on the realities of maintaining and programming the project once it is complete.

Attachment E

Waterfront Park Management Agreement and Park Boundaries

WATERFRONT PARK: MANAGEMENT AGREEMENTS AND PARK BOUNDARIES

December 2018

Current park Park boulevard to be established

PILOT AGREEMENT (2019 - 2021)

1. Pier 62 and Floating Dock

MANAGEMENT AGREEMENT (2021)

3. Pier 62 and Floating Dock
2. Pier 58/Waterfront Park
3. Alaskan Way East and Union Street
4. Park Promenade
5. Railroad Way

OVERLOOK WALK AGREEMENT (TBD)

6. Overlook Walk

Attachment F

Waterfront Local Improvement District Preliminary Boundaries

STATE OF WASHINGTON -- KING COUNTY

--ss.

370538

No. 125760,61,62,64,65,66,67

CITY OF SEATTLE,CLERKS OFFICE

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:TITLE ONLY ORDINANCES

was published on

02/20/19

The amount of the fee charged for the foregoing publication is the sum of $172.50 which amount has been paid in full.

JENNIFER A BARNES NOTARY PUBLIC 10-24-19 STATE OF WASHINGTON

Subscribed and sworn to before me on

02/20/2019

Notary public for the State of Washington, residing in Seattle

Affidavit of Publication

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on January 28, 2019, and published below by title only, will be mailed upon request, or can be accessed at http://seattle.legistar.com. For information on upcoming meetings of the Seattle City Council, please visit http://www.seattle.gov/council/calendar.

Ordinance 125760

Council Bill 119447

AN ORDINANCE relating to the Central Waterfront Improvement Program and the LID Improvements identified herein; establishing Local Improvement District No. 6751 ("Waterfront LID") and ordering the carrying out of the proposed LID Improvements, as a component of the Seattle Central Waterfront Improvement Program in accordance with Resolution 31812; providing that payment for the LID Improvements be made in part by special assessments upon the property in the Waterfront LID, payable by the mode of "payment by bonds"; creating a local improvement fund; authorizing the issuance of local improvement bonds; and providing for interfund loans and for the issuance and sale of short-term financing instruments, and ratifying and confirming certain prior acts, all by a two-thirds vote of the City Council at a regular meeting.

Ordinance 125761

Council Bill 119448

AN ORDINANCE relating to the funding, operations, and management for Central Waterfront improvements; identifying philanthropic funding for construction and operations and maintenance and safety and security of public spaces on the Central Waterfront; identifying a timeline for philanthropic fundraising and contributions; authorizing the Seattle Department of Transportation and the Department of Parks and Recreation to execute a two-year pilot agreement in preparation for a long-term agreement with Friends of Waterfront Seattle to operate and manage public spaces on the Central Waterfront; dissolving the Central Waterfront Steering Committee; and creating the Central Waterfront Oversight Committee.

Ordinance 125762

Council Bill 119449

AN ORDINANCE relating to a protest waiver agreement between and among the City, the Waterfront Park Conservancy, and certain property owners affected by the proposed Waterfront Local Improvement District; approving the agreement and authorizing the Director of the Office of the Waterfront and Civic Projects and the Superintendent of the Department of Parks and Recreation to execute the agreement and implement its terms.

Ordinance 125764

Council Bill 119451

AN ORDINANCE relating to land use and zoning; adopting a moratorium on the filing, acceptance, processing, and/or approval of applications for development in areas currently used as mobile home parks; declaring an emergency; and establishing an immediate effective date; all by a 3/4 vote of the City Council.

Ordinance 125765

Council Bill 119452

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Ordinance 125766

Council Bill 119446

AN ORDINANCE relating to the Department of Parks and Recreation and Seattle Public Utilities; transferring partial jurisdiction of portions of park land and park boulevards within Discovery Park from the Department of Parks and Recreation to Seattle Public Utilities for maintenance, repair, replacement, and operation of public water and sanitary sewer infrastructure, associated underground pipes, hydrants, and limited surface ancillary facilities; and finding that transfer of partial jurisdiction meets the requirements of Ordinance 118477, which adopted Initiative 42.

Ordinance 125767

Council Bill 119353

AN ORDINANCE relating to the City Light Department; declaring certain real property rights surplus to the needs of the City Light Department; authorizing the sale of an easement for sidewalk purposes to Snohomish County; and accepting the payment of fair market value for the easement.

Date of publication in the Seattle Daily Journal of Commerce, February 20, 2019.

2/20(370538)

H - No-LID/LID O&M Scenarios

No-LID/LID O&M Scenarios

LID Scenario

In the LID Scenario, the following LID elements would be included in the O&M approach outlined in Ordinance 125761, which was part of the January 2019 LID legislative package and would not have been developed but for the existence of the LID:

- Overlook Walk
- Promenade
- Union Street
- Waterfront Park (Pier 58)

In that legislation, the City identified an O&M approach that leverages a public/private partnership between Parks and the non-profit, Friends of Waterfront Seattle with guaranteed City funding, a dedicated maintenance team, free and inclusive programming, and the application of Parks Rules across the parks and public spaces. These strategies were developed based on observed national best practices wherein the creation of safe and inviting public spaces have been attributed to intensive programming, dedicated staffing, and a high level of maintenance. Elements include:

- A dedicated City budget of $4.8 million/year starting in 2023, primarily using Seattle Park District funding, in order to provide enhanced maintenance services to the new parks and public spaces.
- The designation of new public spaces (Promenade, Overlook Walk, Lower Union) as Park Boulevard, which would result in uniform application of Park Rules, including closing the spaces overnight.
- A Parks maintenance team that will be dedicated to the care of these spaces throughout the year. This team would be stationed on the waterfront and would provide dedicated cleaning, repair, and landscaping maintenance. In additional to daily maintenance, the team would be able to respond quickly to any emergent needs such as spill clean-up, urgent repairs, and failures in plant health. This presence would ensure the LID improvements maintain excellent aesthetic appeal and functionality.
- Free family-friendly seasonal programming that includes music, games, and classes.
- Proactive outreach and partnership with communities throughout the city to ensure the parks and public spaces are being programming for everyone's enjoyment.
- Leveraged private funding, estimated to be between $1-2 million per year.

For the Pike/Pine and Pioneer Square (Yesler, Main, Washington, King) streetscape improvements, the City would seek to identify additional funding resources, which could include the Commercial Parking Tax (CPT), to provide for additional maintenance efforts that would not be available but for the existence of the LID.

No-LID Scenario

In the No-LID Scenario, the O&M approach described above, which includes the dedication of $4.8 million starting in 2023, the leveraging of $1-2 million of private funding per year, and the designation of

non-park public spaces as Park Boulevard, would not be pursued. Instead, the following O&M approaches would be deployed:

- Overlook Walk – Without the LID, the Overlook Walk would not be built and thus would not have any O&M associated with it.
- Union St - Without the LID, the Union Street bridge, elevator, and staircases would not be built and thus would not have any O&M associated with them. The City would care for the current staircase in the same manner it currently cares for it.
- Promenade - Without the LID, the Promenade would not be built and instead the City would build expanded, scored concrete sidewalks and a separate drive aisle with parking spots (for full description, see "LID/No-LID" descriptions). The City would maintain those Right of Way (ROW) elements in the same way it maintains ROW in other parts of downtown. Landscaping and street trees would be cared for during their three-year establishment period by the contractor who installs it, or funds are transferred to SDOT to perform this work. Following establishment, landscapes are managed as needed to ensure their design intent. Landscape features vary widely in their maintenance requirements, from bi-weekly mowing of turf areas to semi-annual shrub pruning. Street trees are pruned every other year after they are established until they are ten years old, then every 7 years after year ten. Adjustments are made to irrigation systems on a monthly basis during growing season (April-October) and litter clean up in planted areas is provided every two weeks.
- Waterfront Park (Pier 58) – Without the LID, Waterfront Park (Pier 58) would not be replaced and would be identical to the current park. As such, the City would maintain it in the same way it maintains it today.
- Pike/Pine – Without the LID, the streetscape improvements funded by the LID on Pike Street and Pine Street would not be built. The City would continue to maintain those ROW elements in the same way it maintains ROW in other parts of downtown. Landscaping and street trees would be cared for during their three-year establishment period by the contractor who installs it, or funds are transferred to SDOT to perform this work. Following establishment, landscapes are managed as needed to ensure their design intent. Landscape features vary widely in their maintenance requirements, from bi-weekly mowing of turf areas to semi-annual shrub pruning. Street trees are pruned every other year after they are established until they are ten years old, then every 7 years after year ten. Adjustments are made to irrigation systems on a monthly basis during growing season (April-October) and litter clean up in planted areas is provided every two weeks.
- Pioneer Square (Yesler, Main, Washington, King) – Without the LID, the streetscape improvements in Pioneer Square funded by the LID would not be built. The City would continue to maintain those ROW elements in the same way it maintains ROW in other parts of downtown. Landscaping and street trees would be cared for during their three-year establishment period by the contractor who installs it, or funds are transferred to SDOT to perform this work. Following establishment, landscapes are managed as needed to ensure their design intent. Landscape features vary widely in their maintenance requirements, from bi-weekly mowing of turf areas to semi-annual shrub pruning. Street trees are pruned every other year after they are established until they are ten years old, then every 7 years after year ten. Adjustments are made to irrigation systems on a monthly basis during growing season (April-October) and litter clean up in planted areas is provided every two weeks.

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ___
DENIED ___
32
FILE# CWF-0336, et al.

CURBS

Last Updated: 6-9-2017

On this page:

Design Criteria

Curbs are a significant component of the right-of-way. They provide multiple functions including delineating the space between the roadway and streetscape and channeling surface water into drainage inlets. New and replacement concrete curbs shall be constructed according to the Seattle Standard Plans referenced below.

Links to Standard Plans and Specifications

Standard Plan 401: Residential Pavement Sections
Standard Plan 402: Commercial and Arterial Pavement Sections
Standard Plan 410: Type 410 Curb
Standard Plan 411: Curb Joints and Dowels
Standard Plan 412: Extruded Curb
Standard Plan 413a: Traffic Curb Pre-cast Cement Concrete 3 foot and 4 foot Sections
Standard Plan 413b: Traffic Curb Pre-cast Cement Concrete 8 foot Section and Radial

Design Criteria

Curb type: the curb type used depends on the type of pavement being installed and shall be in accordance with **Seattle Standard Plans 401 and 402**. In general, a Seattle **Standard Plan 410B** curb and gutter is used with flexible pavement and a **Seattle Standard Plan 410C** doweled curb is used with rigid pavements.

Curb height: Seattle's standard curb height is 6 inches. The curb height may be reduced if necessary to obtain adequate sidewalk cross slope, to encourage low impact design or to allow emergency response to mount a traffic calming device.

Permanent curb location: When an existing curb and sidewalk are removed in conjunction with demolition and construction, the new curb shall be placed in the permanent location. The permanent curb location is the edge of the design roadway width.

Flowline Elevation: The flowline elevation should be based on a best fit profile of the centerline of the street and a projected cross slope of 1-4% (2% preferred).

Pedestrian bulbs: Pedestrian bulb standards have been established to ensure the public's safety and allow for street sweepers to negotiate curb line variations. The curb radii used for a 6 feet pedestrian bulb is 10 feet for the radius nearest to the travel lane and 20 feet for the radius closest to the right-of-way margin.

Parking curb setbacks: Parking curb setbacks are rarely used within the city of Seattle. The installation of a parking curb setback in conjunction with a development proposal requires the approval of both the SDOT and SDCI Directors and must meet the requirements in **SMC 15.06.050** and must allow for the pedestrian clear zone as identified through the street typology. Parking curb setbacks are not permitted on streets where parking is allowed in the existing curb lane. SDCI reviews the curb setback from a land use perspective and SDOT reviews it from a traffic operations and street maintenance perspective. Refer to Figure E: Parking Curb Setback for specific design specifications.

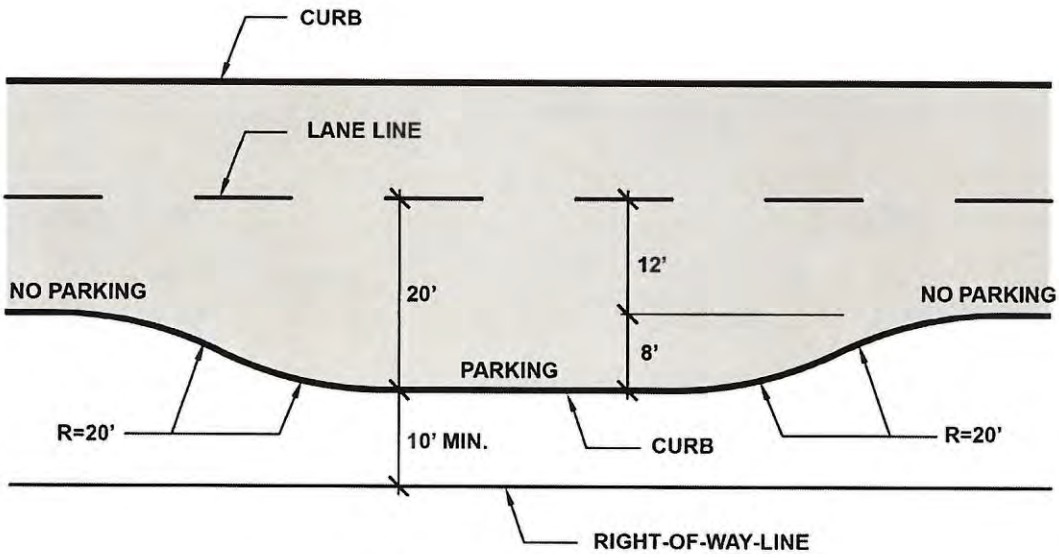

Figure E: Parking Curb Setback

Construction of new curb: When new curb or curb and gutter are constructed, it shall be located in the permanent location required for the street type and the land use zone. Additional paving shall be provided between the existing edge of pavement and the new curb, as needed.

Pavement adjacent to new or modified curb: In addition, a portion of the existing roadway pavement abutting the site shall be reconstructed as needed when the existing pavement is in poor condition (indicating inadequate subgrade or pavement strength), when the cross slope of the existing pavement is too flat, or when the street was not graded to the standard design cross section prior to paving.

In no case shall the grade in the pavement, sidewalk or gutter be such that allows ponding of water.

See **Intersections** for curb radius design standards.

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Trees for Seattle (trees)

Douglas Fir

Pseudotsuga menziesii

Description:

The classic Pacific Northwest evergreen conifer. Known for its noble, upright growth and lush needles which form a beautiful downward sweeping canopy. This tree is great for wildlife habitat.

Power Line Approved: No

Min. street tree planting width: 12 feet

Mature Height: 80 feet

Mature Spread: 20 feet

Tree Shape: Pyramidal with an open stature. Lower branches droop and upper branches point upward.

Where to Plant:
Excellent yard tree. Give it room to grow. Great for greenspaces that are unimproved right of ways adjacent to your property. An unimproved right-of-way (ROW) is an area originally set aside for alleys, streets, or paths that has not been developed. If you want to plant this tree in an unimproved right of way, select the street tree option on your application so a City of Seattle arborist can inspect its location and approve a permit.

Leaves:
Short, deep green needles grow around all sides of the twigs for a fuzzy, full appearance. Sticky, red buds at twig ends harbor pale green new growth and remain after buds burst.

Fruit:
Mature cones are a soft brown color and hang downward from branches, sporting three-pronged seeds protruding from scales.

Preferred Site Conditions:
Needs full sun but can tolerate partial shade. Prefers moist, fertile, well-drained soils.

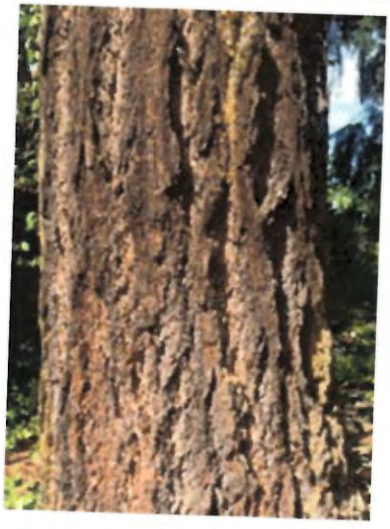
Potential Problems:
Relatively pest free. It will not tolerate poor drainage.

Minimum Planting Distances:

- 15 feet from house or building
- 3 ½ feet back from the face of the curb
- 5 feet from underground utility lines
- 10 feet from power poles
- 7 ½ feet from driveways (10 feet recommended)
- 20 feet from street lights and other existing trees
- 30 feet from street intersections

Additional Resources

- **WSU Extension (http://www.pnwplants.wsu.edu/PlantDisplay.aspx?PlantID=313)**
- **Arbor Day Foundation (https://www.arborday.org/trees/treeguide/treedetail.cfm?itemID=836)**



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Trees for Seattle (trees)

Street Trees

What's a Street Tree?

In Seattle, street trees are regulated by the Seattle Department of Transportation (SDOT). A street tree is planted in the public right-of-way, usually in the planting strip (space between sidewalk and road) or in the absence of sidewalks, in the space approximately 10 feet from the curb or roadside. If the greenspace adjacent to your property is an unimproved right of way (an area originally set aside for alleys, streets, or paths that has not been developed), then a tree planted there would be considered a street tree. Trees in greenspaces owned by Seattle Parks and Recreation are not considered street trees.

The City of Seattle encourages residents to plant trees along public streets, with a permit from the Seattle Department of Transportation's (SDOT) Arborist Office. Once you've been approved for a permit to plant, you will be responsible for **properly planting (/trees/planting-and-care)** and **maintaining (/trees/planting-and-care/young-tree-care)** the tree, which includes watering during the hot summer dry season, mulching and pruning.

Planting a tree in the planting strip or right-of-way requires special consideration of underground and overhead utilities, tree species, and planting strip width. When planting street trees, we want to avoid future conflicts between trees and utility lines and also minimize any impacts to traffic along the street. This is why SDOT requires residents first obtain a free street tree planting permit before planting. The great thing about applying for a permit is that an SDOT arborist will review your tree selection and site and make recommendations, if necessary.

Planting your tree in the fall gives it the best chance for survival. Allow time to evaluate your site, select the right tree for the space, and complete the permit process. Start planning in spring to be ready to plant in fall.

Identify Your Street Tree Planting Site

First look for overhead power lines. Sites with overhead power lines need a tree that will grow to less than 25 feet at maturity. Measure the width of your planting strip - it needs to be at least 4 feet wide to plant a tree. [If your planting strip is less than 4 feet wide, you can still **garden in your planting strip (https://www.seattle.gov/transportation/stuse_garden.htm)** as long as vegetation is less than 30 inches tall.]

Your tree selection depends completely on the width of your planting strip. Finally, evaluate the surrounding infrastructure in the area and choose a planting site that is a safe distance away.

SDOT requires street trees be planted to the following standards:

- 3 ½ feet back from the face of the curb
- 5 feet from all underground utility lines (Call 811 to locate lines)
- 10 feet from power poles
- 7 ½ feet from driveways (10 feet recommended)
- 20 feet from street lights and other existing trees
- 30 feet from street intersections (avoid driver sightline issues)

See the **tree selection page (/trees/planting-and-care/tree-selection)**for information on choosing the right kind of tree for your spot.

Concrete Removal. If you are planning to remove concrete / pavement, that work must be coordinated with the Department of Transportation. Call 206-684-TREE for more information.

Getting a Planting Permit Directly Through SDOT

Apply for a Free Planting Permit. Contact SDOT at (206) 684-TREE, email **Seattle.Trees@Seattle.gov (mailto:Seattle.Trees@Seattle.gov)**or visit **SDOT's website (http://www.seattle.gov/transportation/treeplantapp.htm)** to fill out the urban forestry permit application (Permit Use Code 1A) and send to **sdotpermits@seattle.gov (mailto:sdotpermits@seattle.gov)**.

Locate Underground Utilities (Call 811). The law requires you to locate underground utilities by calling 811 or submitting an **online dig ticket (http://www.callbeforeyoudig.org/washington/)** prior to planting your tree. Visibly mark your proposed planting location in white paint and then call 811 to submit your dig ticket. Call 811 before an SDOT arborist arrives for the inspection.

Note: your sewer line will not be marked. Use this **tool (http://web6.seattle.gov/DPD/SideSewerCardsv2/default.aspx)** to locate your side sewer line and always plant at least 5 feet away.

Wait for a Permitting Decision. An SDOT arborist will visit your site and consider the proximity of other trees in the area, underground and overhead utilities, and other structures. Not all locations are suitable for a tree. If your street tree permit is denied, SDOT will inform you of their permitting decision.

Plant & Care for Your New Street Tree. Upon permit approval, you are ready to **plant (/trees/planting-and-care)** your new tree! You are responsible for all future maintenance and tree care, including watering during the hot summer dry season, mulching, pruning, and protecting your tree from mechanical damage.

Planting Street Trees Through Trees for Neighborhoods

When you apply for free street trees though **Trees for Neighborhoods (/trees/planting-and-care/trees-for-neighborhoods)**, we will take care of the details and keep you informed of the process as it proceeds.

1. Street trees application Trees for Neighborhood applications open annually in July. Be sure to choose the street tree option. Provide some notes about where you would like to plant the tree, e.g. "I would like to plant the yellowwood along 49th Ave on the north side of the driveway".

2. Underground utilities marking Trees for Neighborhoods will mark underground utilities in your planting strip. An SDOT arborist will return to your site in September and use these utility markings to select approved planting locations. Approved locations will be marked with a sign - please leave these signs where they are! You do not need to be present for these visits.

3. Permit notifications Trees for Neighborhoods will contact all applicants with permitting decisions between mid-September and early October. An approved planting permit is necessary to receive a street tree from us. Not all street tree permits are approved. The SDOT arborists may deny your permit for a number of reasons, including proximity to utility lines, street lights, and street intersections.

4. Call Before You Dig Washington State law requires you to call 811 two days prior to digging the planting hole for your site. *Note- By the terms of your permit, you must plant the tree in the same location as the stake.*

Street Tree Removal/Replacement

You must receive a permit from SDOT before removing any street tree. If you are planning to replant an existing tree through Trees for Neighborhoods, the existing tree must be removed first. *Trees for Neighborhoods will not get a removal permit for you.* According to SMC 15.43.030 C, a street tree can only be removed if:

1. It is a hazardous tree.

2. It poses a public safety hazard (that cannot be corrected unless the tree is removed).

3. It is in such a condition of poor health or poor vigor that removal is justified; or

4. It cannot be successfully retained, due to public or private construction or development conflicts.

If SDOT determines your tree meets these criteria, a removal notice will be posted on the tree for 10 days to allow for public notification. A removal permit will be issued following the public notification period. Removing a street tree without a permit can result in a $500 citation, and additional penalties may apply.

For more information on applying for a removal permit visit SDOT's website at **www.seattle.gov/transportation/treeplantapp.htm (http://www.seattle.gov/transportation/treeplantapp.htm)** or call 206-684-TREE (8733).

Additional Resources

SDOT's Street Tree Manual (https://www.seattle.gov/Documents/Departments/SDOT/About/DocumentLibrary/StreetTreeManualWEB.pdf)

(http://www.seattle.gov/light/vegmgmt/utrp.htm)Urban Forestry Story Map (http://seattlecitygis.maps.arcgis.com/apps/MapSeries/index.html?appid=a7072ffa326c4ef39a0f031961ebace6)

Registered Tree Service Providers (http://www.seattle.gov/transportation/treecompanypermits.htm)

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Trees for Seattle (trees)

Tree Selection

Right Tree, Right Place

A well placed tree can help conserve energy, provide a visual screen, and provide years of beauty. However, a tree placed in the wrong place can be harmful and potentially expensive! The small tree you plant today will someday grow tall and its roots may be as expansive as the tree's branches. Make sure you select a location with adequate room to grow above and below ground.

Evaluate the planting site Take time to evaluate potential planting sites on your property. The survival and health of a tree depends on how well suited it is to the site. Before choosing your site, consider:

- Available planting space
- Overhead and underground utilities
- Surrounding trees & structures (e.g. your house, driveway, and utility poles)
- Light (e.g. full sun, part sun, shade?)
- Surrounding human activity
- Soils

Reason for planting Are you planting to shade your house in the summer or to create habitat for birds? Or are you looking to provide some seasonal interest or frame your view? Select the appropriate tree to help you achieve your goal.

Tree size at maturity The larger your tree is, the greater the benefits it can provide. However, before you plant a large tree you should be sure you have enough space for it. Trees planted under power lines should be less than 25' tall at maturity. If you are planting trees through the Trees for Neighborhoods program, read this year's **tree descriptions (/trees/planting-and-care/trees-for-neighborhoods/2019-species)** carefully and envision what the tree will look like in 30+ years *before* making your selections.

Utilities In addition to powerlines, trees should be planted at least 5 ft. from underground utility lines, 10 ft. from power poles, 20 ft. from street lights or other trees, and 30 ft. from a corner curb. To locate your underground utilities, be sure to **call 811 (http://www.callbeforeyoudig.org/washington/)** to submit a dig ticket at least two days before you plan to dig.

Do not plant a tall tree under overhead power lines! Trees planted under power lines should reach a maximum of approximate 25 feet. If your planting site has overhead power lines, please select a tree from the "under power lines" list (i.e. cascara, Chinese fringe tree, eastern redbud, and southern magnolia).

Evergreen or deciduous Evergreen trees, which hold their leaves year-round, trap far more stormwater runoff than do deciduous trees, helping keep our waterways clean. Evergreen trees also add year-round interest to your yard. When it's appropriate, consider planting an evergreen tree.

Tree form/shape Small, spreading trees that are multi-stemmed require regular pruning when planted near a sidewalk or road, however work well in yard spaces. Upright trees can be better trained to grow over pedestrian and road traffic.

Summer growing conditions Does your site need a tree that can handle drought or flooding? You should also consider how much sun your new tree will receive in its new spot. If your planting location is shady, be sure to plant a tree that will grow in part or full shade.

Soil Poor soil is a problem in urban areas and often limits the success and health of trees. Compacted soil and soils with high clay content can have poor drainage, which lowers the oxygen and can lead to standing water. If you are concerned about your site's drainage, dig a 1 foot deep hole and fill it with water. If it hasn't drained within an hour or two, your site has poor drainage and it is very important that you select a tree that can handle staying wet during the winter months, such as a bald cypress (*Taxodium distichum*) or black tupelo (*Nyssa sylvatica*). **Click here for more on soil (http://www.mortonarb.org/trees-plants/tree-and-plant-advice/horticulture-care/all-about-soil)**.

Street tree permits If your new tree will be in the planting strip or right of way, you need to apply for a free permit from SDOT. You can obtain a permit by calling (206) 684-TREE or **clicking here (http://www.seattle.gov/transportation/treeplantapp.htm)**. If you want help with the permitting process, consider participating in **Trees for Neighborhoods (/trees/planting-and-care/trees-for-neighborhoods)**.

Non-invasive species Select tree species without invasive tendencies in our region. Avoid **English laurel (http://www.kingcounty.gov/environment/animalsAndPlants/noxious-weeds/weed-identification/english-laurel.aspx)**(*Prunus laurocerasus*), **English holly (http://www.kingcounty.gov/environment/animalsAndPlants/noxious-weeds/weed-identification/english-holly.aspx)** (*Ilex aquifolium*), European hawthorn (*Crataegus monogyna*), and **tree of heaven (http://www.nature.org/ourinitiatives/regions/northamerica/unitedstates/indiana/journeywithnature/tree-of-heaven-1.xml)** (*Ailanthus altissima*). These trees are known to spread into Seattle's parks and open spaces and compete with native species.

Native trees are great, but ornamental trees are also appropriate as long as they are not invasive. Some non-native tree species and cultivars are actually more adaptable to Seattle's urban environment and require less care than native species. If you're confused about the difference between native, non-native, and invasive trees, check out this great **overview (https://juneautrees.files.wordpress.com/2008/01/natives_vs_nonnatives-or-09.pdf)** from the Oregon Department of Forestry.

Maintenance Consider the future maintenance requirements of a given tree. All young trees need to be watered during summer through establishment, or roughly the first 3-5 years. Fruit trees are great, but only plant if you're willing to pick up dropped fruit and leaves each fall.

Plant A Large Tree!

We love large trees! Not only do large trees become treasured neighborhood assets, but research has shown that large trees provide our cities with the most benefits. They provide higher quality habitat for birds and other wildlife and they have larger root systems to help stabilize hillsides and prevent erosion. Large trees do more to buffer weather conditions, providing shade on hot days to reduce the need for air conditioning, and blocking winter winds to help save on heating bills. Studies have also shown that large trees even increase residential and commercial property values!

Large evergreen trees, especially conifers, are even better. Because large conifers grow so tall in our region, they produce a larger volume of leaf area on a smaller footprint – using the same amount of yard space but working harder to take in carbon dioxide, produce oxygen, and filter out air pollutants. And because evergreens hold their needles and leaves through the winter, our rainy season, they reduce stormwater runoff to a much greater extent than do small deciduous trees.

If you have the space in your yard or planting strip (away from overhead power lines), consider making a long-term investment in your neighborhood by planting a tree that will give back for decades!

Tree Selection Resources

Demystifying the Art of Tree Selection (Documents/Departments/Trees/PlantingAndCare/TreeSelection/Demystifying_theArtofTreeSelection.pdf)

Choosing the Right Tree when Planting Under or Near Power Lines (http://www.seattle.gov/light/vegmgmt/utrp.htm)

Great Plant Picks (http://www.greatplantpicks.org/plantlists/by_plant_type/tree)

Street Tree Planting List (Documents/Departments/Trees/PlantingAndCare/YardTrees/2011_street_tree_list.pdf)

King County Native Plant Guide (http://green.kingcounty.gov/GoNative/Plant.aspx?Act=search)

City Fruit's Guide to Best Fruits in Western Washington (https://www.cityfruit.org/sites/default/files/file-uploads/bestfruitvarieties.pdf)

Conifer database (http://www.conifers.org/)

Questions?

Email **TreesforNeighborhoods@Seattle.gov (mailto:TreesforNeighborhoods@Seattle.gov)** or call 206-684-3979

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Alaskan Way, Promenade, and Overlook Walk
SEPA Final Environmental Impact Statement

Update: Evaluation of Revised Overlook Walk Design

Introduction

The Preferred Alternative for the Overlook Walk, as described in the Final EIS for the Alaskan Way, Promenade, and Overlook Walk (AWPOW) projects, was designed to accommodate the Seattle Aquarium's proposed Ocean Pavilion, a separate structure beings designed and constructed by the Seattle Aquarium. Since the Final EIS was published in October 2016, design for both the Overlook Walk and the Ocean Pavilion has evolved. This document describes the revisions that have occurred to the Overlook Walk design and evaluates whether those revisions will result in any new or different environmental impacts compared to the design of the preferred alternative evaluated in the Final EIS. The Ocean Pavilion is currently being reviewed under a separate SEPA process led by Seattle Parks and Recreation.

1. Objective

Purpose of the action:
Provide a grade-separated pedestrian crossing, view opportunities, and public open space between the waterfront and Pike Place Market.

Need for the action:
Access between the Pike Place Market and the waterfront, two of Seattle's most popular attractions, is impeded by steep topography and at grade street crossings; open space in this area is limited, and there are few opportunities for views. The existing viaduct provides expansive views for motorists, but these views will be eliminated when the viaduct is demolished. The heavy use of this area by the public warrants the provision of additional open space that facilitates pedestrian movement while providing opportunities for people to gather and enjoy scenic vistas.

The purpose and need for the Overlook Walk has not changed from the Final EIS.

2. Project Description

2.1 Final EIS Overlook Walk Preferred Alternative

The Overlook Walk Preferred Alternative analyzed in the Final EIS is shown in Figures 1 and 2 and described in detail in Section 2.3.3 of the Final EIS. The impacts of the Preferred Alternative were discussed throughout the Final EIS in comparison to the No Action Alternative, described in Section 2.2. In addition, the impacts of the Preferred Alternative are compared to those of an earlier design of the Overlook Walk, referred to as Overlook Walk Alternative 1, in the

Supplemental Draft EIS, published April 2016. Overlook Walk Alternative 1 is described in detail in Section 2.3.3 of and analyzed throughout the Draft EIS, published June 2015.

The Overlook Walk included one building (referred to as Building B), a lid, staircases, and two elevators. The sloping lid included pedestrian pathways, open space, and landscaping that extended southwest from the Pike Place Market across the new Elliott Way, where the lid was approximately 40 feet above the Promenade. Space for park operations and maintenance, as well as public restrooms, was provided under the staircases.

The Overlook Walk was designed to accommodate the Seattle Aquarium's plans for constructing an approximately 48,000-square-foot expansion known as the Ocean Pavilion (Figure 1). The height of the Ocean Pavilion was approximately the same as that of the Overlook Walk lid, about 40 feet above the Promenade, with public open space and a view area on the roof that was contiguous with and accessible from the Overlook Walk.

Access and Views

On the west side of Alaskan Way, near the southwest corner of the Overlook Walk, a wide external staircase and an elevator connected down approximately 40 vertical feet to the Promenade near the Seattle Aquarium. The stairs were oriented north-south, and people walking down the stairs would have a view of the piers to the south. A crosswalk just south of this staircase connected to the Pike Street Hillclimb and the Fix/Madore buildings. Near the northwest corner of the Overlook Walk there was another set of stairs adjacent to the Pine Street extension on the north side of the proposed Ocean Pavilion; pedestrians walking down this flight of stairs would have views over Pier 62/63. On the east side of the Elliott Way-Pine Street intersection, a set of stairs and an elevator connected the northern part of the Overlook Walk to Elliott Way.

Open Space

The Overlook Walk lid included approximately an acre of public open space that provided public gathering spaces with opportunities for scenic views. The lid created a wide and accessible pedestrian pathway with many connections between Pike Place Market and the waterfront, thereby providing opportunities to enhance the pedestrian experience and revitalize the area. Views from the lid included Elliott Bay to the west and the piers to the south as well as city views from several vantage points. The public open space included landscaping, tables, and benches to provide seating at various points. The Seattle Aquarium's plans for the Ocean Pavilion created approximately 0.3 acre of additional public open space on the rooftop as an extension west of the Overlook Walk. The Overlook Walk connected to the new MarketFront building at its easternmost end.

2.2. Revised Overlook Walk Design

The revised Overlook Walk design is shown in Figure 3. As compared to the Overlook Walk analyzed in the Final EIS, the revised design has a narrower lid (or bridge) over Elliott Way; Building B has been replaced by a smaller, one-story building with a covered outdoor café and seating area on its roof; and the southern staircase has been moved to the north and west, creating space for the Seattle Aquarium's Ocean Pavilion on the south of the southern staircase. The northern staircase and connection to the Pike Place Market MarketFront are essentially the same, and connections between the Promenade, the Overlook Walk and Pike Place Market meet current standards for accessibility through multiple access points and internal and external elevators.

As with the previous design, the revised Overlook Walk will include pedestrian pathways, open space, and landscaping that extends southwest from the Pike Place Market across the new Elliott Way, where the lid will be approximately 50 feet above the Promenade. Space for park operations and maintenance, as well as public restrooms, will be provided under the staircases.

As mentioned above, the revised Overlook Walk will accommodate the Seattle Aquarium's plans for constructing an approximately 48,000-square-foot expansion known as the Ocean Pavilion, shown in Figure 4. The height of the Ocean Pavilion will be approximately the same as that of the Overlook Walk lid, approximately 50 feet above the Promenade, with public open space and a view area on the roof contiguous with and accessible from the Overlook Walk.

Access and Views

On the west side of Alaskan Way, two staircases rise approximately 50 feet to a pedestrian bridge over the new Elliott Way Roadway. The stairs are oriented east-west in a horseshoe configuration, surrounding an amphitheater and landing beneath them referred to as the Bay Steps and Upper Bay Walk, respectively. People walking down the stairs will have a view of Elliot Bay to the west. From the Overlook Walk bridge, people will have views to the west over Elliott Bay, to the north, and to the south over the historic piers. On the east side of Elliott Way, an elevator connects the northern part of the Overlook Walk to Elliott Way at the Pine Street intersection and a second elevator connects the southern part of the Overlook Walk to Elliott Way at the south edge of the Heritage House building.

Open Space

The revised Overlook Walk includes approximately 1.1 acres of public open space that provides public gathering spaces with opportunities for scenic views to the north, west, and south at various elevations and locations. The public open space includes landscaping, play areas, tables, and benches to provide seating at various points, along with viewing areas. The Seattle Aquarium's proposed Ocean Pavilion would create approximately 0.4 acre of additional public open space on the rooftop as an extension south of the Overlook Walk.

2.1 Construction Methods

The construction methods used to build the revised Overlook Walk are anticipated to be the same as those described for the Overlook Walk in the Final EIS. Please see Section 2.5 of the Final EIS for more detail.

3. Analysis

3.1 Construction Impacts

The construction impacts and mitigation measures for the revised Overlook Walk are anticipated to be the same or less as those described for the Overlook Walk described throughout the Final EIS. Construction techniques will be similar, but the smaller footprint and structure of the revised design could result in fewer impacts.

3.2 Operational Impacts

For the following elements of the environment, the operational impacts and potential mitigation measures for the revised Overlook Walk are the same as those described for the Overlook Walk in the Final EIS:

- Parking
- Land Use
- Noise
- Hazardous Materials
- Public Services and Utilities
- Archaeological Resources

Elements of the environment for which impacts of the revised Overlook Walk differ from those described in the Final EIS are discussed in the subsections below.

3.2.1 Transportation

Pedestrian access from Pike Place Market to the waterfront is provided by a different configuration of stairs and elevators under the revised Overlook Walk compared to the design described in the Final EIS. As described above, under the revised design, both staircases are oriented primarily toward Elliott Bay, and are located at the north end of the Seattle Aquarium's proposed Ocean Pavilion. Under the design described in the Final EIS, the southern staircase would have been behind (east of) the Aquarium's proposed Ocean Pavilion, oriented parallel with the Alaskan Way corridor toward the south. Pedestrian facilities under the revised Overlook Walk still provide grade-separated and accessible connections between the Pike Place Market and the Promenade near the Seattle Aquarium and Pier 62/63. Anticipated impacts of the revised design are the same as those described in the Final EIS in terms of traffic operations,

freight, bicycle facilities, public transportation, water transportation, rail, or emergency services.

Overall, the revised Overlook Walk is not anticipated to result in any new or different adverse impacts to Transportation than those described in the Final EIS; no changes to mitigation measures are proposed.

3.2.2 Aesthetics

As compared to the Overlook Walk described in the Final EIS, the revised Overlook is approximately 50 feet above the Promenade. The stairs have been reconfigured to allow space for the Ocean Pavilion south of the Overlook Walk structure and adjacent to the west edge of Alaskan Way. This reconfiguration allows for a larger public space and pedestrian through area along the Promenade between Pier 62/63 and the Seattle Aquarium (Pier 58).

In the context of the overall waterfront environment, the revised Overlook Walk does not differ substantially in overall aesthetic quality from the version described in the Final EIS. The revised design has a smaller footprint, with a narrower bridge structure over Elliott Way than the design in the Final EIS. The revised Overlook Walk has similar aesthetic impacts to that of the Overlook Walk described in Section 5.3.2 in the Final EIS. Along with changes to the alignment of Alaskan Way and construction of the new segment of Pine Street, the revised Overlook Walk will block views to the north and south along the Alaskan Way corridor. However, the design of the revised Overlook Walk allows space for the Ocean Pavilion to be sited further to the east and south. This provides greater views along the Alaskan Way corridor and shoreline and reduces the visual barrier that would have been caused by having the Ocean Pavilion nestled between the two staircases as in the Final EIS design.

As described for the Overlook Walk in Section 5.3.2 of the Final EIS, the revised Overlook Walk could limit or obscure long-distance views to Puget Sound, the Olympic Mountains, and the Seattle skyline when viewed from certain locations within or near the project area. However, designated view corridors, viewpoints, and the majority of scenic view routes will not be affected. While the revised Overlook Walk would be prominent in views from Victor Steinbrueck Park and Waterfront Park, views to Elliott Bay, the downtown skyline, and the Olympics will not likely be affected.

While views from private property are not protected under the City of Seattle's SEPA ordinance or Land Use Code, the revised Overlook Walk will cause moderate impacts to south and southeastward views from the southern end of the Waterfront Landings Condominiums. These impacts are the same as those anticipated by the Overlook Walk described in the Final EIS.

The reconfiguration of the Overlook Walk to site the Aquarium's Ocean Pavilion further to the south and east will reduce the potential view impacts of the Ocean Pavilion from the Waterfront Condominiums to the north as compared to the Overlook Walk and Ocean Pavilion design in the Final EIS. However, the revised siting of the Ocean Pavilion could introduce new

impacts to views from properties on the east side of Alaskan Way, including for residents of the Fix/Madore Building. These potential impacts will be evaluated through the Aquarium's environmental review process for the Ocean Pavilion.

Similar to the Overlook Walk described in the Final EIS, the complexity and contemporary architectural character of the revised Overlook Walk is very different from the older and simpler structures that contribute to the visual character of the general area. However, many viewers may find the structure an aesthetic enhancement to the waterfront, and the new view opportunities from elevated portions of the structure may contribute to the overall enjoyment of the scenic setting.

Like the Overlook Walk described in the Final EIS, the revised design will allow for a contiguous expansion of public open space across the roof of the Ocean Pavilion. The new design provides space for the Ocean Pavilion to expand further to the south, thereby providing a greater expanse from which to enjoy views to the west over Elliott Bay and to the south.

Despite the design changes, the overall visual quality rating for, and the aesthetic and view impacts of, the revised Overlook Walk are not anticipated to result in any new or different adverse impacts from those described in the Final EIS. No changes to mitigation measures are proposed.

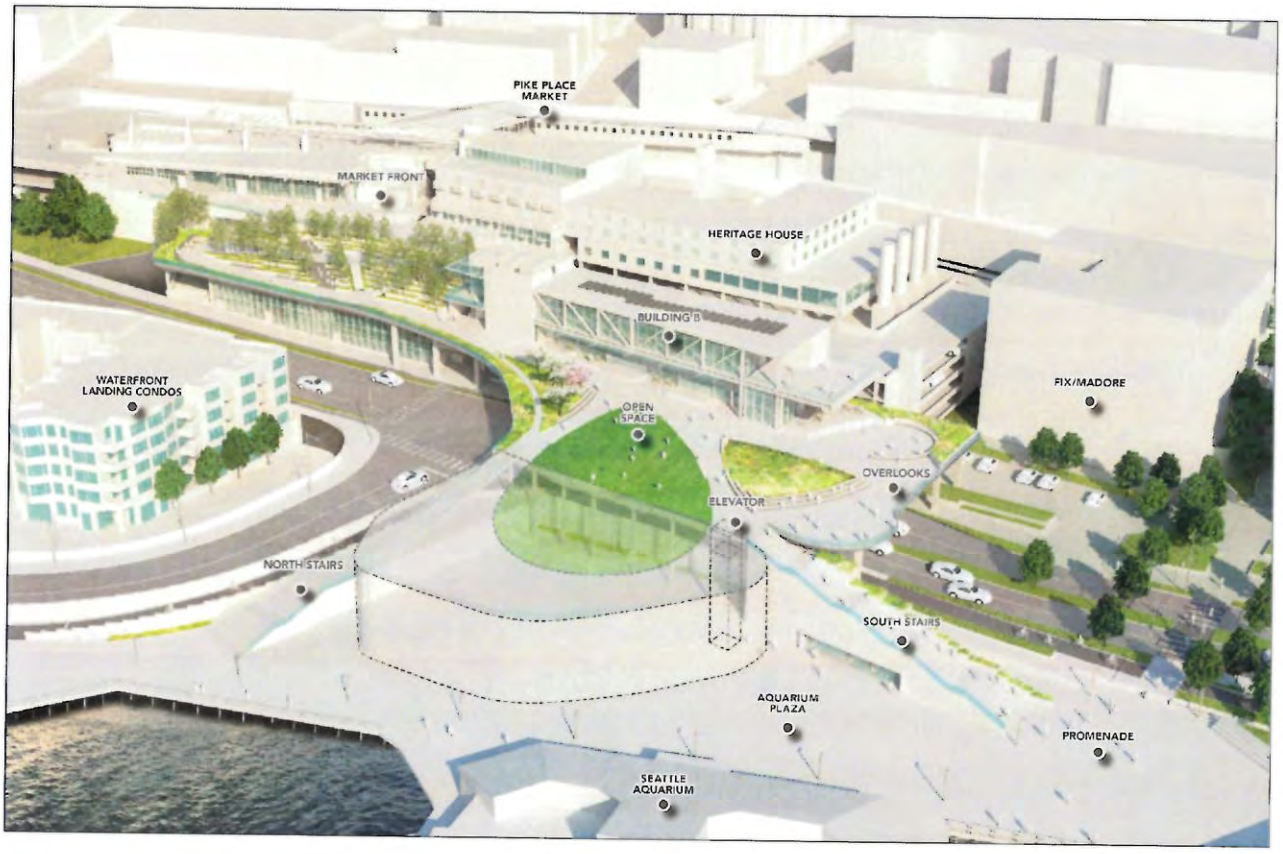
3.2.3 Historic Resources

The operational impacts of the revised Overlook Walk on historic resources will be generally the same as those described for the Overlook Walk in the Final EIS. The Overlook Walk could potentially alter the setting, character, and usage in certain areas of Pike Place Market. The revised Overlook Walk, like the Final EIS design, improves pedestrian connections between two historic areas—the Pike Place Market and the historic piers. These improvements may benefit both areas by making it easier for visitors to access and visit them. Having a portion of the Seattle Aquarium adjacent to the Overlook Walk may encourage more visitors to visit both the historic piers and Pike Place Market, enhancing the commercial viability of these historic areas and the ability of the owners to maintain the historic features of their properties.

The revised Overlook Walk is not anticipated to result in any new or different adverse impacts to historic resources from those described in the Final EIS; no changes to mitigation measures are proposed.

3.2.4 Cumulative Impacts

The cumulative impacts from the construction and operation of the revised Overlook Walk are anticipated to be the same as those described in Chapter 15 of the Final EIS.



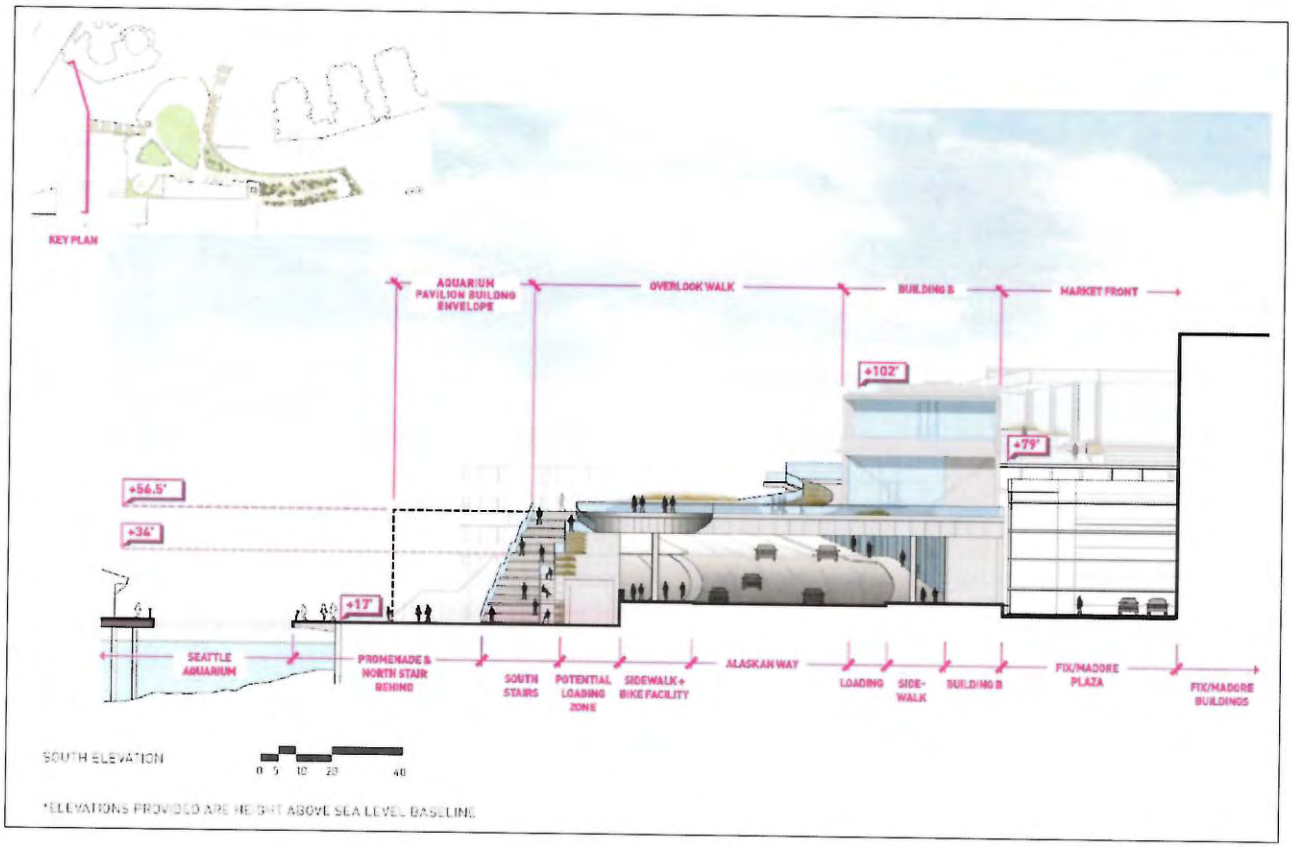
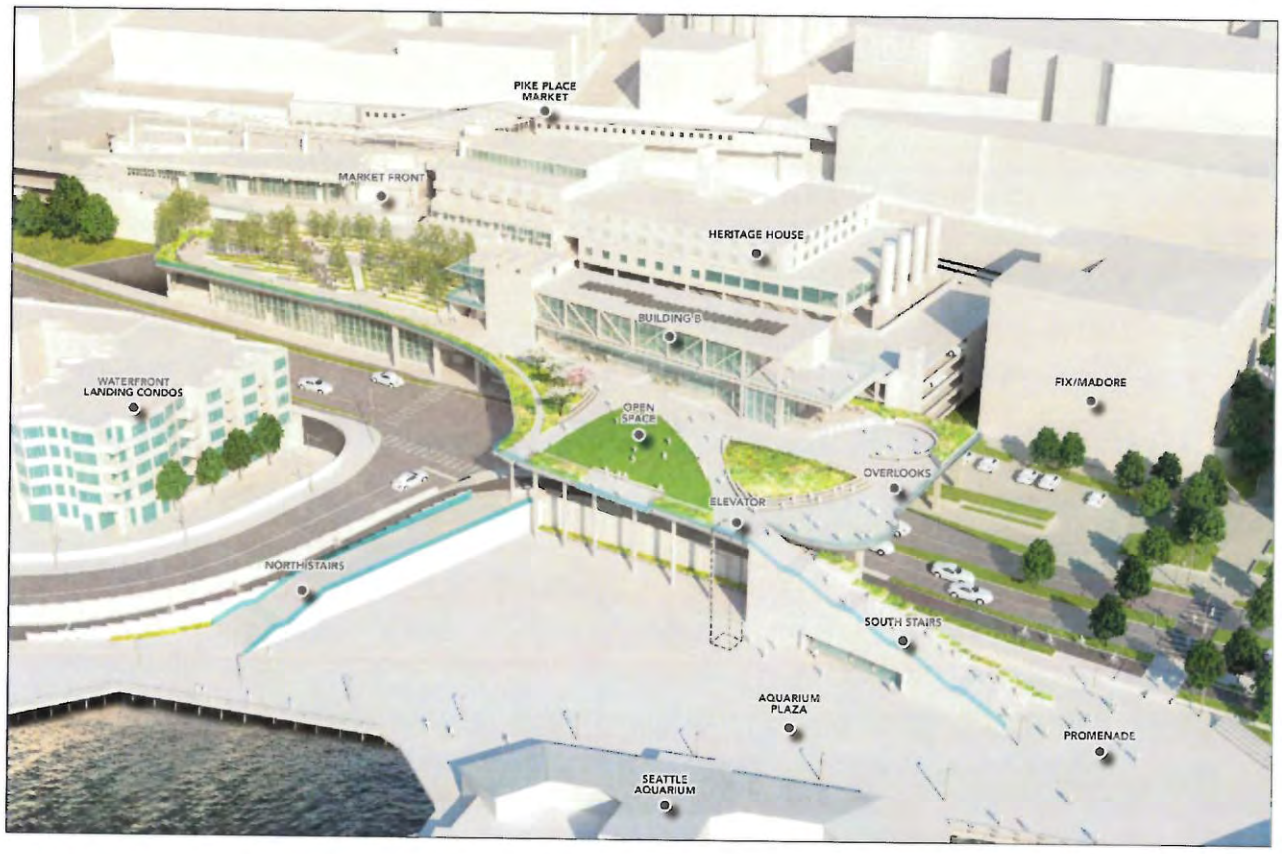


Figure 1
Overlook Walk Preferred Alternative and Cross Section with the Aquarium Pavilion Building Envelope



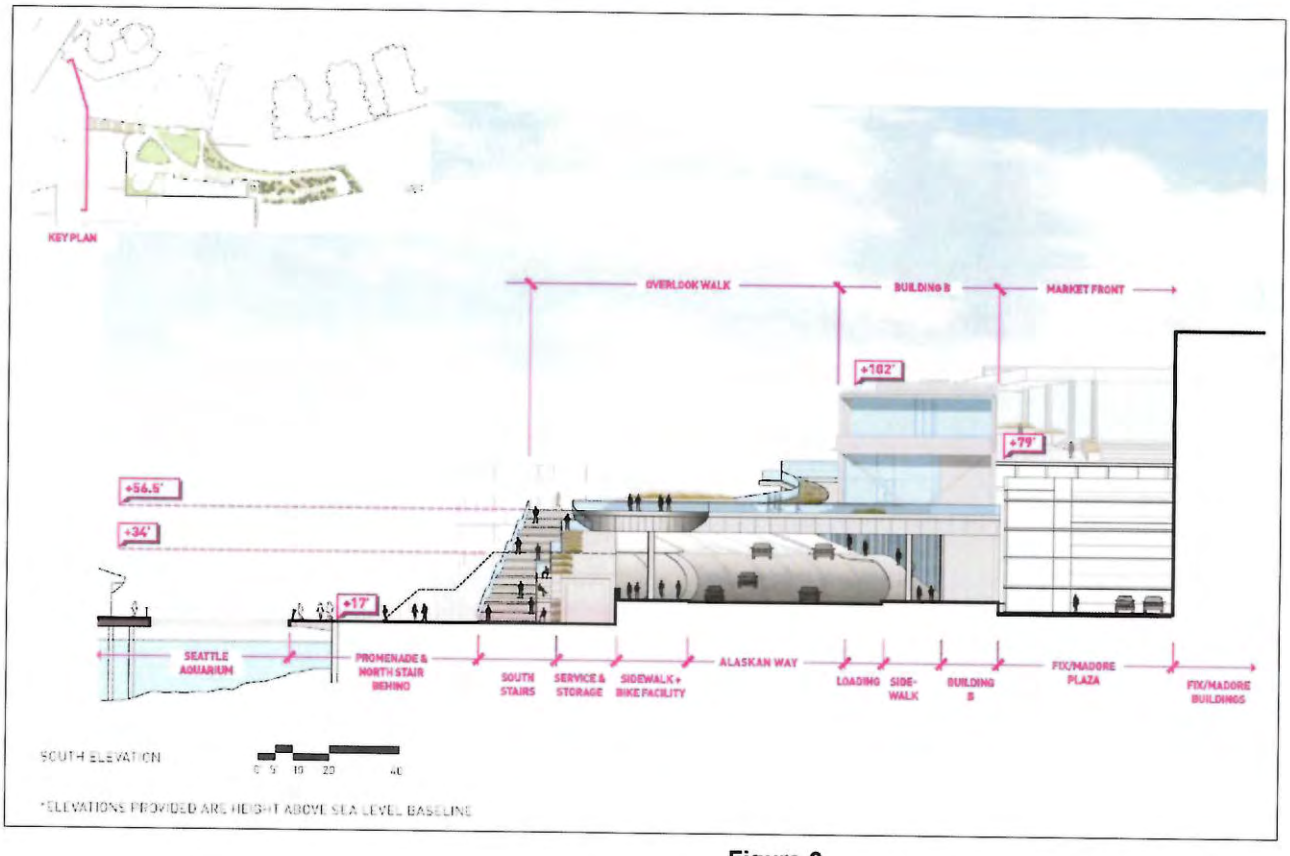


Figure 2
Overlook Walk Preferred Alternative and Cross Section without the Aquarium Pavilion Building Envelope

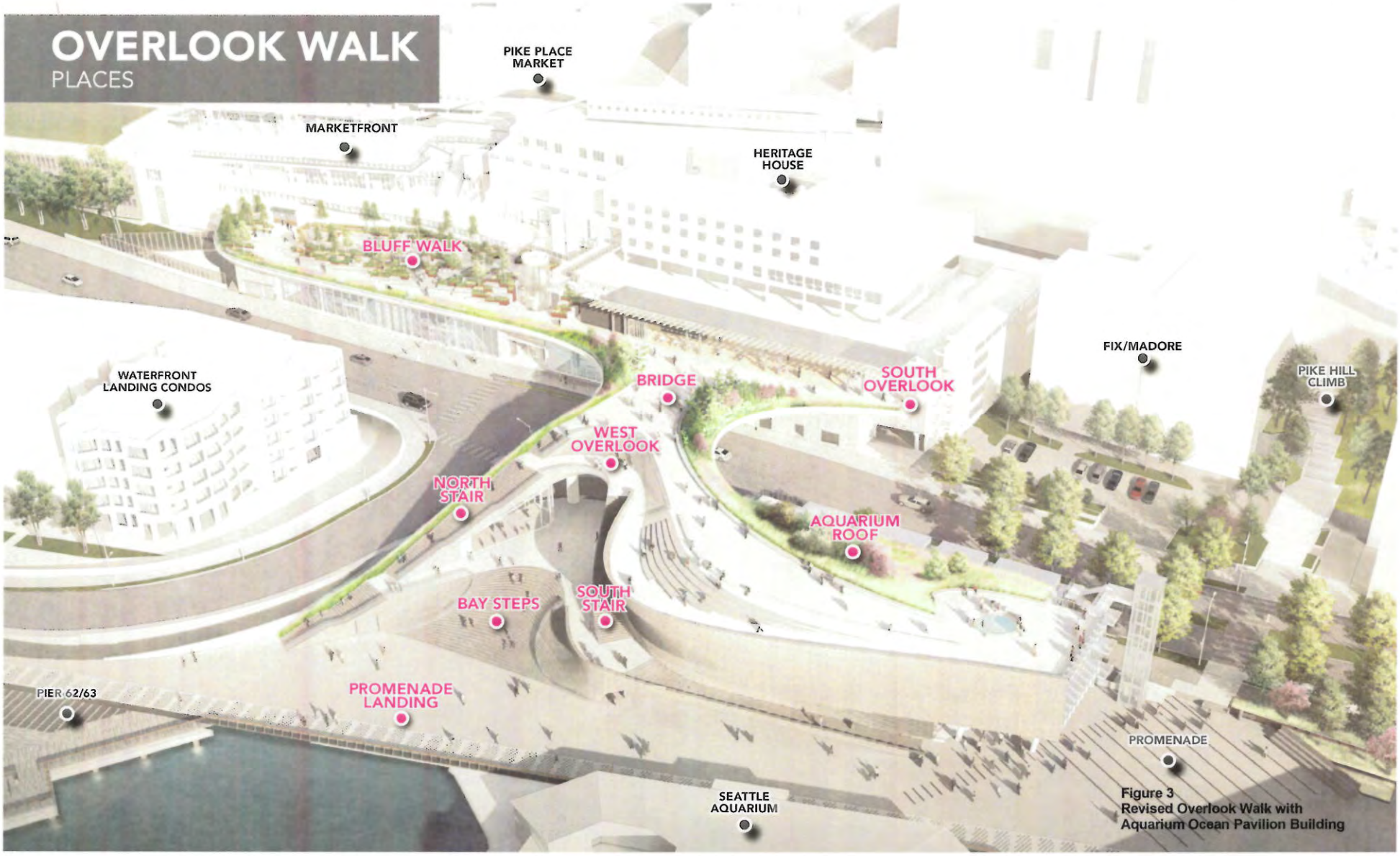


Figure 3
Revised Overlook Walk with
Aquarium Ocean Pavilion Building

Figure 4
Seattle Aquarium Ocean Pavilion

THE SUQUAMISH TRIBE

August 14, 2015

Attn: Mark Mazzola, Environmental Mgr.
Seattle Dept. of Transportation
P.O. Box 34996
Seattle, WA 98124-4996

RE: AWPOW – Draft EIS Comments

Dear Mr. Mazzola:

The proposed Seattle Waterfront - Alaskan Way/Promenade/Overlook Walk (AWPOW) project, led by the City of Seattle Department of Transportation (SDOT), occurs immediately adjacent to and within the Suquamish Tribe's ("Suquamish") Usual and Accustomed Fishing Grounds and Stations and has the potential to impact treaty-reserved fishing rights, natural resources, cultural, and archaeological resources. The Seattle nearshore and upland areas are historically significant to the Suquamish people, and this area continues to be important to Suquamish culture today.

Suquamish submitted EIS scoping comments for the AWPOW project in September 2013. This letter provides comments relevant to the June 2015 Draft EIS.

The AWPOW project includes the following components:

- The Main Corridor: A new Alaskan Way corridor from S. King Street to Pike Street, and a new Elliott Way corridor from Pike Street to Battery Street with improvements for general-purpose traffic, transit, freight, and pedestrian and bicycle facilities.
- The Promenade: A continuous public open space along the waterfront.
- The Overlook Walk: A new structure providing open space, view opportunities, and pedestrian connections between the waterfront and Pike Place Market.
- The East-West Connections: Improvements to portions of S. Main, S. Washington, Union, and Bell Streets adjacent to the main corridor to provide better connections between the waterfront and downtown Seattle and to enhance the pedestrian experience.

COMMENTS

T-001-001 *Impacts to Treaty Tribal Fishing*

Suquamish is concerned about potential impacts to treaty tribal fishing resulting from construction and maintenance (over the project lifespan) of the AWPOW project using barges and other overwater vessels or structures. The DEIS at Section 2.5.6 describes possible augmentation of construction with "occasional use" of barges in Elliott Bay, but offers no specifics as to the locations of barge moorings and movements, the timing and frequency of

T-001-001

Thank you for your comments. As stated in the Draft and Final EISs, the majority of material transport for AWPOW construction would be by truck, augmented by the possible occasional use of barges. There are no current plans for barge use. However, if during final design the contractor identifies a need for barge use, the City will develop a barge plan in consultation with the Suquamish Tribe. Long-term maintenance would not use barges.

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
FILE# CWF-033b, etal. 37

T-001-001 barge movements/moorings, and provides no analysis as to the potential impacts to treaty tribes' fishing activity, including access to treaty fishing, in Elliott Bay and the Duwamish Waterway.

The City needs to communicate and coordinate with Suquamish on the specifics of construction barge mooring and movements. In part, this would consist of developing a Barge Plan in consultation with the Tribe, and include measures to avoid, minimize, and mitigate for unavoidable impacts to treaty fishing.

T-001-002 *Water Quality/Stormwater*

It appears from the DEIS that overall stormwater quality is expected to improve as a result of the AWPOW project by further reduction of combined sewer overflows (CSOs), on-site treatment of separated stormwater, and a reduction in pollution generating impervious surfaces (PGIS), although the DEIS (Chap. 11 and Appendix J: Water Quality Discipline Report) lacks some detail in describing specifically how the improvements would be accomplished. We assume that the stormwater infrastructure improvements associated with the AWPOW project are well coordinated with changes resulting from the Elliott Bay Seawall Project (e.g., location and design of stormwater outfalls). Has the City of Seattle analyzed how stormwater discharges into Elliott Bay (resulting from the AWPOW project) will potentially affect the integrity of the newly constructed features along the new seawall (e.g., marine mattresses, habitat benches)? If such an analysis has been conducted the results should be included in the EIS.

T-001-003 In closing, Suquamish urges the City to continue its ongoing consultation with the Tribe regarding cultural resources associated with long term planning of the waterfront.

In addition, we strongly recommend that the City consider how design and construction of new infrastructure supporting the AWPOW project would facilitate or preclude future shoreline restoration actions.

Suquamish appreciates the opportunity to provide DEIS comments on the AWPOW project. Please contact me (360-394-8667, stodd@suquamish.nsn.us) regarding Environmental/Fisheries issues, and contact Dennis Lewarch, the Suquamish Tribal Historic Preservation Officer, for Historic and Archaeological Resource issues.

Sincerely,

Steve Todd
Ecologist

T-001-002

The design for the AWPOW stormwater infrastructure improvements has been closely coordinated with changes resulting from the EBSP. The current design for the Preferred Alternative, compared to the existing conditions and the No Action Alternative, would reduce stormwater runoff volume draining to the combined sewer by diverting 11.99 acres of stormwater runoff area from the combined sewer tributary area and redirecting it to the separated storm drain system. The Preferred Alternative would convert 9.82 acres of PGIS in the project footprint to 7.20 acres of NPGIS and 2.62 acres of pervious area. This conversion of PGIS to NPGIS and pervious area has the potential to reduce pollutant loads overall. The Preferred Alternative would increase the amount of PGIS draining to the separated storm drain system by 1.48 acres. Water quality treatment would be applied in this area via on-site facilities meeting basic treatment requirements of the City's Stormwater Code and through discharging this treated water to the separated storm drain system.

Because no adverse operational impacts on water quality are expected, the City did not analyze impacts of these changes to the seawall habitat features. However, any changes are expected to be beneficial. Please see the Draft EIS Appendix J, Water Resources, and the corresponding errata sheet in the Final EIS Appendix C for additional information on the water resources analysis.

T-001-003

The City will continue to consult with The Suquamish Tribe on cultural resource matters. The components of AWPOW (Alaskan Way, Promenade, Overlook Walk, and the East-West Connections) are not anticipated to preclude future shoreline restoration activities because they would all occur behind the seawall.

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ___
DENIED ___
38
FILE# CWF-0336, et al

CENTRAL WATERFRONT MASTER PARKS PLAN

FINAL ENVIRONMENTAL IMPACT STATEMENT

CITY OF SEATTLE

SEATTLE PARKS AND RECREATION

SEPTEMBER 2006

FACT SHEET

Project Title

Central Waterfront Master Parks Plan Final Environmental Impact Statement (Final EIS)

Location

The project area is located along about 1,350 feet of Elliott Bay shoreline west of Alaskan Way in the center of Seattle's Central Waterfront from north of Pier 57 to the Port of Seattle's Bell Street Marina. The Seattle Aquarium is located within the project area at Piers 59 and 60 between Waterfront Park and Piers 62/63. Street ends of Pine Street, Pike Street, and Union Street, if extended to the shoreline, would terminate within the project area. The Virginia Street right of way between Piers 62/63 and the Bell Street Marina represents the north boundary of the project area.

Proposed Action

Seattle Parks and Recreation is undertaking the study of four build alternatives for the removal and/or reconstruction of Piers 62/63 and short-term improvements to and eventual removal of Waterfront Park. A No Action/No Build Alternative is also considered in the EIS. Habitat enhancements for each of the build alternatives are considered to replace relatively common subtidal habitat with relatively scarce shallow intertidal habitat. The outcome of the study will be the adoption of a Master Plan, based on the chosen alternative, for the Central Waterfront Park spaces west of Alaskan Way, from Waterfront Park to Piers 62/63, exclusive of the Seattle Aquarium.

Recommended Preferred Alternative

Based on the EIS analysis and public and agency comments on the Draft EIS, Seattle Parks and Recreation staff recommends that an updated version of the Multi-Purpose Pier Alternative be selected as the preferred Master Plan alternative. The preferred alternative is judged to be most consistent with the project objectives, City Council and mayoral direction, and public comment. Although the EIS includes conceptual drawings of the alternatives, the eventual locations and shapes of overwater structures and habitat enhancements may be different from those shown in the drawings. The preferred alternative's characteristics will be more fully described in programmatic terms. Chapter 7 of the Final EIS presents a compiled set of graphics related to the staff preferred alternative.

Seattle Parks and Recreation's recommendation, represented by the Multi-Purpose Pier Alternative, consists of the following features:

- The demolition of Piers 62/63 and their replacement with a new pier that would:
  - Be located in proximity to, and connected to, the north side of the Seattle Aquarium, providing access from the end of Pier 59 to the north
  - Allow for Seattle Aquarium expansion as envisioned in the Seattle Aquarium Master Plan (Parks 2004)
  - Accommodate events for up to 4,000 people, while also providing public access along the perimeter, moorage, and other unprogrammed space
  - Feature an approximately 50-foot offset from the shoreline with access to the pier by pedestrian and vehicular ramps, as needed, thereby increasing light within nearshore habitats
- Improved nearshore habitat enhancements, including habitat bench/migration corridor, extended foreshore, and foreshore/backshore gravel beach types. Public viewing and interpretation of the resulting enhancements is envisioned.
- Near-term improvements to Waterfront Park addressing structural, functional, and public safety issues.
- Future demolition of Waterfront Park structures and replacement with future expanded Seattle Aquarium structures and nearshore habitat enhancement.

Proponent

Seattle Parks and Recreation

Date of Implementation

Seattle City Council action on the proposed Central Waterfront Master Parks Plan is expected in 2007. The timing of the implementation of the approved plan would depend on the availability of funding.

Lead Agency Responsible Official

Seattle Parks and Recreation
Kenneth R. Bounds, Superintendent
Seattle Parks and Recreation
100 Dexter Avenue North
Seattle, Washington 98109

Contact Person

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Seattle Parks and Recreation
800 Maynard Avenue South, Third Floor
Seattle, Washington 98134-1336
Phone: (206) 684-7048
Email: david.graves@seattle.gov

Required Approvals

Preliminary investigation indicates that the following permits and/or approvals could be required for construction of a future project based on the adopted Central Waterfront Master Parks Plan. Specific permits will depend on the project design and particular features included in the project at the time of implementation. Permits and approvals that will be needed will be confirmed during the project-level review process.

City of Seattle

- Shoreline Substantial Development Permit
- Demolition Permits
- Building Permit
- Mechanical Permits
- Electrical Permits
- Utility Relocation and Development Permits

Washington State Department of Natural Resources

- Aquatic Use Authorization (Harbor Area Lease)

U.S. Army Corps of Engineers

- Rivers and Harbors Act, Section 10
- Clean Water Act, Section 404 Permit

Washington State Department of Ecology

- 401 Water Quality Certification
- Construction Stormwater National Pollutant Discharge Elimination System (NPDES) Permit
- Coastal Zone Management Act (CZMA) Consistency Determination

Washington Department of Fish and Wildlife

- Hydraulic Project Approval

National Marine Fisheries Service

- Section 7, Endangered Species Act Consultation

U.S. Fish and Wildlife Service

- Section 7, Endangered Species Act Consultation

EIS Authors and Principal Contributors

The Central Waterfront Master Parks Plan EIS has been prepared under the direction of Seattle Parks and Recreation. The following consultant firms provided research and analysis:

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Parks and Recreation
Visual Impacts

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Seattle, Washington 98101
Lead EIS Author
Plants and Animals
Cultural and Historical Resources
Noise
Earth
Water
Transportation
Public Services and Utilities

Date of Draft EIS Issuance

June 27, 2006

Date Draft EIS Comments Due

August 1, 2006
Comment letters and responses to comments have been added to Chapter 6 of this Final EIS.

Draft EIS Public Hearing

A public hearing was held at the following date, time, and location:

Date: Tuesday, July 18, 2006
Time: 6:00 p.m. to 7:30 p.m.
Place: Park Board Room at Denny Park
100 Dexter Avenue North
Seattle, Washington

Date of Final Action

City Council approval of the Master Plan is anticipated to occur in early 2007.

Previous Environmental Documents

The *Seattle Central Waterfront Park Planning Feasibility Study* (MAKERS 2005) prepared for Seattle Parks and Recreation forms the planning basis for this EIS. The Feasibility Study provides information used in this EIS, including planning objectives, information on existing conditions in the project area, and planning and preliminary environmental evaluations. Environmental documents associated with several other Seattle waterfront projects were referenced in the preparation of this EIS, including State Environmental Policy Act (SEPA) checklists for improvements at the Seattle Aquarium (Parks 2003) and an update to the Seattle Aquarium Master Plan (Parks 2004), and the Draft EIS for the SR 99 – Alaskan Way Viaduct and Seawall Replacement (WSDOT 2004b).

Location of Background Information

Background material and supporting documents for this Draft and Final EIS are available for review at the office of Seattle Parks and Recreation (see address of contact person above).

Availability/Cost of the Draft EIS

This Final EIS is available for review at the office of Seattle Parks and Recreation, located at 800 Maynard Avenue South, Third Floor, Seattle, Washington 98134-1336. In addition, the document can be reviewed at the Seattle Public Library downtown location (1000 Fourth Avenue).

Copies of the Final EIS and Appendices may be obtained at a cost of $35 per copy by contacting David Graves by phone (206) 684-7048 or by email david.graves@seattle.gov. The Final EIS and Appendices are available at no cost on CD or on the internet at http://www.seattle.gov/parks/maintenance/Pier62-63.

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CHAPTER 1 – SUMMARY

This nonproject EIS addresses the environmental effects of alternatives to remove and/or reconstruct Piers 62/63, make improvements to Waterfront Park, and enhance aquatic habitat in the Seattle Central Waterfront area. This EIS was prepared in accordance with the Washington State Environmental Policy Act (SEPA) (Washington Administrative Code 173-11) and the City of Seattle's (City's) SEPA Ordinance (Seattle Municipal Code 25.05, Environmental Policies and Procedures).

This chapter summarizes the background of the project, the proposed action, its objectives, the alternatives considered, and their probable environmental effects, including significant unavoidable adverse impacts. Mitigation measures that could be used to avoid, minimize, or compensate for adverse effects are identified.

What is a nonproject action?

A nonproject action is an agency decision on policies, plans, or programs (WAC 197-11-704).

The proposed action in this nonproject EIS is a decision by the Seattle City Council on a Master Parks Plan for waterfront spaces west of Alaskan Way and from Waterfront Park to Piers 62/63. Projects eventually built according to the plan will require a project-level environmental review for SEPA compliance.

What is the proposal?

Seattle Parks and Recreation (Parks) proposes the adoption of a Master Parks Plan for the Seattle Central Waterfront spaces west of Alaskan Way and from Waterfront Park north to Piers 62/63. The Master Parks Plan will be based on a preferred alternative selected from among four build alternatives for the removal and/or reconstruction of Piers 62/63 and near-term improvements to Waterfront Park and a No Action/No Build Alternative.

What is the purpose and need?

The purpose of the proposed action is to establish a Master Parks Plan that addresses deficiencies in existing park facilities, poor nearshore habitat conditions along the project shoreline, and accommodates future Seattle Aquarium expansion.

Master planning activities for Parks' properties on the Seattle Central Waterfront began in 2005 in response to City Council direction to explore options for replacing Piers 62/63, which are in disrepair and unable to support major events as they had in the past. Along with this initial purpose, the planning is

intended to take advantage of several opportunities resulting from other waterfront projects, including the Alaskan Way Viaduct and Seawall Replacement Project, the waterfront concept planning by the Seattle Department of Planning and Development (DPD), and Water Resource Inventory Area 9 (WRIA 9 – Green River/Duwamish Watershed) salmon recovery aquatic habitat restoration efforts. These issues are discussed in greater detail below. Options for the lid covering the proposed SR 99 tunnel option were explored in the Central Waterfront Master Parks Planning Feasibility Study (MAKERS 2005), but are not addressed in this EIS because of the tunnel's uncertain time frame and the need to address waterside objectives in the short term.

Piers 62/63

Constructed nearly a century ago, Piers 62/63 suffer extensive timber superstructure deterioration and can no longer support the loading requirements of large events and heavy vehicles. A recent report (Peratrovich, Nottingham and Drage and Echelon Engineering 2004) concluded that the overall condition of Piers 62/63 was fair-poor.

The pile inspections reported that about 38 percent of the timber piles have sustained heavy damage and loss of cross-sectional area as a result of fungal decay, biological deterioration, and/or marine borer damage. Of these, over 25 percent of the piles have less than one-quarter of their cross-sectional areas remaining. These are considered destroyed.

Nearly 20 percent of the existing timber piles have sustained moderate damage from these biological hazards. Moderately affected piles have lost as much as 25 percent of their cross-sectional area. The rest of the piles (about 42 percent) exhibited minor damage or were rated as undamaged.

The report also reported that a number of areas of the superstructure (caps, stringers, and decking) were found to have sustained significant damage as a result of fungal decay. These damaged areas contributed to the condition rating of fair-poor for the superstructure, as well as the overall condition of Piers 62/63.

The deteriorated condition of the piles and superstructure has limited the use of the piers to passive activities. Events such as concerts have been discontinued, and vehicle access is limited to pickup trucks on the exterior aprons. Continued

deterioration of the piling could lead to further use restrictions in 2 to 5 years depending on the rate of decay.

Waterfront Park and Expansion of the Seattle Aquarium

At some point in the future, the Seattle Aquarium, located at Pier 59, may be expanded and Waterfront Park removed. The removal of Waterfront Park is assumed to be needed to offset an expanded area of overwater coverage associated with any future Seattle Aquarium expansion. Once Waterfront Park is demolished, there will be an opportunity for marine nearshore habitat enhancement that could potentially complement Seattle Aquarium educational programs.

There are currently public safety and structural issues at Waterfront Park that must be addressed immediately. Use of the observation towers located at each end of the pier is very limited, with access to the upper stories of the two adjoining buildings blocked. The cubical structure fountain at the north end of the park is surrounded by stairs and walls that break up the space and provide interesting spaces in which to linger; these spaces are difficult to police and often serve as a venue for illegal activities.

A recent report (Tinnea and Associates, LLC 2006) of condition inspections on Piers 57, 58, and 60 concluded that there is serious corrosion of support beams, pile failure, and deterioration of the cathodic protection system, particularly with respect to the north apron of Pier 57 and Pier 58. Over one-half of the piles inspected at the City-owned Pier 57 north apron were found to be at or below 50 percent sound wood remaining, and over one-quarter of the piles were found to bear no load at all. The report concluded that 90 piles currently require replacement to maintain operability of the north apron of Pier 57 and that an additional 60 piles may require replacement in the next 5 years. Alternatively, the north apron could be demolished with or without replacement, according to the report. The north apron is currently restricted from use by vehicles and represents an ongoing seismic risk.

Pier 58 inspections of timber piles indicated a satisfactory condition with less than 11 percent of the piles to be at or below 50 percent sound wood remaining, and less than 1 percent of the piles to have no sound wood remaining. The north and south terraces of Pier 58 are supported, however, by concrete-filled steel piles (Monotubes). Within the upper tidal/splash zone, the coating on those piles is absent and the

steel has rusted entirely through, according to the inspection report. Only non-reinforced concrete remains to support the structures. The inspection showed that 78 percent of these steel piles had only 25 percent of their cross-sectional area remaining and 22 percent had only 50 percent remaining. In addition, corrosion damage was observed in H-piles that support the eastern edge of Pier 58. The H-pile survey reported that 83 percent of the H-piles had 25 percent of their cross-sectional area remaining with 17 percent having 75 percent of their cross-sectional area remaining or more.

The report recommends near-term restoration efforts to correct section loss to the steel piles, recoating of the H-piles above mean tide level, and replacement of the cathodic protection system. The report notes that the next biennium (2009 to 2010) represents a decision point on Pier 58 for a program of pile replacement and strengthening and continued inspection surveys of these structures. Maintenance deferral will lead to further load restrictions and continued seismic risk of partial or total collapse.

Marine Nearshore Habitat

The need to replace the Alaskan Way Seawall, along with potential future improvements for the Seattle Aquarium and structural issues associated with Piers 62/63, has created a unique opportunity to pursue marine nearshore habitat enhancement. The federal Endangered Species Act (ESA) listing of multiple stocks of Puget Sound salmonids, along with local recovery planning efforts by WRIA 9 and Shared Strategy for Puget Sound, have highlighted the need for and potential benefits of providing shallow intertidal habitats along the Central Waterfront. This type of habitat is relatively scarce in Elliott Bay as a result of dredging and filling for navigation and commercial/industrial land uses. Furthermore, the Seattle City Council's desire to support marine nearshore habitat enhancement, described in Council Resolution 30664, lists environmental sustainability as one of the seven framework principles for waterfront planning.

What other objectives are being addressed?

The proposal evaluated in this nonproject EIS is derived from the *Seattle Central Waterfront Park Planning Feasibility Study* (MAKERS 2005), which collectively evaluated potential options for Piers 62/63, Waterfront Park, and other properties east of

Alaskan Way in the context of opportunities associated with the SR 99/Alaskan Way Viaduct and Seawall Replacement and related planning efforts in the Central Waterfront.

Although originally initiated because of the need to replace Piers 62/63, the *Park Planning Feasibility Study* coordinated the planning and design efforts for Piers 62/63 with opportunities created by the SR 99 tunnel lid alternative, as well as other planning efforts taking place along other portions of the waterfront. Because of the uncertainties related to whether or not a tunnel will be built and the immediate need to address structural issues associated with Piers 62/63, Parks is focusing this EIS on the water side of Alaskan Way. Accordingly, the objective of the proposal is to establish a plan for future implementation in the context of several other planning efforts that provide opportunities to invigorate Seattle's Central Waterfront.

What other planning efforts are underway that affect the Seattle Central Waterfront?

- SR 99/Alaskan Way Viaduct and Seawall Replacement
- Seattle's Central Waterfront Concept Plan
- Seattle Aquarium Expansion Project
- Seattle Ferry Terminal Project
- Olympic Sculpture Park
- WRIA 9 Salmon Habitat Plan

More details about each of these projects and planning efforts can be found in the *Seattle Central Waterfront Park Planning Feasibility Study* (MAKERS 2005).

How have the public and agencies been involved in developing the proposal?

Public and agency involvement was an integral part of the *Seattle Central Waterfront Park Planning Feasibility Study* (MAKERS 2005), which initiated Parks' Central Waterfront planning and through which the project alternatives were formulated. The following diagram illustrates which agencies and individuals have been directly involved in each phase of this effort. Additionally, this project draws heavily from the extensive public involvement of Seattle DPD's 2-year waterfront planning effort in 2003 and 2004. From April to October 2005, the planning team for the Feasibility Study consulted with numerous agencies and groups interested in waterfront planning. Figure 1-1 identifies the entities consulted, the approximate time, and the form of input.

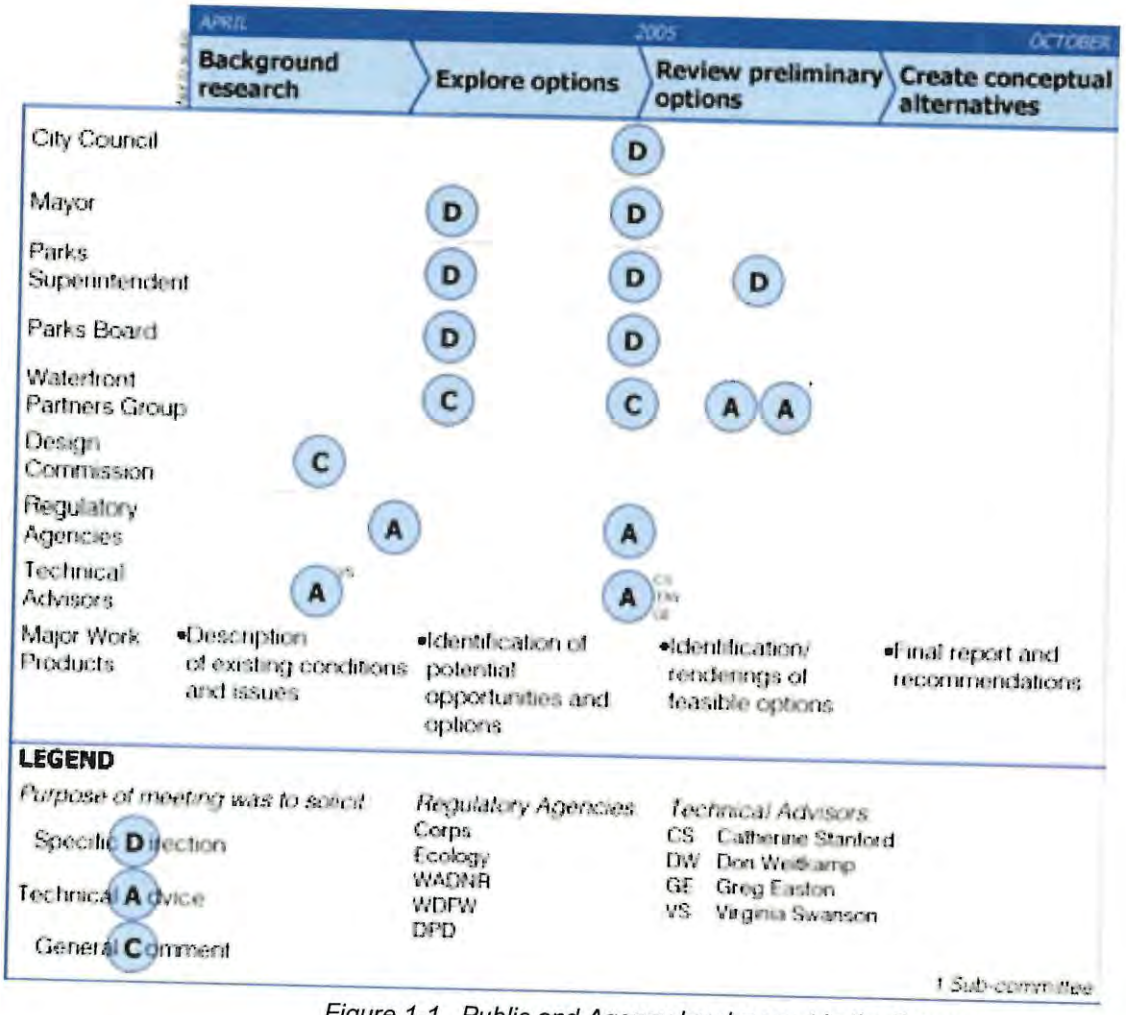


Figure 1-1. Public and Agency Involvement in the Process

As required by SEPA, scoping for the EIS was conducted to provide an opportunity for public and agency input on alternatives and environmental issues that should be addressed in the EIS. Parks issued a Determination of Significance and Request for Comments on the scope of the EIS in January 2006. A public scoping meeting was conducted on February 2, 2006 at the Parks Board Room at Denny Park. Comment letters from four parties were received and considered in preparing the EIS.

Following the public and agency review of the Draft EIS, including a public hearing, this Final EIS was prepared. Additional opportunities for public comment on the proposed action will occur during the Parks Board Recommendation/City Council adoption process.

What are the alternatives?

The alternatives addressed in this EIS are summarized below. Conceptual drawings for each of the alternatives are included in Chapter 2.

No Action/No Build Alternative – The No Action/No Build Alternative would do nothing to Piers 62/63 and Waterfront Park until demolition became necessary. No habitat enhancements would be constructed.

Rebuild/Preservation Alternative – The Rebuild/Preservation Alternative would rebuild Piers 62/63 as a similar structure in the same location but set away approximately 50 feet from the shoreline. Habitat would be enhanced along the shoreline from the northern edge of Pier 60 to the southern edge of the submerged Virginia Street right-of-way. As in all of the build alternatives, fill would be a mix of sand, gravel, and cobbles. Waterfront Park would be preserved with various near-term improvements until it is replaced with a habitat enhancement associated with a future Seattle Aquarium expansion.

Aqua Link Alternative – The Aqua Link Alternative would rebuild Piers 62/63 as a smaller structure closer to the Seattle Aquarium. It would also build a new deck connecting Piers 59 and 57. Waterfront Park and Pier 60 would be demolished as part of the Seattle Aquarium's expansion. Habitat would be enhanced along the shoreline, except underneath the expanded Seattle Aquarium, including an accessible beach from the northern edge of Pier 60 to the southern edge of the submerged Virginia Street right-of-way.

Connector Alternative – The Connector Alternative would rebuild Piers 62/63 as a similar structure in the same location but set away from the shoreline. It would also build a slender footbridge and deck connecting to the Seattle Aquarium. Waterfront Park and Pier 60 would be demolished as part of the Seattle Aquarium's expansion. Habitat would be enhanced along the shoreline, except underneath the expanded Seattle Aquarium, including an accessible beach between the new pier (Piers 62/63 replacement) and the northern edge of Pier 60.

Multi-Purpose Pier Alternative – The Multi-Purpose Pier Alternative would rebuild Piers 62/63 as a large open platform abutting an expanded Seattle Aquarium and set away from the shoreline. Waterfront Park and Pier 60 would be demolished

as part of the Seattle Aquarium's expansion. Except underneath the expanded Seattle Aquarium, habitat would be enhanced along the shoreline, including an accessible beach at the current Waterfront Park.

What are the environmental impacts of the alternatives?

Environmental impacts of each of the alternatives are summarized in Table 1-1 by environmental discipline. The summary table identifies operational impacts and construction impacts. In addition to potentially adverse impacts and proposed mitigation, the table identifies beneficial effects of the alternatives, some of which apply equally to all of the alternatives. The following paragraphs further highlight selected impacts and benefits to aid in comparing the alternatives. Where impacts are largely similar among the alternatives, their summaries have been combined. Impacts related to transportation and to public services and utilities have not been included in Table 1-1 because they are minor considerations at this stage of planning.

The No Action/No Build Alternative does not respond to the City Council's Principles for Waterfront Planning (City Council Resolution 30664), and thus does not meet the goals and objectives set for the plan. The alternative would result in the loss of nearly all of the accessible public open space on the Central Waterfront, including Waterfront Park, the view from which is a City-designated view protected under the City's SEPA regulation.

The demolition of Piers 62/63 and Waterfront Park under the No Action/No Build Alternative, as well as under the build alternatives, would eliminate a large quantity of creosote-treated piles and decking materials from the aquatic environment, indirectly benefiting water quality, sediment quality, and aquatic organisms. The demolition of the piers would eliminate their shading, which reduces light levels that in turn reduce the ability of marine vegetation to grow and provide food chain support. Their permanent removal would provide minor long-term benefits to the aquatic environment.

Localized, temporarily increased levels of turbidity and resuspended sediment contaminants would accompany pile removal for all of the alternatives.

The four build alternatives (Rebuild/Preservation, Aqua Link, Connector, and Multi-Purpose Pier) were formulated to offer a wide range of configurations, elements, and environmental enhancement designs. All would be consistent with the City Council's Principles for Waterfront Planning (City Council Resolution 30664).

All of the build alternatives would enhance nearshore areas that would aid juvenile salmon movements along the waterfront shoreline. Creation of intertidal nearshore habitat would involve placing fill material (sand, gravel, and cobble rock material) in the nearshore area to create shallower habitat. Creation of shallow intertidal nearshore habitats targeting salmon would convert subtidal habitat that currently is used by flatfish, rockfish, and a variety of other species. Because these subtidal habitats are relatively common in Elliott Bay and because the shallow intertidal habitat that supports juvenile salmon migration and other intertidal organisms is relatively scarce along the Seattle Central Waterfront, the impacts to the non-salmonid species would not be substantial on a bay-wide scale.

Because the Aqua Link Alternative's pier decks would be the smallest of the build alternatives, the Aqua Link Alternative would likely provide a marginally larger aquatic habitat enhancement than would be possible with the other alternatives. The Rebuild/Preservation Alternative would provide the least aquatic habitat enhancement, while the Connector and Multi-Purpose Pier Alternatives would be intermediate in their benefits to aquatic habitat.

The build alternatives would all include impacts from the installation of new piles, pier decks, and associated utilities and other improvements, such as over-water shading and noise and vibration effects associated with in-water work. Additionally, they would all include upland impacts during construction, including construction noise and interruptions in pedestrian, bicycle, and vehicular traffic along Alaskan Way.

The degree of impacts associated with the build alternatives is related mainly to the relative sizes of the pier decks that would replace Piers 62/63. However, these differences would not generate substantial differences in construction impacts, except minor differences in the duration of construction for the larger pier structures. Other distinctions among the alternatives would include small differences in the amount of over-water coverage, the number of piles, and the suitability of

the pier decks for hosting large events, such as concerts and other civic gatherings. None of the build alternatives would increase the amount of over-water coverage from what exists today. All of the build alternatives would move over-water coverage offshore to allow for light penetration in the shallowest areas, benefiting salmon migration along the shoreline.

All of the alternatives involve removal of Piers 62/63 and the artworks that are located in the fencing that surrounds it. Mitigation will be needed to address the impact of this removal. Also, removal or relocation of artworks at Waterfront Park (the fountain and the statue) will need to be addressed consistent with City policy.

Impacts from the build alternatives on public services and utilities and on the transportation system would be minimal. Contacts with emergency services and utilities would be made during design and construction to ensure that construction activities would be coordinated. Provisions for utilities, such as potable water and electricity, would be made during the design phase. No substantial impacts to public services and utilities would be expected during construction and operation of the build alternatives.

Construction would have temporary impacts on traffic and pedestrians along Alaskan Way. Traffic management planning would be done during the design phase to address access and circulation issues in the vicinity of project construction for the build alternatives.

*Table 1-1. Summary of Environmental Impacts and Mitigation**

Alternative	Operational Impacts	Construction Impacts	Proposed Mitigation	Project Benefits
Land Use and Consistency with Plans and Policies				
No Action/No Build	Removes key waterfront amenity Not consistent with Waterfront Concept Plan or City Council Principles for Waterfront Planning	None	None	Least noise associated with demolition and construction
Rebuild/Preservation	None	1- to 2-year in-water construction (Phase 1)	None	None
Aqua Link	None	2 years in-water construction (Phase 1) 4 years in-water construction (Phase 2)	None	Moves public space closer to the Seattle Aquarium Increases attractions and public space connectivity Provides public space off-shore from Waterfront Park site
Connector	None	Same as Aqua Link	None	Provides some public space near the Seattle Aquarium Increases attractions and

Alternative	Operational Impacts	Construction Impacts	Proposed Mitigation	Project Benefits
				public space connectivity
Multi-Purpose Pier	Potential noise incompatibility with Aquarium exhibits	Same as Aqua Link	None	Provides the largest multi-use deck Increases attractions and public space connectivity Moves events closer to the Seattle Aquarium Provides use of pier for Aquarium activities
Parks and Recreation				
No Action/No Build	Removes opportunities for most types of recreation	None	None	None
Rebuild/Preservation	None	None	None	Would support most possible future uses
Aqua Link	Would constrain larger temporary events	None	None	Would create a new walkway along the Outer Harbor Line Would provide potential additional space for events at the Seattle Aquarium

Alternative	Operational Impacts	Construction Impacts	Proposed Mitigation	Project Benefits
				Would support most possible future uses
Connector	Same as Aqua Link	None	None	Would create a new walkway along the Outer Harbor Line Would provide potential additional space for events at the Seattle Aquarium Would support most possible future uses
Multi-Purpose Pier	None	None	None	Would provide potential additional space for Seattle Aquarium events Would support most possible future uses
Cultural/Historic Resources				
No Action/No Build	None	Demolition of Waterfront Park would occur adjacent to Pier 59, which is a Seattle Landmark and included in a designated Historic Character Area	None are proposed	

Alternative	Operational Impacts	Construction Impacts	Proposed Mitigation	Project Benefits
		that is also eligible for the National Register. However, its removal would not likely affect characteristics that make these resources historic		
Rebuild/Preservation, Aqua Link, Connector, Multi-Purpose Pier	Except for the Rebuild/Preservation Alternative, the build alternatives would provide new pier structures adjacent to and in contact with Pier 59. These would alter the setting of Pier 59, but would not alter the historic features of Pier 59 that are protected	The build alternatives would involve removal of Waterfront Park as described for the No Action/No Build Alternative	None are proposed	
Visual				
No Action/No Build	Removes places for people to enjoy views Removes amenities at the park	Continuation of view blocking about 6 months Over the short term, visual quality of Piers 62/63 and Waterfront Park will decline until they are demolished	Demolish structures as soon as they are unusable	None

Alternative	Operational Impacts	Construction Impacts	Proposed Mitigation	Project Benefits
Rebuild/Preservation	None	1- to 2-year view blockage due to construction	None	Maintains status quo
Aqua Link	Removes amenities associated with Waterfront Park but rebuilds them waterward	2-year view blockage due to construction (Phase 1)	None	Improves viewing opportunities along western side of the new decks
Connector	Removes Waterfront Park amenities Adds signature bridge that will affect views	Same as Aqua Link	None	The bridge would offer unique views and could be a signature structure
Multi-Purpose Pier	Temporary structures on the deck could obscure views, depending on size and location	Same as Aqua Link	None	Would allow perimeter public movement during events
Plants and Animals				
No Action/No Build	No adverse impacts to plants and animals in the marine environment because no new construction of over-water piers	Localized, temporary increases in turbidity and resuspension of contaminants in sediments from pile removal	Use of best management practices (BMPs) to limit turbidity and exposure to contaminated sediments and piles	Long-term reduction in shading from overwater structures and benefits to aquatic environment from removal of creosote-treated piles and decking
Rebuild/Preservation	Ongoing shading impacts similar in extent	Demolition impacts same as No Action/No Build	Use of BMPs for demolition and installation	Benefits to the aquatic environment from removal

Alternative	Operational Impacts	Construction Impacts	Proposed Mitigation	Project Benefits
	to the existing Piers 62/63	Alternative Noise and vibration from pile installation could affect fish in the vicinity of impact pile driving	of new piles, pier superstructure, and habitat enhancement Use bubble curtains to minimize sound impacts during pile installation, if impact hammers used in driving piles	of creosote-treated piles and decking Reduces nearshore over-water coverage and shading, thereby enhancing light penetration to the shallower waters used by juvenile salmon Reduces shading, thereby increasing light penetration to support aquatic vegetation Benefits to juvenile salmonids from creation of shallow intertidal migration corridor and enhanced habitat Increases habitat diversity in Central Waterfront area Buries areas of potential sediment contamination
Aqua Link	Smaller area of over-water shading impact	Similar demolition impacts as No Action/No Build and	Same as Rebuild/Preservation	Same as Rebuild/Preservation

Alternative	Operational Impacts	Construction Impacts	Proposed Mitigation	Project Benefits
	from smaller deck surface than the other build alternatives	other build alternatives Similar construction impacts from pile installation as for Rebuild/Preservation and other build alternatives; however, fewer piles would be installed Conversion of relatively common bay-wide subtidal habitat used by flatfish and rockfish to relatively scarce shallow intertidal habitat	Alternative	Alternative, except largest potential area of intertidal habitat enhancement of the build alternatives
Connector	Slightly smaller over-water shading impact than the Multi-Purpose Pier Alternative	Similar demolition and construction impacts to Aqua Link and other build alternatives	Same as Rebuild/Preservation Alternative	Same as for Rebuild/Preservation Alternative Provides larger potential area of habitat enhancement than the Rebuild/Preservation Alternative, but slightly smaller than for the Aqua Link Alternative
Multi-Purpose Pier	Largest amount of over-water shading impact	Similar demolition and construction impacts to	Same as Rebuild/Preservation	Same as for Rebuild/Preservation

Alternative	Operational Impacts	Construction Impacts	Proposed Mitigation	Project Benefits
		Aqua Link and other build alternatives	Alternative	Alternative Provides larger potential area of habitat enhancement than the Rebuild/Preservation Alternative, but slightly smaller than for the Aqua Link Alternative
Water/Earth				
No Action/No Build	None	Localized, temporary increases in turbidity and resuspension of contaminants in sediments during pile removal No coverage of existing sediment contamination	Use of BMPs to minimize short-term water quality impacts	Reduction of over-water cover would promote aquatic vegetation growth, which may aid in reducing general turbidity in nearshore area
Rebuild/Preservation, Aqua Link, Connector, and Multi-Purpose Pier	Small risk of spills of hazardous/toxic materials from maintenance or other service vehicles operating on the pier deck	Localized, temporary increases in turbidity and resuspension of contaminants in sediments during pile removal and installation Risk of spills from	Use of BMPs to minimize short-term water quality impacts	Long-term benefits to sediment quality from removal of creosote-treated piles and decking from the aquatic environment Long-term isolation of

Alternative	Operational Impacts	Construction Impacts	Proposed Mitigation	Project Benefits
		construction equipment operating over water		contaminated sediments by covering with clean sand, gravel, and cobble materials as part of the habitat enhancement. Differences among the alternatives due to the differences in the areas of potential habitat enhancement

*Refer to Chapter 2 for figures showing the alternative concepts

Are there significant areas of controversy and issues to be resolved?

No significant areas of controversy have been identified. However, during the preparation of the *Seattle Central Waterfront Parks Planning Feasibility Study (MAKERS 2005)* and this EIS, the following issues arose for which there was not sufficient information to resolve or analyze completely.

Washington State Department of Natural Resources leasing policies relative to filling portions of the nearshore for environmental enhancement. Washington State, through the Washington Department of Natural Resources (WDNR), owns and manages most of the aquatic lands underlying the project area.

The Rebuild/Preservation, Aqua Link, Connector, and Multi-Purpose Pier Alternatives include some filling of the harbor area to enhance aquatic habitat. Since this filling might (but would not necessarily) restrict moorage and navigation, there is an issue that such habitat enhancements may conflict with WDNR leasing policies for harbor areas. Informal conversations with WDNR staff indicate that alterations that create habitat improvements would be supported in principle by WDNR, but that restrictions to navigation and moorage capability must be carefully reviewed. Structures, improvements, or fill whose primary purpose is to provide enhanced habitat within a designated harbor area is considered an interim use by WDNR unless this designation is changed. Placement of fill where the primary purpose is to cap contaminated sediments has been allowed by WDNR within state harbor areas. Changing the harbor designation is another option that could be considered to accommodate the habitat enhancements on a permanent basis.

Further clarification of WDNR's position regarding habitat enhancement in harbor areas is necessary to determine whether or not WDNR, as land owner, would allow the beach and protected intertidal habitat enhancements envisioned in the Rebuild/Preservation, Aqua Link, Connector, and Multi-Purpose Pier Alternatives.

Condition of sediments in the project area. WDNR is concerned that sediments within the project area may not be in compliance with the Washington State Department of Ecology (Ecology) Sediment Management Standards (WAC 173-204). As part of any habitat enhancement, the City would explore opportunities to partner with WDNR, as the manager of State-owned aquatic lands, to integrate components that will address these concerns. Additional investigations during the project-level design and environmental review of contaminant levels in sediments would be needed to determine an appropriate course of action.

Transfer of over-water coverage. Environmental regulations and policies virtually prohibit new over-water coverage for non-water-dependent uses. Acknowledging that the relocation of over-water construction, whether on the subject parcel or elsewhere, carries with it a host of environmental permitting hurdles, the build alternatives have the following reductions in over-water coverage, based on the removal of the existing Piers 62/63 and the construction of the Phase 1 structures for each alternative:

- Rebuild/Preservation Alternative – 0 square feet (sq. ft.)
- Aqua Link Alternative – 8,642 sq. ft.
- Connector Alternative – 239 sq. ft.
- Multi-Purpose Pier Alternative – 0 sq. ft.

As conceived, none of the build alternatives would increase over-water coverage. Two would maintain the same over-water coverage in Phase 1 and two would decrease it. All would move or remove a substantial portion of the over-water coverage from the nearshore area.

Seattle DPD's Draft Waterfront Concept Plan (Seattle DPD 2005) notes areas on the waterfront where additional small public spaces, such as viewing platforms over the water, could be provided. This increase in over-water coverage could be offset by a reduction in over-water coverage elsewhere on the waterfront. Conceivably, over-water space reductions noted above for the Aqua Link and Connector Alternatives could be transferred to another section of the waterfront to be used for a viewing platform, sitting area, etc., without increasing the overall coverage in the Central Waterfront. To achieve such a transfer, the proposals might need to be developed and

permitted under a concurrent or combined project-level environmental review and permitting process.

The Multi-Purpose Pier and the Rebuild/Preservation Alternatives, as currently laid out, have no transferable space because they assume using the maximum amount of space for a civic space for large groups and events. However, this could change once Parks receives input from the resource agencies, a final decision is reached, and a design is developed. The amount of over-water coverage will be considered in developing a preferred alternative and could vary from the amounts listed above.

The future of the Seattle Aquarium. Nearly a decade ago, Seattle Aquarium staff identified a need for an expanded facility and prepared *The Central Waterfront Master Plan, Portal to the Pacific* (Parks 1994), which the City Council adopted in 1997. This plan, which envisioned a new aquarium at the location of Piers 62/63, was subsequently modified to focus on keeping the Aquarium at Pier 59. The revised plan was approved by the City Council in 2004. While the revised plan suggests a large, elliptical, "doughnut" shaped structure surrounding the current Pier 59 facility, the plans were developed to a conceptual level only and there is no actual design or timetable for any action to move this project forward. Because the Seattle Aquarium is a centerpiece of Parks' Central Waterfront facilities, the uncertainty regarding design and timing of its expansion complicates the planning of the other elements.

Appearance, maintenance, and effectiveness of the beach and enhanced intertidal habitats. Because this project is located in a high priority location for salmon recovery within the WRIA 9 nearshore, it will be important to monitor and evaluate the effectiveness of the proposed habitat improvements. The proposed primary habitat enhancement features (creating shallow water habitat and opening a nearshore corridor along the seawall with less overwater structure) in all alternatives, except the No Action Alternative, address the habitat needs that scientific investigations have indicated will improve habitat quality for juvenile salmon and other aquatic resources that support them. It is an excellent opportunity to investigate the degree of habitat quality improvements and applicability of the restoration design to other areas around Elliott Bay and Puget Sound. For maintenance, the project design of the selected alternative will

need to include predictive modeling of how long beach materials can be expected to stay onsite. Smaller material is carried away sooner than larger material, but has higher value for juvenile salmon habitat. Some intertidal beach maintenance to add beach materials is anticipated every 5 to 10 years. Maintenance to remove washed up anthropogenic debris, such as plastic and creosote-treated wood, would likely be needed one or more times each year. Untreated wood washed on shore could be left in place.

The relative importance of different recreational features. The alternatives were designed to provide a spectrum of recreational features, ranging from a relatively large event or gathering space, to a connected esplanade/bridge offering a unique experience of the water, to a beach and smaller more intimate spaces. It is not clear which combination of these uses best fits the public's priorities.

Schedule and design of the Alaskan Way Seawall reconstruction. The seawall along the Central Waterfront is scheduled for replacement and is currently in design. Neither the final design nor the schedule is known for certain. The ultimate design and timing of the seawall construction could affect the phasing and design of this project, especially the identified habitat enhancements.

What are the next steps?

Based on the EIS analysis and public and agency comments on the Draft EIS, Parks staff recommends that an updated version of the Multi-Purpose Pier Alternative be selected as the preferred Master Plan alternative. The preferred alternative is judged to be most consistent with the project objectives, City Council and mayoral direction, and public comment. Although the EIS includes conceptual drawings of the alternatives, the eventual locations and shapes of overwater structures and habitat enhancements may be different from those shown in the drawings. The preferred alternative's characteristics will be more fully described in programmatic terms.

Parks' recommendation, represented by the Multi-Purpose Pier alternative, consists of the following features:

- The demolition of Piers 62/63 and their replacement with a new pier that would:

- Be located in proximity to, and connected to, the north side of the Seattle Aquarium, providing access from the end of Pier 59 to the north
- Allow for Seattle Aquarium expansion as envisioned in the Seattle Aquarium Master Plan (Parks 2004)
- Accommodate events for up to 4,000 people, while also providing public access along the perimeter, moorage, and other unprogrammed space
- Feature an approximately 50-foot offset from the shoreline with access to the pier by pedestrian and vehicular ramps, as needed, thereby increasing light within nearshore habitats

- Improved nearshore habitat enhancements, including habitat bench/migration corridor, extended foreshore, and foreshore/backshore gravel beach types. Public viewing and interpretation of the resulting enhancements is envisioned.
- Near-term improvements to Waterfront Park addressing structural, functional, and public safety issues.
- Future demolition of Waterfront Park structures and replacement with future expanded Seattle Aquarium structures and nearshore habitat enhancement.

The Mayor will review the Parks' recommendation and pass that recommendation or make his own recommendation for adoption by the City Council. The process for City Council adoption of a Master Parks Plan will involve an opportunity for public comment.

Additional future opportunities for public involvement will occur during project design and environmental review under SEPA. A variety of city, state, and federal permits and approvals will be required for construction of any eventual project. Permits, such as the Shoreline permit and Section 404 permit, include opportunities for public comment.

When will the adopted Master Parks Plan be implemented?

Once the Master Parks Plan is adopted, implementation will be dependent upon the alternative chosen and the availability of funding. Also, it will need to be coordinated with other

construction activities, such as the seawall replacement and the Alaskan Way Viaduct project. When these will occur is uncertain.

CHAPTER 7 – SUPPORTING GRAPHICS FOR STAFF PREFERRED ALTERNATIVE

This chapter, which is new in the Final EIS, provides a compilation of graphics related to the Parks staff recommended preferred alternative. This compilation is intended to be a convenient source of graphical information related to the staff recommended alternative, the Multi-Purpose Pier Alternative. These graphics are drawn from Chapter 2 of the Final EIS and the Aquatic Animals, Vegetation, and Wildlife Technical Appendix. They present the layout of the Multi-Purpose Pier Alternative concept and various views of the habitat enhancement concepts. A plan view of the habitat enhancement has been added to this chapter that was not previously presented in the Draft EIS or Technical Appendix. The plan view provides a view of the habitat enhancement concepts associated with the Multi-Purpose Pier Alternative and how the contours of the habitat feature tie in with the existing contours at the project site.

It is important to note that these graphics are intended to show concepts at an early planning stage. Future project designs, if advanced, may change in terms of their shapes and specific locations.

Multi-Purpose Pier Alternative

The Multi-Purpose Pier Alternative would rebuild Piers 62/63 as a large open platform abutting an expanded Seattle Aquarium and set away from the shoreline. Waterfront Park and Pier 60 would be demolished as part of the Seattle Aquarium expansion. Habitat would be enhanced along the shoreline, except underneath the expanded Seattle Aquarium, including an accessible beach at the current Waterfront Park.

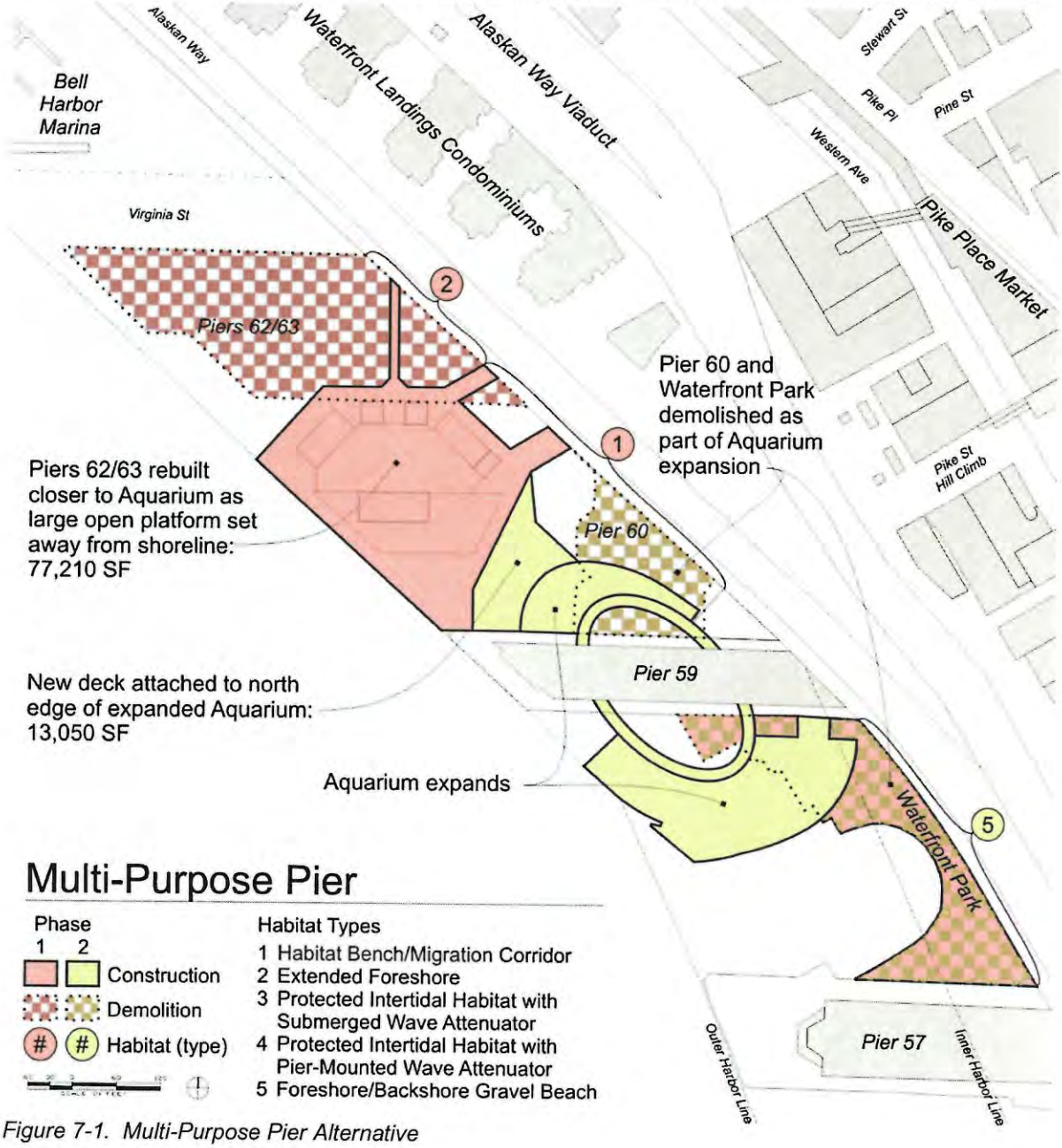


Figure 7-1. Multi-Purpose Pier Alternative

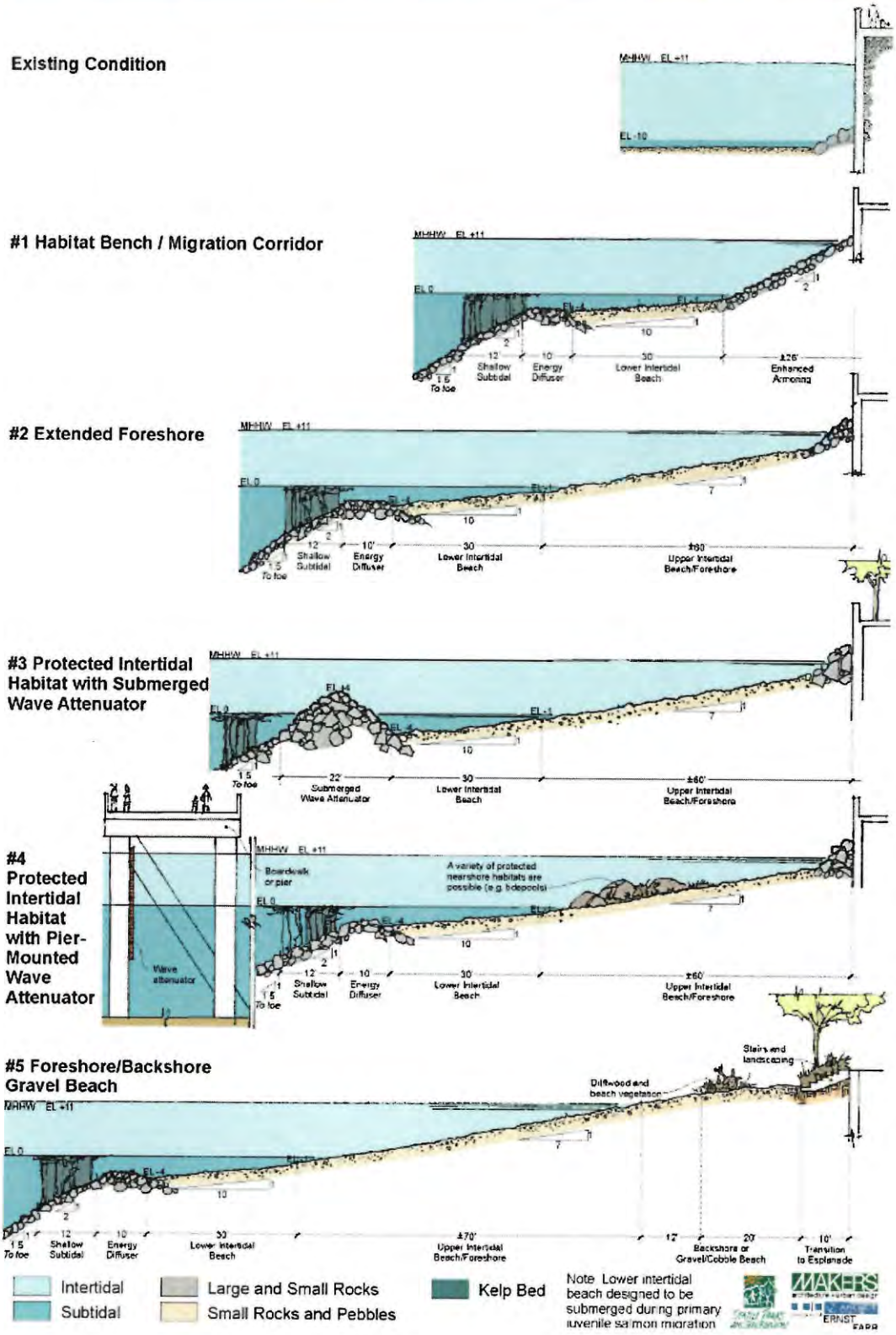
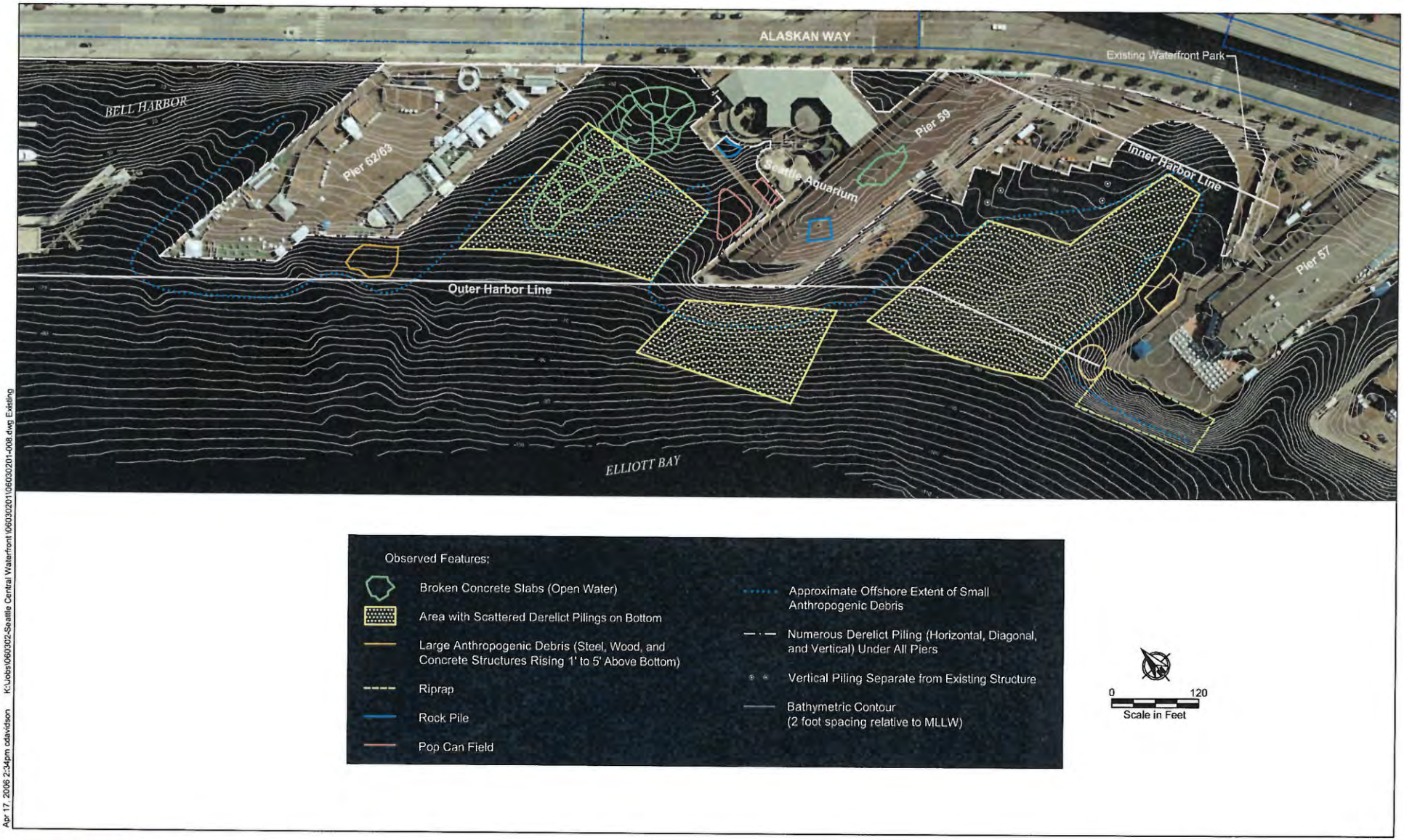


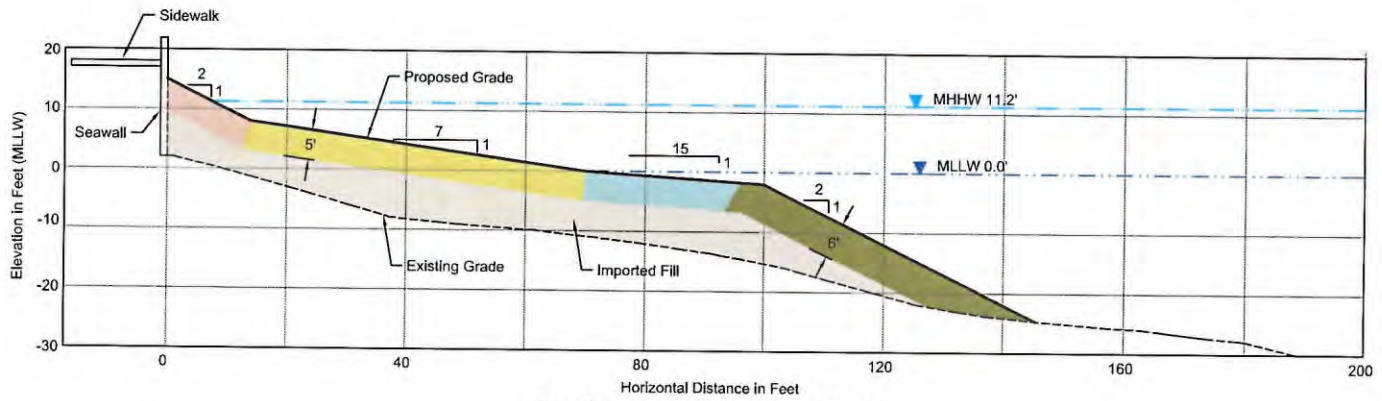
Figure 7-2. Range of Habitat Options



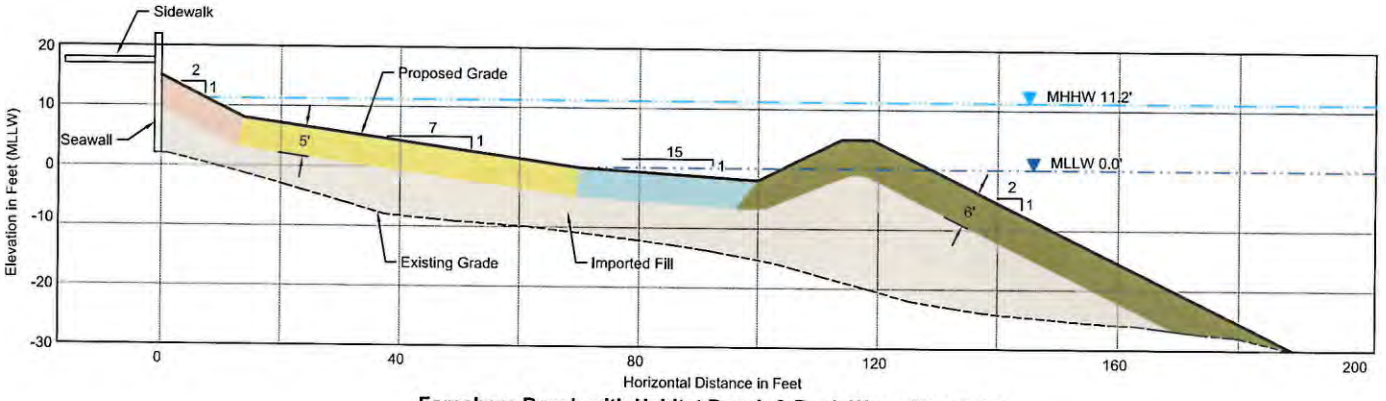
Apr 17, 2006 2:34pm cdavidson K:\Jobs\060302-Seattle Central Waterfront\060302011060302l01-008.dwg Existing

ANCHOR ENVIRONMENTAL, L.L.C.

Figure 7-3
Existing Conditons in Project Area
Central Waterfront
Seattle, Washington



Foreshore Beach with Habitat Bench

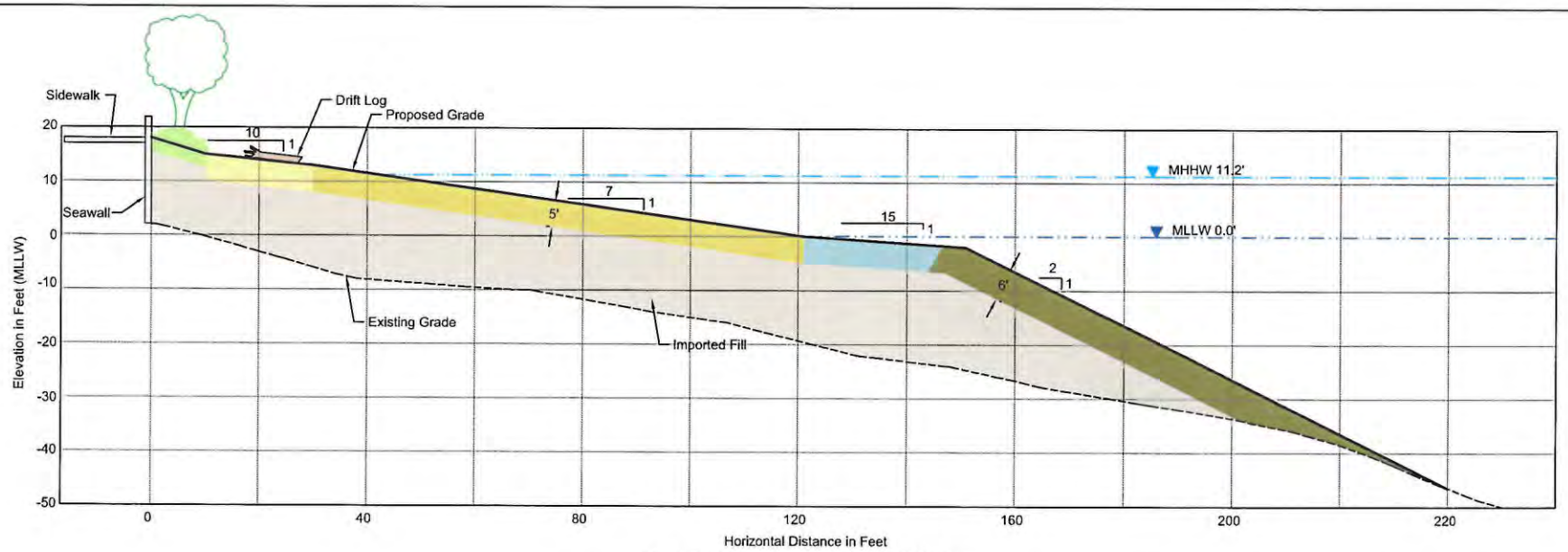


Foreshore Beach with Habitat Bench & Rock Wave Attenuator

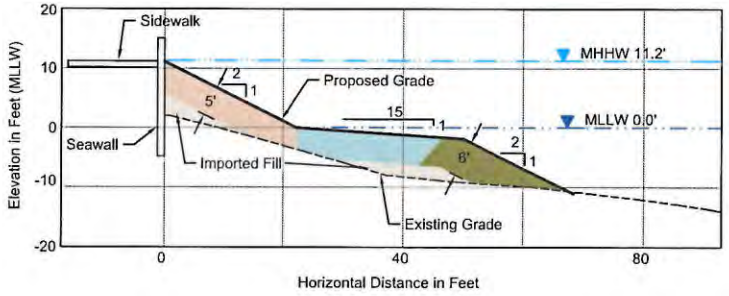
Apr 14, 2006 2:31pm cdavidson K:\Jobs\060302-Seattle Central Waterfront\060302010\060302010-013.dwg FIG 1a

ANCHOR ENVIRONMENTAL L.L.C.

Figure 7-4a
Cross-Sections of Proposed Nearshore Habitat Improvement
Central Waterfront
Seattle, Washington



Backshore Beach with Habitat Bench

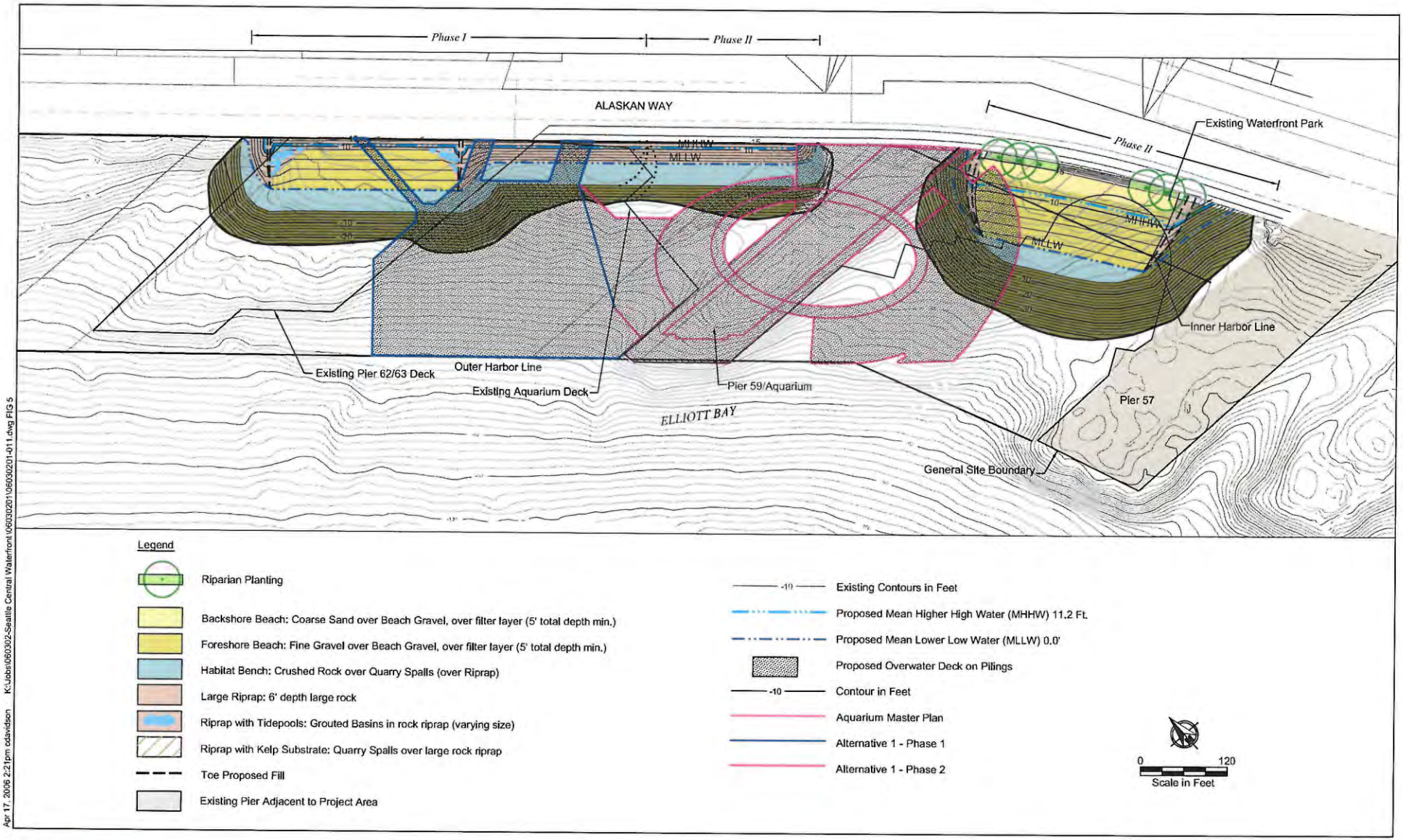


Habitat Bench

Apr 17, 2006 2:30pm cdavidson K:\Jobs\060302-Seattle Central Waterfront\060302011\060302011-013.dwg FIG 1b

ANCHOR ENVIRONMENTAL L.L.C.

Figure 7-4b
Cross-Sections of Proposed Nearshore Habitat Improvement
Central Waterfrtont
Seattle, Washington



Apr 17, 2006 2:21pm cdavidson K:\Jobs\060302-Seattle Central Waterfront\060302011\060302011-011.dwg FIG 5

ANCHOR ENVIRONMENTAL, L.L.C.

Figure 7-5
Build Alternative 3 - Multi-Purpose Pier Alternative
Central Waterfront
Seattle, Washington

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
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FILE# CWF-0336, et al.

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ANTHONY GIBBONS

Mr. Gibbons graduated from King's College, University of London with a Bachelor's Degree in Geography in July 1982. He graduated top of his Geography class, with a First-Class Honors degree, and a diploma in Religion and Medical Ethics. At University, Mr. Gibbons was awarded the 1980 Barry Prize for top score in his class for Religion/Medical Ethics finals; the 1981 Leathes Prize for second highest score in Religion/Medical Ethics finals; the Stamford Geographical Prize in 1981 for the most promising geography student; and the Geoid Prize, also in 1981, by the *London School of Economics–King's College Joint School of Geography Association* for his work on behalf of the Association.

Mr. Gibbons entered private appraisal practice with the firm of Shorett & Riely in January of 1983 and formed the company of Wronsky Gibbons & Riely in December 1994. With his partners retiring in 1998 and 1999, in July of 1999 Mr. Gibbons formed **RE•SOLVE** – a company providing real estate appraisal, counseling, mediation and arbitration services.

Mr. Gibbons was awarded the MAI designation by the American Institute of Real Estate Appraisers (AIREA) on June 14, 1988, Member Number 7857. He was elected President of the Seattle Chapter in 1999 and served on the Chapter Board for eight years. He is past Chairman of the local chapter Education Committee and received an award for "*outstanding leadership and services given towards professional advancement*". He presently serves on the Professional Practice Appeals Panel for the Counseling and Ethics Administration Division of the Appraisal Institute and remains current on continuing education requirements. He is licensed as a certified real estate appraiser, general classification, by the State of Washington, license no. 1100854.

Mr. Gibbons was invited to join The Counselors of Real Estate in December of 1997, and was a member (#2974) for 22-years, serving at one point as President of the Pacific Northwest Chapter; he left the organization at the end of 2019. He is an invited member of the Pacific Real Estate Institute, a forum for Pacific NW real estate practitioners, and has participated as faculty in Washington State Bar Association and LSI seminar offerings. He is an instructor in the University of Washington's Certificate Program in Real Estate, and has taught in the lecture series since 2001. Mr. Gibbons was the lead instructor for the University of Washington's (Tacoma) Certificate Program in Real Estate for 2006 to 2009. He also serves on the advisory board of the UW Runstad Real Estate Center.

Mr. Gibbons authored the 2001, 2008 and 2014 updates to Chapter 50, "Real Estate Appraisal", of the Washington Real Property Desk book published by the Washington State Bar Association.

Court Experience:
King Co., Washington Superior Court
Snohomish Co., Washington Superior Court
Pierce Co., Washington Superior Court
Kitsap County Superior Court
Skagit County Superior Court
Federal Court
US Bankruptcy Court

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EXPERT TESTIMONY

ANTHONY GIBBONS, MAI

Mr. Gibbons has provided testimony in the following cases (4+-year history). Those cases in **bold** involved actual court or arbitration testimony. *Italicized* entries went to the deposition stage.

Date	Proceeding	Client
2019	*WSDOT v. Montlake*	Perkins Coie (for Montlake)
2016	**Wattles v. Exide**	Foster Pepper (for Exide)
2015	*ST v. Northgate Mall LP*	Perkins Coie (for Simon Property Group)
2015	**Schmidt v. American Commerce**	Stritmatter Kessler Whelan (Schmidt)
2015	**Vashon Sand & Gravel v. CalPortland (arb)**	Hillis Clark Martin Peterson (CalPortland)
2015	**Sound Transit v. PS Business Parks**	Rodgers Deutsch & Turner (PS BP)
2014	**Brenner Motel Arbitration**	K&L Gates (for Brookfield)
2014	**Key Development v. Port of Tacoma**	Baetz Lamka Clark (for Key)
2014	**Bellevue v. Galpin**	Rodgers Deutsch & Turner (Galpin)
2013	**Overlake Farm Partition Action**	Socius Law Group
2012	**James v. James**	Gordon Wilcox (Carol James)
2012	*First Citizens v. Buchan*	Tousley Brain Stephens (Buchan)
2012	*Polygon v. Syre*	Hall Zanzig et al (Syre)
2012	*Pierce Co. v. Shepard of the Hill*	Pierce County
2012	*First Citizens v. Reed et al*	Dorsey & Whitney
2012	**MRA v. MILP** – sup court	Ryan Swanson
2012	*Capmark v. GM Pine Street Garage*	Crocker Law
2012	**Fisher et al v. WSDOT** – sup court	Schwabe Williamson (for Fisher)
2011	**Berch v. Berkman** - arbitration	Berkman
2011	*OPUD v. WA State DNR*	State AG's office
2011	*Banchero v. Banchero*	Scruggs & Mackin
2011	**Zema v. Ehling** – arbitration	Savitt Bruce & Willey (for Ehling)
2011	**WSDOT v. Cocusa** – sup court	Cairncross & Hempelmann (for Cocusa)
2011	**BPCLP v. BP Tower COA**	Tousley Brain Stephens (for BPTCOA)
2010	**Monteiff v. Herbrand** – sup court	Groth Murphy (for Herbrand)
2010	*KCPHD#4 v. MHC LTRA*	Foster Pepper (for Hospital District)
2010	**HTK adv. Ampco** - arbitration	Hillis Clarke (for HTK)
2010	*Olson v. Hirji*	Marten Law (for Hirji)
2010	*Snohomish County v. Duane Smith*	Williams Kastner (for Smith)
2010	**Hogan v. Borders** – sup court	Vandeberg Johnson (Hogan)
2010	*Hogan v. Key Bank*	Vandeberg Johnson (Hogan)
2010	**White v. First American** - arbitration	Socius Law Group (First American)
2010	**Seattle v. Eitel** - hearing	Schwabe Williamson (Eitel)
2010	*ST v. Broadway Investments*	Williams & Williams (Broadway)
2010	*ST v. Bonney Watson*	Richard Bersin (Bonney Watson)
2009	**Seattle v. Bon Stables** - hearing	Gordon Durr (Bon Stables)
2009	**MDA v. George Scott** – sup court	Jameson Babbitt (Scott)
2009	*Trinity vs. Port of Tacoma*	Hall Baetz (for Trinity)
2009	*Seattle v. T&L Enterprises*	Williams Kastner (for T&L)
2009	*First American v. River Bend LLC*	Stoel Rives (for First American)
2009	*Snohomish County v. YG3*	Lane Powell (for YG3)
2009	**Doherty v. Sissons** - arbitration	Martin Ziontz (for Sissons)
2009	*WSDOT v. Suelo Marina*	State AG's office
2009	*WSDOT v. Clark*	State AG's office
2009	*Jefferson Square v. Seattle School District*	Kipling Law Group (for SSD)
2008	*Kitsap PUD v Orr*	Waldo (for Orr)
2008	*Struthers Otrubova v. Seattle*	Savitt & Bruce (Seattle)

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ARBITRATION AND MEDIATION SERVICES

ANTHONY GIBBONS, MAI

Mr. Gibbons is often requested to act as an arbitrator, or provide appraisal expertise and counseling, as part of an arbitration or mediation. Examples include:

- Arbitrator for purchase option; north Seattle Industrial Land - *Jointly retained by both parties*
- Arbitrator for professional office space, Downtown Seattle - *Jointly retained by both parties*
- Arbitrator for anchor tenant in Downtown High-rise
- Arbitrator for Downtown Restaurant – market rental determination
- Arbitrator for Suburban Office Building, single tenant lease renewal.
- Arbitrator for Parking Rental Dispute for Downtown Garage - *Jointly retained by both parties*
- Arbitrator for hotel ground lease revaluation - *Jointly retained by both parties*
- Arbitrator for School District Lease – Shopping Center ground lease revaluation - *Jointly retained by both parties*
- 1,000-acre lease negotiation between the Boeing Company and the Tulalip Tribe
- Jointly retained third Mediator/Arbitrator for King County Airport/Boeing Rental dispute involving over 100 acres of airport property - *Jointly retained by both parties*
- Valuation testimony in front of an IRS Hearings Officer on behalf of a property owner
- Arbitrator for Seattle Packaging on purchase option
- Market and rental valuation arbitration on a specialized manufacturing building
- Value Resolution for the Navy and City of Seattle – *Jointly retained by both parties*
- Value resolution for DNR and the Shoreline Water District - *Jointly retained by both parties*
- Ground lease rental rate arbitration for a golf and country club - *Jointly retained by both parties*
- Value resolution for Department of Natural Resources (DNR) and City of Seattle - *Jointly retained by both parties*
- Arbitration between DNR and City of Seattle
- Value resolution for attorneys for First Interstate Bank and a trust - *Jointly retained by both parties*
- Value resolution for DNR and the Bainbridge Island Parks and Recreation District - *Jointly retained by both parties*
- Purchase option arbitration for a log yard depot in Port Townsend - *Jointly retained by both parties*
- Value resolution for US Fish and Wildlife and the Port of Grays Harbor - *Jointly retained by both parties*
- Rental rate resolution for King County and Manson Construction - *Jointly retained by both parties*
- Mediation assistance for Washington State versus a condemnee
- Mediation assistance for a professional mediator (former superior court judge) in a ground rental dispute - *Jointly retained by both parties*
- Mediation assistance for a condemnee with the Port of Seattle
- Mediation assistance for market rent dispute concerning over 300,000sf of office space
- Arbitrator for joint venture buyout on downtown office building
- Arbitration for market rental clause concerning 1.5 floors of downtown office space
- Expert for rental rate dispute for 5 floors of downtown office space
- Third Arbitrator for the Oxbow site in South Seattle - *Jointly retained by both parties*
- Arbitration expert for claim of damages regarding a shopping center site.
- Mediation expert for 15-acre site proximate to Seattle CBD
- Market valuation of superfund site for property trustee and municipal buyer - *Jointly retained by both parties*
- Arbitrator for ground lease renewal rent for Seattle industrial site. *Jointly retained by both parties*
- Arbitrator for lease option buyout clause for auto sales service. *Jointly retained by both parties*
- Arbitrator for ground rent Jack-in-the-Box lease renewal.

- Mediator for ground rental rate adjustment for industrial waterfront property.
- Arbitrator for industrial site ground rental rate determination.
- Arbitrator for market rent adjustment on truck terminal with parking rights.
- Arbitrator for leasehold purchase option right in commercial shopping center. *Jointly retained by both parties*
- Arbitrator for market rent adjustment in professional suite, Seattle CBD. *Jointly retained by both parties.*
- Arbitrator for shopping center site, ground lease rental adjustment.
- Arbitrator for market rental adjustment for downtown office space. *Jointly retained by both parties.*
- Arbitrator for market rental adjustment for medical clinic space on First Hill. *Jointly retained by both parties.*
- Arbitrator for partnership dissolution on HUD apartment project, Seattle. *Third arbitrator, jointly retained.*
- Arbitrator for parking market rate determination, Seattle. *Sole arbitrator, jointly retained by both parties.*
- Appraiser for WSDOT and Property owner re condemnation valuation. *Jointly retained by both parties.*
- Arbitrator for downtown super-block rental dispute: ground rent determination.
- Arbitrator for downtown restaurant market rental adjustment. *Jointly retained by both parties.*
- Arbitrator for suburban restaurant market rental adjustment. *Jointly retained by both parties.*
- Arbitrator for partnership dissolution on HUD apartment project, Seattle. *Third arbitrator, jointly retained.*
- Arbitrator for branch bank ground lease, Redmond. *Third arbitrator, jointly retained.*
- Arbitrator for specialized industrial property, ground lease. *Third arbitrator, jointly retained.*
- Arbitrator for rent diminution clause for retail property.
- Arbitrator for ground rent determination, downtown tavern. *Appointed by court.*
- Arbitrator for three separate airport properties, ground leases. *Third arbitrator, jointly retained.*
- Arbitrator for branch bank ground lease, Kirkland. *Third arbitrator, jointly retained.*
- Expert for ground lease arbitration for downtown property.
- Arbitrator for ground rent renewal for supermarket.
- Arbitrator for ground rent renewal for cinema pad in shopping center
- Arbitrator for suburban restaurant Market Rent Adjustment. *Third arbitrator, jointly retained.*
- Arbitrator for commercial marine waterfront land. *Third arbitrator, jointly retained.*
- Arbitrator for ground rent determination for Southcenter restaurant pad.
- Appraiser expert in arbitration for ground rent determination for Motel Site, Tacoma.
- Appraiser for ground rent determination, downtown tavern. *Jointly retained by both parties.*
- Appraiser expert for ground rent determination for Port of Seattle Tenant.
- Third appraiser/arbitrator for ground lease determination – three Port of Seattle SeaTac ground lease tenancies. *Jointly retained by both parties.*
- Third appraiser/arbitrator for ground lease determination – Renton Airport - *Jointly retained by both parties.*
- Sole arbitrator for determination of value of a truck terminal as part of a lease option - *Jointly retained by both parties*

In over half of the above cases cited, Mr. Gibbons was selected as the third or sole arbitrator, mediator or expert, hired jointly by both parties to help resolve the value or rental dispute.

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
FILE# CWF-0336, et al
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May 2, 2018

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Principal
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RE: **Waterfront Seattle LID Special Benefits Report – File Ref: 17-0291 – May 19, 2018**
Authored by Valbridge.

Dear Mr. McCullough and Ms. Stanford:

At your request, I have conducted this high-level review of the Valbridge mass appraisal study prepared for the purposes of documenting Special Benefit resulting from the city Waterfront Seattle project. The letter is intended as a consultation, and not as an appraisal review. At some point it may be appropriate to address individual valuations on a parcel by parcel basis, but that is not the concern of this letter. This consultation is largely conceptual in nature, and looks purely at the methodology employed and the general conclusions made in the presentation of the study. Please note, as a disclosure, I am part owner of a condominium located within the boundaries of the LID. I do not consider this to be a conflict in providing an objective review of the study methodology.

Valbridge Appraisal

Valbridge presents several conclusions, which briefly may be re-stated as:

1. LID Boundaries. Valbridge identifies a total of 6,130 properties with potential special benefits within an LID boundary that generally comprises the entire downtown area lying between Puget Sound, I-5, Denny Way, and S. Massachusetts Street.
2. Property Valuation. The value of property within this area is concluded to be approximately $48.8-billion.
3. Special Benefit Lift. The appraisal concludes with incremental increases in individual property values (which are presented numerically in the report) summarized as follows:

	Percentage of Property Value Increase	
Property Class	**High**	**Low**
Land value	<4.00%	<0.50%
Office/Retail	<3.50%	<0.50%
Hotel	<3.50%	<1.00%
Apartment/Subsidized housing	3.00%	0.00%
Residential condominium	3.00%	<0.50%
Waterfront	<4.00%	<0.50%
Special purpose	<0.50%	<0.50%

4. Special Benefit Amount v. Cost. The total of the individual assignments approximates a $415-million special benefit over these properties. This is compared and contrasted to the LID cost of $320-million. Legally the cost of the LID cannot exceed the benefit provided.
5. After Valuation. The incremental increases in value calculated are added to the Before value to create an After value, which in aggregate comes to $49.2-billion.

Conceptual and Methodological Issues

1. The basic construct of the LID and its application to Waterfront Seattle

LIDs are typically reserved for the funding of utility improvements and infrastructure within a specific neighborhood or market, and represent a means by which a group of property owners can receive and pay for improvements that might otherwise be avoided by a municipality; perhaps the project in question is/has been deemed too specific, or not a priority, to cover with general funding. The mechanism essentially allows property owners to pay for the LID with the obvious value lift associated with, say, the provision of sewer or a road. Under RCW 34.44.010, "*The cost and expense* [of improvements made through an LID] *shall be assessed upon all the property* [within the boundaries of the LID] *in accordance with the special benefits conferred thereon.*" (bracketed language added). The value lift associated with provision of the infrastructure (say water, power or sewer) is typically easily measured, and *special benefits*[1] are not hard to prove and calculate.

The current proposal, to fund a regional park through this mechanism, represents a special challenge for an appraiser, as the special benefit associated with an amenity such as a publicly-owned park is not obviously beneficial in the same fashion as a utility extension, representing more of an aesthetic, and widely dependent upon factors unrelated to the mere presence of the project (such as operations, public use, etc.). The project becomes even more challenging, when the park is to be located in a regional economic center, and funding requirements require benefit assessment across several downtown blocks that lie uphill from the amenity.

2. Special Benefit

Background

A successful LID is based on the correct identification of the *Special Benefit* created. The term Special Benefit is both a legal term and a term of art in the appraisal industry. The most succinct definition of Special Benefit is provided as a WPI instruction:

> "*Special benefits are those that add value to the remaining property as distinguished from those arising incidentally and enjoyed by the public generally.* WPI 150.07.01

The distinction between Special and General benefits is then a key consideration for an appraiser in the application of benefit deemed special. Eaton stresses the importance of the proper identification of special benefit, and the necessity for also identifying general benefit for the simple purposes of appropriate benefit allocation; if a project creates both special and general benefits, only the special increment that accrues to certain properties can be part of the assessment:

> *It should be noted that project enhancement...may be composed of general benefits, special benefits, or a combination of the two. Thus it may be necessary...to allocate the beneficial effects of project enhancement between special and general benefits and to consider only the special benefits in estimating the value of the property in the after situation."*
>
> Real Estate Valuation in Litigation, Page 326, by Jim Eaton MAI.

[1] See subsequent discussion on the definition of a special as opposed to general benefit.

The standard dictionary definition of special, an adjective, is *better, greater, or otherwise different from what is usual.* Synonyms include *exceptional, unusual, singular, uncommon, notable, noteworthy, remarkable, outstanding, unique, more.* In practical application though, the precise meaning of Special Benefit has been debated in the courts, particularly in eminent domain cases, with the same principles applying to LIDs. One of the clearest and oft-cited distinctions of special and general benefit is found in the following court decision:

> *"The most satisfactory distinction between general and special benefit is that general benefits are those which arise from the fulfillment of the public object..., and special benefits are those which arise from the peculiar relation of the land in question to the public improvement"*
> United States v. 2,477.79 Acres of Land, as quoted in Nicols

There are various common sense applications of special benefits. They cannot be "*remote, speculative or imaginary*" (WPI). In addition the appraiser should consider when the benefits will actually be received.

> *The fair market value of the remainder, as of the date of valuation, shall reflect the time when the damage or benefit caused by the proposed improvement or project will be actually realized.* Uniform Eminent Domain Code 1974, §1006, p.10.11. as quoted in Real Estate Valuation in Litigation by Jim Eaton, MAI

3. The Valbridge Study

The Valbridge study presented on behalf the city fails to meet key tests of credibility in the application of Special Benefit. At issue are the following general categories of analysis:

a. Special Benefit Definition and Distinction from General Benefits

The appraisal:

- Makes no attempt to assess General Benefit, and does not offset the apparent measure of special benefits with general benefits. The appraisal ignores the basic equation:
  - Total Benefit minus General Benefit = Special Benefit.

  If the evidence of benefit presented by the appraiser is to be believed, it is apparent that General Benefits have been included in the Special Benefit Study.

Beyond the lack of recognition of General Benefits, it is noted that the very nature of the public improvement – a regional park - and the wide LID boundaries described in the report, suggests that entire project could be described as offering almost entirely general benefit. Almost by definition, if $48.1B of real estate is impacted by the project, the benefits provided would seem very general and widespread in nature.

b. Method of Assessment

The method of assessment used – an application of a percentage to a concluded before value – does not represent a true measure of benefit. This is considered a short-cut, akin to a "strip-take" analysis, typically reserved for projects with minor damages - small easements or takes of strips of land. Its application to a special benefit study represents an improper method of analysis as the value lift should be calculated, not applied. The appraiser should evaluate the value of the properties without the project, and then with it, and measure the difference. Here the appraiser has not met the burden of proof of a value lift, as the latter is concluded and added, not measured as a difference.

c. Before & After Descriptions

There is very little clarity in the appraisal as to the precise difference between the Before and After. The appraisal acknowledges that the viaduct is down in the before, but it is not clear how the value lift associated

with the viaduct removal is built into the before value estimates. Further the level of improvement that would be undertaken by the city, but for the LID, is not described in detail. With no side-by-side comparison of images, it is not possible to know what was in the mind of the appraiser making an assessment for provision of an "extra" amenity. Since the entire analysis relates to an aesthetic difference, appropriate renderings of the aesthetic difference created would seem to be critical for proper analysis.

The issue also extends to cost. The LID is noted as a $320,000,000 project. Yet the increment associated with the LID cost verses the investment that would occur anyway is not presented. The impression – that $320,000,000 would be invested but for the LID – would appear to be an inaccurate presentation. It would appear that the appraiser incorrectly measures the benefits resulting from a $320,000,000 investment, as opposed to those accruing from a smaller investment, representing the LID extra.

There is also no value discussion pertaining to timing; do assessments consider when the actual park will be complete, and therefore when the benefits, if present, will accrue? The interim condition and associated construction is likely to be disruptive: some properties will be "specially" as opposed to "generally" impacted by construction activity in terms of noise, dust, etc. Proximity, which is stressed as a special benefit, would represent a special negative as concerns related and proximate construction activity.

d. Assessments are not supported by empirical data

The evidence presented for special benefit is almost entirely anecdotal. The appraisal does not provide discrete and empirical before and after analyses of purportedly similar public projects across a wide-range of property takes. Anecdotal opinions of before and after, without apparent adjustment for general benefits, correction of blight issues and the passage of time, do not provide a convincing case for the assignment of a 0.5 to 4% value increase to a full spectrum of property types across a wide downtown area, many blocks away from the improvement.

Moreover, the level of assignment applied is largely immeasurable from an appraisal perspective. Application of a 0.5-4% value change on a general mass appraisal basis falls well below the standard of error already present in such an analysis – in effect the analysis reveals the benefit is immeasurable at this level. Even if individual "MAI appraisals" were completed on every individual property, it would be difficult if not impossible to measure the benefit of a park improvement a few blocks away to say, for instance, a downtown office tower. Take for example the 1201 Third Avenue office tower, valued at $716,942,500 - it would be hard to rationalize discrete adjustments of the magnitude presented here amid the myriad impacts on value such as market conditions, tenant sizes and rollovers, and different views and floor levels. The majority of the tower has no view of the park and no special access to it; a lease decision here would not logically include serious "special" consideration of a park three blocks away, and at a different elevation. Suggesting the property increased to $721,442,000 (a $4,500,000 or 0.6277% difference) on account of park proximity would seem to define a "*remote, speculative or imaginary*" adjustment.

e. Assessments include percentage assignments to improvement value

The assessments are based on a percentage assignment to total property value, in place in 2018. However, the project presented relates, purportedly, to a proximity benefit; this is a location factor, which is a land characteristic. Benefits from proximity do not accrue to improvement value, as the "bricks and mortar" are unchanged. This creates an inequity in the side-by-side comparison of improved and vacant land parcels, and one that is particular well illustrated in case of development properties that will imminently be developed. This methodological error is essentially a function of relying upon an across-the-board percentage adjustment, as compared to truly measuring before and after differences. Two examples are presented below:

Example 1: 1201 Third high-rise office v. 1206 Third across the street, high-rise under construction.

Property	Land Size	Building Size	Assessment	$/sf land	$/sf building
1201 Third	56,400sf	1,130,000sf	$4,500,000	$80/sf	$3.98/sf
1206 Third	43,680sf	720,000sf*	$1,023,000	$23/sf	$1.42/sf

* under construction; will be complete by 2023

1201 Third is located one block further from the park than 1206, and at a higher elevation. The higher assessment here is inequitable.

Example 2: Cyrene Apartments at Alaskan and University v. Woldson parking lot at 1100 Alaskan (with proposed development).

Property	Land Size	Units	Assessment	$/sf land	$/unit
50 University	17,333sf	169-units	$2,923,000	$169/sf	$17,296/unit
1100 Alaskan	35,233sf	256-units*	$1,233,000	$35/sf	$4,816/unit

* proposed; will probably be complete by 2023

Both properties have the same orientation to the park and lie at the same elevation. The higher assessment to the Cyrene Apartments at 50 University is thus inequitable.

Conclusion

In conclusion, the Special Benefits study presents several major issues. These include:

- The before condition is not adequately described; side-by-side illustrations of the before and after are not presented. This kind of descriptive detail would appear necessary for the purposes of evaluating an amenity or aesthetic difference to be specifically created through funding.
- Special benefits are merely assigned, not measured. The study does not provide a measurement of after value, with the project in place, that is independent of the before value, and takes into consideration delay until receipt.
- Purportedly measured benefits are not allocated into "general" and "special" benefits. Labelling all benefits as special does not appear credible for a regional park.
- Benefits associated with proximity should be evaluated in the form of a lift in land value. The methodology used (a broad percentage assessment applied to total property value) results in inequitable assignments between properties.

The more general issue is the difficulty of trying to forecast a benefit that is special to a park that has regional appeal. The more common application of an LID is for extension of infrastructure; and here special benefits can be practically and incrementally assessed to unserved property brought to a development condition through the provision of infrastructure. However, the application of the special benefit methodology to a downtown area for a park amenity, represents a challenging and potential impossible assignment, if it is to be free of speculation and imagination.

Respectfully submitted,

Anthony Gibbons, MAI, CRE

Ref: 181121-Waterfront LID

RE•SOLVE

GIBBONS & RIELY, PLLC
Real Estate Appraisal, Counseling & Mediation
261 Madison Ave S, Suite 102
Bainbridge, WA 98110-2579

Anthony Gibbons, MAI
Direct Dial 206 909-1046
Email: agibbons@realestatesolve.com

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED ___
41
FILE# CWF-0336, et al.

January 30, 2020

Molly A. Terwilliger
Attorney at Law
Yarmuth LLP
1420 Fifth Avenue, Suite 1400
Seattle, Washington 98101

RE: **Waterfront Seattle LID Special Benefits Report – File Ref: 19-0101 – November 18, 2019**
Authored by Valbridge.

Dear Ms. Terwilliger:

At your request, I have conducted this high-level review of the Valbridge mass appraisal study prepared for the purposes of documenting Special Benefit resulting from the city Waterfront Seattle project. The letter is intended as a consultation, and not as an appraisal review. At some point it may be appropriate to address individual valuations on a parcel by parcel basis, but that is not the concern of this letter. This consultation looks at the methodology employed and the general conclusions made in the presentation of the study. Please note, as a disclosure, I am part owner of a condominium located within the boundaries of the LID. I do not consider this to be a conflict in providing an objective review of the study methodology.

Valbridge Appraisal

Valbridge presents several conclusions, which briefly may be re-stated as:

1. LID Boundaries. Valbridge identifies a total of 6,238 properties with potential special benefits within an LID boundary that generally comprises the entire downtown area lying between Puget Sound, I-5, Denny Way, and S. Massachusetts Street.
2. Property Valuation. The value of property within this area is concluded to be approximately $56.3-billion.
3. Special Benefit Lift. The appraisal concludes with incremental increases in individual property values (which are presented numerically in the report) summarized as follows:[1]

Estimated Special Benefit Ranges By Property Class		
Property Class	Percentage of Property Value Increase	
	High	Low
Land value	<4.00%	<0.50%
Office/Retail	<3.50%	<0.50%
Hotel	<3.50%	<1.00%
Apartment/Subsidized housing	3.00%	0.00%
Residential condominium	3.00%	<0.50%
Waterfront	<4.00%	<0.50%
Special purpose	0.10%	1.00%

[1] This exhibit is lifted from the appraisal. Note that the "Special Purpose" category has the high and low figures reversed.

4. Special Benefit Amount v. Cost. The total of the individual assignments approximates a $448-million special benefit over these properties. This is compared and contrasted to the LID cost of $346-million. Legally the cost of the LID cannot exceed the benefit provided. In addition, the city has limited the assessment to $175,500,000.
5. After Valuation. The incremental increases in value calculated are added to the Before value to create an After value, which in aggregate comes to $56.8-billion.

Conceptual and Methodological Issues

1. The basic construct of the LID and its application to Waterfront Seattle

LIDs are typically reserved for the funding of utility improvements and infrastructure within a specific neighborhood or market, and represent a means by which a group of property owners can receive and pay for improvements that might otherwise be avoided by a municipality; perhaps the project in question is/has been deemed too specific, or not a priority, to cover with general funding. The mechanism essentially allows property owners to pay for the LID with the obvious value lift associated with, say, the provision of sewer or a road. Under RCW 34.44.010, "*The cost and expense* [of improvements made through an LID] *shall be assessed upon all the property* [within the boundaries of the LID] *in accordance with the special benefits conferred thereon.*" (bracketed language added). The value lift associated with provision of the infrastructure (say water, power or sewer) is typically easily measured, and *special benefits*[2] are not hard to prove and calculate.

The current proposal, to fund a regional park through this mechanism, represents a special challenge for an appraiser, as the special benefit associated with an amenity such as a publicly-owned park is not obviously beneficial in the same fashion as a utility extension, representing more of an aesthetic, and widely dependent upon factors unrelated to the mere presence of the project (such as operations, public use, etc.). The project becomes even more challenging, when the park is to be located in a regional economic center, and funding requirements require benefit assessment across several downtown blocks that lie uphill from the amenity.

2. Special Benefit

Background

A successful LID is based on the correct identification of the *Special Benefit* created. The term Special Benefit is both a legal term and a term of art in the appraisal industry. The most succinct definition of Special Benefit is provided as a WPI instruction:

> "*Special benefits are those that add value to the remaining property as distinguished from those arising incidentally and enjoyed by the public generally.* WPI 150.07.01

The distinction between Special and General benefits is then a key consideration for an appraiser in the application of benefit deemed special. Eaton stresses the importance of the proper identification of special benefit, and the necessity for also identifying general benefit for the simple purposes of appropriate benefit allocation; if a project creates both special and general benefits, only the special increment that accrues to certain properties can be part of the assessment:

> *It should be noted that project enhancement... may be composed of general benefits, special benefits, or a combination of the two. Thus it may be necessary... to allocate the beneficial effects*

[2] See subsequent discussion on the definition of a special as opposed to general benefit.

> *of project enhancement between special and general benefits and to consider only the special benefits in estimating the value of the property in the after situation."*
>
> Real Estate Valuation in Litigation, Page 326, by Jim Eaton MAI.

The standard dictionary definition of special, an adjective, is *better, greater, or otherwise different from what is usual*. Synonyms include *exceptional, unusual, singular, uncommon, notable, noteworthy, remarkable, outstanding, unique, more*. In practical application though, the precise meaning of Special Benefit has been debated in the courts, particularly in eminent domain cases, with the same principles applying to LIDs. One of the clearest and oft-cited distinctions of special and general benefit is found in the following court decision:

> *"The most satisfactory distinction between general and special benefit is that general benefits are those which arise from the fulfillment of the public object..., and special benefits are those which arise from the peculiar relation of the land in question to the public improvement"*
>
> United States v. 2,477.79 Acres of Land, as quoted in Nicols

There are various common sense applications of special benefits. They cannot be "*remote, speculative or imaginary*" (WPI). In addition the appraiser should consider when the benefits will actually be received.

> *The fair market value of the remainder, as of the date of valuation, shall reflect the time when the damage or benefit caused by the proposed improvement or project will be actually realized.* Uniform Eminent Domain Code 1974, §1006, p.10.11. as quoted in Real Estate Valuation in Litigation by Jim Eaton, MAI

3. The Valbridge Study

The Valbridge study presented on behalf the city fails to meet key tests of credibility in the application of Special Benefit. At issue are the following general categories of analysis:

a. Special Benefit Definition and Distinction from General Benefits

The appraisal:

- Makes no attempt to assess General Benefit, and does not offset the apparent measure of special benefits with general benefits. The appraisal ignores the basic equation:
  - Total Benefit minus General Benefit = Special Benefit.

  If the evidence of benefit presented by the appraiser is to be believed, it is apparent that General Benefits have been included in the Special Benefit Study.

Beyond the lack of recognition of General Benefits, it is noted that the very nature of the public improvement – a regional park - and the wide LID boundaries described in the report, suggests that entire project could be described as offering almost entirely general benefit. Almost by definition, if $48.1B of real estate is impacted by the project, the benefits provided would seem very general and widespread in nature. The appraisal even uses the term "generally" to discuss assigned Benefits in many areas of the Special Benefit Study[3].

b. Method of Assessment

The method of assessment used – an application of a percentage to a concluded before value – does not represent a true measure of benefit. This is considered a short-cut, akin to a "strip-take" analysis, typically

---

[3] Example, page 81, second to third line, third paragraph: "*Market value estimates generally are 2% to slightly above 3% higher than estimated value without the project.*" Another example, related to a comparison project, page 51, third paragraph, line 8: "*Properties closer to the park also generally command a higher sale price*
."

reserved for projects with minor damages - small easements or takes of strips of land. Its application to a special benefit study represents an improper method of analysis as the value lift should be calculated, not applied. The appraiser should evaluate the value of the properties without the project, and then with it, and measure the difference. Here the appraiser has not met the burden of proof of a value lift, as the latter is concluded and added, not measured as a difference.

c. Before & After Descriptions

There is very little clarity in the appraisal as to the precise value difference arising as a consequence of a comparison of the Before and After. The appraisal acknowledges that the viaduct is down in the before, but it is not clear how the value lift associated with the viaduct removal is built into the Before value estimates. Further it is also not clear how the level of improvement that would be undertaken by the city, but for the LID, is considered. Current values do not represent this condition, and presumably the appraiser is of the opinion that completed streets, street trees and landscaping, sidewalks and parking (many features of which are present in the After Condition) would have no impact on current values. It is unclear how the perceived additional aesthetic actually associated with the "After Improvements" is then translated into a 0.5 or 4% value increment, particularly when compared to the completion of the Before Condition with zero impact.

Three specific "before and after" issues are worthy of additional discussion.

i. Parking

With the addition of park improvements, there will be a loss in parking. This is not documented in detail in the report, and city-sources provide little clarification with regard to this valuable resource. In the August 9, 2017 Feasibility Study, the analysis of parking losses is limited to this statement, with a promise of follow up in the final study:

> *"Additionally, some parking loss will occur as a result of the project. This loss will be documented as part of the more detailed special benefit proportionate assessment study."* P. 3, 8/9/17 Feasibility study

The follow-up and documentation would be important, as clearly a loss of parking would be regarded as detrimental to many businesses, particularly retailers. However there is no follow-up in the final report, and the treatment of parking remains glossed over and not documented, contrasting with the purported precision of measurement of value for a landscaping aesthetic, an attribute of far-less deterministic value. A report detailing apparently minute impacts for more plants and park improvements, should also consider, in the same incremental manner, those associated with lost parking. The report, however, falls well short of this mark, merely paying lip-service to the issue, without incrementally measuring the impact. The only valuation commentary on parking presented in the study, none of which comes with any precise value-measurement, analysis or location specific value offset, is limited to the following two statements:

- Page 7: *"..some parking losses along Alaskan Way in the waterfront area will occur due to the project and this is considered in the analysis."*
- Page 83/4: *In this analysis, the maximum change in value for the waterfront economic entities is 3%. These conclusions recognize that, while the properties benefit from enhanced relative location arising from the project, there is also a reduced amount of available parking in the vicinity, an important factor considered in the analysis."*

Other sources offer some clues as to how much parking may be eliminated, and if correct, it is substantial. The 2016 FEIS notes that:

> *"The Preferred Alternative would permanently remove approximately 57 on-street parking spaces along Alaskan Way, 377 parking spaces that existed in the Alaskan Way Viaduct footprint, 15 on-street spaces on Bell Street, 3 spaces on Union Street, and 1 space on S. Main Street. This loss of 453 on-street parking spaces represents approximately 25 percent of the on-street parking supply in the study area".* Page 44 (pdf) Executive Summary 10/16 Final EIS Waterfront Seattle.

In order to properly measure the full impact of the Waterfront project, parking losses need to be analyzed and the loss in value measured on a location by location basis.

ii. Cost

The issue also extends to cost. The LID is noted as a $346,000,000 project. Yet the increment associated with the LID cost verses the investment that would occur anyway is not presented. Moreover this is no spatial presentation concerning where dollars are invested, as clearly they are not equal to all areas of the "park". It stands to reason that if the improvements add value, more improvements in localized situations should add more value, and less in other cases. This in particular would underscore the issue of "Special", as property in areas with no direct investment in the surrounding blocks challenge the notion of a received Special as opposed to General Benefit.

i. Timing

There is also no value discussion pertaining to timing; do assessments consider when the actual park will be complete, and therefore when the benefits, if present, will accrue? The interim condition and associated construction are likely to be disruptive: some properties will be "specially" as opposed to "generally" impacted by construction activity in terms of noise, dust, etc. Proximity, which is stressed as a special benefit, would represent a special negative as concerns related and proximate construction activity.

d. Assessments are not supported by empirical data

The evidence presented for special benefit is almost entirely anecdotal. The appraisal does not provide discrete and empirical before and after analyses of purportedly similar public projects across a wide-range of property takes. Anecdotal opinions of before and after, without apparent adjustment for general benefits, correction of blight issues and the passage of time, do not provide a convincing case for the assignment of a 0.5 to 4% value increase to a full spectrum of property types across a wide downtown area, many blocks away from the improvement.

Moreover, the level of assignment applied is largely immeasurable from an appraisal perspective. Application of a 0.5-4% value change on a general mass appraisal basis falls well below the standard of error already present in such an analysis – in effect the analysis reveals the benefit is immeasurable at this level. Even if individual "MAI appraisals" were completed on each property, it would be difficult if not impossible to measure the benefit of a park improvement a few blocks away to (for example) a downtown office tower.

Take for example the 1201 Third Avenue office tower, valued at $732,527,000 - it would be hard to rationalize discrete adjustments of the magnitude presented here amid the myriad impacts on value such as market conditions, tenant sizes and rollovers, and different views and floor levels. The majority of the tower has no special view of the park and no special access to it; a lease decision here would not logically include serious "special" consideration of a park three blocks away, and at a different elevation. Suggesting the property increased to $737,043,000 (a $4,516,000 benefit or 0.62% difference) on account of park proximity would seem to define a *"remote, speculative or imaginary"* adjustment. If these values were rounded to the nearest $5M, not an unreasonable level of rounding for a property worth over $700M, both Before and After estimates would round to the same number, essentially eliminating the "measurement".

e. Assessments include percentage assignments to improvement value

The assessments are based on a percentage assignment to total property value, in place in 2020. However, the project presented relates, purportedly, to a proximity benefit. This is a location factor, which is a land characteristic. Benefits from proximity do not normally accrue to improvement value, as the "bricks and mortar" are unchanged. This creates an inequity in the side-by-side comparison of improved and vacant land parcels, and one that is particular well illustrated in case of development properties that will imminently be developed, with a completed project in place by the time the park is complete in 2024. This methodological error is essentially a function of relying upon an across-the-board percentage adjustment, as compared to truly measuring before and after differences.

An example is provided in a comparison of the preliminary and final LID studies as pertain to one building that was under construction during the interval between receipt of the reports. In the Preliminary version, when the 2 + U tower was under construction, the main site for this building[4], at 1201 Second Avenue, # 197470-0175 was assessed as vacant. As of the date of the Final Study, the building had been largely constructed, although it remains unoccupied. Now with the value of the improvements added, the assessment increased 561% between the Preliminary and Final. See below.

LID Study Issue: Comparison of Preliminary and Special Benefit					
Property	Land Size*	Future sf	Assessment	$/sf land	$/sf building
Preliminary Study		*Low, as site treated vacant*			
2 + U Site*	25,760sf	701,000sf	$622,000	$24/sf	$0.89/sf
Final Study		*Now, with building nearly complete*			
2 + U Site*	25,760sf	701,000sf	$4,113,000	$160/sf	$5.87/sf

* LID study has an error; there is an additional half block still treated as vacant.

Had the construction been delayed a year, the property would have escaped this increase. And other vacant property, particularly parcels intended for imminent development, and there are many of them, will still be able to take advantage of this methodological error. An example of this is provided by the following comparison:

Example: Cyrene Apartments at Alaskan and University v. Woldson parking lot at 1100 Alaskan (with proposed development).

Property	Land Size	Units	Assessment	$/sf land	$/unit
50 University	15,413sf	169-units	$3,033,000	$197/sf	$17,947/unit
1100 Alaskan	28,306sf	257-units*	$1,312,000	$46/sf	$5,105/unit

* proposed; will probably be complete by 2024

Both properties have the same orientation to the park and lie at the same elevation. The higher assessment to the Cyrene Apartments at 50 University is thus inequitable as compared to 1100 Alaskan, which is planned to have a larger apartment complex constructed upon it by the time the park is complete in 2024.

[4] There is an error in the study. The appraiser is treating the half-block used for development of this tower, as though it were still vacant – Assessed parcels 197470-0190 and 197470-0210.

Conclusion

In conclusion, the Special Benefits study presents several major issues. These include:

- The Before condition is not adequately captured in the appraisal. The Before valuation pertains to "current" 2020 values, without the benefit of completed street improvements, as represented in renderings in the appraisal of the Before Condition. The inevitable conclusion is that the lift, if any, that property values would experience with completed streets and landscaping in the Before, has inadvertently been included as a "Special Benefit", or has no value.
- Special benefits are merely assigned, not measured. The study does not provide a measurement of After value, with the project in place, that is independent of the Before value, and takes into consideration delay of benefits until year of receipt.
- The benefits supposedly measured are not allocated into "general" and "special" benefits. Labelling all benefits as "special" does not appear credible for a regional park, or for an LID boundary that encompasses all of downtown.
- Benefits associated with proximity should be evaluated in the form of a lift in land value. The methodology used (a broad percentage assessment applied to total property value) results in inequitable assignments between properties. All properties that will be constructed and delivered to the market by 2024 have escaped a significant assessment, even though they may be identically positioned to otherwise currently built-product with regard to the Waterfront Project when it is complete.

The more general issue is the difficulty of trying to forecast a benefit that is special to a park that has regional appeal. The more common application of an LID is for extension of infrastructure; and here special benefits can be practically and incrementally assessed to unserved property brought to a development condition through the provision of infrastructure. However, the application of the special benefit methodology to a downtown area for a park amenity, represents a challenging and potential impossible assignment, if it is to be free of speculation and imagination.

Respectfully submitted,

Anthony Gibbons, MAI

Ref: 20032-Waterfront LID

KING ST WITHOUT LID

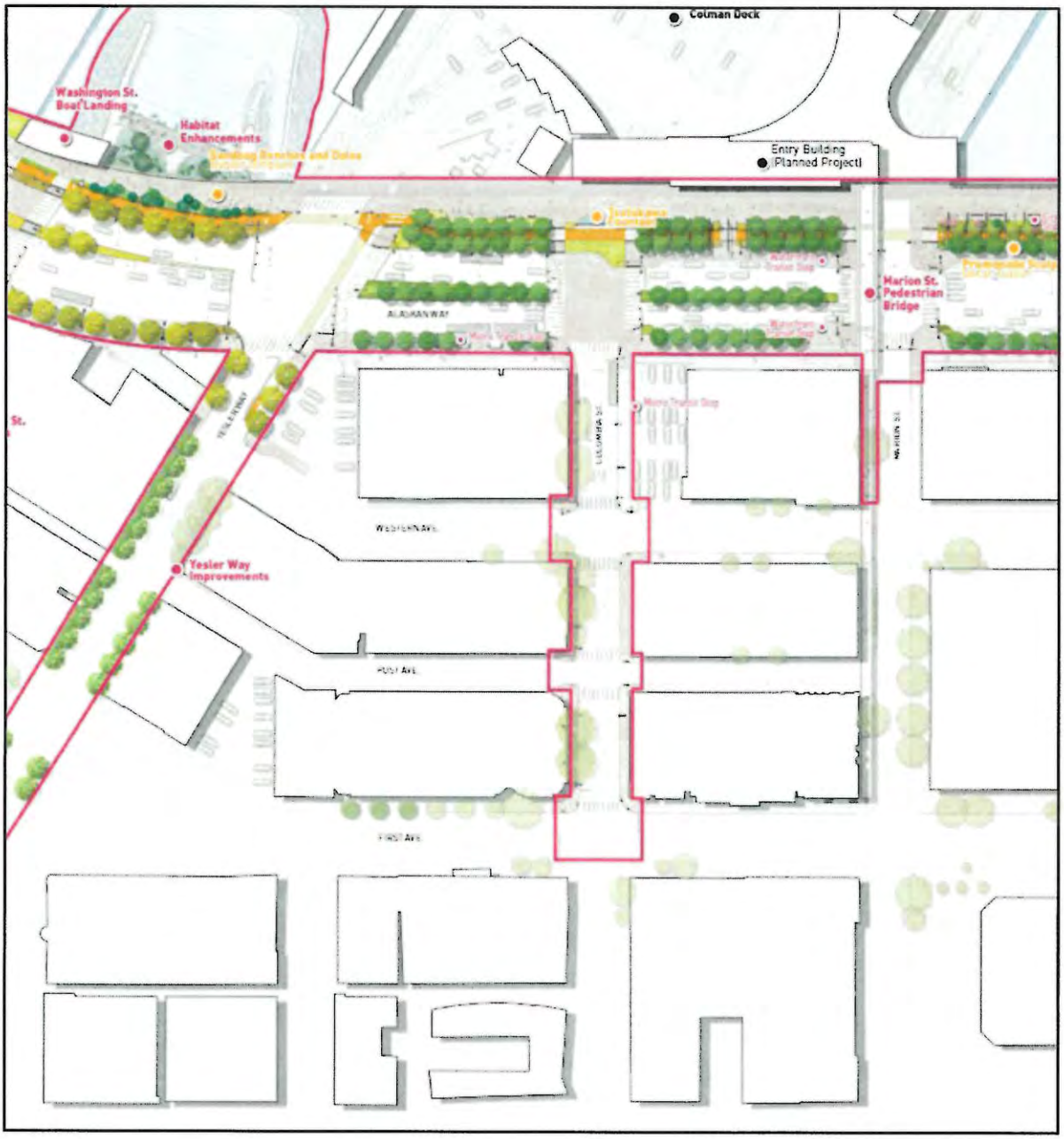
City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED ___
47
FILE# CWF-0336, et al.

KING ST WITH LID

South King Street: Between Alaskan Way and First Avenue South, the following improvements are added:

- A total of two new street trees are added along the north side of the block.
- Planting strips and diverse landscaping along the north side of the street, immediately east and west of First Avenue South.
- An improved curb treatment midblock on the north side of South King Street.
- A new curb bulb at the northeast corner of First Avenue South and South King Street to reduce the crossing distance across South King Street.

COLUMBIA WITHOUT LID



COLUMBIA WITH LID

RAILROAD WITHOUT LID

RAILROAD WITH LID

City of Seattle Hearing Examiner
EXHIBIT 43
ADMITTED ✓
DENIED ___
FILE# CWF-0336, et al.

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¿Neces [illegible] con nosotros!
206-684-2489(CITY)

Seattle
Office of the City Clerk

12/30/2019

1000 1st Avenue South Lp - 7666206678
270 S Hanford St Ste 100
Seattle, WA 98134-1838

IF THIS NOTICE IS RECEIVED BY SOMEONE OTHER THAN THE OWNER OF THE HEREIN-DESCRIBED PROPERTY, PLEASE FORWARD TO THE OWNER AND NOTIFY THE CITY AT lid@waterfrontseattle.org OR (206) 499-8040.

Dear Property Owner:

YOU ARE NOTIFIED that the proposed final assessment roll for Local Improvement District No. 6751 (the "Waterfront LID"), which was created by Ordinance No. 125760 to finance a portion of the improvements of the Seattle Central Waterfront Improvement Program, includes your property and is now on file and available for inspection at the Office of the City Clerk located at Seattle City Hall, 600 Fourth Avenue, Floor 3, Seattle, Washington and available online at http://clerk.seattle.gov/search/clerk-files/321491.

YOU ARE FURTHER NOTIFIED that the Seattle City Council has fixed the time and date for the opening of a hearing of matters relating to the proposed final assessment roll for the Waterfront LID. The Assessment Roll Hearing will be held on Tuesday, February 4, 2020 starting at 9:00 AM PST:

Seattle City Hall
City Council Chambers
600 4th Avenue
Seattle, Washington 98104

Depending on the number of owners and representatives who choose to attend the hearing and state their views, it may be necessary to recess and continue the hearing, once commenced, to later dates and times.

Your Proposed Final LID Assessment
Included with this letter is an attachment listing the amount of the cost and expense of the Waterfront LID Improvements to be borne by and assessed against the described lot, tract, or parcel of land located in the City of Seattle, Washington, of which you are the owner as shown on the tax rolls of the King County Treasurer. *No payment is due at this time.*

Objecting to Proposed Final LID Assessment Amounts
If you would like to object to your proposed final LID assessment, you must make your objection in writing and file your objection with the City Clerk at or prior to the date fixed for the Assessment Roll Hearing. All objections not made timely, in writing, and in the manner prescribed by RCW 35.44, shall conclusively be presumed to have been waived.

Persons filing written objections also are notified they may but are not required to appear at the hearing to state their views. Persons who wish to state their views at the hearing may sign-up to speak starting at 8:00 AM PST on the day of the hearing.

All objections:

- Must be made in writing.
- Must be filed with the City Clerk at or prior to the date fixed for the Assessment Roll Hearing.
- Must state clearly the grounds of the objection.
- Should contain the lot, block, site address, parcel identification number or other identifying description of the property.

Written objections are required to be filed with the Office of the City Clerk, Seattle City Hall, 600 Fourth Avenue, Floor 3, Seattle, Washington at or prior to the date fixed for the Assessment Roll Hearing. Written objections may also be filed by email, addressed to LIDHearingExaminer@seattle.gov or by mail addressed to Seattle City Clerk, City of Seattle, P.O. Box 94607, Seattle, WA 98124-6907. Emailed or mailed objections must be received (by mail or email) prior to close of business on Monday, February 3, 2020.

Assessment Roll Hearing

At the time and place fixed for the Assessment Roll Hearing, and at such other times to which the hearing may be recessed and continued, the Council, a committee thereof, the Hearing Examiner or other designated officer, will sit as a board of equalization for the purpose of considering objections duly filed, together with all information and evidence in support of those objections, and for the purpose of considering the Waterfront LID assessment roll.

Following the conclusion of the hearing, the Hearing Examiner will prepare a written report with findings and recommendations. The report will be filed with the City Clerk and sent to City Council. In the report, the Hearing Examiner may recommend City Council correct, revise, raise, lower, change, or modify the roll or any part thereof, or set aside the roll and order the assessment to be made de novo. Property owners who made objections to their assessments will be notified when the Hearing Examiner's report is filed with the City Clerk. Property owners who made timely objections to their assessments in the manner required by law will have the opportunity to appeal the Hearing Examiner's recommendations.

Additional Information

Resolution 31915 is included with this letter for reference. The City intends to make available procedural rules for the hearing process. If you would like additional information about the Waterfront LID or the Assessment Roll Hearing, please visit **https://waterfrontseattle.org/local-improvement-district or email lid@waterfrontseattle.org or call (206) 499-8040.**

For disability accommodations at the hearings, materials in alternate formats, or accessibility information, contact the Office of the City Clerk at (206) 684-8344 or CityClerk@Seattle.gov at your earliest opportunity.

Sincerely,

Monica Martinez Simmons
City Clerk, City of Seattle

Enclosures (2):

- **Waterfront LID No. 6751 Proposed Final Assessment**
- **Resolution 31915**

THIS NOTICE HAS BEEN SENT TO THE PROPERTY OWNER AS SHOWN ON THE RECORDS OF THE KING COUNTY TREASURER'S OFFICE. IF THIS NOTICE IS RECEIVED BY SOMEONE OTHER THAN THE OWNER OF THE HEREIN-DESCRIBED PROPERTY, PLEASE FORWARD TO THE OWNER AND NOTIFY THE CITY AT lid@waterfrontseattle.org or (206) 499-8040

Waterfront LID No. 6751

PROPOSED FINAL ASSESSMENT

King County Parcel Identification Number (PIN):	7666206678
Parcel Site Address:	1000 1ST AVE S Seattle, WA
Final Special Benefit of LID Improvements to Parcel:	$35,000.00
Proposed Final LID Assessment for Parcel:	**$13,713.77**

As shown on the tax rolls of the King County Treasurer, you are the owner or reputed owner of the described lot, tract, or parcel of land listed above and located in the City of Seattle, Washington. Your proposed final assessment is the amount of the cost and expense of the Waterfront LID Improvements to be borne by and assessed against your property listed above. *No payment is due at this time.*

Consistent with the Waterfront LID Formation Ordinance No. 125760 passed in January 2019, the proposed final assessment roll, or the sum of all proposed final LID assessments, is $160 million plus approximately $15.5 million for financing (i.e. the costs of issuing the LID Bonds and making a Guaranty Fund deposit).

PLEASE SEE REVERSE SIDE FOR LID PAYMENT INFORMATION

LID ASSESSMENT PAYMENT INFORMATION

Upon approval of the ordinance confirming the assessment roll, notice will be published in the official newspaper of the City stating that assessments may be paid within 30 days from the date of first publication of the notice without penalty, interest or the payment of financing costs. Written notices will also be sent to each owner or reputed owner at the address shown on the tax rolls of the King County Treasurer regarding the option to prepay assessments.

After the 30-day prepayment period, any remaining principal balance of your assessment will be due in equal annual principal installments over an 18-year period and will be subject to interest on unpaid principal. The interest rate on unpaid assessments will be determined after the 30-day prepayment period, when the City issues bonds payable from the LID assessments. The interest rate on LID bonds will depend on the market conditions at the time the bonds are issued. Assessments may be prepaid without penalty at any time after the 30-day prepayment period, however interest will be required to be paid through the next upcoming installment due date.

The example below illustrates how annual assessment payments are calculated. Annual LID assessment payments are level principal payments. Interest will be calculated on the remaining principal balance of the assessment. The example below is not an assessment bill. The purpose of the example is to provide a basis for estimating annual payments.

The example assumes a $1,000 assessment and assumes an interest rate of 5%. The actual interest rate on the financing of your assessment may be higher or lower than 5%. If the actual interest rate is higher, the interest component of your payment will be higher.

EXAMPLE ONLY

Estimated Yearly Payment Schedule for each $1,000 of Assessment Assuming a 5% Interest Rate

YEAR	ASSESSMENT BALANCE	PRINCIPAL PAYMENT	INTEREST PAYMENT	ANNUAL PAYMENT
2021	$1,000.00	$55.56	$50.00	$105.56
2022	944.44	55.56	47.22	102.78
2023	888.89	55.56	44.44	100.00
2024	833.33	55.56	41.67	97.22
2025	777.78	55.56	38.89	94.44
2026	722.22	55.56	36.11	91.67
2027	666.67	55.56	33.33	88.89
2028	611.11	55.56	30.56	86.11
2029	555.56	55.56	27.78	83.33
2030	500.00	55.56	25.00	80.56
2031	444.44	55.56	22.22	77.78
2032	388.89	55.56	19.44	75.00
2033	333.33	55.56	16.67	72.22
2034	277.78	55.56	13.89	69.44
2035	222.22	55.56	11.11	66.67
2036	166.67	55.56	8.33	63.89
2037	111.11	55.56	5.56	61.11
2038	55.56	55.56	2.78	58.33
TOTAL		1000.00	475.00	1475.00

FILED
CITY OF SEATTLE
19 NOV 22 PM 12:57
CITY CLERK

CITY OF SEATTLE

RESOLUTION 31915

A RESOLUTION fixing the date for hearing the final assessment roll for Local Improvement District No. 6751 ("Waterfront LID") to design and construct the Central Waterfront Improvement Program and directing that notice of the hearing be given in the manner required by law.

WHEREAS, by Ordinance 125760, passed in January 2019, the City Council of The City of Seattle established Local Improvement District No. 6751 of the City (interchangeably, "LID 6751" or the "Waterfront LID"); and

WHEREAS, the Director of Transportation has filed the proposed final assessment roll for LID 6751 with the City Clerk; and it is necessary to fix a date for the hearing of the roll, NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT:

Section 1. Notice of Public Hearing. The City Clerk is authorized and directed to give notice of the time and place fixed for the public hearing on the final assessment roll for Local Improvement District No. 6751. The notice shall also notify all persons who may desire to object thereto:

(1) To make their objections in writing and to file them with the City Clerk at or prior to the date fixed for the hearing;

(2) That at the time and place fixed and at times to which the hearing may be adjourned, the City Council will sit as a board of equalization for the purpose of considering the roll; and

(3) That at the hearing the City Council will consider the objections made and will correct, revise, raise, lower, change, or modify the roll or any part thereof or set aside the roll and order the assessment to be made de novo.

The City Clerk shall mail such notice at least 15 days before the date fixed for public hearing to the owner or reputed owner of the property, as shown on the rolls of the King County Treasurer at the address shown thereon, as required by law. Notice of the date(s), time(s), and place(s) of the public hearing shall also be published at least five times in the official daily newspaper or at least two times in a weekly newspaper of general circulation in the community where the improvement is constructed, with the date of the last publication at least 15 days before the date fixed for the public hearing(s).

Section 2. Time of Public Hearing. The City Council hereby determines that the hearing shall be held before a hearing examiner, with the City Clerk to select and engage the hearing examiner(s) necessary to conduct the hearing herein described and to enter into contracts as necessary for such hearing examiner services.

All persons who may desire to object to confirmation of the assessment roll as prepared are notified to appear and present those objections at the hearing before a hearing examiner to be held on the date below, which time and place are fixed for hearing all matters relating to the assessment roll and all objections thereto:

February 4, 2020

In order to allow all parties to provide testimony and essential additional information to the hearing examiner, the hearing examiner may exercise discretion to recess the hearing to times certain; provided, however, that an effort shall be made at all times to avoid delays which

unnecessarily allow interest to accumulate upon obligations for which the local improvement district is responsible.

Section 3. Filing of Report and Findings. The hearing examiner or officer shall reduce the hearing examiner's findings, recommendations, and decisions to writing and shall file them with the City Clerk following the conclusion of the hearing. Notice of the filing shall be posted or otherwise made available by the City Clerk or any person designated by the City Clerk to do so under the City Clerk's supervision.

Adopted by the City Council the 18th day of November, 2019, and signed by me in open session in authentication of its adoption this 18th day of November, 2019.

President _____ of the City Council

The Mayor concurred the 22nd day of November, 2019.

Jenny A. Durkan, Mayor

Filed by me this 22nd day of November, 2019.

Monica Martinez Simmons, City Clerk

(Seal)

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
FILE# CWF-0336, et al.
4913
44

Seattle
Office of the City Clerk

12/30/2019

1000 1st Ave South Lp - 7666206676
270 S Hanford St Ste 100
Seattle, WA 98134-1838

IF THIS NOTICE IS RECEIVED BY SOMEONE OTHER THAN THE OWNER OF THE HEREIN-DESCRIBED PROPERTY, PLEASE FORWARD TO THE OWNER AND NOTIFY THE CITY AT lid@waterfrontseattle.org OR (206) 499-8040.

Dear Property Owner:

YOU ARE NOTIFIED that the proposed final assessment roll for Local Improvement District No. 6751 (the "Waterfront LID"), which was created by Ordinance No. 125760 to finance a portion of the improvements of the Seattle Central Waterfront Improvement Program, includes your property and is now on file and available for inspection at the Office of the City Clerk located at Seattle City Hall, 600 Fourth Avenue, Floor 3, Seattle, Washington and available online at http://clerk.seattle.gov/search/clerk-files/321491.

YOU ARE FURTHER NOTIFIED that the Seattle City Council has fixed the time and date for the opening of a hearing of matters relating to the proposed final assessment roll for the Waterfront LID. The Assessment Roll Hearing will be held on Tuesday, February 4, 2020 starting at 9:00 AM PST:

Seattle City Hall
City Council Chambers
600 4th Avenue
Seattle, Washington 98104

Depending on the number of owners and representatives who choose to attend the hearing and state their views, it may be necessary to recess and continue the hearing, once commenced, to later dates and times.

Your Proposed Final LID Assessment

Included with this letter is an attachment listing the amount of the cost and expense of the Waterfront LID Improvements to be borne by and assessed against the described lot, tract, or parcel of land located in the City of Seattle, Washington, of which you are the owner as shown on the tax rolls of the King County Treasurer. *No payment is due at this time.*

Objecting to Proposed Final LID Assessment Amounts

If you would like to object to your proposed final LID assessment, you must make your objection in writing and file your objection with the City Clerk at or prior to the date fixed for the Assessment Roll Hearing. All objections not made timely, in writing, and in the manner prescribed by RCW 35.44, shall conclusively be presumed to have been waived.

Persons filing written objections also are notified they may but are not required to appear at the hearing to state their views. Persons who wish to state their views at the hearing may sign-up to speak starting at 8:00 AM PST on the day of the hearing.

All objections:

- Must be made in writing.
- Must be filed with the City Clerk at or prior to the date fixed for the Assessment Roll Hearing.
- Must state clearly the grounds of the objection.
- Should contain the lot, block, site address, parcel identification number or other identifying description of the property.

Written objections are required to be filed with the Office of the City Clerk, Seattle City Hall, 600 Fourth Avenue, Floor 3, Seattle, Washington at or prior to the date fixed for the Assessment Roll Hearing. Written objections may also be filed by email, addressed to LIDHearingExaminer@seattle.gov or by mail addressed to Seattle City Clerk, City of Seattle, P.O. Box 94607, Seattle, WA 98124-6907. Emailed or mailed objections must be received (by mail or email) prior to close of business on Monday, February 3, 2020.

Assessment Roll Hearing

At the time and place fixed for the Assessment Roll Hearing, and at such other times to which the hearing may be recessed and continued, the Council, a committee thereof, the Hearing Examiner or other designated officer, will sit as a board of equalization for the purpose of considering objections duly filed, together with all information and evidence in support of those objections, and for the purpose of considering the Waterfront LID assessment roll.

Following the conclusion of the hearing, the Hearing Examiner will prepare a written report with findings and recommendations. The report will be filed with the City Clerk and sent to City Council. In the report, the Hearing Examiner may recommend City Council correct, revise, raise, lower, change, or modify the roll or any part thereof, or set aside the roll and order the assessment to be made de novo. Property owners who made objections to their assessments will be notified when the Hearing Examiner's report is filed with the City Clerk. Property owners who made timely objections to their assessments in the manner required by law will have the opportunity to appeal the Hearing Examiner's recommendations.

Additional Information

Resolution 31915 is included with this letter for reference. The City intends to make available procedural rules for the hearing process. If you would like additional information about the Waterfront LID or the Assessment Roll Hearing, please visit **https://waterfrontseattle.org/local-improvement-district or email lid@waterfrontseattle.org or call (206) 499-8040.**

For disability accommodations at the hearings, materials in alternate formats, or accessibility information, contact the Office of the City Clerk at (206) 684-8344 or CityClerk@Seattle.gov at your earliest opportunity.

Sincerely,

Monica Martinez Simmons
City Clerk, City of Seattle

Enclosures (2):

- **Waterfront LID No. 6751 Proposed Final Assessment**
- **Resolution 31915**

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Waterfront LID No. 6751

PROPOSED FINAL ASSESSMENT

King County Parcel Identification Number (PIN):	7666206676
Parcel Site Address:	1000 1ST AV S Seattle, WA
Final Special Benefit of LID Improvements to Parcel:	$114,000.00
Proposed Final LID Assessment for Parcel:	**$44,667.71**

As shown on the tax rolls of the King County Treasurer, you are the owner or reputed owner of the described lot, tract, or parcel of land listed above and located in the City of Seattle, Washington. Your proposed final assessment is the amount of the cost and expense of the Waterfront LID Improvements to be borne by and assessed against your property listed above. *No payment is due at this time.*

Consistent with the Waterfront LID Formation Ordinance No. 125760 passed in January 2019, the proposed final assessment roll, or the sum of all proposed final LID assessments, is $160 million plus approximately $15.5 million for financing (i.e. the costs of issuing the LID Bonds and making a Guaranty Fund deposit).

PLEASE SEE REVERSE SIDE FOR LID PAYMENT INFORMATION

LID ASSESSMENT PAYMENT INFORMATION

Upon approval of the ordinance confirming the assessment roll, notice will be published in the official newspaper of the City stating that assessments may be paid within 30 days from the date of first publication of the notice without penalty, interest or the payment of financing costs. Written notices will also be sent to each owner or reputed owner at the address shown on the tax rolls of the King County Treasurer regarding the option to prepay assessments.

After the 30-day prepayment period, any remaining principal balance of your assessment will be due in equal annual principal installments over an 18-year period and will be subject to interest on unpaid principal. The interest rate on unpaid assessments will be determined after the 30-day prepayment period, when the City issues bonds payable from the LID assessments. The interest rate on LID bonds will depend on the market conditions at the time the bonds are issued. Assessments may be prepaid without penalty at any time after the 30-day prepayment period, however interest will be required to be paid through the next upcoming installment due date.

The example below illustrates how annual assessment payments are calculated. Annual LID assessment payments are level principal payments. Interest will be calculated on the remaining principal balance of the assessment. The example below is not an assessment bill. The purpose of the example is to provide a basis for estimating annual payments.

The example assumes a $1,000 assessment and assumes an interest rate of 5%. The actual interest rate on the financing of your assessment may be higher or lower than 5%. If the actual interest rate is higher, the interest component of your payment will be higher.

EXAMPLE ONLY

Estimated Yearly Payment Schedule for each $1,000 of Assessment Assuming a 5% Interest Rate

YEAR	ASSESSMENT BALANCE	PRINCIPAL PAYMENT	INTEREST PAYMENT	ANNUAL PAYMENT
2021	$1,000.00	$55.56	$50.00	$105.56
2022	944.44	55.56	47.22	102.78
2023	888.89	55.56	44.44	100.00
2024	833.33	55.56	41.67	97.22
2025	777.78	55.56	38.89	94.44
2026	722.22	55.56	36.11	91.67
2027	666.67	55.56	33.33	88.89
2028	611.11	55.56	30.56	86.11
2029	555.56	55.56	27.78	83.33
2030	500.00	55.56	25.00	80.56
2031	444.44	55.56	22.22	77.78
2032	388.89	55.56	19.44	75.00
2033	333.33	55.56	16.67	72.22
2034	277.78	55.56	13.89	69.44
2035	222.22	55.56	11.11	66.67
2036	166.67	55.56	8.33	63.89
2037	111.11	55.56	5.56	61.11
2038	55.56	55.56	2.78	58.33
TOTAL		1000.00	475.00	1475.00

Dorinda J. Costa/Eric McConaghy
OWCP Waterfront LID Notice of Final Assessment Roll RES
D4

FILED
CITY OF SEATTLE
19 NOV 22 PM 12:57
CITY CLERK

CITY OF SEATTLE

RESOLUTION 31915

A RESOLUTION fixing the date for hearing the final assessment roll for Local Improvement District No. 6751 ("Waterfront LID") to design and construct the Central Waterfront Improvement Program and directing that notice of the hearing be given in the manner required by law.

WHEREAS, by Ordinance 125760, passed in January 2019, the City Council of The City of Seattle established Local Improvement District No. 6751 of the City (interchangeably, "LID 6751" or the "Waterfront LID"); and

WHEREAS, the Director of Transportation has filed the proposed final assessment roll for LID 6751 with the City Clerk; and it is necessary to fix a date for the hearing of the roll,

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT:

Section 1. Notice of Public Hearing. The City Clerk is authorized and directed to give notice of the time and place fixed for the public hearing on the final assessment roll for Local Improvement District No. 6751. The notice shall also notify all persons who may desire to object thereto:

(1) To make their objections in writing and to file them with the City Clerk at or prior to the date fixed for the hearing;

(2) That at the time and place fixed and at times to which the hearing may be adjourned, the City Council will sit as a board of equalization for the purpose of considering the roll; and

(3) That at the hearing the City Council will consider the objections made and will correct, revise, raise, lower, change, or modify the roll or any part thereof or set aside the roll and order the assessment to be made de novo.

The City Clerk shall mail such notice at least 15 days before the date fixed for public hearing to the owner or reputed owner of the property, as shown on the rolls of the King County Treasurer at the address shown thereon, as required by law. Notice of the date(s), time(s), and place(s) of the public hearing shall also be published at least five times in the official daily newspaper or at least two times in a weekly newspaper of general circulation in the community where the improvement is constructed, with the date of the last publication at least 15 days before the date fixed for the public hearing(s).

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February 4, 2020

In order to allow all parties to provide testimony and essential additional information to the hearing examiner, the hearing examiner may exercise discretion to recess the hearing to times certain; provided, however, that an effort shall be made at all times to avoid delays which

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Section 3. Filing of Report and Findings. The hearing examiner or officer shall reduce the hearing examiner's findings, recommendations, and decisions to writing and shall file them with the City Clerk following the conclusion of the hearing. Notice of the filing shall be posted or otherwise made available by the City Clerk or any person designated by the City Clerk to do so under the City Clerk's supervision.

Adopted by the City Council the 18th day of November, 2019, and signed by me in open session in authentication of its adoption this 18th day of November, 2019.

President _____ of the City Council

The Mayor concurred the 22nd day of November, 2019.

Jenny A. Durkan, Mayor

Filed by me this 22nd day of November, 2019.

Monica Martinez Simmons, City Clerk

(Seal)

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
45
4911

FILE# CWF-0336, et al.
¿Necesita ayuda? ¡Solicítela con nosotros!
206-684-2489(CITY)

Seattle
Office of the City Clerk

12/30/2019

618 Second Avenue Limited P - 0939000080
270 S Hanford St Ste 100
Seattle, WA 98134-1838

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Monica Martinez Simmons
City Clerk, City of Seattle

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- **Resolution 31915**

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Waterfront LID No. 6751

PROPOSED FINAL ASSESSMENT

King County Parcel Identification Number (PIN):	0939000080
Parcel Site Address:	618 2ND AV Seattle, WA
Final Special Benefit of LID Improvements to Parcel:	$2,566,000.00
Proposed Final LID Assessment for Parcel:	**$1,005,415.25**

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2027	666.67	55.56	33.33	88.89
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2029	555.56	55.56	27.78	83.33
2030	500.00	55.56	25.00	80.56
2031	444.44	55.56	22.22	77.78
2032	388.89	55.56	19.44	75.00
2033	333.33	55.56	16.67	72.22
2034	277.78	55.56	13.89	69.44
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Dorinda J. Costa/Eric McConaghy
OWCP Waterfront LID Notice of Final Assessment Roll RES
D4

FILED
CITY OF SEATTLE
19 NOV 22 PM 12:57
CITY CLERK

CITY OF SEATTLE

RESOLUTION 31915

A RESOLUTION fixing the date for hearing the final assessment roll for Local Improvement District No. 6751 ("Waterfront LID") to design and construct the Central Waterfront Improvement Program and directing that notice of the hearing be given in the manner required by law.

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February 4, 2020

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President _____ of the City Council

The Mayor concurred the 22nd day of November, 2019.

Jenny A. Durkan, Mayor

Filed by me this 22nd day of November, 2019.

Monica Martinez Simmons, City Clerk

(Seal)

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
46
FILE# CWF-0336, etal.

4912

Seattle
Office of the City Clerk

¿Necesita ayuda? ¡Solicítela con nosotros!
206-684-2489(CITY)

12/30/2019

255 South King Street Lp - 7666204878
270 S Hanford St Ste 100
Seattle, WA 98134-1838

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Seattle City Hall
City Council Chambers
600 4th Avenue
Seattle, Washington 98104

Depending on the number of owners and representatives who choose to attend the hearing and state their views, it may be necessary to recess and continue the hearing, once commenced, to later dates and times.

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Objecting to Proposed Final LID Assessment Amounts

If you would like to object to your proposed final LID assessment, you must make your objection in writing and file your objection with the City Clerk at or prior to the date fixed for the Assessment Roll Hearing. All objections not made timely, in writing, and in the manner prescribed by RCW 35.44, shall conclusively be presumed to have been waived.

Persons filing written objections also are notified they may but are not required to appear at the hearing to state their views. Persons who wish to state their views at the hearing may sign-up to speak starting at 8:00 AM PST on the day of the hearing.

All objections:

- Must be made in writing.
- Must be filed with the City Clerk at or prior to the date fixed for the Assessment Roll Hearing.
- Must state clearly the grounds of the objection.
- Should contain the lot, block, site address, parcel identification number or other identifying description of the property.

Written objections are required to be filed with the Office of the City Clerk, Seattle City Hall, 600 Fourth Avenue, Floor 3, Seattle, Washington at or prior to the date fixed for the Assessment Roll Hearing. Written objections may also be filed by email, addressed to LIDHearingExaminer@seattle.gov or by mail addressed to Seattle City Clerk, City of Seattle, P.O. Box 94607, Seattle, WA 98124-6907. Emailed or mailed objections must be received (by mail or email) prior to close of business on Monday, February 3, 2020.

Assessment Roll Hearing

At the time and place fixed for the Assessment Roll Hearing, and at such other times to which the hearing may be recessed and continued, the Council, a committee thereof, the Hearing Examiner or other designated officer, will sit as a board of equalization for the purpose of considering objections duly filed, together with all information and evidence in support of those objections, and for the purpose of considering the Waterfront LID assessment roll.

Following the conclusion of the hearing, the Hearing Examiner will prepare a written report with findings and recommendations. The report will be filed with the City Clerk and sent to City Council. In the report, the Hearing Examiner may recommend City Council correct, revise, raise, lower, change, or modify the roll or any part thereof, or set aside the roll and order the assessment to be made de novo. Property owners who made objections to their assessments will be notified when the Hearing Examiner's report is filed with the City Clerk. Property owners who made timely objections to their assessments in the manner required by law will have the opportunity to appeal the Hearing Examiner's recommendations.

Additional Information

Resolution 31915 is included with this letter for reference. The City intends to make available procedural rules for the hearing process. If you would like additional information about the Waterfront LID or the Assessment Roll Hearing, please visit **https://waterfrontseattle.org/local-improvement-district or email lid@waterfrontseattle.org or call (206) 499-8040.**

For disability accommodations at the hearings, materials in alternate formats, or accessibility information, contact the Office of the City Clerk at (206) 684-8344 or CityClerk@Seattle.gov at your earliest opportunity.

Sincerely,

Monica Martinez Simmons
City Clerk, City of Seattle

Enclosures (2):

- **Waterfront LID No. 6751 Proposed Final Assessment**
- **Resolution 31915**

THIS NOTICE HAS BEEN SENT TO THE PROPERTY OWNER AS SHOWN ON THE RECORDS OF THE KING COUNTY TREASURER'S OFFICE. IF THIS NOTICE IS RECEIVED BY SOMEONE OTHER THAN THE OWNER OF THE HEREIN-DESCRIBED PROPERTY, PLEASE FORWARD TO THE OWNER AND NOTIFY THE CITY AT lid@waterfrontseattle.org or (206) 499-8040

Waterfront LID No. 6751

PROPOSED FINAL ASSESSMENT

King County Parcel Identification Number (PIN):	7666204878
Parcel Site Address:	255 S KING ST Seattle, WA
Final Special Benefit of LID Improvements to Parcel:	$2,358,000.00
Proposed Final LID Assessment for Parcel:	**$923,916.28**

As shown on the tax rolls of the King County Treasurer, you are the owner or reputed owner of the described lot, tract, or parcel of land listed above and located in the City of Seattle, Washington. Your proposed final assessment is the amount of the cost and expense of the Waterfront LID Improvements to be borne by and assessed against your property listed above. *No payment is due at this time.*

Consistent with the Waterfront LID Formation Ordinance No. 125760 passed in January 2019, the proposed final assessment roll, or the sum of all proposed final LID assessments, is $160 million plus approximately $15.5 million for financing (i.e. the costs of issuing the LID Bonds and making a Guaranty Fund deposit).

PLEASE SEE REVERSE SIDE FOR LID PAYMENT INFORMATION

LID ASSESSMENT PAYMENT INFORMATION

Upon approval of the ordinance confirming the assessment roll, notice will be published in the official newspaper of the City stating that assessments may be paid within 30 days from the date of first publication of the notice without penalty, interest or the payment of financing costs. Written notices will also be sent to each owner or reputed owner at the address shown on the tax rolls of the King County Treasurer regarding the option to prepay assessments.

After the 30 day prepayment period, any remaining principal balance of your assessment will be due in equal annual principal installments over an 18-year period and will be subject to interest on unpaid principal. The interest rate on unpaid assessments will be determined after the 30-day prepayment period, when the City issues bonds payable from the LID assessments. The interest rate on LID bonds will depend on the market conditions at the time the bonds are issued. Assessments may be prepaid without penalty at any time after the 30-day prepayment period, however interest will be required to be paid through the next upcoming installment due date.

The example below illustrates how annual assessment payments are calculated. Annual LID assessment payments are level principal payments. Interest will be calculated on the remaining principal balance of the assessment. The example below is not an assessment bill. The purpose of the example is to provide a basis for estimating annual payments.

The example assumes a $1,000 assessment and assumes an interest rate of 5%. The actual interest rate on the financing of your assessment may be higher or lower than 5%. If the actual interest rate is higher, the interest component of your payment will be higher.

EXAMPLE ONLY

Estimated Yearly Payment Schedule for each $1,000 of Assessment Assuming a 5% Interest Rate

YEAR	ASSESSMENT BALANCE	PRINCIPAL PAYMENT	INTEREST PAYMENT	ANNUAL PAYMENT
2021	$1,000.00	$55.56	$50.00	$105.56
2022	944.44	55.56	47.22	102.78
2023	888.89	55.56	44.44	100.00
2024	833.33	55.56	41.67	97.22
2025	777.78	55.56	38.89	94.44
2026	722.22	55.56	36.11	91.67
2027	666.67	55.56	33.33	88.89
2028	611.11	55.56	30.56	86.11
2029	555.56	55.56	27.78	83.33
2030	500.00	55.56	25.00	80.56
2031	444.44	55.56	22.22	77.78
2032	388.89	55.56	19.44	75.00
2033	333.33	55.56	16.67	72.22
2034	277.78	55.56	13.89	69.44
2035	222.22	55.56	11.11	66.67
2036	166.67	55.56	8.33	63.89
2037	111.11	55.56	5.56	61.11
2038	55.56	55.56	2.78	58.33
TOTAL		1000.00	475.00	1475.00

Dorinda J. Costa/Eric McConaghy
OWCP Waterfront LID Notice of Final Assessment Roll RES
D4

FILED
CITY OF SEATTLE
19 NOV 22 PM 12:57
CITY CLERK

CITY OF SEATTLE

RESOLUTION 31915

A RESOLUTION fixing the date for hearing the final assessment roll for Local Improvement District No. 6751 ("Waterfront LID") to design and construct the Central Waterfront Improvement Program and directing that notice of the hearing be given in the manner required by law.

WHEREAS, by Ordinance 125760, passed in January 2019, the City Council of The City of Seattle established Local Improvement District No. 6751 of the City (interchangeably, "LID 6751" or the "Waterfront LID"); and

WHEREAS, the Director of Transportation has filed the proposed final assessment roll for LID 6751 with the City Clerk; and it is necessary to fix a date for the hearing of the roll, NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT:

Section 1. Notice of Public Hearing. The City Clerk is authorized and directed to give notice of the time and place fixed for the public hearing on the final assessment roll for Local Improvement District No. 6751. The notice shall also notify all persons who may desire to object thereto:

(1) To make their objections in writing and to file them with the City Clerk at or prior to the date fixed for the hearing;

(2) That at the time and place fixed and at times to which the hearing may be adjourned, the City Council will sit as a board of equalization for the purpose of considering the roll; and

(3) That at the hearing the City Council will consider the objections made and will correct, revise, raise, lower, change, or modify the roll or any part thereof or set aside the roll and order the assessment to be made de novo.

The City Clerk shall mail such notice at least 15 days before the date fixed for public hearing to the owner or reputed owner of the property, as shown on the rolls of the King County Treasurer at the address shown thereon, as required by law. Notice of the date(s), time(s), and place(s) of the public hearing shall also be published at least five times in the official daily newspaper or at least two times in a weekly newspaper of general circulation in the community where the improvement is constructed, with the date of the last publication at least 15 days before the date fixed for the public hearing(s).

Section 2. Time of Public Hearing. The City Council hereby determines that the hearing shall be held before a hearing examiner, with the City Clerk to select and engage the hearing examiner(s) necessary to conduct the hearing herein described and to enter into contracts as necessary for such hearing examiner services.

All persons who may desire to object to confirmation of the assessment roll as prepared are notified to appear and present those objections at the hearing before a hearing examiner to be held on the date below, which time and place are fixed for hearing all matters relating to the assessment roll and all objections thereto:

February 4, 2020

In order to allow all parties to provide testimony and essential additional information to the hearing examiner, the hearing examiner may exercise discretion to recess the hearing to times certain; provided, however, that an effort shall be made at all times to avoid delays which

unnecessarily allow interest to accumulate upon obligations for which the local improvement district is responsible.

Section 3. Filing of Report and Findings. The hearing examiner or officer shall reduce the hearing examiner's findings, recommendations, and decisions to writing and shall file them with the City Clerk following the conclusion of the hearing. Notice of the filing shall be posted or otherwise made available by the City Clerk or any person designated by the City Clerk to do so under the City Clerk's supervision.

Adopted by the City Council the 18th day of November, 2019, and signed by me in open session in authentication of its adoption this 18th day of November, 2019.

President _____ of the City Council

The Mayor concurred the 22nd day of November, 2019.

Jenny A. Durkan, Mayor

Filed by me this 22nd day of November, 2019.

Monica Martinez Simmons, City Clerk

(Seal)

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
47
FILE# CWF-0336, et al.

4915

Seattle
Office of the City Clerk

¿Necesita ayuda? ¡Solicítela con nosotros!
206-684-2489(CITY)

12/30/2019

1016 1st Ave South Lp - 7666206690
270 S Hanford St Ste 100
Seattle, WA 98134-1838

IF THIS NOTICE IS RECEIVED BY SOMEONE OTHER THAN THE OWNER OF THE HEREIN-DESCRIBED PROPERTY, PLEASE FORWARD TO THE OWNER AND NOTIFY THE CITY AT lid@waterfrontseattle.org OR (206) 499-8040.

Dear Property Owner:

YOU ARE NOTIFIED that the proposed final assessment roll for Local Improvement District No. 6751 (the "Waterfront LID"), which was created by Ordinance No. 125760 to finance a portion of the improvements of the Seattle Central Waterfront Improvement Program, includes your property and is now on file and available for inspection at the Office of the City Clerk located at Seattle City Hall, 600 Fourth Avenue, Floor 3, Seattle, Washington and available online at http://clerk.seattle.gov/search/clerk-files/321491.

YOU ARE FURTHER NOTIFIED that the Seattle City Council has fixed the time and date for the opening of a hearing of matters relating to the proposed final assessment roll for the Waterfront LID. The Assessment Roll Hearing will be held on Tuesday, February 4, 2020 starting at 9:00 AM PST:

Seattle City Hall
City Council Chambers
600 4th Avenue
Seattle, Washington 98104

Depending on the number of owners and representatives who choose to attend the hearing and state their views, it may be necessary to recess and continue the hearing, once commenced, to later dates and times.

Your Proposed Final LID Assessment
Included with this letter is an attachment listing the amount of the cost and expense of the Waterfront LID Improvements to be borne by and assessed against the described lot, tract, or parcel of land located in the City of Seattle, Washington, of which you are the owner as shown on the tax rolls of the King County Treasurer. *No payment is due at this time.*

Objecting to Proposed Final LID Assessment Amounts
If you would like to object to your proposed final LID assessment, you must make your objection in writing and file your objection with the City Clerk at or prior to the date fixed for the Assessment Roll Hearing. All objections not made timely, in writing, and in the manner prescribed by RCW 35.44, shall conclusively be presumed to have been waived.

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Assessment Roll Hearing

At the time and place fixed for the Assessment Roll Hearing, and at such other times to which the hearing may be recessed and continued, the Council, a committee thereof, the Hearing Examiner or other designated officer, will sit as a board of equalization for the purpose of considering objections duly filed, together with all information and evidence in support of those objections, and for the purpose of considering the Waterfront LID assessment roll.

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Additional Information

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Sincerely,

Monica Martinez Simmons
City Clerk, City of Seattle

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- **Resolution 31915**

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Waterfront LID No. 6751

PROPOSED FINAL ASSESSMENT

King County Parcel Identification Number (PIN):	7666206690
Parcel Site Address:	1014 1ST AV S Seattle, WA
Final Special Benefit of LID Improvements to Parcel:	$52,000.00
Proposed Final LID Assessment for Parcel:	**$20,374.74**

As shown on the tax rolls of the King County Treasurer, you are the owner or reputed owner of the described lot, tract, or parcel of land listed above and located in the City of Seattle, Washington. Your proposed final assessment is the amount of the cost and expense of the Waterfront LID Improvements to be borne by and assessed against your property listed above. *No payment is due at this time.*

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EXAMPLE ONLY

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2032	388.89	55.56	19.44	75.00
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2037	111.11	55.56	5.56	61.11
2038	55.56	55.56	2.78	58.33
TOTAL		1000.00	475.00	1475.00

FILED
CITY OF SEATTLE
19 NOV 22 PM 12:57
CITY CLERK

CITY OF SEATTLE

RESOLUTION 31915

A RESOLUTION fixing the date for hearing the final assessment roll for Local Improvement District No. 6751 ("Waterfront LID") to design and construct the Central Waterfront Improvement Program and directing that notice of the hearing be given in the manner required by law.

WHEREAS, by Ordinance 125760, passed in January 2019, the City Council of The City of Seattle established Local Improvement District No. 6751 of the City (interchangeably, "LID 6751" or the "Waterfront LID"); and

WHEREAS, the Director of Transportation has filed the proposed final assessment roll for LID 6751 with the City Clerk; and it is necessary to fix a date for the hearing of the roll,

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT:

Section 1. Notice of Public Hearing. The City Clerk is authorized and directed to give notice of the time and place fixed for the public hearing on the final assessment roll for Local Improvement District No. 6751. The notice shall also notify all persons who may desire to object thereto:

(1) To make their objections in writing and to file them with the City Clerk at or prior to the date fixed for the hearing;

(2) That at the time and place fixed and at times to which the hearing may be adjourned, the City Council will sit as a board of equalization for the purpose of considering the roll; and

(3) That at the hearing the City Council will consider the objections made and will correct, revise, raise, lower, change, or modify the roll or any part thereof or set aside the roll and order the assessment to be made de novo.

The City Clerk shall mail such notice at least 15 days before the date fixed for public hearing to the owner or reputed owner of the property, as shown on the rolls of the King County Treasurer at the address shown thereon, as required by law. Notice of the date(s), time(s), and place(s) of the public hearing shall also be published at least five times in the official daily newspaper or at least two times in a weekly newspaper of general circulation in the community where the improvement is constructed, with the date of the last publication at least 15 days before the date fixed for the public hearing(s).

Section 2. Time of Public Hearing. The City Council hereby determines that the hearing shall be held before a hearing examiner, with the City Clerk to select and engage the hearing examiner(s) necessary to conduct the hearing herein described and to enter into contracts as necessary for such hearing examiner services.

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February 4, 2020

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unnecessarily allow interest to accumulate upon obligations for which the local improvement district is responsible.

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Adopted by the City Council the 18th day of November, 2019, and signed by me in open session in authentication of its adoption this 18th day of November, 2019.

President _____ of the City Council

The Mayor concurred the 22nd day of November, 2019.

Jenny A. Durkan, Mayor

Filed by me this 22nd day of November, 2019.

Monica Martinez Simmons, City Clerk

(Seal)

City of Seattle Hearing Examiner
EXHIBIT

ADMITTED ___
DENIED ___

48

FILE# CWF-0336, et al.

DEAD
END
24-7

VALET
PARKING

ZEPHYR

NE SECTION 5, TOWNSHIP 24 N, RANGE 4 E, W.M.

255 S KING ST Street Improvement Plan

LEGEND:

	BUILDING LINE		LIGHT POLE (ORNAMENTAL)
CB	CATCH BASIN (CB)	LSCAPE	LANDSCAPE PLANTER
	CONCRETE SURFACE	P.S.	PARKING SPACE
CW	CONCRETE WALK		MANHOLE
CRW	CONCRETE RETAINING WALL	OHP	OVERHEAD POWER
DEC	DECIDUOUS TREE	PPS	PARKING PAY STATION
DI	DUCTILE IRON	PS	PIPE SEWER COMBINED
DWY	DRIVEWAY	PSS	PIPE SEWER SANITARY
ECd	ELECTRICAL CONDUIT (BURIED)	SD/SSCO	STORM/SEWER CLEANOUT
℄ ℳ	CENTERLINE/MONUMENT LINE	DOIT	IT DEPT. HH
EHH	ELECTRICAL HANDHOLE	GV	GAS VAULT
EM	ELECTRICAL METER		PRIVATE CATCH BASIN
EMH	ELECTRICAL MANHOLE	(R)	RECORD DATA
EV	ELECTRICAL VAULT	RE	ROOF ELEVATION
	FOUND MONUMENT IN CASE	SCLHH	SEATTLE CITY LIGHT HANDHOLE
FH	FIRE HYDRANT	SSS	SANITARY SIDE SEWER(RECORD)
FO	FIBER OPTICS		SIGN
G	GAS MAIN	SD	STORM DRAIN
GM	GAS METER	CTV	CABLE TV
	GAS VALVE		STREET NAME SIGN
	GUARD POST	TCd	TELEPHONE CONDUIT (BURIED)
	GUY ANCHOR	TV	TELEPHONE VAULT
CP/IP	CONC./IRON PIPE	TMH	TELEPHONE MANHOLE
	JUNCTION BOX		TRAFFIC SIGNAL
PL	PROPERTY LINE		TRAFFIC FLOW DIRECTION
		TCHH	TELEVISION HANDHOLE
		SLHH	STREET LIGHT HANDHOLE
			WOOD POLE W/ LUMINAIRE
		WV	WATER VAULT
		W	WATER MAIN
		WMℂ	WATER METER
			WATER VALVE
			VALVE CHAMBER

BASIS OF BEARINGS:

(NAD 83/91)
N25°39'19"E BETWEEN WSDOT HORIZONTAL CONTROL POINTS GP17099-276 AND GP17005-52

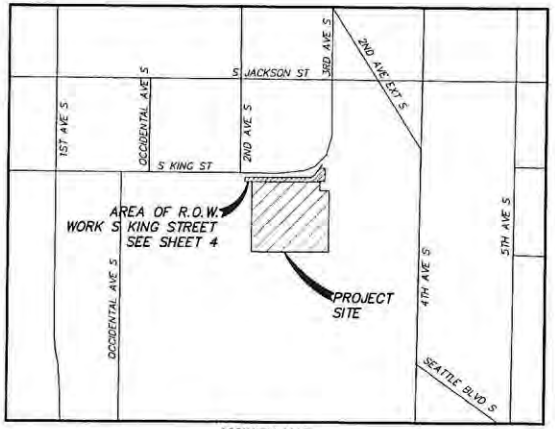
VERTICAL DATUM:

NAVD 88 PER CITY OF SEATTLE VERTICAL CONTROL

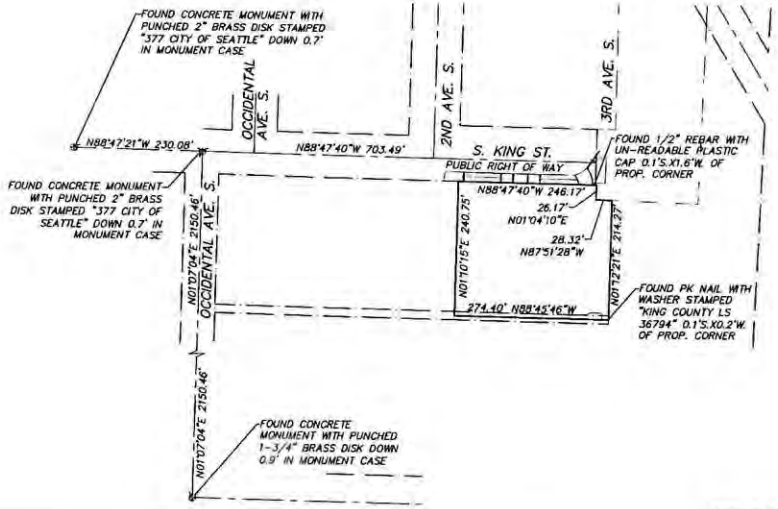
BENCHMARK:

1. CITY OF SEATTLE BENCHMARK SNV-5133:
BRASS CAP AT THE BACK OF SIDEWALK AT THE NORTHWEST CORNER OF THE BUILDING AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF FIRST AVENUE SOUTH AND SOUTH JACKSON STREET
ELEVATION=26.26 FEET.

2. CITY OF SEATTLE BENCHMARK 3663-250:
2 INCH BRASS CAP SET IN THE TOP OF CURB ON THE SOUTH SIDE OF MAIN STREET ON THE APPROXIMATE CENTERLINE OF OCCIDENTAL AVENUE SOUTH ELEVATION=28.36 FEET.



VICINITY MAP
1"=200'



SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET AND SITE BENCHMARK INFORMATION
2	SURVEY NOTES
3	GENERAL NOTES AND ROAD SECTION
4	S KING STREET PLAN AND PROFILE

NORTH
GRAPHIC SCALE
0 50 100 200
1 INCH = 100 FT.

Call 2 Working Days Before You Dig 811 (Utilities Underground Location Center (OR,MT,NO,OR,WA))

DRS PROJECT NUMBER 11090

DATE	MARK	NATURE	REVISIONS	MADE BY	CHK'D	REV'D

D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 7TH AVENUE
KIRKLAND, WA 98033
425 827 3063 OFFICE
800 860 1402 TOLL FREE
425 827 2403 FAX

REVIEWED BY SPU/WATER ENGINEERING	NAME OR INITIALS AND DATE	INITIALS AND DATE
20....	DESIGNED MAJ 04.28.17	REVIEWED:
REVIEWED BY SPU/DRAINAGE	CHECKED MAJ 04.28.17	
20....	DRAWN CBA 04.28.17	PROJECT MANAGER
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	CHECKED MAJ 04.28.17	
20....	DESIGN REVIEW MAJ 04.28.17	REVISED AS-BUILT

In case there is inconsistency between the City of Seattle Standard Plans and Specifications, the latter shall govern.

City of Seattle
Seattle Department of Transportation
SCALE H V INSPECTOR'S BOOK

NAME OF DEVELOPEMENT 255 S KING STREET
DPD PROJECT # 6337277

255 S KING STREET

BETWEEN 2ND AVE S AND 3RD AVE S

SDOT PROJECT NO.	186859
VAULT PLAN NO.	790-536
VAULT SCRAP NO.	36997
SHEET	1 OF 4

City of Seattle Hearing Examiner
EXHIBIT

ADMITTED ___
DENIED ___
49
FILE# CWF-0336, etal.

NE SECTION 5, TOWNSHIP 24 N, RANGE 4 E, W.M.

255 S KING ST Street Improvement Plan

TITLE RESTRICTIONS:

EXCEPTION 1 TAXES, NOT NECESSARY TO NOTE ON THE A.L.T.A. SURVEY.

EXCEPTIONS 2 THROUGH 4 INTENTIONALLY DELETED.

5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN CITY OF SEATTLE ORDINANCE NO. 98852 REGARDING THE CREATION OF THE PIONEER SQUARE HISTORIC DISTRICT. A COPY OF SAID ORDINANCE HAS NOT BEEN PROVIDED.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN CITY OF SEATTLE ORDINANCE NO. 118857 PERTAINING TO AMENDED LAND USE AND ZONING. A COPY OF SAID ORDINANCE HAS NOT BEEN PROVIDED.

7. THIS SITE IS SUBJECT TO THE THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT GEOLOGIC HAZARD AREA" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9807311097.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STADIUM AND EXHIBITION CENTER PROPERTY CONTRIBUTION AND RESERVATION OF POSSESSORY RIGHTS AGREEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9812102052.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF THE CITY OF SEATTLE FOR UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION LINE FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 19990811000621 AND IS SHOWN HEREON.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT GEOLOGIC HAZARD AREA" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 19991104001128.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ACCESS AND EGRESS FOR VEHICLES AND PEDESTRIANS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20000317000453. PORTIONS OF THE EASEMENT AREAS DESCRIBED WITHIN SAID INSTRUMENT ARE INSUFFICIENT TO DETERMINE THEIR EXACT LOCATION WITHIN THE SITE.

12. THIS SITE IS SUBJECT TO THE CONDITIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NUMBER 20050725900003. SAID SURVEY NOTES AN EASEMENT RESERVED FOR ACCESS, MAINTENANCE AND USE OF UTILITIES AND AN EASEMENT FOR RECONSTRUCTION, MAINTENANCE AND USE OF EXISTING RAILROAD TRACKS, RESERVED IN WARRANTY DEED RECORDED UNDER RECORDING NUMBER 7112140537. SAID EASEMENTS AND DEED ARE NOT SPECIFICALLY INCLUDED IN TITLE.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WELLER STREET BRIDGE TRANSFER AGREEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20061201000126 AND MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20070925000335. EASEMENT AREAS DESCRIBED WITHIN SAID INSTRUMENT ARE SHOWN HEREON.

14. THIS SITE IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3008308 RECORDED UNDER RECORDING NUMBER 20090514900009.

15. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION REGARDING FLOOR AREA BONUS FOR PROPERTY AT 201 S. KING" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20100312000018.

16. THIS SITE IS SUBJECT TO THE EXHIBIT OF FLOOR PLAN FOR DECLARATION REGARDING FLOOR AREA BONUS FOR PROPERTY AT 201 S. KING STREET AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20100312900001 SAID EXHIBIT WAS RECORDED AS AN EXHIBIT TO ACCOMPANY EXCEPTION 15.

17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NORTH LOT RESTRICTIVE COVENANT AGREEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20110926000511.

18. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EAST BLOCK AFFORDABLE HOUSING RESTRICTIVE COVENANT AGREEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20110926000512.

19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE PARKING COVENANT AGREEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20110926000514.

20. THIS SITE IS SUBJECT TO A DOCUMENT ENTITLED "RESTRICTIVE COVENANT", EXECUTED BY AND BETWEEN NORTH LOT DEVELOPMENT, LLC AND WASHINGTON STATE PUBLIC AUTHORITY AND ITS MASTER TENANT, FIRST & GOAL, INC. AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20110926000515. VIEW PROTECTIONS AREAS DESCRIBED WITHIN SAID INSTRUMENT ARE SHOWN HEREON.

21. THIS SITE IS SUBJECT TO A DOCUMENT ENTITLED "MUTUAL RESTRICTIVE COVENANT FOR THE FIRE SEPARATION SETBACK" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20110926000516. SETBACK AREAS DESCRIBED WITHIN SAID INSTRUMENT ARE SHOWN HEREON.

22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT RUNNING WITH THE LAND WITH ACKNOWLEDGEMENT AND ACCEPTANCE OF RISK, DUTY TO INFORM, NEED FOR INSURANCE, INDEMNITY AND WAIVER" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20110926000517.

23. THIS SITE IS SUBJECT TO THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR TEMPORARY EASEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20111003001599 SAID INSTRUMENT IS A RE-RECORDING OF INSTRUMENT RECORDED UNDER RECORDING NUMBER 20110926000518. THE TEMPORARY CRANE EASEMENT DESCRIBED WITHIN SAID INSTRUMENT IS SHOWN HEREON.

EXCEPTIONS 24 THROUGH 26 NOT NECESSARY TO NOTE ON THE A.L.T.A. SURVEY.

27. THIS SITE IS SUBJECT TO UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.

28. THIS SITE IS SUBJECT TO THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "ODOR CONTROL FACILITY EASEMENT AND AGREEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20110926000510. THE EASEMENT AREA DESCRIBED WITHIN SAID INSTRUMENT IS SHOWN HEREON.

29. THIS SITE IS SUBJECT TO THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "TRANSIT EASEMENT AND AGREEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20110926000510. THE EASEMENT AREA DESCRIBED WITHIN SAID INSTRUMENT IS SHOWN HEREON.

LEGAL DESCRIPTION:

NEW PARCEL B OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3012468 RECORDED SEPTEMBER 19, 2011 UNDER RECORDING NO. 20110919900011, RECORD OF KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES:

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT SECOND REPORT ORDER NO. NCS-514471-WA1 DATED DECEMBER 23, 2011. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFOR D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JANUARY 30, 2012. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY, 2012.

3. PORTIONS OF THE EXISTING IMPROVEMENTS SHOWN HEREON ARE BASED ON THE SURVEY PREPARED BY BUSH RODE & HITCHINGS, INC. UNDER PROJECT NUMBER 2011016, SUPPLIED TO D.R. STRONG CONSULTING ENGINEERS INC. BY THE CLIENT. D.R. STRONG CONSULTING ENGINEERS INC. HAS PREFORMED SUFFICIENT FIELD VERIFICATIONS TO CONFIRM THE INFORMATION PREPARED BY BUSH RODE & HITCHINGS, INC.

4. PROPERTY AREA = 64,291± SQUARE FEET (1.4759± ACRES).

5. ALL DISTANCES ARE IN FEET.

6. THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

7. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

NOTES:

1. KING COUNTY TAX PARCEL IDENTIFICATION NUMBER: 7666204878

2. FLOOD ZONE DESIGNATION = X, AREA DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP, ("FIRM") NO. 53033C0630 F, EFFECTIVE MAY 16, 1995, KING COUNTY, WASHINGTON, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA").

3. THERE ARE NO BUILDINGS ON SITE.

4. THIS PROPERTY HAS LEGAL ACCESS TO SOUTH KING STREET SHOWN HEREON AS PUBLIC RIGHT-OF-WAY. PHYSICAL ACCESS MAY BE LIMITED BY IMPROVEMENTS, OR LACK THEREOF, AS SHOWN ON THE SURVEY.

5. OCCUPATION LOCATION DIMENSIONS ARE MEASURED AT RIGHT ANGLES FROM THE PROPERTY LINE TO THE POSITIONS INDICATED, (UNLESS SHOWN OTHERWISE).

4 D.R. STRONG SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF ANY CEMETERIES, RUBBISH FILLS, SLOUGHS, SPRINGS, FILLED-IN WELLS, CISTERNS, OR SEEP HOLES ON THE PROPERTY.

5. PLANTED LANDSCAPE AREAS INCLUDE LAWN, SMALL SHRUBS, AND ORNAMENTAL PLANTS.

6. NO ATTEMPT WAS MADE TO DETERMINE THE LIMITS OF ANY UNDERGROUND FOUNDATIONS OR SLABS.

7. D.R. STRONG CONSULTING ENGINEERS IS UNAWARE OF ANY EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OCCURRING WITHIN RECENT MONTHS.

8. D.R. STRONG CONSULTING ENGINEERS IS UNAWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

9. THERE ARE NO LAKES, DITCHES OR STREAMS RUNNING THROUGH OR WITHIN 25 FEET OF THE SURVEYED PROPERTY.

10. D.R. STRONG CONSULTING ENGINEERS IS UNAWARE OF ANY WELLS OR SEPTIC FIELDS WITHIN THE SURVEYED PROPERTY.

REFERENCES:

1. CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3012468, RECORDED UNDER KING COUNTY RECORDING NUMBER 20110919900011.2.

2. CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3008308, RECORDED UNDER KING COUNTY RECORDING NUMBER 20090514900009.

3. CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3007096, RECORDED UNDER KING COUNTY RECORDING NUMBER 20070809000007.

RECORD OF SURVEY FOR LOT BOUNDARY ADJUSTMENT NUMBERS 9806720 AND 9806721, RECORDED UNDER KING COUNTY RECORDING NUMBER 9904219002.

DATE	MARK	NATURE REVISIONS	MADE BY/APVD.

Call 2 Working Days Before You Dig 811 Utilities Underground Location Center (OR,WA,ID,MT)

DRS PROJECT NUMBER 11090

NAME OF DEVELOPEMENT 255 S KING STREET

OPD PROJECT # 6337277

D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNING SURVEYORS
620 7TH AVENUE KIRKLAND WA 98033
425.827.3063 OFFICE 800.860.1402 TOLL FREE 425.827.2423 FAX www.drstrong.com

REVIEWED BY SPU/WATER ENGINEERING	NAME OR INITIALS AND DATE	INITIALS AND DATE
20....	DESIGNED MAJ 04.26.17	REVIEWED:
REVIEWED BY SPU/DRAINAGE	CHECKED MAJ 04.26.17	
20....	DRAWN CMA 04.26.17	PROJECT MANAGER
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	CHECKED MAJ 04.26.17	REVISED AS-BUILT
20....	DESIGN REVIEW MAJ 04.26.17	

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown, and supplemented by Special Provisions.

City of Seattle
Seattle Department of Transportation

SCALE H. – V. – INSPECTOR'S BOOK –

255 S KING STREET

BETWEEN 2ND AVE S AND 3RD AVE S

SDOT PROJECT NO.	186859
VAULT PLAN NO.	790-536
VAULT SERIAL NO.	38997
SHEET	2 OF 4

NE SECTION 5, TOWNSHIP 24 N, RANGE 4 E, W.M.

255 S KING ST Street Improvement Plan

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 2014 EDITION OF CITY OF SEATTLE STANDARD SPECIFICATIONS, THE 2011 EDITION OF THE CITY OF SEATTLE STANDARD PLANS; AND SEATTLE DEPARTMENT OF TRANSPORTATION DIRECTOR'S RULE 05-2009 FOR STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION.

2. A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

3. ERRORS AND OMISSIONS ON THE PERMITTED PLANS MUST BE CORRECTED BY THE ENGINEER AND APPROVED BY THE CITY OF SEATTLE.

4. ALL PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT OF WAY MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

5. PRIOR TO THE START OF CONSTRUCTION WITHIN THE RIGHT OF WAY, THE PERMITTEE SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY OF SEATTLE DEPARTMENT OF TRANSPORTATION.

6. PERMITTEE SHALL CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR A MINIMUM OF 2 BUSINESS DAYS PRIOR TO NEEDING AN INSPECTION.

7. ALL DAMAGE TO CITY INFRASTRUCTURE CAUSED BY THE CONSTRUCTION SHALL BE IMMEDIATELY REPORTED AND REPAIRED AS REQUIRED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION. TO REPORT DAMAGE TO SPU INFRASTRUCTURE, INCLUDING ANY SEWAGE RELEASE OR BLOCKAGE, CALL 206-386-1800.

8. THE APPROVED PLANS SHALL SHOW THE APPROXIMATE AREA OF PAVEMENT RESTORATION BASED ON THE DEPTH OF UTILITY CUTS AND/OR THE AREA OF CURB AND/OR PAVEMENT TO BE REMOVED AND REPLACED. THE ACTUAL LIMITS OF THE PAVEMENT RESTORATION SHALL BE PER THE STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION DIRECTOR'S RULE 05-2009 AND WILL BE DETERMINED IN THE FIELD BY THE SEATTLE DEPARTMENT OF TRANSPORTATION STREET USE INSPECTOR PRIOR TO THE PAVEMENT RESTORATION. FOR SPU WATER SERVICES, APPLICANT MUST SHOW THE PAVEMENT RESTORATION LIMITS FOR THE PROPOSED AND THE EXISTING WATER SERVICES TO BE RETIRED, INCLUDING SERVICES THAT ARE OUTSIDE THE PROJECT AREA, BUT SERVE THE PARCEL.

9. DATUM: NAVD 88 AND NAD83 (1991).

10. SURVEYING AND STAKING OF ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY SHALL BE COMPLETED PRIOR TO CONSTRUCTION. SURVEY CUT SHEETS MUST BE SUBMITTED AND APPROVED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION AT LEAST 5 DAYS PRIOR TO CONSTRUCTION.

11. IF AN EXISTING CURB IS TO BE REMOVED AND REPLACED IN THE SAME LOCATION THE PERMITTEE SHALL PROVIDE THE STREET USE INSPECTOR A PLAN WITH EXISTING FLOW LINE AND TOP OF CURB ELEVATIONS IDENTIFIED. PERMITTEE TO STAKE THE LOCATION OF THE EXISTING CURB PRIOR TO DEMOLITION.

12. THE PERMITTEE SHALL BE RESPONSIBLE FOR REFERENCING AND REPLACING ALL MONUMENTS THAT MAY BE DISTURBED, DESTROYED OR REMOVED BY THE PROJECT AND SHALL FILE AN APPLICATION FOR PERMIT TO REMOVE OR DESTROY A SURVEY MONUMENT WITH THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, PURSUANT TO RCW 58.24.040(8).

13. THE PERMITTEE SHALL SUBMIT ALL APPLICABLE DOCUMENTS REQUIRED UNDER SECTION 1-05.1 OF THE STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION. A MATERIAL SOURCE FORM FOR ALL MATERIALS TO BE PLACED IN THE RIGHT OF WAY AND MIX DESIGNS FOR ALL ASPHALT, CONCRETE AND AGGREGATES TO BE PLACED IN THE RIGHT OF WAY MUST BE SUBMITTED TO THE SEATTLE DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION. A REVISED MATERIAL SOURCE FORM AND MIX DESIGNS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF ANY SUBSTITUTE MATERIALS.

14. THE PERMITTEE SHALL NOTIFY THE SEATTLE FIRE DEPARTMENT DISPATCHER (206-386-1495) AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUTOFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE PERMITTEE SHALL ALSO NOTIFY THE DISPATCHER OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.

15. THE PERMITTEE SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION.

16. THE PERMITTEE SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

17. IT IS THE SOLE RESPONSIBILITY OF THE PERMITTEE TO VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

18. THE PERMITTEE SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.

19. THE PERMITTEE SHALL FOLLOW SPU CORE TAP PROCEDURES FOR ALL NEW CONNECTIONS TO EXISTING SEWER OR DRAINAGE MAINS OR STRUCTURES. CONTRACTORS ARE NOT ALLOWED TO CORE INTO MAINS OR STRUCTURES WITHOUT PRIOR APPROVAL FROM SPU-DWW. TO SCHEDULE CORE CUTS CONTACT SPU-DWW AT 206-615-0511 A MINIMUM OF 48 HOURS IN ADVANCE.

20. UTILITY SERVICE CONNECTIONS SHOWN ON THIS PLAN REQUIRE SEPARATE PERMITS.

21. THE PERMITTEE SHALL PROVIDE FOR ALL TESTING AS REQUIRED BY THE STREET USE INSPECTOR.

22. INSPECTION AND ACCEPTANCE OF ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY REPRESENTATIVES OF THE CITY OF SEATTLE. IT SHALL BE THE PERMITTEE'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS ALLOWING FOR PROPER ADVANCE NOTICE. THE SEATTLE DEPARTMENT OF TRANSPORTATION STREET USE INSPECTOR MAY REQUIRE REMOVAL AND RECONSTRUCTION OF ANY ITEMS PLACED IN THE RIGHT OF WAY THAT DO NOT MEET CITY STANDARDS OR THAT WERE CONSTRUCTED WITHOUT APPROPRIATE INSPECTIONS.

23. THE PERMITTEE SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL AND SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE NATURAL OR PUBLIC DRAINAGE SYSTEM PER SECTION 8-01. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, ADDITIONAL CONTROL FACILITIES MAY BE REQUIRED. DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THE PERMITTEE'S ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.

24. ALL DISTURBED SOILS MUST BE AMENDED PER STANDARD PLAN 142 AND SECTION 8-02 OF THE STANDARD SPECIFICATIONS UNLESS WITHIN ONE FOOT OF A CURB OR SIDEWALK, THREE FEET OF A UTILITY STRUCTURE (E.G. WATER METER, UTILITY POLE, HAND HOLE, ETC.), OR THE DRIPLINE OF AN EXISTING TREE.

25. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE TRAFFIC CONTROL MANUAL FOR IN-STREET WORK. AN APPROVED TRAFFIC CONTROL PLAN WILL BE REQUIRED FOR ALL ARTERIAL STREETS PRIOR TO BEGINNING CONSTRUCTION.

26. PERMITTEE SHALL NOTIFY KING COUNTY METRO AT 684-2732 FOURTEEN DAYS IN ADVANCE OF ANY IMPACT TO TRANSIT OPERATIONS.

27. COORDINATE SIGN AND PAY STATION AND/OR PARKING METER HEAD REMOVAL AND INSTALLATION WITH SEATTLE DEPARTMENT OF TRANSPORTATION AT 684-5370. SIGNPOSTS ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD PLANS 616, 620, 621A, 621B, 625, & 626.

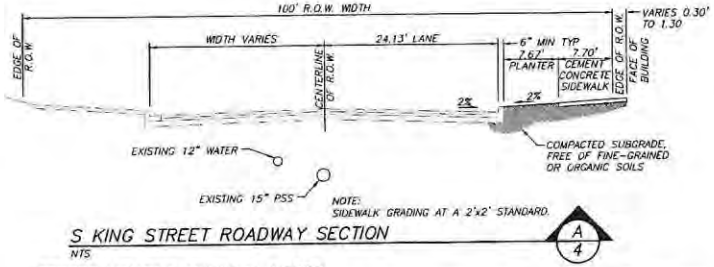
28. ALL STREET NAME SIGNS MUST BE INSTALLED BY SEATTLE DEPARTMENT OF TRANSPORTATION AT THE PERMITTEE'S EXPENSE.

29. ALL WORK PERFORMED BY SEATTLE CITY LIGHT, SEATTLE PUBLIC UTILITIES, AND OTHER UTILITIES TO REMOVE OR RELOCATE EXISTING UTILITIES SHALL BE DONE AT THE PERMITTEE'S EXPENSE.

30. PERMITTEE MUST CONTACT THE SEATTLE DEPARTMENT OF PARKS AND RECREATION TO APPLY FOR A SEPARATE PERMIT IF WORKING WITHIN A DESIGNATED PARK BOULEVARD.

31. CARE SHALL BE EXERCISED WHEN EXCAVATING OR REMOVING PAVEMENT NEAR EXISTING CHARGED WATER MAINS. CAST IRON WATER MAINS ARE KNOWN TO BE SENSITIVE TO EXCESSIVE VIBRATION. COORDINATE PROTECTIONS METHODS WITH SPU.

32. PERMITTEE SHALL CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR A MINIMUM OF 2 BUSINESS DAYS PRIOR TO PLANTING FOR INSPECTION OF STREET TREES AND LANDSCAPING.

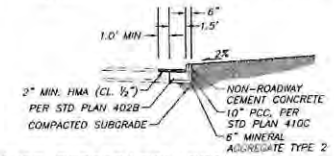


S KING STREET ROADWAY SECTION (A/4)

NTS

STREET LIGHTING GENERAL NOTES:

1. ALL DISCONNECTIONS, TEMPORARY CONNECTIONS AND FINAL SERVICE CONNECTIONS WILL BE MADE BY SEATTLE CITY LIGHT (SCL) AT PROJECT'S EXPENSE.
2. CONTRACTOR SHALL COORDINATE WITH SCL FOR REMOVING FLOOD LIGHTS AND STREETLIGHTS FROM EXISTING POLES PRIOR TO POLE REMOVAL AND THE DELIVERY OF ALL THE SALVAGED STREETLIGHT RELATED MATERIALS TO SEATTLE CITY LIGHT SALVAGE YARD AT 4TH AVE SOUTH AND SOUTH SPOKANE ST.
3. CONTRACTOR SHALL MAINTAIN EXISTING STREET LIGHTING SYSTEM DURING CONSTRUCTION.
4. WORK SHALL BE SCHEDULED SUCH THAT NO TWO (2) ADJACENT OR OPPOSITE STREET LIGHTS ARE DISABLED AT ANY ONE TIME.
5. ANY EXCAVATION IN PROXIMITY TO AN EXISTING STREETLIGHT POLE MUST BE DONE WITHOUT UNDERMINING ITS STABILITY. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SUPPORT WHICH MAY BE REQUIRED TO STABILIZE THE POLE.
6. STREETLIGHT SYSTEM GROUNDING AND BONDING SHALL BE PER SEATTLE CITY LIGHT (SCL) CONSTRUCTION STANDARD 1710.50.
7. ALL WIRING, INCLUDING STREET LIGHTING, PEDESTRIAN LIGHTING AND FESTOON LIGHTING CIRCUITS SHALL BE CLEARLY LABELED PER SEATTLE CITY LIGHT (SCL) CONSTRUCTION STANDARD 1714.10.
8. EACH LUMINAIRE SHALL BE FUSED PER SEATTLE CITY LIGHT (SCL) CONSTRUCTION STANDARD 1730.00
9. CONTRACTOR SHALL CALL FOR AN INSPECTION OF THE STREET LIGHTING SYSTEM AT VARIOUS STAGES OF INSTALLATION/CONSTRUCTION OR AS INSTRUCTED BY THE SCL INSPECTOR.
10. FOR STREET LIGHTING INSPECTIONS CONTACT SCL ELECTRICAL REVIEWER PAJE CHASE 206-730-1076.
11. CONTRACTOR WILL ASSIST THE INSPECTOR DURING THE INSPECTION, COMMISSIONING, AND FINAL CONNECTION PHASES OF THE PROJECT AS INSTRUCTED BY THE INSPECTOR. SUCH ASSISTANCE WILL INCLUDE, BUT NOT BE LIMITED TO OPENING HANDHOLES, MANHOLES AND VARIOUS ACCESS COVERS, DISCONNECTING AND RECONNECTING FUSE HOLDERS AND MECHANICAL SPLICE CONNECTIONS, VERIFYING CONDUIT RUNS, ETC.
12. CONTRACTOR SHALL PROVIDE AN OPERATOR AND MAN LIFT TRUCK FOR USE DURING INSPECTION OF INSTALLED STREETLIGHT FACILITIES.
13. CONTRACTOR SHALL CORRECT ALL PUNCH LIST ITEMS AND CALL FOR A RE-INSPECTION WHERE REQUIRED BY THE INSPECTOR.
14. UPON COMPLETION OF WIRING THE STREETLIGHT SYSTEM, THE CONTRACTOR SHALL PREPARE A SIGNED AS-BUILT AND WIRING DIAGRAM. THE DIAGRAM SHALL INCLUDE WHICH DUCT IS USED IN EACH DUCT BANK. CONTRACTOR SHALL PROVIDE THE AS-BUILT TO SCL ELECTRICAL INSPECTOR PRIOR TO REQUESTING FINAL STREETLIGHT SERVICE CONNECTION.
15. COORDINATE ALL ENERGIZING AND DE-ENERGIZING OF STREET LIGHTING SERVICE WITH SCL ELECTRICAL SERVICE REPRESENTATIVE TEN (10) WORKING DAYS IN ADVANCE.



CURB RESTORATION DETAIL

NTS

Call 2 Working Days Before You Dig 811 Utilities Underground Location Center (DUWLND,OP,WA)

DRS PROJECT NUMBER 11090

DATE	MARK	REVISIONS	MADE CHG'D BY/CK'D

NAME OF DEVELOPEMENT 255 S KING STREET — DPD PROJECT # 6337277

D.R. STRONG CONSULTING ENGINEERS
DESIGNERS PLANNERS SURVEYORS
629 7TH AVENUE
KIRKLAND, WA 98033
425.827.3063 OFFICE
800.382.1959 TOLL FREE
425.827.2923 FAX
www.drstrong.com

REVIEWED BY SPU/WATER ENGINEERING	NAME OR INITIALS AND DATE	INITIALS AND DATE
20....	DESIGNED MAJ 04.28.17	REVIEWED:
REVIEWED BY SPU/DRAINAGE	DRAWN CBA 04.28.17	PROJECT MANAGER
20....	CHECKED MAJ 04.28.17	
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	DESIGN REVIEW MAJ 04.28.17	REVISED AS-BUILT
20....	All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.	

City of Seattle
Seattle Department of Transportation

SCALE: H - V - INSPECTOR'S BOOK -

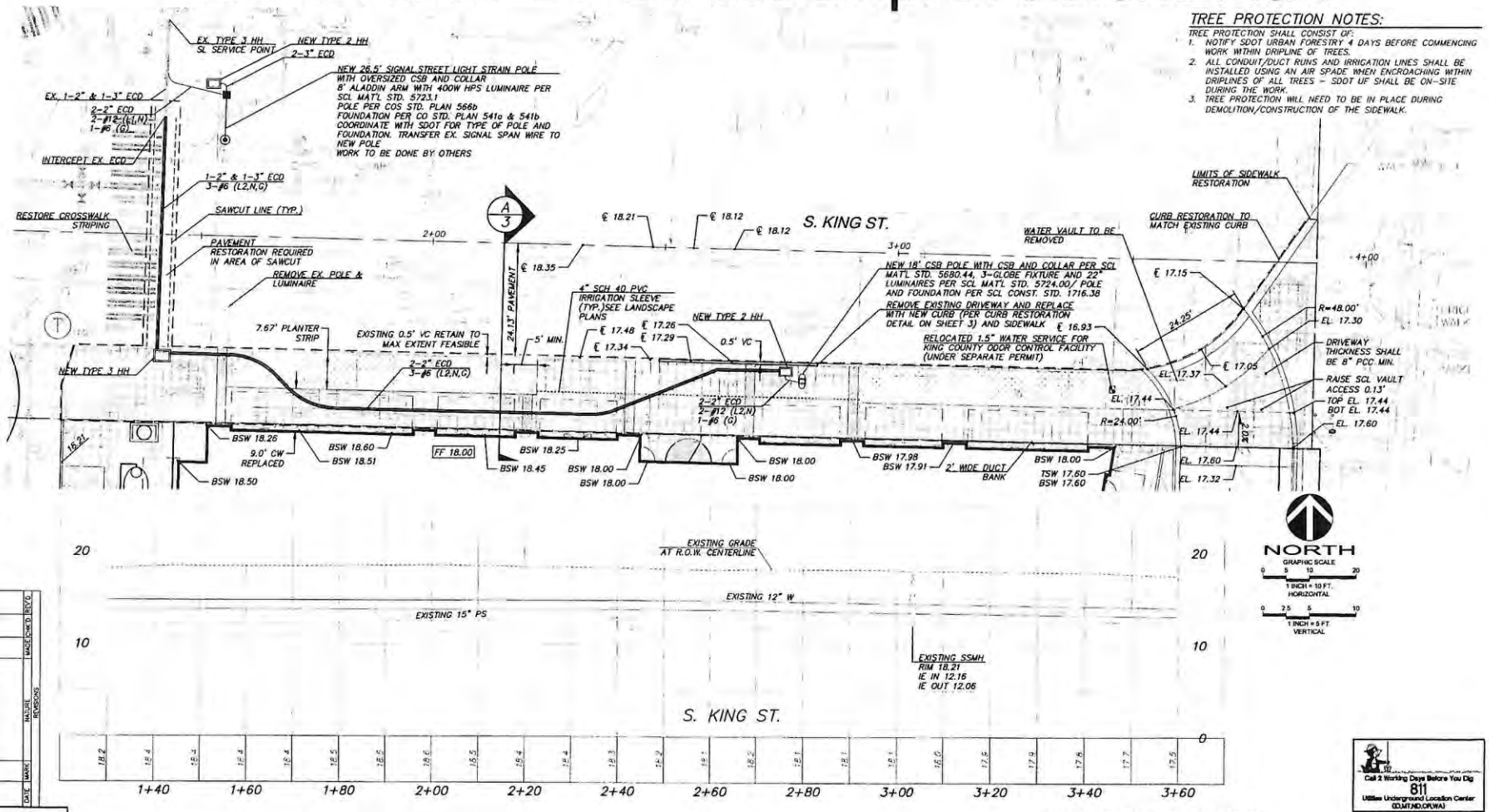
255 S KING STREET

BETWEEN 2ND AVE S AND 3RD AVE S

SDOT PROJECT NO.	186859
VAULT PLAN NO.	790-536
VAULT SERIAL NO.	36997
SHEET	3 OF 4

NE SECTION 5, TOWNSHIP 24 N, RANGE 4 E, W.M.

255 S KING ST Street Improvement Plan



TREE PROTECTION NOTES:

TREE PROTECTION SHALL CONSIST OF:

1. NOTIFY SDOT URBAN FORESTRY 4 DAYS BEFORE COMMENCING WORK WITHIN DRIPLINE OF TREES.
2. ALL CONDUIT/DUCT RUNS AND IRRIGATION LINES SHALL BE INSTALLED USING AN AIR SPADE WHEN ENCROACHING WITHIN DRIPLINES OF ALL TREES – SDOT UF SHALL BE ON-SITE DURING THE WORK.
3. TREE PROTECTION WILL NEED TO BE IN PLACE DURING DEMOLITION/CONSTRUCTION OF THE SIDEWALK.

Call 2 Working Days Before You Dig 811 Utilities Underground Location Center (DIAL 811 NO OPUWA)

DRS PROJECT NUMBER 11090

MARK	DATE	REVISIONS	MADE CHK'D	REV'D

D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 7TH AVENUE
KIRKLAND, WA 98033
425 827 3063 OFFICE
800 662 1402 TOLL FREE
425 827 3423 FAX

REVIEWED BY SPU/WATER ENGINEERING	20....
REVIEWED BY SPU/DRAINAGE	20....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20....

NAME OR INITIALS AND DATE	
DESIGNED	MAJ 04.28.17
CHECKED	MAJ 04.28.17
DRAWN	CMA 04.28.17
CHECKED	MAJ 04.28.17
DESIGN REVIEW	MAJ 04.28.17

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions

INITIALS AND DATE	
REVIEWED:	
PROJECT MANAGER	
REVISED AS-BUILT	

City of Seattle
Seattle Department of Transportation

SCALE: H. – V. – INSPECTOR'S BOOK –

NAME OF DEVELOPEMENT 255 S KING STREET

DPD PROJECT # 6337277

255 S KING STREET

BETWEEN 2ND AVE S AND 3RD AVE S

SDOT PROJECT NO.	186859
VAULT PLAN NO.	790-536
VAULT SERIAL NO.	36997
SHEET	4 OF 4

SODO BUILDERS

255 S King Street
Embassy Suites/Avalara Seahawks Tower
LID Back Up Costs Information Summary

2/13/2020

City of Seattle Hearing Examiner
EXHIBIT

ADMITTED ✓
DENIED ___

SD

FILE# CWF-0336, et al.

CSI Code	Description	Total Cost
044300	Stone Masonry Fountain,Landscapewalls, Benches, Tile Pavers Plaza	$495,299
234100	Order Control	$327,455
265100	Lighting	$253,432
320100	Street Restoration (includes fountain/landscape Walls	$16,852
321200	Asphalt, Permeable Paving	$544,803
321300	ROW, Sidewalks + Driveway	$646,469
321600	Curbs & Gutter	$53,406
328400	Irrigation	$153,306
329100	Landscape, Trees Grates	$448,278
331100	Water	$12,300
333100	Sewer	$36,010
334100	Storm	$19,550
337100	Elec Trans+Dist SCL Ductline	$352,130
	TOTAL	**$3,359,290**

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED ___
51
FILE# CWF-0 336, et al.

SODO BUILDERS

255 S King Street

Embassy Suites/Avalara Seahawks Towers

LID Back Up Cost Information

044300 – Stone Masonry Fountain, Landscape Walls, Benches, Tile Pavers Plaza - $495,299

CSI Code 044300 Stone Masonry
Include Fountain/Landscape walls/Benches
Granite pavers

2/5/2020 7:45 AM

Category Detail Report

Report = JobCostReportDetail
Group By 1 = Category
Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)
Property = 255sksip
Category Tree = 255k-phase1
From Category = 044300
To Category = 044300
Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order Trans Amount	Retainage	Net	Ctrl #
Stone Masonry	255k-ph1	- 255 King Phase 1				1,252,001	445,098	1,697,099	1,502,411	0	0	0	
		7/15/2016	07/2016	(vjsmaso_) J & S 255k-1jmsa-24			24-1	0	0	0	3,521	176	3,345 P-253465
		9/15/2016	09/2016	(vjsmaso_) J & S 255k-1jmsa-72			72-1	0	0	0	230,685	11,534	219,151 P-255409
		11/17/2016	11/2016	(vjsmaso_) J & S 255k-1jmsa-24			2	0	0	0	57,063	2,853	54,210 P-259186
		11/17/2016	11/2016	(vjsmaso_) J & S 255k-1jmsa-c01			2	0	0	0	2,700	135	2,565 P-259186
		11/17/2016	11/2016	(vjsmaso_) J & S 255k-1jmsa-c01			2	0	0	0	373	19	354 P-259186
		11/17/2016	11/2016	(vjsmaso_) J & S 255k-1jmsa-c01			2	0	0	0	-2,461	-123	-2,338 P-259186
		11/17/2016	11/2016	(vjsmaso_) J & S 255k-1jmsa-co2			2	0	0	0	-12,800	-640	-12,160 P-259186
		12/12/2016	12/2016	(vjsmaso_) J & S 255k-1jmsa-24			1459-3	0	0	0	24,993	1,250	23,743 P-260115
		12/12/2016	12/2016	(vjsmaso_) J & S 255k-1jmsa-72			72-2	0	0	0	131,221	6,561	124,660 P-260118
		1/18/2017	01/2017	(vjsmaso_) J & S 255k-1jmsa-24			1459-4	0	0	0	254,497	12,725	241,772 P-262876
		2/15/2017	02/2017	(vjsmaso_) J & S 255k-1jmsa-24			1459-5	0	0	0	8,441	422	8,019 P-264137
		2/16/2017	03/2017	(vsuscsu_) Sun Scaffold & Supply			SS1511-15SUP	0	0	0	50,257	0	50,257 P-265318
		3/13/2017	03/2017	(vjsmaso_) J & S 255k-1jmsa-co3			1459-6	0	0	0	3,533	177	3,356 P-265124
		4/20/2017	04/2017	(vsuscsu_) Sun Scaffold & Supply			SS1511-17	0	0	0	9,000	0	9,000 P-267211
		4/20/2017	04/2017	(vjsmaso_) J & S 255k-1jmsa-72-co2			1607-3	0	0	0	75,496	3,775	71,722 P-267382
		3/27/2017	05/2017	(vsuscsu_) Sun Scaffold & Supply			SS151-16	0	0	0	9,300	0	9,300 P-269035
		5/23/2017	05/2017	(vjsmaso_) J & S 255k-1jmsa-72-co2			1607-4	0	0	0	40,719	2,036	38,683 P-269199
		6/19/2017	06/2017	(vsuscsu_) Sun Scaffold & Supply			SS1511-19a	0	0	0	42,028	0	42,028 P-270202
		7/20/2017	07/2017	(vsuscsu_) Sun Scaffold & Supply			SS1511-20SUP	0	0	0	20,659	0	20,659 P-273324
		8/21/2017	08/2017	(vsuscsu_) Sun Scaffold & Supply			SS151-21atrium	0	0	0	4,904	0	4,904 P-274324
		9/18/2017	09/2017	(vjsmaso_) J & S 255k-1jmsa-72			1607-5	0	0	0	114,607	5,730	108,877 P-275387
		9/18/2017	09/2017	(vjsmaso_) J & S 255k-1jmsa-72-co2			1607-5	0	0	0	29,054	1,453	27,601 P-275387
		9/18/2017	09/2017	(vjsmaso_) J & S 255k-1jsma-72-co1			1607-5	0	0	0	-3,355	-168	-3,187 P-275387
		9/22/2017	09/2017	(vsuscsu_) Sun Scaffold & Supply			SS1511-22	0	0	0	2,250	0	2,250 P-275483
		10/11/2017	10/2017	(vjsmaso_) J & S 255k-1jmsa-72			1607	0	0	0	150,259	7,513	142,746 P-278752
		10/11/2017	10/2017	(vjsmaso_) J & S 255k-1jmsa-72-co2			1607	0	0	0	36,317	1,816	34,501 P-278752
		10/11/2017	10/2017	(vjsmaso_) J & S 255k-1jmsa-72-co5			1607	0	0	0	35,907	1,795	34,112 P-278752
		10/24/2017	10/2017	(vsuscsu_) Sun Scaffold & Supply			SS1511-23	0	0	0	12,435	0	12,435 P-278611
		11/9/2017	11/2017	(vjsmaso_) J & S 255k-1jmsa-72			1607-7	0	0	0	130,117	6,506	123,611 P-279729
		11/9/2017	11/2017	(vjsmaso_) J & S 255k-1jmsa-72-co2			1607-7	0	0	0	36,317	1,816	34,501 P-279729
		11/9/2017	11/2017	(vjsmaso_) J & S 255k-1jmsa-72-co6			1607-7	0	0	0	26,803	1,340	25,463 P-279729
		11/9/2017	11/2017	(vjsmaso_) J & S 255k-1jmsa-co4			1459-7	0	0	0	2,691	135	2,556 P-279730
		11/9/2017	11/2017	(vsuscsu_) Sun Scaffold & Supply			SS1511-24	0	0	0	3,749	0	3,749 P-279748
		12/8/2017	12/2017	(vjsmaso_) J & S 255k-1jmsa-72			1607-8	0	0	0	18,928	946	17,982 P-280794
		12/8/2017	12/2017	(vjsmaso_) J & S 255k-1jmsa-72-co2			1607-8	0	0	0	12,106	605	11,500 P-280794
		12/8/2017	12/2017	(vjsmaso_) J & S 255k-1jsma-72-co3			1607-8	0	0	0	-8,240	-412	-7,828 P-280794
		12/8/2017	12/2017	(vjsmaso_) J & S 255k-1jsma-72-co4			1607-8	0	0	0	-889	-44	-845 P-280794
		12/15/2017	12/2017	(vsuscsu_) Sun Scaffold & Supply			SS1511-25	0	0	0	2,016	0	2,016 P-280737

Category Detail Report

Report = JobCostReportDetail

Group By 1 = Category

Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)

Property = 255sksip

Category Tree = 255k-phase1

From Category = 044300

To Category = 044300

Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order	Trans Amount	Retainage	Net	Ctrl #
		1/16/2018	01/2018	(vjsmaso_) J & S 255k-1jmsa-72			1607-72	0	0	0	595	30	565	P-283744
		1/16/2018	01/2018	(vjsmaso_) J & S 255k-1jmsa-72-co2			1607-72	0	0	0	12,106	605	11,500	P-283744
		1/16/2018	01/2018	(vjsmaso_) J & S 255k-1jmsa-72-co7			1607-72	0	0	0	19,777	989	18,788	P-283744
		1/16/2018	01/2018	(vjsmaso_) J & S 255k-1jsma-72-co3			1607-72	0	0	0	-434	-22	-412	P-283744
		1/16/2018	01/2018	(vjsmaso_) J & S 255k-1jsma-72-co4			1607-72	0	0	0	9,095	455	8,640	P-283744
		1/16/2018	01/2018	(vjsmaso_) J & S 255k-1jsma-72-co4			1607-72	0	0	0	-19,791	-990	-18,801	P-283744
		1/16/2018	01/2018	(vjsmaso_) J & S 255k-1jsma-72-co4			1607-72	0	0	0	8,785	439	8,346	P-283744
		1/16/2018	01/2018	(vjsmaso_) J & S 255k-1jsma-72-co4			1607-72	0	0	0	1,864	93	1,771	P-283744
		1/18/2018	01/2018	(vsuscsu_) Sun Scaffold & Supply			SS1511-26	0	0	0	4,525	0	4,525	P-284009
		2/13/2018	02/2018	(vjsmaso_) J & S 255k-1jmsa-72-co8			1607-10	0	0	0	13,371	669	12,702	P-285069
		2/13/2018	02/2018	(vjsmaso_) J & S 255k-1jsma-72-co1			1607-10	0	0	0	-6,745	0	-6,745	P-285069
		2/14/2018	02/2018	(vjsmaso_) J & S 255k-1jsma-72-co1			1607-10	0	0	0	6,745	0	6,745	P-285069
		2/14/2018	02/2018	(vsuscsu_) Sun Scaffold & Supply			SS1511-27	0	0	0	9,365	0	9,365	P-285225
		2/14/2018	02/2018	(vsuscsu_) Sun Scaffold & Supply			SS1511-27	0	0	0	-9,365	0	-9,365	P-285225
		2/14/2018	02/2018	(vsuscsu_) Sun Scaffold & Supply			SS1511-27	0	0	0	9,365	0	9,365	P-285225
		3/14/2018	03/2018	(vjsmaso_) J & S 255k-1jmsa-24			24-8	0	0	0	3,435	172	3,263	P-286668
		3/14/2018	03/2018	(vjsmaso_) J & S 255k-1jmsa-72			72-11	0	0	0	40,150	2,008	38,142	P-286670
		3/14/2018	03/2018	(vjsmaso_) J & S 255k-1jmsa-72-co9			72-11	0	0	0	8,192	410	7,782	P-286670
		3/14/2018	03/2018	(vjsmaso_) J & S 255k-1jmsa-24			R-24-1-(2)	0	0	0	0	-176	176	P-286765
		3/14/2018	03/2018	(vjsmaso_) J & S 255k-1jmsa-24			R-2-(2)	0	0	0	0	-2,853	2,853	P-286766
		3/14/2018	03/2018	(vjsmaso_) J & S 255k-1jmsa-c01			R-2-(2)	0	0	0	0	-135	135	P-286766
		3/14/2018	03/2018	(vjsmaso_) J & S 255k-1jmsa-c01			R-2-(2)	0	0	0	0	-19	19	P-286766
		3/14/2018	03/2018	(vjsmaso_) J & S 255k-1jmsa-c01			R-2-(2)	0	0	0	0	123	-123	P-286766
		3/14/2018	03/2018	(vjsmaso_) J & S 255k-1jmsa-co2			R-2-(2)	0	0	0	0	640	-640	P-286766
		3/14/2018	03/2018	(vjsmaso_) J & S 255k-1jmsa-24			R-1459-3-(2)	0	0	0	0	-1,250	1,250	P-286767
		3/14/2018	03/2018	(vjsmaso_) J & S 255k-1jmsa-24			R-1459-4-(2)	0	0	0	0	-12,725	12,725	P-286768
		3/14/2018	03/2018	(vjsmaso_) J & S 255k-1jmsa-24			R-1459-5-(2)	0	0	0	0	-422	422	P-286769
		3/14/2018	03/2018	(vjsmaso_) J & S 255k-1jmsa-co3			R-1459-6-(2)	0	0	0	0	-177	177	P-286770
		3/14/2018	03/2018	(vjsmaso_) J & S 255k-1jmsa-co4			R-1459-7-(2)	0	0	0	0	-135	135	P-286771
		3/14/2018	03/2018	(vjsmaso_) J & S 255k-1jmsa-24			R-24-8-(2)	0	0	0	0	-172	172	P-286772
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72			R-72-1-(2)	0	0	0	0	-11,534	11,534	P-290664
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72			R-72-2-(2)	0	0	0	0	-6,561	6,561	P-290665
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72-co2			R-1607-3-(2)	0	0	0	0	-3,775	3,775	P-290666
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72-co2			R-1607-4-(2)	0	0	0	0	-2,036	2,036	P-290667
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72			R-1607-5-(2)	0	0	0	0	-5,730	5,730	P-290668
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jsma-72-co1			R-1607-5-(2)	0	0	0	0	168	-168	P-290668
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72-co2			R-1607-5-(2)	0	0	0	0	-1,453	1,453	P-290668
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72			R-1607-(2)	0	0	0	0	-7,513	7,513	P-290669
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72-co2			R-1607-(2)	0	0	0	0	-1,816	1,816	P-290669

Category Detail Report

Report = JobCostReportDetail
Group By 1 = Category
Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)
Property = 255sksip
Category Tree = 255k-phase1
From Category = 044300
To Category = 044300
Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order Trans Amount		Retainage	Net	Ctrl #
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72-co5			R-1607-(2)	0	0	0	0	-1,795	1,795	P-290669
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72			R-1607-7-(2)	0	0	0	0	-6,506	6,506	P-290670
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72-co2			R-1607-7-(2)	0	0	0	0	-1,816	1,816	P-290670
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72-co6			R-1607-7-(2)	0	0	0	0	-1,340	1,340	P-290670
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72			R-1607-8-(2)	0	0	0	0	-946	946	P-290671
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72-co2			R-1607-8-(2)	0	0	0	0	-605	605	P-290671
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jsma-72-co3			R-1607-8-(2)	0	0	0	0	412	-412	P-290671
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jsma-72-co4			R-1607-8-(2)	0	0	0	0	44	-44	P-290671
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72			R-1607-72-(2)	0	0	0	0	-30	30	P-290672
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72-co2			R-1607-72-(2)	0	0	0	0	-605	605	P-290672
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jsma-72-co3			R-1607-72-(2)	0	0	0	0	22	-22	P-290672
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jsma-72-co4			R-1607-72-(2)	0	0	0	0	-455	455	P-290672
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jsma-72-co4			R-1607-72-(2)	0	0	0	0	990	-990	P-290672
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jsma-72-co4			R-1607-72-(2)	0	0	0	0	-439	439	P-290672
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jsma-72-co4			R-1607-72-(2)	0	0	0	0	-93	93	P-290672
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72-co7			R-1607-72-(2)	0	0	0	0	-989	989	P-290672
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72-co8			R-1607-10-(2)	0	0	0	0	-669	669	P-290673
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72			R-72-11-(2)	0	0	0	0	-2,008	2,008	P-290674
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72-co9			R-72-11-(2)	0	0	0	0	-410	410	P-290674
		3/28/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72-co11			R-72-12-(2)	0	0	0	0	-233	233	P-290675
		4/17/2018	04/2018	(vjsmaso_) J & S 255k-1jmsa-72-co11			72-12	0	0	0	4,663	233	4,430	P-290635
		5/10/2018	05/2018	(vralind_) Rainier 255k-1rain-p418			316046	0	0	0	2,000	0	2,000	P-292220
255k-ph1 Total						**1,252,001**	**445,098**	**1,697,099**	**1,502,411**	**0**	**1,672,900**	**0**	**1,672,900**	
Stone Masonry Total						**1,252,001**	**445,098**	**1,697,099**	**1,502,411**	**0**	**1,672,900**	**0**	**1,672,900**	
Grand Total						**1,252,001**	**445,098**	**1,697,099**	**1,502,411**	**0**	**1,672,900**	**0**	**1,672,900**	

Before WSST

J&S Contract 816,562 partial
Co 2 ~~247,715 partial see change order log~~

~~Total 1,064,277~~

Total = 495,299

Trade Contract: J&S Masonry, Inc. License Number: JSMASI*126N6	Project Name: 255 S King St Phase 1 Contract Amount: $816,562.00+W.S.S.T. CSI CODE 044300 $257,238.00+W.S.S.T. CSI CODE 077600
Insurance Expiration Date: 04/01/16 Limits of Insurance: $6,000,000.00 per each occurrence Phone Number: 425-888-0200 Fax Number: 425-888-0380	Basis of Compensation: Lump Sum Retainage Percentage: 5% Contract Time: 108 Working Days Schedule Attached: Yes [X] No [ ]

TRADE CONTRACT

THIS AGREEMENT was made and entered into this 10th of March, 2016, by and between:

255 South King Street LP
270 S Hanford St # 100
Seattle, WA 98134
TEL: 206-971-7899
FAX: 206-623-0338

the OWNER, and
J&S Masonry, Inc.
PO Box 497
North Bend, WA 98045
TEL: 425-888-0200
FAX: 425-888-0380

the TRADE CONTRACTOR

THE OWNER, for the full, complete, and faithful performance of this TRADE CONTRACT, agrees to pay the TRADE CONTRACTOR on the following basis:

The Lump sum of: One Million, Seventy-Three Thousand, Eight Hundred Dollars and Zero Cents plus WA Sales Tax ($1,073,800.00).

IN CONSIDERATION THEREFORE, THE TRADE CONTRACTOR AGREES AS FOLLOWS:

1. To furnish and perform all work as described in Paragraph 3, for the construction of (Project, Title & Location) (the "Project");

255 S King St Phase 1
Seattle, WA 98104

For

255 South King Street LP

the OWNER, and the representative of the OWNER authorized to interpret and judge the performance of the contract and named as the architect, engineer, contracting officer or otherwise which representative shall be designated as the OWNER'S authorized agent; and all of which shall be done timely, faithfully and in strict compliance with this Agreement and the TRADE CONTRACT DOCUMENTS identified as the listed attached Exhibits (1, 2, 3, 4, 5), and in accordance with the drawings and specifications for the construction prepared by:

Freiheit & Ho Architects Construction Issue Set Dated 09/22/15 Through ASI #36 Dated 2/3/16
Freiheit & Ho Architects Project Manual Specifications Dated 09/22/15
DCI Engineers Construction Issue Set Dated 09/22/15
Degen & Degen Construction Issue Set Dated 09/22/15
Embassy Suites Brand Standards North America 7/1/14
Exhibit 1 Construction Schedule
Exhibit 2 Trade Contractors Consent To Assignment And Lien Waiver
Exhibit 3 Wrap Up Insurance
Exhibit 4 Wrap Up Insurance Manual
Exhibit 5 ClickSafety

2. To be bound by all laws, government regulations, and orders. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and this contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this contract shall forthwith be physically amended to make such insertion or correction.

3. To provide all necessary supervision, management, services, engineering, testing, materials, labor, supplies, attachments, equipment, plant sundries, appurtenances and/or any other act or necessary thing required to diligently and fully perform and complete all work required to complete the Project, in strict accordance with the TRADE CONTRACT DOCUMENTS. All work shall be performed in accordance with applicable manufacturer's instructions and industry best practices unless in conflict with the TRADE CONTRACT DOCUMENTS. All work as specified in section(s) including but not limited to:

CSI Code 044300 - Stone Masonry Fountains and Landscape Total $816,562.00 + W.S.S.T.
Labor, material and equipment to install Yellow Mountain Stone as outlined below:

- HS-08 at East and West Plazas, Level 1 Atrium, Hallway to S0131 $295,538.00 Y
- HS-09 at East and West Plazas, Level 1 Atrium, Hallway to S0131 $ 71,125.00
- HS-20 at the East Plaza Turnaround $ 55,761.00 Y
- HS-15 at West Plaza Water Feature Edge A $ 7,542.00 Y
- HS-15 at West Plaza Water Feature Edge B $ 32,280.00 Y
- HS-15 at West Plaza Water Feature Veneer and Basin $ 8,053.00 Y
- HS-15 at 3 stairs at the west planter at S06 $ 2,793.00 NO
- HS-15 at 32 steps at the S06 upper pools $ 52,189.00 NO
- HS-15 for the wall caps and veneer at S06 $104,612.00 No
- HS-15 cladding for the upper pools and planter at S06 $124,519.00 NO
- 6 entry bollards at the East Plaza prepared to receive lighting $ 10,100.00 No
- Sealing of all granite with Stainproof Granite Sealer $ 40,150.00 HALF 20,000
- Parking costs $ 11,900.00 HALF 5,000

CSI Code 077600 – Pedestal Mounted Pavers Total $257,238.00 + W.S.S.T.
Labor, material and equipment to install Yellow Mountain Stone pedestal mounted pavers and Atlas Concorde – Etic Pro 20mm porcelain wood pattern pavers at locations specified as decorative paving tile at S07 and HS-18 at S06 as outlined below:

- HS-15 at S07 and S06 $ 81,696.00
- HS-20 at S06 $ 55,990.00
- HS-15 at N23 Decks $ 38,296.00
- HS-18 at S06 & S07 $ 81,256.00

Finish Schedule:

- HS-08 – 12"x24"x1" – Preto Carvao Basalt – 50% Thermal 50% Adze Finish
- HS-09 – 4"x24"x1" – Preto Carvao Basalt – 50% Thermal 50% Adze Finish
- HS-15 – 24"x24"x1" – Preto Carvao Basalt – 50% Thermal 50% Adze Finish at S06 & S07
- HS-20 – 12"x12"x1" – Grigio Sal Granite – 50% Thermal 50% Adze Finish at East pedestrian walk
- HS-18 – Etic Pro Wood Pavers

Includes:

- Shop tickets for verification of dimensions and finishes
- Assembly drawings
- Digital images during fabrication
- QA/QC Reports
- Material samples for approval of color and finish
- Laticrete Platinum 254 thin set
- 2" mortar bed for atrium stone
- Stone anchors for vertical stone
- Pedestals for elevated paver application
- Stainproof Granite Sealer
- Parking for crew
- Layout of J&S Masonry installed items
- Removal of J&S Masonry generated debris to onsite dumpster provided by 255 S King Street
- Procurement of Yellow Mountain Stone materials from China including management of shipping and customs logistics
- HS-08 and HS-09 extend from the atrium through S0131 Hall to bathrooms S0130 and S0128.

General Exclusions:

- Layout of other trades work
- Breakaway bollards at southeast corner
- Overtime costs
- Shoring
- Engineering
- Caulking of masonry to dissimilar
- Substrates/structural fill/structural elements other than pedestals
- Fluid applied damp proofing
- Temp power and water
- Dumpsters
- Sculptural elements

Labor Rates:
J&S Masonry will perform corrective and/or additional work at the following billable rates for the duration of the project:

- Regular Time - $78.00 per hour
- Overtime - $103.00 per hour
- Double Time - $128.00 per hour

4. To complete all work as described in Paragraph 3 within the Contract Time as follows:

   101 Working Days

5. To provide evidence of adequate insurance as required by this TRADE CONTRACT.

6. To provide Submittals and/or Shop Drawings as required by the Trade Contract Drawings.

7. To faithfully perform all other terms and conditions of this TRADE CONTRACT.

8. Additional Requirements:

- LEED Requirements;
  1. All sealants, adhesives, primers, paints, carpets and wood must be submitted to and approved by 255 S King St LP prior to using them onsite. Submittals to include "Trade Contractor EQ4 Form" and backup documentation on manufacturer's letterhead
  2. Backup documentation is required for each item submitted for EQ credit 4
  3. Trade contractor must provide 255 S King St LP with LEED credits MR4 and 5 submittals in a timely manner including "Trade Contractor Material Content Form"
  4. Backup documentation is required for each material that has recycled content stating pre-consumer and post-consumer content for each item. Note that "industry" averages are not sufficient; actual values are needed
  5. Backup documentation is required for each material that is manufactured and harvested within 500 miles of the jobsite stating harvest and manufacturing locations on formal letterhead from manufacturer. For materials that are heavily recycled, such as steel, the harvest location should be the scrapyard or recycler that the steel was purchased from
  6. 255 S King St LP reserves the right to withhold payment on any invoice until LEED submittals are satisfactory
- Noise Reduction;
  1. All equipment and especially mufflers are to be maintained in good working order
  2. Engine enclosures to be used on non-portable equipment when the engine is the dominate source of noise
  3. Stationary equipment should be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts may still be potentially significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving locations
  4. To the extend feasible, substitute hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise
  5. Where feasible, equipment operations lifts rather than drag to minimize material handling noise
- Historic Site;
  1. Trade contractor is to comply with reference regulations regarding archaeological resources (RCW Chapters 27.34, 27.44, 27.53, 79.02, 79.105 and WAC Chapter 25.48
- Before commencing work, trade contractor will go over the schedule with the superintendent, deliver to the office trade contractor contact information sheet, subtier contractor and supplier list, insurance certificate, site specific safety plan with MSDS sheets and Click Safety certifications
- Participation in the Click Safety program is mandatory. All costs associated with the program are the responsibility of the trade contractor. Click Safety applies to all trade contractors and their sub-tier onsite personnel
- Please invoice 255 S King St LP. Be sure to include with your invoice a schedule of values using the CSI cost codes provided on page 2 of this agreement, W.S.S.T. and a lien waiver to speed the release of payment
- Trade contractor daily report must include # of workers onsite, hours worked per day, a short description of work completed and identification of any problems or issues onsite
- Attendance is mandatory at weekly safety meeting as well as weekly coordination meetings
- Parking will not be provided by 255 S King St LP
- Pollution liability insurance is not applicable
- Trade contractor to provide electronic copy of submittals

255 SOUTH KING STREET LP

By: _____
Gregory J. Steinhauer
Title: Managing Member
Date: 3.22.2016

TRADE CONTRACTOR

By: _____
Authorized Signature / Ryan Baker
Title: Vice President
Date: 3-15-16

270 S Hanford St 9100
Seattle, WA 98134
Phone: 206-281-1650
Fax: 206-623-0138

CHANGE ORDER
No. 00002

TITLE: COR #2
PROJECT: 255 S King St Phase 1
TO: Attn: Ryan Baker
J&S Masonry
PO Box 497
201 Sydney Ave N
North Bend, WA 98045
Phone: 425-888-0200
Fax: 425-888-0380

DATE: 10/05/2016
JOB: 255 Phase 1
CONTRACT NO: 72
ADJUST BUDGET: No

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 443000 Added YMS scope at Atrium planters & fountain, West Plaza Bench, & S06 Benches Per COR#2 dated 9/14/16	04	1	$242,115.00	9.60%	$23,243.04	$242,115.00

Reason #				
01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions	
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	**$242,115.00**
Unit Tax:	**$23,243.04**
Total:	**$265,358.04**

The Original Contract Sum was	**$1,176,884.80**
Net Change by Previously Authorized Requests and Changes	**($3,677.08)**
The Contract Sum Prior to This Change Order was	**$1,173,207.72**
The Contract Sum Will be Increased	**$265,358.04**
The New Contract Sum Including This Change Order	**$1,438,565.76**
Percent Change of this Change Order vs Previous Authorized Amount	**22.62%**
Percent of all Request and Changes vs Original Contract	**22.24%**

ACCEPTED:

J&S Masonry	SODO Builders, LLC	255 S King St LP
By:	By:	By:
Ryan Baker	Ted Aristakessian	Gregory Steinhauer
Date: 10-5-16	Date: 10-5-16	Date:

Rev 1 1

234100 – Order Control - $327,455

Ph1 CSI Code 234100 Odor Control

Category Detail Report

Report = JobCostReportDetail
Group By 1 = Category
Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)
Property = 255skstp
Category Tree = 255k-phaseI
From Category = 234100
To Category = 234100
Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Orders	Trans Amount	Retainage	Net	Ctrl #
Particulate Air Filtr	255k-ph1 - 255 King Phase 1					328,000	-545	327,455	327,455	0	0	0	0	
		10/31/2014	12/2014	(vnorcon_) North 255k-1norco-10			495*03	0	0	0	33,134	1,657	31,477	P-206949
		12/22/2014	01/2015	(vnorcon_) North 255k-1norco-10			495*04	0	0	0	173,420	8,671	164,749	P-209181
		12/31/2014	01/2015	(vnorcon_) North 255k-1norco-10			495*05	0	0	0	60,946	3,047	57,899	P-210284
		6/5/2015	08/2015	(vnorcon_) North 255k-1norco-10			495-08	0	0	0	19,875	994	18,881	P-230623
		6/5/2015	08/2015	(vnorcon_) North 255k-1norco-c01			495-08	0	0	0	-19,875	-994	-18,881	P-230623
		6/5/2015	08/2015	(vnorcon_) North 255k-1norco-c01			495-08	0	0	0	59,955	2,998	56,957	P-230623
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10			R-495*01-(2)	0	0	0	0	-1,657	1,657	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10			R-495*01-(2)	0	0	0	0	-8,671	8,671	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10			R-495*01-(2)	0	0	0	0	-3,047	3,047	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10			R-495*01-(2)	0	0	0	0	-994	994	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-c01			R-495*01-(2)	0	0	0	0	994	-994	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-c01			R-495*01-(2)	0	0	0	0	-2,998	2,998	P-230715
	255k-ph1 Total					328,000	-545	327,455	327,455	0	327,455	0	327,455	
Particulate Air Filtration Total						328,000	-545	327,455	327,455	0	327,455	0	327,455	
Grand Total						328,000	-545	327,455	327,455	0	327,455	0	327,455	

Trade Contract: Northwest Construction Inc. License Number: NORTHCI010NG	Project Name: 255 S King St Construction Contract Amount: $207,375.00 + W.S.S.T. CSI CODE 234100 $143,975.00 + W.S.S.T. CSI CODE 331100 $36,010.00 + W.S.S.T. CSI CODE 333100 $181,493.75 + W.S.S.T. CSI CODE 334100 $382,160.00 + W.S.S.T. CSI CODE 337100
Insurance Expiration Date: Limits of Insurance: $1,000,000.00 per each occurrence Phone Number: 425-453-8380 Fax Number: 425-453-8404	Basis of Compensation: Time & Material, Not to Exceed Retainage Percentage: 5% Contract Time: 30 Working Days 39 Working DAYS Schedule Attached: Yes ☑ No ☐

TRADE CONTRACT

THIS AGREEMENT was made and entered into this 31st of July, 2014, by and between:

255 South King Street LP
170 S Hanford St # 100
Seattle, WA 98134
TEL: 206-971-7039
FAX: 206-623-6538

the OWNER, and
Northwest Construction, Inc.
1400 140th Pl NE, Suite #101
Bellevue, WA 98007
TEL: 425-453-8380
FAX: 425-453-8404

the TRADE CONTRACTOR.

THE OWNER, for the full, complete, and faithful performance of this TRADE CONTRACT, agrees to pay the TRADE CONTRACTOR on the following basis:

Time & Material Not to Exceed: One Million, Thirty One Thousand, Seven Hundred Thirteen Dollars and Seventy Five Cents Plus WA Sales Tax ($1,031,713.75).

IN CONSIDERATION THEREFORE, THE TRADE CONTRACTOR AGREES AS FOLLOWS:

1. To furnish and perform all work as described in Paragraph 3, for the construction of (Project, Title & Location) (the "Project");

255 S King St Construction
Seattle, WA 98104

For

255 South King Street LP

the OWNER, and the representative of the OWNER, authorized to interpret and judge the performance of the contract and named as the architect, engineer, contracting officer or otherwise which representative shall be designated as the OWNER'S authorized agent; and all of which shall be done timely, faithfully and in strict compliance with this Agreement and the TRADE CONTRACT DOCUMENTS identified as the listed attached Exhibits (A), and in accordance with the drawings and specifications for the construction prepared by:

2. To be bound by all laws, government regulations, and orders. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and this contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this contract shall forthwith be physically amended to make such insertion or correction.

3. To provide all necessary supervision, management, services, engineering, testing, materials, labor, supplies, attachments, equipment, plant sundries, appurtenances and/or any other act or necessary thing required to diligently and fully perform and complete all work required to complete the Project, in strict accordance with the TRADE CONTRACT DOCUMENTS. All work shall be performed in accordance with applicable manufacturer's instructions and industry best practices unless in conflict with the TRADE CONTRACT DOCUMENTS. All work included as identified in Specification Sections noted below.

CSI Code 234100 Odor Control **Total $287,375.00 + W.S.S.T.**

Scope – Odor Control Piping	Qty.	Unit	Unit Price	Total Price
Sawcut / Pavement Removal	1	LS	$5,500.00	$5,500.00
Shore East Trench Excavation	1,200	SF	$100.00	$120,000.00
30" Odor Control Pipe	120	LF	$835.00	$100,200.00
CDF Encasement	120	LF	$75.00	$9,000.00
Contaminated Dump Fees	500	TON	$39.75	$19,875.00
Dewater Trench	1	LS	$25,000.00	$25,000.00
Pavement Restoration	40	TON	$195.00	$7,800.00
			Total	$287,375.00

CSI Code 331100 Water **Total $143,975.00 + W.S.S.T.**

Scope – Mobilization / General Conditions / Site Prep	Qty	Unit	Unit Price	Total Price
Mobilize Equipment	1	LS	$3,500.00	$3,500.00
Project Management	1	LS	$15,000.00	$15,5000.00
Pothole / Locate	1	LS	$10,000.00	$10,000.00
			Total	$28,500.00

Scope – Water Distribution Piping	Qty	Unit	Unit Price	Total Price
6" Waterline	220	LF	$125.00	$27,500.00
1" Weller St Bridge Domestic Service	150	LF	$82.00	$12,300.00
Contaminated Dump Fees	300	TON	$39.75	$11,925.00
Pavement Restoration	75	TON	$195.00	$14,625.00
Excavate / Backfill 12" Water Main @ 2nd Ave	40	LF	$110.00	$4,400.00
			Total	$70,750.00

Scope – Retire Meter / New Meter @ King Street	Qty.	Unit	Unit Price	Total Price
Sawcut / Pavement / Vault Removal	1	LS	$6,750.00	$6,750.00
Excavate / Backfill Trench	100	LF	$245.00	$24,500.00
Contaminated Dump Fees	100	TON	$39.75	$3,975.00
Street Restoration	1	LS	$9,500.00	$9,500.00
			Total	$44,725.00

CSI Code 333100 Sewer **Total $36,010.80 + W.S.S.T.**

Scope – 2" Public Stadium Authority Sewer Forcemain	Qty.	Unit	Unit Price	Total Price
Excavate Launch / Receiving Pit	1	LS	$4,000.00	$4,000.00
Install 2" Forcemain - Trenchless	320	LF	$45.50	$14,560.00
Connect Ex Manhole / Pipe	2	EA	$2,225.00	$4,450.00
Remove Trenchless Drill Spoils	1	LS	$7,000.00	$7,000.00
Street Restoration	1	LS	$6,000.00	$6,000.00
			Total	$36,010.00

CSI Code 334100 Storm **Total $181,493.75 + W.S.S.T.**

Scope – Storm Drain Piping	Qty.	Unit	Unit Price	Total Price
Con Ex Pipe / Structures	2	EA	$3,700.00	$7,400.00
SD Structures	3	EA	$3,500.00	$10,500.00
12" Diameter Storm Drain Pipe	445	LF	$250.00	$111,250.00
Contaminated Dump Fees	825	TON	$39.75	$32,793.75
Re-Route Ex 8" Storm Drain @ Weller St Bridge	115	LF	$170.00	$19,550.00
			Total	$181,493.75

CSI Code 337100 Electrical Transmission & Distribution **Total $382,860.00 + W.S.S.T.**

Scope - Electric Re-Route	Qty.	Unit	Unit Price	Total Price
Mobilization	1	LS	$8,250.00	$8,250.00
Project Management / Permits / Traffic Plans	1	LS	$19,000.00	$19,000.00
Pothole / Locate	1	LS	$5,500.00	$5,500.00
Sawcut	400	LF	$7.50	$3,000.00
Remove AC / Concrete Pavement	80	TCY	$44.50	$3,560.00
Excavate / Backfill / Shore S14 Vault	1	EA	$48,000.00	$48,000.00
Excavate / Shore South Leg Trench	130	LF	$370.00	$48,100.00
Excavate / Shore North Leg Trench	40	LF	$465.00	$18,600.00
Concrete Encasement	170	LF	$240.00	$40,800.00
CDF Backfill – Vault & Trench	1	LS	$27,000.00	$27,000.00
Dewater Vault / Trench	1	LS	$33,850.00	$33,850.00
Set Vault / Grout Conduit	1	LS	$9,500.00	$9,500.00
Electrical Conduit / Vault	1	LS	$107,500.00	$107,500.00
Crushed Rock Base / AC Pavement Restoration	200	SY	$51.00	$10,200.00
			Total	$382,860.00

4. To complete all work as described in Paragraph 3 within the Contract Time as follows:

   32 Working Days

5. To provide evidence of adequate insurance as required by this TRADE CONTRACT.

6. To provide Submittals and/or Shop Drawings as required by the Trade Contract Drawings.

7. To faithfully perform all other terms and conditions of this TRADE CONTRACT.

8. Additional Requirements:

- Noise Reduction;
  1. All equipment and especially mufflers are to be maintained in good working order
  2. Engine enclosures to be used on non-portable equipment when the engine is the dominate source of noise
  3. Stationary equipment should be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts may still be potentially significant, portable noise barriers shall be placed around equipment with the opening directed away from the sensitive receiving locations
  4. To the extend feasible, substitute hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise
  5. Where feasible, equipment operations idle rather than drag to minimize material handling noise
- Historic Site;
  1. Subcontractor is to comply with ordinance regulations regarding archaeological resources (RCW Chapters 27.34, 27.44, 27.53, 79.02, 79.105 and WAC Chapter 25.48)
- Before commencing work, subcontractor will go over schedule with superintendent, deliver to the office as insurance certificate, site specific safety plan and MSDS sheets
- Please invoice 253 S King St L.P. Be sure to include with your invoice a schedule of values using the CSI cost codes provided on page 2 & 3 of this agreement, W.S.S.T. and a lien waiver to speed the release of payment
- Time sheets, material and equipment invoices to be included with monthly invoice
  Subcontractor daily report must include # of workers onsite, hours worked per day, a short description of work completed and identification of any problems or issues onsite
- Attendance is mandatory at weekly safety meeting as well as weekly coordination meetings
- Pollution liability insurance is not applicable
- Submittals must be bound in notebooks
- Subcontractor to provide 2 hard copy sets and 1 electronic disk copy of as builts of all completed work

253 SOUTH KING STREET LP	TRADE CONTRACTOR
By:	By:
Gregory L. Steinbrueck	Authorized Signature
Title: Managing Member	Title: CEO
Date: 9/29/2014	Date: 8/15/14

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-971-7899
Fax: 206-623-0238

CHANGE ORDER
No. 00001

TITLE: Serial Letter 01B Misc Items
PROJECT: 255 S King St Phase 1
TO: Attn: Zach Bowman
Northwest Construction, Inc
2353 130th Ave NE
Suite #100
Bellevue, WA 98007
Phone: 425-453-8380
Fax: 425-453-8404

DATE: 05/28/2015
JOB: 255 Phase 1
CONTRACT NO: 10
ADJUST BUDGET: Yes

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 234100 Removal of contaminate dump fees from NWC scope Per serial letter 01B dated 5/26/15	09	1	($19,875.00)	9.60%	($1,908.00)	($19,875.00)
00002	CSI Code 331100 Removal of contaminate dump fees from NWC scope Per serial letter 01B dated 5/26/15	09	1	($15,900.00)	9.60%	($1,526.40)	($15,900.00)
00003	CSI Code 334100 Removal of contaminate dump fees from NWC scope Per serial letter 01B dated 5/26/15	09	1	($32,793.75)	9.60%	($3,148.20)	($32,793.75)
00004	CSI Code 337100 Labor and material to add oil/water separator required by SCL for temp power transformer	07	1	$11,410.69	9.60%	$1,095.43	$11,410.69
00005	CSI Code 338200 Labor and material to install communication and phone line conduits to the jobsite trailer	09	1	$9,708.81	9.60%	$932.05	$9,708.81
00006	CSI Code 331100 Labor and material to install 2" water service for construction water	09	1	$3,765.66	9.60%	$361.50	$3,765.66
00007	CSI Code 334100 Labor and material to clear a clogged CB in South parking lot	06	1	$3,556.08	9.60%	$341.38	$3,556.08
00008	CSI Code 015600 Labor and equipment to move sidewalk containers for cleaning and painting @ Sodo yard	09	1	$1,697.45	9.60%	$162.96	$1,697.45
00009	CSI Code 331100 Labor and material to build a water tree for jobsite	09	1	$2,638.32	9.60%	$253.28	$2,638.32
00010	CSI Code 026100 Labor and equipment to clean creosote out of baker tanks	06	1	$23,824.94	9.60%	$2,287.19	$23,824.94
00011	CSI Code 337100 Labor and material to re-route SCL temp power	07	1	$23,765.53	9.60%	$2,281.49	$23,765.53
00012	CSI Code 026100 Labor and equipment to clean creosote damage to DGC pumps and piping used during dewatering	06	1	$20,666.95	9.60%	$1,984.03	$20,666.95
00013	CSI Code 234100 Cost over run due to other utilities located in close proximity to the odor control piping	06	1	$59,955.09	9.60%	$5,755.69	$59,955.09
00014	CSI Code 337100 Under run on SCL Ductbank	01	1	($89,927.91)	9.60%	($8,633.08)	($89,927.91)

Reason #				
01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions	
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

SODO BUILDERS
270 S Hanford St #180
Seattle, WA 98134
Phone: 206-971-7899
Fax: 206-623-0338

CHANGE ORDER
No. 00001

Unit Cost:	**$2,492.86**
Unit Tax:	$239.31
Total:	$2,732.17

The Original Contract Sum was	**$1,129,726.57**
Net Change by Previously Authorized Requests and Changes	**$0.00**
The Contract Sum Prior to This Change Order was	**$1,129,726.57**
The Contract Sum Will be Increased	**$2,732.17**
The New Contract Sum Including This Change Order	**$1,132,458.74**
Percent Change of this Change Order vs Previous Authorized Amount	**0.24%**
Percent of all Request and Changes vs Original Contract	**0.24%**

ACCEPTED:

Northwest Construction, Inc	SODO Builders, LLC	255 S King St LP
By:	**By:**	**By:**
Date: 6/4/15	**Date:** 6/8/15	**Date:**
	Patrick Mickerson	Gregory Steinhauer

265100 – Lighting - $253,432

CSI Code 265100 lighting

SCH Light Poles - King St
Light Poles - 2nd Ave
Eagle Lighting
Ballards w/lights
Landscape Lighting
Gabion Lighting

Category Detail Report

Report = JobCostReportDetail
Group By 1 = Category
Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)
Property = 255sksip
Category Tree = 255k-phase1
From Category = 265100
To Category = 265100
Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order Trans Amount	Retainage	Net	Ctrl #
Interior Lighting	255k-ph1	- 255 King Phase 1				4,117,304	153,000	4,270,304	4,262,957	0	0	0	0
		3/30/2015	04/2015	(vcochra_) Cochr 255k-1coch-34			50488401	0	0	0	11,260	563	10,697 P-220416
		4/28/2015	04/2015	(vcochra_) Cochr 255k-1coch-34			50488402	0	0	0	10,394	520	9,874 P-222603
		5/28/2015	06/2015	(vcochra_) Cochr 255k-1coch-34			50488403	0	0	0	4,331	217	4,114 P-224723
		6/23/2015	07/2015	(vcochra_) Cochr 255k-1coch-34			50488404	0	0	0	500	25	475 P-228236
		7/28/2015	08/2015	(vcochra_) Cochr 255k-1coch-34			50488405	0	0	0	16,823	841	15,981 P-231821
		7/28/2015	08/2015	(vcochra_) Cochr 255k-1coch-34			50488405	0	0	0	-16,823	-841	-15,981 P-231821
		7/28/2015	08/2015	(vcochra_) Cochr 255k-1coch-34			50488405	0	0	0	16,823	841	15,981 P-231821
		8/27/2015	10/2015	(vcochra_) Cochr 255k-1coch-34			50488406	0	0	0	17,878	894	16,984 P-234593
		9/29/2015	10/2015	(vcochra_) Cochr 255k-1coch-34			50488407	0	0	0	6,218	311	5,907 P-234594
		10/29/2015	12/2015	(vcochra_) Cochr 255k-1coch-34			50488408	0	0	0	19,210	961	18,250 P-239012
		12/1/2015	01/2016	(vcochra_) Cochr 255k-1coch-34			R-50488401-(2)	0	0	0	0	-563	563 P-242427
		12/1/2015	01/2016	(vcochra_) Cochr 255k-1coch-34			R-50488401-(2)	0	0	0	0	-520	520 P-242427
		12/1/2015	01/2016	(vcochra_) Cochr 255k-1coch-34			R-50488401-(2)	0	0	0	0	-217	217 P-242427
		12/1/2015	01/2016	(vcochra_) Cochr 255k-1coch-34			R-50488401-(2)	0	0	0	0	-25	25 P-242427
		12/1/2015	01/2016	(vcochra_) Cochr 255k-1coch-34			R-50488401-(2)	0	0	0	0	841	-841 P-242427
		12/1/2015	01/2016	(vcochra_) Cochr 255k-1coch-34			R-50488401-(2)	0	0	0	0	-841	841 P-242427
		12/1/2015	01/2016	(vcochra_) Cochr 255k-1coch-34			R-50488401-(2)	0	0	0	0	-894	894 P-242427
		12/1/2015	01/2016	(vcochra_) Cochr 255k-1coch-34			R-50488401-(2)	0	0	0	0	-311	311 P-242427
		5/23/2016	05/2016	(vcochra_) Cochr 255k-1coch-77			77-1	0	0	0	202,920	10,146	192,774 P-250647
		6/23/2016	06/2016	(vcochra_) Cochr 255k-1coch-77			50681102	0	0	0	202,920	10,146	192,774 P-251362
		7/25/2016	07/2016	(vcochra_) Cochr 255k-1coch-77			50681103	0	0	0	568,176	28,409	539,767 P-253969
		8/25/2016	08/2016	(vcochra_) Cochr 255k-1coch-77			50681104	0	0	0	568,176	28,409	539,767 P-254750
		9/23/2016	09/2016	(vcochra_) Cochr 255k-1coch-77			50681105	0	0	0	1,639	82	1,557 P-255436
		10/24/2016	10/2016	(vcochra_) Cochr 255k-1coch-77			50681106	0	0	0	213,700	10,685	203,015 P-258397
		11/24/2016	11/2016	(vcochra_) Cochr 255k-1coch-77			50681107	0	0	0	257,550	12,877	244,672 P-259255
		11/24/2016	11/2016	(vcochra_) Cochr 255k-1coch-77-c03			50681107	0	0	0	20,602	1,030	19,572 P-259255
		11/24/2016	11/2016	(vcochra_) Cochr 255k-cochran-77-co2			50681107	0	0	0	-64,011	-3,201	-60,810 P-259255
		12/21/2016	12/2016	(vcochra_) Cochr 255k-1coch-77			50681108	0	0	0	120,715	6,036	114,679 P-260138
		1/24/2017	01/2017	(vcochra_) Cochr 255k-1coch-77			50681109	0	0	0	596,451	29,823	566,628 P-263095
		2/20/2017	02/2017	(vcochra_) Cochr 255k-1coch-77			50681110	0	0	0	206,834	10,342	196,492 P-264148
		3/22/2017	03/2017	(vcochra_) Cochr 255k-1coch-77			50681111	0	0	0	82,733	4,137	78,597 P-265142
		4/24/2017	04/2017	(vcochra_) Cochr 255k-1coch-77			50681112	0	0	0	124,100	6,205	117,895 P-267393
		5/24/2017	05/2017	(vcochra_) Cochr 255k-1coch-77			50681113	0	0	0	54,000	2,700	51,300 P-269147
		6/21/2017	06/2017	(vcochra_) Cochr 255k-1coch-77			50681114	0	0	0	24,541	1,227	23,314 P-270133
		7/20/2017	07/2017	(vcochra_) Cochr 255k-1coch-77			50681115	0	0	0	84,412	4,221	80,191 P-273461
		8/28/2017	08/2017	(vcochra_) Cochr 255k-1coch-77-c04			50681116	0	0	0	81,818	4,091	77,727 P-274451

9/25/2017	09/2017	(vcochra_) Cochr 255k-1coch-77-c07	50681117	0	0	0	-7,694	-385	-7,310 P-275579
9/25/2017	09/2017	(vcochra_) Cochr 255k-1coch-77	50681117	0	0	0	352	18	334 P-275579
9/25/2017	09/2017	(vcochra_) Cochr 255k-1coch-77-c03	50681117	0	0	0	8,829	441	8,388 P-275579
9/25/2017	09/2017	(vcochra_) Cochr 255k-1coch-77-c06	50681117	0	0	0	-24,687	-1,234	-23,453 P-275579
10/19/2017	10/2017	(vcochra_) Cochr 255k-1coch-77	50681118	0	0	0	140,421	7,021	133,400 P-278803
10/19/2017	10/2017	(vcochra_) Cochr 255k-1coch-77-c04	50681118	0	0	0	8,464	423	8,041 P-278803
10/19/2017	10/2017	(vcochra_) Cochr 255k-1coch-77-c05	50681118	0	0	0	19,566	978	18,587 P-278803
10/19/2017	10/2017	(vcochra_) Cochr 255k-1coch-77-c08	50681118	0	0	0	16,829	841	15,987 P-278803
10/19/2017	10/2017	(vcochra_) Cochr 255k-1coch-77-c09	50681118	0	0	0	417	21	396 P-278803
11/14/2017	11/2017	(vcochra_) Cochr 255k-1coch-77	50681119	0	0	0	202,920	10,146	192,774 P-279830
11/14/2017	11/2017	(vcochra_) Cochr 255k-1coch-77-c04	50681119	0	0	0	5,643	282	5,361 P-279830
11/14/2017	11/2017	(vcochra_) Cochr 255k-1coch-77-c05	50681119	0	0	0	24,457	1,223	23,234 P-279830
11/14/2017	11/2017	(vcochra_) Cochr 255k-1coch-77-c11	50681119	0	0	0	5,416	271	5,145 P-279830
12/14/2017	12/2017	(vcochra_) Cochr 255k-1coch-77	50681120	0	0	0	202,920	10,146	192,774 P-280934
12/14/2017	12/2017	(vcochra_) Cochr 255k-1coch-77-c04	50681120	0	0	0	5,643	282	5,361 P-280934
12/14/2017	12/2017	(vcochra_) Cochr 255k-1coch-77-c05	50681120	0	0	0	4,891	245	4,647 P-280934
1/18/2018	01/2018	(vcochra_) Cochr 255k-1coch-77	50681121	0	0	0	121,752	6,088	115,664 P-284190
1/18/2018	01/2018	(vcochra_) Cochr 255k-1coch-77-c04	50681121	0	0	0	11,285	564	10,721 P-284190
1/18/2018	01/2018	(vcochra_) Cochr 255k-1coch-77-c12	50681121	0	0	0	477	24	453 P-284190
2/20/2018	02/2018	(vcochra_) Cochr 255k-1coch-77	50681122	0	0	0	81,169	4,058	77,110 P-285429
2/20/2018	02/2018	(vcochra_) Cochr 255k-1coch-77-c06	50681122	0	0	0	5,645	282	5,363 P-285429
2/20/2018	02/2018	(vcochra_) Cochr 255k-1coch-77-c06	50681122	0	0	0	-5,645	-282	-5,363 P-285429
2/20/2018	02/2018	(vcochra_) Cochr 255k-1coch-77-c07	50681122	0	0	0	9,690	485	9,206 P-285429
2/20/2018	02/2018	(vcochra_) Cochr 255k-1coch-77-c07	50681122	0	0	0	-32,762	-1,638	-31,124 P-285429
2/20/2018	02/2018	(vcochra_) Cochr 255k-1coch-77-c07	50681122	0	0	0	15,628	781	14,847 P-285429
2/20/2018	02/2018	(vcochra_) Cochr 255k-1coch-77-c07	50681122	0	0	0	7,444	372	7,072 P-285429
2/20/2018	02/2018	(vcochra_) Cochr 255k-cochran-77-co2	50681122	0	0	0	0	0	0 P-285429
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-77-1-(2)	0	0	0	0	-10,146	10,146 P-292424
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681102-(2)	0	0	0	0	-10,146	10,146 P-292425
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681103-(2)	0	0	0	0	-28,409	28,409 P-292426
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681104-(2)	0	0	0	0	-28,409	28,409 P-292427
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681105-(2)	0	0	0	0	-82	82 P-292428
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681106-(2)	0	0	0	0	-10,685	10,685 P-292429
5/9/2018	05/2018	(vcochra_) Cochr 255k-cochran-77-co2	R-50681107-(2)	0	0	0	0	-12,877	12,877 P-292430
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c03	R-50681107-(2)	0	0	0	0	3,201	-3,201 P-292430
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681108-(2)	0	0	0	0	-1,030	1,030 P-292430
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681109-(2)	0	0	0	0	-6,036	6,036 P-292431
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681110-(2)	0	0	0	0	-29,823	29,823 P-292432
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681111-(2)	0	0	0	0	-10,342	10,342 P-292433
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681112-(2)	0	0	0	0	-4,137	4,137 P-292434
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681113-(2)	0	0	0	0	-6,205	6,205 P-292435
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681114-(2)	0	0	0	0	-2,700	2,700 P-292436
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681115-(2)	0	0	0	0	-1,227	1,227 P-292437
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c04	R-50681116-(2)	0	0	0	0	-4,221	4,221 P-292438
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681117-(2)	0	0	0	0	-4,091	4,091 P-292439
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c03	R-50681117-(2)	0	0	0	0	-18	18 P-292440
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c06	R-50681117-(2)	0	0	0	0	-441	441 P-292440
								1,234	-1,234 P-292440

5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c07	R-50681117-(2)	0	0	0	0	385	-385 P-292440	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681118-(2)	0	0	0	0	-7,021	7,021 P-292441	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c04	R-50681118-(2)	0	0	0	0	-423	423 P-292441	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c05	R-50681118-(2)	0	0	0	0	-978	978 P-292441	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c08	R-50681118-(2)	0	0	0	0	-841	841 P-292441	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c09	R-50681118-(2)	0	0	0	0	-21	21 P-292441	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681119-(2)	0	0	0	0	-10,146	10,146 P-292442	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c04	R-50681119-(2)	0	0	0	0	-282	282 P-292442	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c05	R-50681119-(2)	0	0	0	0	-1,223	1,223 P-292442	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c11	R-50681119-(2)	0	0	0	0	-271	271 P-292442	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681120-(2)	0	0	0	0	-10,146	10,146 P-292443	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c04	R-50681120-(2)	0	0	0	0	-282	282 P-292443	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c05	R-50681120-(2)	0	0	0	0	-245	245 P-292443	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681121-(2)	0	0	0	0	-6,088	6,088 P-292444	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c04	R-50681121-(2)	0	0	0	0	-564	564 P-292444	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c12	R-50681121-(2)	0	0	0	0	-24	24 P-292444	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-50681122-(2)	0	0	0	0	-4,058	4,058 P-292445	
5/9/2018	05/2018	(vcochra_) Cochr 255k-cochran-77-co2	R-50681122-(2)	0	0	0	0	0	0 P-292445	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c06	R-50681122-(2)	0	0	0	0	-282	282 P-292445	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c06	R-50681122-(2)	0	0	0	0	282	-282 P-292445	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c07	R-50681122-(2)	0	0	0	0	-485	485 P-292445	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c07	R-50681122-(2)	0	0	0	0	1,638	-1,638 P-292445	
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c07	R-50681122-(2)	0	0	0	0	-781	781 P-292445	
5/1/2018	06/2018	(vsodbui_) SODO Builders	May18 AmEx	0	0	0	0	-372	372 P-292445	
255k-ph1 Total				4,117,304	153,000	4,270,304	4,262,957	0	509	0	509 P-293473
Interior Lighting Total				4,117,304	153,000	4,270,304	4,262,957	0	4,263,466	841	4,262,625
Grand Total				4,117,304	153,000	4,270,304	4,262,957	0	4,263,466	841	4,262,625

Before WSST 300,000

Cochran Contract ~~4,115,013~~

CO 2 line 12 410,076

2 line 14 (50,326)

5 18,936.78

6 (30,332.11)

7 (410,456.45)

8 15,534.45

253,432

Trade Contract: Cochran, Inc.	Project Name: 255 S King St Phase 1
License Number: COCHR#088JS	Contract Amount: $ 63,380 + W.S.S.T. CSI CODE 131100
	$ 18,704 + W.S.S.T. CSI CODE 131200
	$ 54,864 + W.S.S.T. CSI CODE 260100
	$2,399,022 + W.S.S.T. CSI CODE 260500
	$ 14,568 + W.S.S.T. CSI CODE 263200
	$4,058,400 + W.S.S.T. CSI CODE 265100
	$1,154,659 + W.S.S.T. CSI CODE 273100
	$1,731,081 + W.S.S.T. CSI CODE 274100
	$ 564,445 + W.S.S.T. CSI CODE 275300
	$ 353,150 + W.S.S.T. CSI CODE 281300
	$ 530,012 + W.S.S.T. CSI CODE 282600
	$ 370,846 + W.S.S.T. CSI CODE 283100
	$ 2,618 + W.S.S.T. CSI CODE 328400
	$ (34,815)+ W.S.S.T. CSI CODE 337100
	$ 26,734 + W.S.S.T. CSI CODE 338200
Insurance Expiration Date: 6/01/16	Basis of Compensation: Lump Sum
Limits of Insurance: $6,000,000.00 per each occurrence	Retainage Percentage: 5%
Phone Number: 206-637-1900	Contract Time: 460 Working Days
Fax Number: 206-368-3197	Schedule Attached: Yes [X] No [ ]

TRADE CONTRACT

THIS AGREEMENT was made and entered into this 27th of April, 2016, by and between:

255 South King Street LP
270 S Hanford St # 100
Seattle, WA 98134
TEL: 206-971-7899
FAX: 206-623-0338

the OWNER, and
Cochran, Inc.
2500 Aurora Ave N
PO Box 33524
Seattle, WA 98133
TEL: 206-637-1900
FAX: 206-368-3197

the TRADE CONTRACTOR

THE OWNER, for the full, complete, and faithful performance of this TRADE CONTRACT, agrees to pay the TRADE CONTRACTOR on the following basis:

The Lump sum of: Eleven Million, Three Hundred and Seven Thousand, Six Hundred and Sixty Eight plus WA Sales Tax ($11,307,668).

IN CONSIDERATION THEREFORE, THE TRADE CONTRACTOR AGREES AS FOLLOWS:

1. To furnish and perform all work as described in Paragraph 3, for the construction of (Project, Title & Location) (the "Project");

255 S King St Phase 1
Seattle, WA 98104

the OWNER, and the representative of the OWNER authorized to interpret and judge the performance of the contract and named as the architect, engineer, contracting officer or otherwise which representative shall be designated as the OWNER'S authorized agent; and all of which shall be done timely, faithfully and in strict compliance with this Agreement and the TRADE CONTRACT DOCUMENTS identified as the listed attached Exhibits (1, 2, 3, 4, 5), and in accordance with the drawings and specifications for the construction prepared by:

Freiheit & Ho Architects Construction Issue Set Dated 06/02/15 through ASI #12 dated 4/01/15
Freiheit & Ho Architects Project Manual Specifications Dated 05/12/15
DCI Engineers Construction Issue Set Dated 05/12/15
Degen & Degen Construction Issue Set Dated 05/12/15
Embassy Suites Brand Standards North America 07/2010
Exhibit 1 Construction Schedule 4/5/16
Exhibit 2 Trade Contractors Consent To Assignment And Lien Waiver
Exhibit 3 Wrap Up Insurance
Exhibit 4 Wrap Up Insurance Manual
Exhibit 5 ClickSafety

2. To be bound by all laws, government regulations, and orders. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and this contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this contract shall forthwith be physically amended to make such insertion or correction.

3. To provide all necessary supervision, management, services, engineering, testing, materials, labor, supplies, attachments, equipment, plant sundries, appurtenances and/or any other act or necessary thing required to diligently and fully perform and complete all work required to complete the Project, in strict accordance with the TRADE CONTRACT DOCUMENTS. All work shall be performed in accordance with applicable manufacturer's instructions and industry best practices unless in conflict with the TRADE CONTRACT DOCUMENTS. All work as specified in section(s) including but not limited to:

CSI Code 131100 Swimming Pool — **Total $63,380 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- Pool area lighting
- In pool LED lighting

CSI Code 131200 Fountains — **Total $18,704 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- Pump room power and equipment connections
- Mechanical power and equipment connections
- Grounding system for in-pool lighting
- Lighting & lighting control (Install only)

CSI Code 260100 Temporary Power — **Total $54,864 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- Building temporary lighting

- Power skids
- (2) Concrete placement boom power connections
- Spiderbox power
- Temporary lighting under scaffolding on King Street
- Temporary lighting
- Subcontractor basement shack buildouts

CSI Code 260500 Electrical — Total $2,399,022 + W.S.S.T.

Scope of Work:

- Submittals & Drawings
- 4000-amp hotel tower service (including SCL bus service)
- 4000-amp office tower service (including SCL bus service)
- 1200-amp retail service (including SCL bus service)
- 1200-amp roof switchboard
- Building metering system and integration
- Building grounding system and risers
- Transformers (15, 30, 45, 75, 150, and 500kVA)
- 208V & 480V Panels (including side-mount panelboards)
- 1600-amp busway riser for hotel
- Emergency and life safety power
- Optional stand-by power
- Fire pump emergency power connections
- Laundry rooms power, receptacles and mechanical connections
- Laundry room equipment connections
- Demarcation room power and receptacles
- Electrical, communications, and building system rooms power and receptacles
- Site, garage, and exterior power receptacles
- Parking control power and rough-in
- Atrium receptacles and mechanical connections
- Mechanical rooms power, receptacles, and connections
- Hotel bar power, receptacles, and mechanical connections
- Kitchen power, receptacles, and equipment connections
- Hotel unit POD power connections
- Hotel unit power, receptacles, and mechanical connections
- Ball room power, receptacles, and mechanical connections
- Fitness and health club power, receptacles, and mechanical connections
- Fitness and health club equipment power and data connections
- Public space bathroom power, receptacles, and mechanical connections
- N23 suite power, receptacles, and mechanical connections
- Elevator shaft and machine room equipment and power connections (including shunt trip breakers)
- Roof boiler room power and mechanical connections
- Roof chiller room power and mechanical connections

General Conditions:

- Office lease
- Tool and equipment rentals
- Overhead and mark-up
- Office supplies
- As-built drawings

CSI Code 263200 Generator, ATS, UPS, Fuel Tank — Total $14,568 + W.S.S.T.

Scope of Work:

- Submittals & Drawings
- 2MW Generator with fuel belly tank (includes move in and rigging)
- 4000-amp generator switchboard

- 75kVA UPS with maintenance bypass cabinet
- (2) 2000-amp ATS
- 1600-amp ATS
- Power connections for generator fuel system

CSI Code 265100 Lighting and Lighting Controls — Total $4,058,400 + W.S.S.T.

Scope of Work:

- Submittals & Drawings
- Exterior lighting and lighting controls (includes LED lighting programming)
- Hotel lighting and lighting controls (includes installation of hard wired fixtures)
- Garage lighting and lighting controls
- Lighting control panels with astronomical controls for exterior lighting
- Ball room lighting and lighting controls
- Site lighting and lighting control
- Shell & Core lighting in N01 and S01
- Submittals and O&Ms
- Owner's training for lighting controls

CSI Code 273100 Teledata — Total $1,154,659 + W.S.S.T.

Scope of Work:

- Submittals & Drawings

Telecommunications system with horizontal cabling comprised of Uniprise Connectivity and PLENUM Cabling solution along with a fully functional RG6 and P3 500 Based CATELEVISION System. Details of the solution are:

Basement

- (3) 1D location
- (1) 1D LCD location
- (4) 1D WAP locations
- (4) 1D wall phone location
- (1) 1RG6 TELEVISION location
- (22) 2D locations

First floor

- (6) 1D locations
- (4) 1D AV DSD locations
- (1) 1D floor locations
- (5) 1D IP locations
- (1) 1D POS location
- (8) 1D WAP locations
- (8) 1D wall phone locations
- (7) 1RG6 television location
- (6) 2D locations
- (4) 2D floor locations
- (1) 2D IP location
- (2) 2D ticket splitter locations
- (1) 2D time clock location
- (2) 6D locations
- (1) 6D POS location

Second floor

- (1) 1D location
- (1) 1D AV DSD location
- (3) 1D IP locations
- (1) 1D LCD location
- (1) 1D POS location
- (6) 1D WAP locations

- (4) 1D wall phone locations
- (2) 1RG6 television locations
- (1) 1RG6 television floor location
- (2) 2D electric car charging stations
- (7) 2D floor locations
- (1) 2D floor POS location
- (1) 2D LCD location
- (1) 4D floor location

Third floor

- (1) 1D location
- (9) 1D WAP locations
- (4) 1D wall phone locations
- (25) 1RG6 television locations
- (14) 2D locations
- (13) 2D room phone locations

Fourth floor

- (1) 1D location
- (9) 1D WAP locations
- (4) 1D wall phone locations
- (24) 1RG6 television locations
- (13) 2D locations
- (13) 2D room phone locations

Fifth floor

- (9) 1D WAP locations
- (4) 1D wall phone locations
- (21) 1RG6 television locations
- (15) 2D locations
- (13) 2D room phone locations

Sixth floor

- (1) 1D locations
- (2) 1D IP locations
- (1) 1D LCD location
- (2) 1D POS locations
- (11) 1D WAP locations
- (11) 1D wall phone locations
- (20) 1RG6 television locations
- (4) 1RG6 television floor locations
- (27) 2D locations
- (12) 2D room phone locations
- (4) 4D locations

Seventh floor

- (3) 1D locations
- (14) 1D WAP locations
- (7) 1D wall phone locations
- (22) 1RG6 television locations
- (8) 1RG6 television floor locations
- (8) 2D locations
- (1) 2D POS location
- (13) 2D room phone locations

Eighth floor

- (9) 1D WAP locations
- (2) 1D wall phone locations
- (22) 1RG6 television locations
- (9) 1RG6 television floor locations
- (16) 2D locations
- (13) 2D room phone locations

Ninth through seventeenth floors
- (9 per floor) 1D WAP locations
- (2 per floor) 1D wall phone locations
- (22 per floor) 1RG6 television locations
- (15 per floor) 2D locations
- (14 per floor) 2D room phone locations

Eighteenth floor
- (9) 1D WAP locations
- (2) 1D wall phone locations
- (22) 1RG6 television locations
- (15) 2D locations
- (14) 2D room phone locations

Nineteenth through twenty second floors
- (9 per floor) 1D WAP locations
- (2 per floor) 1D wall phone locations
- (22 per floor) 1RG6 television locations
- (15 per floor) 2D locations
- (14 per floor) 2D room phone locations

Twenty third floor
- (6) 1D WAP locations
- (2) 1D wall phone locations
- (15) 1RG6 television locations
- (6) 2D locations
- (10) 2D room phone locations

Roof
- (1) 2D elevator connection

General
- All cabling to route to IDF shown on T7.02 for termination onto Category 6 patch panels
- Terminate, label, and test all telecommunications cabling according to EIA/TIA/ANSI and industry specifications.
- Provide full test results and as-built drawings at completion of project (CAD background must be provided to Cochran).
- Pathway rough-in
- Pathway stub ups above accessible ceilings
- Pathway risers and sleeves
- Cable to be free-aired above ceilings

Backbone Cabling:

Provide and install data/voice backbone cabling with a central termination point of the Computer/Tech room (N0029) to consist of the following:
- (1) 12-Strand MM
- (1) 50-Pair ARMM cables to each for the Hotel IDF shown on T7.02
- (1) P3 500 JCAP Coax terminating in each IDF, and then continuing on to the next IDF for CATELEVISION distribution
- All fiber to terminate with LC Connectors then plugged into dedicated LC Multi-Mode or Single Mode coupler panels
- Each IDF to receive (1) 1U LIU and Computer/Tech room to receive (2) 4U LIU's
- All copper to terminate on 300-Pair Cross Connect 110 blocks along with all necessary wiring troughs and backboards to facilitate proper routing of cables

IDF and Computer/Tech Room Buildouts
- Provide and install 18"x2" Basket Tray in each IDF as shown on the details on sheet T3.02
- Provide and install 24" ladder rack along the vertical chases (where applicable) and securer to floor and wall
- Provide and install (2) 7FT Equipment Cabinets and (3) 7FT Racks along with Vertical Wire Management in the computer/tech room as shown on T3.01
- Provide and install (4) 7FT Racks along with Vertical Wire Management in the demarcation rooms as shown on T3.01.
- Secure racks to floor via concrete anchor kits and bolt to overhead ladder racking using appropriate hardware
- Provide and install (1) 7FT Equipment cabinets in each of the IDF's
- Secure all racks to the floor via concrete anchor kits and bolt to overhead ladder racking
- Provide and install up to eight (8) Category 6 patch panels along with horizontal wire management in each of the IDF cabinets as shown on T3.01

CSI Code 274100 Audio Visual — **Total $1,731,081 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- Public area televisions and mounting
- N23 televisions and installation
- Hotel speaker system
- Public area event displays
- S06 AV closet
- S06 exterior speakers
- S06 ballrooms projectors and screens (northeast projector to be cart mounted on floor)
- S07 pool speakers
- S07 cardio and fitness area speaker system
- AV closet headend
- Coordination with Hilton project manager.
- Submit and obtain all required permits.
- Pathway rough-in
- Pathways stub up into accessible ceilings
- N23 suite sound systems

CSI Code 275300 Distributed Antenna System — **Total $564,445 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- Life safety DAS design and installation
- Cellular DAS design and installation
- Riser conduit pathways
- Emergency power connections
- Equipment and programming

Horizontal Cabling

- (40) Antennas
- (25) Splitters
- (4) Remote Units
- Coax cabling to each antenna
- Fiber to each remote unit
- (1) Head End
- (1) Donor Antenna
- Terminate, label and test all telecommunications cabling according to EIA/TIA/ANSI and industry specifications

Backbone Cabling

- Provide and install 6-Strands Single Mode fiber from the Head End to each Remote Unit. Fusion splice on each side to SC/APC pigtails and land in a 2RU LIU in the head end and in a wall mount housing at each remote unit
- Label and test all telecommunications cabling according to EIA/TIA/ANSI and industry specifications. Provide full test results and as-built drawings at the completion of the project (CAD background must be provided to Cochran)

Head End Buildout

- Install previously mentioned LIU's and fiber patch cords. "One to one" fiber Patch Cords per Remote Unit.
- Antenna Mounts for all antennas
- All fiber optic cable, LIU's and fiber patch cords

CSI Code 281300 Security — **Total $353,150 + W.S.S.T.**

Scope of Work:

- One-Year Warranty from substantial completion on workmanship, manufacturer's warranty applies to Cochran supplied material
- Permit and Inspection

Access Control Management Systems (ACMS)

- Software licensing for (1) Lenel OnGuard PCS-ADV base server software
- Software licensing for PCC-ADV client software licenses with server and workstation turn-key from Lenel

- Security Network and computer hardware, includes one database server and one client workstation.
- Security Local Area Network (telecommunications outlets required for security equipment)
- (500) blank proximity badges
- Over cabling to the wall outlets
- Access Control Management Systems (ACMS) Controllers
- Connection of field devices to the Lenel OnGuard system
- Hoffman Enclosures with supporting 12/24v power supply
- Lenel OnGuard Major System Components: LNL-1320, LNL-1100, LNL-1200, LNL-1300, LNL-2220 and LNL-3300
- IC (intelligent controller) - LNL-3300 with an onboard Ethernet adapter
- Lenel OnGuard CTX-6 enclosure with integral 12V power supply
- All power supplies will have 12V-7AH battery backup for short term outages
- Access Control Management Systems (ACMS) door control panels & field devices
- Cable all controlled doors with a card reader or a monitored door with local sounder to nearest main equipment enclosure and connect to Lenel Dual Reader Interface (DRI) boards as required to meet the intent of the portal.
- Other card reader controlled doors such as gate entry/exit will be cabled as needed for the device purpose to the Lenel head-end equipment modules.
- Field devices for the ACMS (card readers, request to exit devices, door position status switches, lock connections and cabling)

Video Management System (VMS) - Cameras

- Lenel OnGuard licensing
- Video channel licensing per camera designed
- Lenel digital video enabler software
- Video appliance servers (VAS)

Security Camera System (SCS) Cameras

- Interior Dome IP Camera, Axis P33xx series, Sony DH-240
- Exterior IP PTZ Camera, Axis Q6035E or equal
- Camera channel license, LNL-SWR-CH1
- Appropriate housings, mounting arms and accessories
- CAT6 Cabling as required
- Coaxial cabling with appropriate IP as required

Security Intercom System (SIS)

- Stentofon XE1
- Wall mount intercom in an industry standard and society recognizable stainless steel enclosure

CSI Code 282600 Area of Refuge, Two Way Communications **Total $530,012 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- Jeron Series 480 AOR system.
- CAT5 wiring between stations.
- Conduit Pathway in exposed areas.
- Free Air cable in concealed areas.
- Stations to be at each elevator lobby one or more floors above or below story of exit discharge
- Stairwell re-entry communication system located at every landing
- The master station located at fire command center room S0121 (or as designated by the Seattle Fire Department)

CSI Code 283100 Fire Alarm **Total $370,846 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- Shunt trip control of elevator
- TrueSTARTII tool
- Startup and testing without control panel
- Address, circuit integrity, and equipment functions verification
- Conduit pathway in exposed areas.
- Free air cable in concealed areas.

Control Panels:

- Networked fire alarm control panels in Fire Command Center (S0121), Hotel Electrical Room (N0046) and Commercial Tower Electrical Room (S0112).
- Fire command center to have a 4100ES voice evacuation fire alarm system
- Addressable IDNet detection and control
- Addressable IDNAC visible notification power supplies UUKL listed for Smoke Control
- Voice evacuation panel with selectable speaker control
- Digital amplifiers with backup
- Voice evacuation panel with selectable speaker control
- 100W digital amplifiers with backup
- Integrated DACT
- Class A NAC circuits
- Remote fire alarm annunciator
- Hotel PBX office
- Fire alarm transponders (FAT) to provide distributed wiring location to be determined
- Addressable IDNet detection and control
- Addressable IDNAC visible notification power supplies
- Digital amplifiers with backup
- Visible notification power supplies
- Approved HOA switches
- Sprinkler Water Tank Annunciation Panels
- One graphic panel at Fire Command Center
- One graphic panel in fire sprinkler pump room

Initiating Devices:

- Manual pull stations at the fire alarm control panel and hotel reception desk.
- Smoke sensors at elevator landings and machine rooms, within 5' of each exit to the pressurized stairwells, within 5' of each wall mount smoke fire damper, R-1 interior guestroom corridors, and R-1 guestrooms with CO and non-520 Hz sounder base
- Heat sensors at the transformer vault, elevator motors, duct smoke sensors, air handling units over 2000 CFM, elevator and stairwell pressurization fans (two units per fan), within 5' of each inline smoke fire damper, and at all sprinkler switches.
- Supervised IAM at each floor control valve, the garage dry sprinkler system, and building main riser assembly
- Fire pump room monitoring
- Kitchen hood monitoring

Isolation modules:

- IDnet isolation modules in electrical room on each floor
- IDNAC isolation modules in control panels on each floor

Mechanical Interface Devices:

- Duct smoke sensors at air handling units over 2000 CFM and at each pressurization fans (two units per fan)
- Pressurization and smoke exhaust fan control and required monitoring
- Three outputs at each pressurization and smoke exhaust fan for VFD control
- Smoke Control Equipment per device control
- Power monitoring at each smoke control device
- Positive feedback monitoring at each smoke control device
- Status monitoring for each smoke control device
- 120VAC Power monitoring for required smoke control equipment
- Pressurization fan control
- Addressable relay for smoke exhaust damper control at each floor
- Stairwell door unlock
- Addressable FSD control relay per stairwell

Notification Devices:

- Digital 2-Channel Voice Evacuation system
- Notification speaker circuit at each floor
- Visual notification in public and common areas and driving lanes of the parking garage (combination audio/visual where appropriate)
- Fire Alarm Terminal Cabinets (one per floor)

CSI Code 328400 Irrigation — Total $2,618 + W.S.S.T.

Scope of Work:

- Submittals & Drawings
- 120 V power connections to irrigation equipment

CSI Code 337100 Electrical Utility — Total ($34,815) + W.S.S.T.

Scope of Work:

- Submittals & Drawings
- SCL vault general purpose power and lighting
- Service busway from SCL vault to electrical switch room
- Sleeves as required by SCL
- Grounding as required by SCL
- SCL primary feeder conduits
- SCL electrical inspections

CSI Code 338200 Telecom Utility — Total $26,734 + W.S.S.T.

Scope of Work:

- Submittals & Drawings
- Telecoms pathway from exterior vaults to basement demarcation rooms
- Pathway risers and sleeves
- J-boxes in basement for incoming telecoms vaults

Specific Exclusions:

- All changes to design after 5/16/15
- Changes to general conditions incurred from changes to the construction schedule dated 2/18/15
- Performance and payment bonds
- Pool and hot tub chemical room equipment and programming
- ADA pool lift power and equipment connections
- Pool mechanical equipment and programming provided by others
- Water feature mechanical equipment and programming for fountains
- Water feature pump room equipment and programming for fountains
- Water feature lighting, lighting controls equipment, and programming
- Temporary power conex removal
- Crane equipment and programming
- Manlift equipment and programming
- Concrete placement boom equipment
- POD equipment fixtures and devices installation
- POD placement
- Mechanical equipment and programming
- Fire Pump equipment and programming
- Atrium mesh screen automation, design and install
- Elevator equipment and programming
- FF&E casework
- Hotel unit and ballroom shade power
- Laundry equipment and programming
- Kitchen equipment
- Parking control system, equipment, and programming
- Fitness equipment and programming
- Server rack power strips
- Housekeeping pads
- Concrete encasement
- Blockouts and curbs for housekeeping pads

- DOT work
- Equipment and material expediting
- Tenant improvements at N01, S01, S08-S18
- Door release buttons and intercoms in the atrium
- Furniture, fixtures, and equipment
- Roof penetrations and patching
- Painting and patching of existing surfaces
- Painting of exposed conduits
- Signage and placards (interior digital signage is included)
- All utility fees & monthly charges
- Dumpster & disposal fees
- Overtime & shift work starting after 5/01/16
- Engineering
- ASI changes after 5/16/15
- Flaggers
- Deliveries after normal working hours
- Shutdowns and startups after normal working hours
- Street use permits
- Hotel unit access panels procurement and installation
- Two-hour rated shaft for survivability circuits
- Demolition
- Line and low voltage control wiring for mechanical equipment
- Line and low voltage conduit and boxes
- DDC control system
- Building management system (BMS)
- Furnish of variable frequency drives (installation is included)
- Smoke control system
- Bathroom hand dryers
- Unit heaters
- CO detection during construction
- Heat trace (120V connection included)
- Starters for OW-WAC equipment
- Generator mechanical exhaust install
- Generator remote radiator install
- Generator fuel system equipment and programming
- Site trenching, backfill, and concrete bases
- Ballroom and pre-function chandeliers installation
- SCL pole lighting base installation
- Field end patch cords (except for wireless) to be owner provided and owner installed (Cochran to provide head end patch cords only)
- Cross connection to voice wall fields in IDF's
- Emergency or ARA signage
- Network switch equipment, servers, WAPs, UPS systems, rack mount power, all other active network/server room equipment, OFOI
- Site investigation
- Doors and door hardware (including electrified hardware)
- Offsite monitoring service for security, telephone, cellular and other services such as Cable TV or Satellite
- Troubleshooting or service on customer owned Wi-Fi devices including table computers, laptop computers, and cellular smartphones.
- Servicing client networks, devices, servers, workstations, operating systems, and applications not supplied by ITN.
- Incidents or requests from facilities not listed in the above-mentioned document.
- Connection speed guarantees
- Connection consistency unless related back to hardware failure.
- Service disruptions due to physical change of environment.
- INNCOM system, programming, and integration
- Saflock system, power, programming, and integration and power connections

- Point of sale systems
- GPON system
- Construction site Wi-Fi
- Hotel or owner provided audio/visual systems
- Ballroom operable window shade integration
- TI space tower speaker and audio/visual systems
- TI space audio/visual systems
- Category 6A (Cat 6a) cable upgrade
- Level N23 audio/visual changes
- Life safety DAS cross connection to building/service provider services
- Cellular DAS design & installation
- Paging system
- ADA operators, push plate actuators, pedestals for mounting ADA actuators and accessory devices such as card readers
- Elevator floor tracking in office tower
- Elevator control, tracking, and card readers in hotel controlled elevator cars
- Custom electric lock and power transfer hinge cable harness (Electrolynx or eq.)
- Door preparation for hardware
- Lock core coordination and installation
- Signage for security related equipment
- Office furniture, lockable cabinets, and other casework/furnishings
- Security badging printer and photo capture equipment
- Electrified door hardware, installation and procurement
- Integration to parking entry system (Amano McGann)
- Integration to hospitality lock and access control solution software, single badge interface for hotel guests core and shell tenants, owner
- Egress plan study
- Monitoring service
- Additional or failover servers for camera expansion or disaster recovery
- Hospitality lockset hardware, installation, and software
- Separate video surveillance system for hotel or other tenants
- SIS paging speakers, amplifiers, and adapters
- Area of refuge signage
- Fireman's phones
- Smoke damper end switches
- Sail switches
- All sprinkler switches
- Elevator carrier cable
- Stairwell door lock power and door holders
- Laundry chute devices and monitoring
- Egress door monitoring
- Phase-2 VESDA system
- Changes due to final door submittals
- Irrigation equipment and programming
- Low voltage transformers for irrigation equipment
- Low voltage cabling and wiring for irrigation equipment
- Underground exterior pathway for irrigation equipment
- Utility vaults
- Excavation & trenching
- Plating & shoring
- Backfill & compaction
- Patching of existing surfaces, concrete, asphalt, & curbing
- Saw cutting, concrete coring, scanning, & x-rays
- Dewatering
- Sheet pile cutting
- SCL cabling
- SCL transformer and vista vault buildouts

- SCL street lighting power to be supplied by others
- Telecoms vaults
- Utility street crossing
- Plywood backboards
- Telecom service cabling into building demarcation rooms
- Telecom service cabling into future TI spaces
- Service provider coordination
- Utility Street Crossing
- Design changes after 05/16/15

Craft Labor Rates through Feb 5, 2017

	Normal Rate	OT Rate	DT Rate
General Foreman	$94.62	$130.77	$166.94
Foreman	$88.48	$121.64	$154.80
Journeyman	$82.34	$112.48	$142.62
Apprentice	$71.69	$97.31	$122.92

Craft Labor Rates after Feb 5, 2017

	Normal Rate	OT Rate	DT Rate
General Foreman	$96.86	$133.01	$169.18
Foreman	$90.72	$123.88	$157.04
Journeyman	$84.58	$114.72	$144.86
Apprentice	$73.93	$99.55	$125.16

Other Hourly Rates

	Rate
Project Executive	$126.00
Project Manager	$106.40
Project Engineer	$65.00
Chief Estimator	$110.00
Estimator	$75.00
Safety Manager	$68.00
General Superintendent	$111.00
Project Assistant	$60.00
Purchasing	$69.00
CAD Lead Designer	$82.95
CAD Operator	$77.20
Warehouse Manager	$82.95
Warehouse Supervisor	$77.20
Warehouse Delivery Driver	$67.21
Gerber Engineering	$200.00

4. To complete all work as described in Paragraph 3 within the Contract Time as follows:

460 Working Days

5. To provide evidence of adequate insurance as required by this TRADE CONTRACT.

6. To provide Submittals and/or Shop Drawings as required by the Trade Contract Drawings.

7. To faithfully perform all other terms and conditions of this TRADE CONTRACT.

8. Additional Requirements:

- LEED Requirements;
    1. All sealants, adhesives, primers, paints, carpets and wood must be submitted to and approved by 255 S King St LP prior to using them onsite. Submittals to include "Trade Contractor EQ4 Form" and backup documentation on manufacturer's letterhead
    2. Backup documentation is required for each item submitted for EQ credit 4
    3. Trade contractor must provide 255 S King St LP with LEED credits MR4 and 5 submittals in a timely manner including "Trade Contractor Material Content Form"
    4. Backup documentation is required for each material that has recycled content stating pre-consumer and post-consumer content for each item. Note that "industry" averages are not sufficient; actual values are needed
    5. Backup documentation is required for each material that is manufactured and harvested within 500 miles of the jobsite stating harvest and manufacturing locations on formal letterhead from manufacturer. For materials that are heavily recycled, such as steel, the harvest location should be the scrapyard or recycler that the steel was purchased from
    6. 255 S King St LP reserves the right to withhold payment on any invoice until LEED submittals are satisfactory
- Noise Reduction;
    1. All equipment and especially mufflers are to be maintained in good working order
    2. Engine enclosures to be used on non-portable equipment when the engine is the dominate source of noise
    3. Stationary equipment should be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts may still be potentially significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving locations
    4. To the extend feasible, substitute hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise
    5. Where feasible, equipment operations lifts rather than drag to minimize material handling noise
- Historic Site;
    1. Trade contractor is to comply with reference regulations regarding archaeological resources (RCW Chapters 27.34, 27.44, 27.53, 79.02, 79.105 and WAC Chapter 25.48)
- Before commencing work, trade contractor will go over the schedule with the superintendent, deliver to the office trade contractor contact information sheet, subtier contractor and supplier list, insurance certificate, site specific safety plan with MSDS sheets and Click Safety certifications
- Participation in the Click Safety program is mandatory. All costs associated with the program are the responsibility of the trade contractor. Click Safety applies to all trade contractors and their sub-tier onsite personnel
- Please invoice 255 S King St LP. Be sure to include with your invoice a schedule of values using the CSI cost codes provided on pages 2-10 of this agreement, W.S.S.T. and a lien waiver to speed the release of payment
- Trade contractor daily report must include # of workers onsite, hours worked per day, a short description of work completed and identification of any problems or issues onsite
- Attendance is mandatory at weekly safety meeting as well as weekly coordination meetings
- Parking will not be provided by 255 S King St LP
- Pollution liability insurance is not applicable
- Trade contractor to provide submittals bound in notebooks and an electronic copy
- Trade contractor to provide a complete BIM model, 2 hard copy sets and 1 electronic disk copy of as builts of all completed work

295 SOUTH KING STREET LP

By: _____
Gregory L. [illegible]
Title: Managing Member
Date: 4/29/2016

TRADE CONTRACTOR

By: _____
Authorized Signature
Title: Tom Griffin, CFO
Date: 4/29/16

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00002

TITLE: Misc COR's
PROJECT: 255 S King St Phase 1
TO: Attn: Nick Lopez
Cochran
12500 Aurora Ave N
PO Box 33524
Seattle, WA 98133
Phone: 206-367-1900
Fax:

DATE: 09/01/2016
JOB: 255 Phase 1
CONTRACT NO: 77
ADJUST BUDGET: No

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 260100 Additional temp power for elevators and man lifts Per OCR #33 dated 7/18/16	06	1	$16,966.00	9.60%	$1,628.74	$16,966.00
00002	CSI Code 260500 Add 4 each GFCI outlets for site security cameras Per COR #3.1 dated 3/24/16	08	1	$4,390.17	9.60%	$421.46	$4,390.17
00003	CSI Code 260500 Revise S0700 Fitness & S0710 Health Club electrical requirements Per COR #21 dated 5/5/16	08	1	$8,006.00	9.60%	$768.58	$8,006.00
00004	CSI Code 260500 Credit for Mechanical power requirements Per COR #25 dated 5/18/16	08	1	($15,650.00)	9.60%	($1,502.40)	($15,650.00)
00005	CSI Code 260500 Add 11 each power whips for ice dispensers Per COR #30 dated 6/15/16	08	1	$4,391.19	9.60%	$421.55	$4,391.19
00006	CSI Code 260500 Add Elevator Control Room and Storage Room at Level S07 Per COR #47 dated 8/2/16	02	1	$62,395.00	9.60%	$5,989.92	$62,395.00
00007	CSI Code 260500 Add power for Hilton IT cooling requirements Per COR #49 dated 7/18/16	02	1	$14,641.51	9.60%	$1,405.58	$14,641.51
00008	CSI Code 263200 Add sleeves for future generator to be located at level S03 Per OCR #19 dated 4/27/16	08	1	$13,281.76	9.60%	$1,275.05	$13,281.76
00009	CSI Code 263200 Custom mechanical exhaust, custom fuel tank and load bank additions Per COR #35 dated 7/11/16	02	1	$20,510.00	9.60%	$1,968.96	$20,510.00
00010	CSI Code 265100 Public Space changes Lighting changes per ASI #44 Per COR #28 dated 8/2/16	08	1	$100,315.75	9.60%	$9,630.31	$100,315.75
00011	CSI Code 265100 Supply and install 46 each electric mirrors Per COR #31 dated 7/6/16	08	1	$52,156.45	9.60%	$5,007.02	$52,156.45
00012	CSI Code 265100 Credit for light fixture value engineering SCL lighting increases Credit to delete exterior canopy fixtures Per COR #36 dated 7/19/16	08	1 +	($164,744.78)	9.60%	($15,815.50)	($164,744.78)
	Lighting VE credit ($173,904) SCL lighting 40,076 Delete Canopy Lights ($30,917)						
00013	CSI Code 265100 Credit to delete S0608 & S0609 bathrooms Per COR #60 dated 8/24/16	08	1	($1,412.82)	9.60%	($135.63)	($1,412.82)
00014	CSI Code 265100 Credit for OCIP Per OCIP Enrollment Summary dated 6/21/16	01	1 +	($50,326.00)	9.60%	($4,831.30)	($50,326.00)

Rev

SOUND GLAZIERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00002

00015	CSI Code 273100 Revise S0700 Fitness & S0710 Health Club teledata requirements Per COR #21 dated 5/5/16	08	1	$9,777.00	9.60%	$938.59	$9,777.00
00016	CSI Code 273100 Add 35 each Cat6A drops for AT&T WAPS Per COR #44 dated 7/5/16	10	1	$23,083.36	9.60%	$2,216.00	$23,083.36
00017	CSI Code 273100 Fiber connections and backbone cabling for Demarc North N0040, Demarc South S0016 and Building System S0019 Per COR #45 dated 7/1/16	02	1	$14,417.73	9.60%	$1,384.10	$14,417.73
00018	CSI Code 273100 Add Elevator Control Room and Storage Room at Level S07 Per COR #47 dated 8/2/16	02	1	$660.00	9.60%	$63.36	$660.00
00019	CSI Code 273100 Add 13 each teledata drops for vending machines Per COR #48 dated 7/7/16	02	1	$7,088.47	9.60%	$680.49	$7,088.47
00020	CSI Code 273100 Add 10 each Cat6A cable drops for valet parking WAPS Per COR #50 dated 7/27/16	02	1	$12,520.99	9.60%	$1,202.02	$12,520.99
00021	CSI Code 274100 Supply only 12 each speakers for elevator cabs. Includes pathway to elevator control rooms Per COR #51 dated 8/15/16	08	1	$10,186.71	9.60%	$977.92	$10,186.71
00022	CSI Code 274100 Add exterior speakers to South & South East sides of building Per COR #53 dated 8/18/16	08	1	$11,380.33	9.60%	$1,092.51	$11,380.33
00023	CSI Code 274100 Add speakers to Elevator Vestibules levels S0B to S07 Per COR #54 dated 8/18/16	08	1	$9,377.01	9.60%	$900.19	$9,377.01
00024	CSI Code 275300 Rough in for celluar DAS. Equipment to be supplied by others Per COR #32 dated 6/27/16	08	1	$63,600.00	9.60%	$6,105.60	$63,600.00
00025	CSI Code 275300 Credit for equipment supply of celluar DAS Per COR #39 dated 7/20/16	08	1	($375,854.00)	9.60%	($36,081.98)	($375,854.00)
00026	CSI Code 281300 Add 4 each license plate readers Per COR #9.1 dated 8/25/16	08	1	$31,341.24	9.60%	$3,008.76	$31,341.24
00027	CSI Code 281300 Add 14 each cameras to all elevator cars Per COR #10 dated 4/7/16	08	1	$39,795.91	9.60%	$3,820.41	$39,795.91
00028	CSI Code 281300 Add Elevator Control Room and Storage Room at Level S07 Per COR #47 dated 8/2/16	02	1	$2,500.00	9.60%	$240.00	$2,500.00
00029	CSI Code 281300 Add 43 each card readers to destination dispatch modules Per COR #57 dated 8/24/16	02	1	$63,438.40	9.60%	$6,090.09	$63,438.40
00030	CSI Code 282600 Credit for revised layout Per COR #41 dated 7/20/16	02	1	($107,011.00)	9.60%	($10,273.06)	($107,011.00)
00031	CSI Code 283100 Additional fire alarm design and monitoring equipment Per COR #42 dated 7/21/16	02	1	$41,750.00	9.60%	$4,008.00	$41,750.00
00032	CSI Code 283100	02	1	$3,270.00	9.60%	$313.92	$3,270.00

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00002

	Add Elevator Control Room and Storage Room at Level S07 Per COR #47 dated 8/2/16						
00033	CSI Code 337100 Move 2 each SCL service transformers into vault Per COR #56 dated 8/19/16	07	1	$6,947.39	9.60%	$666.95	$6,947.39
00034	CSI Code 338200 Add j boxes, sleeves and exterior vault pathway changes Per COR #43 dated 7/21/16	02	1	$17,426.00	9.60%	$1,672.90	$17,426.00
00035	CSI Code 338200 Connect 5 each comm conduits from Stadium Place to SE vault. Per COR #52 dated 8/23/16	07	1	$1,056.48	9.60%	$101.42	$1,056.48

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	**($48,327.75)**
Unit Tax:	**($4,639.47)**
Total:	**($52,967.22)**

The Original Contract Sum was	**$12,393,204.12**
Net Change by Previously Authorized Requests and Changes	**$173,387.20**
The Contract Sum Prior to This Change Order was	**$12,566,591.32**
The Contract Sum Will be Decreased	**$52,967.22**
The New Contract Sum Including This Change Order	**$12,513,624.10**
Percent Change of this Change Order vs Previous Authorized Amount	**-0.42%**
Percent of all Request and Changes vs Original Contract	**0.97%**

ACCEPTED:

Cochran

By: Tom Griffin

Date: 9/1/16

255 S King St LP

By: Christine Cole

Date: 9/2/16

253 S King St LP

By: Gregory Steinhauer

Date:

Rev 1.1

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00005

TITLE: Misc. COR's
PROJECT: 255 S King St Phase 1
TO: Attn: Nick Lopez
Cochran
12500 Aurora Ave N
PO Box 33524
Seattle, WA 98133
Phone: 206-367-1900
Fax:

DATE: 04/24/2017
JOB: 255 Phase 1
CONTRACT NO: 77
ADJUST BUDGET: Yes

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 101300 Labor and material to install 1 each 42" directory and 1 each 32" freestanding directory Credit for 1 each 32" and 1 each 22" digital display Per COR #101 dated 4/4/17	10	1	$15,003.30	10.10%	$1,515.33	$15,003.30
00002	CSI Code 111200 Labor and material to install power and pathway for CVPS valet parking equipment Per COR #88 dated 2/28/17	10	1	$21,248.90	10.10%	$2,146.14	$21,248.90
00003	CSI Code 121400 Labor and material to provide power for Torus sculpture at S06 deck Per COR #91 dated 3/6/17	08	1	$6,170.83	10.10%	$623.25	$6,170.83
00004	CSI Code 260100 Labor and material to install temp power for temp heaters on levels N03 - N23 Per COR #68 dated 1/11/17	06	1	$12,750.03	10.10%	$1,287.75	$12,750.03
00005	CSI Code 260500 Food and Beverage Offices Mechanical Allowance = $4,000 Floor box for conference room 24 each Receptacles 2 each GFCI receptacles Engineering Per COR #70.2 dated 3/27/17	10	1	$42,357.79	10.10%	$4,278.14	$42,357.79
00006	CSI Code 260500 Labor to install McKee call boxes for temporary construction elevators Per COR #76 dated 1/16/17	09	1	$2,098.78	10.10%	$211.98	$2,098.78
00007	CSI Code 260500 Electrical changes due to ASI #62 and jobsite walk with Greg Steinhauer on 2/24/17 Per COR #81.1 dated 3/13/17	08	1	$42,508.49	10.10%	$4,293.36	$42,508.49
00008	CSI Code 260500 Labor and material to install power for hotel signage Per COR #93 dated 3/16/17	02	1	$5,776.40	10.10%	$583.42	$5,776.40
00009	CSI Code 260500 Labor and material to add power to N02 buffet islands and drink station Per COR #95 dated 3/20/17	02	1	$7,776.63	10.10%	$785.44	$7,776.63
00010	CSI Code 260500 Labor and material to add 2 each GFCI outlets for added vanity and electric mirror. Credit for bathtub connection. Guestroom 2304 Per COR #99 dated 4/3/17	08	1	$471.00	10.10%	$47.57	$471.00
00011	CSI Code 263200 Add level S06 and S07 lighting to generator optional standby power	08	1	$50,097.72	10.10%	$5,059.87	$50,097.72

270 S Hanford St #100
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	Per COR #83 dated 2/10/17						
00012	CSI Code 265100 Labor to install 4 each RGB LED fixtures in bottom of eagle water feature	08	1	$5,637.19	10.10%	$569.36	$5,637.19
	Per COR #13.1 dated 2/21/17						
00013	CSI Code 265100 Replace light fixtures at level S06 pre-function bump out per RFI #465	02	1	$5,414.91	10.10%	$546.91	$5,414.91
	Per COR #69 dated 1/19/17						
00014	CSI Code 265100 Food and Beverage Offices 36 each Light fixtures Includes $965 allowance for entry pendant 9 each Lighting occupancy sensors as per local energy code 1 each Lighting scene control for conference room	10	1	$19,474.45	10.10%	$1,966.92	$19,474.45
	Per COR #70.2 dated 3/27/16						
00015	CSI Code 265100 Labor and material to install 5 each bollards with lights	02	1	$5,714.84	10.10%	$577.20	$5,714.84
	Per COR #74.1 dated 1/17/17						
00016	CSI Code 265100 Replace light fixtures above buffets at level N02	02	1	$2,989.70	10.10%	$301.96	$2,989.70
	Per COR #77 dated 1/16/17						
00017	CSI Code 265100 Replace light fixture separating N01 hotel check in and lounge per ASI #60	02	1	$6,424.69	10.10%	$648.89	$6,424.69
	Per COR #78 dated 1/25/17						
00018	CSI Code 265100 Credit for not installing 10 each S07 pool fixtures, 1 each BAR-602 fixture and 2 each PRFC-601 fixtures	02	1	($1,888.63)	10.10%	($190.75)	($1,888.63)
	Per COR #80 dated 1/23/17						
00019	CSI Code 265100 Replace 17 each broken bathroom pod can lights	12	1	$4,758.77	10.10%	$480.64	$4,758.77
	Per COR #85.1 dated 2/13/17						
00020	CSI Code 265100 Labor and material to install 2 each CORR-601 fixtures per ASI #44	02	1	$2,171.78	10.10%	$219.35	$2,171.78
	Per COR #86 dated 2/14/17						
00021	CSI Code 265100 Provide 1 each STE-610, 1 each STE-613, 1 each STE-614 and 4 each STE-621 light fixtures	09	1	$5,055.05	10.10%	$510.56	$5,055.05
	Per COR #89 dated 2/23/17						
00022	CSI Code 265100 Credit for 20 each RGB fixtures at Atrium	02	1	($17,682.19)	10.10%	($1,785.90)	($17,682.19)
	Per COR #92 dated 3/14/17						
00023	CSI Code 265100 Upgrade 8 each deck light fixtures at level 23 unit 2301 and 2306	08	1	$2,059.79	10.10%	$208.04	$2,059.79
	Per COR #97 dated 3/22/17						
00024	CSI Code 265100 Credit for changing electric mirror specification for all level 23 guestrooms per FFE Rev #3	02	1	($1,346.00)	10.10%	($135.95)	($1,346.00)
	Per COR #98 4/3/17						
00025	CSI Code 265100 Labor and material to install 1 each STE-619 electric mirror and credit for labor to install L4 fixture. Guestroom 2304	08	1	$2,545.00	10.10%	$257.04	$2,545.00
	Per COR #99 dated 4/3/17						
00026	CSI Code 265100 Replace tree pit light fixtures	02	1	$7,584.75	10.10%	$766.06	$7,584.75

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00005

	Per COR #102 dated 4/4/17						
00027	CSI Code 273100 Labor and material to install 2 each locking telecom cabinets, ladder racks and 4 each 4" sleeves from south demark to building systems room	02	1	$11,340.00	10.10%	$1,145.34	$11,340.00
	Per COR #37.1 dated 1/19/17						
00028	CSI Code 273100 Food and Beverage Offices 22 each Cat6A drops for WAP, TV, Phones, and Data Patch panel. Location TBD Terminate to nearest Hilton IT closet All pathway and back-box rough-in. Free air cabling above drop ceilings Telecom drawings	10	1	$7,500.00	10.10%	$757.50	$7,500.00
	Per COR #70.2 dated 3/27/17						
00029	CSI Code 273100 Labor and material to install 11 each telecom drops for North and South tower elevators	02	1	$4,525.77	10.10%	$457.10	$4,525.77
	Per COR #79 dated 1/23/17						
00030	CSI Code 273100 Credit for WAP install	10	1	($5,654.99)	10.10%	($571.15)	($5,654.99)
	Per COR #82 dated 1/30/17						
00031	CSI Code 274100 Food and Beverage Offices 1 each 85" Flat panel display, mount, Crestron switcher, audio amplifier, speakers, Crestron AirMedia, equipment rack, table interface with touch panel, bluray, document camera, cabling, and installation for the conference room F106 Ceiling speakers will be installed in the hallway, reception, and restrooms All pathway and back-box rough-in. Free air cabling above drop ceilings AV drawings	10	1	$33,545.75	10.10%	$3,388.12	$33,545.75
	Per COR #70.2 dated 3/27/16						
00032	CSI Code 274100 Credit for 17 each public space TV's	10	1	($60,860.00)	10.10%	($6,146.86)	($60,860.00)
	Per COR #96.1 dated 3/20/17						
00033	CSI Code 274100 Add 1 each AV receptacle and drop for electric mirror. Guestroom 2304	08	1	$950.00	10.10%	$95.95	$950.00
	Per COR #99 dated 4/3/17						
00034	CSI Code 274100 Labor and material to install 1 each projector lift, power and av cabling to S06 ballroom	08	1	$12,382.24	10.10%	$1,250.61	$12,382.24
	Per COR #103 dated 4/17/17						
00035	CSI Code 275300 DAS pathway and cabling levels N19 - Roof and trim out hotel	08	1	$108,674.72	10.10%	$10,976.15	$108,674.72
	Per COR #94 dated 3/17/17						
00036	CSI Code 281300 Food and Beverage Offices CCTV camera pointing towards the entry door Stenophone intercom system outside entry door and at reception desk All pathway and back-box rough-in. Free air cabling above drop ceilings Security drawings	10	1	$5,241.74	10.10%	$529.42	$5,241.74
	Per COR #70.2 dated 3/27/17						
00037	CSI Code 281300	08	1	$12,869.94	10.10%	$1,299.86	$12,869.94

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00005

	Labor and material to rough in only 4 each future security turnstiles at level S01 elevator vestibules Per COR #84 dated 2/9/17						
00038	CSI Code 281300 Credit for 2 each security monitors Per COR #90 dated 2/28/17	08	1	($2,880.00)	10.10%	($290.88)	($2,880.00)
00039	CSI Code 283100 Labor and material to add preaction fire alarms to rooms N0029, N0040, S0016 and S0019 Per COR #67 dated 1/9/17	08	1	$3,786.98	10.10%	$382.48	$3,786.98
00040	CSI Code 283100 Food and Beverage Office 3 each Ceiling mount horn/strobes as per local fire code Building system connection All pathway and back-box rough-in. Free air cabling above drop ceilings Fire Alarm drawings Per COR #70 dated 3/27/17	10	1	$6,805.00	10.10%	$687.30	$6,805.00
00041	CSI Code 338200 Labor and material to install redundant telecom conduits per Jeff Thompson Per COR #66.3 dated 3/27/17	08	1	$36,886.27	10.10%	$3,725.51	$36,886.27

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	$430,287.39
Unit Tax:	$43,459.05
Total:	$473,746.44

The Original Contract Sum was	$12,393,204.12
Net Change by Previously Authorized Requests and Changes	$1,648,203.78
The Contract Sum Prior to This Change Order was	$14,041,407.90
The Contract Sum Will be Increased	$473,746.44
The New Contract Sum Including This Change Order	$14,515,154.34
Percent Change of this Change Order vs Previous Authorized Amount	3.37%
Percent of all Request and Changes vs Original Contract	17.12%

ACCEPTED:

Cochran
By: Tom Griffin
TOM GRIFFIN
Date: 4/26/17

255 S King St LP
By: Christine Cole
Date: 4/27/17

255 S King St LP
By: Gregory Steinhauer
Date:

Rev 1.1

370 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00006

TITLE: COR #104, 105.1 & 106.1
PROJECT: 255 S King St Phase 1
TO: Attn: Nick Lopez
Cochran
12500 Aurora Ave N
PO Box 33524
Seattle, WA 98133
Phone: 206-367-1900
Fax:

DATE: 06/12/2017
JOB: 255 Phase 1
CONTRACT NO: 77
ADJUST BUDGET: No

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 260500 Remove and reinstall 2 each receptacles @ guestrooms 312 & 412 due to framing changes around a column Per COR #106.1 dated 6/1/17	02	1	$771.93	10.10%	$77.97	$771.93
00002	CSI Code 265100 Relocate TV locations and add lighting to back of bar per ASI #66 Per COR #104 dated 5/1/17	08	1	$5,644.97	10.10%	$570.14	$5,644.97
00003	CSI Code 265100 Credit for 4 each Chief Seattle light fixtures. Add 3 each replacement light fixtures on 2nd Ave Per COR #105.1 dated 5/16/17	02	1	($30,332.11)	10.10%	($3,063.54)	($30,332.11)

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	($23,915.21)
Unit Tax:	($2,415.43)
Total:	($26,330.64)

The Original Contract Sum was	$12,393,204.12
Net Change by Previously Authorized Requests and Changes	$2,121,950.22
The Contract Sum Prior to This Change Order was	$14,515,154.34
The Contract Sum Will be Decreased	$26,330.64
The New Contract Sum Including This Change Order	$14,488,823.69
Percent Change of this Change Order vs Previous Authorized Amount	-0.18%
Percent of all Request and Changes vs Original Contract	16.91%

ACCEPTED:

Cochran
By: Tom Griffin
TOM GRIFFIN, CFO
Date: 6/22/17

255 S King St LP
By: Christine Cole
Christine Cole
Date: 6/22/17

255 S King St LP
By: Gregory Steinhauer
Gregory Steinhauer
Date:

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00007

TITLE: Misc. COR's
PROJECT: 255 S King St Phase 1
TO: Attn: Nick Lopez
Cochran
12500 Aurora Ave N
PO Box 33524
Seattle, WA 98133
Phone: 206-367-1900
Fax:

DATE: 07/06/2017
JOB: 255 Phase 1
CONTRACT NO: 77
ADJUST BUDGET: Yes

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 260500 Labor and material to install power for 6 each magnetic door holders @ level N23. Magnetic door holders by others Per COR #113 dated 6/26/17	02	1	$8,039.33	10.10%	$811.97	$8,039.33
00002	CSI Code 263200 Labor and material to add generator back up power to resturant Per COP #111 dated 6/23/17	08	1	$137,364.00	10.10%	$13,873.76	$137,364.00
00003	CSI Code 265100 Labor and material to install lamps for Guestrooms level 3 - 22 and Public Space FFE hardwired fixtures. Lamps for Guestrooms and Public Space FFE plug in fixtures shipped to Boyce Commercial Per COP #100.2 dated 6/23/17	08	1	$9,690.14	10.10%	$978.70	$9,690.14
00004	CSI Code 265100 Add 300' of 3-1/2" OD acrylic tubing to Gabion wall. Credit for re-speeing light fixtures at Gabion wall Per COP #108.1 dated 6/12/17	02	1	($40,456.45)	10.10%	($4,086.10)	($40,456.45)
00005	CSI Code 265100 Labor and material to add 2 each RGB and 1 each linear light fixtures to S06 deck per preliminary plans dated 4/7/17 Per COP #110 dated 6/22/17	02	1	$15,628.22	10.10%	$1,578.45	$15,628.22
00006	CSI Code 265100 Purchase 2 each STE-600 and 1 each STE-602 FFE hardwired light fixtures. Includes lamps Per COR #112 dated 6/26/17	08	1	$7,443.70	10.10%	$751.81	$7,443.70
00007	CSI Code 283100 Labor and material to install temporary sprinkler riser monitoring system for North Tower per Fire Marshall Per COR #109 dated 6/13/17	07	1	$6,941.35	10.10%	$701.08	$6,941.35

Reason #				
01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00007

Unit Cost:	**$144,650.29**
Unit Tax:	**$14,609.67**
Total:	**$159,259.96**

The Original Contract Sum was	**$12,393,204.12**
Net Change by Previously Authorized Requests and Changes	**$2,095,619.57**
The Contract Sum Prior to This Change Order was	**$14,488,823.69**
The Contract Sum Will be Increased	**$159,259.96**
The New Contract Sum Including This Change Order	**$14,648,083.65**
Percent Change of this Change Order vs Previous Authorized Amount	**1.10%**
Percent of all Request and Changes vs Original Contract	**18.19%**

ACCEPTED:

Cochran	**255 S King St LP**	**255 S King St LP**
By: Tom Griffin	**By:** Christine Cole	**By:** Gregory Steinhauer
TOM GRIFFIN	Christine Cole	
Date: 7/12/17	**Date:** 7/13/17	**Date:**

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00008

TITLE: Misc. COR's
PROJECT: 255 S King St Phase 1
TO: Attn: Nick Lopez
Cochran
12500 Aurora Ave N
PO Box 33524
Seattle, WA 98133
Phone: 206-367-1900
Fax:

DATE: 08/03/2017
JOB: 255 Phase 1
CONTRACT NO: 77
ADJUST BUDGET: No

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 132600 Labor to rewire 11 each electric mirrors, replace 13 each can lights, rewire 10 each can lights and replace 5 each GFCI outlets in bathroom pods Per COR #120 dated 7/21/17	06	1	$5,530.80	10.10%	$558.61	$5,530.80
00002	CSI Code 133100 Labor and material to install 8 each light fixtures, 2 each receptacles and 1 each fire alarm device mounted on tent columns. Includes lighting controls Per COR #114 dated 7/13/17	08	1	$27,073.35	10.10%	$2,734.41	$27,073.35
00003	CSI Code 260500 Labor and material to provide power and controls for motorized window shades at guestrooms 304, 404, 2306, ballroom, fitness and admin office Per COR #118 dated 7/21/17	02	1	$15,504.64	10.10%	$1,565.97	$15,504.64
00004	CSI Code 265100 Labor and material to install lit wall panels for S06 bar. ISEC excluded this location Per COR #116 dated 7/11/17	04	1	$1,294.32	10.10%	$130.73	$1,294.32
00005	CSI Code 265100 Material only to add 4 each RGB light fixtures to eagle fountain Per COR #121 dated 7/13/17	08	1	$15,534.45	10.10%	$1,568.98	$15,534.45
00006	CSI Code 281300 Labor and material to add 1 each security camera to S06 kitchen Per COR #122 dated 7/20/17	08	1	$4,574.62	10.10%	$462.04	$4,574.62
00007	CSI Code 337100 Labor and material to install SCL feeder conduit across King St per SCL request Per COR #119 dated 7/14/17	07	1	$17,437.99	10.10%	$1,761.24	$17,437.99

Reason #				
01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00008

Unit Cost:	$86,950.17
Unit Tax:	$8,781.97
Total:	$95,732.14

The Original Contract Sum was	$12,393,204.12
Net Change by Previously Authorized Requests and Changes	$2,254,879.53
The Contract Sum Prior to This Change Order was	$14,648,083.65
The Contract Sum Will be Increased	$95,732.14
The New Contract Sum Including This Change Order	$14,743,815.79
Percent Change of this Change Order vs Previous Authorized Amount	0.65%
Percent of all Request and Changes vs Original Contract	18.97%

ACCEPTED:

Cochran

By: Tom Griffin
TOM GRIFFIN, CFO
Date: 8/3/17

255 S King St LP

By: Christine Cole
Date: 8/3/17

255 S King St LP

By: Gregory Steinhauer
Date:

	Lighting Control	$	9,273	265100
	Fire Alarm System	$	6,669	283100
	Tele/Data Rough-In	$	5,680	273100
	Tele/Data System	$	9,302	273100
	General Conditions	$	3,925	260500
	Equipment	$	3,468	260500
Restaurant (N02) Total		**$**	**200,257**	
Site	Electrical Utility	$	14,167	337100
	Tele/Data Utility	$	26,734	338200
	Mechanical Equipment	$	2,502	260500
	Power Devices	$	24,037	260500
	Lighting	$	209,888	265100
	Tele/Data Rough-In	$	86,382	273100
	CCTV Rough-In	$	5,063	282600
	CCTV System	$	31,499	282600
	General Conditions	$	3,115	260500
	Equipment	$	2,752	260500
Site Total		**$**	**406,139**	
A/V	Audio Video System	$	1,623,121	274100
A/V Total		**$**	**1,623,121**	
DAS Life Safety & Cellular	DAS Life Safety System	$	549,778	275300
DAS Life Safety & Cellular Total		**$**	**549,778**	
Remaining Temporary Power Allowance	Temporary Power	$	251,722	260100
Remaining Temporary Power Allowance Total		**$**	**251,722**	
Grand Total		**$**	**13,997,216**	

Alternates (Not Included Above)		
Alt#5: Remove UL142 Sub Base Fuel Tank	$ (24,729)	
Alt#6: Utilize UL2085 Sub Base Fuel Tank In Lieu of UL142 Sub Base Fuel Tank	Included Above	
Alt#7: Ship Loose Remote Radiator Vertical Core & Engine Side Coolant	Included Above	

320100 – Street Restoration - $16,852

Ph 1

CSI Code 320100 hardscape walls Fountain walls light pole bases

2/5/2020 7:45 AM

Category Detail Report

Report = JobCostReportDetail

Group By 1 = Category

Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)

Property = 255sksip

Category Tree = 255k-phase1

From Category = 320100

To Category = 320100

Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order	Trans Amount	Retainage	Net	Ctrl #
Op & Maint of Exte	255k-ph1	- 255 King Phase 1				361,200	-140,545	220,655	197,918	0	0	0	0	
		2/25/2017	02/2017	(valbblr_) Albrecl 255k-1abl-64			2014-41-01	0	0	0	28,850	1,442	27,408	P-264141
		2/25/2017	02/2017	(valbblr_) Albrecl 255k-1abl-co1			2014-41-01	0	0	0	2,500	125	2,375	P-264141
		3/25/2017	03/2017	(valbblr_) Albrecl 255k-1abl-64			2014-41-02	0	0	0	59,019	2,951	56,068	P-265254
		3/25/2017	03/2017	(valbblr_) Albrecl 255k-1abl-co1			2014-41-02	0	0	0	1,027	51	976	P-265254
		4/25/2017	04/2017	(valbblr_) Albrecl 255k-1abl-64			2014-41-03	0	0	0	19,500	975	18,525	P-267665
		5/25/2017	05/2017	(valbblr_) Albrecl 255k-1abl-64			2014-41-04	0	0	0	7,500	375	7,125	P-269140
		5/25/2017	05/2017	(valbblr_) Albrecl 255k-1abl-co2			2014-41-04	0	0	0	-368	-18	-350	P-269140
		6/25/2017	06/2017	(valbblr_) Albrecl 255k-1abl-co3			2014-41-05	0	0	0	36,296	1,815	34,481	P-270175
		7/25/2017	07/2017	(valbblr_) Albrecl 255k-1abl-64			2014-41-06	0	0	0	5,350	268	5,082	P-273306
		9/25/2017	09/2017	(valbblr_) Albrecl 255k-1abl-c06			2014-41-07	0	0	0	10,601	530	10,071	P-275503
		9/25/2017	09/2017	(valbblr_) Albrecl 255k-1abl-c07			2014-41-07	0	0	0	20,321	1,016	19,305	P-275503
		10/20/2017	11/2017	(vnorasp_) Northwest Asphalt, Inc.			1110246784	0	0	0	57,087	0	57,087	P-279122
		10/20/2017	11/2017	(vnorasp_) Northwest Asphalt, Inc.			1110246784	0	0	0	-57,087	0	-57,087	P-279122
		11/25/2017	11/2017	(valbblr_) Albrecl 255k-1abl-64			2014-41-08	0	0	0	2,500	125	2,375	P-279665
		11/25/2017	11/2017	(valbblr_) Albrecl 255k-1abl-c08			2014-41-08	0	0	0	4,823	241	4,581	P-279665
		12/15/2017	12/2017	(vpamefa_) Pacific Metal Fabrication, Inc.			7195	0	0	0	5,590	0	5,590	P-280739
		3/23/2018	03/2018	(valbblr_) Albrecl 255k-1abl-64			R-2014-41-01-(2	0	0	0	0	-1,442	1,442	P-286619
		3/23/2018	03/2018	(valbblr_) Albrecl 255k-1abl-co1			R-2014-41-01-(2	0	0	0	0	-125	125	P-286619
		3/23/2018	03/2018	(valbblr_) Albrecl 255k-1abl-64			R-2014-41-02-(2	0	0	0	0	-2,951	2,951	P-286620
		3/23/2018	03/2018	(valbblr_) Albrecl 255k-1abl-co1			R-2014-41-02-(2	0	0	0	0	-51	51	P-286620
		3/23/2018	03/2018	(valbblr_) Albrecl 255k-1abl-64			R-2014-41-03-(2	0	0	0	0	-975	975	P-286621
		3/23/2018	03/2018	(valbblr_) Albrecl 255k-1abl-64			R-2014-41-04-(2	0	0	0	0	-375	375	P-286622
		3/23/2018	03/2018	(valbblr_) Albrecl 255k-1abl-co2			R-2014-41-04-(2	0	0	0	0	18	-18	P-286622
		3/23/2018	03/2018	(valbblr_) Albrecl 255k-1abl-co3			R-2014-41-05-(2	0	0	0	0	-1,815	1,815	P-286623
		3/23/2018	03/2018	(valbblr_) Albrecl 255k-1abl-64			R-2014-41-06-(2	0	0	0	0	-268	268	P-286624
		3/23/2018	03/2018	(valbblr_) Albrecl 255k-1abl-c06			R-2014-41-07-(2	0	0	0	0	-530	530	P-286625
		3/23/2018	03/2018	(valbblr_) Albrecl 255k-1abl-c07			R-2014-41-07-(2	0	0	0	0	-1,016	1,016	P-286625
		3/23/2018	03/2018	(valbblr_) Albrecl 255k-1abl-64			R-2014-41-08-(2	0	0	0	0	-125	125	P-286626
		3/23/2018	03/2018	(valbblr_) Albrecl 255k-1abl-c08			R-2014-41-08-(2	0	0	0	0	-241	241	P-286626
	255k-ph1 Total					361,200	-140,545	220,655	197,918	0	203,508	0	203,508	
Op & Maint of Exterior Improv Total						361,200	-140,545	220,655	197,918	0	203,508	0	203,508	
Grand Total						361,200	-140,545	220,655	197,918	0	203,508	0	203,508	

Before WSST

ASI Contract 122,719 not sure what c/o

C06 2,258.60

C08 758.43

Total [redacted] 16,852

Trade Contract: Albrecht Birkenbuel, Inc.	Project Name: 255 S King St Phase 1
License Number: ALBREBI096RO	Contract Amount: $122,719.00 + W.S.S.T. CSI CODE 320100
Insurance Expiration Date: 11/01/16	Basis of Compensation: Lump Sum
Limits of Insurance: $6,000,000.00 per each occurrence	Retainage Percentage: 5%
Phone Number: 425-668-8555	Contract Time: 45 Working Days
Fax Number: 425-668-8557	Schedule Attached: Yes [X] No [ ]

TRADE CONTRACT

THIS AGREEMENT was made and entered into this 9th of March, 2016, by and between:

255 South King Street LP
270 S Hanford St # 100
Seattle, WA 98134
TEL: 206-971-7899
FAX: 206-623-0338

the OWNER, and

Albrecht Birkenbuel, Inc.
20124 Broadway, Suite B-102
Snohomish, WA 98296
TEL: 425-668-8555
FAX: 425-668-8557

the TRADE CONTRACTOR

THE OWNER, for the full, complete, and faithful performance of this TRADE CONTRACT, agrees to pay the TRADE CONTRACTOR on the following basis:

The Lump Sum of: One Hundred Twenty Two Thousand, Seven Hundred and Nineteen Dollars, and Zero Cents plus WA Sales Tax ($122,719.00 + WSST).

IN CONSIDERATION THEREFORE, THE TRADE CONTRACTOR AGREES AS FOLLOWS:

1. To furnish and perform all work as described in Paragraph 3, for the construction of (Project, Title & Location) (the "Project");

255 S King St Phase 1
Seattle, WA 98104

For

255 South King Street LP

the OWNER, and the representative of the OWNER authorized to interpret and judge the performance of the contract and named as the architect, engineer, contracting officer or otherwise which representative shall be designated as the OWNER'S authorized agent; and all of which shall be done timely, faithfully and in strict compliance with this Agreement and the TRADE CONTRACT DOCUMENTS identified as the listed attached Exhibits (1, 2, 3, 4, 5), and in accordance with the drawings and specifications for the construction prepared by:

Freiheit & Ho Architects Construction Issue Set Dated 09/22/15 Through ASI #33 Dated 1/12/16
Freiheit & Ho Architects Project Manual Specifications Dated 09/22/15
DCI Engineers Construction Issue Set Dated 09/22/15
Degen & Degen Construction Issue Set Dated 09/22/15
Embassy Suites Brand Standards North America 7/1/14
SODO Builders marked-up Enlarged hardscape plan, level S06
Exhibit 1 Construction Schedule
Exhibit 2 Trade Contractors Consent to Assignment and Lien Waiver
Exhibit 3 Wrap Up Insurance
Exhibit 4 Wrap Up Insurance Manual
Exhibit 5 ClickSafety

2. To be bound by all laws, government regulations, and orders. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and this contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this contract shall forthwith be physically amended to make such insertion or correction.

3. To provide all necessary supervision, management, services, engineering, testing, materials, labor, supplies, attachments, equipment, plant sundries, appurtenances and/or any other act or necessary thing required to diligently and fully perform and complete all work required to complete the Project, in strict accordance with the TRADE CONTRACT DOCUMENTS. All work shall be performed in accordance with applicable manufacturer's instructions and industry best practices unless in conflict with the TRADE CONTRACT DOCUMENTS. All work as specified in section(s) including but not limited to:

CSI Code 320100 Street Restoration, Fountain, and Landscape Walls **Total = $122,719.00 + W.S.S.T.**

SCOPE OF WORK

Landscape Walls:

- Planter walls at Level 1
- Planter walls at Level 6 (south)
- Curbs at Level 6 (south)
- Curbs at Level 7 (south)
- All concrete for this work includes the hycrete additive
- Formsavers included per SODO Builders' Marked-up Enlarged hardscape plan, level S06

GENERAL INCLUSIONS

General Conditions:

- All supervision for this project
- On site office
- Drinking water for ABI employees
- Site specific safety and fall protection plans
- Supervision and project management for the shell portion
- Lockable storage for all ABI equipment and tools
- ABI participates with 255 S King St LP on an overall project safety plan. Provisions can be made to leave behind floor coverings or handrails if directed to include these costs in a change order request

Cast in Place Concrete walls and curbs:

- Layout of all walls.
- Supply of embedded steel plates is not included. Installation of embedded items is included.
- Concrete supply
- Furnish and install reinforcing steel-see below.
- Concrete pumping as required.
- All form materials and related hardware.
- All labor to form, pour and strip cast in place concrete walls.
- Patch tie holes where waterproofing of the exterior surface is required.

Reinforcing Steel:

- All labor to place mild steel.
- All reinforcing steel supports and chairs for walls and curbs.
- Mill certifications per direction from Structural engineer.
- Unloading of materials at site or pre-fab yard.
- Disposal of surplus steel from the site.

SPECIFIC EXCLUSIONS

- Shoring of concrete walls for backfill activities
- All waterproofing, waterstops, protection membranes or caulking.
- All construction / saw cut joint material and sealants.
- All pipe and conduit slab penetrations / sleeves and associate sealants
- Grouting of steel base plates
- Grating and miscellaneous metals
- Supply and shop drawings for embedded items NOTE: ABI will place embeds from approved shop drawings
- Allowance for follow-on concrete crack repair
- Colored, stained, waterproofed, hardened, polished or sandblasted concrete. NOTE: Hycrete additive (with warranty) is included
- Street use permits
- Precast concrete
- All concrete walls/curbs outside of contract scope ~~the building lines~~

GENERAL EXCLUSIONS

- Unsuitable bearing material removal and fill. ABI will provide CDF material and placement on a time and material basis if requested by 255 S King St LP.
- Surface water removal, except as noted under General Inclusions
- Foundation and under slab drainage or capillary break materials and labor
- Vapor barriers, waterproofing or damp proofing, hydrophillic or PVC waterstop
- Final cleaning or sealing of concrete slabs on grade, walls, columns, elevated decks or topping slabs, including but not limited to any dust seals, surface seals, hardeners, shake on products, etc., unless included in General Inclusions
- All work related to caulking of vertical and horizontal control or contraction joints. Saw cutting is included.
- Fine tuning of footings, walls, slabs, elevated decks, etc. for waterproofing requirements. ABI will not provide "mirror smooth" finish for application of water or damp proofing. See sack and patch below
- All division 5 metals, anchor bolts, hold-downs, and miscellaneous embedded items supplied ~~or installed~~, unless noted otherwise in specific inclusions.
- ~~Electrical duct bank encasement or added reinforcing for PT decks per engineer requirements, including any concrete related to vertical encasement of risers, etc.~~
- Permits including Street permits required by City

- Site work such as curb and gutter, sidewalks, elevator infills, retaining walls, or other structures not shown on the structural drawings. Any structures such as retaining walls, seat walls, water detention tanks, etc. can be done on a time and material basis if requested by 255 S King St LP
- Perimeter insulation at walls or SOG unless specifically requested
- Perimeter and fall protection, except for ABI employees at areas of their operations, including but not limited to OSHA railings, opening covers, column isolation covers. Maintenance of safety barriers after ABI leave the immediate area
- ~~Performance/payment bonds. If required, the costs will be identified and are to be paid by Contractor/Owner.~~
- Insurance for third parties
- Sack and patch of walls, columns, beams and ceilings. ABI will repair deficiencies in their work only. Deficiencies are defined as rock pockets, bug holes larger than ¾" and step offs greater than ⅛". Proposal is based on an as cast "off the form" finish. ABI will remove fins and laitance from walls and columns. ABI will break off snap ties and patch exterior walls where waterproofing is to be installed. Class A, B, or any other finishes are available on a T&M basis or may be included in the General Inclusions

QUALIFICATIONS

- All formwork penetrations installed by others are to be set to proper elevations and locations by others. ABI does work with the mechanical trades for installation of pipe sleeves in exterior walls, if the mechanical subcontractor is not on site but has provided location drawings and materials, ABI will install the required sleeves to accommodate the schedule
- Due to normal drying shrinkage, an inherent characteristic of all concrete and regardless of the engineer's design and ABI's workmanship, some incidental narrow cracks, which will in no way interfere with the normal operation of the floor or structure, are unfortunately almost inevitable
- Suitable temporary roads and access ramps to be provided and maintained by others
- Standard time of work shall be Monday through Friday, 40 hours per week, coordinated with regular seasonal job starting time. However, typical seasonal overtime is included
- Mechanical and electrical representatives must be present during each pouring operation
- Sanitary facilities shall be provided by others
- Dust control shall be provided by others
- Hazardous waste disposal shall be provided by others
- Adequate electrical power, current, outlets and maintenance will be provided by others
- Temporary power for job shack(s) shall be provided by others
- Adequate water source, pressure and maintenance at location central to concrete operations

2015 – 2016 HOURLY RATES

Work done on a time and material basis will be completed at the following rates

	Straight Time	Straight Time w/Fee	Overtime	Overtime w/ Fee	Premium Time	Premium Time w/Fee
Supt / PM	$92.00	$105.80				
Field Superintendent	$81.00	$93.15	$115.50	$132.83	$34.50	$39.68
Carpenter Foreman	$73.00	$83.95	$101.50	$116.73	$28.50	$32.78
Carpenter	$68.00	$77.50	$97.00	$111.55	$34.00	$39.10
Laborer Foreman	$61.00	$70.15	$84.50	$97.18	$23.50	$27.03
Laborer / PE	$57.00	$65.55	$81.00	$93.15	$24.00	$27.60
Mason Foreman	$73.00	$84.53	$102.50	$117.88	$29.50	$33.35
Mason	$67.00	$77.63	$95.00	$109.25	$27.50	$31.63
Ironworker Supt.	$103.75	$114.13	$134.50	$147.95	$30.75	$35.36

Ironworker Foreman	$99.00	$108.90	$128.25	$141.08	$29.25	$33.64
Ironworker	$96.00	$105.60	$124.50	$136.95	$28.50	$32.78

4. To complete all work as described in Paragraph 3 within the Contract Time as follows:

   45 Working Days

5. To provide evidence of adequate insurance as required by this TRADE CONTRACT.

6. To provide Submittals and/or Shop Drawings as required by the Trade Contract Drawings.

7. To faithfully perform all other terms and conditions of this TRADE CONTRACT.

8. Additional Requirements:

- LEED Requirements;
  1. All sealants, adhesives, primers, paints, carpets and wood must be submitted to and approved by 255 S King St LP prior to using them onsite. Submittals to include "Trade Contractor EQ4 Form" and backup documentation on manufacturer's letterhead
  2. Backup documentation is required for each item submitted for EQ credit 4
  3. Trade contractor must provide 255 S King St LP with LEED credits MR4 and 5 submittals in a timely manner including "Trade Contractor Material Content Form"
  4. Backup documentation is required for each material that has recycled content stating pre-consumer and post-consumer content for each item. Note that "industry" averages are not sufficient; actual values are needed
  5. Backup documentation is required for each material that is manufactured and harvested within 500 miles of the jobsite stating harvest and manufacturing locations on formal letterhead from manufacturer. For materials that are heavily recycled, such as steel, the harvest location should be the scrapyard or recycler that the steel was purchased from
  6. 255 S King St LP reserves the right to withhold payment on any invoice until LEED submittals are satisfactory
- Noise Reduction;
  1. All equipment and especially mufflers are to be maintained in good working order
  2. Engine enclosures to be used on non-portable equipment when the engine is the dominate source of noise
  3. Stationary equipment should be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts may still be potentially significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving locations
  4. To the extend feasible, substitute hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise
  5. Where feasible, equipment operations lifts rather than drag to minimize material handling noise
- Historic Site;
  1. Trade contractor is to comply with reference regulations regarding archaeological resources (RCW Chapters 27.34, 27.44, 27.53, 79.02, 79.105 and WAC Chapter 25.48
- Before commencing work, trade contractor will go over the schedule with the superintendent, deliver to the office trade contractor contact information sheet, subtier contractor and supplier list, insurance certificate, site specific safety plan with MSDS sheets and Click Safety certifications
- Participation in the Click Safety program is mandatory. All costs associated with the program are the responsibility of the trade contractor. Click Safety applies to all trade contractors and their sub-tier onsite personnel
- Please invoice 255 S King St LP. Be sure to include with your invoice a schedule of values using the CSI cost codes provided on page 2 of this agreement, W.S.S.T. and a lien waiver to speed the release of payment
- Trade contractor daily report must include # of workers onsite, hours worked per day, a short description of work completed and identification of any problems or issues onsite

- Attendance is mandatory at weekly safety meeting as well as weekly coordination meetings
- Parking will not be provided by 255 S King St LP
- Pollution liability insurance is not applicable
- Trade contractor to provide submittals bound in notebooks and an electronic copy

255 SOUTH KING STREET LP

By: _____
Gregory L. Steinhauer
Title: Managing Member
Date: 4-12-2016

TRADE CONTRACTOR

By: _____
Authorized Signature
Title: VP
Date: 4-1-16

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00006

TITLE: EWA #104 - #115
PROJECT: 255 S King St Phase 1
TO: Attn: Jay Albrecht
Albrecht Birkenbuel, Inc.
20124 Broadway Ave, Suite B102
Snohomish, WA 98296
Phone: 425-668-8555
Fax: 425-668-8557

DATE: 09/11/2017
JOB: 255 Phase 1
CONTRACT NO: 64
ADJUST BUDGET: No

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 033100 Cut and chip door opening to accommodate door frame Stair S2 level 1 Per EWA #104 dated 8/23/17	04	1	$188.60	10.10%	$19.05	$188.60
00002	CSI Code 033100 Form and pour pad in room S0713 Toilet Room for lockers Per EWA #105 dated 8/23/17	02	1	$291.24	10.10%	$29.42	$291.24
00003	CSI Code 033100 Enlarge mechanical pad in room S0015 Water Heaters Per EWA #108 dated 8/23/17	02	1	$791.78	10.10%	$79.97	$791.78
00004	CSI Code 033100 Form and pour mechanical blockout level 1 Atrium West entry Per EWA #109 dated 8/23/17	02	1	$374.33	10.10%	$37.81	$374.33
00005	CSI Code 033100 Form and pour curb for Atrium fountain Per EWA #111 dated 8/23/17	02	1	$746.35	10.10%	$75.38	$746.35
00006	CSI Code 033100 Form and pour pourback around embeds at Atrium roof Per EWA #112 dated 8/23/17	02	1	$1,987.20	10.10%	$200.71	$1,987.20
00007	CSI Code 033100 Drill and epoxy rebar dowels that were removed for traffic reasons in multiple locations Per EWA #113 dated 8/29/17	06	1	$1,470.85	10.10%	$148.56	$1,470.85
00008	CSI Code 033100 Form and pour infill at Atrium roof parapet walls Per EWA #114 dated 8/30/17	06	1	$725.08	10.10%	$73.23	$725.08
00009	CSI Code 320100 Form and pour radius planter at Valet Parking entrance Per EWA #106 dated 8/23/17	05	1	-$2,258.60	10.10%	$228.12	$2,258.60
00010	CSI Code 320100 Form and pour new planter wall. Chip and remove existing curbs. Level S06 deck Per EWA #107 dated 8/23/17	02	1	$2,533.74	10.10%	$255.91	$2,533.74
00011	CSI Code 320100 Add grade beam on East side for knock down bollards Per EWA #110 dated 8/23/17	02	1	$5,359.00	10.10%	$541.26	$5,359.00
00012	CSI Code 320100 Form and pour time capsule and curb to accommodate West plaza stairs Per EWA #115 dated 8/30/17	02	1	$449.65	10.10%	$45.42	$449.65

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00006

Unit Cost:	**$17,176.42**
Unit Tax:	**$1,734.82**
Total:	**$18,911.24**

The Original Contract Sum was	**$134,500.02**
Net Change by Previously Authorized Requests and Changes	**$190,176.36**
The Contract Sum Prior to This Change Order was	**$324,676.38**
The Contract Sum Will be Increased	**$18,911.24**
The New Contract Sum Including This Change Order	**$343,587.63**
Percent Change of this Change Order vs Previous Authorized Amount	**5.82%**
Percent of all Request and Changes vs Original Contract	**155.46%**

ACCEPTED:

Albrecht Birkenbuel, Inc.
By: Jay Albrecht
Date: 9-12-17

255 S King St LP
By: Christine Cole
Date: 9/14/17

255 S King St LP
By: Gregory Steinhauer
Date:

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00008

TITLE: EWA #120-124, #127-128, #130-131
PROJECT: 255 S King St Phase 1
TO: Attn: Jay Albrecht
Albrecht Birkenbuel, Inc.
20124 Broadway Ave, Suite B102
Snohomish, WA 98296
Phone: 425-668-8555
Fax: 425-668-8557

DATE: 11/08/2017
JOB: 255 Phase 1
CONTRACT NO: 64
ADJUST BUDGET: No

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 033100 Supply only 1000 LF of chamfer Per EWA #120 dated 10/25/17	09	1	$126.50	10.10%	$12.78	$126.50
00002	CSI Code 033100 Form and pour a curb @ S07 pool deck for tile transition to epoxy flooring Per EWA #122 dated 10/25/17	06	1	$4,257.30	10.10%	$429.99	$4,257.30
00003	CSI Code 033100 Form and pour drive aisle walls Per EWA #123 dated 10/26/17	02	1	$10,019.95	10.10%	$1,012.02	$10,019.95
00004	CSI Code 033100 Class A sack and patch Stair N2 core walls on levels 1 - 2 Per EWA #128 dated 10/31/17	02	1	$4,324.00	10.10%	$436.72	$4,324.00
00005	CSI Code 033100 Chip and prep slab for tile @ S07 elevator lobby Per EWA #130 dated 10/31/17	04	1	$6,384.80	10.10%	$644.87	$6,384.80
00006	CSI Code 033100 Form and pour Atrium topping slab. Includes foam. Value is 50% with no mark ups Per EWA #131 dated 9/28/17	05	1	$11,883.64	10.10%	$1,200.25	$11,883.64
00007	CSI Code 320100 Pour 3 each light pole bases along 2nd Ave Per EWA #121 dated 10/25/17	09	1	$758.43	10.10%	$76.60	$758.43
00008	CSI Code 320100 Form grade beam for bollards @ SE corner Per EWA #124 dated 10/30/17	02	1	$4,064.10	10.10%	$410.47	$4,064.10
00009	CSI Code 321300 Form and pour topping slab to receive pavers @ West plaza. Includes foam Per EA #127 dated 10/31/17	09	1	$32,395.14	10.10%	$3,271.91	$32,395.14

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00008

Unit Cost:	**$74,213.86**
Unit Tax:	$7,495.60
Total:	$81,709.46

The Original Contract Sum was	
Net Change by Previously Authorized Requests and Changes	**$134,500.02**
The Contract Sum Prior to This Change Order was	**$234,650.94**
The Contract Sum Will be Increased	**$369,150.96**
The New Contract Sum Including This Change Order	**$81,709.46**
Percent Change of this Change Order vs Previous Authorized Amount	**$450,860.42**
Percent of all Request and Changes vs Original Contract	**22.13%**
	235.21%

ACCEPTED:

Albrecht Birkenbuel, Inc.

By: _____
Jay Albrecht

Date: 11.8.17

255 S King St LP

By: _____
Christine Cole

Date: 11/8/17

255 S King St LP

By: _____
Gregory Steinhauer

Date: _____

321200 – Asphalt, Permeable Paving - $544,803

Ph 1 CSI Code 32200 Asphalt Permeable Paving Alt

2/5/2020 7:45 AM

Category Detail Report

Report = JobCostReportDetail

Group By 1 = Category

Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)

Property = 255sksip

Category Tree = 255k-phase1

From Category = 321200

To Category = 321200

Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order Trans Amount	Retainage	Net	Ctrl #
Flexible Paving	255k-ph1	- 255 King Phase 1				240,000	318,222	558,222	429,102	0	0	0	0
		11/10/2016	11/2016	(vseatra_) Seattle DOT			deposit permit 1(	0	0	0	40,000	0	40,000 P-258886
		6/25/2017	06/2017	(vsalcon_) Salina 255k-1sali-91			7151	0	0	0	30,716	1,536	29,181 P-270189
		7/25/2017	07/2017	(vsalcon_) Salina 255k-1sali-91			7171REVA	0	0	0	88,336	4,417	83,919 P-273439
		8/23/2017	08/2017	(vsalcon_) Salina 255k-1sali-91			7192	0	0	0	22,546	1,127	21,419 P-274327
		7/19/2017	09/2017	(vnorasp_) Northwest Asphalt, Inc.			1110246535	0	0	0	7,700	0	7,700 P-275227
		9/25/2017	09/2017	(vsalcon_) Salina 255k-1sali-91			7218	0	0	0	102,550	5,127	97,422 P-275462
		10/24/2017	10/2017	(vsalcon_) Salina 255k-1sali-91			7235	0	0	0	45,900	2,295	43,605 P-278610
		10/20/2017	11/2017	(vnorasp_) Northwest Asphalt, Inc.			1110246784	0	0	0	57,087	0	57,087 P-279122
		11/13/2017	11/2017	(vsalcon_) Salina 255k-1sali-91			7247	0	0	0	49,907	2,495	47,412 P-279731
		2/6/2018	02/2018	(vnorasp_) Northwest Asphalt, Inc.			110246937	0	0	0	8,164	0	8,164 P-285515
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sali-91			7303	0	0	0	-26,386	-1,319	-25,067 P-285209
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sali-91-co2			7303	0	0	0	-62,762	-3,138	-59,623 P-285209
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sali-91			7303	0	0	0	26,386	1,319	25,067 P-285209
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sali-91-co2			7303	0	0	0	62,762	3,138	59,623 P-285209
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sali-91			7303	0	0	0	26,386	1,319	25,067 P-285209
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sali-91-co2			7303	0	0	0	62,762	3,138	59,623 P-285209
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7151-(2)	0	0	0	0	-1,536	1,536 P-290140
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7171REVA-(2)	0	0	0	0	-4,417	4,417 P-290141
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7192-(2)	0	0	0	0	-1,127	1,127 P-290142
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7218-(2)	0	0	0	0	-5,127	5,127 P-290143
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7235-(2)	0	0	0	0	-2,295	2,295 P-290144
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7247-(2)	0	0	0	0	-2,495	2,495 P-290145
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7303-(2)	0	0	0	0	-1,319	1,319 P-290146
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7303-(2)	0	0	0	0	1,319	-1,319 P-290146
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91-co2			R-7303-(2)	0	0	0	0	-1,319	1,319 P-290146
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91-co2			R-7303-(2)	0	0	0	0	-3,138	3,138 P-290146
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91-co2			R-7303-(2)	0	0	0	0	3,138	-3,138 P-290146
		4/19/2018	05/2018	(vnorasp_) Northwest Asphalt, Inc.			110247104	0	0	0	2,750	0	2,750 P-292206
	255k-ph1 Total					240,000	318,222	558,222	429,102	0	544,803	0	544,803
Flexible Paving Total						240,000	318,222	558,222	429,102	0	544,803	0	544,803
Grand Total						240,000	318,222	558,222	429,102	0	544,803	0	544,803

Ph1 CSI Code 321200 Asphalt Permeable Paving

2/5/2020 7:45 AM

Category Detail Report

Report = JobCostReportDetail

Group By 1 = Category

Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)

Property = 255sksjp

Category Tree = 255k-phase1

From Category = 321200

To Category = 321200

Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order	Trans Amount	Retainage	Net	Ctrl #
Flexible Paving	255k-ph1	- 255 King Phase 1				240,000	318,222	558,222	429,102	0	0	0	0	
		11/10/2016	11/2016	(vseatra_) Seattle DOT			deposit permit 1	0	0	0	40,000	0	40,000	P-258886
		6/25/2017	06/2017	(vsalcon_) Salina 255k-1sall-91			7151	0	0	0	30,716	1,536	29,181	P-270189
		7/25/2017	07/2017	(vsalcon_) Salina 255k-1sall-91			7171REVA	0	0	0	88,336	4,417	83,919	P-273439
		8/23/2017	08/2017	(vsalcon_) Salina 255k-1sall-91			7192	0	0	0	22,546	1,127	21,419	P-274327
		7/19/2017	09/2017	(vnorasp_) Northwest Asphalt, Inc.			1110246535	0	0	0	7,700	0	7,700	P-275227
		9/25/2017	09/2017	(vsalcon_) Salina 255k-1sall-91			7218	0	0	0	102,550	5,127	97,422	P-275462
		10/24/2017	10/2017	(vsalcon_) Salina 255k-1sall-91			7235	0	0	0	45,900	2,295	43,605	P-278610
		10/20/2017	11/2017	(vnorasp_) Northwest Asphalt, Inc.			1110246784	0	0	0	57,087	0	57,087	P-279122
		11/13/2017	11/2017	(vsalcon_) Salina 255k-1sall-91			7247	0	0	0	49,907	2,495	47,412	P-279731
		2/6/2018	02/2018	(vnorasp_) Northwest Asphalt, Inc.			110246937	0	0	0	8,164	0	8,164	P-285515
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sall-91			7303	0	0	0	-26,386	-1,319	-25,067	P-285209
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sall-91-co2			7303	0	0	0	-62,762	-3,138	-59,623	P-285209
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sall-91			7303	0	0	0	26,386	1,319	25,067	P-285209
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sall-91-co2			7303	0	0	0	62,762	3,138	59,623	P-285209
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sall-91			7303	0	0	0	26,386	1,319	25,067	P-285209
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sall-91-co2			7303	0	0	0	62,762	3,138	59,623	P-285209
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sall-91			R-7151-(2)	0	0	0	0	-1,536	1,536	P-290140
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sall-91			R-7171REVA-(2)	0	0	0	0	-4,417	4,417	P-290141
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sall-91			R-7192-(2)	0	0	0	0	-1,127	1,127	P-290142
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sall-91			R-7218-(2)	0	0	0	0	-5,127	5,127	P-290143
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sall-91			R-7235-(2)	0	0	0	0	-2,295	2,295	P-290144
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sall-91			R-7247-(2)	0	0	0	0	-2,495	2,495	P-290145
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sall-91			R-7303-(2)	0	0	0	0	-1,319	1,319	P-290146
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sall-91			R-7303-(2)	0	0	0	0	1,319	-1,319	P-290146
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sall-91			R-7303-(2)	0	0	0	0	-1,319	1,319	P-290146
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sall-91-co2			R-7303-(2)	0	0	0	0	-3,138	3,138	P-290146
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sall-91-co2			R-7303-(2)	0	0	0	0	3,138	-3,138	P-290146
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sall-91-co2			R-7303-(2)	0	0	0	0	-3,138	3,138	P-290146
		4/19/2018	05/2018	(vnorasp_) Northwest Asphalt, Inc.			110247104	0	0	0	2,750	0	2,750	P-292206
	255k-ph1 Total					240,000	318,222	558,222	429,102	0	544,803	0	544,803	
Flexible Paving Total						240,000	318,222	558,222	429,102	0	544,803	0	544,803	
Grand Total						240,000	318,222	558,222	429,102	0	544,803	0	544,803	

544,803

Trade Contract: Salinas Construction	Project Name: 255 S King St Phase 1
License Number: SALINI*217QG	Contract Amount: $366,340.82 + W.S.S.T. CSI CODE 321200 $58,886.90 + W.S.S.T. CSI CODE 321600
Insurance Expiration Date: 01/01/2018	Basis of Compensation: T&M Not to Exceed (Unit Pricing)
Limits of Insurance: $5M + 1M per each occurrence	Retainage Percentage: 5%
Phone Number: 425-745-6048	Contract Time: N/A
Fax Number: 425-743-4610	Schedule Attached: Yes [X] No [ ]

TRADE CONTRACT

THIS AGREEMENT was made and entered into this 31st of March, 2016, by and between:

255 South King Street LP
270 S Hanford St # 100
Seattle, WA 98134
TEL: 206-971-7899
FAX: 206-623-0338

the OWNER, and

Salinas Construction, Inc.
7804 40th Ave NW
Mukilteo, WA 98275
TEL: 425-745-6048
FAX: 425-743-4610

the TRADE CONTRACTOR

THE OWNER, for the full, complete, and faithful performance of this TRADE CONTRACT, agrees to pay the TRADE CONTRACTOR on the following basis:

Time and Material (based on Unit Pricing) Not to Exceed amount written out under Trade Contract: Four Hundred Twenty Five Thousand Two Hundred Twenty Seven and 72/100 Dollars plus WA Sales Tax ($425,227.72 + WSST).

IN CONSIDERATION THEREFORE, THE TRADE CONTRACTOR AGREES AS FOLLOWS:

1. To furnish and perform all work as described in Paragraph 3, for the construction of (Project, Title & Location) (the "Project");

255 S King St Phase 1
Seattle, WA 98104

For

255 South King Street LP

the OWNER, and the representative of the OWNER authorized to interpret and judge the performance of the contract and named as the architect, engineer, contracting officer or otherwise which representative shall be designated as the OWNER'S authorized agent; and all of which shall be done timely, faithfully and in strict compliance with this Agreement and the TRADE CONTRACT DOCUMENTS identified as the listed attached Exhibits (1, 2, 3, 4, 5), and in accordance with the drawings and specifications for the construction as follows:

Primary Documents:

Civil Engineering Drawings Prepared by DR Strong:

- C1.0 General Notes (Dated 9/22/15)
- C2.0 LPCSC Plan (Dated 9/22/15)
- C2.1 LPCSC Plan Notes and Details (Dated 9/22/15)
- C3.0 Grading Plan (Dated 9/22/15)
- C3.1 Site Cross Sections (Dated 9/22/15)
- C4.0 Composition Utility Plan (Dated 6/27/14)
- C4.1 Utility Details (Dated 9/22/15)
- C4.1 Utility Details (Dated 9/22/15)
- DW1.0 Dewatering Plan (Dated 5/12/15)

ALTA Survey Drawings Prepared by DR Strong – 2 Sheets (Dated 2/5/14)
SDOT 90% Complete Street Improvement Plan (Dated 03/21/17) Sheets 1-4
Freiheit & Ho Architects Bulletin Set Dated 05/31/16 Through ASI's (Dated 03/06/17)
Landscape & Irrigation Drawings Prepared by Integrated Site Design (Dated 9/22/15)
Site Phasing Plan – Prepared by Sodo Builders (Dated 02/20/17) Sheets 1-2
PlanSwift – Base Pave Area and Site Plan Prepared by Salinas Construction (2/27/17) Sheets 1-2

Other Documents

Freiheit & Ho Architects Project Manual Specifications Dated 09/22/15
DCI Engineers Bulletin Set Dated 05/31/16 Through ASI's Dated 01/09/17
Exhibit 1 Phasing Plan
Exhibit 2 Trade Contractors Consent to Assignment and Lien Waiver
Exhibit 3 Wrap Up Insurance
Exhibit 4 Wrap Up Insurance Manual
Exhibit 5 ClickSafety

2. To be bound by all laws, government regulations, and orders. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and this contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this contract shall forthwith be physically amended to make such insertion or correction.

3. To provide all necessary supervision, management, services, materials, labor, supplies, attachments, equipment, plant sundries and/or any other act or necessary thing required to diligently and fully perform and complete all work required to complete the Project, in strict accordance with the TRADE CONTRACT DOCUMENTS. All work shall be performed in accordance with City of Seattle Specifications and Plans. All work as specified in section(s) including but not limited to:

CSI Code 321200 Asphalt, Permeable Paving, CIP Concrete Paving — T&M NTE $366,340.82 + WSST

Scope - Paving	Qty.	Unit	Unit Price	Total Price
HS-14 Permeable CIP (Dark Gray) Concrete Paving	2,471	sf	12.48	30,838.08
HS-13 Roadway (Dark Gray) Cement Concrete - COS 401	1,768	sf	12.08	21,357.44
HS-12 CIP (Pebble) Concrete Paving - COS 401	4,729	sf	12.09	57,173.61
HS-10 CIP (Dark Gray) Concrete Paving Band	310	sf	35.13	10,890.30
Cement Concrete Driveway (Type 430A - COS Plan 430)	606	sf	14.75	8,938.50
Cement Concrete Loop Drive (Type 430A - COS Plan 430)	270	sf	14.75	3,982.50
Cement Concrete Sidewalk (5" Depth) - COS 420	9,801	sf	17.54	171,909.54
Cement Concete Base Pavement (12" Depth) - COS 4028	3,845	sf	15.93	61,250.85
			TOTAL:	366,340.82

CSI Code 321600 Curbs & Gutter T&M NTE $58,886.90 + WSST

Scope - Curbs	Qty.	Unit	Unit Price	Total Price
Cement Concrete Rolled Curb	590	lf	40.19	23,712.10
Cement Concrete Curb - COS Std Plan 410B (In lieu of C)	728	lf	40.35	29,374.80
Concrete Curb Ramp - COS 422A	2	ea	2,900.00	5,800.00
			TOTAL:	58,886.90

3.1 Scope Clarifications & Qualifications:

3.1.1. Unit Prices are based on provisional (estimated) quantities. Actual quantities will be verified in the field and paid at the Unit Prices listed in the tables above.

3.1.1.1. Unit Prices include standard specified concrete. Any premium for accelerated mixes will be charged at additional cost plus 20%.

3.1.1.2. Unit prices exclude demolition, removal, grade preparation, excavation and compaction

3.1.2. An 18" sonotube, installed by others, will be utilized for all bollards (any scanning necessary – by Owner)

3.1.3. Trade Contractor shall note removal and replacement of existing driveway on King Street

3.1.4. Trade Contractor shall note conduit (provided by others) to new light poles and potential impact to the Works

3.1.5. The Weller Street Bridge (East Side) must remain useable at all times. Phase pedestrian bridge closures to maintain access. Sodo and Trade Contractor shall devise a strategy for maintaining access to handicapped elevator.

3.1.6. The King Street sidewalk (south side of King Street) shall be completely replaced - preferably in one operation, but contingent upon weather. Trade Contractor shall replace the existing King Street curb in its entirety

3.1.7. Owner will arrange for an arborist to dress existing tree roots at King Street planter strips to facilitate the installation of new sidewalk.

3.1.8. Infill on top of structural slabs shall be Expanded Polystyrene Blocks installed by others. Trade Contract Works shall be formed over EPS blocks. The Trade Contract Sum excludes additional forming and placing over EPS blocks which, if required, will be provided on a Time & Material basis.

3.1.9. Trade Contractor shall collaborate with others at East Atrium Entry in order to establish accurate contours for EPS infill. Trade Contractor shall treat EPS as if it were traditional grading (+ / - 0.10)

3.1.10. Any additional costs for forming and placing the Works onto a concrete cap (if required) will be charged on a Time and Material basis.

3.1.11. Trade Contractor and Owner shall review permeable paving at the south side of building and how that relates to 6" slab (cap) directly below, if it all. Civil Engineer shall have final say.

3.1.12. Permeable Paving at South Side shall match existing elevations at existing parking lot interface.

3.1.13. Trade Contractor shall assist the Owner in submitting documents for approval. Trade Contractor will assist the Owner in coordinating sign-offs and inspections. Notwithstanding Section H, Trade Contractor is not responsible for securing and/or paying for permits, inspections, fees (including associated taxes) and the like. Trade Contractor is responsible for Washington State Sales Tax.

3.1.14. Footings and rebar for four (4) light poles, including as-builts and templates will be provided by others.

3.1.15. Trade Contractor note: Roadway base paving area ("replace in kind") is assumed to be 12" base paving and #5 dowels at 12" o.c. per City of Seattle specifications.

3.1.16. Trade Contractor is not responsible for investigating and familiarizing itself with other contracts and/or purchase orders executed by Owner. Trade Contractor shall coordinate with Owner if portions of the Work require isolation to protect it from damage by others. Owner will relieve Trade Contractor of damage liability resulting from Owner's direction to allow access to and through the Trade Contractor's Works.

3.1.17. Trade Contractor shall certify that submittals are in full compliance with Standard SDOT Specifications only. Materials quality shall meet City of Seattle Standards and Specifications only.

3.1.18. Trade Contractor shall commence and prosecute the Works as mutually agreed between Trade Contractor and Owner.

3.2. Exclusions.

The Trade Contract Sum Excludes:

3.2.1. Materials Testing

3.2.2. Waterproofing

3.2.3. Subsurface inspection and/or approval

3.2.4. The provision of trench drains, planter walls and unit pavers

3.2.5. Concrete pumping

3.2.6. Temporary access measures, night or weekend work hours

3.2.7. Any special finishes or colors (other than specifically included above)

3.2.8. Bond

3.2.9. Protection against vandalism or accidental damage

3.2.10. Survey & locates

3.2.11. Traffic control, flagging, barricading and permitting

4. To complete all work as described in Paragraph 3 within the Contract Time as follows: See Phasing Plan

4.1. The Trade Contract allows for up to six (6) mobilizations. Additional mobilizations will be charged at $1,500 each.

5. To provide evidence of adequate insurance as required by this TRADE CONTRACT.

6. To provide Submittals as required by the Trade Contract Documents.

7. To faithfully perform all other terms and conditions of this TRADE CONTRACT.

8. Additional Requirements:

- Noise Reduction;
  1. All equipment and especially mufflers are to be maintained in good working order
  2. Engine enclosures to be used on non-portable equipment when the engine is the dominate source of noise
  3. Stationary equipment should be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts may still be potentially significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving locations

4. To the extend feasible, substitute hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise
5. Where feasible, equipment operations lifts rather than drag to minimize material handling noise

Historic Site;

1. Trade contractor is to comply with reference regulations regarding archaeological resources (RCW Chapters 27.34, 27.44, 27.53, 79.02, 79.105 and WAC Chapter 25.48

- Before commencing work, trade contractor will go over the schedule with the superintendent, deliver to the office Trade Contractor contact information sheet, sub-tier contractor and supplier list, insurance certificate, site specific safety plan with MSDS sheets and Click Safety certifications
- Participation in the Click Safety program is mandatory. All costs associated with the program are the responsibility of the trade contractor. Click Safety applies to all trade contractors and their sub-tier onsite personnel
- Please invoice 255 S King St LP. Be sure to include with your invoice a schedule of values using the CSI cost codes provided on pages 2-3 of this agreement, W.S.S.T. and a lien waiver to speed the release of payment
- Time sheets, material and equipment invoices to be included with monthly invoice
- Trade contractor daily report must include # of workers onsite, hours worked per day, a short description of work completed and identification of any problems or issues onsite
- Attendance is mandatory at weekly safety meeting as well as weekly coordination meetings while crews are on site.
- Parking will not be provided by 255 S King St LP
- Pollution liability insurance is not applicable
- Trade Contractor to provide submittals bound in notebooks and an electronic copy

255 SOUTH KING STREET LP	TRADE CONTRACTOR
By: _____	By: _____
Gregory L. Steinhauer	Authorized Signature
Title: Managing Member	Title: President
Date: 4-6-2012	Date: 3/6/12

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00002

TITLE: Civil Work
PROJECT: 255 S King St Phase 1
TO: Attn: Joey Sullivan
Salinas Construction Inc
7804 40th Ave West
Mukilteo, WA 98275
Phone: 425-745-6048
Fax:

DATE: 02/12/2018
JOB: 255 Phase 1
CONTRACT NO: 91
ADJUST BUDGET:

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	THE FOLLOWING NET CHANGES REPRESENT THE CURRENT RECONCILIATION OF RE-MEASURED WORKS BASED ON UNIT RATE TRADE CONTRACT NO. 91 QUANTITIES INCLUDE, BUT ARE NOT LIMITED TO, INCREASED SCOPE AT SOUTH FACE SIDEWALKS FINAL RECONCILIATIONS SHALL BE MADE UPON VERIFICATION THAT ALL WORK IS COMPLETE.		1	$0.00	0.00%	$0.00	$0.00
00002	Concrete Over-Run 321200		1	$1,055.19	10.10%	$106.57	$1,055.19
00003	HS14 Concrete Paving 321200		1	($15,637.44)	10.10%	($1,579.38)	($15,637.44)
00004	HS13 Roadway Concrete 321200		1	($21,357.44)	10.10%	($2,157.10)	($21,357.44)
00005	HS12 CIP Paving 321200		1	($14,528.55)	10.10%	($1,467.38)	($14,528.55)
00006	HS10 Concrete Paving 321200		1	$6,509.59	10.10%	$657.47	$6,509.59
00007	Driveway Type 430A 321200		1	$15,546.50	10.10%	$1,570.20	$15,546.50
00008	Concrete Sidewalk 5" Depth 321200		1	$72,862.91	10.10%	$7,359.15	$72,862.91
00009	Concrete Rolled Curb 321600		1	($5,783.34)	10.10%	($584.12)	($5,783.34)
00010	Concrete Curb COS 24" 321600		1	$302.63	10.10%	$30.57	$302.63
00011	Base Pave Area 12" Deep 321200		1	($61,250.85)	10.10%	($6,186.34)	($61,250.85)
00012	ADA Ramp 321200		1	($2,900.00)	10.10%	($292.90)	($2,900.00)
00013	Loop Driveway Type 430A 321200		1	$5,481.10	10.10%	$553.59	$5,481.10
00014	Roadway 8" (SC) 321200		1	$25,317.83	10.10%	$2,557.10	$25,317.83
00015	HS12 8" CIP Pebble Mix (SC) 321200		1	$7,190.40	10.10%	$726.23	$7,190.40
00016	SW Mix Premium (SC) 321200		1	$1,373.33	10.10%	$138.71	$1,373.33
00017	SW Over-Run (SC) 321200		1	$4,927.85	10.10%	$497.71	$4,927.85
00018	HS14 Permeable Paving (SC) 321200		1	$29,699.32	10.10%	$2,999.63	$29,699.32
00019	Place on Foam in lieu of Gravel (SC) 321200		1	$6,282.99	10.10%	$634.58	$6,282.99

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00002

00020	Pour Bases for Light Columns at Porte Cochere (SC) 321200	1	$2,188.81	10.10%	$221.07	$2,188.81

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	**$57,280.83**
Unit Tax:	**$5,785.36**
Total:	**$63,066.19**

The Original Contract Sum was	**$468,175.72**
Net Change by Previously Authorized Requests and Changes	**$0.00**
The Contract Sum Prior to This Change Order was	**$468,175.72**
The Contract Sum Will be Increased	**$63,066.19**
The New Contract Sum Including This Change Order	**$531,241.91**
Percent Change of this Change Order vs Previous Authorized Amount	**13.47%**
Percent of all Request and Changes vs Original Contract	**13.47%**

ACCEPTED:

Salinas Construction Inc	SODO Builders LLC	**255 S King St LP**
By: Secretary	**By:** Richard Davidson	**By:** Gregory Steinhauer
Date: 5/13/2018	**Date:** 7.14.18	**Date:**

Rev 1.1

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

PURCHASE ORDER
No. 388

TO: Northwest Asphalt, Inc
PO Box 2260
Renton, WA 98056

ATTN: Northwest Asphalt Inc

WORK AT

255 S King St, Seattle WA 98104

DATE: 09/12/2017
PROJECT: 255 S King St Phase 1
JOB: 255 Phase 1

COMPLETED:

BILL TO

255 S King St LP
270 S Hanford St #100
Seattle, WA 98134

TERMS:

SHIP VIA:

Item	Qty	Units	Stock Number/Description	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	1.00		CSI CODE 321200	$7,700.00	10.10%	$777.70	$7,700.00

Unit Cost:	$7,700.00
Unit Tax:	$777.70
Total:	$8,477.70

Standard Terms and Conditions are incorporated by reference.

Seller:

Northwest Asphalt, Inc

Signed:

By: Northwest Asphalt Inc

Date: 9/12/17

Buyer:

255 S King St LP

Signed:

By: Gregory Steinhauer

Date: 9/12/17

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

PURCHASE ORDER
No. 394

TO: Northwest Asphalt, Inc
PO Box 2260
Renton, WA 98056

ATTN: Northwest Asphalt Inc

WORK AT

255 S King St, Seattle WA 98104

DATE: 10/09/2017
PROJECT: 255 S King St Phase 1
JOB: 255 Phase 1

COMPLETED:

BILL TO

255 S King St LP
270 S Hanford St #100
Seattle, WA 98134

TERMS:

SHIP VIA:

Item	Qty	Units	Stock Number/Description	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	1.00		CSI Code 321200 S King St Paving- 500 sf of curb patching 3" in depth. Overlay with 2" HMA 1/2" at 9,400 sf. Based on 124 ton. Includes wedge patch.240 sf.	$19,300.00	10.10%	$1,949.30	$19,300.00
00002	1.00		CSI Code 321200 Stadium Place S Paving- 818 sf of curb patching and road crossing. Overlay with 2" HMA 1/2" from2" to 7" in depth at 2,438 sf. Based on 120 ton. On mob included.	$18,039.00	10.10%	$1,821.94	$18,039.00
00003	1.00		CSI Code 321200 Grinding and Preparation on King St and Stadium Place S- Grind existing asphalt up to 2" in depth. Sweep clean truck and dispose of material. Prep road crossing with grinder. One mob included.	$16,148.00	10.10%	$1,630.95	$16,148.00
00004	1.00		CSI Code 321200 Utility Adjustments- Prices for above states items only. Prices are based on the current cost of liquid asphalt an are subject to change. Prices are specifically exclude traffic control, permitting and testing.	$3,600.00	10.10%	$363.60	$3,600.00

Unit Cost:	$57,087.00
Unit Tax:	$5,765.79
Total:	$62,852.79

Standard Terms and Conditions are incorporated by reference.

Seller:

Northwest Asphalt, Inc

Signed:

By: Northwest Asphalt Inc

Date: 3/1/18

Buyer:

255 S King St LP

Signed:

By: Gregory Steinhauer

Date: 3/1/18

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

PURCHASE ORDER
No. 406

TO: Northwest Asphalt, Inc
PO Box 2260
Renton, WA 98056

DATE: 02/06/2018
PROJECT: 255 S King St Phase 1
JOB: 255 Phase 1

ATTN: Northwest Asphalt Inc

COMPLETED:

WORK AT

255 S King St, Seattle WA 98104

BILL TO

255 S King St LP
270 S Hanford St #100
Seattle, WA 98134

TERMS:

SHIP VIA:

Item	Qty	Units	Stock Number/Description	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	1.00		CSI CODE 321200: Provide 4" of HMA 1/2" Asphalt Paving over prepared rock base, approximately 1100 SF on 6 Feb 2018, per quote dated 8 February 2018 (received 5 Feb)	$8,164.00	10.10%	$824.56	$8,164.00

Unit Cost:	$8,164.00
Unit Tax:	$824.56
Total:	$8,988.56

Standard Terms and Conditions are incorporated by reference.

Seller:

Northwest Asphalt, Inc

Signed:

By: Northwest Asphalt Inc

Date: 3/1/18

Buyer:

255 S King St LP

Signed:

By: Gregory Steinhauer

Date: 3/1/18

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

PURCHASE ORDER
No. 425

TO: Northwest Asphalt, Inc
PO Box 2260
Renton, WA 98056

ATTN: Northwest Asphalt Inc

WORK AT

255 S King St, Seattle WA 98104

DATE: 04/13/2018
PROJECT: 255 S King St Phase 1
JOB: 255 Phase 1

COMPLETED:

BILL TO

255 S King St LP
270 S Hanford St #100
Seattle, WA 98134

TERMS:

SHIP VIA:

Item	Qty	Units	Stock Number/Description	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	1.00		CSI Code 321200 Pave with HMA 1/2" per quotation dated 4/13/2018	$2,750.00	10.10%	$277.75	$2,750.00

Unit Cost:	$2,750.00
Unit Tax:	$277.75
Total:	$3,027.75

Standard Terms and Conditions are incorporated by reference.

Seller:

Northwest Asphalt, Inc

Signed:

By: Northwest Asphalt Inc

Date: 4/19/18

Buyer:

255 S King St LP

Signed:

By: Richard Davidson

Date: 4/19/18

321300 – ROW, Sidewalks + Driveways - $646,469

Ph1

CSI Code 321300 Row, Sidewalks + Driveway

2/5/2020 7:48 AM

Category Detail Report

Report = JobCostReportDetail

Group By 1 = Category

Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)

Property = 255kslp

Category Tree = 255k-phase1

From Category = 321300

To Category = 321300

Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order	Trans Amount	Retainage	Net	Ctrl #
Rigid Paving	255k-ph1	- 255 King Phase 1				648,500	90,770	739,270	715,558	0	0	0	0	
		6/25/2017	06/2017	(valbbir_) Albrecl 255k-1abl-c04			2014-41-05	0	0	0	5,249	262	4,987	P-270175
		6/25/2017	06/2017	(valbbir_) Albrecl 255k-1abl-co3			2014-41-05	0	0	0	68,575	3,429	65,147	P-270175
		6/27/2017	06/2017	(vnorcon_) North 255k-1norc-19			515-20	0	0	0	32,140	1,607	30,533	P-270231
		7/25/2017	07/2017	(valbbir_) Albrecl 255k-1abl-c05			2014-41-06	0	0	0	8,414	421	7,993	P-273306
		7/25/2017	07/2017	(vnorcon_) North 255k-1norc-19			515-21	0	0	0	79,060	3,953	75,107	P-273333
		7/25/2017	07/2017	(vnorcon_) North 255k-1norc-c03			515-21	0	0	0	16,897	845	16,052	P-273333
		8/25/2017	08/2017	(vnorcon_) North 255k-1norc-c03			515-22	0	0	0	153,502	7,675	145,827	P-274366
		8/25/2017	08/2017	(vnorcon_) North 255k-1norc-c04			515-22	0	0	0	-26,373	-1,319	-25,054	P-274366
		9/25/2017	09/2017	(vnorcon_) North 255k-1norc-c03			515-23	0	0	0	17,625	881	16,744	P-275567
		9/25/2017	09/2017	(vnorcon_) North 255k-1norc-c04			515-23	0	0	0	79,304	3,965	75,339	P-275567
		10/25/2017	10/2017	(vnorcon_) North 255k-1norc-c04			515-24	0	0	0	86,286	4,314	81,972	P-278714
		11/17/2017	11/2017	(vnorcon_) North 255k-1norc-c04			515-25	0	0	0	34,841	1,742	33,099	P-279739
		11/25/2017	11/2017	(valbbir_) Albrecl 255k-1abl-c08			2014-41-08	0	0	0	32,395	1,620	30,775	P-279665
		2/19/2018	02/2018	(vnorcon_) North 255k-1norc-c04			515-26	0	0	0	8,496	425	8,071	P-285223
		2/19/2018	02/2018	(vnorcon_) North 255k-1norc-c05			515-26	0	0	0	10,020	501	9,519	P-285223
		3/23/2018	03/2018	(valbbir_) Albrecl 255k-1abl-co3			R-2014-41-05-(2	0	0	0	0	-3,429	3,429	P-286623
		3/23/2018	03/2018	(valbbir_) Albrecl 255k-1abl-c04			R-2014-41-05-(2	0	0	0	0	-262	262	P-286623
		3/23/2018	03/2018	(valbbir_) Albrecl 255k-1abl-c05			R-2014-41-06-(2	0	0	0	0	-421	421	P-286624
		3/23/2018	03/2018	(valbbir_) Albrecl 255k-1abl-c08			R-2014-41-08-(2	0	0	0	0	-1,620	1,620	P-286626
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19			R-515-20-(2)	0	0	0	0	-1,607	1,607	P-289149
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19			R-515-21-(2)	0	0	0	0	-3,953	3,953	P-289150
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-c03			R-515-21-(2)	0	0	0	0	-845	845	P-289150
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-c03			R-515-22-(2)	0	0	0	0	-7,675	7,675	P-289151
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-c04			R-515-22-(2)	0	0	0	0	1,319	-1,319	P-289151
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-c03			R-515-23-(2)	0	0	0	0	-881	881	P-289152
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-c04			R-515-23-(2)	0	0	0	0	-3,965	3,965	P-289152
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-c04			R-515-24-(2)	0	0	0	0	-4,314	4,314	P-289153
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-c04			R-515-25-(2)	0	0	0	0	-1,742	1,742	P-289154
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-c05			R-515-26-(2)	0	0	0	0	-425	425	P-289155
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-c06			R-515-26-(2)	0	0	0	0	-501	501	P-289155
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-c07			R-515-27-(2)	0	0	0	0	-5,453	5,453	P-289156
		4/6/2018	04/2018	(vnorcon_) North 255k-1norc-c06			R-515-27-(2)	0	0	0	0	-3	3	P-289156
		4/6/2018	04/2018	(vnorcon_) North 255k-1norc-c07			515-27	0	0	0	109,066	5,453	103,613	P-287809
	255k-ph1 Total						515-27	0	0	0	60	3	57	P-287809
Rigid Paving Total						648,500	90,770	739,270	715,558	0	715,558	0	715,558	
Grand Total						648,500	90,770	739,270	715,558	0	715,558	0	715,558	

Total ~~[illegible]~~ 646,469

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00006

TITLE: COR #6 ROW Closeout
PROJECT: 255 S King St Phase 1
TO: Attn: Zach Bowman
Northwest Construction, Inc
2353 130th Ave NE
Suite #100
Bellevue, WA 98007
Phone: 425-453-8380
Fax: 425-453-8404

DATE: 03/27/2018
JOB: 255 Phase 1
CONTRACT NO: 19
ADJUST BUDGET: No

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 321300 Procured canopy installation permit and ROW use fees Provided uniformed police officers along King St for non NW Construction work September and October 2017 Rental of steel sheets from August 2017 through March 2018 7-1/2" of improvements added to South end of project on PSA property Remove concrete slurry from previously installed storm manholes and pipe Misc. scopes of work. For example bollard installation, added saw cutting to make grades work, removal of damaged concrete panels, etc. Per COR #6 dated 3/26/18	09	1	$109,066.00	10.10%	$11,015.67	$109,066.00

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	$109,066.00
Unit Tax:	$11,015.67
Total:	$120,081.67

The Original Contract Sum was	$3,662,391.75
Net Change by Previously Authorized Requests and Changes	($193,574.06)
The Contract Sum Prior to This Change Order was	$3,468,817.69
The Contract Sum Will be Increased	$120,081.67
The New Contract Sum Including This Change Order	$3,588,899.35
Percent Change of this Change Order vs Previous Authorized Amount	3.46%
Percent of all Request and Changes vs Original Contract	-2.01%

ACCEPTED:

Northwest Construction, Inc
By: _____
Date: 3-27-18

255 S King St LP
By: _____
Christine Cole
Date: 3/27/18

255 S King St LP
By: _____
Gregory Steinhauer
Date: _____

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00003

TITLE: EWA #82 - 85 & East Side Drive Aisle
PROJECT: 255 S King St Phase 1
TO: Attn: Jay Albrecht
Albrecht Birkenbuel, Inc.
20124 Broadway Ave, Suite B102
Snohomish, WA 98296
Phone: 425-668-8555
Fax: 425-668-8557

DATE: 05/24/2017
JOB: 255 Phase 1
CONTRACT NO: 64
ADJUST BUDGET: No

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 033100 Premium time to pour elevators 1 - 4 lobby topping slab and stair S1 level S01 topping slab on Saturday 4/22/17 Per EWA #82 dated 5/17/17	09	1	$1,087.33	10.10%	$109.82	$1,087.33
00002	CSI Code 033100 Remove shoring under manlift. Chip, bush and patch manlift tiebacks. Drill and epoxy dowels to replace rebar cutoff for bathroom pod delivery. Patch holes for temp lights in front of manlift doors Per EWA #84 dated 5/18/17	06	1	$3,981.53	10.10%	$402.14	$3,981.53
00003	CSI Code 033100 Rework shoring and chip and bush slab edge @ West plaza stair opening Per EWA #85 dated 5/18/17	06	1	$2,090.99	10.10%	$211.19	$2,090.99
00004	CSI Code 320100 Form and pour added planters and curbs for paver support @ level S06 deck and add barlocks for stair S3 per RFI #505 Per EWA #83 dated 5/18/17	08	1	$36,295.50	10.10%	$3,665.85	$36,295.50
00005	CSI Code 321300 Design, supply and install foam and rebar for East side drive aisle up to Atrium. Form and pour added curbs and walls by Porte Cochre Per EWA #Level 1 Drive Aisle dated 5/17/17	09	1	$68,575.42	10.10%	$6,926.12	$68,575.42

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1650
Fax: 206-623-0339

CHANGE ORDER
No. 00003

Unit Cost:	**$112,030.77**
Unit Tax:	$11,315.11
Total:	$123,345.88

The Original Contract Sum was	**$134,500.02**
Net Change by Previously Authorized Requests and Changes	**$47,783.19**
The Contract Sum Prior to This Change Order was	**$182,283.21**
The Contract Sum Will be Increased	**$123,345.88**
The New Contract Sum Including This Change Order	**$305,629.09**
Percent Change of this Change Order vs Previous Authorized Amount	**67.67%**
Percent of all Request and Changes vs Original Contract	**127.23%**

ACCEPTED:

Albrecht Birkenbuel, Inc.	**255 S King St LP**	**255 S King St LP**
By:	**By:**	**By:**
Jay Albrecht	Christine Cole	Gregory Steinhauer
Date: 5-24-17	**Date:** 5/24/17	**Date:**

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00004

TITLE: EWA #89 - #93
PROJECT: 255 S King St Phase I
TO: Attn: Jay Albrecht
Albrecht Birkenbuel, Inc.
20124 Broadway Ave, Suite B102
Snohomish, WA 98296
Phone: 425-668-8555
Fax: 425-668-8557

DATE: 06/05/2017
JOB: 255 Phase I
CONTRACT NO: 64
ADJUST BUDGET: No

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 033100 Drill and epoxy rebar dowels for CMU wall @ S0504 Pump Room Per EWA #90 dated 6/1/17	02	1	$690.81	10.10%	$69.77	$690.81
00002	CSI Code 033100 Demo bus duct curb and fill in blockout @ S0121 Fire Command Room Per EWA #91 dated 6/1/17	02	1	$728.64	10.10%	$73.59	$728.64
00003	CSI Code 033100 Drill and epoxy rebar dowls, form and pour curb for nana wall @ S0611 Bar Per EWA #92 dated 6/1/17	02	1	$545.10	10.10%	$55.06	$545.10
00004	CSI Code 033100 Drill and epoxy rebar dowels, form and pour curb @ S01 storefront Per EWA #93 dated 6/1/17	02	1	$545.10	10.10%	$55.06	$545.10
00005	CSI Code 321300 Rework foam and rebar to accommodate granite @ East side sidewalk. Prepare Porte Cochere curbs and slab to pour Per EWA #89 dated 6/1/17	02	1	$5,249.18	10.10%	$530.17	$5,249.18

Reason #				
01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions	
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	$7,758.83
Unit Tax:	$783.64
Total:	$8,542.48

The Original Contract Sum was	**$134,500.02**
Net Change by Previously Authorized Requests and Changes	**$171,129.07**
The Contract Sum Prior to This Change Order was	**$305,629.09**
The Contract Sum Will be Increased	**$8,542.48**
The New Contract Sum Including This Change Order	**$314,171.57**
Percent Change of this Change Order vs Previous Authorized Amount	**2.80%**
Percent of all Request and Changes vs Original Contract	**133.58%**

ACCEPTED:

Albrecht Birkenbuel, Inc.
By: Jay Albrecht
Date: 6/7/17

255 S King St LP
By: Christine Cole
Date: 6/8/17

255 S King St LP
By: Gregory Steinhauer
Date:

Rev 1.1

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00005

TITLE: EWA #96 - #96
PROJECT: 255 S King St Phase 1
TO: Attn: Jay Albrecht
Albrecht Birkenbuel, Inc.
20124 Broadway Ave, Suite B102
Snohomish, WA 98296
Phone: 425-668-8555
Fax: 425-668-8557

DATE: 07/03/2017
JOB: 255 Phase 1
CONTRACT NO: 64
ADJUST BUDGET: No

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 033100 Form and pour added landing approach @ stair S3 level S06 deck Per EWA #97 dated 6/26/17	02	1	$370.19	10.10%	$37.39	$370.19
00002	CSI Code 033100 Form and pour added curb at storefront level S01, grid N1 and bus duct curb infill @ Fire Command Room S0121 Per EWA #98 dated 6/26/17	02	1	$757.05	10.10%	$76.46	$757.05
00003	CSI Code 321300 Pour slab under granite pavers @ Port Cochere area Per EWA #96 dated 6/26/17	09	1	$8,413.92	10.10%	$849.81	$8,413.92

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	$9,541.16
Unit Tax:	$963.66
Total:	$10,504.82

The Original Contract Sum was	$134,500.02
Net Change by Previously Authorized Requests and Changes	$179,671.55
The Contract Sum Prior to This Change Order was	$314,171.57
The Contract Sum Will be Increased	$10,504.82
The New Contract Sum Including This Change Order	$324,676.38
Percent Change of this Change Order vs Previous Authorized Amount	3.34%
Percent of all Request and Changes vs Original Contract	141.40%

ACCEPTED:

Albrecht Birkenbuel, Inc.
By: J. Albrecht
Jay Albrecht
Date: 7-5-17

255 S King St LP
By: Christine Cole
Christine Cole
Date: 7/5/17

255 S King St LP
By:
Gregory Steinhauer
Date:

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00008

TITLE: EWA #120-124, #127-128, #130-131
PROJECT: 255 S King St Phase 1
TO: Attn: Jay Albrecht
Albrecht Birkenbuel, Inc.
20124 Broadway Ave, Suite B102
Snohomish, WA 98296
Phone: 425-668-8555
Fax: 425-668-8557

DATE: 11/08/2017
JOB: 255 Phase 1
CONTRACT NO: 64
ADJUST BUDGET: No

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 033100 Supply only 1000 LF of chamfer Per EWA #120 dated 10/25/17	09	1	$126.50	10.10%	$12.78	$126.50
00002	CSI Code 033100 Form and pour a curb @ S07 pool deck for tile transition to epoxy flooring Per EWA #122 dated 10/25/17	06	1	$4,257.30	10.10%	$429.99	$4,257.30
00003	CSI Code 033100 Form and pour drive aisle walls Per EWA #123 dated 10/26/17	02	1	$10,019.95	10.10%	$1,012.02	$10,019.95
00004	CSI Code 033100 Class A sack and patch Stair N2 core walls on levels 1 - 2 Per EWA #128 dated 10/31/17	02	1	$4,324.00	10.10%	$436.72	$4,324.00
00005	CSI Code 033100 Chip and prep slab for tile @ S07 elevator lobby Per EWA #130 dated 10/31/17	04	1	$6,384.80	10.10%	$644.87	$6,384.80
00006	CSI Code 033100 Form and pour Atrium topping slab. Includes foam. Value is 50% with no mark ups Per EWA #131 dated 9/28/17	05	1	$11,883.64	10.10%	$1,200.25	$11,883.64
00007	CSI Code 320100 Pour 3 each light pole bases along 2nd Ave Per EWA #121 dated 10/25/17	09	1	$758.43	10.10%	$76.60	$758.43
00008	CSI Code 320100 Form grade beam for bollards @ SE corner Per EWA #124 dated 10/30/17	02	1	$4,064.10	10.10%	$410.47	$4,064.10
00009	CSI Code 321300 Form and pour topping slab to receive pavers @ West plaza. Includes foam Per EA #127 dated 10/31/17	09	1	$32,395.14	10.10%	$3,271.91	$32,395.14

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

KOKO BUILDERS

CHANGE ORDER
No. 00008

Unit Cost:	$74,213.86
Unit Tax:	$7,495.60
Total:	$81,709.46

The Original Contract Sum was	**$134,500.02**
Net Change by Previously Authorized Requests and Changes	**$234,650.94**
The Contract Sum Prior to This Change Order was	**$369,150.96**
The Contract Sum Will be Increased	**$81,709.46**
The New Contract Sum Including This Change Order	**$450,860.42**
Percent Change of this Change Order vs Previous Authorized Amount	**22.13%**
Percent of all Request and Changes vs Original Contract	**235.21%**

ACCEPTED:

Albrecht Birkenbuel, Inc

By: _____
Jay Albrecht

Date: 11-8-17

255 S King St LP

By: _____
Christine Cole

Date: 11/8/17

255 S King St LP

By: _____
Gregory Steinhauer

Date: _____

Rev 1.1

Trade Contract: Northwest Construction, Inc. License Number: NORTHCI101NG	Project Name: 255 S King St Construction Contract Amount: $32,000.00 + W.S.S.T. CSI CODE 013600 $322,350.00 + W.S.S.T. CSI CODE 024100 $635,000.00 + W.S.S.T. CSI CODE 310500 $1,699,750.00 + W.S.S.T. CSI CODE 312300 $111,200.00 + W.S.S.T. CSI CODE 321300 $18,000.00 + W.S.S.T. CSI CODE 331100 $124,750.00 + W.S.S.T. CSI CODE 333100 $146,950.00 + W.S.S.T. CSI CODE 334100 $51,000.00 + W.S.S.T. CSI CODE 335100 $81,000.00 + W.S.S.T. CSI CODE 337100 $122,650.00 + W.S.S.T. CSI CODE 338200
Insurance Expiration Date: 09/15/15 Limits of Insurance: $6,000,000.00 per each occurrence Phone Number: 425-453-8380 Fax Number: 425-453-8404	Basis of Compensation: Time & Material Not To Exceed Retainage Percentage: 5% Contract Time: N/A Schedule Attached: Yes [X] No [ ]

TRADE CONTRACT

THIS AGREEMENT was made and entered into this 28th of October, 2014, by and between:

255 South King Street LP
270 S Hanford St# 100
Seattle, WA 98134
TEL: 206-971-7899
FAX: 206-623-0338

the OWNER, and
Northwest Construction, Inc.
1408 140th Pl NE, Suite #101
Bellevue, WA 98007
TEL: 425-453-8380
FAX: 425-453-8404

the TRADE CONTRACTOR

THE OWNER, for the full, complete, and faithful performance of this TRADE CONTRACT, agrees to pay the TRADE CONTRACTOR on the following basis:

Time & Material Not To Exceed: Three Million, Three Hundred Forty Four Thousand, Six Hundred Fifty Dollars and Zero Cents plus WA Sales Tax ($3,344,650.00).

IN CONSIDERATION THEREFORE, THE TRADE CONTRACTOR AGREES AS FOLLOWS:

1. To furnish and perform all work as described in Paragraph 3, for the construction of (Project, Title & Location) (the "Project");

255 S King St Construction
Seattle, WA 98104

For

255 South King Street LP

the OWNER, and the representative of the OWNER authorized to interpret and judge the performance of the contract and named as the architect, engineer, contracting officer or otherwise which representative shall be designated as the OWNER'S authorized agent; and all of which shall be done timely, faithfully and in strict compliance with this Agreement and the TRADE CONTRACT DOCUMENTS identified as the listed attached Exhibits (A, B, C, D, E), and in accordance with the drawings and specifications for the construction prepared by:

Freihelt & Ho Architects Building Permit Resubmittal #2 Preliminary Construction Issue Plans Dated 06/27/14
Freihelt & Ho Architects Project Manual Specifications Dated 06/27/14
DCI Engineers Building Permit Resubmittal #2 Preliminary Construction Issue Plans Dated 06/27/14
Exhibit A Construction Schedule
Exhibit B Subordination of Lien Rights
Exhibit C Wrap Up Insurance
Exhibit D Wrap Up Insurance Manual
Exhibit E ClickSafety

2. To be bound by all laws, government regulations, and orders. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and this contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this contract shall forthwith be physically amended to make such insertion or correction.

3. To provide all necessary supervision, management, services, engineering, testing, materials, labor, supplies, attachments, equipment, plant sundries, appurtenances and/or any other act or necessary thing required to diligently and fully perform and complete all work required to complete the Project, in strict accordance with the TRADE CONTRACT DOCUMENTS. All work shall be performed in accordance with applicable manufacturer's instructions and industry best practices unless in conflict with the TRADE CONTRACT DOCUMENTS. All work as specified in section(s) including but not limited to:

CSI Code 015690 Sidewalk Containers — **T&M NTE $32,000.00 + W.S.S.T.**

Scope—Sidewalk Containers	Qty.	Unit	Unit Price	Total Price
Sidewalk Containers	1	LS	$32,000.00	$32,000.00
			Total	$32,000.00

CSI Code 024100 Selective Site Demo — **T&M NTE $322,350.00 + W.S.S.T.**

Scope—Selective Site Demo	Qty.	Unit	Unit Price	Total Price
Misc. Demolition	1	LS	$9,000.00	$9,000.00
Remove / Cap Underground Utilities	1	LS	$13,500.00	$13,500.00
Saw Cut / Remove Pavement For Sheet Pile Install	1	LS	$13,500.00	$13,500.00
Remove Pavement For Steel Pile Install	1	LS	$7,700.00	$7,700.00
Grind AC Pavement	1	LS	$8,150.00	$8,150.00
Saw Cut / Remove Pavement @ Bldg. Perimeter	750	TCY	$54.00	$40,500.00
Remove Underground Obstructions	1	LS	$230,000.00	$230,000.00
			Total	$322,350.00

CSI Code 310500 Foundation Installation Support — T&M NTE $635,000.00 + W.S.S.T.

Scope – Foundation Installation Support	Qty.	Unit	Unit Price	Total Price
Trench For Sheet Pile Installation	1	LS	$4,000.00	$4,000.00
Access Road @ Sheet Pile Wall	4	EA	$1,000.00	$4,000.00
Support For Sheet Pile & Steel Pile Install	1	LS	$30,500.00	$30,500.00
Support For Tie Back Install / Drill Spoils	1	LS	$282,000.00	282,000.00
Support For Grout Pile Install	1	LS	$98,000.00	$98,000.00
Construct Crane Pad (Over-Ex, Fabric & Aggregate)	1	LS	$195,000.00	$195,000.00
Steel Sheets For Crane Access	1	LS	$21,500.00	$21,500.00
			Total	$635,000.00

CSI Code 312300 Excavation, Fill & Dewatering — T&M NTE $1,699,750.00 + W.S.S.T.

Scope – Excavation & Fill	Qty.	Unit	Unit Price	Total Price
Mobilize Equipment	1	LS	$14,500.00	$14,500.00
Permit Procurement	1	LS	$6,500.00	$6,500.00
Jobsite Office	1	LS	$20,000.00	$20,000.00
Project Management	1	LS	$47,500.00	$47,500.00
Pothole / Locate	1	LS	$20,000.00	$20,000.00
Mass Excavation, Load	55,000	TON	$6.50	$357,500.00
Excavation CL 1 & 4 Soils - Trucking	65,000	TON	$6.00	$390,000.00
Excavation Hazardous Soils – Trucking	2,500	TON	$53.00	$132,500.00
Access Ramps	2	EA	$5,200.00	$10,400.00
Structural Excavation	12,500	TON	$14.50	$181,250.00
Tower Crane Footing Excavation	300	TON	$18.00	$5,400.00
Pile Cap, Grade Beam Backfill (Crane Pad)	8,000	TON	$11.00	$88,000.00
Fine Grade Slab on Grade	50,000	SF	$0.25	$12,500.00
Rock Base Work Pad @ Basement Slab on Grade	1,200	TON	$58.00	$69,600.00
Construction Entrance, Includes Maintenance	1	LS	$10,500.00	$10,500.00
Misc. Erosion Control	1	LS	$8,000.00	$8,000.00
Street Sweep	1	LS	$45,000.00	$45,000.00
			Total	$1,419,150.00

Scope – Mechanical Excavation & Fill	Qty.	Unit	Unit Price	Total Price
Excavate, Shore & Backfill Pump Station	1	EA	$10,000.00	$10,000.00
Excavate, Shore & Backfill Valve Vault	1	EA	$5,000.00	$5,000.00
Excavate, Shore Mechanical Pipe	2,600	LF	$30.50	$79,300.00
Pipe Bedding	800	TON	$26.00	$20,800.00
			Total	$115,100.00

Scope – Dewatering	Qty.	Unit	Unit Price	Total Price
4" Under Slab Drainage Pipe	1,500	LS	$25.00	$37,500.00
Surface Water Management (Labor, Pipe, Pump)	1	LS	$38,000.00	$38,000.00
Dewater Support	1	LS	$30,000.00	$30,000.00
Baker Tanks	12	MO	$5,000.00	$60,000.00
			Total	$165,500.00

CSI Code 321300 Right of Way & Sidewalk

T&M NTE $111,200.00 + W.S.S.T.

Scope – Right of Way & Sidewalk	Qty.	Unit	Unit Price	Total Price
Excavate Slab on Grade Outside of Building Footprint	500	TCY	$50.00	$25,000.00
Sidewalk Slab on Grade (Import)	400	TON	$31.00	$12,400.00
Rock Base @ ROW	500	TON	$44.50	$22,250.00
Traffic Control @ ROW	1	LS	$18,000.00	$18,000.00
Excavate, Fabric, Rock @ Permanent Concrete Pavement	6,100	SF	$5.50	$33,550.00
			Total	$111,200.00

CSI Code 331100 Water

T&M NTE $18,000.00 + W.S.S.T.

Scope – Water	Qty.	Unit	Unit Price	Total Price
Fire Water Service – Excavate & Shore Vaults	1	EA	$13,500.00	$13,500.00
Domestic Water Service – Excavate & Shore Vaults	1	EA	$4,500.00	$4,500.00
			Total	$18,000.00

CSI Code 333100 Sewer

T&M NTE $124,750.00 + W.S.S.T.

Scope – Sewer	Qty.	Unit	Unit Price	Total Price
Connect / Extend 6" Side Sewer @ Building Line	5	EA	$3,450.00	$17,250.00
Grease Interceptor Vaults	5	EA	$21,500.00	$107,500.00
			Total	$124,750.00

CSI Code 334100 Storm

T&M NTE $146,950.00 + W.S.S.T.

Scope – Storm	Qty.	Unit	Unit Price	Total Price
12" Storm Drain Pipe	150	LF	$135.00	$20,250.00
8" Roof Drain with Clean Out	300	LF	$80.00	$24,000.00
96" Storm Filter Man Hole	1	EA	$53,000.00	$53,000.00
Trench Drain @ East Entry Drive	210	LF	$220.00	$46,200.00
Trench Drain Catch Basin	2	EA	$1,750.00	$3,500.00
			Total	$146,950.00

CSI Code 335100 Gas

T&M NTE $51,000.00 + W.S.S.T.

Scope – Gas	Qty.	Unit	Unit Price	Total Price
Excavate, Backfill & Pave	600	LF	$85.00	$51,000.00
			Total	$51,000.00

CSI Code 337180 Electrical Transmission & Distribution T&M NTE $81,000.00 + W.S.S.T.

Scope – Electrical Transmission & Distribution	Qty.	Unit	Unit Price	Total Price
Trench, Backfill, Install OWS Vault	1	LS	$56,000.00	$56,000.00
Excavate Seattle City Light Duct Bank	200	LF	$125.00	$25,000.00
			Total	$81,000.00

CSI Code 338200 Communication Transmission & Distribution T&M NTE $122,650.00 + W.S.S.T.

Scope – Communication Transmission & Distribution	Qty.	Unit	Unit Price	Total Price
Connect Existing Vault / Data Lines	3	EA	$3,500.00	$10,500.00
Excavate, Backfill Conduit, Re-Route Existing Comcast	250	LF	$115.00	$28,750.00
Excavate, Backfill Conduit For Permanent Configuration	560	LF	$115.00	$64,400.00
Install New Communication Vault	4	EA	$4,750.00	$19,000.00
			Total	$122,650.00

4. To complete all work as described in Paragraph 3 within the Contract Time as follows:

   N/A

5. To provide evidence of adequate insurance as required by this TRADE CONTRACT.

6. To provide Submittals and/or Shop Drawings as required by the Trade Contract Drawings.

7. To faithfully perform all other terms and conditions of this TRADE CONTRACT.

8. Additional Requirements:

- Noise Reduction:
  1. All equipment and especially mufflers are to be maintained in good working order
  2. Engine enclosures to be used on non-portable equipment when the engine is the dominate source of noise
  3. Stationary equipment should be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts may still be potentially significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving locations
  4. To the extend feasible, substitute hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise
  5. Where feasible, equipment operations lifts rather than drag to minimize material handling noise
- Historic Site;
  1. Trade contractor is to comply with reference regulations regarding archaeological resources (RCW Chapters 27.34, 27.44, 27.53, 79.02, 79.105 and WAC Chapter 25.48
- Before commencing work, trade contractor will go over the schedule with the superintendent, deliver to the office an insurance certificate, site specific safety plan with MSDS sheets and Click Safety certifications
- Participation in the Click Safety program is mandatory. All costs associated with the program are the responsibility of the trade contractor. Click Safety applies to all trade contractors and their sub-tier onsite personnel.
- Please invoice 255 S King St LP. Be sure to include with your invoice a schedule of values using the CSI cost codes provided on pages 2 to 5 of this agreement, W.S.S.T. and a lien waiver to speed the release of payment

- Time sheets, material and equipment invoices to be included with monthly invoice
- Trade contractor daily report must include # of workers onsite, hours worked per day, a short description of work completed and identification of any problems or issues onsite
- Attendance is mandatory at weekly safety meeting as well as weekly coordination meetings
- Pollution liability insurance is applicable
- Submittals must be bound in notebooks
- Trade contractor to provide 2 hard copy sets and 1 electronic disk copy of as builts of all completed work

255 SOUTH KING STREET LP

By: _____
Gregory L. Steinhauser
Title: Managing Member
Date: _____

TRADE CONTRACTOR

By: _____
Authorized Signature
Title: CEO
Date: 11/19/14

142328.1 / 100230.4

TRADE CONTRACTOR'S INITIALS _____

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00003

TITLE: Move Funds
PROJECT: 255 S King St Phase 1
TO: Attn: Zach Bowman
Northwest Construction, Inc
2353 130th Ave NE
Suite #100
Bellevue, WA 98007
Phone: 425-453-8380
Fax: 425-453-8404

DATE: 03/16/2017
JOB: 255 Phase 1
CONTRACT NO: 19
ADJUST BUDGET: No

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 024100 Move overage to CSI Code 321300	01	1	($54,000.00)	9.60%	($5,184.00)	($54,000.00)
00002	CSI Code 312300 Move overages to CSI Code 321300	01	1	($71,138.94)	9.60%	($6,829.34)	($71,138.94)
00003	CSI Code 334100 Move overages to CSI Code 321300	01	1	($3,645.82)	9.60%	($350.00)	($3,645.82)
00004	CSI Code 335100 Move overages to CSI Code 321300	01	1	($51,000.00)	9.60%	($4,896.00)	($51,000.00)
00005	CSI Code 338200 Move overages to CSI Code 321300	01	1	($8,238.82)	9.60%	($790.93)	($8,238.82)
00006	CSI Code 321300 Add overages	01	1	$188,023.58	9.60%	$18,050.26	$188,023.58

Reason #				
01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions	
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	$0.00
Unit Tax:	($0.00)
Total:	($0.00)

The Original Contract Sum was	$3,662,391.75
Net Change by Previously Authorized Requests and Changes	($409,221.35)
The Contract Sum Prior to This Change Order was	$3,253,170.40
The Contract Sum Will be Decreased	$0.00
The New Contract Sum Including This Change Order	$3,253,170.39
Percent Change of this Change Order vs Previous Authorized Amount	-0.00%
Percent of all Request and Changes vs Original Contract	-11.17%

ACCEPTED:

Northwest Construction, Inc
By: [signature]
Date: 3/29/2017

255 S King St LP
By: [signature]
Christine Cole
Date: 3/29/17

255 S King St LP
By: [signature]
Gregory Steinhauer
Date:

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00004

TITLE: Site Improvement Plan
PROJECT: 255 S King St Phase 1
TO: Attn: Zach Bowman
Northwest Construction, Inc
2353 130th Ave NE
Suite #100
Bellevue, WA 98007
Phone: 425-453-8380
Fax: 425-453-8404

DATE: 04/11/2017
JOB: 255 Phase 1
CONTRACT NO: 19
ADJUST BUDGET: No

Item							
00001	CSI Code 845012 Sales tax change from base contract 9.5% to 9.6% April 1, 2015 - March 31, 2017 Billings April 1, 2015 - March 31, 2017 = $1,874,614.25	01	1	$1,874.61	0.00%	$0.00	$1,874.61
00002	CSI Code 845012 Sales tax change from base contract 9.5% to 10.1% April 1, 2017 Projected billings to complete project = $252,123.58	01	1	$1,512.74	0.00%	$0.00	$1,512.74
00003	CSI Code 845012 Sales tax change from change order #2 9.6% to 10.1% April 1, 2017 Projected billings to complete project = $47,100	01	1	$235.50	0.00%	$0.00	$235.50
00004	CSI Code 321300 Time & Material Not To Exceed Per Change Order Request #4 dated 4/3/17	05	1	$208,927.42	10.10%	$21,101.67	$208,927.42
00005	CSI Code 321300 OCIP credit for NW Construction Per contractor deduct tracking dated 3/31/17	01	1	($25,443.00)	10.10%	($2,569.74)	($25,443.00)
00006	CSI Code 321300 OCIP credit for National Concrete Cutting Per contractor deduct tracking dated 10/20/15	01	1	($206.00)	10.10%	($20.81)	($206.00)
00007	CSI Code 321300 OCIP credit for Designated Groundwater Services Per OCIP enrollment summary dated 3/27/17	01	1	($469.00)	10.10%	($47.37)	($469.00)
00008	CSI Code 321300 OCIP credit for Davidson Macri Sweeping, Inc. Per OCIP enrollment summary dated 4/7/17	01	1	($153.00)	10.10%	($15.45)	($153.00)
00009	CSI Code 321300 OCIP credit for Olson Brothers Pro-Vac Per OCIP enrollment summary dated 4/10/17	01	1	($102.00)	10.10%	($10.30)	($102.00)

Reason #			
01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-628-0338

CHANGE ORDER
No. 00004

Unit Cost:	$186,177.27
Unit Tax:	$18,438.00
Total:	$204,615.27

The Original Contract Sum was	$3,662,391.75
Net Change by Previously Authorized Requests and Changes	($409,221.36)
The Contract Sum Prior to This Change Order was	$3,253,170.39
The Contract Sum Will be Increased	$204,615.27
The New Contract Sum Including This Change Order	$3,457,785.66
Percent Change of this Change Order vs Previous Authorized Amount	6.29%
Percent of all Request and Changes vs Original Contract	-5.59%

ACCEPTED:

Northwest Construction, Inc	255 S King St LP	255 S King St LP
By:	By:	By:
Date: 5/10/2017	Date: 5/10/17	Date:
	Christine Cole	Gregory Steinhauer

Rev 1.1

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1699
Fax: 206-623-0338

CHANGE ORDER
No. 00007

TITLE: OCIP Closeout & WSST
PROJECT: 255 S King St Phase 1
TO: Attn: Zach Bowman
Northwest Construction, Inc
2353 130th Ave NE
Suite #100
Bellevue, WA 98007
Phone: 425-453-8380
Fax: 425-453-8404

DATE: 04/06/2018
JOB: 255 Phase 1
CONTRACT NO: 19
ADJUST BUDGET: No

Item #	Description	Reason	COS	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 321300 Credit OCIP for Northwest Construction See contractor close out summary dated	01	1	($479.00)	10.10%	($48.38)	($479.00)
00002	Credit OCIP for Davidon-Macri Sweeping, Inc. See contractor close out summary dated 4/2/18	01	1	($88.00)	10.10%	($8.89)	($88.00)
00003	Credit OCIP for National Concrete Cutting, Inc. See contractor close out summary dated	01	1	($3.00)	10.10%	($0.30)	($3.00)
00004	Add OCIP for Olson Brothers Pro-Vac See contractor close out summary dated 4/2/18	01	1	$630.00	10.10%	$63.63	$630.00
00005	CSI Code 845012 Sales tax change from base contract Per COR #7 dated 4/4/18	01	1	$420.47	0.00%	$0.00	$420.47

Reason #				
05 Estimating Error	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
10 Tenant Request	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	$480.47
Unit Tax:	$6.06
Total:	$486.53

The Original Contract Sum was	**$3,662,391.75**
Net Change by Previously Authorized Requests and Changes	**($73,492.40)**
The Contract Sum Prior to This Change Order was	**$3,588,899.35**
The Contract Sum Will be Increased	**$486.53**
The New Contract Sum Including This Change Order	**$3,589,385.88**
Percent Change of this Change Order vs Previous Authorized Amount	**0.01%**
Percent of all Request and Changes vs Original Contract	**-1.99%**

ACCEPTED:

Northwest Construction, Inc
By: _____
Date: 4/9/2018

255 S King St LP
By: _____
Date: 4/9/18
Christine Cole

255 S King St LP
By: _____
Date: _____
Gregory Steinhauer

321600 – Curbs & Gutters - $53,406

Ph1

CSI Code 321600 Curbs + Gutters

2/5/2020 7:45 AM

Category Detail Report

Report = JobCostReportDetail

Group By 1 = Category

Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)

Property = 255sksip

Category Tree = 255k-phase1

From Category = 321600

To Category = 321600

Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order	Trans Amount	Retainage	Net	Ctrl #
Curbs & Gutters	255k-ph1	- 255 King Phase 1				42,000	16,887	58,887	53,406	0	0	0	0	
		6/25/2017	06/2017	(vsalcon_) Salina 255k-1sali-91			7151	0	0	0	4,742	237	4,505	P-270189
		7/25/2017	07/2017	(vsalcon_) Salina 255k-1sali-91			7171REVA	0	0	0	5,345	267	5,078	P-273439
		8/23/2017	08/2017	(vsalcon_) Salina 255k-1sali-91			7192	0	0	0	15,232	762	14,470	P-274327
		9/25/2017	09/2017	(vsalcon_) Salina 255k-1sali-91			7218	0	0	0	11,049	552	10,497	P-275462
		10/24/2017	10/2017	(vsalcon_) Salina 255k-1sali-91			7235	0	0	0	222	11	211	P-278610
		11/13/2017	11/2017	(vsalcon_) Salina 255k-1sali-91			7247	0	0	0	323	16	307	P-279731
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sali-91			7303	0	0	0	21,973	1,099	20,875	P-285209
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sali-91-co2			7303	0	0	0	-5,481	-274	-5,207	P-285209
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sali-91			7303	0	0	0	-21,973	-1,099	-20,875	P-285209
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sali-91-co2			7303	0	0	0	5,481	274	5,207	P-285209
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sali-91			7303	0	0	0	21,973	1,099	20,875	P-285209
		2/12/2018	02/2018	(vsalcon_) Salina 255k-1sali-91-co2			7303	0	0	0	-5,481	-274	-5,207	P-285209
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7151-(2)	0	0	0	0	-237	237	P-290140
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7171REVA-(2)	0	0	0	0	-267	267	P-290141
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7192-(2)	0	0	0	0	-762	762	P-290142
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7218-(2)	0	0	0	0	-552	552	P-290143
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7235-(2)	0	0	0	0	-11	11	P-290144
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7247-(2)	0	0	0	0	-16	16	P-290145
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7303-(2)	0	0	0	0	-1,099	1,099	P-290146
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7303-(2)	0	0	0	0	1,099	-1,099	P-290146
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91			R-7303-(2)	0	0	0	0	-1,099	1,099	P-290146
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91-co2			R-7303-(2)	0	0	0	0	274	-274	P-290146
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91-co2			R-7303-(2)	0	0	0	0	-274	274	P-290146
		3/28/2018	04/2018	(vsalcon_) Salina 255k-1sali-91-co2			R-7303-(2)	0	0	0	0	274	-274	P-290146
	255k-ph1 Total					42,000	16,887	58,887	53,406	0	53,406	0	53,406	
Curbs & Gutters Total						42,000	16,887	58,887	53,406	0	53,406	0	53,406	
Grand Total						42,000	16,887	58,887	53,406	0	53,406	0	53,406	

53,406

Trade Contract: Salinas Construction	Project Name: 255 S King St Phase 1
License Number: SALINI*217QG	Contract Amount: $366,340.82 + W.S.S.T. CSI CODE 321200 $58,886.90 + W.S.S.T. CSI CODE 321600
Insurance Expiration Date: 01/01/2018	Basis of Compensation: T&M Not to Exceed (Unit Pricing)
Limits of Insurance: $5M + 1M per each occurrence	Retainage Percentage: 5%
Phone Number: 425-745-6048	Contract Time: N/A
Fax Number: 425-743-4610	Schedule Attached: Yes [X] No [ ]

TRADE CONTRACT

THIS AGREEMENT was made and entered into this 31st of March, 2016, by and between:

255 South King Street LP
270 S Hanford St # 100
Seattle, WA 98134
TEL: 206-971-7899
FAX: 206-623-0338

the OWNER, and

Salinas Construction, Inc.
7804 40th Ave NW
Mukilteo, WA 98275
TEL: 425-745-6048
FAX: 425-743-4610

the TRADE CONTRACTOR

THE OWNER, for the full, complete, and faithful performance of this TRADE CONTRACT, agrees to pay the TRADE CONTRACTOR on the following basis:

Time and Material (based on Unit Pricing) Not to Exceed amount written out under Trade Contract: Four Hundred Twenty Five Thousand Two Hundred Twenty Seven and 72/100 Dollars plus WA Sales Tax ($425,227.72 + WSST).

IN CONSIDERATION THEREFORE, THE TRADE CONTRACTOR AGREES AS FOLLOWS:

1. To furnish and perform all work as described in Paragraph 3, for the construction of (Project, Title & Location) (the "Project");

255 S King St Phase 1
Seattle, WA 98104

For

255 South King Street LP

the OWNER, and the representative of the OWNER authorized to interpret and judge the performance of the contract and named as the architect, engineer, contracting officer or otherwise which representative shall be designated as the OWNER'S authorized agent; and all of which shall be done timely, faithfully and in strict compliance with this Agreement and the TRADE CONTRACT DOCUMENTS identified as the listed attached Exhibits (1, 2, 3, 4, 5), and in accordance with the drawings and specifications for the construction as follows:

Primary Documents:

Civil Engineering Drawings Prepared by DR Strong:

- C1.0 General Notes (Dated 9/22/15)
- C2.0 LPCSC Plan (Dated 9/22/15)
- C2.1 LPCSC Plan Notes and Details (Dated 9/22/15)
- C3.0 Grading Plan (Dated 9/22/15)
- C3.1 Site Cross Sections (Dated 9/22/15)
- C4.0 Composition Utility Plan (Dated 6/27/14)
- C4.1 Utility Details (Dated 9/22/15)
- C4.1 Utility Details (Dated 9/22/15)
- DW1.0 Dewatering Plan (Dated 5/12/15)

ALTA Survey Drawings Prepared by DR Strong – 2 Sheets (Dated 2/5/14)
SDOT 90% Complete Street Improvement Plan (Dated 03/21/17) Sheets 1-4
Freiheit & Ho Architects Bulletin Set Dated 05/31/16 Through ASI's (Dated 03/06/17)
Landscape & Irrigation Drawings Prepared by Integrated Site Design (Dated 9/22/15)
Site Phasing Plan – Prepared by Sodo Builders (Dated 02/20/17) Sheets 1-2
PlanSwift – Base Pave Area and Site Plan Prepared by Salinas Construction (2/27/17) Sheets 1-2

Other Documents

Freiheit & Ho Architects Project Manual Specifications Dated 09/22/15
DCI Engineers Bulletin Set Dated 05/31/16 Through ASI's Dated 01/09/17
Exhibit 1 Phasing Plan
Exhibit 2 Trade Contractors Consent to Assignment and Lien Waiver
Exhibit 3 Wrap Up Insurance
Exhibit 4 Wrap Up Insurance Manual
Exhibit 5 ClickSafety

2. To be bound by all laws, government regulations, and orders. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and this contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this contract shall forthwith be physically amended to make such insertion or correction.

3. To provide all necessary supervision, management, services, materials, labor, supplies, attachments, equipment, plant sundries and/or any other act or necessary thing required to diligently and fully perform and complete all work required to complete the Project, in strict accordance with the TRADE CONTRACT DOCUMENTS. All work shall be performed in accordance with City of Seattle Specifications and Plans. All work as specified in section(s) including but not limited to:

CSI Code 321200 Asphalt, Permeable Paving, CIP Concrete Paving — T&M NTX $366,340.82 + WSST

Scope - Paving	Qty.	Unit	Unit Price	Total Price
HS-14 Permeable CIP (Dark Gray) Concrete Paving	2,471	sf	12.48	30,838.08
HS-13 Roadway (Dark Gray) Cement Concrete - COS 401	1,768	sf	12.08	21,357.44
HS-12 CIP (Pebble) Concrete Paving - COS 401	4,729	sf	12.09	57,173.61
HS-10 CIP (Dark Gray) Concrete Paving Band	310	sf	35.13	10,890.30
Cement Concrete Driveway (Type 430A - COS Plan 430)	606	sf	14.75	8,938.50
Cement Concrete Loop Drive (Type 430A - COS Plan 430)	270	sf	14.75	3,982.50
Cement Concrete Sidewalk (5" Depth) - COS 420	9,801	sf	17.54	171,909.54
Cement Concete Base Pavement (12" Depth) - COS 4028	3,845	sf	15.93	61,250.85
			TOTAL:	366,340.82

CSI Code 321600 Curbs & Gutter T&M NTX $58,886.90 + WSST

Scope - Curbs	Qty.	Unit	Unit Price	Total Price
Cement Concrete Rolled Curb	590	lf	40.19	23,712.10
Cement Concrete Curb - COS Std Plan 410B (in lieu of C)	728	lf	40.35	29,374.80
Concrete Curb Ramp - COS 422A	2	ea	2,900.00	5,800.00
			TOTAL:	58,886.90

3.1 Scope Clarifications & Qualifications:

3.1.1. Unit Prices are based on provisional (estimated) quantities. Actual quantities will be verified in the field and paid at the Unit Prices listed in the tables above.

3.1.1.1. Unit Prices include standard specified concrete. Any premium for accelerated mixes will be charged at additional cost plus 20%.

3.1.1.2. Unit prices exclude demolition, removal, grade preparation, excavation and compaction

3.1.2. An 18" sonotube, installed by others, will be utilized for all bollards (any scanning necessary -- by Owner)

3.1.3. Trade Contractor shall note removal and replacement of existing driveway on King Street

3.1.4. Trade Contractor shall note conduit (provided by others) to new light poles and potential impact to the Works

3.1.5. The Weller Street Bridge (East Side) must remain useable at all times. Phase pedestrian bridge closures to maintain access. Sodo and Trade Contractor shall devise a strategy for maintaining access to handicapped elevator.

3.1.6. The King Street sidewalk (south side of King Street) shall be completely replaced - preferably in one operation, but contingent upon weather. Trade Contractor shall replace the existing King Street curb in its entirety

3.1.7. Owner will arrange for an arborist to dress existing tree roots at King Street planter strips to facilitate the installation of new sidewalk.

3.1.8. Infill on top of structural slabs shall be Expanded Polystyrene Blocks installed by others. Trade Contract Works shall be formed over EPS blocks. The Trade Contract Sum excludes additional forming and placing over EPS blocks which, if required, will be provided on a Time & Material basis.

3.1.9. Trade Contractor shall collaborate with others at East Atrium Entry in order to establish accurate contours for EPS infill. Trade Contractor shall treat EPS as if it were traditional grading (+/- 0.10)

3.1.10. Any additional costs for forming and placing the Works onto a concrete cap (if required) will be charged on a Time and Material basis.

3.1.11. Trade Contractor and Owner shall review permeable paving at the south side of building and how that relates to 6" slab (cap) directly below, if it all. Civil Engineer shall have final say.

3.1.12. Permeable Paving at South Side shall match existing elevations at existing parking lot interface.

3.1.13. Trade Contractor shall assist the Owner in submitting documents for approval. Trade Contractor will assist the Owner in coordinating sign-offs and inspections. Notwithstanding Section H, Trade Contractor is not responsible for securing and/or paying for permits, inspections, fees (including associated taxes) and the like. Trade Contractor is responsible for Washington State Sales Tax.

3.1.14. Footings and rebar for four (4) light poles, including as-builts and templates will be provided by others.

3.1.15. Trade Contractor note: Roadway base paving area ("replace in kind") is assumed to be 12" base paving and #5 dowels at 12" o.c. per City of Seattle specifications.

3.1.16. Trade Contractor is not responsible for investigating and familiarizing itself with other contracts and/or purchase orders executed by Owner. Trade Contractor shall coordinate with Owner if portions of the Work require isolation to protect it from damage by others. Owner will relieve Trade Contractor of damage liability resulting from Owner's direction to allow access to and through the Trade Contractor's Works.

3.1.17. Trade Contractor shall certify that submittals are in full compliance with Standard SDOT Specifications only. Materials quality shall meet City of Seattle Standards and Specifications only.

3.1.18. Trade Contractor shall commence and prosecute the Works as mutually agreed between Trade Contractor and Owner.

3.2. Exclusions.

The Trade Contract Sum Excludes:

3.2.1. Materials Testing

3.2.2. Waterproofing

3.2.3. Subsurface inspection and/or approval

3.2.4. The provision of trench drains, planter walls and unit pavers

3.2.5. Concrete pumping

3.2.6. Temporary access measures, night or weekend work hours

3.2.7. Any special finishes or colors (other than specifically included above)

3.2.8. Bond

3.2.9. Protection against vandalism or accidental damage

3.2.10. Survey & locates

3.2.11. Traffic control, flagging, barricading and permitting

4. To complete all work as described in Paragraph 3 within the Contract Time as follows: See Phasing Plan

4.1. The Trade Contract allows for up to six (6) mobilizations. Additional mobilizations will be charged at $1,500 each.

5. To provide evidence of adequate insurance as required by this TRADE CONTRACT.

6. To provide Submittals as required by the Trade Contract Documents.

7. To faithfully perform all other terms and conditions of this TRADE CONTRACT.

8. Additional Requirements:

- Noise Reduction;
  1. All equipment and especially mufflers are to be maintained in good working order
  2. Engine enclosures to be used on non-portable equipment when the engine is the dominate source of noise
  3. Stationary equipment should be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts may still be potentially significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving locations

4. To the extend feasible, substitute hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise
5. Where feasible, equipment operations lifts rather than drag to minimize material handling noise

Historic Site;

1. Trade contractor is to comply with reference regulations regarding archaeological resources (RCW Chapters 27.34, 27.44, 27.53, 79.02, 79.105 and WAC Chapter 25.48

- Before commencing work, trade contractor will go over the schedule with the superintendent, deliver to the office Trade Contractor contact information sheet, sub-tier contractor and supplier list, insurance certificate, site specific safety plan with MSDS sheets and Click Safety certifications
- Participation in the Click Safety program is mandatory. All costs associated with the program are the responsibility of the trade contractor. Click Safety applies to all trade contractors and their sub-tier onsite personnel
- Please invoice 255 S King St LP. Be sure to include with your invoice a schedule of values using the CSI cost codes provided on pages 2-3 of this agreement, W.S.S.T. and a lien waiver to speed the release of payment
- Time sheets, material and equipment invoices to be included with monthly invoice
- Trade contractor daily report must include # of workers onsite, hours worked per day, a short description of work completed and identification of any problems or issues onsite
- Attendance is mandatory at weekly safety meeting as well as weekly coordination meetings while crews are on site.
- Parking will not be provided by 255 S King St LP
- Pollution liability insurance is not applicable
- Trade Contractor to provide submittals bound in notebooks and an electronic copy

255 SOUTH KING STREET LP	TRADE CONTRACTOR
By: _____	By: _____
Gregory L. Steinhauer	Authorized Signature
Title: Managing Member	Title: President
Date: 4/6/2022	Date: 4/6/22

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00002

TITLE: Civil Work
PROJECT: 255 S King St Phase 1
TO: Attn: Joey Sullivan
Salinas Construction Inc
7804 40th Ave West
Mukilteo, WA 98275
Phone: 425-745-6048
Fax:

DATE: 02/12/2018
JOB: 255 Phase 1
CONTRACT NO: 91
ADJUST BUDGET:

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	THE FOLLOWING NET CHANGES REPRESENT THE CURRENT RECONCILIATION OF RE-MEASURED WORKS BASED ON UNIT RATE TRADE CONTRACT NO. 91 QUANTITIES INCLUDE, BUT ARE NOT LIMITED TO, INCREASED SCOPE AT SOUTH FACE SIDEWALKS FINAL RECONCILIATIONS SHALL BE MADE UPON VERIFICATION THAT ALL WORK IS COMPLETE.		1	$0.00	0.00%	$0.00	$0.00
00002	Concrete Over-Run 321200		1	$1,055.19	10.10%	$106.57	$1,055.19
00003	HS14 Concrete Paving 321200		1	($15,637.44)	10.10%	($1,579.38)	($15,637.44)
00004	HS13 Roadway Concrete 321200		1	($21,357.44)	10.10%	($2,157.10)	($21,357.44)
00005	HS12 CIP Paving 321200		1	($14,528.55)	10.10%	($1,467.38)	($14,528.55)
00006	HS10 Concrete Paving 321200		1	$6,509.59	10.10%	$657.47	$6,509.59
00007	Driveway Type 430A 321200		1	$15,546.50	10.10%	$1,570.20	$15,546.50
00008	Concrete Sidewalk 5" Depth 321200		1	$72,862.91	10.10%	$7,359.15	$72,862.91
00009	Concrete Rolled Curb 321600		1	($5,783.34)	10.10%	($584.12)	($5,783.34)
00010	Concrete Curb COS 24" 321600		1	$302.63	10.10%	$30.57	$302.63
00011	Base Pave Area 12" Deep 321200		1	($61,250.85)	10.10%	($6,186.34)	($61,250.85)
00012	ADA Ramp 321200		1	($2,900.00)	10.10%	($292.90)	($2,900.00)
00013	Loop Driveway Type 430A 321200		1	$5,481.10	10.10%	$553.59	$5,481.10
00014	Roadway 8" (SC) 321200		1	$25,317.83	10.10%	$2,557.10	$25,317.83
00015	HS12 8" CIP Pebble Mix (SC) 321200		1	$7,190.40	10.10%	$726.23	$7,190.40
00016	SW Mix Premium (SC) 321200		1	$1,373.33	10.10%	$138.71	$1,373.33
00017	SW Over-Run (SC) 321200		1	$4,927.85	10.10%	$497.71	$4,927.85
00018	HS14 Permeable Paving (SC) 321200		1	$29,699.32	10.10%	$2,999.63	$29,699.32
00019	Place on Foam in lieu of Gravel (SC) 321200		1	$6,282.99	10.10%	$634.58	$6,282.99

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00002

00020	Pour Bases for Light Columns at Porte Cochere (SC) 321200	I	$2,188.81	10.10%	$221.07	$2,188.81

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	**$57,280.83**
Unit Tax:	**$5,785.36**
Total:	**$63,066.19**

The Original Contract Sum was	**$468,175.72**
Net Change by Previously Authorized Requests and Changes	**$0.00**
The Contract Sum Prior to This Change Order was	**$468,175.72**
The Contract Sum Will be Increased	**$63,066.19**
The New Contract Sum Including This Change Order	**$531,241.91**
Percent Change of this Change Order vs Previous Authorized Amount	**13.47%**
Percent of all Request and Changes vs Original Contract	**13.47%**

ACCEPTED:

Salinas Construction Inc	**SODO Builders, LLC**	**255 S King St LP**
By: Dawn Ellis, Secretary	By:	By:
Date: 5/13/2018	Date: 2.14.18	Date:
	Richard Davidson	Gregory Steinhauer

328400 – Irrigation - $153,306

Ph1

CSI Code 328400 Imgation

2/5/2020 7:44 AM

Category Detail Report

Report = JobCostReportDetail

Group By 1 = Category

Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)

Property = 255sksip

Category Tree = 255k-phase1

From Category = 328400

To Category = 328400

Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order Trans Amount	Retainage	Net	Ctrl #
Planting Irrigation 255k-ph1	- 255 King Phase 1					200,000	-39,043	160,957	153,306	0	0	0	0
	1/25/2016	03/2016	(vmacfac_) Macl	255k-1macmf-46			JC32083	0	0	0	15,171	759	14,412 P-245141
	5/23/2016	05/2016	(vcochra_) Cochr	255k-1coch-77			77-1	0	0	0	262	13	249 P-250647
	6/23/2016	06/2016	(vcochra_) Cochr	255k-1coch-77			50681102	0	0	0	1,309	65	1,244 P-251362
	6/24/2016	06/2016	(vmacfac_) Macl	255k-1macmf-46			JC34929	0	0	0	7,586	379	7,206 P-251341
	7/25/2016	07/2016	(vcochra_) Cochr	255k-1coch-77			50681103	0	0	0	995	50	945 P-253969
	8/25/2016	08/2016	(vcochra_) Cochr	255k-1coch-77			50681104	0	0	0	52	3	50 P-254750
	11/21/2016	11/2016	(vmacfac_) Macl	255k-1macmf-46			JC37914	0	0	0	3,034	152	2,882 P-259234
	12/21/2016	12/2016	(vmacfac_) Macl	255k-1macmf-46			JC38597	0	0	0	1,517	76	1,441 P-260086
	2/20/2017	02/2017	(vcamgar_) Cam	255k-1camdg-87			61738	0	0	0	6,475	324	6,151 P-264138
	2/20/2017	02/2017	(vmacfac_) Macl	255k-1macmf-46			JC39606	0	0	0	3,034	152	2,882 P-264146
	7/20/2017	07/2017	(vcamgar_) Cam	255k-1camdg-87			63817	0	0	0	13,250	662	12,588 P-273283
	8/21/2017	08/2017	(vcamgar_) Cam	255k-1camdg-87			64269	0	0	0	6,500	325	6,175 P-274325
	9/20/2017	09/2017	(vcamgar_) Cam	255k-1camdg-87			64649	0	0	0	2,856	143	2,713 P-275461
	10/20/2017	10/2017	(vcamgar_) Cam	255k-1camdg-87			65119	0	0	0	16,824	841	15,983 P-278614
	10/20/2017	10/2017	(vcamgar_) Cam	255k-1camdg-c05			65119	0	0	0	2,310	116	2,194 P-278614
	11/15/2017	11/2017	(vcamgar_) Cam	255k-1camdg-c05			65534	0	0	0	8,870	444	8,426 P-279795
	11/15/2017	11/2017	(vcamgar_) Cam	255k-1camdg-c06			65534	0	0	0	11,625	581	11,044 P-279795
	11/15/2017	11/2017	(vcamgar_) Cam	255k-1camdg-c07			65534	0	0	0	-8,870	-444	-8,426 P-279795
	12/15/2017	12/2017	(vcamgar_) Cam	255k-1camdg-87			65959	0	0	0	5,000	250	4,750 P-280750
	1/24/2018	01/2018	(vcamgar_) Cam	255k-1camdg-87			66362	0	0	0	5,000	250	4,750 P-283743
	2/18/2018	02/2018	(vcamgar_) Cam	255k-1camdg-87			66694	0	0	0	10,000	500	9,500 P-285123
	2/18/2018	02/2018	(vcamgar_) Cam	255k-1camdg-c07			66694	0	0	0	4,822	241	4,581 P-285123
	3/23/2018	03/2018	(vcamgar_) Cam	255k-1camdg-87			67053	0	0	0	23,335	1,167	22,168 P-286775
	3/23/2018	03/2018	(vcamgar_) Cam	255k-1camdg-c09			67053	0	0	0	2,700	135	2,565 P-286775
	4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87			R-61738-(2)	0	0	0	0	-324	324 P-292122
	4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87			R-63817-(2)	0	0	0	0	-662	662 P-292126
	4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87			R-64269-(2)	0	0	0	0	-325	325 P-292127
	4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87			R-64649-(2)	0	0	0	0	-143	143 P-292128
	4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87			R-65119-(2)	0	0	0	0	-841	841 P-292129
	4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c05			R-65119-(2)	0	0	0	0	-116	116 P-292129
	4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c05			R-65534-(2)	0	0	0	0	-444	444 P-292130
	4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c06			R-65534-(2)	0	0	0	0	-581	581 P-292130
	4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c07			R-65534-(2)	0	0	0	0	444	-444 P-292130
	4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87			R-65959-(2)	0	0	0	0	-250	250 P-292131
	4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87			R-66362-(2)	0	0	0	0	-250	250 P-292132
	4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87			R-66694-(2)	0	0	0	0	-500	500 P-292133
	4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c07			R-66694-(2)	0	0	0	0	-241	241 P-292133
	4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87			R-67053-(2)	0	0	0	0	-1,167	1,167 P-292134

Category Detail Report

Report = JobCostReportDetail
Group By 1 = Category
Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)
Property = 255sksip
Category Tree = 255k-phase1
From Category = 328400
To Category = 328400
Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order	Trans Amount	Retainage	Net	Ctrl #
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c09		R-67053-(2)	0	0	0	0	-135	135	P-292134
		5/9/2018	05/2018	(vcochra_) Cochr	255k-1coch-77-c13		50681123	0	0	0	9,649	482	9,166	P-291871
		5/9/2018	05/2018	(vcochra_) Cochr	255k-1coch-77		R-77-1-(2)	0	0	0	0	-13	13	P-292424
		5/9/2018	05/2018	(vcochra_) Cochr	255k-1coch-77		R-50681102-(2)	0	0	0	0	-65	65	P-292425
		5/9/2018	05/2018	(vcochra_) Cochr	255k-1coch-77		R-50681103-(2)	0	0	0	0	-50	50	P-292426
		5/9/2018	05/2018	(vcochra_) Cochr	255k-1coch-77		R-50681104-(2)	0	0	0	0	-3	3	P-292427
		5/9/2018	05/2018	(vcochra_) Cochr	255k-1coch-77-c13		R-50681123-(2)	0	0	0	0	-482	482	P-292446
		5/10/2018	08/2018	(vmacfac_) MacE	255k-1macmf-46		R-JC32083-(4)	0	0	0	0	-759	759	P-297041
		5/10/2018	08/2018	(vmacfac_) MacE	255k-1macmf-46		R-JC34929-(3)	0	0	0	0	-379	379	P-297045
		5/10/2018	08/2018	(vmacfac_) MacE	255k-1macmf-46		R-JC37914-(2)	0	0	0	0	-152	152	P-297050
		5/10/2018	08/2018	(vmacfac_) MacE	255k-1macmf-46		R-JC38597-(2)	0	0	0	0	-76	76	P-297051
		5/10/2018	08/2018	(vmacfac_) MacE	255k-1macmf-46		R-JC39606-(2)	0	0	0	0	-152	152	P-297053
	255k-ph1 Total					200,000	-39,043	160,957	153,306	0	153,306	0	153,306	
Planting Irrigation Total						200,000	-39,043	160,957	153,306	0	153,306	0	153,306	
Grand Total						200,000	-39,043	160,957	153,306	0	153,306	0	153,306	

Before WOST
MacMiller 30,342
Cochran 2,618
9,648
12,266

Camdon 89,240
11,180
11,625
4,1487
2,700
110,697

these $ include level 3 green roof
level 6 deck
roof green roof ph 2

Trade Contract: Landscaping & Irrigation	Project Name: 255 S King St Phase 1
License Number: CAMDEGI053N8	Contract Amt: $502,862 + W.S.S.T. CSI 328400 & 329100
Insurance Expiration Date: 06/30/17	Basis of Compensation: Lump Sum
Limits of Insurance: $6,000,000.00 per each occurrence	Retainage Percentage: 5%
Phone Number: 206-767-0811	Contract Time: 90 Working Days
Fax Number: 206-767-0928	Schedule Attached: Yes [x] No [ ]

TRADE CONTRACT

THIS AGREEMENT was made and entered into this 16 of December, 2016, by and between:

255 South King Street LP
270 S Hanford St # 100
Seattle, WA 98134
TEL: 206-971-7899
FAX: 206-623-0338

the OWNER, and

Camden Gardens Inc.
6535 5th Place South
Suite B
Seattle, WA 98108
TEL: 206-767-0811
FAX: 206-767-0928

the TRADE CONTRACTOR

THE OWNER, for the full, complete, and faithful performance of this TRADE CONTRACT, agrees to pay the TRADE CONTRACTOR on the following basis:

The Lump sum of: Five Hundred Two Thousand Eight Hundred Sixty Two and XX/100 Dollars plus WA Sales Tax ($502,862.00 + WSST).

IN CONSIDERATION THEREFORE, THE TRADE CONTRACTOR AGREES AS FOLLOWS:

1. To furnish and perform all work as described in Paragraph 3, for the construction of (the "Project");

255 S King St Phase 1
Seattle, WA 98104

For

255 South King Street LP

the OWNER, and the representative of the OWNER authorized to interpret and judge the performance of the contract and named as the architect, engineer, contracting officer or otherwise which representative shall be designated as the OWNER'S authorized agent; and all of which shall be done timely, faithfully and in strict compliance with this Agreement and the TRADE CONTRACT DOCUMENTS identified as the listed attached Exhibits (1, 2, 3, 4, 5), and in accordance with the drawings and specifications for the construction:

DESIGN DOCUMENTATION

DESCRIPTION	SOURCE	DATE
Architectural Bulletin Set	Freiheit & Ho	Through ASI #58 Dated 11/14/16
Landscape & Irrigation Construction Set	Integrated Site Design	9/22/15
Plumbing Bulletin Set	Macdonald-Miller	6/30/16
Electrical Bulletin Set	Cochran Electrical	9/13/16
SUPPLEMENTARY DOCUMENTS		
Structural Bulletin Set	DCI Engineers	Through ASI # 50 dated 6/23/16
Civil Bulletin Set	D.R. Strong	9/22/15
HVAC Bulletin Set	Macdonald-Miller	8/29/16
Fitting Bulletin Set	Macdonald-Miller	8/29/16
Telecom Bulletin Set	Cochran Electrical	10/31/16
Audio Visual Bulletin Set	Dimensional Comm. Inc.	9/02/16
Plan Construction Set	Viking Fire Protection	9/22/15
Interiors Bulletin Set	Degen & Degen	Through ASI # 54 Dated 8/10/16
Kitchen Construction Set	Bargreen Ellingson	9/22/15
Construction Issue Set	Northwest Precast	4/15/16
SPECIFICATIONS		
Project Manual Specifications	Freiheit & Ho	09/22/15
Embassy Suites Brand Standards North America		7/1/14

EXHIBITS

Exhibit 1 Construction Schedule
Exhibit 2 Trade Contractors Consent To Assignment And Lien Waiver
Exhibit 3 Wrap Up Insurance
Exhibit 4 Wrap Up Insurance Manual
Exhibit 5 ClickSafety

2. To be bound by all laws, government regulations, and orders. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and this contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this contract shall forthwith be physically amended to make such insertion or correction.

3. To provide all necessary supervision, management, services, engineering, testing, materials, labor, supplies, attachments, equipment, plant sundries, appurtenances and/or any other act or necessary thing required to diligently and fully perform and complete all work required to complete the Project, in strict accordance with the TRADE CONTRACT DOCUMENTS. All work shall be performed in accordance with applicable manufacturer's instructions and industry best practices unless in conflict with the TRADE CONTRACT DOCUMENTS. All work as specified in section(s) including but not limited to:

CSI Code 329100 – Planting Preparation **$413,622.00**

To provide all labor, materials, freight, equipment and the like as required to:

A. Supply and Install Specimen Trees, Plantings, Planters, Green Roofs, Rooftops and Vegetative Walls, including, but not limited to all required:

i. Drainage Material, Drain Mat, Termination Bars, Drain Standpipes and Covers, Filter Cloths
ii. Topsoil, Light Weight Soil and Soil Amendments
iii. Root Barriers
iv. Plant Material
v. Staking and Guying
vi. Mulch

In the following areas:

- Esplanade Trees – Row Plantings – Plaza Plantings **$159,870.00**
  - i. **ALLOW** for up to 10 no. 4' x 4' Cast Iron Tree Grates (Urban Accessories): **15,000.00**
  - ii. Moveable Planters in Aluminum Powder Coat to Match Tournesol Shadow (PMS 425): **$6,189.00**
- Interior Atrium **$18,625.00**
- 3rd & 6th Floor Roof Gardens: Green Roofs and Planters
  - i. Etera Green Roof 4.625" planting depth with 4.5" x 3.25" mill finish roof edge **$80,704.00**
  - ii. Moveable Planters in Aluminum Powder Coat to Match Tournesol Shadow (PMS 425): **$7,920.00**
  - iii. Provide 1" – 1 ½" River Rock as ballast on the roof surface to border green roof
    Provide Protection Board (Delta Drain) over roof membranes.
    Mobilize aggregate to both roof levels. Install, distribute, grade and wash aggregate.
    Clean up and remove all landscape debris **$6,388.00**
- 6th Floor Conference Court (Wedding Deck) including area where skylights have been removed
  - i. Plantings **$89,092.00**
  - ii. Moveable planters in Aluminum Powder Coat to Match Tournesol Shadow (PMS 425): **$27,629.00**
  - iii. See Alternate Deduct (D.1) for Work in This Area
  - iv. Trade Contractor requires 60 to 90-day notice to procure 6th Floor tree materials
- 7th Floor Recreation Court (Pool Deck) **$46,400.00**
  - i. Moveable Planters in Aluminum Powder Coat to Match Tournesol Shadow (PMS 425): **$13,240.00**

B. Include all Freight Charges **$2,000.00**

C. Trade Contractor has procured trees as detailed in Purchase Order #270 dated 1 March 2016 in the amount of ($59,435.00) Plus WSST (Level 1 and Level 6). This cost is deducted from the Trade Contract Sum detailed in Paragraph (A) above. Balance of deduction to be invoiced 12/2016

D. Provide drainboard as necessary at all locations except for Green Roofs. The installation of drainage board shall maintain the integrity of any waterproofing installed by others.

E. Provide Standpipe inserts to drains.

F. Tower Crane will not be available to Trade Contractor. Trade Contractor shall utilize the permanent freight elevators to deliver any material that can be so accommodated. Owner will coordinate and provide hoisting for materials that do not fit into the freight elevator.

G. Prior to the installation of Site Works (by others), Trade Contractor shall inspect and ensure that all relevant sleeves are installed correctly.

H. Green roofs shall be installed 2-3 months in advance of completion.

I. Trade Contractor shall clean each area and remove all generated debris at the direction of Sodo Builders.

J. EXCLUSIONS

- Do Not Provide South Rooftop landscaping and moveable planters (SEE ALTERNATE A7 BELOW)
- Do Not Provide Cable Anchors for Green Walls
  i. Trade Contractor is aware that the 3rd Floor Roof planters are 24" high. Trade Contractor shall assist in the coordination of planters and green wall cabling
- Do Not Provide cable stay eyebolts in concrete planters (provided by Concrete Contractor)

K. ALTERNATES: Trade Contractor requires 30-day notice prior to the exercise of any Alternate.

- Provide Tournesol Wilshire Collection Fiberglass Moveable Planters in lieu of Aluminum Powder Coat Planters

A1. Esplanade Moveable Polygon Planters:	ADD:	$8,354.00
A2. Third & Sixth Floor Moveable Planters	ADD:	$1,258.00
A3. Seventh Floor Moveable Planters	ADD:	$17,850.00
A4. South Rooftop Moveable Planters	ADD:	$8,722.00
A5. 6th Floor Wedding Deck Moveable Planters	ADD:	$25,621.00

- A.6 Provide Live Roof Maxx @ 8" soil depth (8.5" x 3.25" Roof Edge) at Third & Sixth Floor Roof Gardens in lieu of Etera Green Roof — ADD: $58,596.00
- A.7 Provide Landscaping to South Tower Rooftop
  i. Provide 21 no. Moveable Planters in Aluminum Powder Coat (6' x 2' x 2'): — ADD: $7,900.00 / ADD: $19,995.00
- D.1 Do Not Provide landscaping work at 6th floor Conference Court — DEDUCT: $89,092.00
- D.2 Do Not Provide Moveable Planters 21No. at 6th floor Conference Court — DEDUCT: $27,629.00
- D.3 Do Not Provide River Rock as shown on the 3rd and 6th Floor Roof Gardens. — DEDUCT: $6,388.00

CSI Code 328400 – Irrigation $89,240.00

To provide all labor, materials, freight, equipment and the like as required to:

L. Supply and Install Exterior Irrigation Systems at Street Level, 3rd Floor, 6th Floor and 7th Floor

M. Scope of Work for Irrigation extends to building envelope. Copper lines from inside building to envelope shall be provided by MacDonald Miller Facilities Solutions. Trade Contract shall coordinate with and "free-issue" the following materials to MacDonald Miller:

- At Ground Level:
  - i. 1 no. 1,5" Double Check Valve Assembly
- At Level 3:
  - i. 1 no. 1" Double Check Valve Assembly
  - ii. 1 no. 1" Master Valve
  - iii. 2 no. 1" Solenoid Valves
  - iv. 4 no. 1" Ball Valves
  - v. 4 no. 1" Unions
  - vi. 8 no. 1" Nipples
- At Level 7
  - i. 1 no. 1" Double Check Valve Assembly
  - ii. 1 no. 1" Master Valve
  - iii. 1 no. 1" Flow Sensor
  - iv. 5 no. 1" Solenoid Valves
  - v. 10 no. 1" Ball Valves
  - vi. 10 no. 1" Unions
  - vii. 20 no. Nipples

N. Scope of Work for Irrigation includes the provision of all required controllers. Cochran Electric shall provide power to controllers and conduit only between controllers and control valves / flow sensors. The Trade Contractor shall pull all necessary wiring through conduit provided by others.

O. Trade Contractor shall clean each area and remove all generated debris at the direction of Sodo Builders.

P. EXCLUSIONS:
- Do Not Provide irrigation to South Tower Level 18 and Roof (under Phase II contract)

4. To complete all work as described in Paragraph 3 within the Contract Time as follows:
Not to Exceed 90 Working Days

5. To provide evidence of adequate insurance as required by this TRADE CONTRACT.

6. To provide Submittals and/or Shop Drawings as required by the Trade Contract Documents.

7. To faithfully perform all other terms and conditions of this TRADE CONTRACT.

8. Additional Requirements:

- LEED Requirements;

1. All sealants, adhesives, primers, paints, carpets and wood must be submitted to and approved by 255 S King St LP prior to using them onsite. Submittals to include "Trade Contractor EQ4 Form" and backup documentation on manufacturer's letterhead

2. Backup documentation is required for each item submitted for EQ credit 4
3. Trade contractor must provide 255 S King St LP with LEED credits MR4 and 5 submittals in a timely manner including "Trade Contractor Material Content Form"
4. Backup documentation is required for each material that has recycled content stating pre-consumer and post-consumer content for each item. Note that "industry" averages are not sufficient; actual values are needed
5. Backup documentation is required for each material that is manufactured and harvested within 500 miles of the jobsite stating harvest and manufacturing locations on formal letterhead from manufacturer. For materials that are heavily recycled, such as steel, the harvest location should be the scrapyard or recycler that the steel was purchased from
6. 255 S King St LP reserves the right to withhold payment on any invoice until LEED submittals are satisfactory

- Noise Reduction;

1. All equipment and especially mufflers are to be maintained in good working order
2. Engine enclosures to be used on non-portable equipment when the engine is the dominate source of noise
3. Stationary equipment should be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts may still be potentially significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving locations
4. To the extend feasible, substitute hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise
5. Where feasible, equipment operations lifts rather than drag to minimize material handling noise

- ~~Historic Site;~~

1. ~~Trade contractor is to comply with reference regulations regarding archaeological resources (RCW Chapters 27.34, 27.44, 27.53, 79.02, 79.105 and WAC Chapter 25.48~~

- Before commencing work, trade contractor will go over the schedule with the superintendent, deliver to the office trade contractor contact information sheet, subtier contractor and supplier list, insurance certificate, site specific safety plan with MSDS sheets and Click Safety certifications

- Participation in the Click Safety program is mandatory. All costs associated with the program are the responsibility of the trade contractor. Click Safety applies to all trade contractors and their sub-tier onsite personnel

- Please invoice 255 S King St LP. Be sure to include with your invoice a schedule of values using the CSI cost codes provided on page 1 of this agreement, W.S.S.T. and a lien waiver to speed the release of payment

- ~~Time sheets, material and equipment invoices to be included in monthly invoice.~~

- Trade contractor daily report must include # of workers onsite, hours worked per day, a short description of work completed and identification of any problems or issues onsite

- Attendance is mandatory at weekly safety meeting as well as weekly coordination meetings

- Parking will not be provided by 255 S King St LP

- Pollution liability insurance is not applicable

- Trade contractor to provide submittals bound in notebooks and an electronic copy

- ~~Trade contractor to provide a complete BIM model, 2 hard copy sets and 1 electronic disk copy of as-builts of all completed work.~~

255 SOUTH KING STREET LP	TRADE CONTRACTOR
By: _____	By: _____
Gregory L. Steinhauer	Authorized Signature
Title: Managing Member	Title: Vice President
Date: 1/04/2017	Date: 12/28/16

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00005

TITLE: Landscaping & Irrigation
PROJECT: 255 S King St Phase 1
TO: Attn: Tom Norris
Camden Gardens
6535 5th Place South
Suite B
Seattle, WA 98108
Phone: 206-767-0277
Fax: 206-767-0928

DATE: 10/17/2017
JOB: 255 Phase 1
CONTRACT NO: 87
ADJUST BUDGET: Yes

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI CODE 329100. At the request of Project Architect, provide (black) FRP Border against rail flashing on Level S07 Deck, secured by a silicone based adhesive.	01	1	$1,752.00	10.10%	$176.95	$1,752.00
00002	CSI CODE 329100. Provide 15 no. modified valve boxes at Level S07 Deck planters as access-ways to safety tie-offs embedded in planter beds – each cover to be flush with top of soil.	01	1	$1,530.00	10.10%	$154.53	$1,530.00
00003	CSI CODE 329100. Provide 5 no. Tournesol Planters per ASI #75 at re-designed West Plaza, including plantings and materials.	01	1	$14,604.00	10.10%	$1,475.00	$14,604.00
00004	CSI CODE 329100. Delete plantings and materials procured under previous West Plaza design.	01	1	($1,713.00)	10.10%	($173.01)	($1,713.00)
00005	CSI CODE 329100. At the request of SDOT and City Arborist, air spade to remove and dispose of approximately 12" of existing materials to expose existing tree roots prior to installing and compacting new 3-way topsoil – in lieu of original scope.	01	1	$9,520.00	10.10%	$961.52	$9,520.00
00006	CSI CODE 328400. Provide Irrigation, Drainage and Controls to new West Plaza Planters described in Line Item 1	01	1	$2,760.00	10.10%	$278.76	$2,760.00
00007	CSI CODE 328400. Delete irrigation lines to previous West Plaza planters omitted in ASI #75 redesign.	01	1	($450.00)	10.10%	($45.45)	($450.00)
00008	CSI CODE 329100. Provide approximately 3,920 sf of Gro-Vista Green Roof modules (nominally 4" deep) at Level S0119 Roof, including, but not limited to all required Layout, Soil, Sedum, Filter Fabric and Edging as required to secure and contain Green Roof modules.	01	1	$113,534.00	10.10%	$11,466.93	$113,534.00
00009	CSI CODE 328400. Provide all required spray-head irrigation and any supplemental drainage to service new Level S019 Green Roof, including, but not limited to, valves, wire, pipes and other irrigation components. Change Order Sum includes incorporating new zones into existing controllers as well as final testing.	01	1	$8,870.00	10.10%	$895.87	$8,870.00

Reason #				
01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions	
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00005

Unit Cost:	**$150,407.00**
Unit Tax:	**$15,191.11**
Total:	**$165,598.11**

The Original Contract Sum was	**$551,136.75**
Net Change by Previously Authorized Requests and Changes	**$275,191.96**
The Contract Sum Prior to This Change Order was	**$826,328.71**
The Contract Sum Will be Increased	**$165,598.11**
The New Contract Sum Including This Change Order	**$991,926.82**
Percent Change of this Change Order vs Previous Authorized Amount	**20.04%**
Percent of all Request and Changes vs Original Contract	**79.98%**

ACCEPTED:

Camden Gardens	255 S King St LP	255 S King St LP
By:	**By:**	**By:**
Tom Norris	Richard Davidson	Gregory Steinhauer
Date: 10/17/17	**Date:** 10-17-17	**Date:**

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00006

TITLE: Misc. Irrigation Upgrades & Changes
PROJECT: 255 S King St Phase 1
TO: Attn: Tom Norris
Camden Gardens
6535 5th Place South
Suite B
Seattle, WA 98108
Phone: 206-767-0277
Fax: 206-767-0928

DATE: 11/13/2017
JOB: 255 Phase 1
CONTRACT NO: 87
ADJUST BUDGET:

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 329100: Add Landscape Fabric to exterior planters to prevent tracking of dirt		1	$2,464.00	10.10%	$248.86	$2,464.00
00002	Cost Code 328400: Move all Street Level Irrigation Components (excepting Backflow Preventer and Controller) to the outside of building in order to facilitate maintenance/management.		1	$0.00	10.10%	$0.00	$0.00
00003	Cost Code 328400: Upgrade Irrigation Controller to provide greater flexibility and controllability. Includes credit for original parts.		1	$7,630.00	10.10%	$770.63	$7,630.00
00004	Cost Code 328400: Change Drip Irrigation to Rainbird Spray Head Pop-Ups at East Atrium Entry and Level S06 to improve operations. Includes credit for original parts.		1	$1,740.00	10.10%	$175.74	$1,740.00
00005	Cost Code 328400: Re-engineer and alter East Atrium Entry Irrigation Sleeves due to concrete planters poured differently than drawings. Includes credit for original materials.		1	$2,255.00	10.10%	$227.76	$2,255.00

Reason #				
01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions	
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00006

Unit Cost:	**$14,089.00**
Unit Tax:	**$1,422.99**
Total:	**$15,511.99**

The Original Contract Sum was	**$551,136.75**
Net Change by Previously Authorized Requests and Changes	**$440,790.07**
The Contract Sum Prior to This Change Order was	**$991,926.82**
The Contract Sum Will be Increased	**$15,511.99**
The New Contract Sum Including This Change Order	**$1,007,438.81**
Percent Change of this Change Order vs Previous Authorized Amount	**1.56%**
Percent of all Request and Changes vs Original Contract	**82.79%**

ACCEPTED:

Camden Gardens	SODO Builders, LLC	255 S King St LP
By:	**By:**	**By:**
Tom Norris	Richard Davidson	Gregory Steinhauer
Date: 11/14/2017	**Date:** NOV 14, 2017	**Date:**

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00007

TITLE: Revise Greenroof S19
PROJECT: 255 S King St Phase 1
TO: Attn: Tom Norris
Camden Gardens
6535 5th Place South
Suite B
Seattle, WA 98108
Phone: 206-767-0277
Fax: 206-767-0928

DATE: 11/13/2017
JOB: 255 Phase 1
CONTRACT NO: 87
ADJUST BUDGET:

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	Cost Code 329100: Supersede Original S19 Green Roof Scope with Reduced Square Footage (Ref CO #5)		1	($113,534.00)	10.10%	($11,466.93)	($113,534.00)
00002	Cost Code 328400: Supersede original Green Roof Irrigation at S19 (Ref CO #5)		1	($8,870.00)	10.10%	($895.87)	($8,870.00)
00003	Cost Code 329100: Provide approximately 1,600 sf of Gro-Vista Green Roof modules (nominally 4" deep) including, but not limited to, all required Layout, Soil, Sedum, Filter Fabric and Edging		1	$63,137.00	10.10%	$6,376.84	$63,137.00
00004	Cost Code 329100: Provide an additional 5 no. Aluminum Powder Coated Planter Boxes (including 1 Polygon) at S19 Roof for additional green wall, including, but not limited to, drain rock, fabrics, soil and plant material.		1	$16,623.00	10.10%	$1,678.92	$16,623.00
00005	Cost Code 328400: Provide all necessary irrigation to S19 Green Roof and additional planters including, but not limited to, valves, wiring, piping and other irrigation components. Change Order Sum includes incorporating new zones into existing controllers and final testing.		1	$4,822.00	10.10%	$487.02	$4,822.00

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00007

Unit Cost:	($37,822.00)
Unit Tax:	($3,820.02)
Total:	($41,642.02)

The Original Contract Sum was	$551,136.75
Net Change by Previously Authorized Requests and Changes	$440,790.07
The Contract Sum Prior to This Change Order was	$991,926.82
The Contract Sum Will be Decreased	$41,642.02
The New Contract Sum Including This Change Order	$950,284.80
Percent Change of this Change Order vs Previous Authorized Amount	-4.20%
Percent of all Request and Changes vs Original Contract	72.42%

ACCEPTED:

Camden Gardens	255 S King St LP	255 S King St LP
By: Tom Norris	By: Gregory Steinhauer	By: Gregory Steinhauer
Date: 11/14/17	Date: Nov 14, 2017	Date:

Rev 1.1

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00009

TITLE:	Irrigation Controllers	**DATE:**	03/19/2018
PROJECT:	255 S King St Phase 1	**JOB:**	255 Phase 1
TO:	Attn: Tom Norris Camden Gardens 6535 5th Place South Suite B Seattle, WA 98108 Phone: 206-767-0277 Fax: 206-767-0928	**CONTRACT NO:**	87
		ADJUST BUDGET:	Yes

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 328400: Provide three (3) additional irrigation controllers, rain/freeze detectors and wiring: 2 at E-W Atrium Green roofs and 1 at 6th floor green roof. Additional controllers required due to electrical access restrictions and are in addition to main controller located at Level 1 bicycle storage room.		1	$2,700.00	10.10%	$272.70	$2,700.00

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	$2,700.00
Unit Tax:	$272.70
Total:	$2,972.70

The Original Contract Sum was	$551,136.75
Net Change by Previously Authorized Requests and Changes	$414,660.04
The Contract Sum Prior to This Change Order was	$965,796.79
The Contract Sum Will be Increased	$2,972.70
The New Contract Sum Including This Change Order	$968,769.49
Percent Change of this Change Order vs Previous Authorized Amount	0.31%
Percent of all Request and Changes vs Original Contract	75.78%

ACCEPTED:

Camden Gardens	SODO Builders, LLC	255 S King St LP
By:	By:	By:
Tom Norris	Richard Davidson	Gregory Steinhauer
Date: 3/19/18	Date: 3-19-18	Date:

DocuSign Envelope ID: 81FD8420-0548-471D-BFDA-E94E7C1FF0D9

Trade Contract: MacDonald-Miller Facility Solutions, Inc.	Project Name: 255 S King St Phase 1
License Number: MACDOFS980RU	Contract Amount: $249,838.00 + W.S.S.T. CSI CODE 019100
Insurance Expiration Date: 12/31/15	$3,436.00 + W.S.S.T. CSI CODE 103100
Basis of Compensation: Lump Sum	$190,062.00 + W.S.S.T. CSI CODE 131100
Phone Number: 206-763-9400	$4,488.00 + W.S.S.T. CSI CODE 131200
Fax Number: 206-767-6773	$43,205.00 + W.S.S.T. CSI CODE 211300
Fax Number: 206-767-6773	$6,396,884.00 + W.S.S.T. CSI CODE 220500
	$10,583,974.00 + W.S.S.T. CSI CODE 230500
	$218,947.00 + W.S.S.T. CSI CODE 263200
	$30,342.00 + W.S.S.T. CSI CODE 328400
	Retainage Percentage: 5%
	Contract Time: 375 Working Days
	Schedule Attached: Yes [X] No [ ]

TRADE CONTRACT

THIS AGREEMENT was made and entered into this 5th of October, 2015, by and between:

MMFS 10/20/2015 Notes added, see page 12

255 South King Street LP
270 S Hanford St # 100
Seattle, WA 98134
TEL: 206-971-7899
FAX: 206-623-0338

the OWNER, and

MacDonald-Miller Facility Solutions, Inc.
PO Box 47983
7717 Detroit Ave SW
Seattle, WA 98106
TEL: 206-763-9400
FAX: 206-767-6773

the TRADE CONTRACTOR

THE OWNER, for the full, complete, and faithful performance of this TRADE CONTRACT, agrees to pay the TRADE CONTRACTOR on the following basis:

The Lump sum of: seventeen million, seven hundred twenty one thousand, one hundred seventy six dollars and zero cents plus WA Sales Tax ($17,721,176.00).

IN CONSIDERATION THEREFORE, THE TRADE CONTRACTOR AGREES AS FOLLOWS:

1. To furnish and perform all work as described in Paragraph 3, for the construction of (Project, Title & Location) (the "Project");

255 S King St Phase 1
Seattle. WA 98104

For

255 South King Street LP

the OWNER, and the representative of the OWNER authorized to interpret and judge the performance of the contract and named as the architect, engineer, contracting officer or otherwise which representative shall be designated as the OWNER'S authorized agent; and all of which shall be done timely, faithfully and in strict compliance with this Agreement and the TRADE CONTRACT DOCUMENTS identified as the listed attached Exhibits (A, B, C, D, E), and in accordance with the drawings and specifications for the construction prepared by:

Freiheit & Ho Architects Bid Issue Plans Dated 06/02/15 through ASI #22 Dated 08/27/15
Freiheit & Ho Architects Project Manual Specifications Dated 06/01/15
DCI Engineers Bid Issue Plans Dated 06/02/15
Embassy Suites Brand Standards North America 7/1/14
Exhibit A Construction Schedule
Exhibit B Subordination of Lien Rights
Exhibit C Wrap Up Insurance
Exhibit D Wrap Up Insurance Manual
Exhibit E ClickSafety

2. To be bound by all laws, government regulations, and orders. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and this contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this contract shall forthwith be physically amended to make such insertion or correction.

3. To provide all necessary supervision, management, services, engineering, testing, materials, labor, supplies, attachments, equipment, plant sundries, appurtenances and/or any other act or necessary thing required to diligently and fully perform and complete all work required to complete the Project, in strict accordance with the TRADE CONTRACT DOCUMENTS. All work shall be performed in accordance with applicable manufacturer's instructions and industry best practices unless in conflict with the TRADE CONTRACT DOCUMENTS. All work as specified in section(s) including but not limited to:

Mechanical Design Parameters:
See mechanical design standards on M0.06 in the 9/22/15 Macdonald-Miller Drawings.

CSI Code 019100 Commissioning of Plumbing & Mechanical Systems — **Total $249,838.00 + W.S.S.T**

CSI Code 103100 Fireplace — **Total $3,436.00 + W.S.ST**
Fireplace Venting
- Supply and installation of vent duct work at bar fireplace L1-North
- Installation of power vent fan (FOB)

CSI Code 131100 Pool & Hot Tub — **Total $190,062.00 + W.S.ST**
Pool Plumbing:
- Deck surface drains in pool area
- Laundry room connections, hose bib's, drinking fountain, eye wash station, pool shower area.
- Make-up water & natural gas piping for pool heating equipment (FBO)

Pool Mechanical:
- Gas-Fired Make-Up air unit
- Dehumidification Unit with heat re-claimer and related air distribution
- Venting of pool heating equipment (FBO)

CSI Code 131200 Fountain **Total $4,488.00 + W.S.ST**

Fountain Plumbing:

- Provide "finish" items at Water Feature pump rooms – supply water stub and backflow preventer

CSI Code 220500 Shell & Core Plumbing **Total $6,360,949.00 + W.S.ST**

Plumbing Overview:

Central Domestic Water Heating Plant Including:

- Condensing Domestic Water Boilers and Storage Tank(s)
- Pumps, Piping &Trim
- Control Zones including Re-circulation Pumps, Booster Heaters and Pumps

Domestic Water Booster pump(s)

Guestroom plumbing including:

- Domestic and SoVent waste/vent risers to serve the bathroom PODS
- Setting of the POD Toilets and connection of the POD plumbing
- Wet-bar skinks and plumbing connections

Amenity space plumbing including:

- Fixtures, Equipment and Piping
- Kitchen/Food service plumbing
- Grease waste

Roof/storm drain system to 5' outside the building

Natural gas piping system

Street Level Restaurant Plumbing with the following exceptions:

- Waste, vent and domestic water to the space for connection by future tenant
- Grease waste & Natural Gas Piping for connection by future tenant

Arcade Plumbing:

- Roof/storm drain system to 5' outside the building

Podium Parking Plumbing:

- Locker Room Plumbing at basement level
- Loading Dock/Recycle surface drainage system
- Parking level surface drainage system
- Hose Bibs/Wall Hydrants

Conference Center Plumbing:

- Amenity space/restroom plumbing fixtures
- Kitchen/Food service plumbing
- Grease waste & Natural gas piping

Fitness Club Plumbing:

- Fitness space plumbing fixtures and piping
- Dedicated Water Heating system

Plumbing for the Conference Center:

- Amenity space/restroom plumbing fixtures
- Kitchen/Food service plumbing
- Grease waste & Natural gas piping

Plumbing Equipment:

- (2) Service Elevator Pit Sump Pumps (P-SP-P101 & P102)
- (2) Duplex Sewage Ejector Pump (P-SE-P101A & P101B)
- (2) Triplex Domestic Water Booster Pumps (HN-BP-P101 & OS-BP-101)
- (3) Condensing Gas Water Heaters (HN-GWH-2401A, B & C)
- (7) Gas Water Heaters (P-GWH-P101A/B, OS-GWH-501A/B/C, OS-GWH-502A/B)
- (5) Electric Water Heaters (P-EWH-101,HN-EWH-201, 301, 1001 & 1701)
- (2) Hot Water Storage Tank (HN-HST-2401A, HN-HST-2402B)
- (1) Hydropneumatic Tank (HN-HPT-2401)
- (2) Hot-Water Pumps (HN-WHP-2401A,B)
- (10) HW Circulating Pumps (P-101,P-102,101,201,301,501,502,1000,1701,2401)
- (8) Expansion Tanks (2401, P-103, 501, 502, 101, 103, 201, P-EXT-P101)
- (2) Thermostatic Mixing & Mixing Valves (HN-TWV-2401 & P-MV-P101)
- (2) Domestic Water Sub-Meters (HN-WN-P101 & OS-WM-P101)

Plumbing Fixtures:

- (23) Wall-Hung Sensor Flush Valve Water Closets (WC-1)
- (20) ADA Wall-Hung Sensor Flush Valve Water Closets (WC-2)
- (9) Floor-Mount Tank-Type Water Closets (WC-3)
- (10) ADA Floor-Mount Tank-Type Water Closet (WC-4)
- (9) Wall-Hung Sensor Flush Valve Urinals (UR-1)
- (11) ADA Wall-Hung Sensor Flush Valve Urinals (UR-2)
- (27) Lavatories, Sensor Faucet & Soap Dispenser (L-1)
- (15) ADA Lavatories, Sensor Faucet & Soap Dispenser (L-2)
- (1) Lavatory, Sensor Faucet & Soap Dispenser (L-3)
- (1) Lavatories, Sensor Faucet & Soap Dispenser (L-5)
- (21) Lavatories, Sensor Faucet & Soap Dispenser (L-6)
- (2) Lavatories, Sensor Faucet & Soap Dispenser (L-7)
- (272) Stainless Steel Bar Sinks with Single Lever Faucets (BS-1)
- (10) ADA Stainless Steel Bar Sinks with Single Level Faucets (BS-2)
- (6) Janitor Sinks with Service Faucet, wall bracket and hose (JS-1)
- (2) Utility Sink with Faucets (US-1)
- (6) Fiber-Fab ADA Transfer Showers with Mixing Valves and Hand Spray (SH-1)
- (6) Fiber-Fab ADA Roll-In Showers with Mixing Valves and Hand Spray (SH-2)
- (2) Shower Mixing Valves and Shower Head (SH-4)
- (8) Shower Mixing Valves and Shower Head (SH-5)
- (10) Shower Mixing Valves and Shower Head (SH-6)
- (4) ADA double Height Drinking Fountains (DF-1)
- (1) ADA Height Drinking Fountain (DF-2)
- (5) Bathtubs and Faucets (BT-1)
- (1) Bathtub & Faucet (BT-2)
- (2) Emergency Eye Wash (EEW-1)
- (1) Emergency Shower (ESH-1)
- (3) Clothes washer Box (CW-1)
- (9) Hose Bibs (HB-1)
- (20) Cold Water Wall Hydrants (WH-1)
- (4) Hot/Cold water hose bibs (WH-2)
- (1) Post Hydrant (PH-1)

Hotel Bathroom PODS:

- Plumbing Connection of (267) FBO Hotel Bathroom PODs and including:
  - (267) Hot/Cold Water Tie-ins
  - (267) SoVent Waste Tie-ins
  - Setting of FBO Water Closet.
  - Field Installation of FBO Shower/Tub drain

Plumbing Drains:

- (136) Floor Drain (FD-1, FD-2, FD-3 & FD-4)
- (55) Floor Sink (FS-1, FS-2, FS-3 & FS-4)
- (1) 56lf Trench Drain (TD-1)
- (2) Area Drain (AD-1)
- (1) Area Overflow Drain (AOD-1)
- (43) Garage Drain (GD-1 & GD-2)
- (1) Roof Receptor (RR-1)
- (39) Roof Drain (RD-1, RD-2 & RD-3)
- (10) Overflow Roof Drain (OD-1, OD-2 & OD-3)
- (1) Laundry Trough

Plumbing Piping and Material:

- Above slab sanitary waste of Cast Iron No Hub - Public Spaces
- Above slab sanitary waste of Cast Iron SoVent - Hotel Tower
- Above slab sanitary vent piping of Schedule 40 PVC – Public Spaces
- Above slab storm drain piping of Cast Iron No Hub.
- Above or below grade Grease Waste Cast Iron No Hub

- Pumped Waste of Schedule 10 type 304 L Grooved Pipe
- Domestic water piping of type 'L' copper for connection at exterior Backflow preventer / entry.
- Above floor domestic water riser main piping over 2" - Type 'L' copper or Schedule 10 Stainless
- Above Floor domestic water branches 2" or below – Type "L" copper Pro Press
- Above floor domestic water riser main piping to be welded and/or Victaulic dependent on location
- Above or in-floor domestic water branch piping of copper pro press and / or Aqua Pex tubing
- Indirect condensate waste drain piping of Schedule 40 PVC
- Trap primer piping to be Copper Type "L" or Aqua Pex
- Make-up water of Schedule 40 Stainless Grooved Victaulic and/or Copper Pro-Press
- Gas piping riser piping of Schedule 40 black steel or Copper Pro-Press " G"
- Gas piping branch piping of Schedule 40 black steel or Copper Pro-Press " G"
- Fuel Oil Piping of Schedule 40 steel butt weld
- Heating and kitchen equipment hook-ups; equipment furnished /set in place by others.
- Reduced pressure backflow certification

Hotel Insulation Material:

- Overhead Domestic Cold Water piping with closed-cell/elastomeric insulation
- Overhead Rain Leader and underside of Drain Bodies with closed-cell/elastomeric insulation
- Hot Water and Hot Water Recirculation with Fiberglass
- Hot Water Below Grade with Therma-Cel
- Horizontal Coil Condensate Piping with closed-cell/elastomeric insulation

Non-Hotel Insulation Material:

- Overhead Domestic Cold Water piping with Fiberglas insulation
- Overhead Rain Leader and underside of Drain Bodies with Fiberglass insulation
- Hot Water and Hot Water Recirculation with Fiberglass
- Hot Water Below Grade with Therma-Cel insulation
- Horizontal Coil Condensate Piping with closed-cell/elastomeric insulation

CSI Code 230500 Shell & Core HVAC **Total $ 10,583,974.00 + W.S.ST**

HVAC Overview:

HVAC for the North Hotel Tower:

- Central Chilled Water/Heating Water Plant including:
  - (1) Triple Cell Dual Cell Cooling Tower
  - Plate & Frame Heat Exchangers
  - Turbo-Core Water-Cooled Chillers
  - Heating Water Boilers
  - Pumps, Piping and Trim
- Guestroom & Corridor Make-Up Air/Exhaust system including:
  - Rooftop Supply & Exhaust AHU with Heat Recovery System
  - Distribution throughout including risers, sub-ducts, auto-flow dampers, smoke/fire dampers and accessories.
- Elevator Hoist-way and Stairwell Pressurization Fans
- Guestroom HVAC including:
  - Vertical Stacked 4-pipe Fan-Coils with simple air distribution
  - Inncom occupancy based energy management thermostat
  - Connection of bathroom POD exhaust grille to central exhaust system
- Lobby, Mezzanine & basement VAV HVAC system including:
  - Chilled-water VAV AHU
  - Fan-Powered Terminal Units and related air distribution
  - General Exhaust Units and related air distribution.
- Mezzanine Kitchen Food Service HVAC including:
  - Pollution Control Unit for K-Hood and grease duct (K-Hoods are FBO)
  - Hot-water Make-Up Air Unit and related air distribution
- Infrastructure for future Laundry including:
  - Intake & relief pathways
- Future 13 Coins Restaurant Space HVAC:
  - Extension of Chilled/Hot water hydronic system for connection by future tenant
  - Coordination of intake and relief pathways
  - Freeze protection

Arcade HVAC:

- In-floor radiant heating/cooling system including:
  - Water-to-water Heat Pump to provide in-floor heating and cooling
  - In-floor radiant tubing, manifolds, pumps and controls
- Displacement Ventilation System including:
  - Water-Cooled Heat Pump with DAT controls
  - Air distribution including displacement diffusers
- Smoke Evacuation Fans

Parking/Utility HVAC:

- Basement Parking Ventilation system including:
  - Exhaust fans, ductwork and grating at floor level
- Loading Dock ventilation system including:
  - Exhaust fans and ductwork
- Mechanical/Equipment room heating & ventilation including:
  - Exhaust fans and ductwork
  - Heaters
- Transformer Vault Ventilation including:
  - Intake Louvers & Supply Fans
  - Relief assemblies with 3.0 Hr. FD
- Generator Exhaust including:
  - Engine Exhaust system (excluding muffler)
  - Duct-connections from Gen Set shroud to exhaust louver
  - Remote Radiator Piping (radiator FBO)
- Generator Fuel Oil system including:
  - Fill Station
  - Main fuel tank (UL Listed)
  - Fuel Polisher, pumps, alarms, permits and certification
- Locker rooms at SE corner of basement including:
  - DX spilt System Fan-Coil Unit and air distribution
  - Exhaust fan and air distribution
- Fire Command Center HVAC including:
  - Water-Source Heat-Pump and air distribution

Future Restaurant Space SO117 HVAC:

- Extension of Condenser Water system for connection by future tenant
- Coordination of intake and relief pathways
- Freeze protection (limited)

Conference Center/Sky-Bridge HVAC:

- Conference Center HVAC System including:
  - Water-cooled VAV Air Conditioning unit
  - Fan-Powered Terminal Units and related air distribution
- Conference Center restroom exhaust fans and related intake ductwork.
- Conference Center Kitchen Food Service HVAC including:
  - Pollution Control Unit for K-Hood and grease duct (K-Hoods are FBO)
  - Gas-Fired Make-Up Air Unit and related air distribution

Fitness Sky-Bridge & Locker Room HVAC

- Water-Source Heat-Pump and air distribution
- Restroom/locker-room exhaust fan and related intake ductwork.

Pool HVAC

- Dehumidification Unit with reclaim capabilities and related air distribution
- Venting of Pool Heating equipment (FBO)

HVAC Equipment:

- (2) Dual Cell Open Cooling Tower (HN-CT-2401 & 2402)
- (2) Turbo-Core Water Cooled Chillers (HN-CH-2401 & 2402)

- (3) Gas-Fired Condensing Heating Boilers (HN-B-2401, 2402 & 2403)
- (288) Vertical Stacked Hot/Chilled Water Fan-Coil Units (FCU-0302 thru FCU-2306B)
- (1) Chilled Water VAV AHU (HN-AHU-0101)
- (1) Water-to-Water Heat Pump (P-WWHP-0B01)
- (6) Hydronic Heat Pumps (HS-HHP-0101, 0102, 0701, 0702, 0703 & 0704)
- (1) Hydronic Vertical Heat Pump with DAT controls (P-HHP-0B01)
- (1) Water Cooled AC Unit (HS-WAC-0601)
- (1) Rooftop Outside Air Unit with Heat, Heat Recovery & Filtration (HN-SHRU-2014)
- (1) Rooftop Exhaust Unit with Heat Recovery (HN-EHRU-2401)
- (1) Pool Dehumidification Unit (HS-DHU-0701)
- (1) Hot/Chilled Water Makeup Air Unit (HN-MAU-0201)
- (6) Air-Cooled Split Heat-Pump Fan-Coils (HN-FCU-0B01 thru P-FCU-0101, FCU-0B01,FCU-0B02)
- (6) Air-Cooled Split Heat-Pump Condensing Units (HN-CU-0B01 thru P-CU-0101, P-CU-0B01, P-CU-0B02)
- (3) Chilled Water Pumps (HN-CHWP-2401, 2402 & 2403)
- (2) Heating Water Pumps (HN-HWP-2401 & 2402)
- (2) Open Condenser Water Pumps (HN-CDWP-2401 & 2402)
- (1) Closed Condenser Water Pump (HN-CDWP-2505)
- (5) Radiant Floor Hot/Chilled Water Pumps (P-RFP-0B01 thru 0B05)
- (1) Condensate Pump (P-CP-0B01)
- (2) Plate/Frame Heat Exchanger (HN-HX-2403, HN-HX-2404)
- (4) Air Separators (HN-AS-2401, 2402, 2404, P-AS-0B01)
- (1) Chilled Water Buffer Tank (P-BT-0B01)
- (4) Expansion Tanks (P-EXT-0B01, 2402, 2403 & 2404)
- (53) Series Fan-Powered VAV Terminal Units (HV-VAV-0B01 thru HS-VAV-0633)
- (2) Electric Duct Heaters (HS-EDH-0701 & P-EDH-0101)
- (14) Wall Mounted Electric Heaters with integral T-Stats (EH-0B01 thru EH-802)
- (2) Pollution Control Units (HN-PCU-0101 & HS-PCU-0601)
- (1) Gas Direct-Fired Make-up Air Unit (HS-MAU-0601)
- (10) Pressurization Fans (HN-EPF-2501 thru 2505 & P-EPF-0101, 0201, 0501, 0801 & 0802)
- (3) Smoke Evacuation Fans (P-SEF-0801, 0802 & HN-2401)
- (6) Relief Fans (HS RF 0601 thru 0606)
- (16) Supply/Transfer Fans (HN-SF-0B01, HN-TF-0B01 thru P-TF-0503 & HS-SF-0701)
- (5) Garage Fans (P-GCF-B01 & B02 & P-GEF-0B01, 0B02 & 0B03)
- (25) Exhaust Fans (HN-EF-0B01 thru HN-EF-2404 & HS-EF-0601 thru 0704, HN-LEF-0B01,0B02, HN-EF0-0101, P-EF-0101-0107, EF-0201-0705, HN-EF-2401-4)
- (4) Roof Hoods (P-RH-0801, 0802, 0803 & 0804)
- (6) Duct Silencers/Sound Traps (PST-0201, HNST 2301 – 2303, HSST-0601 & 0602)
- (2) Pre Heat Coils (HN-PHC-0B01, HN-PHS-0301)
- (1) Filter (HS-FTR-0701)
- (2) Radiant Gas Heaters (HN-RGR-0101, HN-RGH-0102)

HVAC Piping:

- Chilled Water Piping
- Condenser Water Piping
- Natural Gas Piping
- Fuel Oil Piping
- Valves and/or Piping Specialties

HVAC Piping Material:

- Chilled Water piping mains over 2" of Schedule 40 welded or Victaulic
- Chilled Water piping branches of Copper Pro-press or steel Mega-press
- Heating Hot Water piping mains over 2" of Schedule 40 welded or Victaulic
- Heating Hot Water piping branches of Copper Pro-press or steel Mega-press
- Condenser Water piping mains over 2" of Schedule 40 welded or Victaulic
- Condenser Water piping branches of Copper Pro-press or steel Mega-press
- Gas piping riser piping of Schedule 40 black steel or Copper Pro-Press " G"
- Gas piping branch piping of Schedule 40 black steel or Copper Pro-Press " G"

HVAC Air Distribution:

- Medium Pressure Ductwork and fittings
- Low Pressure Ductwork and fittings
- Welded Grease Ductwork and fittings
- Mechanical Louvers that are not part of Storefront/Window-Wall systems
- Fire/Smoke Dampers, Fire Dampers, Control Dampers and Manual Dampers
- Duct Access/Clean-outs
- Grilles, Registers and Diffusers
- Air Distribution Specialties and/or Accessories.

HVAC Ductwork Material

- Medium Pressure Ductwork of Galvanized Steel and per SMACNA Standards.
- Low Pressure Ductwork of Galvanized Steel, Stainless Steel or Aluminum (as noted on drawings) and per SMACNA Standards
- Welded Grease Ductwork is Black Iron or Stainless Steel (as noted on drawings) and per SMACNA standards

Hotel Insulation Material

- External duct wrapped with Fiberglass duct insulation with foil vapor barrier
- Internal duct liner in air stream to be closed-cell elastomeric
- Chilled Water Piping to be closed cell elastomeric
- Heating Water Piping to be Fiberglass insulation
- Acoustic Lagging of portion of the Medium Pressure ductwork where noted on plans.

Non Hotel Insulation Material

- External duct wrapped with Fiberglass duct insulation with foil vapor barrier
- Internal duct liner in air stream to be closed-cell elastomeric insulation
- Provide Indoor Fan Coils with Foil-Faces fiberglass insulation
- Chilled Water Piping to be closed cell elastomeric insulation
- Heating Water Piping to be Fiberglass insulation

Hotel Bathroom PODS:

- HVAC Connection of (267) FBO Hotel Bathroom PODs and including:
  - Exhaust Tie-In

Energy Management System

- BMS System including:
  - Honeywell Tridium WEBs AX Platform/Hardware
  - Interfaced the "Campus" Graphics and Work Station/Supervisory Software
  - Remote Monitoring, Trending and Alarming capabilities.
  - Software, Licensing, Programming and Graphics

Hotel Guestroom Energy Management System

- Innocm Occupancy Based Energy Management System including:
  - Digital Thermostat with Remote Occupancy sensor per guestroom
  - Wireless Door Lock Interface Software (door lock is FBO)
  - Window Switch
  - Eco Button
  - Front Desk/Hotel Operator Interface
  - Interfaced the "Campus" Graphics and Work Station/Supervisory Software

CSI Code 263200 Generator & Fuel Tank / System **Total $218,947.00 + W.S.ST**

Fuel Oil System:

- (1) Main Fuel Oil Tank (FOT-1)
- (1) Fill Station (FO-1)
- (24) Fuel Oil Valves, Safeties, Sensors and Switches (FO-2 thru FO-25)
- (1) Duplex Oil Pump Seat (DOPS-1)
- Fuel Oil Piping
- Generator Remote Radiator Piping (radiator is FBO)
- (23) Fuel Oil Day Tank Valves, Safeties, Sensors and Switches (DT-1 thru DT-23)
- (1) Fuel Polishing System (FOPS-01)
- (1) Submersible Fuel Oil Pump (FOPS-2)

Generator Exhaust including:

- Engine Exhaust system (excluding muffler)

- Duct-connections from Gen Set shroud to exhaust louver
- Remote Radiator Piping (radiator FBO)

Fuel Oil Piping Material

- Fuel Oil Piping of Schedule 40 steel butt weld

CSI Code 328400 Irrigation **Total $30,342.00 + W.S.ST**

Irrigation Plumbing:

- Provide supply piping and backflow preventers based on irrigation drawings.

Alternates

CSI Code 211300 Fire Sprinkler Heat-Trace Alt#1 **Total $43,205.00 + W.S.ST**

Add heat-tracing and insulation for wet sprinkler pipes in non-conditioned spaces.

CSI Code 220500 Temporary Water Service Alt#2 **Total $28,288.00 + W.S.ST**

Add temporary water for the North tower and podium through S07.

CSI Code 220500 Grease Interceptors **Total $7,647.00 + W.S.ST**

Add removal and deliver of the (2) existing "turtle" Grease Interceptors located at 1501 1st Ave. S building.

Specific Exclusions:

- Design and/or Construction cost impacts related to 31-Aug-15 REVIT/CAD updated (noted as TBD)
- Design and/or Construction impacts at Pool Area (required by 8/31/15 CAD/Revit update)
- Pool Equipment and/or TBD revisions to the Pool Equipment Venting
- Revisions for Mechanical/Plumbing Routing due to depth of Pool Beams (if required)
- Leak Detection and/or drain pans or piping associated with the interstitial space below L7-S Pool/Hot Tub
- Re-design/detailing impact related to shortened Hotel FCU closets and/or riser spaces
- Design and/or Construction Impact related to Phasing construction of the S Office Tower
- Cost to upgraded the hotel Plumbing Fixtures at N23 suites
- BIM/CAD Assistance with Slab Embeds (Curtain Wall, Slab Edge, Window Washing Track)
- Mechanical Cooling at Machine Room N2406
- HVAC for Demarc room #N0040
- Cooling capacity beyond 2TONS for room # S0019
- Gas–Fired Radiant Heaters at Valet Stand and/or S06 Deck
- Dryer Venting at Bike Storage (TBD)
- Louvers located in store-front or window-wall systems
- LEED 3rd Party Commissioning Expense
- HVAC Equipment maintenance platform/cat-walk.
- Refrigeration piping related to food service equipment.
- Retail/Restaurant Lease Space HVAC or Plumbing build out
- Rated assemblies, if required for the Electrical Vault exhaust duct
- Grease Interceptors (outside Bldg. Footprint – furnished/installed by Site Utilities Contractor)
- Canopy drains, gutters, scuppers and downspouts
- Fire protection
- Select fill; import or export of soils, gravel or other bedding material
- Warranty of Existing HVAC/Plumbing systems
- Off-hour/overtime labor expense
- Structural engineering; Structural reinforcement; Mechanical Equipment Screens
- Roofing, patching, curb leveling, flashing or cutting of roof openings
- Concrete cutting, coring, patching, forming, rebar, breakout or replacement
- Fire dampers, smoke/fire dampers or fire stopping not listed in inclusions (scope) above
- Upgrade/analysis of Fire/Life Safety system
- Interlocks, tests, permits or fees associated with fire/ life safety alarms
- Electrical conduit, disconnects, starters, power or low voltage wiring not listed in scope
- Temporary heating; gas meters or associated fees; gas piping not in scope; Site utilities or site utility hook-ups
- Gutters, downspouts, roof drains or leaders, footing drains, or de-watering unless specified in scope
- Architectural access doors
- Condensate drain lines with HVAC unless included above
- Energy Management control system unless specifically listed in above scope

Craft Labor Rates through Jan 1, 2016:

	Hourly Rate/Labor Notes (Straight-Time)	(Over-Time x 1.5)
Sheet Metal Field	$92.73 / 1, 3, 4	$125.48 / 1, 3, 4
Sheet Metal Shop	$82.18 / 2, 3, 4	$115.33 / 2, 3, 4
Plumbing/Piping Field	$95.15 / 1, 3, 4	$128.90/ 1, 3, 4
Plumbing/Piping Shop	$84.05 / 2, 3, 4	$119.02/ 2, 3, 4
Refrigeration Field	$98.55 / 1, 3, 4	$133.30 / 2, 3, 4
Air/Water Balance Field	$91.22 / 1, 3, 4	$124.97 / 1, 3, 4
Controls Technician Field	$98.55 / 1, 3, 4	$119.02/ 1, 3, 4
Controls Electrician Field	$89.73 /1, 3, 4	$121.23 / 1, 3, 4
Detailing	$119.92 /4	$149.94 /4
Engineering	$77.92 /4	$101.92 /4
Project Management	$88.63 /4	$116.59 /4
Administrative Assistant	$55.00 /4	$ 70.00 /4

Labor Notes:

1; All field labor will be burdened an additional 12% for small tools, vehicle expenses and communication expenses.
2; A shop burden of 38% will be added to all shop labor.
3; Labor rates subject to semi-annual labor contract increases (June 1st and January 1st of each year)
4; Labor rates subject to adjustment for shift pay and/or overtime as may be required to make schedule

Fees:

	MacDonald Miller Work	Subcontracts
Fee	10%	10%

Miscellaneous:

Warranty	1%
B&O Tax	0.9%

The above listed fees, warranty, and B&O tax will be applied to all construction direct job costs (including labor at the above listed rates) to establish final billing amounts.

4. To complete all work as described in Paragraph 3 within the Contract Time as follows:

   375 Working Days

5. To provide evidence of adequate insurance as required by this TRADE CONTRACT.

6. To provide Submittals and/or Shop Drawings as required by the Trade Contract Drawings.

7. To faithfully perform all other terms and conditions of this TRADE CONTRACT.

8. Additional Requirements:

- LEED Requirements;
  1. All sealants, adhesives, primers, paints, carpets and wood must be submitted to and approved by 255 S King St LP prior to using them onsite. Submittals to include "Trade Contractor EQ4 Form" and backup documentation on manufacturer's letterhead
  2. Backup documentation is required for each item submitted for EQ credit 4
  3. Trade contractor must provide 255 S King St LP with LEED credits MR4 and 5 submittals in a timely manner

including "Trade Contractor Material Content Form"

4. Backup documentation is required for each material that has recycled content stating pre-consumer and post-consumer content for each item. Note that "industry" averages are not sufficient; actual values are needed
5. Backup documentation is required for each material that is manufactured and harvested within 500 miles of the jobsite stating harvest and manufacturing locations on formal letterhead from manufacturer. For materials that are heavily recycled, such as steel, the harvest location should be the scrapyard or recycler that the steel was purchased from
6. 255 S King St LP reserves the right to withhold payment on any invoice until LEED submittals are satisfactory

- Noise Reduction;
    1. All equipment and especially mufflers are to be maintained in good working order
    2. Engine enclosures to be used on non-portable equipment when the engine is the dominate source of noise
    3. Stationary equipment should be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts may still be potentially significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving locations
    4. To the extend feasible, substitute hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise
    5. Where feasible, equipment operations lifts rather than drag to minimize material handling noise
- Historic Site;
    1. Trade contractor is to comply with reference regulations regarding archaeological resources (RCW Chapters 27.34, 27.44, 27.53, 79.02, 79.105 and WAC Chapter 25.48
- Before commencing work, trade contractor will go over the schedule with the superintendent, deliver to the office an insurance certificate, site specific safety plan with MSDS sheets and Click Safety certifications
- Participation in the Click Safety program is mandatory. All costs associated with the program are the responsibility of the trade contractor. Click Safety applies to all trade contractors and their sub-tier onsite personnel
- Please invoice 255 S King St LP. Be sure to include with your invoice a schedule of values using the CSI cost codes provided on page 2-9 of this agreement, W.S.S.T. and a lien waiver to speed the release of payment
- Trade contractor daily report must include # of workers onsite, hours worked per day, a short description of work completed and identification of any problems or issues onsite
- Attendance is mandatory at weekly safety meeting as well as weekly coordination meetings
- Parking will not be provided by 255 S King St LP
- Pollution liability insurance is not applicable
- Trade contractor to provide submittals bound in notebooks and an electronic copy
- Trade contractor to provide a complete BIM model, 2 hard copy sets and 1 electronic disk copy of as builts of all completed work

255 SOUTH KING STREET LP

By: [signature]
Title: Managing Member
Date: 10-2-2015

TRADE CONTRACTOR

By: [signature]
Title: Chief Financial Officer
Date: 10/21/2015

Trade Contract: Cochran, Inc.	Project Name: 255 S King St Phase 1
License Number: COCHR#088JS	Contract Amount: $ 63,380 + W.S.S.T. CSI CODE 131100
	$ 18,704 + W.S.S.T. CSI CODE 131200
	$ 54,864 + W.S.S.T. CSI CODE 260100
	$2,399,022 + W.S.S.T. CSI CODE 260500
	$ 14,568 + W.S.S.T. CSI CODE 263200
	$4,058,400 + W.S.S.T. CSI CODE 265100
	$1,154,659 + W.S.S.T. CSI CODE 273100
	$1,731,081 + W.S.S.T. CSI CODE 274100
	$ 564,445 + W.S.S.T. CSI CODE 275300
	$ 353,150 + W.S.S.T. CSI CODE 281300
	$ 530,012 + W.S.S.T. CSI CODE 282600
	$ 370,846 + W.S.S.T. CSI CODE 283100
	$ 2,618 + W.S.S.T. CSI CODE 328400
	$ (34,815)+ W.S.S.T. CSI CODE 337100
	$ 26,734 + W.S.S.T. CSI CODE 338200
Insurance Expiration Date: 6/01/16	Basis of Compensation: Lump Sum
Limits of Insurance: $6,000,000.00 per each occurrence	Retainage Percentage: 5%
Phone Number: 206-637-1900	Contract Time: 460 Working Days
Fax Number: 206-368-3197	Schedule Attached: Yes [X] No [ ]

TRADE CONTRACT

THIS AGREEMENT was made and entered into this 27th of April, 2016, by and between:

255 South King Street LP
270 S Hanford St # 100
Seattle, WA 98134
TEL: 206-971-7899
FAX: 206-623-0338

the OWNER, and
Cochran, Inc.
2500 Aurora Ave N
PO Box 33524
Seattle, WA 98133
TEL: 206-637-1900
FAX: 206-368-3197

the TRADE CONTRACTOR

THE OWNER, for the full, complete, and faithful performance of this TRADE CONTRACT, agrees to pay the TRADE CONTRACTOR on the following basis:

The Lump sum of: Eleven Million, Three Hundred and Seven Thousand, Six Hundred and Sixty Eight plus WA Sales Tax ($11,307,668).

IN CONSIDERATION THEREFORE, THE TRADE CONTRACTOR AGREES AS FOLLOWS:

1. To furnish and perform all work as described in Paragraph 3, for the construction of (Project, Title & Location) (the "Project");

255 S King St Phase 1
Seattle, WA 98104

the OWNER, and the representative of the OWNER authorized to interpret and judge the performance of the contract and named as the architect, engineer, contracting officer or otherwise which representative shall be designated as the OWNER'S authorized agent; and all of which shall be done timely, faithfully and in strict compliance with this Agreement and the TRADE CONTRACT DOCUMENTS identified as the listed attached Exhibits (1, 2, 3, 4, 5), and in accordance with the drawings and specifications for the construction prepared by:

Freiheit & Ho Architects Construction Issue Set Dated 06/02/15 through ASI #12 dated 4/01/15
Freiheit & Ho Architects Project Manual Specifications Dated 05/12/15
DCI Engineers Construction Issue Set Dated 05/12/15
Degen & Degen Construction Issue Set Dated 05/12/15
Embassy Suites Brand Standards North America 07/2010
Exhibit 1 Construction Schedule 4/5/16
Exhibit 2 Trade Contractors Consent To Assignment And Lien Waiver
Exhibit 3 Wrap Up Insurance
Exhibit 4 Wrap Up Insurance Manual
Exhibit 5 ClickSafety

2. To be bound by all laws, government regulations, and orders. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and this contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this contract shall forthwith be physically amended to make such insertion or correction.

3. To provide all necessary supervision, management, services, engineering, testing, materials, labor, supplies, attachments, equipment, plant sundries, appurtenances and/or any other act or necessary thing required to diligently and fully perform and complete all work required to complete the Project, in strict accordance with the TRADE CONTRACT DOCUMENTS. All work shall be performed in accordance with applicable manufacturer's instructions and industry best practices unless in conflict with the TRADE CONTRACT DOCUMENTS. All work as specified in section(s) including but not limited to:

CSI Code 131100 Swimming Pool — **Total $63,380 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- Pool area lighting
- In pool LED lighting

CSI Code 131200 Fountains — **Total $18,704 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- Pump room power and equipment connections
- Mechanical power and equipment connections
- Grounding system for in-pool lighting
- Lighting & lighting control (Install only)

CSI Code 260100 Temporary Power — **Total $54,864 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- Building temporary lighting

- Power skids
- (2) Concrete placement boom power connections
- Spiderbox power
- Temporary lighting under scaffolding on King Street
- Temporary lighting
- Subcontractor basement shack buildouts

CSI Code 260500 Electrical **Total $2,399,022 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- 4000-amp hotel tower service (including SCL bus service)
- 4000-amp office tower service (including SCL bus service)
- 1200-amp retail service (including SCL bus service)
- 1200-amp roof switchboard
- Building metering system and integration
- Building grounding system and risers
- Transformers (15, 30, 45, 75, 150, and 500kVA)
- 208V & 480V Panels (including side-mount panelboards)
- 1600-amp busway riser for hotel
- Emergency and life safety power
- Optional stand-by power
- Fire pump emergency power connections
- Laundry rooms power, receptacles and mechanical connections
- Laundry room equipment connections
- Demarcation room power and receptacles
- Electrical, communications, and building system rooms power and receptacles
- Site, garage, and exterior power receptacles
- Parking control power and rough-in
- Atrium receptacles and mechanical connections
- Mechanical rooms power, receptacles, and connections
- Hotel bar power, receptacles, and mechanical connections
- Kitchen power, receptacles, and equipment connections
- Hotel unit POD power connections
- Hotel unit power, receptacles, and mechanical connections
- Ball room power, receptacles, and mechanical connections
- Fitness and health club power, receptacles, and mechanical connections
- Fitness and health club equipment power and data connections
- Public space bathroom power, receptacles, and mechanical connections
- N23 suite power, receptacles, and mechanical connections
- Elevator shaft and machine room equipment and power connections (including shunt trip breakers)
- Roof boiler room power and mechanical connections
- Roof chiller room power and mechanical connections

General Conditions:

- Office lease
- Tool and equipment rentals
- Overhead and mark-up
- Office supplies
- As-built drawings

CSI Code 263200 Generator, ATS, UPS, Fuel Tank **Total $14,568 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- 2MW Generator with fuel belly tank (includes move in and rigging)
- 4000-amp generator switchboard

- 75kVA UPS with maintenance bypass cabinet
- (2) 2000-amp ATS
- 1600-amp ATS
- Power connections for generator fuel system

CSI Code 265100 Lighting and Lighting Controls **Total $4,058, 400 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- Exterior lighting and lighting controls (includes LED lighting programming)
- Hotel lighting and lighting controls (includes installation of hard wired fixtures)
- Garage lighting and lighting controls
- Lighting control panels with astronomical controls for exterior lighting
- Ball room lighting and lighting controls
- Site lighting and lighting control
- Shell & Core lighting in N01 and S01
- Submittals and O&Ms
- Owner's training for lighting controls

CSI Code 273100 Teledata **Total $1,154,659 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings

Telecommunications system with horizontal cabling comprised of Uniprise Connectivity and PLENUM Cabling solution along with a fully functional RG6 and P3 500 Based CATELEVISION System. Details of the solution are:

Basement

- (3) 1D location
- (1) 1D LCD location
- (4) 1D WAP locations
- (4) 1D wall phone location
- (1) 1RG6 TELEVISION location
- (22) 2D locations

First floor

- (6) 1D locations
- (4) 1D AV DSD locations
- (1) 1D floor locations
- (5) 1D IP locations
- (1) 1D POS location
- (8) 1D WAP locations
- (8) 1D wall phone locations
- (7) 1RG6 television location
- (6) 2D locations
- (4) 2D floor locations
- (1) 2D IP location
- (2) 2D ticket splitter locations
- (1) 2D time clock location
- (2) 6D locations
- (1) 6D POS location

Second floor

- (1) 1D location
- (1) 1D AV DSD location
- (3) 1D IP locations
- (1) 1D LCD location
- (1) 1D POS location
- (6) 1D WAP locations

- (4) 1D wall phone locations
- (2) 1RG6 television locations
- (1) 1RG6 television floor location
- (2) 2D electric car charging stations
- (7) 2D floor locations
- (1) 2D floor POS location
- (1) 2D LCD location
- (1) 4D floor location

Third floor

- (1) 1D location
- (9) 1D WAP locations
- (4) 1D wall phone locations
- (25) 1RG6 television locations
- (14) 2D locations
- (13) 2D room phone locations

Fourth floor

- (1) 1D location
- (9) 1D WAP locations
- (4) 1D wall phone locations
- (24) 1RG6 television locations
- (13) 2D locations
- (13) 2D room phone locations

Fifth floor

- (9) 1D WAP locations
- (4) 1D wall phone locations
- (21) 1RG6 television locations
- (15) 2D locations
- (13) 2D room phone locations

Sixth floor

- (1) 1D locations
- (2) 1D IP locations
- (1) 1D LCD location
- (2) 1D POS locations
- (11) 1D WAP locations
- (11) 1D wall phone locations
- (20) 1RG6 television locations
- (4) 1RG6 television floor locations
- (27) 2D locations
- (12) 2D room phone locations
- (4) 4D locations

Seventh floor

- (3) 1D locations
- (14) 1D WAP locations
- (7) 1D wall phone locations
- (22) 1RG6 television locations
- (8) 1RG6 television floor locations
- (8) 2D locations
- (1) 2D POS location
- (13) 2D room phone locations

Eighth floor

- (9) 1D WAP locations
- (2) 1D wall phone locations
- (22) 1RG6 television locations
- (9) 1RG6 television floor locations
- (16) 2D locations
- (13) 2D room phone locations

Ninth through seventeenth floors

- (9 per floor) 1D WAP locations
- (2 per floor) 1D wall phone locations
- (22 per floor) 1RG6 television locations
- (15 per floor) 2D locations
- (14 per floor) 2D room phone locations

Eighteenth floor

- (9) 1D WAP locations
- (2) 1D wall phone locations
- (22) 1RG6 television locations
- (15) 2D locations
- (14) 2D room phone locations

Nineteenth through twenty second floors

- (9 per floor) 1D WAP locations
- (2 per floor) 1D wall phone locations
- (22 per floor) 1RG6 television locations
- (15 per floor) 2D locations
- (14 per floor) 2D room phone locations

Twenty third floor

- (6) 1D WAP locations
- (2) 1D wall phone locations
- (15) 1RG6 television locations
- (6) 2D locations
- (10) 2D room phone locations

Roof

- (1) 2D elevator connection

General

- All cabling to route to IDF shown on T7.02 for termination onto Category 6 patch panels
- Terminate, label, and test all telecommunications cabling according to EIA/TIA/ANSI and industry specifications.
- Provide full test results and as-built drawings at completion of project (CAD background must be provided to Cochran).
- Pathway rough-in
- Pathway stub ups above accessible ceilings
- Pathway risers and sleeves
- Cable to be free-aired above ceilings

Backbone Cabling:

Provide and install data/voice backbone cabling with a central termination point of the Computer/Tech room (N0029) to consist of the following:

- (1) 12-Strand MM
- (1) 50-Pair ARMM cables to each for the Hotel IDF shown on T7.02
- (1) P3 500 JCAP Coax terminating in each IDF, and then continuing on to the next IDF for CATELEVISION distribution
- All fiber to terminate with LC Connectors then plugged into dedicated LC Multi-Mode or Single Mode coupler panels
- Each IDF to receive (1) 1U LIU and Computer/Tech room to receive (2) 4U LIU's
- All copper to terminate on 300-Pair Cross Connect 110 blocks along with all necessary wiring troughs and backboards to facilitate proper routing of cables

IDF and Computer/Tech Room Buildouts

- Provide and install 18"x2" Basket Tray in each IDF as shown on the details on sheet T3.02
- Provide and install 24" ladder rack along the vertical chases (where applicable) and securer to floor and wall
- Provide and install (2) 7FT Equipment Cabinets and (3) 7FT Racks along with Vertical Wire Management in the computer/tech room as shown on T3.01
- Provide and install (4) 7FT Racks along with Vertical Wire Management in the demarcation rooms as shown on T3.01.
- Secure racks to floor via concrete anchor kits and bolt to overhead ladder racking using appropriate hardware
- Provide and install (1) 7FT Equipment cabinets in each of the IDF's
- Secure all racks to the floor via concrete anchor kits and bolt to overhead ladder racking
- Provide and install up to eight (8) Category 6 patch panels along with horizontal wire management in each of the IDF cabinets as shown on T3.01

CSI Code 274100 Audio Visual **Total $1,731,081 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- Public area televisions and mounting
- N23 televisions and installation
- Hotel speaker system
- Public area event displays
- S06 AV closet
- S06 exterior speakers
- S06 ballrooms projectors and screens (northeast projector to be cart mounted on floor)
- S07 pool speakers
- S07 cardio and fitness area speaker system
- AV closet headend
- Coordination with Hilton project manager.
- Submit and obtain all required permits.
- Pathway rough-in
- Pathways stub up into accessible ceilings
- N23 suite sound systems

CSI Code 275300 Distributed Antenna System **Total $564,445 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- Life safety DAS design and installation
- Cellular DAS design and installation
- Riser conduit pathways
- Emergency power connections
- Equipment and programming

Horizontal Cabling

- (40) Antennas
- (25) Splitters
- (4) Remote Units
- Coax cabling to each antenna
- Fiber to each remote unit
- (1) Head End
- (1) Donor Antenna
- Terminate, label and test all telecommunications cabling according to EIA/TIA/ANSI and industry specifications

Backbone Cabling

- Provide and install 6-Strands Single Mode fiber from the Head End to each Remote Unit. Fusion splice on each side to SC/APC pigtails and land in a 2RU LIU in the head end and in a wall mount housing at each remote unit
- Label and test all telecommunications cabling according to EIA/TIA/ANSI and industry specifications. Provide full test results and as-built drawings at the completion of the project (CAD background must be provided to Cochran)

Head End Buildout

- Install previously mentioned LIU's and fiber patch cords. "One to one" fiber Patch Cords per Remote Unit.
- Antenna Mounts for all antennas
- All fiber optic cable, LIU's and fiber patch cords

CSI Code 283100 Security **Total $353,150 + W.S.S.T.**

Scope of Work:

- One-Year Warranty from substantial completion on workmanship, manufacturer's warranty applies to Cochran supplied material
- Permit and Inspection

Access Control Management Systems (ACMS)

- Software licensing for (1) Lenel OnGuard PCS-ADV base server software
- Software licensing for PCC-ADV client software licenses with server and workstation turn-key from Lenel

- Security Network and computer hardware, includes one database server and one client workstation.
- Security Local Area Network (telecommunications outlets required for security equipment)
- (500) blank proximity badges
- Over cabling to the wall outlets
- Access Control Management Systems (ACMS) Controllers
- Connection of field devices to the Lenel OnGuard system
- Hoffman Enclosures with supporting 12/24v power supply
- Lenel OnGuard Major System Components: LNL-1320, LNL-1100, LNL-1200, LNL-1300, LNL-2220 and LNL-3300
- IC (intelligent controller) - LNL-3300 with an onboard Ethernet adapter
- Lenel OnGuard CTX-6 enclosure with integral 12V power supply
- All power supplies will have 12V-7AH battery backup for short term outages
- Access Control Management Systems (ACMS) door control panels & field devices
- Cable all controlled doors with a card reader or a monitored door with local sounder to nearest main equipment enclosure and connect to Lenel Dual Reader Interface (DRI) boards as required to meet the intent of the portal.
- Other card reader controlled doors such as gate entry/exit will be cabled as needed for the device purpose to the Lenel head-end equipment modules.
- Field devices for the ACMS (card readers, request to exit devices, door position status switches, lock connections and cabling)

Video Management System (VMS) - Cameras

- Lenel OnGuard licensing
- Video channel licensing per camera designed
- Lenel digital video enabler software
- Video appliance servers (VAS)

Security Camera System (SCS) Cameras

- Interior Dome IP Camera, Axis P33xx series, Sony DH-240
- Exterior IP PTZ Camera, Axis Q6035E or equal
- Camera channel license, LNL-SWR-CH1
- Appropriate housings, mounting arms and accessories
- CAT6 Cabling as required
- Coaxial cabling with appropriate IP as required

Security Intercom System (SIS)

- Stentofon XE1
- Wall mount intercom in an industry standard and society recognizable stainless steel enclosure

CSI Code 282600 Area of Refuge, Two Way Communications **Total $530,012 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- Jeron Series 480 AOR system.
- CAT5 wiring between stations.
- Conduit Pathway in exposed areas.
- Free Air cable in concealed areas.
- Stations to be at each elevator lobby one or more floors above or below story of exit discharge
- Stairwell re-entry communication system located at every landing
- The master station located at fire command center room S0121 (or as designated by the Seattle Fire Department)

CSI Code 283100 Fire Alarm **Total $370,846 + W.S.S.T.**

Scope of Work:

- Submittals & Drawings
- Shunt trip control of elevator
- TrueSTART II tool
- Startup and testing without control panel
- Address, circuit integrity, and equipment functions verification
- Conduit pathway in exposed areas.
- Free air cable in concealed areas.

Control Panels:

- Networked fire alarm control panels in Fire Command Center (S0121), Hotel Electrical Room (N0046) and Commercial Tower Electrical Room (S0112).
- Fire command center to have a 4100ES voice evacuation fire alarm system
- Addressable IDNet detection and control
- Addressable IDNAC visible notification power supplies UUKL listed for Smoke Control
- Voice evacuation panel with selectable speaker control
- Digital amplifiers with backup
- Voice evacuation panel with selectable speaker control
- 100W digital amplifiers with backup
- Integrated DACT
- Class A NAC circuits
- Remote fire alarm annunciator
- Hotel PBX office
- Fire alarm transponders (FAT) to provide distributed wiring location to be determined
- Addressable IDNet detection and control
- Addressable IDNAC visible notification power supplies
- Digital amplifiers with backup
- Visible notification power supplies
- Approved HOA switches
- Sprinkler Water Tank Annunciation Panels
- One graphic panel at Fire Command Center
- One graphic panel in fire sprinkler pump room

Initiating Devices:

- Manual pull stations at the fire alarm control panel and hotel reception desk.
- Smoke sensors at elevator landings and machine rooms, within 5' of each exit to the pressurized stairwells, within 5' of each wall mount smoke fire damper, R-1 interior guestroom corridors, and R-1 guestrooms with CO and non-520 Hz sounder base
- Heat sensors at the transformer vault, elevator motors, duct smoke sensors, air handling units over 2000 CFM, elevator and stairwell pressurization fans (two units per fan), within 5' of each inline smoke fire damper, and at all sprinkler switches.
- Supervised IAM at each floor control valve, the garage dry sprinkler system, and building main riser assembly
- Fire pump room monitoring
- Kitchen hood monitoring

Isolation modules:

- IDnet isolation modules in electrical room on each floor
- IDNAC isolation modules in control panels on each floor

Mechanical Interface Devices:

- Duct smoke sensors at air handling units over 2000 CFM and at each pressurization fans (two units per fan)
- Pressurization and smoke exhaust fan control and required monitoring
- Three outputs at each pressurization and smoke exhaust fan for VFD control
- Smoke Control Equipment per device control
- Power monitoring at each smoke control device
- Positive feedback monitoring at each smoke control device
- Status monitoring for each smoke control device
- 120VAC Power monitoring for required smoke control equipment
- Pressurization fan control
- Addressable relay for smoke exhaust damper control at each floor
- Stairwell door unlock
- Addressable FSD control relay per stairwell

Notification Devices:

- Digital 2-Channel Voice Evacuation system
- Notification speaker circuit at each floor
- Visual notification in public and common areas and driving lanes of the parking garage (combination audio/visual where appropriate)
- Fire Alarm Terminal Cabinets (one per floor)

CSI Code 328400 Irrigation — Total $2,618 + W.S.S.T.

Scope of Work:

- Submittals & Drawings
- 120 V power connections to irrigation equipment

CSI Code 337100 Electrical Utility — Total ($34,815) + W.S.S.T.

Scope of Work:

- Submittals & Drawings
- SCL vault general purpose power and lighting
- Service busway from SCL vault to electrical switch room
- Sleeves as required by SCL
- Grounding as required by SCL
- SCL primary feeder conduits
- SCL electrical inspections

CSI Code 338200 Telecom Utility — Total $26,734 + W.S.S.T.

Scope of Work:

- Submittals & Drawings
- Telecoms pathway from exterior vaults to basement demarcation rooms
- Pathway risers and sleeves
- J-boxes in basement for incoming telecoms vaults

Specific Exclusions:

- All changes to design after 5/16/15
- Changes to general conditions incurred from changes to the construction schedule dated 2/18/15
- Performance and payment bonds
- Pool and hot tub chemical room equipment and programming
- ADA pool lift power and equipment connections
- Pool mechanical equipment and programming provided by others
- Water feature mechanical equipment and programming for fountains
- Water feature pump room equipment and programming for fountains
- Water feature lighting, lighting controls equipment, and programming
- Temporary power conex removal
- Crane equipment and programming
- Manlift equipment and programming
- Concrete placement boom equipment
- POD equipment fixtures and devices installation
- POD placement
- Mechanical equipment and programming
- Fire Pump equipment and programming
- Atrium mesh screen automation, design and install
- Elevator equipment and programming
- FF&E casework
- Hotel unit and ballroom shade power
- Laundry equipment and programming
- Kitchen equipment
- Parking control system, equipment, and programming
- Fitness equipment and programming
- Server rack power strips
- Housekeeping pads
- Concrete encasement
- Blockouts and curbs for housekeeping pads

- DOT work
- Equipment and material expediting
- Tenant improvements at N01, S01, S08-S18
- Door release buttons and intercoms in the atrium
- Furniture, fixtures, and equipment
- Roof penetrations and patching
- Painting and patching of existing surfaces
- Painting of exposed conduits
- Signage and placards (interior digital signage is included)
- All utility fees & monthly charges
- Dumpster & disposal fees
- Overtime & shift work starting after 5/01/16
- Engineering
- ASI changes after 5/16/15
- Flaggers
- Deliveries after normal working hours
- Shutdowns and startups after normal working hours
- Street use permits
- Hotel unit access panels procurement and installation
- Two-hour rated shaft for survivability circuits
- Demolition
- Line and low voltage control wiring for mechanical equipment
- Line and low voltage conduit and boxes
- DDC control system
- Building management system (BMS)
- Furnish of variable frequency drives (installation is included)
- Smoke control system
- Bathroom hand dryers
- Unit heaters
- CO detection during construction
- Heat trace (120V connection included)
- Starters for OW-WAC equipment
- Generator mechanical exhaust install
- Generator remote radiator install
- Generator fuel system equipment and programming
- Site trenching, backfill, and concrete bases
- Ballroom and pre-function chandeliers installation
- SCL pole lighting base installation
- Field end patch cords (except for wireless) to be owner provided and owner installed (Cochran to provide head end patch cords only)
- Cross connection to voice wall fields in IDF's
- Emergency or ARA signage
- Network switch equipment, servers, WAPs, UPS systems, rack mount power, all other active network/server room equipment, OFOI
- Site investigation
- Doors and door hardware (including electrified hardware)
- Offsite monitoring service for security, telephone, cellular and other services such as Cable TV or Satellite
- Troubleshooting or service on customer owned Wi-Fi devices including table computers, laptop computers, and cellular smartphones.
- Servicing client networks, devices, servers, workstations, operating systems, and applications not supplied by ITN.
- Incidents or requests from facilities not listed in the above-mentioned document.
- Connection speed guarantees
- Connection consistency unless related back to hardware failure.
- Service disruptions due to physical change of environment.
- INNCOM system, programming, and integration
- Saflock system, power, programming, and integration and power connections

- Point of sale systems
- GPON system
- Construction site Wi-Fi
- Hotel or owner provided audio/visual systems
- Ballroom operable window shade integration
- TI space tower speaker and audio/visual systems
- TI space audio/visual systems
- Category 6A (Cat 6a) cable upgrade
- Level N23 audio/visual changes
- Life safety DAS cross connection to building/service provider services
- Cellular DAS design & installation
- Paging system
- ADA operators, push plate actuators, pedestals for mounting ADA actuators and accessory devices such as card readers
- Elevator floor tracking in office tower
- Elevator control, tracking, and card readers in hotel controlled elevator cars
- Custom electric lock and power transfer hinge cable harness (Electrolynx or eq.)
- Door preparation for hardware
- Lock core coordination and installation
- Signage for security related equipment
- Office furniture, lockable cabinets, and other casework/furnishings
- Security badging printer and photo capture equipment
- Electrified door hardware, installation and procurement
- Integration to parking entry system (Amano McGann)
- Integration to hospitality lock and access control solution software, single badge interface for hotel guests core and shell tenants, owner
- Egress plan study
- Monitoring service
- Additional or failover servers for camera expansion or disaster recovery
- Hospitality lockset hardware, installation, and software
- Separate video surveillance system for hotel or other tenants
- SIS paging speakers, amplifiers, and adapters
- Area of refuge signage
- Fireman's phones
- Smoke damper end switches
- Sail switches
- All sprinkler switches
- Elevator carrier cable
- Stairwell door lock power and door holders
- Laundry chute devices and monitoring
- Egress door monitoring
- Phase-2 VESDA system
- Changes due to final door submittals
- Irrigation equipment and programming
- Low voltage transformers for irrigation equipment
- Low voltage cabling and wiring for irrigation equipment
- Underground exterior pathway for irrigation equipment
- Utility vaults
- Excavation & trenching
- Plating & shoring
- Backfill & compaction
- Patching of existing surfaces, concrete, asphalt, & curbing
- Saw cutting, concrete coring, scanning, & x-rays
- Dewatering
- Sheet pile cutting
- SCL cabling
- SCL transformer and vista vault buildouts

- SCL street lighting power to be supplied by others
- Telecoms vaults
- Utility street crossing
- Plywood backboards
- Telecom service cabling into building demarcation rooms
- Telecom service cabling into future TI spaces
- Service provider coordination
- Utility Street Crossing
- Design changes after 05/16/15

Craft Labor Rates through Feb 5, 2017

	Normal Rate	OT Rate	DT Rate
General Foreman	$94.62	$130.77	$166.94
Foreman	$88.48	$121.64	$154.80
Journeyman	$82.34	$112.48	$142.62
Apprentice	$71.69	$97.31	$122.92

Craft Labor Rates after Feb 5, 2017

	Normal Rate	OT Rate	DT Rate
General Foreman	$96.86	$133.01	$169.18
Foreman	$90.72	$123.88	$157.04
Journeyman	$84.58	$114.72	$144.86
Apprentice	$73.93	$99.55	$125.16

Other Hourly Rates

	Rate
Project Executive	$126.00
Project Manager	$106.40
Project Engineer	$65.00
Chief Estimator	$110.00
Estimator	$75.00
Safety Manager	$68.00
General Superintendent	$111.00
Project Assistant	$60.00
Purchasing	$69.00
CAD Lead Designer	$82.95
CAD Operator	$77.20
Warehouse Manager	$82.95
Warehouse Supervisor	$77.20
Warehouse Delivery Driver	$67.21
Gerber Engineering	$200.00

4. To complete all work as described in Paragraph 3 within the Contract Time as follows:

460 Working Days

5. To provide evidence of adequate insurance as required by this TRADE CONTRACT.

6. To provide Submittals and/or Shop Drawings as required by the Trade Contract Drawings.

7. To faithfully perform all other terms and conditions of this TRADE CONTRACT.

8. Additional Requirements:

- LEED Requirements;
    1. All sealants, adhesives, primers, paints, carpets and wood must be submitted to and approved by 255 S King St LP prior to using them onsite. Submittals to include "Trade Contractor EQ4 Form" and backup documentation on manufacturer's letterhead
    2. Backup documentation is required for each item submitted for EQ credit 4
    3. Trade contractor must provide 255 S King St LP with LEED credits MR4 and 5 submittals in a timely manner including "Trade Contractor Material Content Form"
    4. Backup documentation is required for each material that has recycled content stating pre-consumer and post-consumer content for each item. Note that "industry" averages are not sufficient; actual values are needed
    5. Backup documentation is required for each material that is manufactured and harvested within 500 miles of the jobsite stating harvest and manufacturing locations on formal letterhead from manufacturer. For materials that are heavily recycled, such as steel, the harvest location should be the scrapyard or recycler that the steel was purchased from
    6. 255 S King St LP reserves the right to withhold payment on any invoice until LEED submittals are satisfactory
- Noise Reduction;
    1. All equipment and especially mufflers are to be maintained in good working order
    2. Engine enclosures to be used on non-portable equipment when the engine is the dominate source of noise
    3. Stationary equipment should be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts may still be potentially significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving locations
    4. To the extend feasible, substitute hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise
    5. Where feasible, equipment operations lifts rather than drag to minimize material handling noise
- Historic Site;
    1. Trade contractor is to comply with reference regulations regarding archaeological resources (RCW Chapters 27.34, 27.44, 27.53, 79.02, 79.105 and WAC Chapter 25.48)
- Before commencing work, trade contractor will go over the schedule with the superintendent, deliver to the office trade contractor contact information sheet, subtier contractor and supplier list, insurance certificate, site specific safety plan with MSDS sheets and Click Safety certifications
- Participation in the Click Safety program is mandatory. All costs associated with the program are the responsibility of the trade contractor. Click Safety applies to all trade contractors and their sub-tier onsite personnel
- Please invoice 255 S King St LP. Be sure to include with your invoice a schedule of values using the CSI cost codes provided on pages 2-10 of this agreement, W.S.S.T. and a lien waiver to speed the release of payment
- Trade contractor daily report must include # of workers onsite, hours worked per day, a short description of work completed and identification of any problems or issues onsite
- Attendance is mandatory at weekly safety meeting as well as weekly coordination meetings
- Parking will not be provided by 255 S King St LP
- Pollution liability insurance is not applicable
- Trade contractor to provide submittals bound in notebooks and an electronic copy
- Trade contractor to provide a complete BIM model, 2 hard copy sets and 1 electronic disk copy of as builts of all completed work

255 SOUTH KING STREET LP

By: _____
Authorized Signatory
Title: _____
Date: 4/29/2016

TRADE CONTRACTOR

By: _____
Authorized Signatory
Title: Tom Griffin, CFO
Date: 4/29/16

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00013

TITLE: Power and pathway for irrigation
PROJECT: 255 S King St Phase 1
TO: Attn: Nick Lopez
Cochran
12500 Aurora Ave N
PO Box 33524
Seattle, WA 98133
Phone: 206-367-1900
Fax:

DATE: 03/29/2018
JOB: 255 Phase 1
CONTRACT NO: 77
ADJUST BUDGET: Yes

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 328400 Power and pathway for irrigation system (COR 27) Pathway from bike storage to south tower riser. Pathway from S05 south tower riser to S06 wedding deck. Power from S06 hallway panel to S06 bar roof. Receptacles on S06 bar roof. Breaker in hallway panel. Power from south roof electrical room out to mechanical screen planters. Receptacles on south roof southwest corner mechanical screen. Breaker in roof electrical room panel. Panel shutdown.	06	1	$9,648.73	10.10%	$974.52	$9,648.73

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omisions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	$9,648.73
Unit Tax:	$974.52
Total:	$10,623.25

The Original Contract Sum was	$12,393,204.12
Net Change by Previously Authorized Requests and Changes	$2,658,859.09
The Contract Sum Prior to This Change Order was	$15,052,063.21
The Contract Sum Will be Increased	$10,623.25
The New Contract Sum Including This Change Order	$15,062,686.47
Percent Change of this Change Order vs Previous Authorized Amount	0.07%
Percent of all Request and Changes vs Original Contract	21.54%

ACCEPTED:

Cochran

By: LeeAnn Cochran

LEEANN COCHRAN Nick Lopez

Date: 4/3/18

255 S King St LP

By: Richard Davidson

Date: 4.5.18

255 S King St LP

By: Gregory Steinhauer

Date:

329100 – Landscape, Trees Grates - $448,278

Ph1

CSI Code 329100 Landscape, Tree Grates

2/5/2020 7:42 AM

Category Detail Report

Report = JobCostReportDetail

Group By 1 = Category

Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)

Property = 255sksjp

Category Tree = 255k-phase1

From Category = 329100

To Category = 329100

Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order	Trans Amount	Retainage	Net	Ctrl #
Planting Preparati	255k-ph1	- 255 King Phase 1				507,000	389,845	896,845	873,023	0	0	0	0	
		4/23/2014	06/2014	(vretrca_) Renaissance Tree Care	5680			0	0	0	1,800	0	1,800	P-182097
		12/28/2015	01/2016	(vcamgar_) Camden Gardens, Inc.	56047			0	0	0	430	0	430	P-241821
		2/29/2016	03/2016	(vcamgar_) Cam 255k-ph1cam-p270	56801			0	0	0	22,967	0	22,967	P-245918
		2/27/2016	05/2016	(vretrca_) Renaissance Tree Care	E703			0	0	0	2,040	0	2,040	P-250534
		7/30/2016	07/2016	(vcamgar_) Camden Gardens, Inc.	58749			0	0	0	435	0	435	P-253696
		12/31/2016	01/2017	(vcamgar_) Cam 255k-ph1cam-p270	61071			0	0	0	14,308	0	14,308	P-260488
		12/31/2016	01/2017	(vcamgar_) Cam 255k-ph1cam-p270	61071			0	0	0	22,160	0	22,160	P-260488
		1/23/2017	01/2017	(vcamgar_) Cam 255k-1camdg-87	61379			0	0	0	36,468	1,823	34,645	P-263254
		3/27/2017	03/2017	(vcamgar_) Cam 255k-1camdg-87	TBD			0	0	0	21,719	1,086	20,633	P-265336
		3/27/2017	03/2017	(vcamgar_) Cam 255k-1camdg-c01	TBD			0	0	0	6,750	338	6,412	P-265336
		3/27/2017	03/2017	(vcamgar_) Cam 255k-1camdg-c01	TBD			0	0	0	9,696	485	9,211	P-265336
		3/27/2017	03/2017	(vcamgar_) Cam 255k-1camdg-c01	TBD			0	0	0	25,114	1,256	23,858	P-265336
		3/27/2017	03/2017	(vcamgar_) Cam 255k-1camdg-c03	TBD			0	0	0	1,800	90	1,710	P-265336
		3/27/2017	03/2017	(vcamgar_) Cam 255k-1camdg-c03	TBD			0	0	0	4,216	211	4,005	P-265336
		6/25/2017	06/2017	(vcamgar_) Cam 255k-1camdg-87	June17			0	0	0	76,708	3,835	72,873	P-270201
		6/25/2017	06/2017	(vcamgar_) Cam 255k-1camdg-c01	June17			0	0	0	8,590	430	8,160	P-270201
		7/20/2017	07/2017	(vcamgar_) Cam 255k-1camdg-87	63817			0	0	0	70,704	3,535	67,169	P-273283
		7/20/2017	07/2017	(vcamgar_) Cam 255k-1camdg-c01	63817			0	0	0	-21,631	0	-21,631	P-273283
		8/21/2017	08/2017	(vcamgar_) Cam 255k-1camdg-87	64269			0	0	0	16,394	820	15,574	P-274325
		8/21/2017	08/2017	(vcamgar_) Cam 255k-1camdg-c04	64269			0	0	0	4,725	236	4,489	P-274325
		9/20/2017	09/2017	(vcamgar_) Cam 255k-1camdg-87	64649			0	0	0	20,167	1,008	19,159	P-275461
		9/20/2017	09/2017	(vcamgar_) Cam 255k-1camdg-c01	64649			0	0	0	20,409	1,020	19,389	P-275461
		9/20/2017	09/2017	(vcamgar_) Cam 255k-1camdg-c03	64649			0	0	0	1,800	90	1,710	P-275461
		10/20/2017	10/2017	(vcamgar_) Cam 255k-1camdg-87	65119			0	0	0	14,795	740	14,055	P-278614
		10/20/2017	10/2017	(vcamgar_) Cam 255k-1camdg-c05	65119			0	0	0	48,869	2,443	46,426	P-278614
		11/15/2017	11/2017	(vcamgar_) Cam 255k-1camdg-87	65534			0	0	0	34,167	1,708	32,459	P-279795
		11/15/2017	11/2017	(vcamgar_) Cam 255k-1camdg-c05	65534			0	0	0	90,358	4,518	85,840	P-279795
		11/15/2017	11/2017	(vcamgar_) Cam 255k-1camdg-c06	65534			0	0	0	2,464	123	2,341	P-279795
		11/15/2017	11/2017	(vcamgar_) Cam 255k-1camdg-c07	65534			0	0	0	-113,534	-5,677	-107,857	P-279795
		11/15/2017	11/2017	(vcamgar_) Cam 255k-1camdg-c07	65534			0	0	0	35,336	1,767	33,569	P-279795
		11/15/2017	11/2017	(vcamgar_) Cam 255k-1camdg-c07	65534			0	0	0	8,312	416	7,896	P-279795
		11/9/2017	12/2017	(varborw_) Arborwell Inc.	IN89521			0	0	0	1,907	0	1,907	P-280172
		12/15/2017	12/2017	(vcamgar_) Cam 255k-1camdg-87	65959			0	0	0	10,000	500	9,500	P-280750
		12/18/2017	12/2017	(vpamefa_) Pacif 255k-1pmf-97	7196REV			0	0	0	89,047	0	89,047	P-280793
		1/24/2018	01/2018	(vcamgar_) Cam 255k-1camdg-87	66362			0	0	0	32,500	1,625	30,875	P-283743
		2/18/2018	02/2018	(vcamgar_) Cam 255k-1camdg-87	66694			0	0	0	54,458	2,723	51,735	P-285123
		2/18/2018	02/2018	(vcamgar_) Cam 255k-1camdg-c07	66694			0	0	0	27,801	1,390	26,411	P-285123
		2/18/2018	02/2018	(vcamgar_) Cam 255k-1camdg-c07	66694			0	0	0	8,312	416	7,896	P-285123

Category Detail Report

Report = JobCostReportDetail

Group By 1 = Category

Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)

Property = 255sksjp

Category Tree = 255k-phase1

From Category = 329100

To Category = 329100

Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order	Trans Amount	Retainage	Net	Ctrl #
		3/23/2018	03/2018	(vcamgar_) Cam	255k-1camdg-87		67053	0	0	0	25,542	1,277	24,265	P-286775
		3/23/2018	03/2018	(vcamgar_) Cam	255k-1camdg-c01		67053	0	0	0	34,526	1,726	32,800	P-286775
		3/23/2018	03/2018	(vcamgar_) Cam	255k-1camdg-c03		67053	0	0	0	4,216	211	4,005	P-286775
		3/23/2018	03/2018	(vcamgar_) Cam	255k-1camdg-co10		67053	0	0	0	-4,340	-217	-4,123	P-286775
		3/23/2018	03/2018	(vcamgar_) Cam	255k-1camdg-co8		67053	0	0	0	107,131	5,357	101,774	P-286775
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87		R-61379-(2)	0	0	0	0	-1,823	1,823	P-292121
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87		R-TBD-(2)	0	0	0	0	-1,086	1,086	P-292123
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c01		R-TBD-(2)	0	0	0	0	-338	338	P-292123
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c01		R-TBD-(2)	0	0	0	0	-485	485	P-292123
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c01		R-TBD-(2)	0	0	0	0	-1,256	1,256	P-292123
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c03		R-TBD-(2)	0	0	0	0	-90	90	P-292123
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c03		R-TBD-(2)	0	0	0	0	-211	211	P-292123
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87		R-June17-(2)	0	0	0	0	-3,835	3,835	P-292125
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c01		R-June17-(2)	0	0	0	0	-430	430	P-292125
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87		R-63817-(2)	0	0	0	0	-3,535	3,535	P-292126
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87		R-64269-(2)	0	0	0	0	-820	820	P-292127
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c04		R-64269-(2)	0	0	0	0	-236	236	P-292127
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87		R-64649-(2)	0	0	0	0	-1,008	1,008	P-292128
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c01		R-64649-(2)	0	0	0	0	-1,020	1,020	P-292128
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c03		R-64649-(2)	0	0	0	0	-90	90	P-292128
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87		R-65119-(2)	0	0	0	0	-740	740	P-292129
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c05		R-65119-(2)	0	0	0	0	-2,443	2,443	P-292129
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87		R-65534-(2)	0	0	0	0	-1,708	1,708	P-292130
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c05		R-65534-(2)	0	0	0	0	-4,518	4,518	P-292130
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c06		R-65534-(2)	0	0	0	0	-123	123	P-292130
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c07		R-65534-(2)	0	0	0	0	5,677	-5,677	P-292130
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c07		R-65534-(2)	0	0	0	0	-1,767	1,767	P-292130
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c07		R-65534-(2)	0	0	0	0	-416	416	P-292130
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87		R-65959-(2)	0	0	0	0	-500	500	P-292131
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87		R-66362-(2)	0	0	0	0	-1,625	1,625	P-292132
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87		R-66694-(2)	0	0	0	0	-2,723	2,723	P-292133
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c07		R-66694-(2)	0	0	0	0	-1,390	1,390	P-292133
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c07		R-66694-(2)	0	0	0	0	-416	416	P-292133
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-87		R-67053-(2)	0	0	0	0	-1,277	1,277	P-292134
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c01		R-67053-(2)	0	0	0	0	-1,726	1,726	P-292134
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-c03		R-67053-(2)	0	0	0	0	-211	211	P-292134
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-co8		R-67053-(2)	0	0	0	0	-5,357	5,357	P-292134
		4/20/2018	05/2018	(vcamgar_) Cam	255k-1camdg-co10		R-67053-(2)	0	0	0	0	217	-217	P-292134
	255k-ph1 Total					507,000	389,845	896,845	873,023	0	879,636	0	879,636	

Category Detail Report

Report = JobCostReportDetail
Group By 1 = Category
Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)
Property = 255sksip
Category Tree = 255k-phase1
From Category = 329100
To Category = 329100
Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order	Trans Amount	Retainage	Net	Ctrl #
Planting Preparation Total						507,000	389,845	896,845	873,023	0	879,636	0	879,636	
Grand Total						507,000	389,845	896,845	873,023	0	879,636	0	879,636	

Before Tax

Includes

PMF 89,047.27 level 1

Arborwell 1,907.40 level 1

Renaissance 3,840 level 1

total 132,069.67

PO Camden 59,435 = level 1 37,275 level 6 22,160

PO Camden 865 none goes to the project

Camden Contract 159,870
15,000
6,189
<37,275>
143,784

CO 8 29,647
4,464
7,800
8,894
50,805

CO 1 89,745
CO 2 0
CO 3 3,600
CO 4 3,400
CO 5 22,411
CO 6 2,464
CO 7 0

total 316,209

Total 448,278.87

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00001

TITLE: Green Screen Cable System by Jakob
PROJECT: 255 S King St Phase 1
TO: Attn: Cara Howes
Pacific Metal Fabrication,Inc.
PO Box 5184
Kent, WA 98064
Phone: 253-833-3362
Fax: 253-833-9000

DATE: 11/20/2017
JOB: 255 Phase 1
CONTRACT NO: 97
ADJUST BUDGET: Yes

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	Provide Cables and Structure for Ground Level Green Screen System, complete, including, but not limited to, the provision of Stainless Steel mounting hardware (top, bottom and (where required) intermediate supports), Stainless Steel acorn nut to finish exposed anchors and a tensioned Jakob Rope System per scope documents prepared by Sodo Builders, Jakob and Pacific Metal Fabrication, Inc. The Lump Sum Price for these Works: $89,047.27 The Works exclude painting/filling (if required by others), engineering (other than engineering provided by Jakob in their specification of materials) and x-ray of existing walls, if required	09	1	$89,047.27	10.10%	$8,993.77	$89,047.27

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	$89,047.27
Unit Tax:	$8,993.77
Total:	$98,041.04

The Original Contract Sum was	$114,139.57
Net Change by Previously Authorized Requests and Changes	$0.00
The Contract Sum Prior to This Change Order was	$114,139.57
The Contract Sum Will be Increased	$98,041.04
The New Contract Sum Including This Change Order	$212,180.61
Percent Change of this Change Order vs Previous Authorized Amount	85.90%
Percent of all Request and Changes vs Original Contract	85.90%

ACCEPTED:

Pacific Metal Fabrication,Inc.	SODO Builders, LLC	255 S King St LP
By: Marvin Davis	By: Richard Davidson	By: Gregory Steinhauer
Date: 11/22/17	Date: 11-22-17	Date:

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

PURCHASE ORDER
No. 393

TO: ArborWell
2337 American Ave
Hayward, CA

ATTN: ArborWell

WORK AT

255 S King St, Seattle WA 98104

DATE: 10/05/2017
PROJECT: 255 S King St Phase 1
JOB: 255 Phase 1

COMPLETED:

BILL TO

255 S King St LP
270 S Hanford St #100
Seattle, WA 98134

TERMS:

SHIP VIA:

Item	Qty	Units	Stock Number/Description	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	1.00		CSI Code 329100 Invoice IN89521 Building clearance- Selective removal of branches approximately 3-4 feet away from the building, or as directed.	$1,870.00	10.10%	$188.87	$1,870.00
00002	1.00		CSI Code 329100 Disposal Fee- Material disposal : waived if chips can be left on site.	$37.40	10.10%	$3.78	$37.40

Unit Cost:	$1,907.40
Unit Tax:	$192.65
Total:	$2,100.05

Standard Terms and Conditions are incorporated by reference.

Seller:

ArborWell

Signed:

By: ArborWell

Date: 3/1/18

Buyer:

255 S King St LP

Signed:

By: Gregory Steinhauer

Date: 3/1/18

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

PURCHASE ORDER
No. 1

TO: Renaisssance Tree Care
PO Box 17497
Seattle, WA 98127

ATTN: John Zehren

WORK AT

255 S King St, Seattle WA 98104

DATE: 03/18/2014
PROJECT: 255 S King St Phase 1
JOB: 255 Phase 1

COMPLETED:

BILL TO

255 S King St LP
270 S Hanford St
Suite #100
Seattle, WA 98134

TERMS:

SHIP VIA:

Item	Qty	Units	Stock Number/Description	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	1.00		CSI Code 329100 Inv #5680 dated 4/23/14 Labor and material to trim 4 each Sycamore trees on S King St Includes; Raise Sycamores over S King St to 14' Cut back to allow building and scaffolding clearance Make cuts with Bill Ames direction Haul brush and wood See proposal dated 2/27/14 for more details	$1,800.00	9.50%	$171.00	$1,800.00
00002	1.00		Inv #E703 dated 2/27/16 Labor and material to trim 4 each Sycamore trees on S King St Includes; Raise Sycamores over S King St to 14' Cut back to allow building and scaffolding clearance Make cuts with Bill Ames direction Haul brush and wood	$2,040.00	9.60%	$195.84	$2,040.00

Unit Cost:	$3,840.00
Unit Tax:	$366.84
Total:	$4,206.84

Standard Terms and Conditions are incorporated by reference.

Seller:

Renaisssance Tree Care

Signed: _____

By: John Zehren

Date: 3/18/14

Buyer:

255 S King St LP

Signed: _____

By: Gregory Steinhauer

Date: 5/17/16

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

PURCHASE ORDER
No. 270

TO: Camden Gardens
6535 5th Place South
Suite B
Seattle, WA 98108

ATTN: Tom Norris

WORK AT

255 S King St, Seattle WA 98104

DATE: 03/01/2016
PROJECT: 255 S King St Phase 1
JOB: 255 Phase 1

COMPLETED:

BILL TO

255 S King St LP
270 S Hanford St #100
Seattle, WA 98134

TERMS:

SHIP VIA:

Item	Qty.	Units	Stock Number/Description	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	1.00		CSI Code 329100 Level 1 Scope of work: Secure, document and inventory specimen trees 3 each 3" caliper Acer Palmatum 'Osakazuki Japanese Maple' 3 each 4" caliper Cercidiphyllum Japonicum 'Katsura' 8 each 3" - 4" caliper Fagus Sylvatica 'Dawyck Gold' 5 each 4" caliper Platanus Acerifolia 'Bloodgood' 7 each 3" - 4" caliper Stewartia Monadelpha Freight and handling to be determined based on delivery dates	$37,275.00	9.60%	$3,578.40	$37,275.00
00002	1.00		Level 6 Scope of work: Secure, document and inventory specimen trees 6 each 1.5" caliper Fanklinia Alatamaha 'Franklin' 2 each 4" caliper Ginko Biloba 'Princeton Sentry' 10 each 65 gallon Magnolia Grandiflor 'Teddy Bear' Freight and handling to be determined based on delivery dates	$22,160.00	9.60%	$2,127.36	$22,160.00

Unit Cost:	$59,435.00
Unit Tax:	$5,705.76
Total:	$65,140.76

Standard Terms and Conditions are incorporated by reference.

Seller:

Camden Gardens

Signed: Tom Norris

By: Tom Norris

Date: 3/1/2016

Buyer:

255 S King St LP

Signed:

By: Gregory Steinhauer

Date:

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

PURCHASE ORDER
No. 250

TO: Camden Gardens
6535 5th Place South
Suite B
Seattle, WA 98108

ATTN: Tom Norris

WORK AT

255 S King St, Seattle WA 98104

DATE: 01/14/2016
PROJECT: 255 S King St Phase 1
JOB: 255 Phase 1

COMPLETED:

BILL TO

255 S King St LP
270 S Hanford St #100
Seattle, WA 98134

TERMS:

SHIP VIA:

Item	Qty	Units	Stock Number/Description	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	1.00		CSI Code 329100 1 each Coral Bark Maple delivered to Todd Crist's house. Michelle Crist memorial gift Inv #56047 dated 12/28/15	$430.00	9.50%	$40.85	$430.00
00002	1.00		Inv #58749 dated 7/30/16 1 each Coral Bark Maple delivered to Sodo Builders Office. Adam Bogart memorial gift	$435.00	9.60%	$41.76	$435.00

Unit Cost:	$865.00
Unit Tax:	$82.61
Total:	$947.61

Standard Terms and Conditions are incorporated by reference.

Seller:

Camden Gardens

Signed:

By: Tom Norris

Date: 1/14/16

Buyer:

255 S King St LP

Signed:

By: Gregory Steinhauer

Date: 7/20/16

Trade Contract: Landscaping & Irrigation	Project Name: 255 S King St Phase 1
License Number: CAMDEGI053N8	Contract Amt: $502,862 + W.S.S.T. CSI 328400 & 329100
Insurance Expiration Date: 06/30/17	Basis of Compensation: Lump Sum
Limits of Insurance: $6,000,000.00 per each occurrence	Retainage Percentage: 5%
Phone Number: 206-767-0811	Contract Time: 90 Working Days
Fax Number: 206-767-0928	Schedule Attached: Yes [x] No [ ]

TRADE CONTRACT

THIS AGREEMENT was made and entered into this 16 of December, 2016, by and between:

255 South King Street LP
270 S Hanford St # 100
Seattle, WA 98134
TEL: 206-971-7899
FAX: 206-623-0338

the OWNER, and

Camden Gardens Inc.
6535 5th Place South
Suite B
Seattle, WA 98108
TEL: 206-767-0811
FAX: 206-767-0928

the TRADE CONTRACTOR

THE OWNER, for the full, complete, and faithful performance of this TRADE CONTRACT, agrees to pay the TRADE CONTRACTOR on the following basis:

The Lump sum of: Five Hundred Two Thousand Eight Hundred Sixty Two and XX/100 Dollars plus WA Sales Tax ($502,862.00 + WSST).

IN CONSIDERATION THEREFORE, THE TRADE CONTRACTOR AGREES AS FOLLOWS:

1. To furnish and perform all work as described in Paragraph 3, for the construction of (the "Project");

255 S King St Phase 1
Seattle, WA 98104

For

255 South King Street LP

the OWNER, and the representative of the OWNER authorized to interpret and judge the performance of the contract and named as the architect, engineer, contracting officer or otherwise which representative shall be designated as the OWNER'S authorized agent; and all of which shall be done timely, faithfully and in strict compliance with this Agreement and the TRADE CONTRACT DOCUMENTS identified as the listed attached Exhibits (1, 2, 3, 4, 5), and in accordance with the drawings and specifications for the construction:

DESIGN DOCUMENTATION

DESCRIPTION	SOURCE	DATE
Architectural Bulletin Set	Freiheit & Ho	Through ASI #58 Dated 11/14/16
Landscape & Irrigation Construction Set	Integrated Site Design	9/22/15
Plumbing Bulletin Set	Macdonald-Miller	6/30/16
Electrical Bulletin Set	Cochran Electrical	9/13/16
SUPPLEMENTARY DOCUMENTS		
Structural Bulletin Set	DCI Engineers	Through ASI # 50 dated 6/23/16
Civil Bulletin Set	D.R. Strong	9/22/15
HVAC Bulletin Set	Macdonald-Miller	8/29/16
Fitting Bulletin Set	Macdonald-Miller	8/29/16
Telecom Bulletin Set	Cochran Electrical	10/31/16
Audio Visual Bulletin Set	Dimensional Comm. Inc.	9/02/16
Plan Construction Set	Viking Fire Protection	9/22/15
Interiors Bulletin Set	Degen & Degen	Through ASI # 54 Dated 8/10/16
Kitchen Construction Set	Bargreen Ellingson	9/22/15
Construction Issue Set	Northwest Precast	4/15/16
SPECIFICATIONS		
Project Manual Specifications	Freiheit & Ho	09/22/15
Embassy Suites Brand Standards North America		7/1/14

EXHIBITS

Exhibit 1 Construction Schedule
Exhibit 2 Trade Contractors Consent To Assignment And Lien Waiver
Exhibit 3 Wrap Up Insurance
Exhibit 4 Wrap Up Insurance Manual
Exhibit 5 ClickSafety

2. To be bound by all laws, government regulations, and orders. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and this contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this contract shall forthwith be physically amended to make such insertion or correction.

3. To provide all necessary supervision, management, services, engineering, testing, materials, labor, supplies, attachments, equipment, plant sundries, appurtenances and/or any other act or necessary thing required to diligently and fully perform and complete all work required to complete the Project, in strict accordance with the TRADE CONTRACT DOCUMENTS. All work shall be performed in accordance with applicable manufacturer's instructions and industry best practices unless in conflict with the TRADE CONTRACT DOCUMENTS. All work as specified in section(s) including but not limited to:

CSI Code 329100 – Planting Preparation — $413,622.00

To provide all labor, materials, freight, equipment and the like as required to:

A. Supply and Install Specimen Trees, Plantings, Planters, Green Roofs, Rooftops and Vegetative Walls, including, but not limited to all required:
   i. Drainage Material, Drain Mat, Termination Bars, Drain Standpipes and Covers, Filter Cloths
   ii. Topsoil, Light Weight Soil and Soil Amendments
   iii. Root Barriers
   iv. Plant Material
   v. Staking and Guying
   vi. Mulch

   In the following areas:

   - Esplanade Trees – Row Plantings – Plaza Plantings — $159,870.00
     i. ALLOW for up to 10 no. 4' x 4' Cast Iron Tree Grates (Urban Accessorics): 15,000.00
     ii. Moveable Planters in Aluminum Powder Coat to Match Tournesol Shadow (PMS 425): $6,189.00
   - Interior Atrium — $18,625.00
   - 3rd & 6th Floor Roof Gardens: Green Roofs and Planters
     i. Etera Green Roof 4.625" planting depth with 4.5" x 3.25" mill finish roof edge — $80,704.00
     ii. Moveable Planters in Aluminum Powder Coat to Match Tournesol Shadow (PMS 425): $7,920.00
     iii. Provide 1" – 1 ½" River Rock as ballast on the roof surface to border green roof.
     Provide Protection Board (Delta Drain) over roof membranes.
     Mobilize aggregate to both roof levels. Install, distribute, grade and wash aggregate.
     Clean up and remove all landscape debris — $6,388.00
   - 6th Floor Conference Court (Wedding Deck) including area where skylights have been removed
     i. Plantings — $89,092.00
     ii. Moveable planters in Aluminum Powder Coat to Match Tournesol Shadow (PMS 425): $27,629.00
     iii. See Alternate Deduct (D.1) for Work in This Area
     iv. Trade Contractor requires 60 to 90-day notice to procure 6th Floor tree materials
   - 7th Floor Recreation Court (Pool Deck)
     i. Moveable Planters in Aluminum Powder Coat to Match Tournesol Shadow (PMS 425): $46,400.00

B. Include all Freight Charges — $13,240.00 / $2,000.00

C. Trade Contractor has procured trees as detailed in Purchase Order #270 dated 1 March 2016 in the amount of Plus WSST (Level 1 and Level 6). This cost is deducted from the Trade Contract Sum detailed in Paragraph (A) above. Balance of deduction to be invoiced 12/2016 — ($59,435.00)

D. Provide drainboard as necessary at all locations except for Green Roofs. The installation of drainage board shall maintain the integrity of any waterproofing installed by others.

E. Provide Standpipe inserts to drains.

F. Tower Crane will not be available to Trade Contractor. Trade Contractor shall utilize the permanent freight elevators to deliver any material that can be so accommodated. Owner will coordinate and provide hoisting for materials that do not fit into the freight elevator.

G. Prior to the installation of Site Works (by others), Trade Contractor shall inspect and ensure that all relevant sleeves are installed correctly.

H. Green roofs shall be installed 2-3 months in advance of completion.

I. Trade Contractor shall clean each area and remove all generated debris at the direction of Sodo Builders.

J. EXCLUSIONS

- Do Not Provide South Rooftop landscaping and moveable planters (SEE ALTERNATE A7 BELOW)
- Do Not Provide Cable Anchors for Green Walls
  i. Trade Contractor is aware that the 3rd Floor Roof planters are 24" high. Trade Contractor shall assist in the coordination of planters and green wall cabling
- Do Not Provide cable stay eyebolts in concrete planters (provided by Concrete Contractor)

K. ALTERNATES: Trade Contractor requires 30-day notice prior to the exercise of any Alternate.

- Provide Tournesol Wilshire Collection Fiberglass Moveable Planters in lieu of Aluminum Powder Coat Planters

A1. Esplanade Moveable Polygon Planters:	ADD:	$8,354.00
A2. Third & Sixth Floor Moveable Planters	ADD:	$1,258.00
A3. Seventh Floor Moveable Planters	ADD:	$17,850.00
A4. South Rooftop Moveable Planters	ADD:	$8,722.00
A5. 6th Floor Wedding Deck Moveable Planters	ADD:	$25,621.00

- A.6 Provide Live Roof Maxx @ 8" soil depth (8.5" x 3.25" Roof Edge) at Third & Sixth Floor Roof Gardens in lieu of Etera Green Roof — ADD: $58,596.00
- A.7 Provide Landscaping to South Tower Rooftop — ADD: $7,900.00
  i. Provide 21 no. Moveable Planters in Aluminum Powder Coat (6' x 2' x 2'): ADD: $19,995.00
- D.1 Do Not Provide landscaping work at 6th floor Conference Court — DEDUCT: $89,092.00
- D.2 Do Not Provide Moveable Planters 21No. at 6th floor Conference Court — DEDUCT: $27,629.00
- D.3 Do Not Provide River Rock as shown on the 3rd and 6th Floor Roof Gardens. — DEDUCT: $6,388.00

CSI Code 328400 – Irrigation $89,240.00

To provide all labor, materials, freight, equipment and the like as required to:

L. Supply and Install Exterior Irrigation Systems at Street Level, 3rd Floor, 6th Floor and 7th Floor

M. Scope of Work for Irrigation extends to building envelope. Copper lines from inside building to envelope shall be provided by MacDonald Miller Facilities Solutions. Trade Contract shall coordinate with and "free-issue" the following materials to MacDonald Miller:

- At Ground Level:
  - i. 1 no. 1,5" Double Check Valve Assembly
- At Level 3:
  - i. 1 no. 1" Double Check Valve Assembly
  - ii. 1 no. 1" Master Valve
  - iii. 2 no. 1" Solenoid Valves
  - iv. 4 no. 1" Ball Valves
  - v. 4 no. 1" Unions
  - vi. 8 no. 1" Nipples
- At Level 7
  - i. 1 no. 1" Double Check Valve Assembly
  - ii. 1 no. 1" Master Valve
  - iii. 1 no. 1" Flow Sensor
  - iv. 5 no. 1" Solenoid Valves
  - v. 10 no. 1" Ball Valves
  - vi. 10 no. 1" Unions
  - vii. 20 no. Nipples

N. Scope of Work for Irrigation includes the provision of all required controllers. Cochran Electric shall provide power to controllers and conduit only between controllers and control valves / flow sensors. The Trade Contractor shall pull all necessary wiring through conduit provided by others.

O. Trade Contractor shall clean each area and remove all generated debris at the direction of Sodo Builders.

P. EXCLUSIONS:

- Do Not Provide irrigation to South Tower Level 18 and Roof (under Phase II contract)

4. To complete all work as described in Paragraph 3 within the Contract Time as follows:
Not to Exceed 90 Working Days

5. To provide evidence of adequate insurance as required by this TRADE CONTRACT.

6. To provide Submittals and/or Shop Drawings as required by the Trade Contract Documents.

7. To faithfully perform all other terms and conditions of this TRADE CONTRACT.

8. Additional Requirements:

- LEED Requirements;

1. All sealants, adhesives, primers, paints, carpets and wood must be submitted to and approved by 255 S King St LP prior to using them onsite. Submittals to include "Trade Contractor EQ4 Form" and backup documentation on manufacturer's letterhead

2. Backup documentation is required for each item submitted for EQ credit 4
3. Trade contractor must provide 255 S King St LP with LEED credits MR4 and 5 submittals in a timely manner including "Trade Contractor Material Content Form"
4. Backup documentation is required for each material that has recycled content stating pre-consumer and post-consumer content for each item. Note that "industry" averages are not sufficient; actual values are needed
5. Backup documentation is required for each material that is manufactured and harvested within 500 miles of the jobsite stating harvest and manufacturing locations on formal letterhead from manufacturer. For materials that are heavily recycled, such as steel, the harvest location should be the scrapyard or recycler that the steel was purchased from
6. 255 S King St LP reserves the right to withhold payment on any invoice until LEED submittals are satisfactory

- Noise Reduction;

1. All equipment and especially mufflers are to be maintained in good working order
2. Engine enclosures to be used on non-portable equipment when the engine is the dominate source of noise
3. Stationary equipment should be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts may still be potentially significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving locations
4. To the extend feasible, substitute hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise
5. Where feasible, equipment operations lifts rather than drag to minimize material handling noise

- ~~Historic Site;~~

1. ~~Trade contractor is to comply with reference regulations regarding archaeological resources (RCW Chapters 27.34, 27.44, 27.53, 79.01, 79.105 and WAC Chapter 25.48~~

- Before commencing work, trade contractor will go over the schedule with the superintendent, deliver to the office trade contractor contact information sheet, subtier contractor and supplier list, insurance certificate, site specific safety plan with MSDS sheets and Click Safety certifications

- Participation in the Click Safety program is mandatory. All costs associated with the program are the responsibility of the trade contractor. Click Safety applies to all trade contractors and their sub-tier onsite personnel

- Please invoice 255 S King St LP. Be sure to include with your invoice a schedule of values using the CSI cost codes provided on page 1 of this agreement, W.S.S.T. and a lien waiver to speed the release of payment

- ~~Time sheets, material and equipment invoices to be included in monthly invoice.~~

- Trade contractor daily report must include # of workers onsite, hours worked per day, a short description of work completed and identification of any problems or issues onsite

- Attendance is mandatory at weekly safety meeting as well as weekly coordination meetings

- Parking will not be provided by 255 S King St LP

- Pollution liability insurance is not applicable

- Trade contractor to provide submittals bound in notebooks and an electronic copy

- ~~Trade contractor to provide a complete BIM model, 2 hard copy sets and 1 electronic disk copy of as-builts of all completed work.~~

255 SOUTH KING STREET LP	TRADE CONTRACTOR
By: _____	By: _____
Gregory L. Steinhauer	Authorized Signature
Title: Managing Member	Title: Vice President
Date: 11/04/2017	Date: 12/28/16

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00001

TITLE: Landscape Grates and Planters
PROJECT: 255 S King St Phase 1
TO: Attn: Tom Norris
Camden Gardens
6535 5th Place South
Suite B
Seattle, WA 98108
Phone: 206-767-0277
Fax: 206-767-0928

DATE: 03/10/2017
JOB: 255 Phase 1
CONTRACT NO: 87
ADJUST BUDGET: Yes

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI 329100 Landscape: Add 4 no. custom Atrium Planters in Stainless Steel, including Powder Coating and Gap Angles as required	09	1	$15,340.00	9.60%	$1,472.64	$15,340.00
00002	CSI 329100 Landscape: Provide specified Oblio Series Tree Grates in lieu of Jamison Urban Accessories alternate at East and West pedestrian areas, including custom metal framework (to be installed by others)	09	1	$30,105.00	9.60%	$2,890.08	$30,105.00
00003	CSI Code 329100 Landscape: Provide Oblio Series solid bronze decorative grating system at West Port Cochere fountains in lieu of Jamison Urban Accessories grating alternate	09	1	$59,640.00	9.60%	$5,725.44	$59,640.00
00004	CSI Code 329100 Landscape: Delete South Tower Level 6 Moveable Planters. Add Delta Drain & Termination Bar, Post Drill Eye Supports and Retrofit Irrigation as required.		1	($21,631.00)	9.60%	($2,076.58)	($21,631.00)

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	$83,454.00
Unit Tax:	$8,011.58
Total:	$91,465.58

The Original Contract Sum was	$551,136.75
Net Change by Previously Authorized Requests and Changes	$0.00
The Contract Sum Prior to This Change Order was	$551,136.75
The Contract Sum Will be Increased	$91,465.58
The New Contract Sum Including This Change Order	$642,602.33
Percent Change of this Change Order vs Previous Authorized Amount	16.60%
Percent of all Request and Changes vs Original Contract	16.60%

ACCEPTED:

Camden Gardens	SODO Builders, LLC	255 S King St LP
By:	By:	By:
Tom Norris	Richard Davidson	Gregory Steinhauer
Date: 3/22/17	Date: 3-22-17	Date:

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00003

TITLE: Landscape Grate Changes
PROJECT: 255 S King St Phase 1
TO: Attn: Tom Norris
Camden Gardens
6535 5th Place South
Suite B
Seattle, WA 98108
Phone: 206-767-0277
Fax: 206-767-0928

DATE: 03/22/2017
JOB: 255 Phase 1
CONTRACT NO: 87
ADJUST BUDGET: Yes

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00002	CSI Code 329100 Landscape: Allow for up to 24 no. Waterjet Holes to be incorporated within Oblio Tree Grates to facilitate the installation (by others) of uplights @ $150/ea		1	$3,600.00	9.60%	$345.60	$3,600.00
00003	CSI Code 329100 Landscape: Provide Urban Accessories Jamison Series Fountain Grates in Bronze at South Tower 6th Floor Deck		1	$8,432.00	9.60%	$809.47	$8,432.00

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	**$12,032.00**
Unit Tax:	**$1,155.07**
Total:	**$13,187.07**

The Original Contract Sum was	**$551,136.75**
Net Change by Previously Authorized Requests and Changes	**$0.00**
The Contract Sum Prior to This Change Order was	**$551,136.75**
The Contract Sum Will be Increased	**$13,187.07**
The New Contract Sum Including This Change Order	**$564,323.82**
Percent Change of this Change Order vs Previous Authorized Amount	**2.39%**
Percent of all Request and Changes vs Original Contract	**2.39%**

ACCEPTED:

Camden Gardens	**SODO Builders, LLC**	**255 S King St LP**
By:	**By:**	**By:**
Tom Norris	Richard Davidson	Gregory Steinhauer
Date: 3/22/17	**Date:** 3-22-17	**Date:**

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00004

TITLE: Landscaping & Irrigation
PROJECT: 255 S King St Phase I
TO: Attn: Tom Norris
Camden Gardens
6535 5th Place South
Suite B
Seattle, WA 98108
Phone: 206-767-0277
Fax: 206-767-0928

DATE: 07/18/2017
JOB: 255 Phase 1
CONTRACT NO: 87
ADJUST BUDGET: Yes

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 329100 Removal of two large Ginko trees from the 6th floor to be replaced by two smaller Ginko trees to accommodate structural and electrical elements in the planters.	06	1	$1,325.00	10.10%	$133.83	$1,325.00
00002	CSI Code 329100 Installation of Three Way topsoil for the ground level holes that were excavated to mitigate contaminated soil.	06	1	$3,400.00	10.10%	$343.40	$3,400.00

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	$4,725.00
Unit Tax:	$477.23
Total:	$5,202.23

The Original Contract Sum was	$551,136.75
Net Change by Previously Authorized Requests and Changes	$269,989.73
The Contract Sum Prior to This Change Order was	$821,126.48
The Contract Sum Will be Increased	$5,202.23
The New Contract Sum Including This Change Order	$826,328.71
Percent Change of this Change Order vs Previous Authorized Amount	0.63%
Percent of all Request and Changes vs Original Contract	49.93%

ACCEPTED:

Camden Gardens
By: _____
Tom Norris
Date: 7/19/2017

255 S King St LP
By: _____
Richard Davidson
Date: 7.19.17

255 S King St LP
By: _____
Gregory Steinhauer
Date: _____

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00005

TITLE: Landscaping & Irrigation
PROJECT: 255 S King St Phase 1
TO: Attn: Tom Norris
Camden Gardens
6535 5th Place South
Suite B
Seattle, WA 98108
Phone: 206-767-0277
Fax: 206-767-0928

DATE: 10/17/2017
JOB: 255 Phase 1
CONTRACT NO: 87
ADJUST BUDGET: Yes

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI CODE 329100. At the request of Project Architect, provide (black) FRP Border against rail flashing on Level S07 Deck, secured by a silicone based adhesive.	01	1	$1,752.00	10.10%	$176.95	$1,752.00
00002	CSI CODE 329100. Provide 15 no. modified valve boxes at Level S07 Deck planters as access-ways to safety tie-offs embedded in planter beds – each cover to be flush with top of soil.	01	1	$1,530.00	10.10%	$154.53	$1,530.00
00003	CSI CODE 329100. Provide 5 no. Tournesol Planters per ASI #75 at re-designed West Plaza, including plantings and materials.	01	1	$14,604.00	10.10%	$1,475.00	$14,604.00
00004	CSI CODE 329100. Delete plantings and materials procured under previous West Plaza design.	01	1	($1,713.00)	10.10%	($173.01)	($1,713.00)
00005	CSI CODE 329100. At the request of SDOT and City Arborist, air spade to remove and dispose of approximately 12" of existing materials to expose existing tree roots prior to installing and compacting new 3-way topsoil – in lieu of original scope.	01	1	$9,520.00	10.10%	$961.52	$9,520.00
00006	CSI CODE 328400. Provide Irrigation, Drainage and Controls to new West Plaza Planters described in Line Item 1	01	1	$2,760.00	10.10%	$278.76	$2,760.00
00007	CSI CODE 328400. Delete irrigation lines to previous West Plaza planters omitted in ASI #75 redesign.	01	1	($450.00)	10.10%	($45.45)	($450.00)
00008	CSI CODE 329100. Provide approximately 3,920 sf of Gro-Vista Green Roof modules (nominally 4" deep) at Level S0119 Roof, including, but not limited to all required Layout, Soil, Sedum, Filter Fabric and Edging as required to secure and contain Green Roof modules.	01	1	$113,534.00	10.10%	$11,466.93	$113,534.00
00009	CSI CODE 328400. Provide all required spray-head irrigation and any supplemental drainage to service new Level S019 Green Roof, including, but not limited to, valves, wire, pipes and other irrigation components. Change Order Sum includes incorporating new zones into existing controllers as well as final testing.	01	1	$8,870.00	10.10%	$895.87	$8,870.00

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00005

Unit Cost:	$150,407.00
Unit Tax:	$15,191.11
Total:	$165,598.11

The Original Contract Sum was	$551,136.75
Net Change by Previously Authorized Requests and Changes	$275,191.96
The Contract Sum Prior to This Change Order was	$826,328.71
The Contract Sum Will be Increased	$165,598.11
The New Contract Sum Including This Change Order	$991,926.82
Percent Change of this Change Order vs Previous Authorized Amount	20.04%
Percent of all Request and Changes vs Original Contract	79.98%

ACCEPTED:

Camden Gardens

By: _____
Tom Norris
Date: 10/17/17

255 S King St LP

By: _____
Richard Davidson
Date: 10-17-17

255 S King St LP

By: _____
Gregory Steinhauer
Date: _____

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00006

TITLE: Misc. Irrigation Upgrades & Changes
PROJECT: 255 S King St Phase 1
TO: Attn: Tom Norris
Camden Gardens
6535 5th Place South
Suite B
Seattle, WA 98108
Phone: 206-767-0277
Fax: 206-767-0928

DATE: 11/13/2017
JOB: 255 Phase 1
CONTRACT NO: 87
ADJUST BUDGET:

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 329100: Add Landscape Fabric to exterior planters to prevent tracking of dirt		1	$2,464.00	10.10%	$248.86	$2,464.00
00002	Cost Code 328400: Move all Street Level Irrigation Components (excepting Backflow Preventer and Controller) to the outside of building in order to facilitate maintenance/management.		1	$0.00	10.10%	$0.00	$0.00
00003	Cost Code 328400: Upgrade Irrigation Controller to provide greater flexibility and controllability. Includes credit for original parts.		1	$7,630.00	10.10%	$770.63	$7,630.00
00004	Cost Code 328400: Change Drip Irrigation to Rainbird Spray Head Pop-Ups at East Atrium Entry and Level S06 to improve operations. Includes credit for original parts.		1	$1,740.00	10.10%	$175.74	$1,740.00
00005	Cost Code 328400: Re-engineer and alter East Atrium Entry Irrigation Sleeves due to concrete planters poured differently than drawings. Includes credit for original materials.		1	$2,255.00	10.10%	$227.76	$2,255.00

Reason #				
01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions	
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00006

Unit Cost:	**$14,089.00**
Unit Tax:	**$1,422.99**
Total:	**$15,511.99**

The Original Contract Sum was	**$551,136.75**
Net Change by Previously Authorized Requests and Changes	**$440,790.07**
The Contract Sum Prior to This Change Order was	**$991,926.82**
The Contract Sum Will be Increased	**$15,511.99**
The New Contract Sum Including This Change Order	**$1,007,438.81**
Percent Change of this Change Order vs Previous Authorized Amount	**1.56%**
Percent of all Request and Changes vs Original Contract	**82.79%**

ACCEPTED:

Camden Gardens	SODO Builders, LLC	255 S King St LP
By:	**By:**	**By:**
Tom Norris	Richard Davidson	Gregory Steinhauer
Date: 11/14/2017	**Date:** NOV 14, 2017	**Date:**

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00008

TITLE: Miscellaneous Landscaping Changes
PROJECT: 255 S King St Phase 1
TO: Attn: Tom Norris
Camden Gardens
6535 5th Place South
Suite B
Seattle, WA 98108
Phone: 206-767-0277
Fax: 206-767-0928

DATE: 03/15/2018
JOB: 255 Phase 1
CONTRACT NO: 87
ADJUST BUDGET: Yes

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 329100: King Street Planters - Provide 14 Steel Containers with Plantings at Columns Along King Street - Provide 4 Fiberglass Containers with Plantings at Parking Strips Along King Street - Provide Additional Seasonal Plantings At Right-of-Way Beds Along King Street - Provide Additional Seasonal Plantings at Right-of-Way Beds Along 2nd Ave South - Provide Additional Seasonal Plantings at West Entry Landscape Beds - Provide Additional Seasonal Plantings at East Esplanade and Entry		1	$29,647.00	10.10%	$2,994.35	$29,647.00
00002	CSI Code 329100: Miscellaneous Works - Repair Planting Beds at the Following Areas After Electrical Installations: 2nd Ave South, King Street, East Esplanade - Remove and Replace Gabion Wall Glass Stones to Accommodate Lighting Works and Steel Re-Installation - Provide Assistance to Electricians to Accommodate Installation of Conduit and Wiring in Planter Beds - Provide Additional Arboreal Works on King Street at the Request of SDOT and Sodo Builders		1	$4,464.00	10.10%	$450.86	$4,464.00
00003	CSI Code 329100: Additional Interior Plantings - Provide 2 Fiberglass Containers and Plantings at Hotel Lobby Columns - Provide 2 Fiberglass and 2 Metal Planters and Plantings at Hotel Lobby Seating Area - Provide 1 Fiberglass Planter and Plantings at Hotel Lobby Restaurant Entry - Provide 3 Metal Planters and Plantings at Hotel Lobby Leading to Atrium - Provide 3 Fiberglass Planters and Plantings at N02 Restaurant - Provide 1 Metal Planter and Plantings at Hotel Elevator Lobby - Provide 8 Fiberglass and 2 Metal Planters and Replica Plantings at Hotel Natatorium Level S07 - Provide 4 Fiberglass Planters and Plantings at Hotel Prefunction Area Level S06 - Provide 2 Fiberglass Planters and Plantings at Hotel Ballroom Foyer Level S06 - Provide 1 Metal Planter and Plantings at Hotel Elevator Foyer Level S06		1	$38,501.00	10.10%	$3,888.60	$38,501.00

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00008

00004	CSI Code 323100: Planter Fences Provide Custom Fabricated Straight Bar Protective Metal Fencing at Planter Beds Along Hotel Exterior	1	$49,220.00	10.10%	$4,971.22	$49,220.00
00005	CSI Code 329100: Additional Atrium Planters and Plantings - Provide Additional Plantings at Atrium In-Ground Planters - Provide 2 Metal L-Shaped Planters and Plantings at Atrium Planter Stone Curbs - Provide 2 Metal Planters and Plantings at Atrium Seating Area - Provide 3 Fiberglass and 2 Metal Planters and Plantings at Atrium Elevator Lobby (West Side) - Provide 3 Fiberglass Planters and Plantings at Atrium Elevator Lobby (Central) - Provide 3 Fiberglass Planters and Plantings at Atrium Elevator Lobby (East Side)	1	$17,825.00	10.10%	$1,800.32	$17,825.00
00006	CSI Code 329100: Tree Replacement - Remove 4 Stewartia Monadelpha Trees at West Entry and Replace with 4 Carpinus Betulus Hornbeams	1	-$7,800.00	10.10%	$787.80	$7,800.00
00007	CSI Code 329100: Replace West Plaza Planters - Remove 5 Tournesol Planters and Replace with 6 Alternative Planters Including Modifications to Irrigation and Drainage as Required	1	-$8,894.00	10.10%	$898.29	$8,894.00

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

Unit Cost:	$156,351.60
Unit Tax:	$15,791.45
Total:	$172,142.45

The Original Contract Sum was	$551,136.75
Net Change by Previously Authorized Requests and Changes	$414,660.04
The Contract Sum Prior to This Change Order was	$965,796.79
The Contract Sum Will be Increased	$172,142.45
The New Contract Sum Including This Change Order	$1,137,939.24
Percent Change of this Change Order vs Previous Authorized Amount	17.82%
Percent of all Request and Changes vs Original Contract	106.47%

ACCEPTED:

Camden Gardens	SODO Builders, LLC	255 S King St LP
By:	By:	By:
Tom Norris	Richard Davidson	Gregory Steinhauer
Date: 3/16/18	Date: 3.14.18	Date:

331100 – Water - $12,300

CSI Code 331100 Water 1" water for Weller St Bridge

Category Detail Report

Report = JobCostReportDetail
Group By 1 = Category
Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)
Property = 255sksip
Category Tree = 255k-phase1
From Category = 331100
To Category = 331100
Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order	Trans Amount	Retainage	Net	Ctrl #
Water Util Distribu	255k-ph1	- 255 King Phase 1				288,000	10,000	298,000	152,479	0	0	0	0	
		8/31/2014	10/2014	(vnorcon_) North 255k-1norco-10	495*01			0	0	0	55,961	2,798	53,163	P-202767
		10/22/2014	10/2014	(vnorcon_) North 255k-1norco-10	495*02			0	0	0	33,835	1,692	32,143	P-204421
		12/31/2014	01/2015	(vnorcon_) North 255k-1norco-10	495*05			0	0	0	38,279	1,914	36,365	P-210284
		6/5/2015	08/2015	(vnorcon_) North 255k-1norco-10	495-08			0	0	0	15,900	795	15,105	P-230623
		6/5/2015	08/2015	(vnorcon_) North 255k-1norco-c01	495-08			0	0	0	-15,900	-795	-15,105	P-230623
		6/5/2015	08/2015	(vnorcon_) North 255k-1norco-c01	495-08			0	0	0	3,766	188	3,577	P-230623
		6/5/2015	08/2015	(vnorcon_) North 255k-1norco-c01	495-08			0	0	0	2,638	132	2,506	P-230623
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10	R-495*01-(2)			0	0	0	0	-2,798	2,798	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10	R-495*01-(2)			0	0	0	0	-1,692	1,692	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10	R-495*01-(2)			0	0	0	0	-1,914	1,914	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10	R-495*01-(2)			0	0	0	0	-795	795	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-c01	R-495*01-(2)			0	0	0	0	795	-795	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-c01	R-495*01-(2)			0	0	0	0	-188	188	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-c01	R-495*01-(2)			0	0	0	0	-132	132	P-230715
		8/25/2015	02/2016	(vseapu_) Seattle Public Utilities	20150961			0	0	0	48,202	0	48,202	P-243843
		8/25/2015	02/2016	(vseapu_) Seattle Public Utilities	20150961			0	0	0	35,079	0	35,079	P-243843
		9/21/2016	09/2016	(vnorcon_) North 255k-1norc-19	515-17			0	0	0	4,341	217	4,124	P-255415
		10/25/2016	10/2016	(vnorcon_) North 255k-1norc-19	515-18			0	0	0	13,659	683	12,976	P-258433
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19	R-515-17-(2)			0	0	0	0	-217	217	P-289146
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19	R-515-18-(2)			0	0	0	0	-683	683	P-289147
	255k-ph1 Total					288,000	10,000	298,000	152,479	0	235,760	0	235,760	
Water Util Distribution Piping Total						288,000	10,000	298,000	152,479	0	235,760	0	235,760	
Grand Total						288,000	10,000	298,000	152,479	0	235,760	0	235,760	

Before WSST

NW Constr Contract 10 12,300 1" Weller St bridge
CO 1 0
12,300

NW Constr Contract 0

Total 12,300

Trade Contract: Northwest Construction Inc. License Number: NORTHCI01NO	Project Name: 255 S King St Construction Contract Amount: $287,375.00 + W.S.S.T. CSI CODE 234100 $143,975.00 + W.S.S.T. CSI CODE 331100 $36,010.00 + W.S.S.T. CSI CODE 333100 $181,493.75 + W.S.S.T. CSI CODE 334100 $383,160.00 + W.S.S.T. CSI CODE 337100
Insurance Expiration Date: Limits of Insurance: $1,000,000.00 per each occurrence Phone Number: 425-453-8300 Fax Number: 425-453-8404	Basis of Compensation: Time & Material, Not to Exceed Retainage Percentage: 5% Contract Time: 30 Working Days 37 working days Schedule Attached: Yes ☑ No ☐

TRADE CONTRACT

THIS AGREEMENT was made and entered into this 31st of July, 2014, by and between:

255 South King Street LP
2700 Hanford Pl # 100
Seattle, WA 98134
TEL: 206-971-7680
FAX: 206-622-6130

the OWNER, and
Northwest Construction, Inc.
1403 140th Pl NE, Suite #101
Bellevue, WA 98007
TEL: 425-453-8300
FAX: 425-453-8404

the TRADE CONTRACTOR.

THE OWNER, for the full, complete, and faithful performance of this TRADE CONTRACT, agrees to pay the TRADE CONTRACTOR on the following basis:

Time & Material Not to Exceed: One Million, Thirty One Thousand, Seven Hundred Thirteen Dollars and Seventy Five Cents Plus WA Sales Tax ($1,031,713.75).

IN CONSIDERATION THEREFORE, THE TRADE CONTRACTOR AGREES AS FOLLOWS:

1. To furnish and perform all work as described in Paragraph 3, for the construction of (Project, Title & Location) (the "Project"):

255 S King St Construction
Seattle, WA 98104

For

255 South King Street LP

the OWNER, and the representative of the OWNER authorized to interpret and judge the performance of the contract and named as the architect, engineer, contracting officer or otherwise which representative shall be designated as the OWNER'S authorized agent; and all of which shall be done timely, faithfully and in strict compliance with this Agreement and the TRADE CONTRACT DOCUMENTS identified on the listed attached Exhibits (A), and in accordance with the drawings and specifications for the construction prepared by:

2. To be bound by all laws, government regulations, and orders. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and this contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this contract shall forthwith be physically amended to make such insertion or correction.

3. To provide all necessary supervision, management, services, engineering, testing, materials, labor, supplies, attachments, equipment, plant sundries, appurtenances and/or any other act or necessary thing required to diligently and fully perform and complete all work required to complete the Project, in strict accordance with the TRADE CONTRACT DOCUMENTS. All work shall be performed in accordance with applicable manufacturer's instructions and industry best practices unless in conflict with the TRADE CONTRACT DOCUMENTS. All work included as identified in Specification Sections noted below.

CSI Code 234100 Odor Control **Total $287,375.00 + W.S.S.T.**

Scope – Odor Control Piping	Qty.	Unit	Unit Price	Total Price
Sawcut / Pavement Removal	1	LS	$5,500.00	$5,500.00
Shore East Trench Excavation	1,200	SF	$100.00	$120,000.00
30" Odor Control Pipe	120	LF	$835.00	$100,200.00
CDF Encasement	120	LF	$75.00	$9,000.00
Contaminated Dump Fees	500	TON	$39.75	$19,875.00
Dewater Trench	1	LS	$25,000.00	$25,000.00
Pavement Restoration	40	TON	$195.00	$7,800.00
			Total	$287,375.00

CSI Code 331100 Water **Total $143,975.00 + W.S.S.T.**

Scope – Mobilization / General Conditions / Site Prep	Qty	Unit	Unit Price	Total Price
Mobilize Equipment	1	LS	$3,500.00	$3,500.00
Project Management	1	LS	$15,000.00	$15,5000.00
Pothole / Locate	1	LS	$10,000.00	$10,000.00
			Total	$28,500.00

Scope – Water Distribution Piping	Qty	Unit	Unit Price	Total Price
6" Waterline	220	LF	$125.00	$27,500.00
1" Weller St Bridge Domestic Service	150	LF	$82.00	$12,300.00
Contaminated Dump Fees	300	TON	$39.75	$11,925.00
Pavement Restoration	75	TON	$195.00	$14,625.00
Excavate / Backfill 12" Water Main @ 2nd Ave	40	LF	$110.00	$4,400.00
			Total	$70,750.00

Scope – Retire Meter / New Meter @ King Street	Qty.	Unit	Unit Price	Total Price
Sawcut / Pavement / Vault Removal	1	LS	$6,750.00	$6,750.00
Excavate / Backfill Trench	100	LF	$245.00	$24,500.00
Contaminated Dump Fees	100	TON	$39.75	$3,975.00
Street Restoration	1	LS	$9,500.00	$9,500.00
			Total	$44,725.00

CSI Code 333100 Sewer

Total $36,010.00 + W.S.S.T.

Scope – 2" Public Stadium Authority Sewer Forcemain	Qty.	Unit	Unit Price	Total Price
Excavate Launch / Receiving Pit	1	LS	$4,000.00	$4,000.00
Install 2" Forcemain - Trenchless	320	LF	$45.50	$14,560.00
Connect Ex Manhole / Pipe	2	EA	$2,225.00	$4,450.00
Remove Trenchless Drill Spoils	1	LS	$7,000.00	$7,000.00
Street Restoration	1	LS	$6,000.00	$6,000.00
			Total	$36,010.00

CSI Code 334100 Storm

Total $181,493.75 + W.S.S.T.

Scope – Storm Drain Piping	Qty.	Unit	Unit Price	Total Price
Con Ex Pipe / Structures	2	EA	$3,700.00	$7,400.00
SD Structures	3	EA	$3,500.00	$10,500.00
12" Diameter Storm Drain Pipe	445	LF	$250.00	$111,250.00
Contaminated Dump Fees	825	TON	$39.75	$32,793.75
Re-Route Ex 8" Storm Drain @ Weller St Bridge	115	LF	$170.00	$19,550.00
			Total	$181,493.75

CSI Code 337100 Electrical Transmission & Distribution

Total $382,860.00 + W.S.S.T.

Scope - Electric Re-Route	Qty.	Unit	Unit Price	Total Price
Mobilization	1	LS	$8,250.00	$8,250.00
Project Management / Permits / Traffic Plans	1	LS	$19,000.00	$19,000.00
Pothole / Locate	1	LS	$5,500.00	$5,500.00
Sawcut	400	LF	$7.50	$3,000.00
Remove AC / Concrete Pavement	80	TCY	$44.50	$3,560.00
Excavate / Backfill / Shore 814 Vault	1	EA	$48,000.00	$48,000.00
Excavate / Shore South Leg Trench	130	LF	$370.00	$48,100.00
Excavate / Shore North Leg Trench	40	LF	$465.00	$18,600.00
Concrete Encasement	170	LF	$240.00	$40,800.00
CDF Backfill – Vault & Trench	1	LS	$27,000.00	$27,000.00
Dewater Vault / Trench	1	LS	$33,850.00	$33,850.00
Set Vault / Grout Conduit	1	LS	$9,500.00	$9,500.00
Electrical Conduit / Vault	1	LS	$107,500.00	$107,500.00
Crushed Rock Base / AC Pavement Restoration	200	SY	$51.00	$10,200.00
			Total	$382,860.00

4. To complete all work as described in Paragraph 9 within the Contract Time as follows:

   32 Working Days

5. To provide evidence of adequate insurance as required by this TRADE CONTRACT.

6. To provide Submittals and/or Shop Drawings as required by the Trade Contract Drawings.

7. To faithfully perform all other terms and conditions of this TRADE CONTRACT.

8. Additional Requirements:

- Noise Reduction:
  1. All equipment and especially mufflers are to be maintained in good working order
  2. Engine enclosures to be used on non-portable equipment when the engine is the dominate source of noise
  3. Stationary equipment should be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts may still be potentially significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving locations
  4. To the extent feasible, substitute hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise
  5. Where feasible, equipment operations like rather than drag to minimize material handling noise
- Historic Site;
  1. Subcontractor is to comply with reference regulations regarding archaeological resources (RCW Chapters 27.34, 27.44, 27.53, 79.02, 79.105 and WAC Chapter 25.48
- Before commencing work, subcontractor will go over schedule with superintendent, deliver to the office an insurance certificate, site specific safety plan and MSDS sheets
- Please invoice 255 S King St LP. Be sure to include with your invoice a schedule of values using the CSI cost codes provided on page 2 & 3 of this agreement, W.S.E.T. and a lien waiver to speed the release of payment
- Time sheets, material and equipment invoices to be included with monthly invoice
- Subcontractor daily report must include # of workers onsite, hours worked per day, a short description of work completed and identification of any problems or issues onsite
- Attendance is mandatory at weekly safety meeting as well as weekly coordination meetings
- Pollution liability insurance is not applicable
- Submittals must be bound in notebooks
- Subcontractor to provide 2 hard copy sets and 1 electronic disk copy of as builts of all completed work

255 SOUTH KING STREET LP	TRADE CONTRACTOR
By:	By:
Gregory L. Steinbrueck	Authorized Signature
Title: Managing Member	Title: CEO
Date: 4 Oct 2014	Date: 8/15/14

333100 – Sewer - $36,010

Ph1

CSI Code 333100 Sewer

Category Detail Report

Report = JobCostReportDetail
Group By 1 = Category
Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)
Property = 255sksip
Category Tree = 255k-phase1
From Category = 333100
To Category = 333100
Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order	Trans Amount	Retainage	Net	Ctrl #
Sanitary Utility Sw	255k-ph1	- 255 King Phase 1				184,760	-23,000	161,760	160,760	0	0	0	0	
		8/31/2014	10/2014	(vnorcon_) North 255k-1norco-10			495*01	0	0	0	31,645	1,582	30,063	P-202767
		10/22/2014	10/2014	(vnorcon_) North 255k-1norco-10			495*02	0	0	0	4,365	218	4,147	P-204421
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10			R-495*01-(2)	0	0	0	0	-1,582	1,582	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10			R-495*01-(2)	0	0	0	0	-218	218	P-230715
		4/12/2016	05/2016	(vmtvw_) Mt. View Locating Services, LLC			22351.1743b	0	0	0	240	0	240	P-250155
		7/25/2016	07/2016	(vnorcon_) North 255k-1norc-19			515-15	0	0	0	87,471	4,374	83,097	P-253979
		8/25/2016	08/2016	(vnorcon_) North 255k-1norc-19			515-16	0	0	0	37,279	1,864	35,415	P-254758
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19			R-515-15-(2)	0	0	0	0	-4,374	4,374	P-289144
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19			R-515-16-(2)	0	0	0	0	-1,864	1,864	P-289145
	255k-ph1 Total					184,760	-23,000	161,760	160,760	0	161,000	0	161,000	
Sanitary Utility Sewerage Pipl Total						184,760	-23,000	161,760	160,760	0	161,000	0	161,000	
Grand Total						184,760	-23,000	161,760	160,760	0	161,000	0	161,000	

Before WOST

NW Const Contract 10 36,010

Trade Contract: Northwest Construction Inc. License Number: NORTHCI010NO	Project Name: 255 S King St Construction Contract Amount: $287,375.00 + W.S.S.T. CSI CODE 234100 $143,975.00 + W.S.S.T. CSI CODE 331100 $36,010.00 + W.S.S.T. CSI CODE 333100 $181,493.75 + W.S.S.T. CSI CODE 334100 $382,160.00 + W.S.S.T. CSI CODE 337100
Insurance Expiration Date: Limits of Insurance: $5,000,000.00 per each occurrence Phone Number: 425-453-8380 Fax Number: 425-453-8404	Basis of Compensation: Time & Material, Not to Exceed Retainage Percentage: 5% Contract Time: ~~30 Working Days~~ 37 calendar DAYS Schedule Attached: Yes ☑ No ☐

TRADE CONTRACT

THIS AGREEMENT was made and entered into this 31st of July, 2014, by and between:

255 South King Street LP
270 S Hanford St # 100
Seattle, WA 98134
TEL: 206-971-7659
FAX: 206-623-0038

the OWNER, and
Northwest Construction, Inc.
1400 140th Pl NE, Suite #101
Bellevue, WA 98007
TEL: 425-453-8380
FAX: 425-453-8404

the TRADE CONTRACTOR

THE OWNER, for the full, complete, and faithful performance of this TRADE CONTRACT, agrees to pay the TRADE CONTRACTOR as the following to is:

Time & Material Not to Exceed: One Million, Thirty One Thousand, Seven Hundred Thirteen Dollars and Seventy Five Cents Plus WA Sales Tax ($1,031,713.75).

IN CONSIDERATION THEREFORE, THE TRADE CONTRACTOR AGREES AS FOLLOWS:

1. To furnish and perform all work as described in Paragraph 2, for the construction of (Project, Title & Location) (the "Project"):

255 S King St Construction
Seattle, WA 98104

For

255 South King Street LP

the OWNER, and the representative of the OWNER authorized to interpret and judge the performance of the contract and named as the architect, engineer, contracting officer or otherwise which representative shall be designated as the OWNER'S authorized agent; and all of which shall be done timely, faithfully and in strict compliance with this Agreement and the TRADE CONTRACT DOCUMENTS identified as the listed attached Exhibits (A), and in accordance with the drawings and specifications for the construction prepared by:

2. To be bound by all laws, government regulations, and orders. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and this contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this contract shall forthwith be physically amended to make such insertion or correction.

3. To provide all necessary supervision, management, services, engineering, testing, materials, labor, supplies, attachments, equipment, plant sundries, appurtenances and/or any other act or necessary thing required to diligently and fully perform and complete all work required to complete the Project, in strict accordance with the TRADE CONTRACT DOCUMENTS. All work shall be performed in accordance with applicable manufacturer's instructions and industry best practices unless in conflict with the TRADE CONTRACT DOCUMENTS. All work included as identified in Specification Sections noted below.

CSI Code 234100 Odor Control

Total $287,375.00 + W.S.S.T.

Scope – Odor Control Piping	Qty.	Unit	Unit Price	Total Price
Sawcut / Pavement Removal	1	LS	$5,500.00	$5,500.00
Shore East Trench Excavation	1,200	SF	$100.00	$120,000.00
30" Odor Control Pipe	120	LF	$835.00	$100,200.00
CDF Encasement	120	LF	$75.00	$9,000.00
Contaminated Dump Fees	500	TON	$39.75	$19,875.00
Dewater Trench	1	LS	$25,000.00	$25,000.00
Pavement Restoration	40	TON	$195.00	$7,800.00
			Total	$287,375.00

CSI Code 331100 Water

Total $143,975.00 + W.S.S.T.

Scope – Mobilization / General Conditions / Site Prep	Qty	Unit	Unit Price	Total Price
Mobilize Equipment	1	LS	$3,500.00	$3,500.00
Project Management	1	LS	$15,000.00	$15,5000.00
Potholo / Locate	1	LS	$10,000.00	$10,000.00
			Total	$28,500.00

Scope – Water Distribution Piping	Qty	Unit	Unit Price	Total Price
6" Waterline	220	LF	$125.00	$27,500.00
1" Weller St Bridge Domestic Service	150	LF	$82.00	$12,300.00
Contaminated Dump Fees	300	TON	$39.75	$11,925.00
Pavement Restoration	75	TON	$195.00	$14,625.00
Excavate / Backfill 12" Water Main @ 2nd Ave	40	LF	$110.00	$4,400.00
			Total	$70,750.00

Scope – Retire Meter ' New Meter @ King Street	Qty.	Unit	Unit Price	Total Price
Sawcut / Pavement / Vault Removal	1	LS	$6,750.00	$6,750.00
Excavate / Backfill Trench	100	LF	$245.00	$24,500.00
Contaminated Dump Fees	100	TON	$39.75	$3,975.00
Street Restoration	1	LS	$9,500.00	$9,500.00
			Total	$44,725.00

CSI Code 333100 Sewer

Total $36,010.00 + W.S.S.T.

Scope – 2" Public Stadium Authority Sewer Forcemain	Qty	Unit	Unit Price	Total Price
Excavate Launch / Receiving Pit	1	LS	$4,000.00	$4,000.00
Install 2" Forcemain - Trenchless	320	LF	$45.50	$14,560.00
Connect Ex Manhole / Pipe	2	EA	$2,225.00	$4,450.00
Remove Trenchless Drill Spoils	1	LS	$7,000.00	$7,000.00
Street Restoration	1	LS	$6,000.00	$6,000.00
			Total	$36,010.00

CSI Code 334100 Storm

Total $181,493.75 + W.S.S.T.

Scope – Storm Drain Piping	Qty.	Unit	Unit Price	Total Price
Con Ex Pipe / Structures	2	EA	$3,700.00	$7,400.00
SD Structures	3	EA	$3,500.00	$10,500.00
12" Diameter Storm Drain Pipe	445	LF	$250.00	$111,250.00
Contaminated Dump Fees	825	TON	$39.75	$32,793.75
Re-Route Ex 8" Storm Drain @ Weller St Bridge	115	LF	$170.00	$19,550.00
			Total	$181,493.75

CSI Code 337180 Electrical Transmission & Distribution

Total $382,860.00 + W.S.S.T.

Scope - Electric Re-Route	Qty.	Unit	Unit Price	Total Price
Mobilization	1	LS	$8,250.00	$8,250.00
Project Management / Permits / Traffic Plans	1	LS	$19,000.00	$19,000.00
Pothole / Locate	1	LS	$5,500.00	$5,500.00
Sawcut	400	LF	$7.50	$3,000.00
Remove AC / Concrete Pavement	80	TCY	$44.50	$3,560.00
Excavate / Backfill / Shore 814 Vault	1	EA	$48,000.00	$48,000.00
Excavate / Shore South Leg Trench	130	LF	$370.00	$48,100.00
Excavate / Shore North Leg Trench	40	LF	$465.00	$18,600.00
Concrete Encasement	170	LF	$240.00	$40,800.00
CDF Backfill – Vault & Trench	1	LS	$27,000.00	$27,000.00
Dewater Vault / Trench	1	LS	$33,850.00	$33,850.00
Set Vault / Grout Conduit	1	LS	$9,500.00	$9,500.00
Electrical Conduit / Vault	1	LS	$107,500.00	$107,500.00
Crushed Rock Base / AC Pavement Restoration	200	SY	$51.00	$10,200.00
			Total	$382,860.00

4. To complete all work as described in Paragraph 3 within the Contract Time as follows:

   32 Working Days

5. To provide evidence of insurance as required by this TRADE CONTRACT.

6. To provide Submittals and/or Shop Drawings as required by the Trade Contract Drawings.

7. To faithfully perform all other terms and conditions of this TRADE CONTRACT.

8. Additional Requirements:

- Noise Reduction:
  1. All equipment and especially mufflers are to be maintained in good working order
  2. Engine enclosures to be used on non-portable equipment when the engine is the dominate source of noise
  3. Stationary equipment should be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts may still be potentially significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving locations
  4. To the extend feasible, substitute hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise
  5. Where feasible, equipment operations like rather than drag to minimize material handling noise
- Historic Site:
  1. Subcontractor is to comply with reference regulations regarding archeological resources (RCW Chapters 27.34, 27.44, 27.53, 79.02, 79.105 and WAC Chapter 25.48
- Before commencing work, subcontractor will go over schedule with superintendent, deliver to the office an insurance certificate, site specific safety plan and MSDS sheets
- Please invoice 243 S King St LP. Be sure to include with your invoice a schedule of values using the CSI cost codes provided on page 2 & 3 of this agreement, W.S.H.T. and a lien waiver to speed the release of payment
- Time sheets, material and equipment invoices to be included with monthly invoice
- Subcontractor daily report must include # of workers onsite, hours worked per day, a short description of work completed and identification of any problems or issues onsite
- Attendance is mandatory at weekly safety meeting as well as weekly coordination meetings
- Pollution liability insurance is not applicable
- Submittals must be bound in notebooks
- Subcontractor to provide 2 hard copy sets and 1 electronic disk copy of as built of all completed work

243 SOUTH KING STREET LP

By: _____
Gregory L. Stackhouse
Title: Managing Member
Date: 9/22/2014

TRADE CONTRACTOR

By: _____
Authorized Signature
Title: CEO
Date: 9/15/14

138430.3/180230.00004

TRADE CONTRACTOR'S INITIALS: _____

334100 – Storm - $19,550

Ph1

CSI Code 334100 Storm

Category Detail Report

Report = JobCostReportDetail
Group By 1 = Category
Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)
Property = 255sksip
Category Tree = 255k-phase1
From Category = 334100
To Category = 334100
Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order Trans Amount	Retainage	Net	Ctrl #
Storm Utility Drain 255k-ph1	- 255 King Phase 1					329,650	-34,000	295,650	295,560	0	0	0	0
		8/31/2014	10/2014	(vnorcon_) North 255k-1norco-10			495*01	0	0	0	104,472	5,224	99,248 P-202767
		10/22/2014	10/2014	(vnorcon_) North 255k-1norco-10			495*02	0	0	0	40,756	2,038	38,718 P-204421
		12/31/2014	01/2015	(vnorcon_) North 255k-1norco-10			495*05	0	0	0	3,472	174	3,298 P-210284
		6/5/2015	08/2015	(vnorcon_) North 255k-1norco-10			495-08	0	0	0	32,794	1,640	31,154 P-230623
		6/5/2015	08/2015	(vnorcon_) North 255k-1norco-c01			495-08	0	0	0	-32,794	-1,640	-31,154 P-230623
		6/5/2015	08/2015	(vnorcon_) North 255k-1norco-c01			495-08	0	0	0	3,556	178	3,378 P-230623
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10			R-495*01-(2)	0	0	0	0	-5,224	5,224 P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10			R-495*01-(2)	0	0	0	0	-2,038	2,038 P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10			R-495*01-(2)	0	0	0	0	-174	174 P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-c01			R-495*01-(2)	0	0	0	0	-1,640	1,640 P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-c01			R-495*01-(2)	0	0	0	0	1,640	-1,640 P-230715
		5/18/2016	05/2016	(vnorcon_) North 255k-1norc-19			515-14	0	0	0	0	-178	178 P-230715
		7/25/2016	07/2016	(vnorcon_) North 255k-1norc-19			515-15	0	0	0	35,552	1,778	33,774 P-250579
		8/25/2016	08/2016	(vnorcon_) North 255k-1norc-19			515-16	0	0	0	13,641	682	12,959 P-253979
		9/21/2016	09/2016	(vnorcon_) North 255k-1norc-19			515-17	0	0	0	45,378	2,269	43,109 P-254758
		10/25/2016	10/2016	(vnorcon_) North 255k-1norc-19			515-18	0	0	0	34,919	1,746	33,173 P-255415
		2/19/2018	02/2018	(vnorcon_) North 255k-1norc-19			515-26	0	0	0	13,815	691	13,124 P-258433
		2/19/2018	02/2018	(vnorcon_) North 255k-1norc-c03			515-26	0	0	0	3,646	182	3,464 P-285223
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19			R-515-14-(2)	0	0	0	-3,646	-182	-3,464 P-285223
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19			R-515-15-(2)	0	0	0	0	-1,778	1,778 P-289143
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19			R-515-16-(2)	0	0	0	0	-682	682 P-289144
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19			R-515-17-(2)	0	0	0	0	-2,269	2,269 P-289145
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19			R-515-18-(2)	0	0	0	0	-1,746	1,746 P-289146
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19			R-515-26-(2)	0	0	0	0	-691	691 P-289147
		3/28/2018	04/2018	(vnorcon_) North 255k-1norc-c03			R-515-26-(2)	0	0	0	0	-182	182 P-289155
255k-ph1 Total						329,650	-34,000	295,650	295,560	0	295,560	0	295,560
Storm Utility Drainage Piping Total						329,650	-34,000	295,650	295,560	0	295,560	0	295,560
Grand Total						329,650	-34,000	295,650	295,560	0	295,560	0	295,560

Before WSST

NW Contract 10 19,550 reroute 8" storm drain @ well 8 bridge

Trade Contract: Northwest Construction Inc. License Number: NORTHCI910NG	Project Name: 255 S King St Construction Contract Amount: $287,375.00 + W.S.S.T. CSI CODE 234100 $143,975.00 + W.S.S.T. CSI CODE 331100 $36,010.00 + W.S.S.T. CSI CODE 333100 $181,493.75 + W.S.S.T. CSI CODE 334100 $382,360.00 + W.S.S.T. CSI CODE 337100
Insurance Expiration Date: Limits of Insurance: $5,000,000.00 per each occurrence Phone Number: 425-453-8330 Fax Number: 425-453-9404	Basis of Compensation: Time & Material, Not to Exceed Retainage Percentage: 5% Contract Time: 30 Working Days 31 Inclusive Days Schedule Attached: Yes ☑ No ☐

TRADE CONTRACT

THIS AGREEMENT was made and entered into this 31st of July, 2014, by and between:

255 South King Street LP
270 S Hanford St # 100
Seattle, WA 98134
TEL: 206-971-7699
FAX: 206-623-6338

the OWNER, and
Northwest Construction, Inc.
1400 108th Pl NE, Suite #101
Bellevue, WA 98007
TEL: 425-453-8330
FAX: 425-453-9404

the TRADE CONTRACTOR

THE OWNER, for the full, complete, and faithful performance of this TRADE CONTRACT, agrees to pay the TRADE CONTRACTOR on the following basis:

Time & Material Not to Exceed: One Million, Thirty One Thousand, Seven Hundred Thirteen Dollars and Seventy Five Cents Plus WA Sales Tax ($1,031,713.75).

IN CONSIDERATION THEREFORE, THE TRADE CONTRACTOR AGREES AS FOLLOWS:

1. To furnish and perform all work as described in Paragraph 3, for the construction of (Project, Title & Location) (the "Project"):

255 S King St Construction
Seattle, WA 98104

For

255 South King Street LP

the OWNER, and the representative of the OWNER authorized to inspect and judge the performance of the contract and named as the architect, engineer, contracting officer or otherwise which representative shall be designated as the OWNER'S authorized agent; and all of which shall be done clearly, faithfully and in strict compliance with this Agreement and the TRADE CONTRACT DOCUMENTS identified as the listed attached Exhibits (A), and in accordance with the drawings and specifications for the construction prepared by:

2. To be bound by all laws, government regulations, and orders. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and this contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this contract shall forthwith be physically amended to make such insertion or correction.

3. To provide all necessary supervision, management, services, engineering, testing, materials, labor, supplies, attachments, equipment, plant sundries, appurtenances and/or any other act or necessary thing required to diligently and fully perform and complete all work required to complete the Project, in strict accordance with the TRADE CONTRACT DOCUMENTS. All work shall be performed in accordance with applicable manufacturer's instructions and industry best practices unless in conflict with the TRADE CONTRACT DOCUMENTS. All work included as identified in Specification Sections noted below.

CSI Code 234100 Odor Control

Total $287,375.00 + W.S.S.T.

Scope – Odor Control Piping	Qty	Unit	Unit Price	Total Price
Sawcut / Pavement Removal	1	LS	$5,500.00	$5,500.00
Shore East Trench Excavation	1,200	SF	$100.00	$120,000.00
30" Odor Control Pipe	120	LF	$835.00	$100,200.00
CDF Encasement	120	LF	$75.00	$9,000.00
Contaminated Dump Fees	500	TON	$39.75	$19,875.00
Dewater Trench	1	LS	$25,000.00	$25,000.00
Pavement Restoration	40	TON	$195.00	$7,800.00
			Total	$287,375.00

CSI Code 331100 Water

Total $143,975.00 + W.S.S.T.

Scope – Mobilization / General Conditions / Site Prep	Qty	Unit	Unit Price	Total Price
Mobilize Equipment	1	LS	$3,500.00	$3,500.00
Project Management	1	LS	$15,000.00	$15,5000.00
Pothole / Locate	1	LS	$10,000.00	$10,000.00
			Total	$28,500.00

Scope – Water Distribution Piping	Qty	Unit	Unit Price	Total Price
6" Waterline	220	LF	$125.00	$27,500.00
1" Weller St Bridge Domestic Service	150	LF	$82.00	$12,300.00
Contaminated Dump Fees	300	TON	$39.75	$11,925.00
Pavement Restoration	75	TON	$195.00	$14,625.00
Excavate / Backfill 12" Water Main @ 2nd Ave	40	LF	$110.00	$4,400.00
			Total	$70,750.00

Scope – Retire Meter / New Meter @ King Street	Qty.	Unit	Unit Price	Total Price
Sawcut / Pavement / Vault Removal	1	LS	$6,750.00	$6,750.00
Excavate / Backfill Trench	100	LF	$245.00	$24,500.00
Contaminated Dump Fees	100	TON	$39.75	$3,975.00
Street Restoration	1	LS	$9,500.00	$9,500.00
			Total	$44,725.00

CSI Code 333100 Sewer

Total $36,010.00 + W.S.S.T.

Scope – 2" Public Stadium Authority Sewer Forcemain	Qty	Unit	Unit Price	Total Price
Excavate Launch / Receiving Pit	1	LS	$4,000.00	$4,000.00
Install 2" Forcemain - Trenchless	320	LF	$45.50	$14,560.00
Connect Ex Manhole / Pipe	2	EA	$2,225.00	$4,450.00
Remove Trenchless Drill Spoils	1	LS	$7,000.00	$7,000.00
Street Restoration	1	LS	$6,000.00	$6,000.00
			Total	$36,010.00

CSI Code 334100 Storm

Total $181,493.75 + W.S.S.T.

Scope – Storm Drain Piping	Qty.	Unit	Unit Price	Total Price
Cap Ex Pipe / Structures	2	EA	$3,700.00	$7,400.00
SD Structures	3	EA	$3,500.00	$10,500.00
12" Diameter Storm Drain Pipe	445	LF	$250.00	$111,250.00
Contaminated Dump Fees	825	TON	$39.75	$32,793.75
Re-Route Ex 8" Storm Drain @ Weller St Bridge	115	LF	$170.00	$19,550.00
			Total	$181,493.75

CSI Code 337100 Electrical Transmission & Distribution

Total $382,860.00 + W.S.S.T.

Scope - Electric Re-Route	Qty.	Unit	Unit Price	Total Price
Mobilization	1	LS	$8,250.00	$8,250.00
Project Management / Permits / Traffic Plans	1	LS	$19,000.00	$19,000.00
Pothole / Locate	1	LS	$5,500.00	$5,500.00
Sawcut	400	LF	$7.50	$3,000.00
Remove AC / Concrete Pavement	80	TCY	$44.50	$3,560.00
Excavate / Backfill / Shore S14 Vault	1	EA	$48,000.00	$48,000.00
Excavate / Shore South Leg Trench	130	LF	$370.00	$48,100.00
Excavate / Shore North Leg Trench	40	LF	$465.00	$18,600.00
Concrete Encasement	170	LF	$240.00	$40,800.00
CDF Backfill – Vault & Trench	1	LS	$27,000.00	$27,000.00
Dewater Vault / Trench	1	LS	$33,850.00	$33,850.00
Set Vault / Grout Conduit	1	LS	$9,500.00	$9,500.00
Electrical Conduit / Vault	1	LS	$107,500.00	$107,500.00
Crushed Rock Base / AC Pavement Restoration	200	SY	$51.00	$10,200.00
			Total	$382,860.00

4. To complete all work as described in Paragraph 3 within the Contract Time as follows:

   32 Working Days

5. To provide evidence of adequate insurance as required by this TRADE CONTRACT.

6. To provide Submittals and/or Shop Drawings as required by the Trade Contract Drawings.

7. To faithfully perform all other terms and conditions of this TRADE CONTRACT.

8. Additional Requirements:

- Noise Reduction:
  1. All equipment and especially mufflers are to be maintained in good working order
  2. Engine enclosures to be used on non-portable equipment when the engine is the dominate source of noise
  3. Stationary equipment should be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts may still be potentially significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving locations
  4. To the extent feasible, substitute hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise
  5. Where feasible, equipment operators lifts rather than drag to minimize material handling noise
- Historic file:
  1. Subcontractor is to comply with reference regulations regarding archeological resources (RCW Chapters 27.34, 27.44, 27.53, 79.01, 79.105 and WAC Chapter 25.48
- Before commencing work, subcontractor will go over schedule with superintendent, deliver to the office an insurance certificate, site specific safety plan and MSDS sheets
- Please invoice 253 S King St LP. Be sure to include with your invoice a schedule of values using the CSI cost codes provided on page 2 & 3 of this agreement. W.S.S.T. and a lien waiver to speed the release of payment
- Time sheets, material and equipment invoices to be included with monthly invoice
- Subcontractor daily report must include # of workers onsite, hours worked per day, a short description of work completed and identification of any problems or issues onsite
- Attendance is mandatory at weekly safety meeting as well as weekly coordination meetings
- Pollution liability insurance is not applicable
- Submittals must be bound in notebooks
- Subcontractor to provide 2 hard copy sets and 1 electronic disk copy of as builts of all completed work

253 SOUTH KING STREET LP

By: _____
Gregory L. Balshaw
Title: Managing Member
Date: 9/22/2014

TRADE CONTRACTOR

By: _____
Authorized Signature
Title: CEO
Date: 8/5/14

138430.3/100230.00004

TRADE CONTRACTOR'S INITIALS: _____

337100 – Elect Trans+Dist SCL Ductline - $352,130

Ph 1

CSI Code 337100 Elec Trans + Dist

Rehate Sch Duct Bank

Feeder conduits across King St for Sch

Raise vault lids for Sch

Category Detail Report

Report = JobCostReportDetail
Group By 1 = Category
Job=255k-dev1(255 Hotel Development),255k-ph1(255 King Phase 1),255k-ph2adv(255 King St. Ph2 Advanced)
Property = 255sksip
Category Tree = 255k-phase1
From Category = 337100
To Category = 337100
Period = Jan 2000 - Dec 2019

Category	Job	Date	Period	Description	Contract	Budget	Revision	RevBudget	Bid	Purchase Order	Trans Amount	Retainage	Net	Ctrl #
Elec Util Transm, D 255k-ph1	- 255 King Phase 1					531,610	230,000	761,610	447,661	0	0	0	0	
		12/1/2014	01/2015	(vnorcon_) North 255k-1norc-19	515-01	0	0	0	0	0	56,000	2,800	53,200	P-209152
		12/31/2014	01/2015	(vnorcon_) North 255k-1norco-10	495*05	0	0	0	0	0	39,310	1,966	37,344	P-210284
		3/30/2015	04/2015	(vcochra_) Cochr 255k-1coch-33	504884101	0	0	0	0	0	5,820	291	5,529	P-220414
		3/30/2015	04/2015	(vcochra_) Cochr 255k-1coch-34	50488401	0	0	0	0	0	1,988	99	1,889	P-220416
		3/31/2015	04/2015	(vnorcon_) North 255k-1norco-10	495*06	0	0	0	0	0	17,521	876	16,645	P-221097
		4/28/2015	04/2015	(vcochra_) Cochr 255k-1coch-34	50488402	0	0	0	0	0	2,982	149	2,833	P-222603
		4/30/2015	06/2015	(vnorcon_) North 255k-1norco-10	495-07	0	0	0	0	0	171,811	8,591	163,221	P-224744
		5/28/2015	06/2015	(vcochra_) Cochr 255k-1coch-34	50488403	0	0	0	0	0	994	50	944	P-224723
		6/5/2015	08/2015	(vnorcon_) North 255k-1norco-10	495-08	0	0	0	0	0	154,217	7,711	146,506	P-230623
		6/5/2015	08/2015	(vnorcon_) North 255k-1norco-c01	495-08	0	0	0	0	0	11,411	571	10,840	P-230623
		6/5/2015	08/2015	(vnorcon_) North 255k-1norco-c01	495-08	0	0	0	0	0	23,766	1,188	22,577	P-230623
		6/5/2015	08/2015	(vnorcon_) North 255k-1norco-c01	495-08	0	0	0	0	0	-89,928	-4,496	-85,432	P-230623
		7/28/2015	08/2015	(vcochra_) Cochr 255k-1coch-34	50488405	0	0	0	0	0	3,976	199	3,777	P-231821
		7/28/2015	08/2015	(vcochra_) Cochr 255k-1coch-34	50488405	0	0	0	0	0	-3,976	-199	-3,777	P-231821
		7/28/2015	08/2015	(vcochra_) Cochr 255k-1coch-34	50488405	0	0	0	0	0	3,976	199	3,777	P-231821
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10	R-495*01-(2)	0	0	0	0	0	0	-1,966	1,966	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10	R-495*01-(2)	0	0	0	0	0	0	-876	876	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10	R-495*01-(2)	0	0	0	0	0	0	-8,591	8,591	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-10	R-495*01-(2)	0	0	0	0	0	0	-7,711	7,711	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-c01	R-495*01-(2)	0	0	0	0	0	0	-571	571	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-c01	R-495*01-(2)	0	0	0	0	0	0	-1,188	1,188	P-230715
		8/18/2015	08/2015	(vnorcon_) North 255k-1norco-c01	R-495*01-(2)	0	0	0	0	0	0	4,496	-4,496	P-230715
		8/27/2015	10/2015	(vcochra_) Cochr 255k-1coch-33	504884106	0	0	0	0	0	-5,820	-291	-5,529	P-234591
		8/27/2015	10/2015	(vcochra_) Cochr 255k-1coch-33	504884106	0	0	0	0	0	7,276	364	6,912	P-234591
		8/27/2015	10/2015	(vcochra_) Cochr 255k-1coch-34	50488406	0	0	0	0	0	3,586	179	3,406	P-234593
		9/25/2015	10/2015	(vnorcon_) North 255k-1norc-19	515-10	0	0	0	0	0	-56,000	-2,800	-53,200	P-234983
		9/25/2015	10/2015	(vnorcon_) North 255k-1norc-19	515-10	0	0	0	0	0	56,000	2,800	53,200	P-234983
		9/29/2015	10/2015	(vcochra_) Cochr 255k-1coch-34	50488407	0	0	0	0	0	5,360	268	5,092	P-234594
		10/30/2015	10/2015	Utility Work/ N.Lot-SR#1405549		0	0	0	0	0	47,125	0	47,125	J-24838
		10/30/2015	10/2015	Utility Work/ N.Lot-SR#1405549		0	0	0	0	0	-47,125	0	-47,125	J-24839
		10/30/2015	10/2015	Utility Work/ N.Lot-SR#1405549		0	0	0	0	0	47,125	0	47,125	J-24840
		10/29/2015	12/2015	(vcochra_) Cochr 255k-1coch-34	50488408	0	0	0	0	0	994	50	944	P-239012
		10/29/2015	12/2015	(vcochra_) Cochr 255k-1coch-33	504884108	0	0	0	0	0	21,826	1,091	20,735	P-239377
		12/1/2015	01/2016	(vcochra_) Cochr 255k-1coch-34	R-50488401-(2)	0	0	0	0	0	0	-99	99	P-242427
		12/1/2015	01/2016	(vcochra_) Cochr 255k-1coch-34	R-50488401-(2)	0	0	0	0	0	0	-149	149	P-242427
		12/1/2015	01/2016	(vcochra_) Cochr 255k-1coch-34	R-50488401-(2)	0	0	0	0	0	0	-50	50	P-242427
		12/1/2015	01/2016	(vcochra_) Cochr 255k-1coch-34	R-50488401-(2)	0	0	0	0	0	0	199	-199	P-242427
		12/1/2015	01/2016	(vcochra_) Cochr 255k-1coch-34	R-50488401-(2)	0	0	0	0	0	0	-199	199	P-242427
		12/1/2015	01/2016	(vcochra_) Cochr 255k-1coch-34	R-50488401-(2)	0	0	0	0	0	0	-179	179	P-242427
		12/1/2015	01/2016	(vcochra_) Cochr 255k-1coch-34	R-50488401-(2)	0	0	0	0	0	0	-268	268	P-242427
		12/3/2015	01/2016	(vcochra_) Cochr 255k-1coch-33	R-504884101-(2)	0	0	0	0	0	0	-50	50	P-242427
		12/3/2015	01/2016	(vcochra_) Cochr 255k-1coch-33	R-504884101-(2)	0	0	0	0	0	0	-291	291	P-242426
		12/3/2015	01/2016	(vcochra_) Cochr 255k-1coch-33	R-504884101-(2)	0	0	0	0	0	0	-364	364	P-242426
		12/3/2015	01/2016	(vcochra_) Cochr 255k-1coch-33	R-504884101-(2)	0	0	0	0	0	0	291	-291	P-242426
		5/9/2016	05/2016	(vnorcon_) North 255k-1norc-19	515-13	0	0	0	0	0	25,000	-1,091	1,091	P-242426
												1,250	23,750	P-250078

5/23/2016	05/2016	(vcochra_) Cochr 255k-1coch-77	77-1	0	0	0	-34,815	-1,741	-33,074	P-250647
7/25/2016	07/2016	(vseacit_) Seattle City Light	L001243E	0	0	0	294,300	0	294,300	P-254014
7/29/2016	07/2016	To correct CIP category.		0	0	0	-47,125	0	-47,125	J-29101
9/23/2016	09/2016	(vcochra_) Cochr 255k-cochran-77-co2	50681105	0	0	0	6,947	347	6,600	P-255436
10/25/2016	10/2016	(vnorcon_) North 255k-1norc-19	515-18	0	0	0	-56,000	-2,800	-53,200	P-258433
10/25/2016	10/2016	(vnorcon_) North 255k-1norc-19	515-18	0	0	0	56,000	2,800	53,200	P-258433
5/24/2017	06/2017	(vseacit_) Seattle City Light	SR 1711809	0	0	0	16,760	0	16,760	P-269551
8/28/2017	08/2017	(vcochra_) Cochr 255k-1coch-77-c08	50681116	0	0	0	17,438	872	16,566	P-274451
3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19	R-515-01-(2)	0	0	0	0	-2,800	2,800	P-289130
3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19	R-515-10-(2)	0	0	0	0	2,800	-2,800	P-289139
3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19	R-515-10-(2)	0	0	0	0	-2,800	2,800	P-289139
3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19	R-515-13-(2)	0	0	0	0	-1,250	1,250	P-289142
3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19	R-515-18-(2)	0	0	0	0	2,800	-2,800	P-289147
3/28/2018	04/2018	(vnorcon_) North 255k-1norc-19	R-515-18-(2)	0	0	0	0	-2,800	2,800	P-289147
5/1/2018	05/2018	City of Seattle refund		0	0	0	-294,300	0	-294,300	J-40748
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77	R-77-1-(2)	0	0	0	0	1,741	-1,741	P-292424
5/9/2018	05/2018	(vcochra_) Cochr 255k-cochran-77-co2	R-50681105-(2)	0	0	0	0	-347	347	P-292428
5/9/2018	05/2018	(vcochra_) Cochr 255k-1coch-77-c08	R-50681116-(2)	0	0	0	0	-872	872	P-292439
255k-ph1 Total				**531,610**	**230,000**	**761,610**	**447,661**	**0**	**464,421**	**199**	**464,222**
Elec Util Transm, Distribution Total				**531,610**	**230,000**	**761,610**	**447,661**	**0**	**464,421**	**199**	**464,222**
Grand Total				**531,610**	**230,000**	**761,610**	**447,661**	**0**	**464,421**	**199**	**464,222**

Before WSST

Sch 90 16,760.16

NW Const Contract 10 382,860

(89,927.61)

292,932.39

NW Const Contract 19 25,000

Cochran 17,437.99

total 352,130.54

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

PURCHASE ORDER
No. 374

TO: Seattle City Light
700 5th Ave, Suite 3200
PO Box 34023
Seattle, WA 98124

ATTN: Cindy Reside Hensel

WORK AT

255 S King St, Seattle WA 98104

DATE: 06/07/2017
PROJECT: 255 S King St Phase 1
JOB: 255 Phase 1

COMPLETED:

BILL TO

255 S King St LP
270 S Hanford St #100
Seattle, WA 98134

TERMS:

SHIP VIA:

Item	Qty	Units	Stock Number/Description	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	1.00		CSI Code 337100 Raise vault lids on King St SR #1711809 / WO #1706569 dated 5/24/17	$16,760.16	0.00%	$0.00	$16,760.16

Unit Cost:	$16,760.16
Unit Tax:	$0.00
Total:	$16,760.16

Standard Terms and Conditions are incorporated by reference.

Seller:

Seattle City Light

Signed: _____

By: Cindy Reside Hensel

Date: 6/7/17

Buyer:

255 S King St LP

Signed: _____

By: Gregory Steinhauer

Date: 6/7/17

Trade Contract: Northwest Construction Inc. License Number: NORTHCI101NO	Project Name: 255 S King St Construction Contract Amount: $287,375.00 + W.S.S.T. CSI CODE 234100 $143,975.00 + W.S.S.T. CSI CODE 331100 $36,010.00 + W.S.S.T. CSI CODE 333100 $181,493.75 + W.S.S.T. CSI CODE 334100 $382,860.00 + W.S.S.T. CSI CODE 337109
Insurance Expiration Date: Limits of Insurance: $6,000,000.00 per each occurrence Phone Number: 425-453-8310 Fax Number: 425-453-8404	Basis of Compensation: Time & Material, Not to Exceed Retainage Percentage: 5% Contract Time: ~~30 Working Days~~ 31 Working DAYS Schedule Attached: Yes [√] No [ ]

TRADE CONTRACT

THIS AGREEMENT was made and entered into this 31st of July, 2014, by and between:

255 South King Street LP
370 S Hanford St # 100
Seattle, WA 98134
TEL: 206-971-7879
FAX: 206-623-8138

the OWNER, and
Northwest Construction, Inc.
1400 140th Pl NE, Suite #101
Bellevue, WA 98007
TEL: 425-453-8310
FAX: 425-453-8404

the TRADE CONTRACTOR

THE OWNER, for the full, complete, and faithful performance of this TRADE CONTRACT, agrees to pay the TRADE CONTRACTOR as the following to do:

Time & Material Not to Exceed: One Million, Thirty One Thousand, Seven Hundred Thirteen Dollars and Seventy Five Cents Plus WA Sales Tax ($1,031,713.75).

IN CONSIDERATION THEREFORE, THE TRADE CONTRACTOR AGREES AS FOLLOWS:

1. To furnish and perform all work as described in Paragraph 3, for the construction of (Project, Title & Location) (the "Project"):

255 S King St Construction
Seattle, WA 98104

For

255 South King Street LP

the OWNER, and the representative of the OWNER, authorized to interpret and judge the performance of the contract and named as the architect, engineer, contracting officer or otherwise which representative shall be designated as the OWNER'S authorized agent and all of which shall be done timely, faithfully and in strict compliance with this Agreement and the TRADE CONTRACT DOCUMENTS identified as the listed attached Exhibits (A), and in accordance with the drawings and specifications for the construction prepared by:

2. To be bound by all laws, government regulations, and orders. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and this contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this contract shall forthwith be physically amended to make such insertion or correction.

3. To provide all necessary supervision, management, services, engineering, testing, materials, labor, supplies, attachments, equipment, plant sundries, appurtenances and/or any other act or necessary thing required to diligently and fully perform and complete all work required to complete the Project, in strict accordance with the TRADE CONTRACT DOCUMENTS. All work shall be performed in accordance with applicable manufacturer's instructions and industry best practices unless in conflict with the TRADE CONTRACT DOCUMENTS. All work included as identified in Specification Sections noted below.

CSI Code 234100 Odor Control

Total $287,375.00 + W.S.S.T.

Scope – Odor Control Piping	Qty	Unit	Unit Price	Total Price
Sawcut / Pavement Removal	1	LS	$5,500.00	$5,500.00
Shore East Trench Excavation	1,200	SF	$100.00	$120,000.00
30" Odor Control Pipe	120	LF	$835.00	$100,200.00
CDF Encasement	120	LF	$75.00	$9,000.00
Contaminated Dump Fees	500	TON	$39.75	$19,875.00
Dewater Trench	1	LS	$25,000.00	$25,000.00
Pavement Restoration	40	TON	$195.00	$7,800.00
			Total	$287,375.00

CSI Code 331100 Water

Total $143,975.00 + W.S.S.T.

Scope – Mobilization, General Conditions / Site Prep	Qty	Unit	Unit Price	Total Price
Mobilize Equipment	1	LS	$3,500.00	$3,500.00
Project Management	1	LS	$15,000.00	$15,5000.00
Pothole / Locate	1	LS	$10,000.00	$10,000.00
			Total	$28,500.00

Scope – Water Distribution Piping	Qty	Unit	Unit Price	Total Price
6" Waterline	220	LF	$125.00	$27,500.00
1" Weller St Bridge Domestic Service	150	LF	$82.00	$12,300.00
Contaminated Dump Fees	300	TON	$39.75	$11,925.00
Pavement Restoration	75	TON	$195.00	$14,625.00
Excavate / Backfill 12" Water Main @ 2nd Ave	40	LF	$110.00	$4,400.00
			Total	$70,750.00

Scope – Retire Meter / New Meter @ King Street	Qty.	Unit	Unit Price	Total Price
Sawcut / Pavement / Vault Removal	1	LS	$6,750.00	$6,750.00
Excavate / Backfill Trench	100	LF	$245.00	$24,500.00
Contaminated Dump Fees	100	TON	$39.75	$3,975.00
Street Restoration	1	LS	$9,500.00	$9,500.00
			Total	$44,725.00

CSI Code 333100 Sewer

Total $36,010.00 + W.S.S.T.

Scope – 2" Public Stadium Authority Sewer Forcemain	Qty	Unit	Unit Price	Total Price
Excavate Launch / Receiving Pit	1	LS	$4,000.00	$4,000.00
Install 2" Forcemain - Trenchless	320	LF	$45.50	$14,560.00
Connect Ex Manhole / Pipe	2	EA	$2,225.00	$4,450.00
Remove Trenchless Drill Spoils	1	LS	$7,000.00	$7,000.00
Street Restoration	1	LS	$6,000.00	$6,000.00
			Total	$36,010.00

CSI Code 334100 Storm

Total $181,493.75 + W.S.S.T.

Scope – Storm Drain Piping	Qty.	Unit	Unit Price	Total Price
Cap Ex Pipe / Structures	2	EA	$3,700.00	$7,400.00
SD Structures	3	EA	$3,500.00	$10,500.00
12" Diameter Storm Drain Pipe	445	LF	$250.00	$111,250.00
Contaminated Dump Fees	825	TON	$39.75	$32,793.75
Re-Route Ex 8" Storm Drain @ Weller St Bridge	115	LF	$170.00	$19,550.00
			Total	$181,493.75

CSI Code 337100 Electrical Transmission & Distribution

Total $382,860.00 + W.S.S.T.

Scope - Electric Re-Route For SCL	Qty.	Unit	Unit Price	Total Price
Mobilization	1	LS	$8,250.00	$8,250.00
Project Management / Permits / Traffic Plans	1	LS	$19,000.00	$19,000.00
Pothole / Locate	1	LS	$5,500.00	$5,500.00
Sawcut	400	LF	$7.50	$3,000.00
Remove AC / Concrete Pavement	80	TCY	$44.50	$3,560.00
Excavate / Backfill / Shore 814 Vault	1	EA	$48,000.00	$48,000.00
Excavate / Shore South Leg Trench	130	LF	$370.00	$48,100.00
Excavate / Shore North Leg Trench	40	LF	$465.00	$18,600.00
Concrete Encasement	170	LF	$240.00	$40,800.00
CDF Backfill – Vault & Trench	1	LS	$27,000.00	$27,000.00
Dewater Vault / Trench	1	LS	$33,850.00	$33,850.00
Set Vault / Grout Conduit	1	LS	$9,500.00	$9,500.00
Electrical Conduit / Vault	1	LS	$107,500.00	$107,500.00
Crushed Rock Base / AC Pavement Restoration	200	SY	$51.00	$10,200.00
			Total	$382,860.00

4. To complete all work as described in Paragraph 3 within the Contract Time as follows:

   32 Working Days

5. To provide evidence of adequate insurance as required by this TRADE CONTRACT.

6. To provide Submittals and/or Shop Drawings as required by the Trade Contract Drawings.

7. To faithfully perform all other terms and conditions of this TRADE CONTRACT.

8. Additional Requirements:

- Noise Reduction:
  1. All equipment and especially mufflers are to be maintained in good working order
  2. Engine enclosures to be used on non-portable equipment when the engine is the dominate source of noise
  3. Stationary equipment should be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts may still be potentially significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving location
  4. To the extent feasible, substitute hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise
  5. Where feasible, equipment operations idle rather than drag to minimize material handling noise
- Historic Site;
  1. Subcontractor is to comply with reference regulations regarding archaeological resources (RCW Chapters 27.34, 27.44, 27.53, 79.02, 79.105 and WAC Chapter 25.48
- Before commencing work, subcontractor will go over schedule with superintendent, deliver to the office an insurance certificate, site specific safety plan and MSDS sheets
- Please invoice 255 S King St LP. Be sure to include with your invoices a schedule of values using the CSI cost codes provided on page 2 & 3 of this agreement, W.S.S.T. and a lien waiver to speed the release of payment
- Time sheets, material and equipment invoices to be included with monthly invoice
- Subcontractor daily report must include # of workers onsite, hours worked per day, a short description of work completed and identification of any problems or issues onsite
- Attendance is mandatory at weekly safety meeting as well as weekly coordination meetings
- Pollution liability insurance is not applicable
- Submittals must be bound in notebooks
- Subcontractor to provide 2 hard copy sets and 1 electronic disk copy of as builts of all completed work

255 SOUTH KING STREET LP

By: _____
Gregory L. Smithmoe
Title: Managing Member
Date: 9/22/2014

TRADE CONTRACTOR

By: _____
Authorized Signature
Title: CEO
Date: 9/15/14

138430.3/100230.00004

TRADE CONTRACTOR'S INITIALS: _____

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-971-7800
Fax: 206-623-0338

CHANGE ORDER
No. 00001

TITLE: Serial Letter 01B Misc Items
PROJECT: 255 S King St Phase 1
TO: Attn: Zach Bowman
Northwest Construction, Inc
2353 130th Ave NE
Suite #100
Bellevue, WA 98007
Phone: 425-453-8380
Fax: 425-453-8404

DATE: 05/28/2015
JOB: 255 Phase 1
CONTRACT NO: 10
ADJUST BUDGET: Yes

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 234100 Removal of contaminate dump fees from NWC scope Per serial letter 01B dated 5/26/15	09	1	($19,875.00)	9.60%	($1,908.00)	($19,875.00)
00002	CSI Code 331100 Removal of contaminate dump fees from NWC scope Per serial letter 01B dated 5/26/15	09	1	($15,900.00)	9.60%	($1,526.40)	($15,900.00)
00003	CSI Code 334100 Removal of contaminate dump fees from NWC scope Per serial letter 01B dated 5/26/15	09	1	($32,793.75)	9.60%	($3,148.20)	($32,793.75)
00004	CSI Code 337100 Labor and material to add oil/water separator required by SCL for temp power transformer	07	1	$11,410.69	9.60%	$1,095.43	$11,410.69
00005	CSI Code 338200 Labor and material to install communication and phone line conduits to the jobsite trailer	09	1	$9,708.81	9.60%	$932.05	$9,708.81
00006	CSI Code 331100 Labor and material to install 2" water service for construction water	09	1	$3,765.66	9.60%	$361.50	$3,765.66
00007	CSI Code 334100 Labor and material to clear a clogged CB in South parking lot	06	1	$3,556.08	9.60%	$341.38	$3,556.08
00008	CSI Code 015600 Labor and equipment to move sidewalk containers for cleaning and painting @ Sodo yard	09	1	$1,697.45	9.60%	$162.96	$1,697.45
00009	CSI Code 331100 Labor and material to build a water tree for jobsite	09	1	$2,638.32	9.60%	$253.28	$2,638.32
00010	CSI Code 026100 Labor and equipment to clean creosote out of baker tanks	06	1	$23,824.94	9.60%	$2,287.19	$23,824.94
00011	CSI Code 337100 Labor and material to re-route SCL temp power	07	1	$23,765.53	9.60%	$2,281.49	$23,765.53
00012	CSI Code 026100 Labor and equipment to clean creosote damage to DGC pumps and piping used during dewatering	06	1	$20,666.95	9.60%	$1,984.03	$20,666.95
00013	CSI Code 234100 Cost over run due to other utilities located in close proximity to the odor control piping	06	1	$59,955.09	9.60%	$5,755.69	$59,955.09
00014	CSI Code 337100 Under run on SCL Ductbank	01	1	— ($89,927.91)	9.60%	($8,633.08)	($89,927.91)

Reason #	01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-971-7899
Fax: 206-623-0338

CHANGE ORDER
No. 00001

Unit Cost:	$2,492.86
Unit Tax:	$239.31
Total:	$2,732.17

The Original Contract Sum was	**$1,129,726.57**
Net Change by Previously Authorized Requests and Changes	**$0.00**
The Contract Sum Prior to This Change Order was	**$1,129,726.57**
The Contract Sum Will be Increased	**$2,732.17**
The New Contract Sum Including This Change Order	**$1,132,458.74**
Percent Change of this Change Order vs Previous Authorized Amount	**0.24%**
Percent of all Request and Changes vs Original Contract	**0.24%**

ACCEPTED:

Northwest Construction, Inc	SODO Builders, LLC	255 S King St LP
By:	By:	By:
	Patrick Mickerson	Gregory Steinhauer
Date: 10/4/15	Date: 10/8/15	Date:

Trade Contract: Northwest Construction, Inc. License Number: NORTHCI101NG	Project Name: 255 S King St Construction Contract Amount: $32,000.00 + W.S.S.T. CSI CODE 015600 $322,350.00 + W.S.S.T. CSI CODE 024100 $635,000.00 + W.S.S.T. CSI CODE 310500 $1,699,750.00 + W.S.S.T. CSI CODE 312300 $111,200.00 + W.S.S.T. CSI CODE 321300 $18,000.00 + W.S.S.T. CSI CODE 331100 $124,750.00 + W.S.S.T. CSI CODE 333100 $146,950.00 + W.S.S.T. CSI CODE 334100 $51,000.00 + W.S.S.T. CSI CODE 335100 $81,000.00 + W.S.S.T. CSI CODE 337100 $122,650.00 + W.S.S.T. CSI CODE 338200
Insurance Expiration Date: 09/15/15 Limits of Insurance: $6,000,000.00 per each occurrence Phone Number: 425-453-8380 Fax Number: 425-453-8404	Basis of Compensation: Time & Material Not To Exceed Retainage Percentage: 5% Contract Time: N/A Schedule Attached: Yes [X] No [ ]

TRADE CONTRACT

THIS AGREEMENT was made and entered into this 28th of October, 2014, by and between:

255 South King Street LP
270 S Hanford St # 100
Seattle, WA 98134
TEL: 206-971-7899
FAX: 206-623-0338

the OWNER, and
Northwest Construction, Inc.
1408 140th Pl NE, Suite #101
Bellevue, WA 98007
TEL: 425-453-8380
FAX: 425-453-8404

the TRADE CONTRACTOR

THE OWNER, for the full, complete, and faithful performance of this TRADE CONTRACT, agrees to pay the TRADE CONTRACTOR on the following basis:

Time & Material Not To Exceed: Three Million, Three Hundred Forty Four Thousand, Six Hundred Fifty Dollars and Zero Cents plus WA Sales Tax ($3,344,650.00).

IN CONSIDERATION THEREFORE, THE TRADE CONTRACTOR AGREES AS FOLLOWS:

1. To furnish and perform all work as described in Paragraph 3, for the construction of (Project, Title & Location) (the "Project");

255 S King St Construction
Seattle, WA 98104

For

255 South King Street LP

the OWNER, and the representative of the OWNER authorized to interpret and judge the performance of the contract and named as the architect, engineer, contracting officer or otherwise which representative shall be designated as the OWNER'S authorized agent; and all of which shall be done timely, faithfully and in strict compliance with this Agreement and the TRADE CONTRACT DOCUMENTS identified as the listed attached Exhibits (A, B, C, D, E), and in accordance with the drawings and specifications for the construction prepared by:

Freiheit & Ho Architects Building Permit Resubmittal #2 Preliminary Construction Issue Plans Dated 06/27/14
Freiheit & Ho Architects Project Manual Specifications Dated 06/27/14
DCI Engineers Building Permit Resubmittal #2 Preliminary Construction Issue Plans Dated 06/27/14
Exhibit A Construction Schedule
Exhibit B Subordination of Lien Rights
Exhibit C Wrap Up Insurance
Exhibit D Wrap Up Insurance Manual
Exhibit E ClickSafety

2. To be bound by all laws, government regulations, and orders. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and this contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party this contract shall forthwith be physically amended to make such insertion or correction.

3. To provide all necessary supervision, management, services, engineering, testing, materials, labor, supplies, attachments, equipment, plant sundries, appurtenances and/or any other act or necessary thing required to diligently and fully perform and complete all work required to complete the Project, in strict accordance with the TRADE CONTRACT DOCUMENTS. All work shall be performed in accordance with applicable manufacturer's instructions and industry best practices unless in conflict with the TRADE CONTRACT DOCUMENTS. All work as specified in section(s) including but not limited to:

CSI Code 015600 Sidewalk Containers — **T&M NTE $32,000.00 + W.S.S.T.**

Scope—Sidewalk Containers	Qty.	Unit	Unit Price	Total Price
Sidewalk Containers	1	LS	$32,000.00	$32,000.00
			Total	$32,000.00

CSI Code 024100 Selective Site Demo — **T&M NTE $322,350.00 + W.S.S.T.**

Scope—Selective Site Demo	Qty.	Unit	Unit Price	Total Price
Misc. Demolition	1	LS	$9,000.00	$9,000.00
Remove / Cap Underground Utilities	1	LS	$13,500.00	$13,500.00
Saw Cut / Remove Pavement For Sheet Pile Install	1	LS	$13,500.00	$13,500.00
Remove Pavement For Steel Pile Install	1	LS	$7,700.00	$7,700.00
Grind AC Pavement	1	LS	$8,150.00	$8,150.00
Saw Cut / Remove Pavement @ Bldg. Perimeter	750	TCY	$54.00	$40,500.00
Remove Underground Obstructions	1	LS	$230,000.00	$230,000.00
			Total	$322,350.00

CSI Code 310500 Foundation Installation Support — T&M NTE $635,000.00 + W.S.S.T.

Scope – Foundation Installation Support	Qty.	Unit	Unit Price	Total Price
Trench For Sheet Pile Installation	1	LS	$4,000.00	$4,000.00
Access Road @ Sheet Pile Wall	4	EA	$1,000.00	$4,000.00
Support For Sheet Pile & Steel Pile Install	1	LS	$30,500.00	$30,500.00
Support For Tie Back Install / Drill Spoils	1	LS	$282,000.00	282,000.00
Support For Grout Pile Install	1	LS	$98,000.00	$98,000.00
Construct Crane Pad (Over-Ex, Fabric & Aggregate)	1	LS	$195,000.00	$195,000.00
Steel Sheets For Crane Access	1	LS	$21,500.00	$21,500.00
			Total	$635,000.00

CSI Code 312300 Excavation, Fill & Dewatering — T&M NTE $1,699,750.00 + W.S.S.T.

Scope – Excavation & Fill	Qty.	Unit	Unit Price	Total Price
Mobilize Equipment	1	LS	$14,500.00	$14,500.00
Permit Procurement	1	LS	$6,500.00	$6,500.00
Jobsite Office	1	LS	$20,000.00	$20,000.00
Project Management	1	LS	$47,500.00	$47,500.00
Pothole / Locate	1	LS	$20,000.00	$20,000.00
Mass Excavation, Load	55,000	TON	$6.50	$357,500.00
Excavation CL 1 & 4 Soils - Trucking	65,000	TON	$6.00	$390,000.00
Excavation Hazardous Soils – Trucking	2,500	TON	$53.00	$132,500.00
Access Ramps	2	EA	$5,200.00	$10,400.00
Structural Excavation	12,500	TON	$14.50	$181,250.00
Tower Crane Footing Excavation	300	TON	$18.00	$5,400.00
Pile Cap, Grade Beam Backfill (Crane Pad)	8,000	TON	$11.00	$88,000.00
Fine Grade Slab on Grade	50,000	SF	$0.25	$12,500.00
Rock Base Work Pad @ Basement Slab on Grade	1,200	TON	$58.00	$69,600.00
Construction Entrance, Includes Maintenance	1	LS	$10,500.00	$10,500.00
Misc. Erosion Control	1	LS	$8,000.00	$8,000.00
Street Sweep	1	LS	$45,000.00	$45,000.00
			Total	$1,419,150.00

Scope – Mechanical Excavation & Fill	Qty.	Unit	Unit Price	Total Price
Excavate, Shore & Backfill Pump Station	1	EA	$10,000.00	$10,000.00
Excavate, Shore & Backfill Valve Vault	1	EA	$5,000.00	$5,000.00
Excavate, Shore Mechanical Pipe	2,600	LF	$30.50	$79,300.00
Pipe Bedding	800	TON	$26.00	$20,800.00
			Total	$115,100.00

Scope – Dewatering	Qty.	Unit	Unit Price	Total Price
4" Under Slab Drainage Pipe	1,500	LS	$25.00	$37,500.00
Surface Water Management (Labor, Pipe, Pump)	1	LS	$38,000.00	$38,000.00
Dewater Support	1	LS	$30,000.00	$30,000.00
Baker Tanks	12	MO	$5,000.00	$60,000.00
			Total	$165,500.00

CSI Code 321300 Right of Way & Sidewalk

T&M NTE $111,200.00 + W.S.S.T.

Scope – Right of Way & Sidewalk	Qty.	Unit	Unit Price	Total Price
Excavate Slab on Grade Outside of Building Footprint	500	TCY	$50.00	$25,000.00
Sidewalk Slab on Grade (Import)	400	TON	$31.00	$12,400.00
Rock Base @ ROW	500	TON	$44.50	$22,250.00
Traffic Control @ ROW	1	LS	$18,000.00	$18,000.00
Excavate, Fabric, Rock @ Permanent Concrete Pavement	6,100	SF	$5.50	$33,550.00
			Total	$111,200.00

CSI Code 331100 Water

T&M NTE $18,000.00 + W.S.S.T.

Scope – Water	Qty.	Unit	Unit Price	Total Price
Fire Water Service – Excavate & Shore Vaults	1	EA	$13,500.00	$13,500.00
Domestic Water Service – Excavate & Shore Vaults	1	EA	$4,500.00	$4,500.00
			Total	$18,000.00

CSI Code 333100 Sewer

T&M NTE $124,750.00 + W.S.S.T.

Scope – Sewer	Qty.	Unit	Unit Price	Total Price
Connect / Extend 6" Side Sewer @ Building Line	5	EA	$3,450.00	$17,250.00
Grease Interceptor Vaults	5	EA	$21,500.00	$107,500.00
			Total	$124,750.00

CSI Code 334100 Storm

T&M NTE $146,950.00 + W.S.S.T.

Scope – Storm	Qty.	Unit	Unit Price	Total Price
12" Storm Drain Pipe	150	LF	$135.00	$20,250.00
8" Roof Drain with Clean Out	300	LF	$80.00	$24,000.00
96" Storm Filter Man Hole	1	EA	$53,000.00	$53,000.00
Trench Drain @ East Entry Drive	210	LF	$220.00	$46,200.00
Trench Drain Catch Basin	2	EA	$1,750.00	$3,500.00
			Total	$146,950.00

CSI Code 335100 Gas

T&M NTE $51,000.00 + W.S.S.T.

Scope – Gas	Qty.	Unit	Unit Price	Total Price
Excavate, Backfill & Pave	600	LF	$85.00	$51,000.00
			Total	$51,000.00

CSI Code 337100 Electrical Transmission & Distribution — T&M NTE $81,000.00 + W.S.S.T.

Scope – Electrical Transmission & Distribution	Qty.	Unit	Unit Price	Total Price
Trench, Backfill, Install OWS Vault	1	LS	$56,000.00	$56,000.00
Excavate Seattle City Light Duct Bank	200	LF	$125.00	$25,000.00
			Total	$81,000.00

CSI Code 338200 Communication Transmission & Distribution — T&M NTE $122,630.00 + W.S.S.T.

Scope – Communication Transmission & Distribution	Qty.	Unit	Unit Price	Total Price
Connect Existing Vault / Data Lines	3	EA	$3,500.00	$10,500.00
Excavate, Backfill Conduit, Re-Route Existing Comcast	250	LF	$115.00	$28,750.00
Excavate, Backfill Conduit For Permanent Configuration	560	LF	$115.00	$64,400.00
Install New Communication Vault	4	EA	$4,750.00	$19,000.00
			Total	$122,630.00

4. To complete all work as described in Paragraph 3 within the Contract Time as follows:

   N/A

5. To provide evidence of adequate insurance as required by this TRADE CONTRACT.

6. To provide Submittals and/or Shop Drawings as required by the Trade Contract Drawings.

7. To faithfully perform all other terms and conditions of this TRADE CONTRACT.

8. Additional Requirements:

- Noise Reduction;
  1. All equipment and especially mufflers are to be maintained in good working order
  2. Engine enclosures to be used on non-portable equipment when the engine is the dominate source of noise
  3. Stationary equipment should be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts may still be potentially significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving locations
  4. To the extend feasible, substitute hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise
  5. Where feasible, equipment operations lifts rather than drag to minimize material handling noise
- Historic Site;
  1. Trade contractor is to comply with reference regulations regarding archaeological resources (RCW Chapters 27.34, 27.44, 27.53, 79.02, 79.105 and WAC Chapter 25.48
- Before commencing work, trade contractor will go over the schedule with the superintendent, deliver to the office an insurance certificate, site specific safety plan with MSDS sheets and Click Safety certifications
- Participation in the Click Safety program is mandatory. All costs associated with the program are the responsibility of the trade contractor. Click Safety applies to all trade contractors and their sub-tier onsite personnel.
- Please invoice 253 S King St LP. Be sure to include with your invoice a schedule of values using the CSI cost codes provided on pages 2 to 5 of this agreement, W.S.S.T. and a lien waiver to speed the release of payment

- Time sheets, material and equipment invoices to be included with monthly invoice
- Trade contractor daily report must include # of workers onsite, hours worked per day, a short description of work completed and identification of any problems or issues onsite
- Attendance is mandatory at weekly safety meeting as well as weekly coordination meetings
- Pollution liability insurance is applicable
- Submittals must be bound to notebooks
- Trade contractor to provide 2 hard copy sets and 1 electronic disk copy of as builts of all completed work

235 SOUTH KING STREET LP

By: _____
Gregory L. Steinhaver
Title: Managing Member
Date: _____

TRADE CONTRACTOR

By: _____
Authorized Signature
Title: CEO
Date: 11/18/14

142328.1 / 100230.4

TRADE CONTRACTOR'S INITIALS _____

SODO BUILDERS
270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00008

TITLE: Misc. COR's
PROJECT: 255 S King St Phase 1
TO: Attn: Nick Lopez
Cochran
12500 Aurora Ave N
PO Box 33524
Seattle, WA 98133
Phone: 206-367-1900
Fax:

DATE: 08/03/2017
JOB: 255 Phase 1
CONTRACT NO: 77
ADJUST BUDGET: No

Item	Description	Reason #	Qty	Unit Price	Tax	Tax Amount	Net Amount
00001	CSI Code 132600 Labor to rewire 11 each electric mirrors, replace 13 each can lights, rewire 10 each can lights and replace 5 each GFCI outlets in bathroom pods Per COR #120 dated 7/21/17	06	1	$5,530.80	10.10%	$558.61	$5,530.80
00002	CSI Code 133100 Labor and material to install 8 each light fixtures, 2 each receptacles and 1 each fire alarm device mounted on tent columns. Includes lighting controls Per COR #114 dated 7/13/17	08	1	$27,073.35	10.10%	$2,734.41	$27,073.35
00003	CSI Code 260500 Labor and material to provide power and controls for motorized window shades at guestrooms 304, 404, 2306, ballroom, fitness and admin office Per COR #118 dated 7/21/17	02	1	$15,504.64	10.10%	$1,565.97	$15,504.64
00004	CSI Code 265100 Labor and material to install lit wall panels for S06 bar. ISEC excluded this location Per COR #116 dated 7/11/17	04	1	$1,294.32	10.10%	$130.73	$1,294.32
00005	CSI Code 265100 Material only to add 4 each RGB light fixtures to eagle fountain Per COR #121 dated 7/13/17	08	1	$15,534.45	10.10%	$1,568.98	$15,534.45
00006	CSI Code 281300 Labor and material to add 1 each security camera to S06 kitchen Per COR #122 dated 7/20/17	08	1	$4,574.62	10.10%	$462.04	$4,574.62
00007	CSI Code 337100 Labor and material to install SCL feeder conduit across King St per SCL request Per COR #119 dated 7/14/17	07	1	$17,437.99	10.10%	$1,761.24	$17,437.99

Reason #				
01 Administrative	02 Design Error or Omission	03 Development	04 Errors and Omissions	
05 Estimating Error	06 Field Conditions	07 Municipal Accommodation	08 Owner Driven Change	09 Sodo Builders Convenience
10 Tenant Request	11 Termination	12 Trade Damage	13 Unforeseen Conditions	

270 S Hanford St #100
Seattle, WA 98134
Phone: 206-381-1690
Fax: 206-623-0338

CHANGE ORDER
No. 00008

Unit Cost:	**$86,950.17**
Unit Tax:	**$8,781.97**
Total:	**$95,732.14**

The Original Contract Sum was	**$12,393,204.12**
Net Change by Previously Authorized Requests and Changes	**$2,254,879.53**
The Contract Sum Prior to This Change Order was	**$14,648,083.65**
The Contract Sum Will be Increased	**$95,732.14**
The New Contract Sum Including This Change Order	**$14,743,815.79**
Percent Change of this Change Order vs Previous Authorized Amount	**0.65%**
Percent of all Request and Changes vs Original Contract	**18.97%**

ACCEPTED:

Cochran

By: Tom Griffin
TOM GRIFFIN, CFO
Date: 8/3/17

255 S King St LP

By: Christine Cole
Date: 8/3/17

255 S King St LP

By: Gregory Steinhauer
Date:

Rev 1.1

City of Seattle Hearing Examiner
EXHIBIT

ADMITTED ___
DENIED ___
FILE# CWF-0336, etal 52

SEATTLE CITY COUNCIL

Legislative Summary

Res 31768

Record No.: Res 31768 **Type:** Resolution (Res) **Status:** Adopted

Version: 2 **Ord. no:** **In Control:** City Clerk

File Created: 08/07/2017

Final Action: 09/12/2017

Title: A RESOLUTION relating to funding for construction and long-term operations and management of public spaces on the Central Waterfront; reaffirming the overall funding plan for the Central Waterfront Improvements and the principles that will guide implementation of these improvements; outlining the process for formation of a Local Improvement District and completion of a fundraising plan for philanthropy; and identifying a framework for an agreement with the non-profit Friends of Waterfront Seattle to operate and manage public spaces on the Central Waterfront.

Notes:

	Date
Filed with City Clerk:	9/12/2017
Mayor's Signature:	9/12/2017
Vetoed by Mayor:	
Veto Overridden:	
Veto Sustained:	

Sponsors: Juarez

Attachments:

Drafter: adam.schaefer@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File **Legal Notice Published:** ☐ Yes ☐ No

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	08/15/2017	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	08/15/2017	sent for review	Council President's Office			
1	Council President's Office	08/18/2017	sent for review	Parks, Seattle Center, Libraries, and Waterfront Committee			

Action Text: The Resolution (Res) was sent for review. to the Parks, Seattle Center, Libraries, and Waterfront Committee

Notes:

1	Full Council	09/05/2017	referred	Parks, Seattle Center, Libraries, and Waterfront Committee	
1	Parks, Seattle Center, Libraries, and Waterfront Committee	09/07/2017	adopt as amended		Pass
	Action Text:	The Committee recommends that Full Council adopt as amended the Resolution (Res).			
	Notes:				
		In Favor: 2	Chair Juarez, Vice Chair Bagshaw		
		Opposed: 0			
1	Full Council	09/11/2017	adopted		Pass
	Action Text:	The Resolution (Res) was adopted by the following vote, and the President signed the Resolution:			
	Notes:				
		In Favor: 8	Councilmember Bagshaw, Councilmember Burgess, Councilmember González , Council President Harrell, Councilmember Johnson, Councilmember Juarez, Councilmember O'Brien, Councilmember Sawant		
		Opposed: 0			
2	Mayor	09/12/2017	Signed		
2	City Clerk	09/12/2017	submitted for Mayor's signature	Mayor	
2	Mayor	09/12/2017	returned	City Clerk	
2	City Clerk	09/12/2017	attested by City Clerk		
	Action Text:	The Resolution (Res) was attested by City Clerk.			
	Notes:				

J. Curtis / M. Foster
OW Funding Plan and Partnership for Management and Operations RES
D14

CITY OF SEATTLE

RESOLUTION 31768

A RESOLUTION relating to funding for construction and long-term operations and management of public spaces on the Central Waterfront; reaffirming the overall funding plan for the Central Waterfront Improvements and the principles that will guide implementation of these improvements; outlining the process for formation of a Local Improvement District and completion of a fundraising plan for philanthropy; and identifying a framework for an agreement with the non-profit Friends of Waterfront Seattle to operate and manage public spaces on the Central Waterfront.

WHEREAS, in January 2011, the Seattle City Council (Council) adopted Resolution 31264, creating the Central Waterfront Committee (CWC) to oversee development of the waterfront conceptual design and framework plan, ensuring robust and innovative public engagement, identifying public and private funding sources, and establishing the foundation for a lasting civic partnership; and

WHEREAS, in August 2012, the Council adopted Resolution 31399, which stated the City's support of the Central Waterfront Concept Design and Framework Plan based on broad and inclusive public engagement over two years; and

WHEREAS, Resolution 31399 endorsed a Central Waterfront Strategic Plan (Strategic Plan), which established a funding plan and set of action steps to implement improvements to Seattle's Central Waterfront, including endorsement of a funding strategy which called for leveraging a mix of public, private, and philanthropic sources to achieve the public's vision for the Central Waterfront; and

WHEREAS, through Resolution 31399 Council recognized that other cities had successfully established relationships with non-profit organizations to provide consistent, strong leadership to realize visionary plans for complex signature public spaces; and

WHEREAS, the Strategic Plan recommended that the City develop long-term relationships with third-party, non-profit entities to perform a range of services, including operations, maintenance, and programming to provide a safe, accessible, and high-quality parks experience to the public; and

WHEREAS, via Resolution 31399, the City supported the creation of the non-profit Friends of Waterfront Seattle (Friends) to advocate for implementing the Central Waterfront Framework Plan and Concept Design;

WHEREAS, Friends was incorporated in 2012 to champion the "Waterfront Seattle" Program through outreach initiatives, to raise the funds necessary to complete its construction and to ensure the Central Waterfront Improvement Program's long-term success as a vibrant public destination through ongoing maintenance and programming; and

WHEREAS, in March 2014 the Central Waterfront Committee, citing other cities' successful arrangements with non-profit organizations in managing public spaces, recommended the City consider a direct contract with Friends to perform a range of services for the renovated Central Waterfront, including operations and management; and

WHEREAS, in August 2014, Seattle voters approved creation of the Seattle Park District, and funds collected by the District pay for operations and maintenance of Seattle parks, including an annual $3.5 million budget dedicated to operation and maintenance of the Central Waterfront parks and public spaces; and

WHEREAS, in 2015, Seattle City Council adopted Ordinance 124865 authorizing execution of an Agreement for Activation and Programming of Westlake Park and Occidental Square Park, which transferred programming, management, concessions, and most permitting

responsibilities of Westlake Park and Occidental Square Parks to the Downtown Seattle Association (DSA); and

WHEREAS, since the signing of that Agreement, the DSA has partnered with Friends, Seattle Parks Foundation, Alliance for Pioneer Square, and the Parks and Recreation Department to successfully demonstrate that non-profit partnerships for programming and activation of public spaces can increase access, vibrancy, and safety for all users; and

WHEREAS, since July 2015, Friends has been working with the City to implement a pilot program to provide programming and activation along certain sections of the Central Waterfront; and

WHEREAS, in September 2016, the City and Friends entered into a joint funding agreement to construct the Pier 62/63 Phase 1 Rebuild, in which Friends committed to contributing $8 million of the $29 million cost; and

WHEREAS, in the Pier 62/63 Phase 1 Rebuild joint funding agreement, the City and Friends indicated their intent to enter into an Operating Agreement for the Operation and Maintenance of the renovated Piers; and

WHEREAS, the City and Friends seek to develop a partnership to provide operations and management services to the Central Waterfront in order to protect the investment of public and private individuals and organizations; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT:

Section 1. Central Waterfront Guiding Principles. The City of Seattle (City) intends to complete the planned improvements to the Central Waterfront consistent with the Central Waterfront Guiding Principles (Guiding Principles) endorsed in Resolution 31264,

creating a public asset that engages the entire city, remains focused on public uses and activities that attract people from all walks of life, and provides a "waterfront for all." The City's funding plan and subsequent efforts to complete the Central Waterfront improvements will be guided by the Guiding Principles called for in that resolution. The City expects outcomes from the Central Waterfront Improvements to be consistent with the City's Race and Social Justice Initiative, such as:

- improved public spaces that encourage use by people of all ages, incomes, and abilities, and support free expression; and
- public access to high-quality parks and recreation, enhanced by regular programming, concessions that support the public's use and enjoyment of the Central Waterfront, and free public access to civic and cultural events; and
- living wage jobs associated with operating and maintaining waterfront parks and public spaces for local citizens regardless of their age, ethnicity, gender, or sexual orientation.

Section 2. Overall Funding Plan. The City Council (Council) reaffirms its endorsement of an integrated funding plan for the waterfront which leverages a range of funding sources to pay for the Central Waterfront Improvement Program. This plan, previously endorsed in Resolution 31399, includes a Local Improvement District (LID) for certain components of the Central Waterfront Improvement Program to be funded by property assessments to be levied upon benefited properties, philanthropic donations raised by the Friends of Waterfront Seattle (Friends), and substantial investments from the City and State of Washington (State). Since that time, City commitments to the Central Waterfront Improvement Program have been reflected in the City's Capital Improvement Plan (CIP), and State commitments have been formalized in a

Funding Agreement between the City and the State that was approved by Council and executed on August 2, 2017.

Section 3. Local Improvement District. The City intends to create an LID in 2018 to fund a portion of the Central Waterfront Improvement Plan. The LID assessment amounts will be determined through the development of a special benefit analysis, in which a licensed real estate appraiser or appraisers will undertake an analysis that identifies the special benefit to real estate in the downtown area associated with the improvements included with the LID. The LID will assess downtown property owners for a portion of the special benefit.

The Office of the Waterfront (OW), the Department of Finance and Administrative Services (FAS) and the City Clerk's Office will utilize a review process that will provide affected property owners the opportunity for review and comment of the proposed plans, as described in Attachment A.

Section 4. Philanthropic Campaign Plan. Since adoption of the Waterfront Strategic Plan in 2012, Friends has worked to lay the foundation for a successful capital campaign to raise $100 million in private philanthropy to help fund the Central Waterfront Improvement Program. Friends is committed to raising these funds and is confident that capacity and interest are in place in the donor community in the Seattle region to allow the Friends to achieve its goal. Friends and the City have entered into an early campaign for the Pier 62 Rebuild, and Friends has exceeded its milestones for fundraising for that initial project and have raised $5.1 million as of July 31, 2017.

The City and Friends recognize that philanthropy and the LID leverage each other and that funding milestones for each are mutually reinforcing. Friends' fundraising efforts to date have confirmed that Friends' ability to meet the overall goal for philanthropic support depends

upon (i) confidence that the Central Waterfront capital improvements will be funded as described in Section 2 above, including the funding identified in the Funding Plan to be provided by the LID, (ii) the full scope of improvements being completed by the City, and (iii) sufficient funding for operations and maintenance retained over time consistent with the current plan. Similarly, the City's successful formation of the LID is supported by a strong early indication of a successful philanthropic capital campaign with indications that the total philanthropic goal of $100 million will be met over time. Subject to these conditions and prior to the introduction of the LID formation ordinance to Council, Friends will submit to the City Budget Director for the City's approval a Fundraising Plan for the $100 million philanthropic campaign anticipated in the Funding Plan. The Director of the OW and the City Budget Director will inform the Mayor and Council regarding the results of their review of the Fundraising Plan and its approval or rejection. The parties will work together to ensure the Fundraising Plan, including a pledge and payment schedule, is realistic, has clear goals and milestones, and provides sufficient funding to meet the cash flow needs of construction. The parties currently anticipate that this plan will include initial pledges representing no less than 25% of the total amount of Friends' fundraising commitment. The parties anticipate these pledges will be confirmed prior to the formation of the LID, with the City Budget Director having opportunity to review these commitments. These initial pledges will include funds raised as part of the early campaign for the Pier 62 Rebuild. The City Budget Director will monitor progress on the Fundraising Plan and inform the Mayor and Council of the status of the fundraising on a regular basis. OW will coordinate with Friends to support its implementation and administration of the Fundraising Plan.

Section 5. Partnership for Management and Operations. The Central Waterfront Strategic Plan, endorsed by Council through Resolution 31399 in 2012, cited the benefits other cities have

found in collaborating with nonprofit entities for the operations and management of urban parks and public spaces. In that same resolution, the City supported the creation of the non-profit Friends of Waterfront Seattle to advocate for implementing the Central Waterfront Framework Plan and Concept Design. In 2012, Friends was created as a 501(c)(3) non-profit organization. Since then, the City has further formalized a relationship with Friends through contractual agreements for outreach, operating of the Waterfront Space, programming and activation on the Central Waterfront, and the joint funding of Pier 62/63.

Building on these past actions, the City recognizes that partnerships with non-profit organizations like Friends will support the success of the Central Waterfront as a public space, provide opportunities to enhance daily maintenance, provide special programming, and expand access to the waterfront park consistent with the City's Guiding Principle to create a "waterfront for all."

To this end, the City intends to work with Friends to reach an agreement for the long-term provision of high quality operation and management services commensurate with the quality of programming envisioned in the public planning for the waterfront and as reflected in the improvements included in the Central Waterfront Improvement Program. The City and Friends have developed a relationship in the stewardship of waterfront parks and open spaces which supports an overall role for Friends in overseeing operations and management of the finished park. OW and the Parks and Recreation Department (SPR) will work towards an agreement to formalize Friend's role as the primary non-profit operation and management provider for the Central Waterfront Improvement Program in the form of an Operating Agreement. It is anticipated that this Agreement will include the provision of maintenance by a

dedicated and consistent team of SPR staff, funded through a $3.5 million Seattle Park District (District) allocation.

Section 6. Future Legislative Actions. In order to advance the final elements of the Waterfront Funding Plan, including forming an LID and developing a partnership for operations and management between the City and Friends, the Council understands that staff from OW, working in collaboration with its partners and other City departments, plan to submit the following items for legislative action:

1. LID Formation. A series of legislative actions will be necessary to form the LID. The City intends to submit the following, commencing in 2018: a resolution stating Council's intent to form the LID; an ordinance to form the LID that will include a preliminary LID assessment roll; a resolution setting assessment roll hearing date(s); and a subsequent ordinance to confirm and levy the final LID assessment roll. OW and FAS intend to submit all necessary legislation to support the timing of an LID formation and assessment roll confirmation as outlined in Attachment A.
2. Fundraising Plan. In 2018, a legislative action setting forth the manner by which the City will accept the payments made by Friends in accordance with the pledge and payment schedule outlined in the Fundraising Plan to be submitted to the City Budget Director for the City's approval.
3. City/Friends Operating Agreement: In 2018, OW, SPR and Friends will jointly develop a long-term agreement for operating and maintaining park elements of the Central Waterfront. The Operating Agreement, which will be formalized by the City through an ordinance, is anticipated to include the following elements:

a. Maintenance. A scope of work that identifies baseline maintenance to be provided by the appropriate City department as well as enhanced maintenance to be provided by a dedicated and consistent team of SPR staff working in partnership with Friends. OW, SPR, and Friends will jointly develop this scope of work and a staffing plan. It will include the following, subject to bargaining where necessary:

i. A scope and level of service for all aspects of the new waterfront public spaces jointly agreed upon by Friends, OW and SPR.

ii. Staffing levels to support maintenance of waterfront public spaces, utilizing the $3.5M in dedicated baseline funding from the District, subject to future review and adjustment to reflect actual costs and inflation. All staff funded by the District will be full City employees and receive all compensation, benefits, and representation accorded to City staff in comparable positions. Friends will identify and commit to fill key management positions necessary to successfully oversee maintenance operations, including an Operations Director.

iii. Protocols for Friends to request work changes and provide SPR direction in a way that allows for timely maintenance and meets the agreed upon level of service.

iv. Protocols for Friends to provide input into the selection of SPR staff and request staffing changes, and to integrate volunteer opportunities that supplement park operations.

v. Protocols for work locations, conditions, and attire which achieve the goal of a dedicated waterfront maintenance team under the leadership of Friends, including training as appropriate to perform the necessary duties at the agreed upon level of service.

b. Programming and Activation. To successfully provide a strong and diverse activation and programming schedule, protocols will be established that allow Friends to permit and program waterfront spaces, host free public events, and manage concessions. Friends shall be required to host a minimum number of free public events each year in partnership with community-based organizations across the city. Any event revenues shall support park operations and programming. Any permit requests related to free speech demonstrations will be handled in a similar manner as in the SPR and Downtown Seattle Association (DSA) contract for the operations and management of Westlake and Occidental parks with Friends managing all permitting requests except for those relating to free speech demonstrations, which would be managed by SPR.

c. Phasing. Allowance for phased operation and management of elements of the Waterfront Improvement Program as they are finished.

d. Budget. An integrated funding plan for operations of the park spaces that includes, but is not limited to, the District's $3.5 million budget allowance for the Central Waterfront Improvement Program; revenue generated and expended by Friends through concessions, permitting, and special events; and private fundraising by Friends.

e. Accountability. A set of annual reporting requirements that provide accountability and information to the City and the public including: an annual report to Council; data and performance metrics on the level of public use and enjoyment of waterfront public spaces; and an accounting of funds and leveraging through partnerships.

f. City Oversight and Participation. Participation by professional City staff in Friends organization and operations including two (2) permanent ex-officio seats on Friends' Board of Directors, one to be the Superintendent of SPR and one to be the Director of OW (or Mayor's designee).

g. Agreement Review. A term of no less than five (5) years, at which point both parties will review and adjust the Operating Agreement as necessary to ensure it meets the goals as stated therein.

h. Oversight Committee. Creation of an Oversight Committee concurrent with the opening of the waterfront park improvements that will review status of park maintenance, daily programming, special events, public safety, and other operational aspects to advise the Council, the Mayor, SPR, and Friends on a regular basis.

Adopted by the City Council the 11th day of September, 2017, and signed by me in open session in authentication of its passage this 11th day of September, 2017.

President _____ of the City Council

The Mayor concurred the 12th day of September, 2017.

Edward B. Murray, Mayor

Filed by me this 12th day of September, 2017.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:
Attachment A – Timeline for LID Formation and Assessment Roll Confirmation

City of Seattle Hearing Examiner
EXHIBIT

ADMITTED ___
DENIED ___
FILE# CWF-0336, et al.

53

City of Seattle
Mayor Jenny A. Durkan

April 24, 2018

Honorable Bruce A. Harrell, President
Seattle City Council
City Hall, 2nd Floor
Seattle, WA 98199

Dear Council President Harrell:

I am pleased to transmit the attached Resolution of Intent to Form the Waterfront Local Improvement District ("LID"), a proposed $200 million property assessment that is a cornerstone of the Waterfront Seattle funding plan. This Resolution is the first in a series of legislative actions that Council will consider to form the LID in 2018.

The Waterfront LID has been central to the Waterfront Seattle funding plan since 2012, when the City Council endorsed the Waterfront Seattle Strategic Plan. The plan identified a Local Improvement District as a fair and reasonable tool to ensure downtown property owners who will benefit from the new parks and open spaces contribute to a portion of the cost of their construction. If formed, the LID will leverage nearly $400 million in City and State investments in basic infrastructure and another $100 million of private philanthropy committed to the park improvements. By leveraging City, State, LID and philanthropic funds together, we are able to deliver a scale of public improvement on our Central Waterfront that wouldn't otherwise be possible.

This Resolution, if approved, is an important first step to ensure all parties are informed of the potential LID. It will ensure affected property owners are notified of the potential assessments and have the opportunity to make their voices heard.

Thank you for your consideration. If you have any questions, please do not hesitate to contact Marshall Foster, Director of the Office of the Waterfront and Civic Projects, at (206) 684-8413.

Sincerely,

Jenny A. Durkan

Jenny A. Durkan
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

City of Seattle Hearing Examiner
EXHIBIT

ADMITTED ___
DENIED ___
FILE# CWF-0 336, et al

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SEATTLE CITY COUNCIL

Legislative Summary

Res 31812

Record No.: Res 31812 **Type:** Resolution (Res) **Status:** Adopted

Version: 2 **Ord. no:** **In Control:** City Clerk

File Created: 04/06/2018

Final Action: 06/01/2018

Title: A RESOLUTION declaring the intention of the City Council of The City of Seattle to order the construction of the Seattle Central Waterfront Improvement Program, and to create a local improvement district to assess a part of the cost and expense of both carrying out certain of those improvements against the properties specially benefited thereby; notifying all persons who desire to object to such improvements to appear and present their objections; and establishing July 13, 2018, as the date the Council's consideration of the Waterfront Local Improvement District becomes a pending quasi-judicial proceeding.

	Date
Notes:	
Filed with City Clerk:	6/1/2018
Mayor's Signature:	6/1/2018
Sponsors: Juarez	
Vetoed by Mayor:	
Veto Overridden:	
Veto Sustained:	

Attachments: Ex A - Central Waterfront Program Map, Ex B – Map of Local Improvement District Area, Ex C – Description of LID Improvements

Drafter: adam.schaefer@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File **Legal Notice Published:** ☐ Yes ☐ No

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	04/24/2018	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	04/24/2018	sent for review	Council President's Office			

Action Text: The Resolution (Res) was sent for review. to the Council President's Office

Notes:

1	Council President's Office	04/25/2018	sent for review	Civic Development, Public Assets, and Native Communities Committee

Action Text: The Resolution (Res) was sent for review. to the Civic Development, Public Assets, and Native Communities Committee

Notes:

1	City Council	04/30/2018	referred	Civic Development, Public Assets, and Native Communities Committee

Action Text: The Resolution (Res) was referred. to the Civic Development, Public Assets, and Native Communities Committee

Notes:

1	Civic Development, Public Assets, and Native Communities Committee	05/02/2018	discussed

Action Text: The Resolution (Res) was discussed.

1	Civic Development, Public Assets, and Native Communities Committee	05/16/2018	adopt as amended	Pass

Action Text: The Committee recommends that Full Council adopt as amended the Resolution (Res).

Notes:

In Favor: 2 Chair Juarez, Member González

Opposed: 0

1	City Council	05/21/2018	adopted	Pass

Action Text: The Resolution (Res) was adopted by the following vote, and the President signed the Resolution:

Notes: Councilmember Bagshaw disqualified herself from voting on Resolution 31812, pursuant to the Seattle Ethics Code.

In Favor: 8 Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember Mosqueda, Councilmember O'Brien, Councilmember Sawant

Opposed: 0

Disqualified: 1 Councilmember Bagshaw

2	City Clerk	05/23/2018	submitted for Mayor's signature	Mayor
2	Mayor	06/01/2018	Signed	

Action Text: The Resolution (Res) was Signed.

Notes:

2	Mayor	06/01/2018	returned	City Clerk

Action Text: The Resolution (Res) was returned. to the City Clerk

Notes:

2	City Clerk	06/01/2018	attested by City Clerk

Action Text: The Resolution (Res) was attested by City Clerk.

Notes:

CITY OF SEATTLE

RESOLUTION 31817

A RESOLUTION declaring the intention of the City Council of The City of Seattle to order the construction of the Seattle Central Waterfront Improvement Program, and to create a local improvement district to assess a part of the cost and expense of both carrying out certain of those improvements against the properties specially benefited thereby; notifying all persons who desire to object to such improvements to appear and present their objections; and establishing July 13, 2018, as the date the Council's consideration of the Waterfront Local Improvement District becomes a pending quasi-judicial proceeding.

WHEREAS, in January 2011, the Seattle City Council ("Council") adopted Resolution 31264, creating the Central Waterfront Committee (CWC) to oversee development of the waterfront conceptual design and framework plan, to ensure robust and innovative public engagement, to identify public and private funding sources, and to establish the foundation for a lasting civic partnership for the implementation of improvements to Seattle's Central Waterfront with the removal of the Alaskan Way Viaduct; and

WHEREAS, in August 2012, the Council adopted Resolution 31399, which stated support by The City of Seattle ("City") for the Central Waterfront Concept Design and Framework Plan, which was based on broad and inclusive public engagement over two years by the City and the Central Waterfront Committee; and

WHEREAS, Resolution 31399 also endorsed a Central Waterfront Strategic Plan ("Strategic Plan"), which established a funding plan and set of action steps to implement improvements to Seattle's Central Waterfront, including endorsement of a funding strategy which called for leveraging a mix of public, private, and philanthropic sources, including a Waterfront Local Improvement District (LID), to achieve the public's vision for the Central Waterfront; and

WHEREAS, subsequent to endorsement of the Concept Design, Framework Plan, and Strategic Plan for the Central Waterfront, the City established the Central Waterfront Improvement Program in the City's Capital Improvement Plans, including the use of the Local Improvement District to fund a portion of the total program; and

WHEREAS, over the five years since endorsement of the Concept Design, Framework Plan, and Strategic Plan and establishment of the Central Waterfront Improvement Program, the City has invested approximately $129 million in improvements to the Central Waterfront from a range of local funding sources, and the State of Washington has committed $193 million toward its completion;

WHEREAS, in September 2017, the Council adopted Resolution 31768, which reaffirmed the overall funding plan for the Central Waterfront improvements, as well as the principles that will guide the implementation of these improvements, and outlined a process for the formation of the LID; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT:

Section 1. Declaration of Intent. It is the intention of the City Council to order improvements to Seattle's Central Waterfront, including the construction of a new Alaskan Way/Elliott Way surface street providing access to and from downtown, new parks, paths, and access to Elliott Bay ("Improvements"), all as shown in Exhibit C to this resolution, which is incorporated by reference. It is the intention of the City Council, pursuant to RCW 35.43.040 and other applicable law, to order the improvement of the properties within the area mapped as Exhibit B to this resolution, which is incorporated by reference, and those portions of the

Improvements designated as Local Improvement District (LID) Improvements, as described in Exhibit C to this resolution ("LID Improvements").

The Improvements shall be in accordance with the plans and specifications prepared by the Seattle Office of the Waterfront and Civic Projects (OWCP), as a division of the Seattle Department of Transportation, and may be modified by the City as long as modification does not affect the purpose of the LID Improvements after formation of the LID.

Section 2. Estimated Cost and Expense. The total estimated cost and expense of design and construction of the Improvements is declared to be approximately $700 million, including the estimated costs of administration, creation, and formation of the LID. The City intends that a portion of the Central Waterfront Improvements shall be funded by the LID. The cost and expense of the LID Improvements, including administrative costs, shall be assessed against the property specially benefited by the LID Improvements, which shall be included in the LID to be established, embracing as nearly as practicable all the property specially benefited by the LID Improvements. The City intends that the balance of the cost and expense of the LID Improvements shall be paid by the City and philanthropic donations from individuals and organizations, consistent with the City's overall funding plan for the Central Waterfront. Actual assessments may vary from estimated assessments as long as they do not exceed a figure equal to the increased true and fair value the LID Improvements add to the property. In no case shall the City levy a total amount in excess of $200 million in the confirmed final assessment roll for the LID. The City shall be obligated to deliver the LID improvements once a final assessment roll is established and shall not pursue any future supplemental assessments to cover additional costs accrued during construction.

Section 3. Notice of Public Hearing. The City Clerk, on behalf of the Director of Transportation, is authorized and directed to give notice of the adoption of this resolution and of the date(s), time(s), and place(s) fixed for the public hearing(s), setting forth the nature of the proposed LID Improvements, the total estimated cost, and the estimated benefits of the proposed LID Improvements to the particular lot, tract, or parcel of land for each owner or reputed owner of any lot, tract, parcel of land, or other property within the proposed LID. The City Clerk shall mail such notice at least 15 days before the date fixed for public hearing to the owner or reputed owner of the property, as shown on the rolls of the King County Assessor at the address shown thereon, as required by law.

This resolution also shall be published in its entirety in at least two consecutive issues of the official newspaper of the City, with the date of the first publication at least 15 days before the date fixed for the public hearing(s).

Section 4. Time of Public Hearing and Protest Procedures. The City Council hereby determines that the hearings shall be held before a hearing examiner, with the City Clerk to select and engage the hearing examiner(s) necessary to conduct the hearings herein described and to enter into contracts as necessary for such hearing examiner services.

All persons who may desire to object to the LID Improvements are notified to appear and present those objections at hearings before a hearing examiner to be held on the dates below, which times and places are fixed for hearing all matters relating to the LID Improvements and all objections thereto.

Public Hearing Date and Time	**Public Hearing Location**
Friday, July 13, 2018 (two sessions) 9:00 a.m. – 1:00 p.m. 2:00 p.m. – 6:00 p.m.	Washington State Convention Center Ballroom 6E 700 Pike Street Seattle, Washington

Public Hearing Date and Time	Public Hearing Location
Tuesday, July 17, 2018 5:00 p.m. – 9:00 p.m. Wednesday, July 18, 2018 5:00 p.m. – 9:00 p.m. Saturday, July 28, 2018 9:00 a.m. – 1:00 p.m.	Seattle City Hall 600 4th Avenue Seattle, Washington

Section 5. Application of the City Council's Rules for Quasi-Judicial Proceedings. Notwithstanding provisions relating to matters becoming pending in the City Council's Rules for Quasi-Judicial Proceedings, July 13, 2018, shall be the date the Council's consideration of the LID Improvements becomes a pending quasi-judicial proceeding.

Section 6. Submittal of Information. The Director of OWCP, on behalf of the Director of Transportation, is directed to submit and certify to the City Council on or prior to June 1, 2018, an estimate of the cost and expense of the proposed Improvements together with all papers and information about the proposed Improvements, a description of the boundaries of the proposed LID, and a statement of what portion of the cost and expense of the Improvements should be borne by the property within the proposed LID. This information, together with a detailed copy of the preliminary assessment roll and the plans and assessment maps of the proposed Improvements, shall be filed with the City Clerk.

Section 7. Section Headings. Section headings in this resolution are used for convenience only and shall not constitute a substantive portion of this resolution.

Adopted by the City Council the 22nd day of May, 2018, and signed by me in open session in authentication of its adoption this 22nd day of May, 2018.

Bruce O. Harrell

President _____ of the City Council

The Mayor concurred the 1st day of June, 2018.

Jenny A. Durkan

Jenny A. Durkan, Mayor

Filed by me this 1st day of June, 2018.

Monica Martinez Simmons

Monica Martinez Simmons, City Clerk

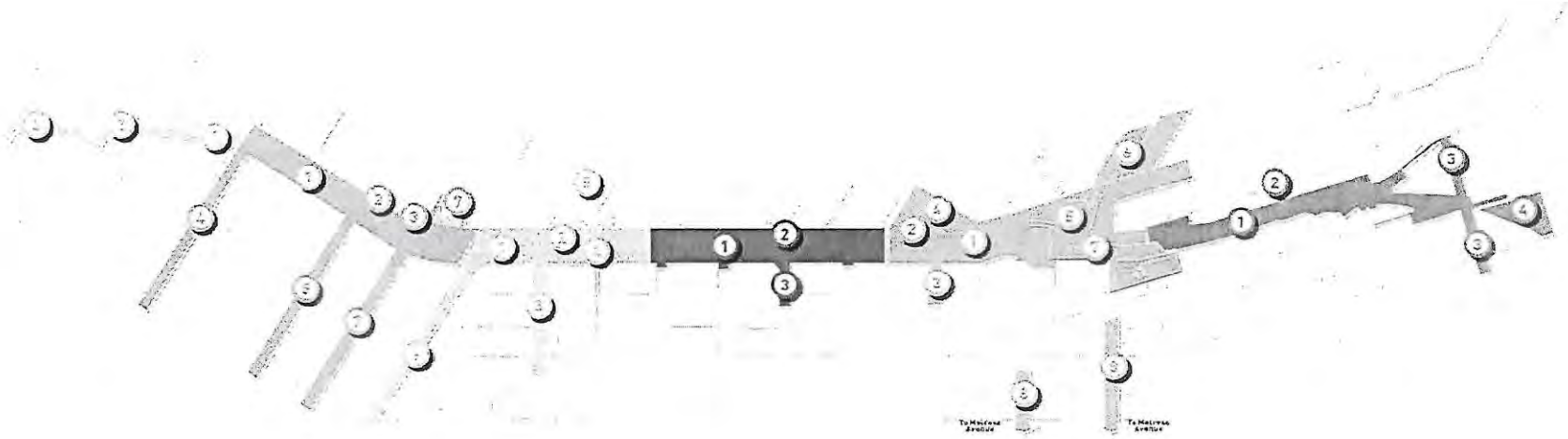
(Seal)

Exhibits:
Exhibit A – Central Waterfront Program Map
Exhibit B – Map of Local Improvement District Area
Exhibit C – Description of LID Improvements

Ex A - Central Waterfront Program Map
V1

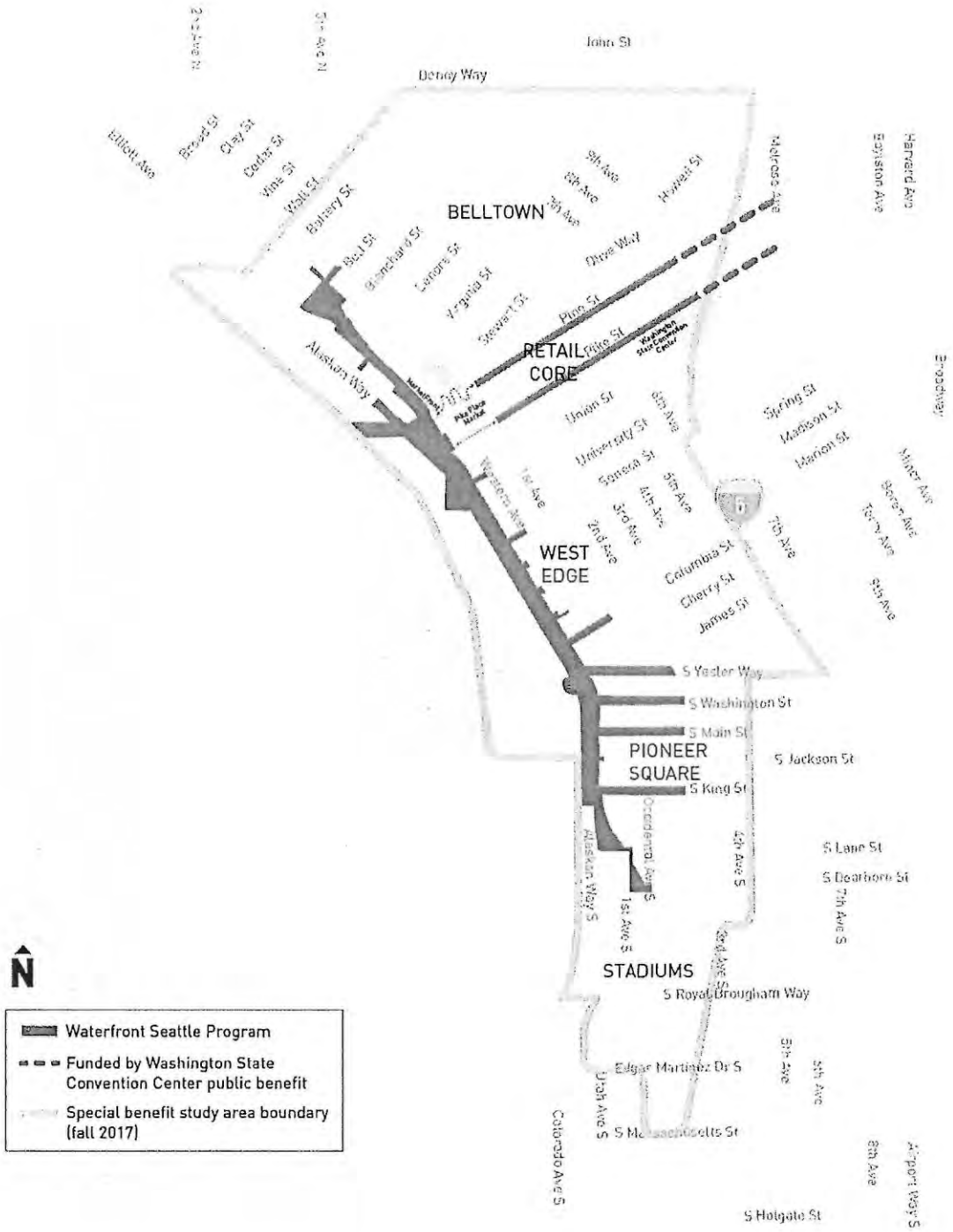
WATERFRONT SEATTLE PROGRAM

waterfront



[illegible]	PIONEER SQUARE	[illegible]	HISTORIC PIERS	CENTRAL PUBLIC SPACE	BELLTOWN
1 WATERFRONT	1 ALASKAN WAY	1 ALASKAN WAY	1 ALASKAN WAY	1 ELLIOTT WAY	1 ELLIOTT WAY
2 PIONEER SQUARE	2 WATERFRONT PROMENADE	2 WATERFRONT PROMENADE	2 WATERFRONT PROMENADE	2 WATERFRONT PROMENADE	2 LENORA ST. PED BRIDGE RETROFIT
3 STADIUMS	3 WASHINGTON ST. BOAT LANDING	3 COLUMBIA ST.	3 SENECA ST.	3 UNION ST.	3 BELL ST.
	4 S. KING ST.	4 MARION ST. PEDESTRIAN BRIDGE		4 WATERFRONT PARK REBUILD	4 PORTAL PARK
	5 S. MAIN ST.	5 COLMAN DOCK TERMINAL REPLACEMENT		5 OCEAN PAVILION	
	6 S. WASHINGTON ST.	6 YESLER WAY		6 PIERS 62/63 PHASE 1 REBUILD	
	7 HABITAT INTERTIDAL ZONE			7 OVERLOOK WALK	
				8 PIKE/PINE STS.	

Ex B – Map of Local Improvement District Area
V1



Element	Description
Promenade	A continuous public open space extending along the west side of Alaskan Way from King Street to Pine Street.
Overlook Walk	An elevated pedestrian bridge situated at the terminus of the Pike/Pine corridor, would include several buildings, an elevated lid over the surface street, open space with excellent view amenities, and an accessible pedestrian pathway with many connections between the Pike Place Market and the waterfront.
Pioneer Square Street Improvements	Streetscape and new roadway/ sidewalk improvements to portions of S Main Street, S Washington Street, Yesler Way and S King Street from Alaskan Way/First Avenue east to 2nd Avenue S. The improvements would create pedestrian-friendly links from Pioneer Square to the waterfront.
Union Street Pedestrian Connection	A universally accessible pedestrian link between the new waterfront and Western Avenue. An elevated pedestrian walkway and elevator extends from the southwest corner of Union Street and Western Avenue to the eastern side of Alaskan Way.
Pike/Pine Streetscape Improvements	Pedestrian improvements along Pike and Pine streets from First Avenue to Ninth Avenue, providing enhanced pedestrian access to and from the Pike Place Market and waterfront.
Waterfront Park	A rebuilt pier park located at the base of Union Street, would provide a unique atmosphere for social gathering/performance spaces with excellent view amenities.

Seattle City Council: Civic Dev, Public Assets & Native Communities Committee
Friends of the Waterfront – May 16, 2018

Speaker	Time	Testimony
Madam Chair	00:00	Introductions: **Eric McConaghy**, Council Central Staff, **Maggie Walker**, Co-Chair of the Central Waterfront Committee and Chair of the Board of Friends of the Waterfront of Seattle, **Marshal Foster**, Director of City's Waterfront and Civic Projects, **Joshua Curtis**, Partnership's Manager at the Office Waterfront and Civic Projects, **Dory Kosto**, Finance Manager at the Office Waterfront and Civic Projects
Madam Chair	01:05	Briefly Friends of the Waterfront, how much money raised, what you are committed to raise, share who you are – committee chair apologized for rudeness at public hearing and being booed – and contribution from philanthropy:
Maggie	01:38	Thank you Council Members. Friends of Waterfront Seattle was created about 6-years ago as the stewardship partner to the Project which was started about 10 years ago under Mayor Nichols. We have taken upon ourselves to make sure that this Project has significant philanthropic funding. From the very beginning our plan was to leverage the support from property owners downtown to create an opportunity for folks around the region, to give significant philanthropic gifts towards this iconic downtown Project. So we have a goal of raising $100 million, which we committed to in an MOU with the City in September – I believe it was. . . is that correct *(it is)*. So that was accepted and it was contingent on the passage of the LID for $200 million, as well. So we agreed that there would be a series of benchmarks, that we would have to have pledges in-hand for everything to continue to move forward. So to date, we have raised $28.8 million towards this Project. And that is from a number of donors who have great faith that this is a Project that will change the face of this City and who are willing, and they do not necessarily live in the City, they live in the region, but they believe in the vision of this Project and that this is the moment we need to do it. We have the opportunity to make a huge difference in our City. So we had agreed to have $25 million in hand by September, and we have exceeded our goal and will continue to fundraise. But we do not have certainty around this Project, and as you might imagine that adds a little bit of excitement to the prospect of raising money from philanthropists. So much of this money is contingent upon the formation of the LID. So it is very unusual for people to contribute to a public project, but it is a model that works in a lot of other cities, and it is one we have tried to formulate particularly around this Project.
Madam Chair	03:52	Let me ask two follow-up questions for members not previously on the committee: you promised to raise $25 million by September 2017 and you did – Thank You, now you are up to $28.8 million as of today's date, I understand that Friends of the Waterfront as you said started 10-years ago, 6-years ago?
Maggie	04:17	No, I think we were incorporated – Heidi will remember *(2012)*, so 6-years.
Madam Chair	04:32	So with that, again for the viewing public, Friends of the Waterfront has a board of 30 members?

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Maggie	04:46	35, I think at this point. And we have a letter that we have submitted to all the council members today, outlining what we have our accomplished to this point that has a list of our board members.
	04:50	*Cross talk*: Is that part of our materials or did you just send it via email? It was just sent. But I have. Great. Thank you, I appreciate you handing it to my colleague. And that has a board list for you. Oh, that was an email sent earlier this morning. I saw it.
Council Member	05:05	Thank you Madam Chair. Could you, just for the purpose of the public record, read some of the names of the members of your board of directors so that I think we have a better understanding of the type of representation that has been at the table since 2012?
Maggie	05:22	So I will just read through the list, if that would help. **Mary Bass** *(Wells Fargo)*, **Carol Binder**, former Director of The Pike Place Market, **Tom Byers**, who you met earlier who is on the Parks Commission, **Chris DeVore**, who runs a small startup, Incubator here in town, **Lynn Dodson**, who is the Secretary of the State Labor Council, **Gene Duvernoy**, who until a week ago was head of Forterra, **Stephanie Ellis-Smith**, **Olive Goh** *(Citi Private Bank)*, **Patrick Gordon** *(ZGF Architects LLP)*, **Seth Grizzle**, **Leslie Hanauer**, **Sandra Jackson Dumont** *(Lucas Museum of Narrative ART)*, **Gerry Johnson**, **Paul Keller** *(Mack RE Dev)*, **Martha Kongsgaard**, **Dan Kully**, **Carla Lewis**, **Kyle McCoy**, **Kollin Min** *(Bill & Melinda Gates Foundation)*, **Glenn Nelson**, **John Nesholm** *(LMN Architects)*, **Jeannie Nordsrom**, **Estella Ortega**, **Bob Ratliff**, **Stuart Rolfe** *(Wright Hotels)*, **Charles Royer** *(Former Seattle Mayor)*, **Ryan Smith**, **Brady Pinaro Walkinshaw** *(Grist)*, myself ***(Maggy Walker)***, **Charles Wright** *(Merrill Gardens)* and **David Woo**.
Madam Chair	06:18	Great. Thank you Anything else from my colleagues.

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FILE# CWF-0336, etal.

Chapter 6
Cumulative Effects

This chapter describes how the effects of the Elliott Bay Seawall Project may contribute to the environmental effects of other past, present, and future projects in the project vicinity. The Elliott Bay Seawall Project would be constructed in the midst of a robust waterfront and concurrently with other capital projects, such as the Alaskan Way Viaduct Replacement Project, Waterfront Seattle, and the Seattle Multimodal Terminal at Colman Dock Project.

In contrast to the potential direct and indirect effects of the build alternatives or the No Action Alternative (discussed in Chapters 4 and 5), cumulative effects are those that could result from the combination of individual effects of multiple actions over time. Cumulative and incremental effects can result in unintended and undesirable environmental changes despite efforts to mitigate the project-specific direct and indirect effects of the proposed action and the previously completed or reasonably foreseeable actions.

The purpose of a cumulative effects analysis is to identify the potential for incremental increased environmental effects caused by a series of actions, which, when left unmitigated, can reach significant proportions. It is also helpful for decision-makers in evaluating how sustainable a proposed project is likely to be in the future and how it might interact with other projects that are reasonably foreseeable but have not yet been built.

Defining Cumulative Effects

SEPA requires that cumulative effects be considered in an EIS (WAC 197-11-792). Although SEPA does not specifically define "cumulative effects," the term is defined under NEPA as "the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or person undertakes such other actions. Cumulative effects can result from individually minor but collectively significant actions taking place over a period of time." (40 CFR 1508.7)

6.1 How Cumulative Effects Were Evaluated for the Elliott Bay Seawall Project

In order to determine the potential cumulative effects of the project, the analysis considered the relationships between the direct and indirect effects of the project alternatives, past and present actions, and other reasonably foreseeable future actions (RFFAs) on the resources of concern. The expected cumulative effects for the project were identified according to a process recommended by the President's Council on Environmental Quality (CEQ 1997) and considered how past and present actions have already affected the geographic area. Those past and present actions (developments) have changed several of the environmental elements discussed in this Final EIS relative to their original conditions and continue to influence current trends.

The year 2030 (the project design year) was used as the future temporal boundary for the cumulative effects analysis for all the environmental elements (also referred to as resources or disciplines) discussed in Chapters 3, 4, and 5.

The past temporal boundary, or environmental reference point, for the cumulative effects analysis was determined on the basis of the unique history of each resource. Lasting effects due to past actions have accumulated in the project vicinity since the mid-nineteenth century, starting with the first Euro-American settlements along the Duwamish River in the 1850s, and have continued to shape the sequence of development that has occurred in the area. The built and natural environments within the project vicinity have been transformed to varying degrees by actions such as timber harvesting and processing, commercial fishing, ship building, railroad development, aircraft manufacturing, and other heavy industry, as well as the development and expansion of the state and federal highway systems and urban residential communities with their supporting infrastructure. These actions are discussed in the following overview and subsequent subsections, which are organized by discipline.

Like the past temporal boundaries, the geographic boundaries used for the cumulative effects analysis vary by resource. These boundaries may be natural ecological boundaries or sociocultural boundaries selected to ensure that all the potential effects are included. They also may take into account the distance at which an effect can influence a particular resource.

The list of RFFAs that were considered in the cumulative effects analysis in combination with the Elliott Bay Seawall Project is a result of collaboration and coordination among other government agencies and private parties to ensure that all appropriate present and future actions were considered. These future projects, along with relevant recently completed and ongoing projects, are shown in Figure 6-1 and summarized at the end of this chapter (Table 6-1).

The Council on Environmental Quality

The Council on Environmental Quality (CEQ) coordinates Federal environmental efforts and works closely with agencies and other White House offices in the development of environmental policies and initiatives. CEQ was established within the Executive Office of the President by Congress as part of NEPA and additional responsibilities were provided by the Environmental Quality Improvement Act of 1970.

Figure 6-1. Reasonably foreseeable future actions in the Elliott Bay Seawall Project vicinity

6.2 History of the Elliott Bay Seawall Project Area

The project area for the Elliott Bay Seawall Project has experienced significant changes since the mid-nineteenth century. Both the built environment and the natural environment in the project vicinity have been widely shaped by the development that has occurred since the earliest Euro-American settlements along the Duwamish River and on the Alki peninsula in 1851. These changes set in motion cultural, biological, and demographic trends that are the focus of the cumulative effects analysis.

Historically, the shoreline of Elliott Bay consisted of gravel beaches, intertidal mudflats and sand flats, and vegetated wetlands bordered by steep upland bluffs. This natural environment supported a wide range of habitats and provided diverse resources that influenced the locations and periods of occupation by the Duwamish people, who lived in villages on the shores of Elliott Bay before European contact.

The abundance of hardwood reserves in the area influenced nonnative settlement in the area. Only 1 year after the arrival of Europeans around eastern Elliott Bay in 1852, Henry Yesler's first lumber mill began production near the southern end of the existing seawall. Development north of Yesler's Mill was limited by the steep bluffs. Over time, however, regrading and filling took place, wharves were built, and commercial activities along the shoreline grew more diverse, fundamentally altering the form and function of the waterfront. Railroad companies obtained rights-of-way along the shoreline of Elliott Bay, and Railroad Avenue (then extending north along the waterfront) was soon constructed of "piles and rip rap and broken rock and filled in with earth from the hills" (Bass 1937). Once the railroad trestle was completed, additional wharf construction took place. Most of Railroad Avenue and the adjacent structures were destroyed in Seattle's Great Fire of 1889, but they were quickly rebuilt along with many new docks.

Native Americans were largely displaced throughout Seattle's growth periods, but they maintained a presence along the waterfront in the early ages of Seattle's development. Many resided in temporary camps along the shoreline that were shared by transient traders and hop pickers. In the late nineteenth and early twentieth centuries, Native Americans, sailors, fishermen, and others lived near the waterfront in rooming houses and small dwellings clustered around sawmills, packing plants, and the railroad.

While the timber industry and strong trade ties with northern territories fueled Seattle's growth through the second half of the nineteenth century, the 1897 discovery of gold in Alaska precipitated the city's next development boom and unprecedented levels of activity along the waterfront. The population more than tripled between 1900 and 1910. This growth precipitated haphazard demolition and redevelopment of waterfront piers, as well as the construction of a new tunnel that would

carry rail traffic under the city to reduce congestion along Railroad Avenue. Nearly 500,000 cubic yards of fill from the tunnel construction were hauled away by rail car and dumped throughout Elliott Bay.

By the 1920s, many railroad facilities had moved to the filled tidelands south of downtown, where much of Seattle's industry was located. The City had constructed a concrete gravity seawall from S. Washington Street to Madison Street in response to unsafe conditions of the planked roadways and trestle pilings of Railroad Avenue. Railroad Avenue was back-filled with materials removed in the regrading of Jackson Street. In 1929, the railroads signed a new franchise agreement that limited through tracks along the central waterfront solely to the eastern side of the street, allowing the city to proceed with its plans to build a seawall along the rest of the waterfront.

Within another decade, marine transportation activities along the waterfront began to decline as trucks and cars competed for shipping and transport business. Construction of the Elliott Bay Seawall supported extensive commercial and transportation development along the waterfront: most notably, the opening of the Alaskan Way Viaduct in 1953, which significantly changed travel patterns and the visual character of the Seattle waterfront. By the late 1950s, shippers began consolidating cargo in large shipping containers, and freight sheds and warehouses on the piers were no longer needed. Instead of the narrow piers with storage sheds found on the downtown Seattle waterfront, large parking areas were required to accommodate cranes, trucks, and containers. South of Pier 48, the Terminal 37/46 complex was created by filling and joining several piers.

Throughout more than 100 years of urbanization, the downtown Seattle waterfront was fundamentally altered by filling, dredging, and grading along the shoreline and by the construction of infrastructure including the seawall, other shoreline armoring, and overwater structures. The historical shoreline topography is buried behind (landward of) and below the seawall. Upland areas, including Pioneer Square and Pike Place Market, were also fundamentally altered by urban development, expanding the realm of activities in the area of the seawall from primarily industrial maritime to a mix of commercial, residential, tourist, and institutional.

6.3 Transportation

The year construction began on the existing seawall (1911) was used as the environmental reference point for past and present development related to transportation. The original construction of the seawall resulted in an ongoing cumulative effect on the transportation network and an increasing demand for the movement of goods and services throughout the greater Seattle area.

The area considered for the analysis of cumulative effects on the transportation network includes the area within the Seattle regional traffic models, which extends throughout the Puget Sound region.

Past and Present Actions

Construction of the seawall supported extensive commercial and transportation development along the waterfront and throughout the study area. Most notably, the opening of the Alaskan Way Viaduct significantly changed the travel patterns in the study area. Over time, there have been incremental improvements to this and other major transportation corridors. These improvements along with associated changes in land use due to these transportation improvements (such as the growth of the Port of Seattle and increased freight traffic on Alaskan Way), have also resulted in cumulative changes in the seawall corridor in terms of transportation.

Reasonably Foreseeable Future Actions

The RFFAs most likely to affect congestion and access include the Alaskan Way Viaduct Replacement Project, the improvements associated with Waterfront Seattle, and the Elliott/Western Connector.

Cumulative Effects of the Build Alternatives

Adverse cumulative effects associated with transportation would primarily be limited to temporary effects during construction of the seawall, which coincides with construction of other RFFAs such as the Alaskan Way Viaduct Replacement Project which includes the demolition of the Alaskan Way Viaduct. Tunnel boring is estimated to occur between 2013 and 2014, with the new SR 99 tunnel opening for use in late 2015. The demolition of the downtown waterfront section of the Alaskan Way Viaduct is estimated to occur in 2016. These estimates suggest that Central Seawall construction would overlap with construction of RFFAs in the 2013 to 2016 timeframe. Traffic congestion would increase during this period, as would travel times due to road closures and detours.

Construction of the North Seawall would occur sometime after the completion of the Central Seawall, the demolition of the Alaskan Way Viaduct and the opening of the bored tunnel. The traffic analysis assumes a worst-case scenario for North Seawall construction, with the Elliott/Western Connector not in place. This would result in higher traffic volumes on the Alaskan Way surface street along the North Seawall than would be the case with the Elliott/Western Connector in place. If the Elliott/Western Connector is constructed before the North Seawall construction, the cumulative construction effects would be less than those reported in the EIS.

Once completed, the proposed alternatives would restore the roadway to existing conditions (2010) (with the addition of a second northbound lane adjacent to Colman Dock under Alternatives A and C). Therefore, the Elliott Bay Seawall Project would make a slight positive contribution to the improvements provided by the RFFAs, which would enhance the functionality of the transportation network by reducing congestion and improving traffic flow. The project would not significantly change the

transportation trends in the study area. The operational effects of the Elliott/Western Connector on Alaskan Way traffic flow is discussed further in Chapter 5.

Cumulative Effects of the No Action Alternative

The Minimal Damage scenario of the No Action Alternative is likely to result in occasional lane closures to facilitate routine maintenance or emergency repairs. Congestion caused by such closures, in combination with the construction of other planned projects such as the Alaskan Way Viaduct Replacement Project and the Seattle Multimodal Terminal at Colman Dock Project, would contribute adverse cumulative effects. The Loss of Functionality scenario would contribute to worse safety and congestion problems along the waterfront over time, which could affect the nature and timing of currently planned transportation improvements in the study area.

The Collapse of the Seawall scenario would contribute more substantially to cumulative effects than the other No Action Alternative scenarios or any of the build alternatives. The activities required to provide emergency access and repair of the seawall—combined with other RFFAs and the physical damage caused by the collapse—would result in widespread transportation impacts throughout the downtown area.

Mitigation for Cumulative Effects

Because adverse cumulative effects are construction-related, the City will focus mitigation measures on minimizing those temporary impacts. The City will coordinate with Metro, WSDOT, the Port of Seattle, local businesses, and neighborhoods to coordinate construction sequencing between projects. This will minimize potential effects to traffic and parking during construction of the seawall and the Reasonable Foreseeable Future Actions and encourage the use of public transit during construction.

6.4 Economics

Both local and regional economic effects were considered for the economics cumulative effects analysis. For local effects, the study area is based on neighborhood planning areas and census tracts between S. Jackson Street on the south, Broad Street on the north, First Avenue on the east, and Elliott Bay on the west. The regional geographic boundary includes the Seattle city limits and the surrounding central Puget Sound region (King, Snohomish, Pierce, and Kitsap Counties).

Past and Present Actions

The temporal boundary of the cumulative effects analysis for economics began in 1911, when seawall construction began. The seawall has provided a continuous influence on local and regional economies. In addition to the original construction of the seawall, other past and

present actions that have resulted in ongoing trends related to the economy include the development of the Port of Seattle and the Seattle waterfront as a center for commerce and transportation; the construction of the Alaskan Way Viaduct; and the development of the tourism industry in downtown Seattle, especially along the waterfront.

The Seattle waterfront has developed into an eclectic mix of operations: tourist, offices, residential buildings, restaurants, retail space, transportation hubs, and shipping. Tourist activity peaks along the waterfront during the summer season, and many businesses make most of their revenue during those months. Customers of businesses on the waterfront and east of Alaskan Way rely on on-street parking spaces and a linear lot running under the Alaskan Way Viaduct. Additionally, the redevelopment of the Belltown neighborhood from primarily commercial uses to a mixed-use and residential area has been a catalyst for new development in the northern end of the project area.

Reasonably Foreseeable Future Actions

The Elliott Bay Seawall Project is one of several major infrastructure projects planned along the downtown Seattle waterfront that could affect economic resources in the study area. Based on the current anticipated construction schedules, construction of the Central Seawall would occur at the same time as the Alaskan Way Viaduct Replacement Project (Table 6-1).

Cumulative Effects of the Build Alternatives

Adverse cumulative effects associated with economic resources would primarily be limited to temporary effects during construction of the seawall, as the construction timeframe coincides with construction of other RFFAs described above. In general, concurrent construction activities associated with multiple projects in the downtown Seattle waterfront area would affect the local economy by limiting access to the waterfront and increasing traffic congestion. Construction of Alternative B is expected to take up to 2 years longer than Alternatives A and C. Therefore, the cumulative effects to the economy would be greater with this alternative.

Concurrent construction of the Elliott Bay Seawall Project and the Alaskan Way Viaduct Replacement Project (especially construction of the south portal of the tunnel) further limits access to local waterfront businesses due to the need for multiple construction staging areas, additional construction vehicles, and construction-related traffic. Tunnel boring is estimated to occur between 2013 and 2014, with the new bored tunnel opening for use in late 2015. Demolition of the downtown waterfront section of the Alaskan Way Viaduct is expected to occur in 2016. These timelines suggest that the Elliott Bay Seawall Project construction would overlap with the construction of the RFFAs in the 2013 to 2016 timeframe. When combined with the potential temporary economic effects of these RFFAs due to traffic congestion, detours, and reduced parking supply along the waterfront, the Elliott Bay Seawall

Project construction would contribute to cumulative economic effects in the study area.

Construction of the North Seawall would occur after completion of the Central Seawall, the bored tunnel, and the demolition of the Alaskan Way Viaduct. The Draft EIS, in a worst-case analysis, assumed that the Elliott/Western connector would not yet be constructed or would be constructed concurrently with North Seawall construction. This would result in the higher traffic volumes indicated in the EIS along the North Seawall. This high level of congestion, in turn, would make access to businesses along this section of Alaskan Way more difficult and likely have an economic effect on these businesses. In particular, passenger arrivals and departures (by charter bus, taxi, and car) at the Bell Harbor Pier Cruise Terminal and at the Victoria Clipper terminal, as well as vehicle access to both, would be adversely affected.

Under any of the build alternatives, completion of the Elliott Bay Seawall Project and other RFFAs would contribute to improvements in the long-term economic conditions in the study area. The post-construction benefits to the economy would be driven by improved public safety, mobility, and access along a revitalized waterfront, which would attract more residents, visitors, and associated revenues. The improvements may also attract additional visitors to the general vicinity of the waterfront and have beneficial economic effects on adjacent areas, especially Pioneer Square, Pike Place Market, and Olympic Sculpture Park, by increasing visitor activity and spending in those areas. The timing and extent of these improvements would depend on the local and regional economic cycles of growth. Other than the extended temporary adverse cumulative effects associated with Alternative B due to the longer construction period, there likely would be no substantive differences between the three build alternatives in terms of their cumulative effects. The cumulative effects of the Elliott Bay Seawall Project and the other RFFAs are not likely to change the trajectory of economic trends in the study area.

Cumulative Effects of the No Action Alternative

Under the Minimal Damage scenario, the No Action Alternative would contribute incrementally to adverse economic effects in the study area related to public safety, future investment, and development in the short term. Congestion due to temporary lane closures, temporary loss of access to commercial entities along the waterfront, and general safety concerns on Alaskan Way and the roadway network in the vicinity of the Elliott Bay Seawall would worsen over time as the seawall deteriorates. Other planned projects and investments in the area may be cancelled because of the increasing risk and uncertainty associated with seawall failure or collapse in the near future. Under the Loss of Functionality scenario or Collapse of the Seawall scenario, the cumulative effects would be similar to those of the build alternatives, although the specific outcomes would depend on the other concurrent projects at the time of the collapse. Without the other planned

transportation improvement projects, increased traffic congestion and travel times for freight movement in the study area would adversely affect the economy.

Mitigation for Cumulative Effects

SDOT will coordinate with other City departments, WSDOT, and others to minimize the combined construction-related effects of concurrent projects in the vicinity of the seawall. Cumulative traffic and parking issues resulting from concurrent projects that could affect local businesses will be addressed by the various agencies involved, as follows:

- During seawall construction, distribute timely information to the public indicating alternate ways of accessing facilities on the downtown Seattle waterfront.
- Coordinate construction detours as necessary with other projects.
- Work with public and private entities that own and operate the various waterfront facilities to encourage local residents and visitors to continue to visit and patronize the waterfront during construction of the concurrent projects.

No long-term cumulative effects to economic resources are anticipated following seawall construction.

6.5 Noise and Vibration

The geographic area considered for the analysis of cumulative effects on noise included on-shore locations within approximately 1,000 feet of the construction work zone for the Elliott Bay Seawall Project, as well as in-water and more distant on-shore locations, where applicable. Airborne noise and ground-borne vibration levels decrease rapidly with increasing distance from the source, thereby resulting in a geographically limited area of potential effects.

Past and Present Actions

The temporal boundary of the cumulative effects analysis for noise and vibration began in 1953, which is the year the Alaskan Way Viaduct opened. The construction of the viaduct as the major north-south thoroughfare in Seattle resulted in an ongoing cumulative effect on noise and vibration in the project vicinity. Traffic on the Alaskan Way Viaduct is the predominant source of noise in the study area, and natural noises such as leaves rustling, light surf, and bird vocalizations are limited in many locations. In addition to the initial construction of the Alaskan Way Viaduct, other past and present actions that have contributed to trends related to noise and vibration include the development of the Port of Seattle and the Seattle waterfront as a center for commerce and transportation.

Reasonably Foreseeable Future Actions

The Elliott Bay Seawall Project is one of several major infrastructure projects planned along the downtown Seattle waterfront that could affect noise and vibration in the study area. Based on the current anticipated construction schedules, the RFFAs that would most likely contribute to noise and vibration due to construction-generated disturbance are the Alaskan Way Viaduct Replacement Project (including demolition of the Alaskan Way Viaduct), the improvements associated with Waterfront Seattle, the Seattle Multimodal Terminal at Colman Dock Project, and the Elliott/Western Connector (Table 6-1).

Cumulative Effects of the Build Alternatives

Adverse cumulative effects associated with noise and vibration would be limited to temporary effects during construction of the seawall, as the construction timeframe coincides with construction of other RFFAs described above. In general, cumulative noise and vibration effects would result because noise and vibration from construction of the Elliott Bay Seawall Project would occur at the same time or in close succession to construction of the RFFAs. This temporal overlap may increase the amount of noise and extend the duration over which some receptors are exposed to construction-related noise.

Because Seattle is one of the busiest ports in the United States, a wide range of noise-producing activities along the waterfront will continue over time, beyond the construction of the seawall. The construction activities associated with the Elliott Bay Seawall Project and other nearby RFFAs would be temporary and periodic; therefore, they would not constitute long-term incremental increases in the overall noise environment.

Operation of the proposed alternatives would not have any effect on the noise environment.

Cumulative Effects of the No Action Alternative

Under the Minimal Damage scenario for the No Action Alternative, routine and emergency maintenance activities would not have a substantial effect on noise and vibration, either alone or when coupled with the RFFAs. Under the Loss of Function and Collapse of the Seawall scenarios, the construction-related effects of the No Action Alternative combined with those of the other RFFAs could result in temporary cumulative construction effects similar to those described for the build alternatives, depending on the timing of the collapse relative to the other projects in the vicinity. No further cumulative effects on noise and vibration associated with the No Action Alternative are expected.

Mitigation for Cumulative Effects

Beyond the measures for mitigating the effects of project construction described in Chapter 4, no mitigation for cumulative noise and vibration effects is anticipated as the project will not generate noise and vibration after construction.

6.6 Cultural, Historic, and Archaeological Resources

The geographic area considered for the analysis of cumulative effects on cultural, historic, and archaeological resources is the APE used to evaluate construction and operational effects in Chapters 4 and 5. Although the southern extent of the seawall is located at S. Washington Street, the APE extends one block farther to S. Main Street to allow the consideration of potential adverse effects on the built environment. The northern boundary is generally the north side of Broad Street.

Past and Present Actions

The temporal boundary of the cumulative effects analysis for cultural, historic, and archaeological resources began in 1911, when seawall construction began. The installation of the seawall influenced the patterns of use and development within the waterfront area. In addition to the original construction of the seawall, other past actions affecting cultural, historic, and archaeological resources include earlier interaction between humans and the environment that modified the nature of the archaeological record, especially during the large-scale construction projects that characterized the Seattle waterfront during the historic period. The majority of these past actions have contributed to a trend of declining historic and archaeological resources in the study area by removing historic structures and displacing, or limiting access to, archaeological resources.

Reasonably Foreseeable Future Actions

The Elliott Bay Seawall Project is one of several major infrastructure projects planned along the downtown Seattle waterfront that could affect cultural, historic, and archaeological resources in the study area. Other projects that may have effects on cultural, historic, and archeological resources include the Alaskan Way Viaduct Replacement Project, the Seattle Multimodal Terminal at Colman Dock Project, and the improvements associated with Waterfront Seattle. Each of these projects would either directly affect a historical or archaeological resource or is in proximity to such a resource.

Cumulative Effects of the Build Alternatives

Adverse effects from the proposed build alternatives may contribute to cumulative effects on archaeological resources from construction of the RFFAs, if any of the RFFAs involve excavation within and beneath the historic fill or along the waterward side of the seawall. Loss or

degradation of these cultural resources would contribute to the cumulative reduction of the finite number of potential archaeological sites associated with the Seattle waterfront. Such reductions could result from the proposed waterfront projects if construction for these projects occurs concurrently with that of the Elliott Bay Seawall Project. These potential cumulative effects are not expected to alter the historical trends for these resources in the study area.

Temporary adverse cumulative effects may occur to historic resources due to the concurrent construction of the seawall, in combination with RFFAs described above. If construction of the seawall occurs concurrently with other waterfront projects and the Elliott/Western Connector, these concurrent actions would cumulatively increase the temporary adverse effects on the historic Pike Place Market and waterfront piers by further limiting access, increasing roadway congestion, and exacerbating noise and air quality effects. However, no permanent loss of historic resources is expected to result from these projects.

Following construction, the South Downtown Rezone (an RFFA included as project 18 in Table 6-1) provides incentives for historic preservation and encourages appropriate development in the historic districts. The North Parking Lot Development at CenturyLink Field is also expected to enhance the Pioneer Square Historic District in the long term. Operations of any of the proposed alternatives would contribute to the enhancements within the study area that expected to result from these proposed actions and other RFFAs in the vicinity of the Pioneer Square Historic District.

No permanent adverse cumulative effects on historic buildings or structures are expected with any of the seawall alternatives.

Cumulative Effects of the No Action Alternative

No cumulative effects related to cultural, historic, or archaeological resources have been identified for the No Action Alternative.

Mitigation for Cumulative Effects

The construction-related mitigation measures described in Chapter 4 will avoid or minimize the cumulative effects of the proposed alternatives that will occur during construction. SDOT will coordinate the construction of the proposed projects with all other applicable agencies to minimize the effects on historic and archaeological resources.

6.7 Energy Resources

The cumulative effects analysis for energy resources used a regional geographic boundary that includes the greater Seattle area in which energy would be consumed and GHG emissions would occur as a result of construction equipment and worker vehicle trips.

Past and Present Actions

The temporal boundary of the cumulative effects analysis for energy resources began in 1910, for two reasons: (1) Seattle City Light was established in 1910 as a municipal utility providing power to the project area, and (2) Seattle Steam Company, another important energy provider in the study area, had also been recently established as a local provider. The original provision of heat and power to the project area facilitated commercial and industrial development and produced an ongoing cumulative effect on energy resources.

Today's demand for energy in the study area is largely influenced by transportation needs, and the energy supply relies on fossil fuels to meet the demand. Beginning in the 1970s, fuel efficiency standards and policies, as well as growth management strategies such as VISION 2020 and Transportation 2040, have contributed to general reductions in energy consumption trends. However, as discussed in Chapter 3, transportation remains the predominant consumer of energy in Washington State and the project area. Because Washington uses hydropower for much of its electricity (nearly three-fourths of the state electricity generation), the electricity sector in the study area contributes a lower percentage of GHGs in the region than the national average. The transportation sector, on the other hand, is the major contributor of GHGs throughout the state and Seattle proper (Center for Climate Studies 2007).

The City's overall carbon footprint was about 8 percent smaller in 2005 than it was in 1990 (City of Seattle 2008b). This reduction was due to energy conservation efforts and Seattle City Light's policy of achieving "net zero" GHG emissions in the delivery of electricity through the use of conservation, the use of renewable energy, and the purchase of carbon offsets.

Reasonably Foreseeable Future Actions

The Elliott Bay Seawall Project is one of several major infrastructure projects planned along the downtown Seattle waterfront that could affect energy resources in the study area. Based on the current anticipated construction schedules, the projects considered most likely to result in cumulative effects on energy resources, mainly as a result of increased traffic congestion throughout downtown Seattle include the Alaskan Way Viaduct Replacement Project, the improvements associated with Waterfront Seattle, and the Elliott/Western Connector (Table 6-1).

Although detailed construction energy consumption estimates were not calculated for each of the RFFAs, each RFFA was assessed qualitatively to determine how the operation of the new seawall might contribute to the energy effects of these projects.

There is substantial land use and population growth projected for Seattle over the next 20 years. It is important to note that much of the expected increase in traffic and resulting increase in fuel consumption is

related to this projected growth. Although a substantial shift from single-occupancy vehicle travel to transit is expected between existing conditions and future conditions, which would help to minimize fuel consumption throughout Seattle, the overall expected growth would still result in additional vehicles on the roadway network.

Cumulative Effects of the Build Alternatives

Cumulative energy effects can occur when there is a change in energy consumption (or supply) due to more than one project taking place at the same time or projects being constructed at some time in the foreseeable future. Most of the projects considered in the cumulative effects analysis involve construction activities, and construction is the primary source of potential cumulative energy effects when the seawall construction is concurrent with the construction associated with the other RFFAs.

Although temporary adverse cumulative effects on energy would result from addition of the seawall construction to RFFAs, these effects would not place any significant stress on the existing energy systems in the region or in the study area. The overlapping construction schedules for the Elliott Bay Seawall Project and the other RFFAs would result in temporary adverse cumulative effects involving GHG emissions associated with project-related vehicles and equipment. However, these effects would be minor in terms of overall emissions in the region.

When considered in concert with the RFFAs in the project vicinity, operation of the new seawall is not expected to result in any cumulative effects related to energy use. Similarly, the operation of the new seawall would not result in long-term cumulative effects on GHG emissions.

Cumulative Effects of the No Action Alternative

Under the No Action Alternative, no substantial cumulative effects on energy resources are expected. Although future traffic volumes would continue to increase with the forecasted population growth, fuel consumption and GHG emissions would merely be shifted to other areas of Seattle and the region if the seawall collapses either partially or fully. Under the Loss of Functionality or Collapse of the Seawall scenarios, the cumulative effects of seawall reconstruction would be similar to those described for the build alternatives.

Mitigation for Cumulative Effects

No mitigation measures for cumulative effects on energy use are proposed. Although the cumulative effects of the GHG emissions resulting from the Elliott Bay Seawall Project are not expected to be significant, there are certain elements of the construction plans for the seawall and nearby projects that could be coordinated to ensure that the cumulative GHG emissions are minimized. Traffic plans for overlapping projects could include detours and strategic construction

timing to minimize traffic congestion and engine idling in the project area. SDOT will coordinate with other City departments and regional transit agencies to promote ridesharing efforts and transit use for construction workers on the Elliott Bay Seawall Project, as well as the other projects under construction at the same time.

6.8 Land Use, Shorelines, and Parks and Recreation

The geographic boundary for the cumulative effects analysis is based on neighborhood planning areas in the vicinity of the Elliott Bay Seawall Project and is generally bounded by S. Washington Street on the south, Broad Street on the north, First Avenue on the east, and Elliott Bay on the west. The study area also includes the piers that extend waterward from the seawall and the immediate shoreline along Elliott Bay adjacent to Alaskan Way.

Past and Present Actions

The temporal boundary of the cumulative effects analysis for land use, shorelines, and parks and recreation begins in 1911, when seawall construction began. The seawall influenced the patterns of use and development within the waterfront area. Other past and present actions that have shaped ongoing trends related to land use and recreational resources include the development of the Port of Seattle and the Seattle waterfront as a center for commerce and transportation, the development of the tourism industry in downtown Seattle, and general growth and development in Seattle and the region.

Water-dependent activities continue on the waterfront, including operations of passenger vessels, ferries, and cruise ships. In recent decades, development along the downtown Seattle waterfront has broadened to include use as a major center for tourism, recreation, retail shopping, meeting and convention activities, and entertainment. Residential development in the upland area also has increased substantially.

Reasonably Foreseeable Future Actions

The Elliott Bay Seawall Project is one of several major infrastructure projects planned along the downtown Seattle waterfront that could affect land use, shorelines, and parks and recreation resources in the study area.

The projects evaluated in the cumulative effects analysis for land use, shorelines, and parks and recreation include the potential changes to Terminal 46 at the southern edge of the seawall, the improvements associated with the Seattle Multimodal Terminal at Colman Dock Project, long-term plans to expand the Seattle Aquarium, the Alaskan Way Viaduct Replacement Project, and improvements associated with Waterfront Seattle. When these projects are taken as a whole, the

downtown Seattle waterfront would experience substantial improvements in infrastructure over existing conditions.

Cumulative Effects of the Build Alternatives

Land Use and Shorelines

In general, the construction-related effects of the proposed build alternatives, in combination with those of the RFFAs, would result in temporary adverse cumulative effects on land use and recreational resources in the study area. The seawall project would increase both the overall intensity and the overall duration of construction work in the area proposed under the RFFAs. Cumulative adverse effects would include vehicle and pedestrian detours and traffic and parking issues. Construction of Alternative B is expected to take up to 2 years longer than Alternatives A and C and is, therefore, more likely to have overlapping construction schedules with other projects along the waterfront.

The cumulative effects of completion of the Elliott Bay Seawall Project and the RFFAs would be a structurally stable and aesthetically improved waterfront from Washington Street to Broad Street. This could provide impetus for property owners on both side of Alaskan Way to make further investments in their properties. Property owners on the east side of Alaskan Way also may decide to build, rebuild, or expand their buildings within the limits of the current zoning code. These effects would be in line with overall land use trends in the study area and would generally be considered positive.

Parks and Recreation

The cumulative adverse construction effects discussed for land use and shorelines could also complicate access to parks and recreational facilities in the area. New detours and changes in access due to the construction of the Elliott Bay Seawall Project may compound construction effects associated with the RFFAs, discouraging residents and tourists from visiting parks and recreational facilities. To the extent that the construction effects of the Elliott Bay Seawall Project further reduce the attractiveness of the waterfront to visitors when combined with the effects of other nearby RFFAs with concurrent construction schedules, the project may result in reduced revenues for tourist-oriented businesses in the vicinity during construction, especially during the non-summer months, and increased duration during which these businesses are subjected to the construction effects of projects in the vicinity.

The construction of Alternative B is expected to take up to 2 years longer than Alternatives A and C and is, therefore, more likely to have overlap with other projects along the waterfront. The longer construction duration would result in a longer period of reduced access to parks and recreational facilities and, therefore, would make a greater contribution to cumulative effects. However, the cumulative

construction effects of the project and the RFFAs are not expected to change long-term trends related to the use of parks and recreational facilities in the project area under any of the build alternatives.

All of the proposed build alternatives would result in long-term beneficial cumulative effects on parks and recreational facilities in the project vicinity. Once construction is completed, the cumulative benefit of the Elliott Bay Seawall Project with the completed RFFAs would be a revitalized waterfront from Washington Street to Broad Street. This could make the waterfront more attractive, resulting in more visitors (both local residents and tourists) to parks and recreational facilities along the waterfront.

Cumulative Effects of the No Action Alternative

The No Action Alternative would potentially result in long-term adverse cumulative effects on land use, shorelines, and parks and recreational facilities. If none of the proposed build alternatives are constructed, problems related to safety, aesthetics, and traffic congestion along the waterfront would become worse over time. Potential damage to parks and recreational facilities would adversely affect access to and use of lands in the project vicinity, including recreational facilities. The damage and subsequent repair work could interfere with the timing of and change the nature of future development and land use decisions in the project area. Under the Loss of Functionality or Collapse of the Seawall scenarios, the cumulative effects would depend on the other projects that are underway at that time.

Mitigation for Cumulative Effects

The City will coordinate active public information efforts for construction of the Elliott Bay Seawall Project with other projects in the vicinity to provide a consistent and comprehensive approach to informing the public of accessibility to the waterfront, available parking, and transit options.

Project staff will work closely with Seattle Parks and Recreation and the Seattle Aquarium to make sure that the project provides flexibility for future redevelopment or expansion of Waterfront Park, Pier 62/63, and the Seattle Aquarium.

6.9 Public Services and Utilities

The geographic boundary used for the cumulative effects analysis for public services and utilities extends east from the seawall to several blocks east of Alaskan Way (generally to First Avenue) and north from S. Washington Street to Broad Street. The boundary extends farther to encompass a larger area (greater downtown Seattle, Belltown, and SODO) where public services and utility systems are intricately related to those within the primary geographic boundary.

Past and Present Actions

The temporal boundary for the cumulative effects analysis for public services and utilities is 1911, the year seawall construction began, as the presence of the seawall solidified an active commercial corridor in which many local and regional utility providers located essential service lines and stations. As described in Chapter 3, a number of utilities have been sited in and along the Elliott Bay Seawall and the Alaskan Way corridor to serve Seattle's growing demands as it developed over the last century. In addition, essential public services such as a fire station and port facilities are located within the study area. Alaskan Way is also a key corridor for utilities serving a much wider area.

The current provision of public services and utilities in the study area is adequate to meet the existing demand. However, the location of these services and utilities in a liquefaction-prone area makes them vulnerable to damage due to seismic events.

Reasonably Foreseeable Future Actions

The Elliott Bay Seawall Project is one of several major infrastructure projects planned along the downtown Seattle waterfront that could affect public services and utilities in the study area. Construction of the Elliott Bay Seawall Project, in combination with RFFAs, may increase the risk or frequency of service disruptions or potential damage to utility infrastructure. Projects that could affect utilities and public services are those dealing with utility relocations and disruptions in the immediate project area, such as the Alaskan Way Viaduct Replacement Project, improvements associated with Waterfront Seattle, and the Seattle Multimodal Terminal at Colman Dock Project (Table 6-1).

Cumulative Effects of the Build Alternatives

Construction of the Elliott Bay Seawall Project, in combination with concurrent construction activities of RFFAs, may result in temporary adverse cumulative effects by increasing the potential for service outages or damage to existing infrastructure. Utility outages could affect businesses and residential customers, and public services such as police and fire response could be affected due to road blockages and/or detours. The complexity of the relocations needed by various projects, and the critical nature of the utility infrastructure in downtown Seattle, could compound these effects.

Once construction is completed, the seawall in combination with other nearby RFFAs would result in cumulative long-term benefits through stabilization of the waterfront and incremental upgrades of utility infrastructure, thereby reducing the risk of future service disruptions to utility corridors on the waterfront. Operation of the seawall is not expected to result in any cumulative effects on public services.

Cumulative Effects of the No Action Alternative

Under the No Action Alternative, the Minimal Damage scenario in combination with the construction of planned projects such as the Alaskan Way Viaduct Replacement Project and other reasonably foreseeable citywide development patterns would result in additional interruptions in public services and utilities throughout the study area, similar to those noted for the build alternatives. These interruptions, which would result from occasional traffic detours and access restrictions due to routine maintenance or emergency repairs, would constitute an adverse cumulative effect. The Loss of Functionality scenario would result in worse disruptions in utilities and public services along the waterfront over time, which could interfere with the timing of and change the nature of RFFAs in the study area. The Collapse of the Seawall scenario would result in cumulative effects worse than the build alternatives due to the unplanned nature of the collapse followed by the need to rebuild.

Mitigation for Cumulative Effects

Because multiple projects will have overlapping construction schedules, the City will lead a coordination effort with other projects to minimize the construction effects on public services, public service providers, and utilities.

6.10 Social Resources

The geographic area considered for the analysis of cumulative effects on social resources and environmental justice populations is generally bounded by S. Washington Street on the south, Broad Street on the north, First Avenue on the east, and Elliott Bay on the west. The study area traverses several neighborhood planning areas, including the Pioneer Square, Commercial Core, and Belltown neighborhoods. The analysis of cumulative effects on environmental justice populations focused on a broader geographic area, including greater Seattle, King County, and the Puget Sound region.

Past and Present Actions

The temporal boundary for the cumulative effects analysis for social resources is the 1980s because population shifts associated with growth trends since that time have resulted in ongoing effects on social resources in the study area.

As discussed in Chapter 3, the population of Seattle and King County has grown steadily in the last several decades. The population of King County increased by 36.8 percent between 1980 and 2000, and by another 12 percent between 2000 and 2010. The population of Seattle increased 14.1 percent between 1980 and 2000, and another 8 percent between 2000 and 2010. Forecasts for the region indicate that historical growth trends will likely continue. In 2010, the percentage of minority populations in the geographic area of analysis was slightly less than the

percentage of minority populations in the city as a whole (see the Social Resources and Environmental Justice Discipline Report [Appendix B]).

Reasonably Foreseeable Future Actions

The Elliott Bay Seawall Project is one of several major infrastructure projects planned along the downtown Seattle waterfront that could affect social resources and environmental justice populations in the study area. Construction of the Seawall Project, in combination with RFFAs, may affect access to residences and social service agencies. The RFFAs most likely to contribute to these cumulative effects are the Alaskan Way Viaduct Replacement Project and the improvements associated with Waterfront Seattle (Table 6-1).

Cumulative Effects of the Build Alternatives

Construction of the Elliott Bay Seawall Project, in combination with concurrent construction activities of RFFAs, may result in temporary adverse cumulative effects to social resources and environmental justice populations. The combined effects would include increased temporary disruptions in access, traffic congestion, and increased noise levels in the project area. These combined effects could make it more difficult to reach social service providers in the project area, and are likely to displace homeless people who currently shelter under existing structures. However, based on the wide range of the population potentially affected by these disruptions, the seawall construction coupled with construction of the other RFFAs is not expected to result in disproportionately high and adverse effects on minority and low-income populations.

Over the long term, the Elliott Bay Seawall Project, in combination with other projects in the area, is likely to contribute to beneficial effects on social resources and environmental justice populations, including improved mobility and safety along the downtown Seattle waterfront. Pedestrian improvements constructed as part of the Elliott Bay Seawall Project, in combination with those planned as part of Waterfront Seattle improvements, would provide safer conditions for low-income residents and would increase community cohesion in the project vicinity, linking neighborhoods and providing opportunities for all residents to share in recreational activities.

Cumulative Effects of the No Action Alternative

Under the Minimal Damage scenario of the No Action Alternative, there would be minimal cumulative effects on social resources. In the long term, the No Action Alternative would adversely affect social resources and environmental justice populations in the study area because of increasingly degraded access to local social services and a general decrease in safety along the entire waterfront.

Under both the Loss of Functionality and Collapse of the Seawall scenarios, temporary adverse cumulative construction effects on social

resources and environmental justice populations resulting from projects with overlapping construction schedules would be similar to those noted for the build alternatives, including increased congestion on Alaskan Way and the surrounding roadways, and localized effects associated with dust, noise, access, and parking.

Mitigation for Cumulative Effects

Beyond the mitigation proposed above for construction effects on social resources and environmental justice populations, no further mitigation for cumulative effects is needed. The City will coordinate with other project sponsors to minimize construction effects, which in turn will reduce cumulative construction impacts.

6.11 Visual Resources

The geographic area considered for the analysis of cumulative effects on visual quality is the viewshed surrounding the project area, which includes Elliott Bay, West Seattle, the Kitsap Peninsula, and Olympic Mountains to the west; Alaskan Way and the Seattle skyline to the east; the Magnolia bluffs to the northwest; and the Duwamish industrial area to the southwest.

Past and Present Actions

The temporal boundary for the cumulative effects analysis related to visual resources begins with the development of the Duwamish industrial area, including the creation of Harbor Island in 1909 and completion of the Alaskan Way Viaduct in 1953, because these actions introduced major components of the human-made visual resources in the study area.

Within the project area, the construction of the piers, Bell Harbor Marina, Waterfront Park, Colman Dock, and Washington Street Boat Landing—as well as the Elliott Bay Seawall, the railing, and the exposed riprap stone revetment along the base of the seawall—have all contributed to Seattle's unique waterfront character. The angled piers reflect the waterfront's historical commerce and rail-yard origins and contrast with Seattle's street grid and seawall.

Reasonably Foreseeable Future Actions

The Elliott Bay Seawall Project is one of several major infrastructure projects planned along the downtown Seattle waterfront that could affect the visual character of the study area. Other projects that may contribute to changes in the visual environment include the Alaskan Way Viaduct Replacement Project, the improvements associated with Waterfront Seattle, and the Elliott/Western Connector (Table 6-1).

Cumulative Effects of the Build Alternatives

Construction of the Elliott Bay Seawall Project, in combination with concurrent construction activities of RFFAs, may result in temporary adverse cumulative effects to the visual environment of the waterfront. The demolition of the downtown waterfront section of the Alaskan Way Viaduct is planned to occur in 2016. Both the Elliott/Western Connector and improvements associated with Waterfront Seattle are expected to be constructed between 2016 and 2020. These estimated construction timelines suggest that the seawall construction would overlap with the construction of the RFFAs in 2016 for Alternatives A and C or from 2016 to 2018 for Alternative B and would result in cumulative effects on visual resources during those periods. Such effects would include visual disruption and/or blockage of views by construction equipment, detour signage, excavated areas, stockpiles, and so forth.

Over the long term, any of the proposed build alternatives in combination with the other RFFAs likely would contribute to improved visual character and visual quality in the project area. Removal of the Alaskan Way Viaduct and rerouting of traffic into the bored tunnel would increase the visibility of the waterfront from city streets and buildings. Pavement, plants, railing, and other site furnishings installed as part of the project would become more visually apparent after the viaduct is removed, and the views toward the Seattle waterfront from piers, watercraft, and moorage areas would be improved. Once the viaduct is removed, implementation of the *Concept Design and Framework Plan for Seattle's Central Waterfront* is likely to lead to new road alignments, walks, streetscapes, overwater and upland park areas, and other site features (James Corner Field Operations 2012).

The CSO outfall upgrades included in the Seattle Combined Sewer System Upgrades may alter the character of the new seawall face. The modifications resulting from the Seattle Multimodal Terminal at Colman Dock Project could affect the views toward Elliott Bay and distant landforms from new upland and shoreline viewing areas, but they would not impede those views. Removal or modification of non-historic Pier 60 as part of the Seattle Aquarium expansion may improve visual character by increasing views toward Elliott Bay and may increase the unity of the visual environment by removing an encroaching element.

The surface improvements associated with the build alternatives would make a slight contribution to the improvements planned as part of the other RFFAs, and they would fall in line with the trend of improving visual resources relative to the environmental reference points. Combined, these improvements have great potential to cumulatively benefit visual resources in the project area.

Cumulative Effects of the No Action Alternative

Under the Minimal Damage scenario of the No Action Alternative, routine maintenance and emergency repair activities would have only a minimal effect on the visual quality changes resulting from the RFFAs.

Either the Loss of Functionality scenario or the Collapse of the Seawall scenario could interfere with the timing of and change the nature of the RFFAs, which would otherwise benefit visual quality in the project area, thereby resulting in an overall adverse effect. After a seawall failure, it can be assumed that future restoration and/or repair actions would incrementally benefit the visual quality and character of the area.

Mitigation for Cumulative Effects

The project will result in only minor temporary cumulative effects on visual quality, and the majority of the effects will be beneficial. Therefore, no mitigation for cumulative effects on visual resources is proposed.

6.12 Fish, Wildlife, and Vegetation

The geographic boundary used in the cumulative effects analysis for fish, wildlife, and vegetation focuses primarily on the area extending from S. Washington Street in the south to Broad Street in the north (Piers 48 through 70), Western Avenue in the east, and the approximate 50-foot bathymetric contour to the west (which generally corresponds to the outer edge of the piers). However, because effects on local biological resources can potentially extend farther into Elliott Bay, organisms and habitats found in deeper waters were also considered. The biological resources included in the analysis are all species present in the study area, including those protected by state or federal agencies, such as fish and marine mammals that are on list of species protected under the Endangered Species Act.

Past and Present Actions

The temporal boundary for the cumulative effects analysis related to fish, wildlife, and vegetation began in 1916, the year the seawall was constructed. Although other commercial and industrial development had occurred on the waterfront before the seawall construction, the replacement of the entire natural shoreline in the study area with an armored shoreline resulted in a lasting influence of fish, wildlife, and shoreline vegetation.

Historically, the project area consisted of gravel and sand beaches, shallow shorelines, and vegetated wetlands bordered by steep bluffs (see the Fish, Wildlife, and Vegetation Discipline Report [Appendix L]). The Elliott Bay Seawall Project would be constructed in an area where the habitat has been substantially altered and degraded over the last century. Through more than 100 years of urbanization, the downtown Seattle waterfront was fundamentally altered by filling, dredging, and grading along the shoreline. The construction of infrastructure, including the seawall, bulkheads, and overwater structures has virtually eliminated the intertidal zone in the study area. Upland areas also have been fundamentally altered by urban development, which has left virtually no natural habitat intact. The upland habitat that remains has

been fragmented and degraded by pollution, disturbance, and the introduction of exotic species.

It can be assumed that past projects include all those that have occurred since the Euro-American settlement began in the area and that have initiated and perpetuated the substantial degradation of natural habitats and species. Although all of the natural shoreline in the study area has been replaced by the seawall, adjacent areas with less armoring retain some natural function. Nevertheless, the net cumulative effect of past actions on native vegetation and fish and wildlife habitat in the project vicinity has been adverse.

Reasonably Foreseeable Future Actions

The Elliott Bay Seawall Project is one of several major infrastructure projects planned along the downtown Seattle waterfront that could affect fish, wildlife, and vegetation in the study area. Construction of these other projects is likely to affect stormwater facilities and/or require in-water construction. These projects include the Alaskan Way Viaduct Replacement Project, improvements associated with Waterfront Seattle, the Seattle Multimodal Terminal at Colman Dock Project, the Seattle Aquarium expansion, the Seattle Combined Sewer System Upgrades, and the Elliott/Western Connector (Table 6-1).

Cumulative Effects of the Build Alternatives

Construction of the Elliott Bay Seawall Project, in combination with concurrent construction activities of RFFAs, could result in temporary adverse cumulative effects to fish, wildlife, and vegetation. These effects would be primarily project- and site-specific; the only other nearby in-water work with which they are likely to occur simultaneously are the improvements associated with the Seattle Multimodal Terminal at Colman Dock Project. Because the construction-phase effects of the Elliott Bay Seawall Project would have subsided before many of the RFFAs would be implemented, the cumulative effects on water quality in Elliott Bay and, therefore, on aquatic resources, could consist of occasional temporary exceedances of water quality standards over a prolonged period. This would be more likely to occur if on-site BMPs are not sufficiently effective in containing sediments and other pollutants.

The Elliott Bay Seawall Project combined with the applicable RFFAs would result in a long term beneficial cumulative effect on fish, wildlife, and vegetation and improved environmental quality in the downtown Seattle waterfront area. Completed projects in the surrounding area have improved habitat quality (e.g., Olympic Sculpture Park); concurrent and future projects are slated to continue this theme. A specific beneficial cumulative effect of these projects would be the creation of a shoreline migratory corridor much more favorable to juvenile salmon and other aquatic animals and vegetation. Through the combination of the Elliott Bay Seawall project and the RFFAs, habitat features for salmonids would continue to improve along the Seattle waterfront and should enhance juvenile salmon movements.

Furthermore, the Elliott Bay Seawall Project would slightly reduce contaminants in the nearshore sediments through the placement of materials for the proposed habitat enhancements and reduce pollutant loading in localized stormwater runoff. Combined with future projects, such as the Seattle Combined Sewer System Upgrades, the Elliott Bay Seawall Project would further improve water quality and sediment quality and conditions for fish and wildlife. Therefore, it is expected that water quality would continue to improve over time as a result of projects implemented after the completion of the Elliott Bay Seawall Project. The Elliott Bay Seawall Project would enhance upland habitats, increasing the amount of native vegetation in the area. It would not limit or compromise potential habitat enhancements that could be included in the RFFAs and, in combination with enhancements associated with the RFFAs, may help to reverse the trend of perpetual and substantial declines in natural habitats and species in Elliott Bay.

Cumulative Effects of the No Action Alternative

Under the Minimal Damage scenario of the No Action Alternative, no cumulative effects are likely to result from routine maintenance or emergency repair. The Loss of Functionality and Collapse of the Seawall scenarios could preclude the implementation of some of the RFFAs, including the required mitigation for effects on native vegetation and fish and wildlife habitat associated with those projects. This could increase the potential for temporary adverse effects on native vegetation and fish and wildlife habitat until construction of repairs is complete. Furthermore, a collapse of the seawall could release contaminants and other debris into the nearshore environment and further degrade habitats in the project area.

However, after a seawall collapse, future actions similar to those proposed for the build alternatives are likely to contribute to cumulative improvements in native vegetation and fish and wildlife habitat over the long term through the implementation of mitigation measures for the other RFFAs.

Mitigation for Cumulative Effects

All other construction projects in the area will need to adhere to permit conditions and regulations that protect fish, wildlife, and vegetation.

The City will maintain the habitat features as required by the project's permits and protect the habitat features from future damage via the Shoreline Code and agreements with property owners.

6.13 Water Resources

The geographic area considered for the analysis of cumulative effects on water quality includes the aquifers underlying the project area as well as the greater Elliott Bay. Elliott Bay has a surface area of approximately 7.7 square miles and a volume of approximately 20,200 acre-feet, with depths greater than 600 feet in some areas.

Past and Present Actions

The temporal boundary for the cumulative effects analysis related to water resources began in the early 1900s, when early filling of the shoreline converted much of the shallow nearshore areas into hardened shorelines, and human-made storm sewer systems replaced much of the natural drainage system. These infrastructure changes influenced the future development of the area, and the corresponding effects to water resources.

The net effect of early human alterations of the natural shoreline on water resources in the project vicinity has been adverse. Much of the ground surface has been built on, compacted, or otherwise made less permeable. Recharge to underlying aquifers has been reduced, and the shoreline shallow-water zone has been eliminated. In addition, growth and development in downtown Seattle have contributed to increased peak surface water flows, degradation of surface water quality, increased contamination of groundwater, and loss of wetlands and riparian areas.

The stormwater collection and conveyance network along the downtown Seattle waterfront was generally constructed in the 1930s and 1980s as part of the improvements to the Alaskan Way road surface, sidewalk, and seawall. As described in Chapter 3, stormwater runoff from most of the project area flows untreated into Elliott Bay via the City's separated stormwater system, with a smaller portion draining to the combined sewer system and thence to King County's West Point Treatment Plant. Ongoing CSO control programs by the City and the King County Wastewater Treatment Division are designed to reduce CSO discharges from Elliott Bay outfalls (see Chapter 3 and the Water Resources Discipline Report [Appendix M]).

Reasonably Foreseeable Future Actions

Elliott Bay Seawall Project is one of several major infrastructure projects planned along the downtown Seattle waterfront that could affect water resources in the study area. Other projects that may affect stormwater facilities and water quality within Elliott Bay include the Alaskan Way Viaduct Replacement Project, the Seattle Multimodal Terminal at Colman Dock Project, the improvements associated with Waterfront Seattle, the Elliott/Western Connector, the Seattle Combined Sewer System Upgrades (see Table 6-1), and completed or ongoing activities at adjacent upland and in-water state and federal cleanup sites (see Chapter 3).

Cumulative Effects of the Build Alternatives

Construction of the Elliott Bay Seawall Project, in combination with concurrent construction activities of RFFAs, may result in temporary adverse cumulative effects on water resources as a result of multiple projects being constructed within the same timeframe. In particular, demolition of the viaduct would result in extensive dust and debris at

street level that could be washed into Elliott Bay during storm events, causing occasional turbidity plumes and potentially a local increase in the pH of the affected nearshore water due to concrete dust.

Adverse effects on water resources could include increased contamination of surface water that is transported to the receiving waterways and increased risk of accidental spills, which could result in groundwater or surface water contamination. However, it is assumed that RFFAs, like the seawall project, would all implement mitigation measures set forth by regulatory agencies to avoid or minimize potential adverse effects and protect water quality during construction. Thus, any cumulative effects on Elliott Bay water quality would likely be limited to occasional exceedances of water quality standards over a prolonged period if on-site BMPs are not effective enough in containing sediments and other pollutants.

As a result of the stormwater treatment features included in the project, operation of any of the build alternatives would reduce the overall pollutant loadings in stormwater runoff to Elliott Bay. Project operation would, therefore, result in a long-term cumulative beneficial effect on water quality in the bay when combined with other RFFAs that are subject to post-construction stormwater treatment requirements.

Some of the RFFAs would also inherently improve environmental conditions in Elliott Bay. Numerous state and federal cleanup actions are either underway or proposed in Elliott Bay and the vicinity, including actions at the Seattle Steam Company site, the Central Waterfront cleanup site, the former Unocal site, and the Colman Dock cleanup site. Completion of these cleanup actions should improve water quality in Elliott Bay by eliminating long-standing contaminant sources and contaminated sediments. Several of the RFFAs included in this analysis would be subject to the same water quality protection requirements during construction and the same post-construction stormwater treatment requirements as the Elliott Bay Seawall Project.

The Alaskan Way Viaduct Replacement Project would eliminate a large source area of untreated stormwater runoff, resulting in a substantial net reduction in pollutant loadings in stormwater runoff and improved water quality in the bay. Other elements of Waterfront Seattle could trigger the City's stormwater treatment requirements, likely contributing to a slight improvement of water quality in Elliott Bay for the long term. Lastly, the proposed combined sewer upgrade projects would significantly reduce the CSO frequency and volume of discharge to Elliott Bay during rainfall events. When completed, these projects would have a measurable, lasting beneficial effect on the quality of water and sediment in Elliott Bay. Therefore, the Elliott Bay Seawall Project in combination with these projects would result in long-term cumulative benefits to water quality, reversing the trend of water quality degradation in Elliott Bay that began in the early 1900s.

Cumulative Effects of the No Action Alternative

Under the Minimal Damage scenario of the No Action Alternative, no cumulative effects are likely to result from routine maintenance or emergency repair. Under the Loss of Functionality and Collapse of the Seawall scenarios, a seawall collapse could preclude the implementation of some of the RFFAs, including the required mitigation and BMPs for protecting water resources associated with those projects. This preclusion may increase the potential net adverse effect on water resources in the near term. Furthermore, a seawall collapse could release contaminants and other debris into the nearshore environment and temporarily increase pollutant loading due to unmitigated surface water runoff, which would further degrade habitats in the project area.

However, after a seawall collapse, future actions similar to those proposed as part of the build alternatives are likely to contribute to cumulative improvements in water quality over the long term through the implementation of required mitigation measures and BMPs for other RFFAs.

Mitigation for Cumulative Effects

No long-term adverse cumulative effects to water quality are anticipated that will require additional mitigation.

6.14 Contaminated Materials

The geographic area considered for the analysis of cumulative effects related to contaminated materials extends from S. Washington Street to Broad Street and from approximately Western Avenue to the outer harbor line in Elliott Bay.

Past and Present Actions

The temporal boundary for cumulative effects analysis related to contaminated materials began in the early 1900s, as the industrial and commercial uses of the Seattle waterfront had largely been developed at that time. The Elliott Bay Seawall is located within industrial and commercial areas of Seattle that were first developed between the 1870s and the early 1900s. These historical land uses likely have contributed to releases of contaminated materials into the surrounding environment from various sources that could adversely affect the project area in the present day. The most prevalent contaminants resulting from historical land uses are petroleum products, metals, and PAHs. In general, the waterfront area is underlain by fill that was placed in the early 1900s that covered and incorporated timber and debris previously used in the construction of piers, wharves, and trestles.

Generally, the contaminant concentrations in soil in the upland portion of the project area are assumed to be greater than the MTCA residential and general use cleanup levels because of the industrial history of the waterfront and the known historical activities. A review of the available

data indicates that soil material and groundwater above the relieving platform on the existing seawall structure contain contaminants at concentrations less than the MTCA cleanup levels. A number of historical industrial and commercial land uses and ongoing uses likely have contributed to the observed in-water surface and subsurface sediment contamination in the project area. The most widespread contaminant in sediments along the Central Seawall segment of the waterfront is the metal mercury. In general, the surface sediment concentrations continue to improve over time, consistent with the implementation of source controls (primarily in the 1970s) and ongoing natural recovery processes (e.g., sedimentation) in the area. Cleanup actions (e.g., placement of sediment caps) have been conducted in some areas of the waterfront over the past 22 years.

Reasonably Foreseeable Future Actions

The Elliott Bay Seawall Project is one of several major infrastructure projects planned along the downtown Seattle waterfront that could affect contamination and presence of hazardous materials in the study area. These RFFAs include the Alaskan Way Viaduct Replacement Project, the Seattle Multimodal Terminal at Colman Dock Project, the improvements associated with Waterfront Seattle, and the Elliott/Western Connector. In addition to these construction projects, there are also regulation-driven cleanup and restoration projects in the vicinity of the Elliott Bay Seawall Project, which are discussed in the Contaminated Materials Discipline Report (Appendix O).

Cumulative Effects of the Build Alternatives

Construction of the Elliott Bay Seawall Project, in combination with concurrent construction activities of RFFAs, may result in temporary adverse cumulative effects through the exposure of existing contaminants in soils or sediments or through spills of hazardous materials.

Under any of the build alternatives, the construction work would be coordinated with Ecology, EPA, and other agencies, as required. The cumulative effects of this work in conjunction with that of the other RFFAs and cleanup efforts in the vicinity should result in an overall improvement in conditions related to contaminated materials throughout the waterfront. Information on contaminants encountered during project construction, combined with the data and information compiled by other RFFAs in the vicinity, would inform stakeholders, enabling them to expedite future cleanups. Consequently, there would be an overall reduction in contaminated materials in the project vicinity.

In combination with the other nearby construction projects in the list of RFFAs, the Elliott Bay Seawall Project would result in improved environmental quality in the downtown Seattle waterfront area after the completion of construction. As a consequence of the seawall construction and the other RFFAs, contaminated materials would be removed and remediated within the work areas in compliance with

state and federal environmental regulations. The conditions of the sediment surfaces would continue to improve, and additional aquatic habitat would be constructed. These benefits would augment those resulting from the in-water work proposed as part of the Elliott Bay Seawall Project and contribute to environmental benefits resulting from the other RFFAs. Construction of the Elliott Bay Seawall Project and other RFFAs would cumulatively help to reverse the trend of increased contamination that started in the early 1900s.

Cumulative Effects of the No Action Alternative

Under the Minimal Damage scenario of the No Action Alternative, no cumulative effects are expected. Under the Collapse of the Seawall scenario (and possibly the Loss of Functionality scenario), contaminated soils likely would be released and washed into Elliott Bay, potentially adding to the cumulative degradation of aquatic habitat and water quality in the project vicinity. After a seawall collapse, however, future actions are likely to contribute to cumulative improvements in conditions related to contaminated materials and environmental quality similar to those discussed for the build alternatives.

Mitigation for Cumulative Effects

Appropriate construction BMPs will be implemented to minimize the potential effects associated with the presence and handling of contaminated materials, which will minimize the potential cumulative effects associated with the exposure of multiple contaminated media during concurrent construction. No long-term adverse cumulative effects are anticipated that require additional mitigation.

6.15 Geology and Soils

The geology encountered along the Elliott Bay Seawall generally consists of glacially overridden deposits that are overlain by various thicknesses of recent native soils (deposited through geologic processes) and fill (deposited by humans). Along most of the project area, the glacially overridden deposits are located within about 60 feet of the ground surface. Groundwater is encountered about 7 to 15 feet bgs, depending on the location along the seawall.

Past and Present Actions

The temporal boundary for the cumulative effects analysis related to geology and soils began in the early 1900s, as this was the time of substantial changes to the landforms on and near the waterfront. During this period, fill placed throughout the waterfront area (including the seawall) and the regrading of the adjacent hills significantly changed the landforms and bathymetry, resulting in a lasting effect on geology and soils in the study area. That period of urban development substantially altered the geologic surface conditions throughout the entire project area.

Reasonably Foreseeable Future Actions

The Elliott Bay Seawall Project is one of several major infrastructure projects planned along the downtown Seattle waterfront that could affect geology and soils within the study area, primarily due to the effects of dewatering activities. These RFFAs include the Alaskan Way Viaduct Replacement Project, the Seattle Combined Sewer System Upgrades, and the relocation of private utilities associated with the Alaskan Way Viaduct (Table 6-1).

Cumulative Effects of the Build Alternatives

Construction of the Elliott Bay Seawall Project, in combination with concurrent construction activities of RFFAs, may result in temporary adverse cumulative effects due to variations in the water table from simultaneous construction efforts. Projects like the Alaskan Way Viaduct Replacement Project and the various utility projects may involve excavation and dewatering at the same time as the excavations for the Elliott Bay Seawall Project. Dewatering in and around excavations can result in a drawdown of the water table beyond the excavation area, which in turn could increase the stress on subsurface soils and cause the soils to compress and settle. This settlement could affect adjacent structures, utilities, and roadways.

Once construction is completed, the Elliott Bay Seawall Project could contribute to a beneficial cumulative effect by removing contaminated soils encountered during construction. Furthermore, the soil improvements completed as part of the project, combined with the soil improvements associated with the Alaskan Way Viaduct Replacement Project and with the seismic improvements planned as part of the Seattle Multimodal Terminal at Colman Dock Project, would address seismic issues caused by liquefaction along the waterfront, thereby contributing to a cumulative beneficial effect.

Cumulative Effects of the No Action Alternative

The Minimal Damage scenario of the No Action Alternative would result in no cumulative effects on geology and soils. Under the Loss of Functionality and Collapse of the Seawall scenarios, the cumulative effects of water-table drawdown would be slightly less than the effects of the build alternatives because under these scenarios there would not be the same degree of water-table drawdown due to construction-related dewatering.

The Loss of Functionality and Collapse of the Seawall scenarios could preclude or delay the implementation of some of the RFFAs, including the required mitigation for water-table drawdown and soil improvements associated with those projects. However, after a seawall collapse, future actions similar to those proposed as part of the build alternatives are likely to have effects in the project area that are similar to those of the build alternatives over the long term, depending on

when and how infrastructure is rebuilt. No further cumulative effects on geology and soils are expected to result from the No Action Alternative.

Mitigation for Cumulative Effects

The City will coordinate with other project sponsors to address potential effects to the water table during dewatering activities. No long-term cumulative adverse effects are anticipated that require further mitigation.

6.16 Air Quality

The geographic boundary used for the purposes of analyzing cumulative effects on local air quality focuses on the area within 1,000 feet of the construction work zone, generally between S. Washington Street on the south, Broad Street on the north, First Avenue on the east, and Elliott Bay on the west. The geographic boundary for regional effects encompasses the broader Seattle area, where emissions from construction equipment and worker vehicle trips would occur.

Past and Present Actions

The temporal boundary of the cumulative effects analysis for air quality began in 1952, coinciding with the construction of the Alaskan Way Viaduct and the subsequent development of the Duwamish River industrial area, as this infrastructure established ongoing effects to air quality in the project vicinity. The Elliott Bay Seawall is located in the vicinity of the industrial and commercial core of Seattle and a number of ground and marine transportation routes serving the area. The dominant contributors of air pollutants in the project vicinity include on-road vehicle traffic for emissions of ozone precursors (reactive organic gases and nitrogen oxides) and carbon monoxide; rail and maritime equipment for sulfur oxide emissions; and roadways, construction sites, and other sources of fugitive dust for $PM_{2.5}$ emissions.

Ecology and the Puget Sound Clean Air Agency operate a network of ambient air quality monitoring stations in the Seattle area, and the Puget Sound Clean Air Agency publishes annual reports of air quality monitoring data, with the most recent report covering data from 2008 (PSCAA 2009). The data from the monitoring stations show no recent violations of current federal ambient air quality standards. Regulatory actions by federal and state agencies generally have reversed historical contributions to the degradation of air quality by establishing (1) ambient air quality standards for acceptable exposure to air pollutants in coordination with monitoring and regulation programs, and (2) emissions standards regulating the release of specific hazardous substances by individual facilities or by specific types of equipment (see the Air Quality Discipline Report [Appendix G]).

Reasonably Foreseeable Future Actions

The Elliott Bay Seawall Project is one of several major infrastructure projects planned along the downtown Seattle waterfront that could affect air quality in the study area during construction. The RFFAs most likely to contribute to cumulative effects on air quality during construction activities include the Alaskan Way Viaduct Replacement Project, improvements associated with Waterfront Seattle, and the Elliott/Western Connector (Table 6-1).

Cumulative Effects of the Build Alternatives

Construction of the Elliott Bay Seawall Project, in combination with concurrent construction activities of RFFAs, may result in temporary adverse cumulative effects on air quality.

The potential for cumulative effects on air quality depends on the proximity to the construction work zone. Some air pollutants, such as ozone precursors (reactive organic gases and nitrogen oxides), have a rather large region of influence due to the timeframe in which atmospheric chemical reactions take place. Other pollutants such as carbon monoxide and directly emitted $PM_{2.5}$ have a more localized region of influence because they are emitted fully formed and disperse with increasing distance from the emissions source.

The project with the greatest potential for localized cumulative effects on air quality in combination with the Elliott Bay Seawall Project is the Alaskan Way Viaduct Replacement Project. Demolition of the Alaskan Way Viaduct in 2016 is likely to result in periods with high emissions of particulate matter, which could cause localized and temporary problems related to fugitive dust. Overlapping construction of the seawall in the area of the Colman Dock Ferry Terminal (Zone 2) and Pioneer Square (Zone 1) in 2016 may contribute to temporarily increased amounts of fugitive dust in the area. These overlaps are likely to increase traffic congestion in the project area and cause local, cumulative adverse effects on air quality.

Once completed, the Elliott Bay Seawall Project under Alternatives A and C would include an additional northbound lane adjacent to Colman Dock. As a result of this second northbound lane, the project would make a slight positive contribution to transportation improvements provided by the other RFFAs. These improvements would enhance the functionality of the transportation network by reducing congestion and improving traffic flow, thereby contributing to a cumulative long-term reduction in traffic-induced pollutant emissions in the project vicinity.

Cumulative Effects of the No Action Alternative

Under the Minimal Damage scenario of the No Action Alternative, there would be few if any effects on air quality that, when coupled with other projects in the vicinity, would result in an adverse effect. Under the Loss of Functionality or Collapse of the Seawall scenarios, construction activities associated with seawall repairs could result in adverse

cumulative effects on air quality similar to those described for the build alternatives. It is impossible to predict whether the effects on air quality due to the seawall construction would coincide with the construction activities associated with the other RRFAs. It is likely that the diversion of traffic resulting from a seawall failure or collapse would contribute to increased levels of congestion in other parts of the city, especially where the timing coincides with the construction-related detours of other RFFAs in the study area. These interactions between other roadway projects and the traffic diversions caused by a seawall collapse or failure potentially could cause local, adverse cumulative effects on air quality in the short term, similar to those described for the build alternatives.

Mitigation for Cumulative Effects

The mitigation measures listed above will help offset cumulative effects of construction on air quality and will include coordination with other projects in the project area. The proposed alternatives will result in no long-term adverse cumulative effects on air quality; therefore, no additional mitigation measures are recommended.

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Table 6-1. Past, Present, and Reasonably Foreseeable Future Actions Considered by Discipline

Project ID	Sponsor	Project Name	Description	Completion Year	Transportation	Economics	Noise and Vibration	Cultural, Historic, and Archaeological Resources	Energy Resources	Land Use, Shorelines, and Parks and Recreation	Public Services and Utilities	Social Resources and Environmental Justice	Visual Resources	Fish, Wildlife, and Vegetation	Water Resources	Contaminated Materials	Geology and Soils	Air Quality
1	Sound Transit	North Link (Light Rail)	The North Link project is a 4.3-mile extension of light rail from University of Washington Station to Northgate Station with two stations in between (Brooklyn and Roosevelt).	2020	x													x
2	Washington State Department of Transportation	SR 520 Bridge Replacement & HOV Project	The SR 520 Bridge Replacement and HOV Project will replace the existing 520 bridge with two general-purpose lanes in each direction and provide transit and carpool lanes in the new structure. Although the replacement is not a major capacity project, the bridge carries 115,000 vehicles and 190,000 travelers on a typical weekday and, therefore, is an important connection between Seattle and eastside communities. A NEPA Record of Decision was issued in August 2011.	New bridge: 2014; Portage Bay improvement schedule to be determined	x				X									x
3	Sound Transit	University Link (Light Rail)	The University Link project is a 3.15-mile light rail extension that will run in twin bored tunnels from downtown Seattle north to the University of Washington, with stations at Capitol Hill and on the University of Washington campus near Husky Stadium. By 2030, the University Link line is projected to add 70,000 boardings per day to the light rail system.	2016	x				X									x
4	Seattle Department of Transportation	Mercer Street East (Dexter Avenue to Interstate 5)	The Mercer Street East project will replace the existing Mercer Street/Valley Street one-way couplet in the South Lake Union neighborhood with a widened two-way Mercer Street primarily to the north and a narrowed two-way Valley Street. The widened Mercer Street will have three lanes in each direction, with widened sidewalks, on-street parking, and a landscaped median. Valley Street will be narrowed to a two-lane street with sidewalks, bicycle lanes, and on-street parking. The project will also include improvements to the north-south streets within the project area, including Fairview, Boren, Terry, Westlake, and Ninth Avenues. Street crossings throughout the project area will be improved.	2013	x				X									x
5	Seattle Department of Transportation	Mercer Street West (Elliott Avenue to Dexter Avenue)	The Mercer Street West project includes enhancing Mercer Street between First Avenue N. and Dexter Avenue N. and Roy Street between Dexter Avenue N. and Queen Anne Avenue N. to provide two-way operations. Broad Street from Harrison Street to Ninth Avenue N. will be closed. The project may involve corridor enhancements west of First Avenue N., including widening of W. Mercer Place between Elliott Avenue W. and First Avenue W. The purpose of this project is to improve east-west connectivity through the north end of downtown Seattle.	2014	x			X	X									x

Project ID	Sponsor	Project Name	Description	Completion Year	Transportation	Economics	Noise and Vibration	Cultural, Historic, and Archaeological Resources	Energy Resources	Land Use, Shorelines, and Parks and Recreation	Public Services and Utilities	Social Resources and Environmental Justice	Visual Resources	Fish, Wildlife, and Vegetation	Water Resources	Contaminated Materials	Geology and Soils	Air Quality
6	Port of Seattle	Pier 69: cathodic protection for support piers (Port of Seattle 10-year plan)	This project involves ongoing improvements to the structural supports of piers.	Through 2020		x		x			x			x	x	x		
7	Seattle Department of Transportation	Elliott/Western Connector	The Elliott/Western Connector is a new roadway linking Alaskan Way to Elliott and Western Avenues over the BNSF mainline railroad tracks. The current conceptual design includes four traffic lanes with pedestrian and bicycle facilities, and it cannot be built until the Alaskan Way Viaduct has been removed. The Elliott/Western Connector would act as an alternate route for much of the traffic that currently uses Alaskan Way north of Pike Street. The project would eliminate delays caused by the railroad crossings at Broad Street.	2016–2020	X	X	X	x	X	x	X	x	X	X	X	X	x	X
8	Port of Seattle	Pier 66 Cruise Terminal: Shore Power Upgrade (Port of Seattle 10-year plan)	This project will provide shore power at the Pier 66 cruise facility to allow future cruise ships to turn off their engines and "plug in" while in port.	Through 2020		x			x		x					x		x
9	Port of Seattle	Replace baffles/ wave breaks on Pier 66 apron	This project involves the replacement of baffles/wave breaks on the south section of the Pier 66 apron.	Unknown		x	x	X		x	x	x		x	x	x	x	x
10	Seattle Department of Transportation	Waterfront Seattle	Waterfront Seattle involves the replacement of Alaskan Way with a new permanent roadway that includes a promenade. The new roadway is expected to have more space allocated for pedestrians and bicyclists while maintaining or expanding the existing roadway capacity along the waterfront.	2016–2020	X	x	X	X	X	X	X	X	X	X	X	X	x	X
11	City of Seattle	Seattle Aquarium expansion/ Waterfront Park/ Pier 62/63	The Seattle Aquarium expansion includes the remodeling of the Seattle Aquarium at Pier 59, which began in June 2005. The Seattle Department of Parks and Recreation restored structural integrity to most of the aquarium facility by installing new driven and posted piles and new concrete aprons (to replace wooden ones). Similar improvements are expected for Waterfront Park and Pier 62/63. The staff-preferred plan in the Final Environmental Impact Study for the Central Waterfront Master Parks Plan calls for rebuilding Piers 62/63 and demolishing Waterfront Park and Pier 60 to make room for the larger Seattle Aquarium.	Timing unknown		x	x	X	X	X	x	x	X	x	x	x	x	x

Project ID	Sponsor	Project Name	Description	Completion Year	Transportation	Economics	Noise and Vibration	Cultural, Historic, and Archaeological Resources	Energy Resources	Land Use, Shorelines, and Parks and Recreation	Public Services and Utilities	Social Resources and Environmental Justice	Visual Resources	Fish, Wildlife, and Vegetation	Water Resources	Contaminated Materials	Geology and Soils	Air Quality
12	Seattle Department of Transportation	First Avenue Streetcar	The City of Seattle has proposed the construction of a streetcar line from King Street Station in the south end of downtown Seattle to Seattle Center. The streetcar would run along the First Avenue alignment, serving Pioneer Square, Pike Place Market, Belltown, and Seattle Center. No definitive schedule and funding have been identified.	Unknown	x			x	X									x
13	Seattle Department of Transportation	First Hill Streetcar	The City of Seattle is developing the First Hill Streetcar through an inter-local agreement with Sound Transit. The First Hill Streetcar connector project will link First Hill employment centers to the light rail system via connections on Capitol Hill and in the International District.	Construction 2013	x				X									x
14	Washington State Department of Transportation	Seattle Multimodal Terminal at Colman Dock	Washington State Ferries plans to improve Colman Dock Ferry Terminal in the next several years. The project will include the following improvements: (1) replacement/reconfiguration of the timber trestle portion of the dock, (2)replacement of the main terminal building, (3) reconfiguration of the dock layout for safer and more efficient operations, (4) replacement of the Slip 3 overhead loading and transfer span (scheduled for completion in 2016), (5) replacement of vessel landing aids for Slips 2 and 3, (6) relocation of the passenger-only ferry service in the vicinity of Colman Dock, and (7) installation of a new bicycle entry gate and an electrical distribution system (already completed). Construction of the improvements is currently scheduled for 2015 to 2020.	2020	x	x	X	X	X	X	X	X	X	X	X	X	x	x
15	Seattle Public Utilities	Seattle Combined Sewer System Upgrades	The purpose of the Seattle Combined Sewer System Upgrades is to limit untreated overflows at each CSO outfall to an average of no more than one per year, and to capture 99 percent of the combined sewer volume from the City of Seattle's combined sewer system during storm events. The Central Waterfront CSO Reduction Project is planned to start in 2015.	2018/ timing unknown		x	x	x	x	x	x	x	X	X	X	x	X	x

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16	Washington State Department of Transportation	Alaskan Way Viaduct Replacement Project	The project consists of several components: SR 99 Bored Tunnel, South Access, North Access, North Surface Street, Alaskan Way Viaduct Removal, and the Battery Street Tunnel Decommissioning. The bored tunnel will be constructed between S. Royal Brougham Way and Roy Street to replace the Alaskan Way Viaduct (SR 99) north of S. Royal Brougham Way. The tunnel will have two lanes in each direction. Beginning at S. Royal Brougham Way, SR 99 will be a surface roadway that will transition to a cut-and-cover tunnel. At approximately S. King Street, SR 99 will become a stacked bored tunnel with two southbound travel lanes on the top and two northbound travel lanes on the bottom. The bored tunnel will continue under Alaskan Way S. to approximately S. Washington Street, where it will curve slightly away from the waterfront and then travel under First Avenue beginning at approximately University Street. At Stewart Street, the bored tunnel will travel in a northern direction under Belltown. At Denny Way, it will travel under Sixth Avenue N. and transition to a surface roadway at about Harrison Street. The Alaskan Way Viaduct Replacement Project will remove the existing parking under the viaduct, but the City will ultimately determine how on-street parking spaces are managed.	2016	X	X	X	X	X	X	X	X	x	x	x	X	X	X
17	Seattle Department of Planning and Development	South Downtown Rezone	In April 2011, the Seattle City Council approved zoning changes for south downtown that are designed to balance the preservation of several of Seattle's most distinctive ethnic and historic neighborhoods while adding taller residential buildings meant to attract more in-city residents. The final adopted building height for the area in Pioneer Square east of Occidental Park and closest to the Smith Tower is 120 feet. Between Alaskan Way and just east of Second Avenue from James to Columbia Street, the maximum height was increased to 130 feet. In a small area east of Third Avenue, the maximum height was increased to 150 feet, with greater heights of up to 240 feet in the Hilltop area of the International District, farther east. In the north parking lot at CenturyLink Field in Pioneer Square, the maximum height was increased to 240 feet. Under the new plan, developers can qualify for the maximum heights only if they also provide community benefits such as open space, street improvements, and affordable housing.	Completed	x	x		X	x	X	x	x						x
18	Port of Seattle	Terminal 46 (Port of Seattle 10-year plan)	This project consists of unspecific ongoing improvements and enhancements in support of the Port of Seattle's Terminal 46 operator's activities.	Through 2020				X			x			x	x	x		x

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19	King County	North Parking Lot Development (CenturyLink Field)	In 2006, King County announced the sale and planned redevelopment of 3.85 acres of undeveloped county-owned land in the north parking lot of Qwest Field. At that time, there was a proposal to develop this property with a total of approximately 956 housing units and 25,000 square feet of ground-level retail space, including a neighborhood grocer, shops, a restaurant, over 1 acre of semipublic and private open space, and 1,035 automobile parking spaces, 500 of which would replace the site's existing public parking. Ground breaking was originally expected by July 2008.	Unknown	x	x	x	x	X	X	x	x					x	x
20	Washington State Department of Transportation/ Seattle City Light	Relocate electrical transmission lines on Alaskan Way Viaduct	Between September 2008 and December 2009, the high-voltage electrical lines that were attached to the Alaskan Way Viaduct between S. Massachusetts Street and Railroad Way S. were removed and replaced with a new underground system. The T1/T2 transmission line work between Columbia and University Streets was completed in spring 2012 (Seattle City Light project).	Completed		x	x		x	x	x	x				x	x	
21	Sound Transit	East Link (Light Rail)	The East Link project is a voter-approved project to expand light rail from downtown Seattle to east King County, with stations serving Mercer Island, Bellevue, and Redmond. East Link trains are estimated to carry between 40,000 and 45,000 daily riders by 2030.	2022–2023	x				X									x
22	Washington State Department of Transportation	S. Holgate Street to S. King Street Project	This project, which is currently underway, will replace the Alaskan Way Viaduct structure between S. Holgate Street and S. King Street with a new structure that meets the earthquake standards and provides wider lanes on SR 99. In addition, it will add a new overpass at S. Atlantic Street and provide improved vehicle circulation over the railroad tracks.	2013	x	x	x	x	x	x	x	x		x		x	x	x
23	Seattle Department of Transportation	S. Spokane Street Widening Project	S. Spokane Street Widening Project, which is currently underway, will repair and widen a 70-year-old elevated roadway that connects Interstate 5 to the West Seattle Bridge. The new bridge will provide access to surface streets from the upper Spokane Street roadway, reduce delays on the lower Spokane Street roadway at railroad track crossings, and facilitate transit access between West Seattle and downtown Seattle. The project will create a new two-lane eastbound off-ramp leading to Fourth Avenue S.; relocate the westbound on- and off-ramps to a new First Avenue S. ramp; widen the upper roadway to the north by 41 feet between Sixth Avenue S. and East Marginal Way; and rebuild the lower roadway in concrete with new curbs, sidewalks, and improved pedestrian and bicycle access. The project also includes seismic retrofitting of the existing columns.	2013	x				X									x

Project ID	Sponsor	Project Name	Description	Completion Year	Transportation	Economics	Noise and Vibration	Cultural, Historic, and Archaeological Resources	Energy Resources	Land Use, Shorelines, and Parks and Recreation	Public Services and Utilities	Social Resources and Environmental Justice	Visual Resources	Fish, Wildlife, and Vegetation	Water Resources	Contaminated Materials	Geology and Soils	Air Quality
24	King County	Existing transit service plans and new services proposed in agencies' 6-year plans	This project consists of existing transit services and new services proposed in the agencies' 6-year plans, including King County Metro.	Through 2016	x	x			**X**		x	x						x

Notes: An "x" indicates that the project was considered for inclusion in the analysis of cumulative effects (construction or operational).
*An "**X**" indicates that the project was deemed likely to contribute to cumulative effects on the particular resource and was, therefore, included in the cumulative effects analysis.*
CSO – combined sewer overflow, HOV – high-occupancy vehicle, NEPA – National Environmental Policy Act, SR – State Route

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED ___
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FILE# CWF-0336, et al.

BEFORE THE SEATTLE HEARING EXAMINER

SEATTLE HISTORIC WATERFRONT ASSOCIATION, a Washington nonprofit corporation, Petitioner, vs. THE CITY OF SEATTLE, through its DEPARTMENT OF TRANSPORTATION Respondent.	Case No. **SEATTLE HISTORIC WATERFRONT ASSOCIATION'S PETITION FOR REVIEW OF ADEQUACY OF ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR ALASKAN WAY, PROMENADE, AND OVERLOOK WALK**

1. PETITIONER

Petitioner is the Seattle Historic Waterfront Association. Its mailing address and telephone number are:

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Petitioner would like to receive documents from the Office of Hearing Examiner by email attachment.

2. RESPONDENT

The Respondent is the City of Seattle through its Department of Transportation (SDOT). On October 31, 2016, SDOT issued a Final Environmental Statement (FEIS) for Alaskan Way, Promenade, and Overlook Walk (AWPOW).

3. INTERESTS OF SEATTLE HISTORIC WATERFRONT ASSOCIATION

The Seattle Historic Waterfront Association is a nonprofit organization whose members are the owners of the four privately-owned historic landmark piers along Seattle's central waterfront and the businesses that operate within and alongside those piers. They are homegrown businesses, the oldest of which predates construction of the Alaskan Way Viaduct, and one of the newest of which became an instant landmark on Seattle's skyline. In an increasingly homogeneous world, members of the Seattle Historic Waterfront Association are an essential part of what gives a visit to Seattle its distinctive flavor.

Before the City's Elliott Bay Seawall Replacement Project, Seattle Historic Waterfront Association members and the central waterfront played host to approximately 4.5 million visitors in 2014, generated about $65 million in revenues, and employed about 1,500 people in family-wage jobs. Furthering the goals of the Shoreline Management Act and Seattle's Shoreline Master Program, Argosy and Let's Go Sailing provided annual opportunities for nearly 400,000 visitors to the central waterfront to get out onto Elliott Bay for recreational purposes. Each of those visitors was a pedestrian, which means that he or she either was delivered by passenger bus to the curb at the central waterfront (in addition to the 45,000 schoolchildren in groups visiting the Aquarium annually) or had to cross Alaskan Way by foot. The ease of mobility for those 4.5

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million annual pedestrian visitors coming to the central waterfront should have been a central focus of the design of AWPOW.

Based on years of surveying their customers, Seattle Historic Waterfront Association members know these Seattle visitors well. Between 53 and 74 percent of their visitors arrive by car.[1] They come in family groups (3+ people per vehicle). That frequently includes children in strollers or grandparents, both of whom may face mobility issues. Those arriving by car tend to come from Washington State and often the Puget Sound region, but they do not work downtown; they come to the waterfront as a recreational day trip. As a result, they are neither familiar nor comfortable with Seattle's transit system, as downtown commuters are. Furthermore, there is no transit service along the central waterfront.[2] The Third Avenue bus tunnel, which carries a substantial portion of the transit vehicles serving downtown Seattle, is confusing to these visitors and, in any event, beyond where the bulk of the visitors to the central waterfront are willing to walk from in order to access the waterfront. Kate Joncas, former Downtown Seattle Association President and now Seattle deputy mayor, had a rule for such visitors: "they want to park within sight of their destinations." Their visits are for recreation, not business. If it is too hard to get to the central waterfront, or park once they arrive, they will exercise their freedom to spend their recreational time elsewhere. As designed, AWPOW will effectively make the central waterfront inaccessible to the majority of the visitors who have been the visitors to the central waterfront for

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[1] By contrast, 79 percent of the employees on Pier 54 arrive by mass transit, as compared to 45 percent for downtown Seattle as a whole.

[2] The FEIS is incorrect, or at best misleading, when it says that there are currently three Metro routes to the waterfront. Until construction of the Alaskan Way Viaduct Replacement Project began, Metro operated Route 99 along the waterfront. Usage was limited because it had no fixed schedule, had no covered bus stops and ran on very long intervals, making it largely useless as transportation. Today Route 99 operates on First Avenue, and Seattle Historic Waterfront Association is aware of no binding commitment that it will come back to the waterfront, nor at a level of frequency that would make it attractive to users. The FEIS also says that Route 66 and Route 16 serve the Waterfront. They connect Northgate and the University District to Colman Dock. But at most they will make a stop near Colman Dock, serving the ferry system but providing no service along the Waterfront to the north of Colman Dock. Nor do they do anything to make the Waterfront accessible to visitors from Burien or Bothell or Kent or Issaquah, or the host of other parts of the region that guests to the central waterfront have historically come from. In short, there is no functional transit for getting visitors to the waterfront.

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decades, unless replacement parking is provided and crossing Alaskan Way and the project's new bicycle track is made safe and comfortable for pedestrians. As a result, it threatens the long-term survival of the members of Seattle Historic Waterfront Association.

The most recent budget for AWPOW (not including the Aquarium Expansion or the Pike Place Market project) is $641 million. Of that, the City has not identified potential sources for at least $165 million, including $47 million for which the source is listed in the budget as "TBD," $25 million identified as "other City revenues," and $103 million of unidentified "philanthropy." There is no assurance that the City Council and State of Washington will agree to provide an additional $290 million, which the budget assumes would come from revenues otherwise available for other public purposes, including the real estate excise tax, the commercial parking tax, and Washington State Department of Transportation (WSDOT) funding. The most recent budget expects the City to raise $199 million through a Local Improvement District (LID) that is not yet formed. Since the substantial majority of the funding for AWPOW is not yet secured, Seattle Historic Waterfront Association depends on the City's having a fallback alternative if the full group of AWPOW projects is delayed or cannot be funded. This alternative must capitalize on the enhancement of the waterfront resulting from removal of the Viaduct by the State of Washington, and keep the waterfront open and accessible.

The City expects to impose a special assessment on properties owned by members of Seattle Historic Waterfront Association under the LID. An LID is a proper way to finance construction of public improvements only if those public improvements provide particular properties with "special benefit" that is not received by the public at large. Far from AWPOW's providing "special benefit" to members of Seattle Historic Waterfront Association, as designed and as described in the FEIS, without significant additional mitigation AWPOW will damage the members of Seattle Historic Waterfront Association by making their businesses inaccessible to a majority of their longtime customers, and providing no assurance that those customers, for whom

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the Seattle waterfront will no longer be a recreational destination, will be replaced by the new fit, savvy urbanites who the FEIS says the City expects will replace the traditional visitors.

Seattle Historic Waterfront Association members have been at ground zero of the construction of the Alaskan Way Viaduct Replacement Project, which began in 2010, and the Elliott Bay Seawall Replacement Project, which began in 2014. Both projects, but particularly the Elliott Bay Seawall Replacement Project, have blighted the central waterfront, making visits to the central waterfront difficult and unpleasant. The schedule for both projects has slipped by years. The Elliott Bay Seawall Replacement Project was originally to be completed by the summer of 2015. It is now scheduled for completion in 2018. The Alaskan Way Viaduct Replacement Project was originally scheduled for completion in December 2015. The deep-bore tunnel is now scheduled to open in early 2019, with the demolition of the Viaduct scheduled to continue through the first three quarters of 2019. Construction of the AWPOW projects is not expected to be completed until early 2023, meaning that if the schedule doesn't slip again, the waterfront will have been subject to 13 years of uninterrupted construction. The businesses of Seattle Historic Waterfront Association need a pause in the construction process so that they can recover, and so that they can begin to bring their traditional customers back to the waterfront or attract the new customers that the FEIS for AWPOW posits. That means that it is extremely important to the members of Seattle Historic Waterfront Association that the FEIS present a realistic "No Action Alternative" in addition to other reasonable alternatives, because the No Action Alternative is likely the best alternative for some period of time, and given the lack of secured funding for AWPOW, it may well occur in any event.

Seattle Historic Waterfront Association has provided comments on both the Draft EIS and the Supplemental Draft EIS for AWPOW on behalf of its members, as well as participating in countless meetings with representatives of SDOT and Waterfront Seattle to express the concerns identified in this petition for review. Public comment cannot be measured by how many hours a public employee spends sitting in a room with concerned citizens. Those meetings

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have consistently demonstrated that project officials will neither hear the concerns of Seattle Historic Waterfront Association nor make any actual change in their proposed action in response to those concerns, making that public comment essentially meaningless.

4. DESCRIPTION OF AWPOW

The replacement of the Alaskan Way Viaduct with a deep-bore tunnel provides a once-in-a-generation opportunity to reconnect downtown Seattle to its waterfront, because it will remove the Alaskan Way Viaduct, which since 1953 has created a noisy visual barrier between downtown Seattle and the waterfront. The City of Seattle established seven goals for the reconfiguration of the waterfront after the Viaduct is removed:

- Create a waterfront for all
- Put the shoreline and innovative, sustainable design at the forefront
- Reconnect the city to its waterfront
- Embrace and celebrate Seattle's past, present and future
- Improve access and mobility (for people and goods)
- Create a bold vision that is adaptable over time
- Develop consistent leadership from concept to operations

AWPOW is a compilation of several projects that arose from the post-Viaduct waterfront planning process and were intended to achieve the stated goals. These include reconstruction of Alaskan Way, construction of a promenade along the waterfront, and new connections between downtown Seattle to the waterfront, including a major overpass of Alaskan Way at the Pike Place Market called the Overlook Walk, a new stairway and elevator at Union Street to take pedestrians from the level of Western Avenue to the east side of Alaskan Way, reconstruction of Marion and Columbia Streets following demolition of the Viaduct, and minor street improvements and sidewalk repairs at S. Main and S. Washington Streets. Except at the Overlook Walk, pedestrians will have to cross both Alaskan Way and a new bicycle track intended to allow bicycles to ride the length of the waterfront, at grade level.

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AWPOW will cause the permanent loss of 453 on-street parking places as well as 189 off-street parking places, almost all of which are within line of sight of the central waterfront. That loss comes on top of the prior loss of more than 1,000 parking spaces from the earlier Alaskan Way Viaduct Replacement Project and Elliott Bay Seawall Replacement Projects. The loss of an additional 453 on-street parking places is 25 percent of the remaining on-street parking supply within the quarter-mile-deep/one-and-one-third-mile long parking study area that the City evaluated in the AWPOW EIS, but is essentially 100 percent of line-of-sight parking that remains to serve visitors to the central waterfront. Combining on-street and off-street parking losses due to AWPOW, the total loss will be an additional 642 parking spaces, which is a very large percentage of the total parking available for visitors of the central waterfront. The FEIS contends that the loss is only 6 percent of the parking spaces within the quarter-mile-deep/one-and-one-third-mile-long study area that the City identified for purposes of the FEIS. But a much higher portion of the parking that is actually accessible to the 53 to 74 percent of visitors to the central waterfront who have arrived by automobile in the past will be lost. There is no basis to conclude that those visitors to the central waterfront would actually come to the waterfront if they had to park as far away as the FEIS assumes.[3]

5. DEFICIENCIES IN THE FEIS

An adequate EIS for AWPOW was required to consider alternatives that would achieve the goals of the waterfront plan, and to identify the adverse impacts of those alternatives and mitigation that could reduce those adverse impacts. The inadequacies of the Draft EIS and Draft Supplemental EIS were detailed in comment letters submitted by Seattle Historic Waterfront

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[3] The change in grade between the central waterfront and downtown Seattle is a major factor preventing visitors from using parking in much of the Parking Study Area shown in FEIS Figure 3-9. Not only is the parking in zones 4 and 5 of the City's Parking Study Area as much as a mile from the Central Waterfront "as the crow flies," but it is a few hundred feet higher in elevation than the central waterfront, requiring family groups attempting to visit the central waterfront to climb and descend hundreds of steps along streets that are difficult for people with children in strollers or with mobility impairments and off-putting for people not already familiar with downtown Seattle. For instance, there are 162 steps from the Seattle Aquarium to the Pike Place Market, and 102 steps from Western Avenue to First Avenue at Union Street.

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Association on August 24, 2015, and May 18, 2016, Exhibits A and B to this petition. Those comments are incorporated in this petition by reference. The FEIS for AWPOW is inadequate in at least the following respects.

a. Failure to properly define the proposal

WAC 197-11-440(6)(a) and SMC 25.05.440(E)(1) require that "the EIS shall describe the existing environment that will be affected by the proposal." That is the foundation from which an EIS then analyzes the environmental impacts of a proposal and discusses reasonable mitigation of those impacts. If the EIS does not accurately describe the affected environment, it cannot accurately describe the impacts of the proposal and therefore cannot accurately address required mitigation.

The FEIS never recognizes that the affected environment of the AWPOW proposal is one of the most important visitor destinations in the City of Seattle, with at least 4.5 million unique pedestrian visitors per year needing to come to, and cross to the west side of, Alaskan Way. Instead it treats the project area as primarily a north-south corridor for vehicular and bicycle traffic passing from north to south of downtown Seattle, or as having the office core of downtown Seattle as its destination. As a result of this failure to properly define the nature of the transportation problem, the FEIS largely ignores the needs of the pedestrian and vehicular traffic for which the central waterfront is the destination. It assumes that the primary pedestrian traffic to the central waterfront is and should be pedestrians coming from the Pike Place Market, who have historically come down Market Steps or the elevators in the Pike Place Market parking garage, and under AWPOW are expected to use the new Overlook Walk. While such pedestrians have always been a component of the pedestrians who come to the central waterfront, they have been a minority. Because the City refused to acknowledge the majority of the visitors to the central waterfront (or has concluded that it no longer wants those visitors), it has designed AWPOW to make the central waterfront inaccessible to the out-of-town families from the region who have been the majority of the historic visitors to the central waterfront.

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The FEIS also fails to recognize the critical role of seasonality in the impacts of the proposal. Fifty-four percent of the visitors to the central waterfront come in the four months of June through September. Argosy has an additional foot-traffic peak in December. Those are the periods when parking must be available and when it must be possible to get to the Central waterfront. The FEIS relies on occupancy data that, besides being outdated and based on an inappropriate study area, was collected during off-peak periods, when the amount of available parking is not representative of what is needed during peak periods.

b. Failure to consider alternatives that could achieve AWPOW's objectives with greater certainty or lower environmental cost

The Draft EIS claimed that there was no alternative other than the No Aaction Alternative or the preferred alternative. That was not true. The additional "alternatives" ostensibly considered in the Draft Supplemental EIS did nothing to remedy the inadequacy of the identification and discussion of reasonable alternatives that the EIS requires.

In response to Seattle Historic Waterfront Association's comments on the Draft EIS, the City issued a Supplemental Draft EIS that considered two changes to the "preferred alternative." The first was to substitute an expansion of the Seattle Aquarium for the original design of the Overlook Walk, but leaving the routing of the Elliott Connector under the Overlook Walk unchanged. By the time the Supplemental Draft EIS was issued, it was clear that the original Overlook Walk was not financially feasible, and that if the Seattle Aquarium were not allowed to expand to the east of Alaskan Way, it would have no opportunity to expand from its existing facility, which is inadequate to meet its long-term objectives. Thus the original Overlook Walk plan was not a viable alternative, and the change to substitute the Seattle Aquarium expansion was not an "additional" alternative—it was the only action alternative for the northern portion of AWPOW along the central waterfront. Substitution of the Seattle Aquarium expansion for the original Overlook Walk could also have been an opportunity to redesign the intersection between

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Alaskan Way and the Elliott Connector, potentially eliminating significant adverse impacts and major opposition to AWPOW. But the City chose not to use that opportunity.

The second change put forward in the Draft Supplemental EIS was to remove the transit lanes on Alaskan Way south of Columbia Street, while still funneling more than 600 buses per day onto Alaskan Way to and from Columbia Street. The result of that alternative was to increase the gridlock already projected for intersections from Columbia Street to the south, and thus was not a viable alternative. In short, the Supplemental Draft EIS still left the EIS for AWPOW proposing one potentially viable "action alternative" and the No Action Alternative.

An adequate EIS should have at least considered alternatives that:

- Replaced far more of the parking that has been lost on the central waterfront.
- Reconfigured the intersection of Alaskan Way and the Elliott Connector so that it was less damaging to the Waterfront Landings condominium and thus did not force that major property owner to oppose AWPOW.
- Devoted more of the public's limited resources to improving east-west pedestrian connection at multiple streets, rather than focusing a disproportionate share of those resources on the single connection between the Pike Place Market and Pier 62/63.
- Proposed a realistic constructive "no-action" alternative, which assumed that AWPOW would not occur, but that the City would use its resources, such as the $900 million Move Seattle levy and funds from the Park District created by Seattle voters in 2014, to keep the central waterfront accessible, and provide at least nominal enhancement to the new public open space created when the Viaduct is removed.
- Used other approaches to narrowing Alaskan Way south of Columbia Street, without exacerbating gridlock.
- Allowed for a pause of at least three or four years in all major construction on the central waterfront after completion of the Alaskan Way Viaduct Replacement Project and the

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Elliott Bay Seawall Replacement so that businesses along the central waterfront can recover from the decade of construction they will by then have experienced.

- Provided a realistic "middle ground" alternative, which phased the implementation of the AWPOW improvements over time, or accomplished the goals of AWPOW as well as possible, if some or all of the desired funding for AWPOW does not materialize or does not materialize on the proposed schedule.
- Provided actual mitigation to reduce the adverse impacts of the project.

c. <u>The discussion of parking impacts in the FEIS is inadequate on multiple levels</u>

As described above, the FEIS is inadequate in its discussion of AWPOW's parking impacts because:

- It fails to recognize the unique nature of more than 50 percent of the 4.5 million annual visitors to the central waterfront, for whom AWPOW will make Seattle's central waterfront inaccessible. The choice of taking transit to downtown Seattle or parking thousands of feet away as the crow flies and hundreds of feet up the bluff along Seattle's waterfront will cause those visitors to simply spend their recreational time elsewhere.
- It uses demonstrably outdated and inappropriate data.
- It fails to identify the actual impact of AWPOW, which is to remove essentially all remaining on-street parking and a much higher percentage than disclosed of the total (on-street plus off-street) parking available to visitors to the central waterfront.
- It fails to identify any meaningful mitigation for the loss of parking, under the incorrect assumption that if the City cannot <u>require</u> mitigation of the impacts of a proposal, then those impacts need not be disclosed and mitigation does not need to be identified in the environmental documents. The impacts must be disclosed because that is essential to an informed decision about the project. This is a public project, and rules applicable to the conditions under which a project can be conditioned or denied do not govern the

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adequacy of the FEIS. If the impacts are accurately disclosed and potential mitigation is identified in the FEIS, the City may well choose to provide mitigation, even though it might not be able to "compel" itself to do so. But if the impacts are not disclosed and the mitigation is not identified, the EIS will fail in its fundamental purpose of providing the information needed for sound public decision-making.

d. The FEIS's inadequacy in making no meaningful correction to numerous other deficiencies in the Draft EIS that Seattle Historic Waterfront Association identified in its comments on the Draft EIS.

In its comments on the Draft EIS for AWPOW (Exhibit A, pp. 13-21) Seattle Historic Waterfront Association identified several other inadequacies of the Draft EIS. None of these deficiencies were addressed in the FEIS, and thus the FEIS is also inadequate as to those issues. These deficiencies include the following:

- The FEIS is inadequate because construction mitigation must be identified and committed to.
- The FEIS fails to identify gridlock coming to, from, and along the waterfront or identify mitigation of that impact.
- The FEIS fails to address how 4.5 million pedestrian visitors per year can safely and conveniently cross to the waterfront.
- The Land Use chapter fails to identify the fact that the proposed kiosks violate the City's adopted standards for view protection.
- Other chapters needed revision as identified in Exhibit A.
- The discussion of cumulative effects is inadequate.

Each of those inadequacies must be corrected in order for the FEIS for AWPOW to be adequate.

6. REQUESTED RELIEF

Seattle Historic Waterfront Association asks the Hearing Examiner to determine that the FEIS for AWPOW is inadequate under SEPA and to remand the matter to SDOT for preparation of an adequate EIS.

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DATED this 4th day of November, 2016.

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Exhibit A

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August 25, 2015

BY FIRST-CLASS MAIL AND ELECTRONIC MAIL

AWPOW - Draft EIS Comments
c/o Mark Mazzola, Environmental Manager
Seattle Department of Transportation
PO Box 34966
Seattle, WA 98124-4966

Subject: Comments of Seattle Historic Waterfront Association on the DEIS for AWPOW

Dear Mr. Mazzola

Thank you for the opportunity to comment on the Draft Environmental Impact Statement ("DEIS") for the Alaskan Way Promenade and Overlook Walk ("AWPOW"). These comments are submitted on behalf of the Seattle Historic Waterfront Association.

The members of the Seattle Historic Waterfront Association are the owners of the four privately owned historic landmark piers along the central waterfront and the businesses that operate within and alongside those piers. They are homegrown businesses, the oldest of which predates construction of the Alaskan Way Viaduct, and the newest of which became an instant feature of Seattle's skyline. Consistent with their location on the City's shoreline, Argosy and Let's Go Sailing provide annual opportunities for nearly 400,000 visitors to get out onto Elliott Bay for recreational purposes. Members of the Seattle Historic Waterfront Association are an essential part of what gives a visit to Seattle its distinctive flavor in an increasingly homogeneous world.

In the years before the City began replacement of the Elliott Bay seawall, the Central Waterfront hosted approximately 4.5 million visitors to Seattle annually. Each of those visitors was a pedestrian, which means that he or she was either delivered by passenger bus to the curb at the Central Waterfront (such as the 45,000 schoolchildren in groups visiting the Aquarium annually) or had to cross Alaskan Way by foot.

Based on years of surveying their customers, Seattle Historic Waterfront Association members know these Seattle visitors well. Between 53 and 74 percent of their visitors arrive by car.[1] They come in family groups (3+ people per vehicle). That frequently includes children in strollers or grandparents, both of which pose mobility issues. Those arriving by car tend to come from Washington State and often the Puget Sound region, but they do not work downtown; they come to the waterfront as a recreational daytrip. As a result they are not familiar, nor comfortable, with Seattle's transit system, as downtown commuters are. Kate Joncas, former Downtown Seattle Association President and now Seattle Deputy Mayor, had a rule for such visitors: they want to "park within sight of their destinations." Their visits are for recreation, not business. As a result, if it is too hard to get to the Central Waterfront, or park once they arrive, they exercise their freedom to spend their recreational time elsewhere.

The members of Seattle Historic Waterfront Association would be among AWPOW's biggest beneficiaries and supporters if AWPOW were designed and constructed to achieve its stated goals:

- create a waterfront for all,
- reconnect the city to its waterfront, and
- embrace and celebrate Seattle's past, present and future,

Unfortunately, the plan presented in the DEIS does not advance those goals. It will not create a waterfront for all; it will create a waterfront for young, fit bike riders and for people staying at the downtown hotels who want to get from the Pike Place Market to the waterfront. It will not reconnect the City to its waterfront; it is primarily focused on moving vehicles and bicycles north and south along Alaskan Way. The only locations where it will potentially be easier for pedestrians to reach the waterfront is at the Overlook Walk,[2] and to some extent at Union Street; for the rest of the waterfront, the east-west passage of pedestrians will be no better, and potentially more dangerous, since they need to cross six to eight lanes of Alaskan Way, and a new bicycle track designed to allow cyclists to travel north and south without stopping. Far from embracing the views of the historic landmark piers and the Pike Place Market for those approaching or on the Central Waterfront, the plan calls for multiple structures that will block the

[1] By contrast, 79 percent of the employees on Pier 54 arrive by mass transit, as compared to 45 percent for downtown Seattle as a whole. http://stb-wp.s3.amazonaws.com/wp-content/uploads/2015/02/Modal-Split-Snip.jpg

[2] The plan will make it more difficult to use the two existing elevators that currently take pedestrians from the Pike Place Market to the waterfront, making it unclear that it will be easier for pedestrians with the Overlook Walk.

views of the historic piers and the Market, in the form of towers described as "beacons" and the Overlook Walk.

Without significant change and mitigation of its impacts, AWPOW threatens to eliminate the 53 to 74 percent of the customers of the members of Seattle Historic Waterfront Association who are not welcome under the plan. That loss of customer base, combined with serious unmitigated construction impacts, will threaten the continued existence of the members of Seattle Historic Waterfront Association. This letter primarily addresses deficiencies in the DEIS for AWPOW, but the Seattle Historic Waterfront Association would very much like to discuss meaningful change to the AWPOW proposal, so that it can proceed while still allowing Seattle Historic Waterfront Association members to remain a part of Seattle's future as well as its past.

I. The DEIS fails to accurately describe the affected environment.

WAC 197-11-440(6) and SMC 25.05.440(E) require that "the EIS shall describe the existing environment that will be affected by the proposal." That is the foundation from which an EIS then analyzes the environmental impacts of a proposal and discusses reasonable mitigation measures of those impacts. If the EIS doesn't accurately describe the affected environment, it cannot accurately describe the impacts, and therefore cannot adequately address required mitigation.

The DEIS never recognizes that the affected environment of the AWPOW proposal is one of the most important visitor destinations in the City of Seattle, with approximately 4.5 million unique pedestrian visitors per year. *See* Sec. 4.1.1, "Existing Land Use" ("the study area contains a variety of land uses," with a generic listing of building types); Sec. 3.2, "Affected Environment for Transportation" (describing vehicular traffic passing from north of the area to south of the area and travel times for that traffic, but never describing how traffic gets to the area as a destination; describing the width of existing sidewalks but not the number of pedestrians using those walks along the Central Waterfront, yet describing the number of bicyclists crossing Alaskan Way with specificity); Sec. 3.5, describing the affected environment for parking as extending from King Street and Second Avenue to Wall Street and Second Avenue, at times 1,500 feet horizontally, and several hundred feet vertically from the waterfront. *See also* Section 3.2.3, where the DEIS states in passing:

> East-west traffic approaching many of the signalized intersections on Alaskan Way is expected to experience greater delays than those shown for the overall intersection LOS because the overall intersection delay is the weighted average delay of all the individual movements. Therefore, some side street approaches

may experience substantial delays even if the intersection LOS does not indicate congestions.

If the only relevant vehicular traffic is the traffic passing from north to south, that analysis might be adequate. But if the relevant traffic is the ability of visitors to get to and leave the waterfront, the fact that east/west traffic is gridlocked is a major environmental impact. By treating the relevant traffic as being north/south through-traffic of vehicles and bicycles, and ignoring pedestrian and vehicular traffic to and from the central waterfront, the DEIS fails to identify the significant adverse impacts of the proposal.

The failure to acknowledge the central waterfront as a leading pedestrian destination for visitors to Seattle causes the DEIS to fail to address the impact of both vehicular traffic and the proposed bicycle path on the ability of pedestrians to reach the waterfront. Section 3.2.6 predicts that in 2017, between 1,000 and 1,500 bicyclists per day will cross Alaskan Way at Spring Street, between 450 and 1,100 bicyclists per day will cross Alaskan Way at University Street, and between 750 and 1,000 bicyclists per day will cross Alaskan Way at Union Street. In 2006, the Seattle Historic Waterfront Association conducted pedestrian counts from 11 a.m. to 9 p.m. on August 4 to determine the number of pedestrians along Alaskan Way at the peak hour and during the average hour. August 4 was selected because it was during the busy summer period, but it was not expected to be the peak day of the summer. The results are as follows:

Hourly Alaskan Way Pedestrian Traffic Counts

	Pier 66 west side of Alaskan Way	Pike Hill Climb east side of Alaskan Way	Spring Street west side of Alaskan Way	Spring Street east side of Alaskan Way	Seneca Street west side of Alaskan Way	Seneca Street east side of Alaskan Way	Total Counts
August 4 peak hour	2,061	459	2,474	613	1,988	1,013	8,097
August 4 average hour	1,537	301	1,864	469	1,401	768	6,400

Not surprisingly, pedestrian counts were from two to four times higher on the west side as on the east side of Alaskan Way. Although counts were high at the intersection of Alaskan Way and Pike Street, the counts were higher at Spring Street, and nearly as high at Seneca Street. All the pedestrian counts were much higher than the projected bicycle use of the new bike path.

Yet the DEIS gives no consideration to how this pedestrian traffic will cross Alaskan Way or the bike path.

By failing to recognize the Central Waterfront as a major visitor destination, the DEIS also fails to recognize the critical role of seasonality in the impacts of the proposal. As the Seattle Historic Waterfront Association has told the City many times, 54 percent of the visitors to the central waterfront come in the four months of June through September. Argosy has a peak in December and in the spring. Those are the periods when parking must be available and when it must be possible to get to the central waterfront. With advance notice, members of the Seattle Historic Waterfront Association can plan for environmental disruption during their low-attendance periods, but disruption to parking and access during the key summer months is potentially fatal to its members, and the new waterfront park.

The DEIS also fails to recognize that during those peak summer months, both vehicular and pedestrian traffic further peak when there are events at Safeco Field (at least 53 dates from June through September) or Century Link Field (at least 13 dates from June through September), or other major downtown events. The p.m. peak hour when there is no major event at the stadiums or elsewhere in downtown is much less congested than the p.m. peak hour when events are occurring. The EIS must analyze the existing pedestrian and vehicular environment during those true peak periods, and must provide mitigation for the significant adverse impacts during those periods.

Finally, the DEIS both understates the current connections between the Pike Place Market and the central waterfront, and ignores the fact that visitors to the waterfront currently arrive by multiple east-west streets, many of which would benefit from significant improvement. On page 1-6, the DEIS states the need for the Overlook Walk as being that "opportunities for pedestrians to move directly between the market and the waterfront are limited to two sets of stairs: the Pike Hillclimb and a staircase ascending the undeveloped slope west of the market in the Pine Street right of way." That ignores the two elevators (and stairways) within the Market parking garage, which easily take visitors by elevator between Alaskan Way and the Pike Place Market, but will be eliminated or made much less accessible by AWPOW. The DEIS also ignores the current east-west connections between downtown and the central waterfront at Union Street, University Street, Seneca Street, Spring Street, and Madison Street, which are used by residents and workers in the heart of downtown

Seattle to get to the waterfront, but which AWPOW makes little or no effort to make more accessible.

The DEIS ignores the fact that except for the Overlook Walk and an elevator between Post Alley and Alaskan Way at Union, the difficulty for pedestrians of navigating the topographic drop between First Avenue and Alaskan Way will remain unchanged. There is at least 100 feet of elevation change between the waterfront and the Pike Place Market. The Pike Place Hillclimb has 160+ steps. The largest issue in moving people from the heart of downtown to the waterfront is the need to climb and descend the bluff. That dissuades visitors to any part of the central waterfront from parking anywhere beyond Western Avenue.

II. The DEIS is defective in its failure to consider alternatives that could achieve AWPOW's objectives with greater certainty or lower environmental cost.

The DEIS claims that there is no alternative other than "no action" to the preferred alternative. That is simply not true, and the failure to consider reasonable alternatives renders the DEIS defective. SEPA requires that an EIS must include a discussion of alternatives to the proposed action. RCW 43.21C.030(2)(c)(iii); WAC 197-11-440(5); SMC 25.05.440.D.

> The required discussion of alternatives to a proposed project is of major importance, because it provides a basis for a reasoned decision among alternatives having differing environmental impacts. Pursuant to WAC 197-11-440(5)(b), the reasonable alternatives which must be considered are those which could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation.

Weyerhaeuser v. Pierce County, 124 Wn.2d 26, 38 (1994) (finding an EIS for a landfill inadequate as a matter of law because it did not include more than the proposal and a no action alternative). See also, *Brinnon Grp v. Jefferson County*, 159 Wn. App. 446, 481 (2011). WAC 197-11-440(5)(d) and SMC 25.05.440.D.4 provide, "When a proposal is for a private project on a specific site, the lead agency shall be required to evaluate only the no-action alternative plus other reasonable alternatives for achieving the proposal's objectives on the same site." WAC 197-11-440(5)(d) and SMC 25.05.440.D.4 have no application here, because this is not a private project. See SMC 25.05.780 defining "private project" as "any proposal primarily initiated or sponsored by an individual or entity other than an agency." The proponents of

AWPOW are the Seattle Department of Transportation and Seattle Office of the Waterfront. There is no basis for two public agencies to consider only the no action alternative.[3]

Reasonable action alternatives should include:

- replacing far more of the parking that has been lost on the central waterfront,
- redesign of the Overlook Walk to provide the 76,000 square feet of additional space that the Aquarium's master plan calls for rather than only 22,000 square feet, as stated at pages ES-8 and 2-15, , and
- consider devoting more of the public's limited resources to improving east-west pedestrian connections at multiple streets as well as devoting resources to connections between the Pike Place Market and Pier 62/63.

In its comments on the scope of the AWPOW EIS, the Seattle Historic Waterfront Association said, "The EIS should include analysis of alternatives and phasing plans that will be implemented if either the LID does not go forward, the levy is rejected, and/or the hoped for philanthropy does not materialize." Since then, the City has realized that it does not have the money to either build improvements to Pier 62/63 or rebuild Waterfront Park, and so those have disappeared from the AWPOW proposal. When we commented on the scope of the AWPOW EIS, we assumed that the State of Washington had committed $290 million to remove the viaduct, build the elevated Elliott Connection, decommission the Battery Street Tunnel and construct new surface Alaskan Way. *See* Central Waterfront Committee Strategic Plan at 30, (July 2012). We now understand that the $290 million funding may be at least in part in doubt. The remainder of AWPOW is unfunded. The City has not disclosed its current cost estimates for

[3] WAC 197-11-440(5)(d) and SMC 25.05.440.D.4 do not absolve private parties from considering alternatives on the property owned by the private party that might reduce the environmental impacts; they simply do not require a private party to consider siting the proposal on property that it does not own. Here the proposed action area is well over 25 acres. It is not plausible that there is no alternative other than the proposed alternative to achieve the City's stated objectives within the available space. *See* ES-5: "No other alternatives that could feasibly attain or approximate the proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation, were identified." If the City hired three other design teams, it would get more than three different alternatives, because most design teams would offer the City more than one alternative to consider. Furthermore, the City is intending to use its powers of eminent domain to acquire at least two parcels to add to the current public property. If the City can condemn those two properties, there is no reason why the City should not consider alternatives that might call for acquisition of different parcels. So even if this were a private proposal, which it is not, there would be no basis to limit the alternatives considered on the property currently within the City's control. For a public project, alternatives that require acquisition of other property should also be considered.

construction of any part of AWPOW. At this point, the public has no basis to understand whether AWPOW is financially feasible.

How the City treats the project area once SR 99 is in a deep-bore tunnel and the Alaskan Way Viaduct is critical to the City, both because of Alaskan Way's role as a north-south arterial and because it is critical to welcoming visitors to Seattle's waterfront. It is therefore even more important today than in September 2013, as we commented on the scope of the EIS, that the City consider alternatives that would mitigate the impacts of the No Action alternative or delayed construction of elements of the proposed action over an extended period if the entire proposal is financially infeasible. SEPA requires that there be a full and fair discussion of the actual alternatives, so that the public and the decision makers can make reasoned decisions.

III. The discussion of parking impacts is inadequate on multiple levels

If they can survive the construction impacts of AWPOW (see below), no single issue is more critical to the Seattle Historic Waterfront Association than that the parking impacts of the project be mitigated. To be mitigated, they must first be fairly disclosed. The DEIS discussion of parking impacts is inadequate on several levels.

The DEIS does disclose on page 3-40 that within Zones 2 and 3 (where the Seattle Historic Waterfront Association is located) visitors "may need to park off street or travel several blocks farther to find available on-street or off-street parking." As discussed above, years of surveying the visitors to the Central Waterfront have shown that from 53 to 74 percent of current visitors to the Seattle central waterfront will likely be deterred from visiting at all under those circumstances. Those visitors have historically seen a trip to the central waterfront as an enjoyable outing for a day trip, but are not able to walk several blocks, or don't know how to get around by transit, or can't climb the 60 to 150 feet between Alaskan Way and First or Second Avenue, or come in family groups with a stroller to push or a grandparent with mobility issues. AWPOW is designed for younger, fitter people, or guests staying at downtown hotels, who walk to the Pike Place Market and then want to get to the waterfront. Guests at downtown hotels have historically made up a significant minority of visitors to the waterfront. But the Seattle Historic Waterfront Association is seriously concerned about a plan that essentially disinvites a majority of its historic customer base.[4]

[4] If the City is not interested in providing a waterfront for people from this region to visit for day trips, and the loss of the historic customer base of the Seattle Historic Waterfront Association is simply an unfortunate consequence of what the City sees as progress, it should say that plainly. But the function of the EIS is to clearly disclose the environmental consequences of public decisions. The EIS is inadequate in that it uses the rhetoric of creating a

Defects in the DEIS analysis of parking impacts include the following:

- The EIS must recognize the loss of parking from the entire Alaskan Way Viaduct replacement/Elliot Bay Seawall replacement/AWPOW project. They are intimately tied together such that AWPOW would not happen but for the Viaduct and Seawall replacement. Thus, the total number of lost on-street and off-street parking spaces is not 673, as stated on page ES-16, but over 1200. The 250 new parking spaces that are included in the Pike Place Market development were funded by the State of Washington as partial mitigation for the impacts of the Alaskan Way Viaduct replacement project. **It is not new mitigation and cannot be claimed as mitigation for the AWPOW project.**

- The parking study area (Figure 3-9) is not realistic as a measure of where visitors to the central waterfront will park. Those visitors will not park as far uphill as Second Avenue. As discussed above, there is no reason to believe they will park if they cannot see their destination from where they park. Although out-of-town visitors much prefer on-street or surface parking to parking in a garage, either on-street or off-street parking can be viable—but not parking that requires walking several blocks uphill and cannot be seen from the waterfront. The relevant zone is west of First Avenue south of spring street, and west of Western Avenue north of Spring Street.

- The PSRC study does not represent the demand and occupancy during the critical summer months. Visits to the central waterfront are highly seasonal with June through September as the critical months. A survey between March and May is irrelevant to whether there is adequate parking in summer, just as a parking survey during the month of October would be irrelevant to whether there is adequate parking during December to sustain retailers in the retail core. Throughout the summer, the Pike Place Market parking garage, the Hillclimb Court garage, and every spot in the lots or on the street within site of the central waterfront are regularly 100 percent full. Furthermore, the relevant parking utilization is the peak periods of the day, not an average over the entire day. A visitor looking for parking at 6 p.m. takes no comfort from the fact that at 10 a.m. a garage might have had spots available.

- The DEIS overstates the off-street parking supply as it will exist in 2017. Section 4.2.2 of Appendix B states:

"waterfront for all," while not disclosing that the waterfront will be inaccessible to a high percentage of the visitors who have historically been among its 4.5 million annual visitors.

> Off-street parking supply, demand, and utilization were obtained from the Puget Sound Regional Council (PSRC) off-street parking survey information. The PSRC parking survey data were collected on weekdays [Monday through Thursday] from March through June 2013. Because off-street parking supply has not changed and is not expected to change as a result of AWVRP and EBSP construction, 2013 data are expected to represent a reasonable estimate of parking supply, demand, and utilization in 2017.

The DEIS never identifies where PSRC found the 10,746 off-street parking spaces that it claims exist within the parking study area.[5] See page 3-35. As a result, we assumed that Figure 5-2 (Existing Land Use) was a reasonable approximation of what the City assumes is the location of existing parking. On the morning of July 30, 2015 (a Thursday), we walked the southern half of the parking study area to look at sites for which Figure 5-2 shows the existing land use as "parking," to determine whether the City's assumptions that parking that existed in 2013 would exist in 2017, and that utilization of existing parking was between 60 and 74 percent, were accurate. What we found on areas shown as off-street "parking" in Figure 5-2 was as follows:

- Merrill Place garage. It currently has 140 total spots. A DPD sign on the garage says that it will be replaced with an eight-story structure with 155,000 square feet of office, 9,500 square feet of retail, and 48 underground parking places. The existing building will be demolished. So the number of parking spaces on the property will go down, while on-site demand will increase. **No parking available to the general public can be expected in 2017.**
- North Lot. In 2011 the North Lot had 1,165 public parking places. **More than 50% of these have been lost to development.**
- Parking garage between Jackson and Main on Alaskan Way. The garage currently has 100 spots. Although it appears that at times public parking is allowed, it was entirely full with monthly parkers at 10 a.m. on a Thursday. A DPD sign on the building says that the building will be replaced with an 11-story structure with 199 residences and 78 parking spaces. Again, the number of spaces will go down while on-site demand goes up. **No spaces are likely to be available to visitors.**
- Lot between Occidental and the alley, Main and Washington. The site is currently under construction for the new Weyerhaeuser headquarters. **All 132 public parking spaces are gone.**

[5] PSRC's 2013 parking study is not available online, so the public has no way to verify the number reported in the DEIS.

- Multistory garage between Columbia and Cherry, west of First Avenue. It had 154 open spaces at 10:30 a.m. on a Thursday. The First and Columbia garage typically has space available, even during peak parking demand periods. Exactly why is unclear, but visitors seem to avoid it even when nearby parking garages are full.
- Lot between Western and Post Alley, Columbia and Marion. It is now occupied by a residential building called "The Post." **All of its public parking is gone.**
- Garage between Cherry and Columbia facing First Avenue. The attendant said that the garage has 230 spaces. At 10:30 a.m. he said that 4 or 5 spaces were still available on the top floor.
- Lot between Western and Post and Seneca and Spring. The electronic sign said there was 1 spot open at 10:30 on a Thursday.
- Lot between University and Enwave (formerly Seattle Steam) west of Western. The former parking lot is currently under construction of a residential tower by Mack Urban. **All 71 public parking spaces are gone.**
- Nine-story parking garage east of Second and north of Union. At 11:50 a.m. there were 54 spots open on the 8th and 9th floors. We did not learn the total number of spots in the garage, but the garage appeared to be at least 90 percent full.
- Lot on the north part of that block. Construction of a new building has just started. **All public parking is now gone.**

We did not attempt to do a similar survey of all the off-street parking within the parking study area to find every parking lot or structure that may have existed in 2013 that cannot be expected to be available in 2017, or to determine how accurate the projection that off-street parking is only 65 percent occupied during the critical summer months may be. That is the City's job. But our survey clearly demonstrated that it is inaccurate to assume that all off-street parking that PSRC counted in 2013 will be there in 2017, or that during the relevant period 35 to 40 percent of the off-street parking will be available to waterfront visitors or anyone else.

- The DEIS mischaracterizes the impacts of lack of parking. On page 3-40, it states that "motorists" may need to park off-street or travel several blocks farther to find available on-street or off-street parking. That implies that "motorists" are people who have made a socially unacceptable decision to drive to the City. But as described above, those "motorists" are visitors to the central waterfront, who have good personal reasons for coming by automobile and who are unlikely to visit under the conditions created by AWPOW. In addition, Ivar's research since 1997 indicates that those "motorists" come in groups which average 3+ people per vehicle. The DEIS should disclose that a substantial number of the pre-project visitors to the central waterfront will be forced to

walk several blocks farther, away from the waterfront and uphill, and as a result may choose not to visit the waterfront.

- Mitigation is required.
    - On pages 3-41 and 3-42 the DEIS discusses what it claims is mitigation that will occur. It starts with "influences on parking demand by other modes," stating that the Action Alternative will provide improved bicycle facilities, the Promenade, the Overlook Walk and improved transit facilities in the form of dedicated transit lands and bus stops, which it suggests "could" result in changes to non-motorized modes that would reduce parking demand. The visitors who currently come by car will not bike there. They are not staying at the hotels around the retail core, from which they walked to the Pike Place Market, so the Overlook Walk will not address their parking problem. There is currently no transit along the waterfront, and, while promised in the DEIS, there is no assurance that the former route 99 will be returned to the waterfront, nor if it does return, that it will operate frequently enough to be attractive as transit. The only east-west transit to the waterfront is directed to the ferry terminal and south to West Seattle, Burien and other points to the south from which commuters now rely on buses using the Alaskan Way Viaduct. It will not provide any assistance for most visitors to the central waterfront who may be forced to park in a garage on First or Second Avenue.

    - On page 3-42, the City describes more formal mitigation. It first claims credit for the 250 spaces in the PPMWE. That is not mitigation for this project, unless the City counts the 1200+ parking spaces that have been lost since the beginning of the Alaskan Way Viaduct Replacement Project as impacts of this project. The City then identifies four actions that we assume are already adopted policy, the continuation of which should go without saying. One that is particularly hollow is "working with transit agencies to increase awareness of transit routes and facilities in the area and to encourage visitors to use alternative modes of transportation." As discussed above, many of the historic visitors to the central waterfront are unfamiliar with transit, do not take it regularly, and are not likely to first try it for a family outing to the waterfront. So while we encourage the City to do whatever it can to encourage use of public transit, that is not mitigation for the loss of parking. When one of the Seattle Historic Waterfront Association's members proposed a gondola to take people from the Convention Center (which has a large parking garage with substantial capacity) to the waterfront, that idea

was summarily turned down. The City offers no possibility of providing the easy east-west transit that would encourage visitors to the waterfront to park in the downtown core.

- Mitigation must provide a substantial number of new parking spots within sight of the waterfront, and the EIS must discuss alternatives for achieving that mitigation. That could be in the form of on-street or off-street parking—both of which are easily possible alternatives within or adjacent to the project area. While the various efforts the City has made to promote E-park and other means of obtaining greater utilization of existing garages, there is no evidence that sufficient parking is available. Given the central role of parking to achieving the goal of making this a waterfront for all, the decision makers deserve to be able to consider both alternatives that include new on street parking and a commitment to creation of new off-street parking within sight of the waterfront.

IV. Construction mitigation must be identified and committed to.

Since the first comment letter on the first Draft Environmental Impact Statement for the Alaskan Way Viaduct and Seawall Replacement Project that some members of the Seattle Historic Waterfront Association signed in June 2004, we have always been clear. Construction that cuts off the central waterfront from its customer base and from the rest of downtown Seattle, or that forces visitors to the central waterfront to walk near or across construction activity or brave a waterfront that is a construction site, can easily be fatal to members of the Seattle Historic Waterfront Association. The City's failure to complete the intended portions of the seawall project before the reopening of the waterfront this summer has provided proof of how serious the issue is. Businesses most affected by the failure to complete the work are experiencing a 20 to 30 percent drop in customer counts compared to the same weeks in 2014 or 2013. That drop in business comes at a time when the economy is strong and visitors are thronging to Seattle. For instance, two retailers see sales down 5 and 10 percent on the waterfront at the same time that their stores on First and Pike and First and Pine are up 21 and 23 percent.

While the City's failure to meet the schedule for seawall construction severely damages members of the Seattle Historic Waterfront Association, the City's seawall team at least gets credit for trying to mitigate its impacts. They recognized that construction must not occur during the key summer months. They have tried to provide advance notice of issues as they have arisen. They have created the waterfront promenade, with games and music in an attempt to make the area marred by construction more inviting.

The DEIS for the park suggests that no such efforts are contemplated for AWPOW construction.

The DEIS says that construction will occur from early 2017 until sometime in 2020—at least a three-year construction process. Page ES-9. Alaskan Way will be closed entirely for four months. Page ES-10. Access to businesses may be blocked entirely at times. *Id.* Construction would occur year-round, with multiple shifts. Page 2-30. Construction workers will not be prohibited from taking up the few precious parking spots within or near the construction footprint. *Id.* Ostensibly because plans are too undeveloped at this point, no meaningful mitigation is offered. *See* page 3-38: "Once construction and staging plans have been developed, the City would develop practices to manage parking during construction to ensure, to the extent feasible, that parking is convenient and accessible to waterfront businesses and their patrons." That is not acceptable.

The DEIS is deficient because it fails to provide an adequate analysis of the transportation impacts of the construction process, including both the four-month closure of Alaskan Way between Pike Street and Pine Street and Alaskan Way being limited to one lane in each direction for more than three years.

The EIS can and should now identify meaningful mitigation that will be provided to mitigate construction impacts. Those at a minimum must include the following:

- Construction activities must completely cease from June 1 through September 30 each year.
- One-for-one replacement must be provided for all parking lost during the construction period, or consumed by construction workers, within sight of the central waterfront.
- Business-interruption compensation must be made for any period when, to reach a business, customers must cross a construction site or within an area with a noise level exceeding 85 dbA between 7 a.m. and 10 p.m. on weekdays and between 9 a.m. and 10 p.m. on weekends.
- If the City is asked to grant a noise variance, to exceed the standards set forth in SMC 25.08.425, that variance will be considered and approved only under the process of SMC 25.08.655, with notice given to the Seattle Historic Waterfront Association.
- The City must provide mitigation for transportation impacts during construction, including but not necessarily limited to a complete review and adjustment of signal

timing to maximize the capacity of the constrained system, and provision of traffic police to manage intersections that result in unnecessary congestion. The vague description of traffic conditions during construction suggests that it will be similar to or worse than that currently experienced during seawall construction. When there is an event at the stadiums now, traffic backs up from Madison Street to Pier 70, or beyond. It can take 30 to 60 minutes to travel from Broad Street to Madison. During parts of construction, traffic will be much worse, because Alaskan Way will be required to handle all the traffic now using Elliott and Western to access the viaduct. Because there is no analysis of traffic conditions during construction in the DEIS, it is impossible to comment on the specifics of required mitigation. But the City cannot simply permit gridlock for more than three years because it hasn't disclosed the anticipated conditions; it must perform the analysis to disclose traffic conditions during construction, and then use standard traffic-engineering methods to determine possible mitigation that it discloses in the EIS.

V. **The Transportation Analysis is deficient in providing no meaningful mitigation for gridlock along the waterfront, in not adequately identifying the congestion faced by vehicles coming to or leaving the waterfront on east-west streets, in making no provision for transit to or along the waterfront other than buses that stop at the ferry terminal and then head south to West Seattle, Burien or south King County, and in failing to provide safe and convenient passage for 4.5 million pedestrians annually across six to eight lanes of traffic and a bike lane.**

A. Gridlock coming to, from and along the waterfront must be fully disclosed and mitigated.

Figure 3-6 discloses that with the Action Alternative, at least two intersections on Alaskan Way and two intersections on Western Avenue will experience level of service F in 2030. The DEIS further discloses that "[a]pproximately 30 percent of the vehicles expected to use Alaskan Way would not be able to access the corridor." Page 3-20. In addition:

> East-west traffic approaching many of the signalized intersections on Alaskan Way is expected to experience greater delays than those shown for the overall intersection LOS because the overall intersection delay is the weighted average delay of all the individual movements. Therefore, some side street approaches may experience substantial delays even if the intersection LOS does not indicate congestion.

Page 3-5.

That dire traffic analysis was done without considering the additional traffic associated with events at the stadiums or elsewhere in Seattle. Similarly, having said that 30 percent of the traffic that would otherwise use the corridor will not be able to access the corridor because of congestion, the EIS makes no effort to disclose where that traffic will be diverted to and what its impacts will be on the diverted areas.

The EIS must (1) disclose the expected traffic conditions during the true peak periods (when there are events at the stadiums), (2) disclose the conditions that will be faced by traffic using east-west streets in approaching or leaving the waterfront, (3) disclose the impact of the 30 percent of traffic that cannot access the waterfront on the areas to which it is diverted, and most importantly, (4) identify mitigation that can alleviate that gridlock.

The same is true of the No Action Alternative. The EIS assumes that in the No Action Alternative, the City is helpless to do anything to alleviate gridlock. That failure to consider mitigation of traffic congestion is perhaps best illustrated by the discussion on pages 3-26 and 3-27 of the No Action Alternative. The DEIS assumes that with the No Action Alternative, two intersections will be at LOS F because they either are unsignalized (Alaskan Way and Pine Street) or have a pedestrian half signal (Alaskan Way and Spring Street). By contrast, page 3-27 states that under the Action Alternative,

> all intersections on Alaskan Way would be fully signalized. This is a substantial change from the No Action Alternative, where three intersections along Alaskan Way were unsignalized and three additional intersections had only pedestrian half signals. Signalizing all of the intersections along Alaskan Way and adding left-turn storage lanes would improve operations at most intersections along Alaskan Way compared to the No Action Alternative. Four intersections along Western Avenue . . . were assumed to remain unsignalized.

Although the City has not disclosed its current cost estimates for AWPOW, the estimate as of July 2012 was $565 million for the components of AWPOW. As of October 2014, the City had spent $39 million on only the design of the project. We don't know what the current cost of a signalized intersection is; WSDOT estimates the cost at $250,000 to $500,000 per signal.[6] Reasonable mitigation for the No Action Alternative would clearly include signalizing all intersections. Similarly, anyone who regularly drives Alaskan Way and turns up Madison now knows that much of the congestion in turning up Madison arises because of congested intersections on Western. Reasonable mitigation of the Action Alternative and the No Action

[6] http://www.wsdot.wa.gov/Operations/Traffic/signals.htm

Alternative would include signalizing the Western intersections and, as importantly, properly timing all those intersections. As of 2005, the U.S. Department of Transportation estimated the cost of optimizing timing of intersections at $2,500 to $3,100 per signal update.[7] It is inexcusable to disclose the level of congestion shown in the DEIS and then not propose such cost-effective mitigation.

B. The EIS must be clear: there is no transit along the waterfront, and there is no assurance that transit will exist along the waterfront at any point. Frequent transit along the waterfront and to and from more than just Coleman dock is required.

When construction of the Seattle Art Museum Sculpture Park began, the City removed the George Benson trolley from the waterfront, which had provided frequent north-south transit for users of the central waterfront. Until construction of the Alaskan Way Viaduct Replacement Project began, Metro operated Route 99 along the waterfront. Usage was limited because it had no fixed schedule, had no covered bus stops, and ran on very long intervals, making it largely useless as transportation. Today Route 99 operates on First Avenue, and the Seattle Historic Waterfront Association is aware of no binding commitment that it will come back to the waterfront, nor at a level of frequency to make it attractive.

The DEIS states that "Route 66, connecting Northgate Mall, the University District and the King Street Station with a stop on Alaskan Way at Marion Street near Colman Dock," will operate in 2017. Today that route also operates on First Avenue.[8] The same is true of Route 16.[9] Those routes currently provide no transit to the waterfront, and there is no assurance that they ever will. At most, however, they would provide transit between Northgate or the University District and Colman Dock. They do nothing to make transit available to the remainder of the waterfront. Nor do they do anything to make the waterfront accessible to visitors from Burien or Bothell or Kent or Issaquah, or the host of other parts of the region that guests to the central waterfront have historically come from. When the DEIS says that AWPOW improves transit, it means that it improves transit between areas south of downtown and the heart of downtown Seattle. But it provides no transit to or along the waterfront.

AWPOW must provide assurance that transit will return to the waterfront upon its completion. Frequency must be every 10 to 15 minutes during peak periods year-round, and

[7] http://www.itscosts.its.dot.gov/its/benecost.nsf/0/215F723DB93D293C8525725F00786FD8

[8] http://metro.kingcounty.gov/schedules/066/map.html

[9] http://metro.kingcounty.gov/schedules/016/map.html

throughout the summer months, and at least every 30 minutes during off-peak periods in the winter. If that is not possible, then the EIS must be clear that the waterfront has no transit and no commitment that transit will be provided.

C. The EIS must disclose how the design of AWPOW will permit safe and convenient crossing to the waterfront for 4.5 million pedestrian visitors per year.

In an ideal world, AWPOW would increase the number of visitors to the central waterfront. For all the reasons discussed above, that might not happen. But at a minimum, AWPOW should be designed to safely and comfortably allow the 4.5 million annual visitors that the central waterfront has historically welcomed to pass from the east side of Alaskan Way to the new Promenade. The City "owes a duty to all persons . . . to build and maintain its roadways in a condition that is reasonably safe for ordinary travel." *Keller v. Spokane*, 146 Wn.2d 237, 249 (2002). The DEIS describes in detail the condition of roadway travel for vehicles traveling north and south, and for bicycles, which AWPOW moves to the west of the new Alaskan Way so that they do not need to stop at intersections. But it says nothing about how 4.5 million pedestrians, including 45,000 schoolchildren visiting the Seattle Aquarium, are to safely pass from the east side of Alaskan Way to the new Promenade. If that is not carefully designed, the City will endanger the lives of those pedestrians, and not only discourage visitors, but expose the City to serious liability.

VI. The Land Use Chapter must be revised.

At page 2-12 the DEIS discloses a plan to place 16 feet by 16 feet kiosks, 46 to 48 feet tall, made of shiny reflective material, in the center of the Promenade at Spring, Seneca, University and Union Streets. The City has adopted view protection policies under SEPA. SMC 25.05.675.P.2.a.i provides that it is the City's policy to protect public views of significant natural features including Puget Sound from designated scenic routes, which include Alaskan Way. The kiosks will interrupt the view of Puget Sound from Alaskan Way. SMC 25.05.675.P.2.b provides that it is the City's policy to protect public views of historic landmarks. Piers 54, 55, 56, 57 and 59 are designated historic landmarks. They are the last remaining examples of the commercial piers which first created Seattle's economic base. They are an important part of its maritime history and a reminder of the original role of the central waterfront in making Seattle a major northwest seaport. The kiosks will also block the public's view of those piers. Similarly the Overlook Walk will block the view of the historic piers, the Pike Place Market, and Elliott Bay for pedestrians walking south along Alaskan Way from the north waterfront.

The Land Use Chapter must explain how the City can justify approving these violations of adopted City view protection policies, and how the City will apply its view protection policies to private projects in the future if it chooses not to apply them to AWPOW.

The Land Use Chapter must also be revised to explain how AWPOW will be operated and maintained so that it does not become a blight on the central waterfront, either for lack of maintenance or because it comes a magnet for drug abusers, criminals and parking pirates, whom the City has demonstrated it is unable to control. In meetings with Waterfront Seattle, Seattle Historic Waterfront Association has been promised that the Promenade will be designed to be easily maintained, so that the City can secure it from overnight camping (either by the Seattle Police Department or through private security), that the City will maintain, landscape, clean and repair, and program APOW for daily use, and that it will have budgets to allow it to do so. In the absence of those commitments being met, AWPOW threatens to further drive away the historic visitors to the central waterfront, as well as the hotel guests coming from the Pike Place Market, and could easily become a blighted area. Because of the critical nature of maintenance and security to the aesthetic qualities of the waterfront, the EIS must explain in detail how the City will meet those commitments.

VII. Other Chapters must be revised.

Chapter 6 Noise This chapter purports to describe sources and levels of noise. They are lower than what Seattle Historic Waterfront Association members have measured along the waterfront this summer near their businesses. It is common for jet grouting and vacuum noise to be recorded above 100 dB at business property lines, yet the chart on page 6-5 says 88 dB is the maximum noise level that can be expected. Note that pile driving is not an activity whose noise is characterized in the chart, yet pile driving will occur as part of the construction.

Noise levels should be based on actual noise levels that are measured during the seawall construction. Effective mitigation must be identified for any noise levels exceeding the standards permitted by SMC 25.08.425.

Chapter 8 Public Service and Utilities This chapter includes the same promises the Seattle Historic Waterfront Association has heard before about the lack of interruption of service, but with no details. There is no apparent learning from experience of the seawall project. There are assurances that the project will "coordinate" and "communicate" and "timely repair," but no promises of anything. Nor does it appear that any redundancy is built into the system.

Chapter 9 Historic Preservation. It is fine, but not enough, for the City to promise to repair any physical damage that it does to the historic piers. Those piers exist today only because

businesses within them have remained economically viable. Where historic piers have not maintained an economically viable use, they have quickly fallen into derelict status and had to be removed (Pier 62/63), or have been so altered in the course of trying to provide them with economic use that they have lost their historic character and are no longer eligible for historic designation (Coleman dock, Pier 66, Pier 69, Pier 70). If either the construction process or the ultimate operation, without appropriate mitigation, make the piers on the central waterfront no longer viable, the City must provide the owners with sufficient income stream to maintain these historic structures.

Chapter 15 Cumulative Effects This chapter is inadequate in both its failure to recognize the cumulative effects of the tunnel, viaduct, and seawall projects with this new park. The impacts of those connected and integrated project are not sufficiently integrated and analyzed. The removal of parking for the viaduct is one example of that lack of integration.

The EIS is also deficient in its failure to analyze the cumulative impacts of AWPOW with other known public projects in the immediate vicinity. An example is the failure to recognize and analyze the impacts of the Seattle Aquarium's proposed expansion pursuant to the master plan which the City Council recently blessed. That master plan states that the Aquarium needs approximately 76,000 square feet of expansion space, however the DEIS states that the Overlook Walk will provide it with only 22,000 square feet of expansion space. The Aquarium also brings at least 45,000 school children to the Aquarium annually, yet AWPOW provides nowhere for buses to let those children off and pick them up without taking them across an unrestricted bike path. Nor does the EIS recognize the parking demand that the Aquarium generates. Comparison of parking spaces available to the Seattle Aquarium with other prominent aquariums demonstrates the inadequacy of the available parking.

	Spaces	**Attendees/Space**	**Notes**
New England (Boston)	1,200	980	subway stop is also at its door
Monterey	1,641	1641	2 garages plus street parking
Baltimore	950	1455	1 plus other garages
Georgia	1,600	1321	Attached garage

Chicago	4,000	516	CTA + streets in addition
San Francisco	800	1876	Bart, Trolley available
Seattle	270	3000	Assumes ½ Pike Garage for Aquarium

Similar issues arise with respect to the Ferry Terminal expansion. The need for eight lanes on Alaskan Way south of Yesler is entirely premised on SDOT allowing the Washington State Ferry System to use two lanes of Alaskan Way for ferry parking. The alternatives for ferry terminal expansion need to be analyzed concurrently with AWPOW so that proper decisions can be made for both.

VIII. Conclusion

How the City will rebuild Alaskan Way and reconnect the city to its waterfront once the viaduct is down is probably the most important urban design challenge of this generation. It needs to be made carefully, and it needs to be made with the fully consideration of alternatives that SEPA require. The current DEIS is sufficiently defective so that it must be redone, with a true consideration of alternatives, and a true examination of how the significant adverse impacts inherent in the project can be mitigated.

The Seattle Historic Waterfront Association has devoted thousands of hours to helping the city and state on the Alaskan Way Viaduct and Seawall Replacement Programs, and looks forward to more productive work together with the City to make this a Waterfront for All.

Miller Nash Graham & Dunn LLP

Very truly yours,

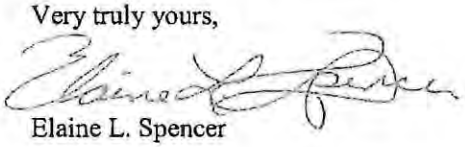

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Exhibit B

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BY FIRST-CLASS MAIL AND ELECTRONIC MAIL

AWPOW--Supplemental Draft EIS Comments
c/o Mark Mazzola, Environmental Manager
Seattle Department of Transportation
PO Box 34996
Seattle, WA 98124-4996

Subject: Comments of Seattle Historic Waterfront Association on the Draft Supplemental EIS for Waterfront Seattle ("DSEIS")

Dear Mr. Mazzola:

This letter is submitted on behalf of Seattle Historic Waterfront Association. Prior to the City's Elliott Bay Seawall Replacement Project its members annually played host to approximately 4.5 million visitors to Seattle's Waterfront in 2014. Argosy and Let's Go Sailing have provided opportunities for nearly 400,000 visitors each year to not just look from shore, but actually get out onto Elliott Bay for recreational purposes. Its members are homegrown businesses that are beloved by Seattle citizens, and provide distinctive memories for visitors to Seattle. As we have said on multiple occasions, while the members of Seattle Historic Waterfront Association would much prefer to be the biggest boosters of the Waterfront Seattle plans, the City's failure to address the significant adverse environmental impacts of the proposal threaten the continued viability of their businesses and makes it impossible for them to support the entire plan.

Seattle Historic Waterfront Association is very disappointed in the DSEIS. It had hoped when the City announced that it would be preparing a supplemental EIS that the City would finally seriously address the comments of the Seattle Historic Waterfront Association, as well as other interested parties along the waterfront, and the concerns raised by Downtown Seattle Association and BOMA. To the contrary, the DSEIS addresses none of those concerns.

Seattle Historic Waterfront Association supports the proposed Overlook Walk Alternative 2 that incorporates the future expansion of the Seattle Aquarium. This location is an appropriate site for Aquarium use, and would support the expansion of one of the waterfront's most important cultural and educational institutions within the central waterfront redevelopment project. We also support a planning process that ensures that the new Aquarium building and the Overlook Walk structure are built simultaneously so as to limit the overall duration of construction disruption.

But apart from the Aquarium alternative being included – as it should have been in the DEIS – the DSEIS addresses none of the concerns raised in Seattle Historic Waterfront Association's comments on the DEIS dated August 25, 2015. The intervening eight months, which could have been spent coming to grips with the environmental impacts of the proposal, appear to have been wasted.[1]

The scope of this letter is necessarily restricted by the fact that the City refused our request for an extension and we have been given only 30 days to comment on the DSEIS. While this letter focuses on the issues of most concern to Seattle Historic Waterfront Association, the Association urges the City to also pay close attention to the concerns expressed by Alliance for Pioneer Square, Waterfront Landings and Downtown Seattle Association/BOMA. Much of Waterfront Seattle is supposed to be paid for by an LID, to be imposed on downtown property owners whose property receives "special benefit" from the project. It is inexplicable that the planning for Waterfront Seattle could have proceeded as far as it has in complete disregard of the concerns of the parties most affected, and who are expected to pay a substantial share of the cost.

I. The DSEIS is again fatally deficient in its consideration of alternatives.

The City has not presented any serious alternatives to its proposed action. It has not presented any mitigation for the impacts of its proposed action. And, perhaps most disturbingly, it has not presented a thoughtful no-action alternative.

A substantial part of the DSEIS (pp. 2-1 to 2-18) attempts to argue why there are no alternatives to the proposed action. Quite simply, the City has no credibility when it says that there is only one way to redevelop the Seattle Waterfront. This is the same City which from at least 2004 through 2008 argued that there were

[1] Seattle Historic Waterfront Association incorporates its August 25, 2015 letter as an appendix. The DSEIS does not address any of its comments on the DEIS.

only two ways to replace the Alaskan Way Viaduct – a cut-and-cover tunnel under Alaskan Way which would have shut down SR 99 entirely for from 4 to 9 years and would have killed all existing businesses along the waterfront, or replacement of the viaduct with a new elevated roadway, again shutting down SR 99 for years and destroying the waterfront businesses, but also repeating a serious urban design mistake of the mid-20th Century. Seattle Historic Waterfront Association spent those years examining alternatives, finding and promoting the deep bore tunnel plus transit alternative years before the City acknowledged its viability, and helping to build a consensus among city-wide stakeholders that the City's "only" two alternatives deserved a "no-no" vote. Although the deep bore tunnel has not been without its challenges, SR 99 will remain open for all but a few weeks until the deep bore tunnel opens, and the waterfront and its anchor businesses have survived. So there is physical proof that when the City says that there are no alternatives other than ones that seriously damage the waterfront, it is not to be taken seriously.

The City appears to misunderstand the role of an environmental impact statement. That role is not simply to justify political decision that is already made. An EIS cannot limit the range of alternatives and mitigation considered to those which meet pre-decided policy preferences. To the contrary, the EIS is required to present a reasonable range of alternatives and mitigation, and describe the environmental consequences of those alternatives and mitigation, without being circumscribed by policy preconceptions. The EIS is required to inform decision-makers of the environmental consequences of their decisions before the decisions are made. SEPA, like NEPA, was intended to put an end to the practice of making decisions based on policy assumptions and only later reckoning with the unexpected consequences.

Here the decision-makers whom the EIS is meant to inform are not only the permitting staff which will act on the required permits. The decision-makers are also the City Council, which in order to pay for the preferred alternative will need to divert City revenues from other uses to pay for part of the cost and form an LID and issue property assessments based on alleged special benefit to particular properties. The decision-makers also include the property owners and their tenants who will be expected to pay those assessments. Those decision-makers need full disclosure of the consequences of their decisions, so that the City Council can modify policies if necessary to achieve their intended purposes at the least environmental cost, and so that property owners understand what they are being asked to pay for. The purpose of the EIS is not to determine the decision or justify a decision that has already been made; it is to lay out the consequences of and alternatives to potential decisions, so that decision-makers are fully informed when they make decisions.

To take a case in point, the DSEIS states that the loss of parking which results from the two action alternative is consistent with policy decisions to restrict the use of automobiles. (DSEIS page 4-14) **Therefore no significant mitigation for the loss of parking is proposed.** It may be that if the EIS disclosed that the preferred alternative would be consistent with that policy but will reduce or eliminate use of the waterfront by the 53 to 74 percent of visitors to the waterfront who prior to the City's seawall construction arrived by automobile, and that the loss of those visitors will put many existing businesses out of business, leaving the waterfront with "space available" signs to greet tourists using the grand staircase from the Pike Place Market, the City Council and the property owners would make the decision to sacrifice those visitors and the existing businesses, in service of a vision of an auto-free city. Or, it may be that if the impacts were accurately disclosed, the decision-makers would insist on adequate mitigation for the loss of parking, so that the waterfront remained accessible to families who come to the waterfront with children and grandparents, and to out-of-town visitors who come for the day, not for a convention, and who do not stay at fancy hotels in the retail core. It may be that decision-makers would conclude that it is unacceptable to have no transit options west of First Avenue other than serving the ferry terminal. It may be that the City's policy of antagonism to the automobile would be modified, to retain the focus on walking and transit for commuters, but to better recognize the role of the automobile in maintaining the vitality of retail and visitor-oriented areas. The purpose of an EIS is to provide information to facilitate such choices, not to, as this EIS does, simply justify one policy perspective while ignoring the options to mitigate its adverse impacts.

II. The SDEIS should have been based on current data.

The ostensible reason for the "new" Overlook Walk alternative is the release of the Aquarium's master plan, which occurred essentially at the same time as the DEIS was released. Seattle Historic Waterfront Association believed that the Aquarium alternative should have been the preferred alternative in the DEIS. But it agrees it is appropriate to update the Draft EIS with a Supplement since that did not occur. It is improper, however, to now supplement the DEIS without using current information as to a number of changes that have occurred since the release of the DEIS. These include, but may not be limited to:

- The cumulative loss of parking has been exacerbated by continued development which has removed available parking spaces. The most egregious loss was announced last week when the Seattle Department of Transportation released an Environmental Assessment for a proposed streetcar line of First Avenue, which if

built will remove 192 on-street parking spaces from First Avenue (84% of the current supply).

- The construction impacts have been exacerbated by both the fact that completion of the Elliott Bay seawall construction is delayed a full two years after its scheduled completion, and that the central waterfront has suffered through far more construction damage than it was led to expect by the environmental review of the seawall project. That construction damage was increased by the fact that the City replaced the utility mains along Western Avenue and throughout Pioneer Square as a result of settlement caused by the AWV project, and SDOT's most recently announced multi-year streetcar construction process on First Avenue.

- A significant cause of congestion along Alaskan Way and its extreme width south of Columbia Street is the 500+ buses per day that the project assumes must be routed onto Alaskan Way. Metro rejected alternative routes for those 500+ buses because of the need to cross train tracks with alternatives using Third and Fourth Avenues. But, the S. Lander Street overpass, which would address that problem, has made good progress since the DEIS was issued in obtaining funding. The first $20 million was funded by the Move Seattle levy passed by the voters last November. http://www.seattle.gov/transportation/docs/CB118402SpendingBreakdown.pdf. The City has applied for an additional $55 million from the federal government. http://www.seattle.gov/transportation/lander_bridge.htm. Although that still leaves a funding gap to be filled, it is entirely realistic to expect that the S. Lander Street overpass can be completed before Waterfront Seattle is built. If that is true there is no justification for funneling 12 bus routes and 500+ buses per day onto Alaskan Way. Removing those buses and the transit lanes that AWPOW assumes they require would dramatically alter the extent to which Pioneer Square remains cut off from the waterfront.

III. The need for a fully-developed no-action alternative has only increased in the intervening months since the DEIS was issued.

WAC 197-11-440(5)(c)(vii) and SMC 25.05.440(D)(3)(g) require that an EIS:

> Discuss the benefits and disadvantages of reserving for some future time the implementation of the proposal, as compared with possible approval at this time. The agency perspective should be that each generation is, in

> effect, a trustee of the environment for succeeding generations. Particular attention should be given to the possibility of foreclosing future options by implementing the proposal.

That injunction is particularly important here. The Waterfront Seattle proposal is a grandiose plan for which the City has incomplete funding, coming on the heels of at least seven years of serious disruption of the waterfront for construction of the viaduct replacement, and then the rebuilding of the Elliot Bay Seawall.[2]

Removal of the viaduct will open up the waterfront to downtown Seattle in ways that have been impossible to imagine until it is gone. Alternatives that are not now apparent will undoubtedly emerge as the people of Seattle get to experience the City's waterfront without the viaduct. Great cities are built over time, rarely in single grand gestures such as Waterfront Seattle proposes. The urban renewal projects of the 1970s generally taught us that grand gestures that radically change large sweeps of a city end up being sterile mistakes. This generation of Seattleites can take pride in having removed the viaduct and replaced the Elliott Bay seawall, without feeling compelled to build the grand vision of Waterfront Seattle.

And, whether that is true or not, the proposal for Waterfront Seattle may not happen, or it may need to be significantly scaled back or built in phases. The City has been silent about current cost estimates for any of the built alternatives discussed in the DEIS or the DSEIS.

- The project's most recent budget materials (http://www.waterfrontseattle.org/budget-schedule) assume the State of

[2] The most disruptive part of that construction – rebuilding of the seawall, was to have been completed in 2016, with construction in front of the historic piers completed prior to the summer season of 2015. Instead, the historic piers have suffered through an added 11 months of construction blocking visitors from easy access to them and making a visit to the waterfront a visit to a major industrial site. The result is that customer counts for the businesses have been down 10 to 70% over this period. The latest report from the City's seawall team is that seawall construction will not be fully completed until mid-2018 – two years late. Those delays have breached assurances made to Seattle Historic Waterfront Association in resolving a challenge it brought to the EIS on the seawall, and have resulted in extraordinary adverse impacts to them. The City's approach to Waterfront Seattle seems to be to not make any promises of mitigation of its adverse impact, since it has breached its most important assurances of mitigation with respect to the seawall. The fact that the City has not met its commitments for mitigation of the seawall is even more reason why the EIS for Waterfront Seattle must identify mitigation of its impacts. Furthermore, the extended construction period has made it important to Seattle Historic Waterfront Association that there be a complete pause in any major construction on the waterfront for several years, so that its members can recover from the seven years of disruption thus far.

Washington will provide $220 million for rebuilding Alaskan Way, however it is not at all clear the State has committed to that funding. Nor is it clear that $220 million will rebuild Alaskan Way.

- The City's most recent budget assumed that $199 million would come from an LID, which has not been formed, and which property owners in Downtown Seattle may not support, for all the reasons spelled out in the comments of DSA and BOMA on the DEIS.

- The City's most recent budget assumed that $103 million would come from philanthropy, the securing of which has not happened, or at least has not been announced.

- Another $153 million is projected to come from various general funds of the City (real estate excise tax, commercial parking tax, the seawall bond, Washington state grants, "other City revenues" and "other sources TBD"). The seawall reconstruction was last reported to be $70 million over budget, so presumably revenues from the seawall bond have been consumed.

- The other sources are either undefined, or, in the case of real estate excise tax or commercial parking tax revenues, could be used for other City priorities if not dedicated to Waterfront Seattle. The City Council will have to appropriate those funds, and there is no guarantee that the Council will do so.

The result of all of these factors is that the Project may not happen, or it may happen in phases or at a significantly reduced scale. The EIS needs to provide a thoughtful analysis of what alternatives exist if that occurs, and how the City can best live within what may be restricted means.

To the contrary, the DEIS makes no effort to explain how the City will address a no-action or a phased-action alternative if that is the reality it is faced with. Last year Seattle residents passed a transportation levy that will provide the City with over $100 million per year for the next nine years to improve transportation operations, improve pedestrian safety, improve corridor mobility and improve freight mobility. Although the City has many transportation needs, if funding for the City's preferred alternative does not materialize, some of that money should be available and will have to be used to improve the functioning of the no-action alternative. The EIS must thoughtfully consider how to do that, and not simply tell decision-makers that their only choice is to fund the only Action Alternative or accept gridlock along the waterfront.

Very truly yours,

MILLER NASH GRAHAM & DUNN LLP

for

Elaine L. Spencer

Enclosure
cc: Seattle Historic Waterfront Association

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BY FIRST-CLASS MAIL AND ELECTRONIC MAIL

AWPOW - Draft EIS Comments
c/o Mark Mazzola, Environmental Manager
Seattle Department of Transportation
PO Box 34966
Seattle, WA 98124-4966

Subject: Comments of Seattle Historic Waterfront Association on the DEIS for AWPOW

Dear Mr. Mazzola

Thank you for the opportunity to comment on the Draft Environmental Impact Statement ("DEIS") for the Alaskan Way Promenade and Overlook Walk ("AWPOW"). These comments are submitted on behalf of the Seattle Historic Waterfront Association.

The members of the Seattle Historic Waterfront Association are the owners of the four privately owned historic landmark piers along the central waterfront and the businesses that operate within and alongside those piers. They are homegrown businesses, the oldest of which predates construction of the Alaskan Way Viaduct, and the newest of which became an instant feature of Seattle's skyline. Consistent with their location on the City's shoreline, Argosy and Let's Go Sailing provide annual opportunities for nearly 400,000 visitors to get out onto Elliott Bay for recreational purposes. Members of the Seattle Historic Waterfront Association are an essential part of what gives a visit to Seattle its distinctive flavor in an increasingly homogeneous world.

In the years before the City began replacement of the Elliott Bay seawall, the Central Waterfront hosted approximately 4.5 million visitors to Seattle annually. Each of those visitors was a pedestrian, which means that he or she was either delivered by passenger bus to the curb at the Central Waterfront (such as the 45,000 schoolchildren in groups visiting the Aquarium annually) or had to cross Alaskan Way by foot.

Based on years of surveying their customers, Seattle Historic Waterfront Association members know these Seattle visitors well. Between 53 and 74 percent of their visitors arrive by car.[1] They come in family groups (3+ people per vehicle). That frequently includes children in strollers or grandparents, both of which pose mobility issues. Those arriving by car tend to come from Washington State and often the Puget Sound region, but they do not work downtown; they come to the waterfront as a recreational daytrip. As a result they are not familiar, nor comfortable, with Seattle's transit system, as downtown commuters are. Kate Joncas, former Downtown Seattle Association President and now Seattle Deputy Mayor, had a rule for such visitors: they want to "park within sight of their destinations." Their visits are for recreation, not business. As a result, if it is too hard to get to the Central Waterfront, or park once they arrive, they exercise their freedom to spend their recreational time elsewhere.

The members of Seattle Historic Waterfront Association would be among AWPOW's biggest beneficiaries and supporters if AWPOW were designed and constructed to achieve its stated goals:

- create a waterfront for all,
- reconnect the city to its waterfront, and
- embrace and celebrate Seattle's past, present and future,

Unfortunately, the plan presented in the DEIS does not advance those goals. It will not create a waterfront for all; it will create a waterfront for young, fit bike riders and for people staying at the downtown hotels who want to get from the Pike Place Market to the waterfront. It will not reconnect the City to its waterfront; it is primarily focused on moving vehicles and bicycles north and south along Alaskan Way. The only locations where it will potentially be easier for pedestrians to reach the waterfront is at the Overlook Walk,[2] and to some extent at Union Street; for the rest of the waterfront, the east-west passage of pedestrians will be no better, and potentially more dangerous, since they need to cross six to eight lanes of Alaskan Way, and a new bicycle track designed to allow cyclists to travel north and south without stopping. Far from embracing the views of the historic landmark piers and the Pike Place Market for those approaching or on the Central Waterfront, the plan calls for multiple structures that will block the

[1] By contrast, 79 percent of the employees on Pier 54 arrive by mass transit, as compared to 45 percent for downtown Seattle as a whole. http://stb-wp.s3.amazonaws.com/wp-content/uploads/2015/02/Modal-Split-Snip.jpg

[2] The plan will make it more difficult to use the two existing elevators that currently take pedestrians from the Pike Place Market to the waterfront, making it unclear that it will be easier for pedestrians with the Overlook Walk.

views of the historic piers and the Market, in the form of towers described as "beacons" and the Overlook Walk.

Without significant change and mitigation of its impacts, AWPOW threatens to eliminate the 53 to 74 percent of the customers of the members of Seattle Historic Waterfront Association who are not welcome under the plan. That loss of customer base, combined with serious unmitigated construction impacts, will threaten the continued existence of the members of Seattle Historic Waterfront Association. This letter primarily addresses deficiencies in the DEIS for AWPOW, but the Seattle Historic Waterfront Association would very much like to discuss meaningful change to the AWPOW proposal, so that it can proceed while still allowing Seattle Historic Waterfront Association members to remain a part of Seattle's future as well as its past.

I. The DEIS fails to accurately describe the affected environment.

WAC 197-11-440(6) and SMC 25.05.440(E) require that "the EIS shall describe the existing environment that will be affected by the proposal." That is the foundation from which an EIS then analyzes the environmental impacts of a proposal and discusses reasonable mitigation measures of those impacts. If the EIS doesn't accurately describe the affected environment, it cannot accurately describe the impacts, and therefore cannot adequately address required mitigation.

The DEIS never recognizes that the affected environment of the AWPOW proposal is one of the most important visitor destinations in the City of Seattle, with approximately 4.5 million unique pedestrian visitors per year. *See* Sec. 4.1.1, "Existing Land Use" ("the study area contains a variety of land uses," with a generic listing of building types); Sec. 3.2, "Affected Environment for Transportation" (describing vehicular traffic passing from north of the area to south of the area and travel times for that traffic, but never describing how traffic gets to the area as a destination; describing the width of existing sidewalks but not the number of pedestrians using those walks along the Central Waterfront, yet describing the number of bicyclists crossing Alaskan Way with specificity); Sec. 3.5, describing the affected environment for parking as extending from King Street and Second Avenue to Wall Street and Second Avenue, at times 1,500 feet horizontally, and several hundred feet vertically from the waterfront. *See also* Section 3.2.3, where the DEIS states in passing:

> East-west traffic approaching many of the signalized intersections on Alaskan Way is expected to experience greater delays than those shown for the overall intersection LOS because the overall intersection delay is the weighted average delay of all the individual movements. Therefore, some side street approaches

may experience substantial delays even if the intersection LOS does not indicate congestions.

If the only relevant vehicular traffic is the traffic passing from north to south, that analysis might be adequate. But if the relevant traffic is the ability of visitors to get to and leave the waterfront, the fact that east/west traffic is gridlocked is a major environmental impact. By treating the relevant traffic as being north/south through-traffic of vehicles and bicycles, and ignoring pedestrian and vehicular traffic to and from the central waterfront, the DEIS fails to identify the significant adverse impacts of the proposal.

The failure to acknowledge the central waterfront as a leading pedestrian destination for visitors to Seattle causes the DEIS to fail to address the impact of both vehicular traffic and the proposed bicycle path on the ability of pedestrians to reach the waterfront. Section 3.2.6 predicts that in 2017, between 1,000 and 1,500 bicyclists per day will cross Alaskan Way at Spring Street, between 450 and 1,100 bicyclists per day will cross Alaskan Way at University Street, and between 750 and 1,000 bicyclists per day will cross Alaskan Way at Union Street. In 2006, the Seattle Historic Waterfront Association conducted pedestrian counts from 11 a.m. to 9 p.m. on August 4 to determine the number of pedestrians along Alaskan Way at the peak hour and during the average hour. August 4 was selected because it was during the busy summer period, but it was not expected to be the peak day of the summer. The results are as follows:

Hourly Alaskan Way Pedestrian Traffic Counts

	Pier 66 west side of Alaskan Way	Pike Hill Climb east side of Alaskan Way	Spring Street west side of Alaskan Way	Spring Street east side of Alaskan Way	Seneca Street west side of Alaskan Way	Seneca Street east side of Alaskan Way	Total Counts
August 4 peak hour	2,061	459	2,474	613	1,988	1,013	8,097
August 4 average hour	1,537	301	1,864	469	1,401	768	6,400

Not surprisingly, pedestrian counts were from two to four times higher on the west side as on the east side of Alaskan Way. Although counts were high at the intersection of Alaskan Way and Pike Street, the counts were higher at Spring Street, and nearly as high at Seneca Street. All the pedestrian counts were much higher than the projected bicycle use of the new bike path.

Yet the DEIS gives no consideration to how this pedestrian traffic will cross Alaskan Way or the bike path.

By failing to recognize the Central Waterfront as a major visitor destination, the DEIS also fails to recognize the critical role of seasonality in the impacts of the proposal. As the Seattle Historic Waterfront Association has told the City many times, 54 percent of the visitors to the central waterfront come in the four months of June through September. Argosy has a peak in December and in the spring. Those are the periods when parking must be available and when it must be possible to get to the central waterfront. With advance notice, members of the Seattle Historic Waterfront Association can plan for environmental disruption during their low-attendance periods, but disruption to parking and access during the key summer months is potentially fatal to its members, and the new waterfront park.

The DEIS also fails to recognize that during those peak summer months, both vehicular and pedestrian traffic further peak when there are events at Safeco Field (at least 53 dates from June through September) or Century Link Field (at least 13 dates from June through September), or other major downtown events. The p.m. peak hour when there is no major event at the stadiums or elsewhere in downtown is much less congested than the p.m. peak hour when events are occurring. The EIS must analyze the existing pedestrian and vehicular environment during those true peak periods, and must provide mitigation for the significant adverse impacts during those periods.

Finally, the DEIS both understates the current connections between the Pike Place Market and the central waterfront, and ignores the fact that visitors to the waterfront currently arrive by multiple east-west streets, many of which would benefit from significant improvement. On page 1-6, the DEIS states the need for the Overlook Walk as being that "opportunities for pedestrians to move directly between the market and the waterfront are limited to two sets of stairs: the Pike Hillclimb and a staircase ascending the undeveloped slope west of the market in the Pine Street right of way." That ignores the two elevators (and stairways) within the Market parking garage, which easily take visitors by elevator between Alaskan Way and the Pike Place Market, but will be climinated or made much less accessible by AWPOW. The DEIS also ignores the current east-west connections between downtown and the central waterfront at Union Street, University Street, Seneca Street, Spring Street, and Madison Street, which are used by residents and workers in the heart of downtown

Seattle to get to the waterfront, but which AWPOW makes little or no effort to make more accessible.

The DEIS ignores the fact that except for the Overlook Walk and an elevator between Post Alley and Alaskan Way at Union, the difficulty for pedestrians of navigating the topographic drop between First Avenue and Alaskan Way will remain unchanged. There is at least 100 feet of elevation change between the waterfront and the Pike Place Market. The Pike Place Hillclimb has 160+ steps. The largest issue in moving people from the heart of downtown to the waterfront is the need to climb and descend the bluff. That dissuades visitors to any part of the central waterfront from parking anywhere beyond Western Avenue.

II. The DEIS is defective in its failure to consider alternatives that could achieve AWPOW's objectives with greater certainty or lower environmental cost.

The DEIS claims that there is no alternative other than "no action" to the preferred alternative. That is simply not true, and the failure to consider reasonable alternatives renders the DEIS defective. SEPA requires that an EIS must include a discussion of alternatives to the proposed action. RCW 43.21C.030(2)(c)(iii); WAC 197-11-440(5); SMC 25.05.440.D.

> The required discussion of alternatives to a proposed project is of major importance, because it provides a basis for a reasoned decision among alternatives having differing environmental impacts. Pursuant to WAC 197-11-440(5)(b), the reasonable alternatives which must be considered are those which could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation.

Weyerhaeuser v. Pierce County, 124 Wn.2d 26, 38 (1994) (finding an EIS for a landfill inadequate as a matter of law because it did not include more than the proposal and a no action alternative). See also, *Brinnon Grp v. Jefferson County*, 159 Wn. App. 446, 481 (2011). WAC 197-11-440(5)(d) and SMC 25.05.440.D.4 provide, "When a proposal is for a private project on a specific site, the lead agency shall be required to evaluate only the no-action alternative plus other reasonable alternatives for achieving the proposal's objectives on the same site." WAC 197-11-440(5)(d) and SMC 25.05.440.D.4 have no application here, because this is not a private project. See SMC 25.05.780 defining "private project" as "any proposal primarily initiated or sponsored by an individual or entity other than an agency." The proponents of

AWPOW are the Seattle Department of Transportation and Seattle Office of the Waterfront. There is no basis for two public agencies to consider only the no action alternative.[3]

Reasonable action alternatives should include:

- replacing far more of the parking that has been lost on the central waterfront,
- redesign of the Overlook Walk to provide the 76,000 square feet of additional space that the Aquarium's master plan calls for rather than only 22,000 square feet, as stated at pages ES-8 and 2-15, , and
- consider devoting more of the public's limited resources to improving east-west pedestrian connections at multiple streets as well as devoting resources to connections between the Pike Place Market and Pier 62/63.

In its comments on the scope of the AWPOW EIS, the Seattle Historic Waterfront Association said, "The EIS should include analysis of alternatives and phasing plans that will be implemented if either the LID does not go forward, the levy is rejected, and/or the hoped for philanthropy does not materialize." Since then, the City has realized that it does not have the money to either build improvements to Pier 62/63 or rebuild Waterfront Park, and so those have disappeared from the AWPOW proposal. When we commented on the scope of the AWPOW EIS, we assumed that the State of Washington had committed $290 million to remove the viaduct, build the elevated Elliott Connection, decommission the Battery Street Tunnel and construct new surface Alaskan Way. *See* Central Waterfront Committee Strategic Plan at 30, (July 2012). We now understand that the $290 million funding may be at least in part in doubt. The remainder of AWPOW is unfunded. The City has not disclosed its current cost estimates for

[3] WAC 197-11-440(5)(d) and SMC 25.05.440.D.4 do not absolve private parties from considering alternatives on the property owned by the private party that might reduce the environmental impacts; they simply do not require a private party to consider siting the proposal on property that it does not own. Here the proposed action area is well over 25 acres. It is not plausible that there is no alternative other than the proposed alternative to achieve the City's stated objectives within the available space. *See* ES-5: "No other alternatives that could feasibly attain or approximate the proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation, were identified." If the City hired three other design teams, it would get more than three different alternatives, because most design teams would offer the City more than one alternative to consider. Furthermore, the City is intending to use its powers of eminent domain to acquire at least two parcels to add to the current public property. If the City can condemn those two properties, there is no reason why the City should not consider alternatives that might call for acquisition of different parcels. So even if this were a private proposal, which it is not, there would be no basis to limit the alternatives considered on the property currently within the City's control. For a public project, alternatives that require acquisition of other property should also be considered.

construction of any part of AWPOW. At this point, the public has no basis to understand whether AWPOW is financially feasible.

How the City treats the project area once SR 99 is in a deep-bore tunnel and the Alaskan Way Viaduct is critical to the City, both because of Alaskan Way's role as a north-south arterial and because it is critical to welcoming visitors to Seattle's waterfront. It is therefore even more important today than in September 2013, as we commented on the scope of the EIS, that the City consider alternatives that would mitigate the impacts of the No Action alternative or delayed construction of elements of the proposed action over an extended period if the entire proposal is financially infeasible. SEPA requires that there be a full and fair discussion of the actual alternatives, so that the public and the decision makers can make reasoned decisions.

III. The discussion of parking impacts is inadequate on multiple levels

If they can survive the construction impacts of AWPOW (see below), no single issue is more critical to the Seattle Historic Waterfront Association than that the parking impacts of the project be mitigated. To be mitigated, they must first be fairly disclosed. The DEIS discussion of parking impacts is inadequate on several levels.

The DEIS does disclose on page 3-40 that within Zones 2 and 3 (where the Seattle Historic Waterfront Association is located) visitors "may need to park off street or travel several blocks farther to find available on-street or off-street parking." As discussed above, years of surveying the visitors to the Central Waterfront have shown that from 53 to 74 percent of current visitors to the Seattle central waterfront will likely be deterred from visiting at all under those circumstances. Those visitors have historically seen a trip to the central waterfront as an enjoyable outing for a day trip, but are not able to walk several blocks, or don't know how to get around by transit, or can't climb the 60 to 150 feet between Alaskan Way and First or Second Avenue, or come in family groups with a stroller to push or a grandparent with mobility issues. AWPOW is designed for younger, fitter people, or guests staying at downtown hotels, who walk to the Pike Place Market and then want to get to the waterfront. Guests at downtown hotels have historically made up a significant minority of visitors to the waterfront. But the Seattle Historic Waterfront Association is seriously concerned about a plan that essentially disinvites a majority of its historic customer base.[4]

[4] If the City is not interested in providing a waterfront for people from this region to visit for day trips, and the loss of the historic customer base of the Seattle Historic Waterfront Association is simply an unfortunate consequence of what the City sees as progress, it should say that plainly. But the function of the EIS is to clearly disclose the environmental consequences of public decisions. The EIS is inadequate in that it uses the rhetoric of creating a

Defects in the DEIS analysis of parking impacts include the following:

- The EIS must recognize the loss of parking from the entire Alaskan Way Viaduct replacement/Elliot Bay Seawall replacement/AWPOW project. They are intimately tied together such that AWPOW would not happen but for the Viaduct and Seawall replacement. Thus, the total number of lost on-street and off-street parking spaces is not 673, as stated on page ES-16, but over 1200. The 250 new parking spaces that are included in the Pike Place Market development were funded by the State of Washington as partial mitigation for the impacts of the Alaskan Way Viaduct replacement project. **It is not new mitigation and cannot be claimed as mitigation for the AWPOW project.**

- The parking study area (Figure 3-9) is not realistic as a measure of where visitors to the central waterfront will park. Those visitors will not park as far uphill as Second Avenue. As discussed above, there is no reason to believe they will park if they cannot see their destination from where they park. Although out-of-town visitors much prefer on-street or surface parking to parking in a garage, either on-street or off-street parking can be viable—but not parking that requires walking several blocks uphill and cannot be seen from the waterfront. The relevant zone is west of First Avenue south of spring street, and west of Western Avenue north of Spring Street.

- The PSRC study does not represent the demand and occupancy during the critical summer months. Visits to the central waterfront are highly seasonal with June through September as the critical months. A survey between March and May is irrelevant to whether there is adequate parking in summer, just as a parking survey during the month of October would be irrelevant to whether there is adequate parking during December to sustain retailers in the retail core. Throughout the summer, the Pike Place Market parking garage, the Hillclimb Court garage, and every spot in the lots or on the street within site of the central waterfront are regularly 100 percent full. Furthermore, the relevant parking utilization is the peak periods of the day, not an average over the entire day. A visitor looking for parking at 6 p.m. takes no comfort from the fact that at 10 a.m. a garage might have had spots available.

- The DEIS overstates the off-street parking supply as it will exist in 2017. Section 4.2.2 of Appendix B states:

"waterfront for all," while not disclosing that the waterfront will be inaccessible to a high percentage of the visitors who have historically been among its 4.5 million annual visitors.

> Off-street parking supply, demand, and utilization were obtained from the Puget Sound Regional Council (PSRC) off-street parking survey information. The PSRC parking survey data were collected on weekdays [Monday through Thursday] from March through June 2013. Because off-street parking supply has not changed and is not expected to change as a result of AWVRP and EBSP construction, 2013 data are expected to represent a reasonable estimate of parking supply, demand, and utilization in 2017.

The DEIS never identifies where PSRC found the 10,746 off-street parking spaces that it claims exist within the parking study area.[5] See page 3-35. As a result, we assumed that Figure 5-2 (Existing Land Use) was a reasonable approximation of what the City assumes is the location of existing parking. On the morning of July 30, 2015 (a Thursday), we walked the southern half of the parking study area to look at sites for which Figure 5-2 shows the existing land use as "parking," to determine whether the City's assumptions that parking that existed in 2013 would exist in 2017, and that utilization of existing parking was between 60 and 74 percent, were accurate. What we found on areas shown as off-street "parking" in Figure 5-2 was as follows:

- Merrill Place garage. It currently has 140 total spots. A DPD sign on the garage says that it will be replaced with an eight-story structure with 155,000 square feet of office, 9,500 square feet of retail, and 48 underground parking places. The existing building will be demolished. So the number of parking spaces on the property will go down, while on-site demand will increase. **No parking available to the general public can be expected in 2017.**
- North Lot. In 2011 the North Lot had 1,165 public parking places. **More than 50% of these have been lost to development.**
- Parking garage between Jackson and Main on Alaskan Way. The garage currently has 100 spots. Although it appears that at times public parking is allowed, it was entirely full with monthly parkers at 10 a.m. on a Thursday. A DPD sign on the building says that the building will be replaced with an 11-story structure with 199 residences and 78 parking spaces. Again, the number of spaces will go down while on-site demand goes up. **No spaces are likely to be available to visitors.**
- Lot between Occidental and the alley, Main and Washington. The site is currently under construction for the new Weyerhaeuser headquarters. **All 132 public parking spaces are gone.**

[5] PSRC's 2013 parking study is not available online, so the public has no way to verify the number reported in the DEIS.

- Multistory garage between Columbia and Cherry, west of First Avenue. It had 154 open spaces at 10:30 a.m. on a Thursday. The First and Columbia garage typically has space available, even during peak parking demand periods. Exactly why is unclear, but visitors seem to avoid it even when nearby parking garages are full.
- Lot between Western and Post Alley, Columbia and Marion. It is now occupied by a residential building called "The Post." **All of its public parking is gone.**
- Garage between Cherry and Columbia facing First Avenue. The attendant said that the garage has 230 spaces. At 10:30 a.m. he said that 4 or 5 spaces were still available on the top floor.
- Lot between Western and Post and Seneca and Spring. The electronic sign said there was 1 spot open at 10:30 on a Thursday.
- Lot between University and Enwave (formerly Seattle Steam) west of Western. The former parking lot is currently under construction of a residential tower by Mack Urban. **All 71 public parking spaces are gone.**
- Nine-story parking garage east of Second and north of Union. At 11:50 a.m. there were 54 spots open on the 8th and 9th floors. We did not learn the total number of spots in the garage, but the garage appeared to be at least 90 percent full.
- Lot on the north part of that block. Construction of a new building has just started. **All public parking is now gone.**

We did not attempt to do a similar survey of all the off-street parking within the parking study area to find every parking lot or structure that may have existed in 2013 that cannot be expected to be available in 2017, or to determine how accurate the projection that off-street parking is only 65 percent occupied during the critical summer months may be. That is the City's job. But our survey clearly demonstrated that it is inaccurate to assume that all off-street parking that PSRC counted in 2013 will be there in 2017, or that during the relevant period 35 to 40 percent of the off-street parking will be available to waterfront visitors or anyone else.

- The DEIS mischaracterizes the impacts of lack of parking. On page 3-40, it states that "motorists" may need to park off-street or travel several blocks farther to find available on-street or off-street parking. That implies that "motorists" are people who have made a socially unacceptable decision to drive to the City. But as described above, those "motorists" are visitors to the central waterfront, who have good personal reasons for coming by automobile and who are unlikely to visit under the conditions created by AWPOW. In addition, Ivar's research since 1997 indicates that those "motorists" come in groups which average 3+ people per vehicle. The DEIS should disclose that a substantial number of the pre-project visitors to the central waterfront will be forced to

walk several blocks farther, away from the waterfront and uphill, and as a result may choose not to visit the waterfront.

- Mitigation is required.
    - On pages 3-41 and 3-42 the DEIS discusses what it claims is mitigation that will occur. It starts with "influences on parking demand by other modes," stating that the Action Alternative will provide improved bicycle facilities, the Promenade, the Overlook Walk and improved transit facilities in the form of dedicated transit lands and bus stops, which it suggests "could" result in changes to non-motorized modes that would reduce parking demand. The visitors who currently come by car will not bike there. They are not staying at the hotels around the retail core, from which they walked to the Pike Place Market, so the Overlook Walk will not address their parking problem. There is currently no transit along the waterfront, and, while promised in the DEIS, there is no assurance that the former route 99 will be returned to the waterfront, nor if it does return, that it will operate frequently enough to be attractive as transit. The only east-west transit to the waterfront is directed to the ferry terminal and south to West Seattle, Burien and other points to the south from which commuters now rely on buses using the Alaskan Way Viaduct. It will not provide any assistance for most visitors to the central waterfront who may be forced to park in a garage on First or Second Avenue.

    - On page 3-42, the City describes more formal mitigation. It first claims credit for the 250 spaces in the PPMWE. That is not mitigation for this project, unless the City counts the 1200+ parking spaces that have been lost since the beginning of the Alaskan Way Viaduct Replacement Project as impacts of this project. The City then identifies four actions that we assume are already adopted policy, the continuation of which should go without saying. One that is particularly hollow is "working with transit agencies to increase awareness of transit routes and facilities in the area and to encourage visitors to use alternative modes of transportation." As discussed above, many of the historic visitors to the central waterfront are unfamiliar with transit, do not take it regularly, and are not likely to first try it for a family outing to the waterfront. So while we encourage the City to do whatever it can to encourage use of public transit, that is not mitigation for the loss of parking. When one of the Seattle Historic Waterfront Association's members proposed a gondola to take people from the Convention Center (which has a large parking garage with substantial capacity) to the waterfront, that idea

was summarily turned down. The City offers no possibility of providing the easy east-west transit that would encourage visitors to the waterfront to park in the downtown core.

- Mitigation must provide a substantial number of new parking spots within sight of the waterfront, and the EIS must discuss alternatives for achieving that mitigation. That could be in the form of on-street or off-street parking—both of which are easily possible alternatives within or adjacent to the project area. While the various efforts the City has made to promote E-park and other means of obtaining greater utilization of existing garages, there is no evidence that sufficient parking is available. Given the central role of parking to achieving the goal of making this a waterfront for all, the decision makers deserve to be able to consider both alternatives that include new on street parking and a commitment to creation of new off-street parking within sight of the waterfront.

IV. Construction mitigation must be identified and committed to.

Since the first comment letter on the first Draft Environmental Impact Statement for the Alaskan Way Viaduct and Seawall Replacement Project that some members of the Seattle Historic Waterfront Association signed in June 2004, we have always been clear. Construction that cuts off the central waterfront from its customer base and from the rest of downtown Seattle, or that forces visitors to the central waterfront to walk near or across construction activity or brave a waterfront that is a construction site, can easily be fatal to members of the Seattle Historic Waterfront Association. The City's failure to complete the intended portions of the seawall project before the reopening of the waterfront this summer has provided proof of how serious the issue is. Businesses most affected by the failure to complete the work are experiencing a 20 to 30 percent drop in customer counts compared to the same weeks in 2014 or 2013. That drop in business comes at a time when the economy is strong and visitors are thronging to Seattle. For instance, two retailers see sales down 5 and 10 percent on the waterfront at the same time that their stores on First and Pike and First and Pine are up 21 and 23 percent.

While the City's failure to meet the schedule for seawall construction severely damages members of the Seattle Historic Waterfront Association, the City's seawall team at least gets credit for trying to mitigate its impacts. They recognized that construction must not occur during the key summer months. They have tried to provide advance notice of issues as they have arisen. They have created the waterfront promenade, with games and music in an attempt to make the area marred by construction more inviting.

The DEIS for the park suggests that no such efforts are contemplated for AWPOW construction.

The DEIS says that construction will occur from early 2017 until sometime in 2020—at least a three-year construction process. Page ES-9. Alaskan Way will be closed entirely for four months. Page ES-10. Access to businesses may be blocked entirely at times. *Id.* Construction would occur year-round, with multiple shifts. Page 2-30. Construction workers will not be prohibited from taking up the few precious parking spots within or near the construction footprint. *Id.* Ostensibly because plans are too undeveloped at this point, no meaningful mitigation is offered. *See* page 3-38: "Once construction and staging plans have been developed, the City would develop practices to manage parking during construction to ensure, to the extent feasible, that parking is convenient and accessible to waterfront businesses and their patrons." That is not acceptable.

The DEIS is deficient because it fails to provide an adequate analysis of the transportation impacts of the construction process, including both the four-month closure of Alaskan Way between Pike Street and Pine Street and Alaskan Way being limited to one lane in each direction for more than three years.

The EIS can and should now identify meaningful mitigation that will be provided to mitigate construction impacts. Those at a minimum must include the following:

- Construction activities must completely cease from June 1 through September 30 each year.
- One-for-one replacement must be provided for all parking lost during the construction period, or consumed by construction workers, within sight of the central waterfront.
- Business-interruption compensation must be made for any period when, to reach a business, customers must cross a construction site or within an area with a noise level exceeding 85 dbA between 7 a.m. and 10 p.m. on weekdays and between 9 a.m. and 10 p.m. on weekends.
- If the City is asked to grant a noise variance, to exceed the standards set forth in SMC 25.08.425, that variance will be considered and approved only under the process of SMC 25.08.655, with notice given to the Seattle Historic Waterfront Association.
- The City must provide mitigation for transportation impacts during construction, including but not necessarily limited to a complete review and adjustment of signal

timing to maximize the capacity of the constrained system, and provision of traffic police to manage intersections that result in unnecessary congestion. The vague description of traffic conditions during construction suggests that it will be similar to or worse than that currently experienced during seawall construction. When there is an event at the stadiums now, traffic backs up from Madison Street to Pier 70, or beyond. It can take 30 to 60 minutes to travel from Broad Street to Madison. During parts of construction, traffic will be much worse, because Alaskan Way will be required to handle all the traffic now using Elliott and Western to access the viaduct. Because there is no analysis of traffic conditions during construction in the DEIS, it is impossible to comment on the specifics of required mitigation. But the City cannot simply permit gridlock for more than three years because it hasn't disclosed the anticipated conditions; it must perform the analysis to disclose traffic conditions during construction, and then use standard traffic-engineering methods to determine possible mitigation that it discloses in the EIS.

V. **The Transportation Analysis is deficient in providing no meaningful mitigation for gridlock along the waterfront, in not adequately identifying the congestion faced by vehicles coming to or leaving the waterfront on east-west streets, in making no provision for transit to or along the waterfront other than buses that stop at the ferry terminal and then head south to West Seattle, Burien or south King County, and in failing to provide safe and convenient passage for 4.5 million pedestrians annually across six to eight lanes of traffic and a bike lane.**

A. Gridlock coming to, from and along the waterfront must be fully disclosed and mitigated.

Figure 3-6 discloses that with the Action Alternative, at least two intersections on Alaskan Way and two intersections on Western Avenue will experience level of service F in 2030. The DEIS further discloses that "[a]pproximately 30 percent of the vehicles expected to use Alaskan Way would not be able to access the corridor." Page 3-20. In addition:

> East-west traffic approaching many of the signalized intersections on Alaskan Way is expected to experience greater delays than those shown for the overall intersection LOS because the overall intersection delay is the weighted average delay of all the individual movements. Therefore, some side street approaches may experience substantial delays even if the intersection LOS does not indicate congestion.

Page 3-5.

That dire traffic analysis was done without considering the additional traffic associated with events at the stadiums or elsewhere in Seattle. Similarly, having said that 30 percent of the traffic that would otherwise use the corridor will not be able to access the corridor because of congestion, the EIS makes no effort to disclose where that traffic will be diverted to and what its impacts will be on the diverted areas.

The EIS must (1) disclose the expected traffic conditions during the true peak periods (when there are events at the stadiums), (2) disclose the conditions that will be faced by traffic using east-west streets in approaching or leaving the waterfront, (3) disclose the impact of the 30 percent of traffic that cannot access the waterfront on the areas to which it is diverted, and most importantly, (4) identify mitigation that can alleviate that gridlock.

The same is true of the No Action Alternative. The EIS assumes that in the No Action Alternative, the City is helpless to do anything to alleviate gridlock. That failure to consider mitigation of traffic congestion is perhaps best illustrated by the discussion on pages 3-26 and 3-27 of the No Action Alternative. The DEIS assumes that with the No Action Alternative, two intersections will be at LOS F because they either are unsignalized (Alaskan Way and Pine Street) or have a pedestrian half signal (Alaskan Way and Spring Street). By contrast, page 3-27 states that under the Action Alternative,

> all intersections on Alaskan Way would be fully signalized. This is a substantial change from the No Action Alternative, where three intersections along Alaskan Way were unsignalized and three additional intersections had only pedestrian half signals. Signalizing all of the intersections along Alaskan Way and adding left-turn storage lanes would improve operations at most intersections along Alaskan Way compared to the No Action Alternative. Four intersections along Western Avenue . . . were assumed to remain unsignalized.

Although the City has not disclosed its current cost estimates for AWPOW, the estimate as of July 2012 was $565 million for the components of AWPOW. As of October 2014, the City had spent $39 million on only the design of the project. We don't know what the current cost of a signalized intersection is; WSDOT estimates the cost at $250,000 to $500,000 per signal.[6] Reasonable mitigation for the No Action Alternative would clearly include signalizing all intersections. Similarly, anyone who regularly drives Alaskan Way and turns up Madison now knows that much of the congestion in turning up Madison arises because of congested intersections on Western. Reasonable mitigation of the Action Alternative and the No Action

[6] http://www.wsdot.wa.gov/Operations/Traffic/signals.htm

Alternative would include signalizing the Western intersections and, as importantly, properly timing all those intersections. As of 2005, the U.S. Department of Transportation estimated the cost of optimizing timing of intersections at $2,500 to $3,100 per signal update.[7] It is inexcusable to disclose the level of congestion shown in the DEIS and then not propose such cost-effective mitigation.

B. The EIS must be clear: there is no transit along the waterfront, and there is no assurance that transit will exist along the waterfront at any point. Frequent transit along the waterfront and to and from more than just Coleman dock is required.

When construction of the Seattle Art Museum Sculpture Park began, the City removed the George Benson trolley from the waterfront, which had provided frequent north-south transit for users of the central waterfront. Until construction of the Alaskan Way Viaduct Replacement Project began, Metro operated Route 99 along the waterfront. Usage was limited because it had no fixed schedule, had no covered bus stops, and ran on very long intervals, making it largely useless as transportation. Today Route 99 operates on First Avenue, and the Seattle Historic Waterfront Association is aware of no binding commitment that it will come back to the waterfront, nor at a level of frequency to make it attractive.

The DEIS states that "Route 66, connecting Northgate Mall, the University District and the King Street Station with a stop on Alaskan Way at Marion Street near Colman Dock," will operate in 2017. Today that route also operates on First Avenue.[8] The same is true of Route 16.[9] Those routes currently provide no transit to the waterfront, and there is no assurance that they ever will. At most, however, they would provide transit between Northgate or the University District and Colman Dock. They do nothing to make transit available to the remainder of the waterfront. Nor do they do anything to make the waterfront accessible to visitors from Burien or Bothell or Kent or Issaquah, or the host of other parts of the region that guests to the central waterfront have historically come from. When the DEIS says that AWPOW improves transit, it means that it improves transit between areas south of downtown and the heart of downtown Seattle. But it provides no transit to or along the waterfront.

AWPOW must provide assurance that transit will return to the waterfront upon its completion. Frequency must be every 10 to 15 minutes during peak periods year-round, and

[7] http://www.itscosts.its.dot.gov/its/benecost.nsf/0/2151723DB93D293C8525725F00786D28

[8] http://metro.kingcounty.gov/schedules/066/map.html

[9] http://metro.kingcounty.gov/schedules/016/map.html

throughout the summer months, and at least every 30 minutes during off-peak periods in the winter. If that is not possible, then the EIS must be clear that the waterfront has no transit and no commitment that transit will be provided.

C. The EIS must disclose how the design of AWPOW will permit safe and convenient crossing to the waterfront for 4.5 million pedestrian visitors per year.

In an ideal world, AWPOW would increase the number of visitors to the central waterfront. For all the reasons discussed above, that might not happen. But at a minimum, AWPOW should be designed to safely and comfortably allow the 4.5 million annual visitors that the central waterfront has historically welcomed to pass from the east side of Alaskan Way to the new Promenade. The City "owes a duty to all persons . . . to build and maintain its roadways in a condition that is reasonably safe for ordinary travel." *Keller v. Spokane*, 146 Wn.2d 237, 249 (2002). The DEIS describes in detail the condition of roadway travel for vehicles traveling north and south, and for bicycles, which AWPOW moves to the west of the new Alaskan Way so that they do not need to stop at intersections. But it says nothing about how 4.5 million pedestrians, including 45,000 schoolchildren visiting the Seattle Aquarium, are to safely pass from the east side of Alaskan Way to the new Promenade. If that is not carefully designed, the City will endanger the lives of those pedestrians, and not only discourage visitors, but expose the City to serious liability.

VI. The Land Use Chapter must be revised.

At page 2-12 the DEIS discloses a plan to place 16 feet by 16 feet kiosks, 46 to 48 feet tall, made of shiny reflective material, in the center of the Promenade at Spring, Seneca, University and Union Streets. The City has adopted view protection policies under SEPA. SMC 25.05.675.P.2.a.i provides that it is the City's policy to protect public views of significant natural features including Puget Sound from designated scenic routes, which include Alaskan Way. The kiosks will interrupt the view of Puget Sound from Alaskan Way. SMC 25.05.675.P.2.b provides that it is the City's policy to protect public views of historic landmarks. Piers 54, 55, 56, 57 and 59 are designated historic landmarks. They are the last remaining examples of the commercial piers which first created Seattle's economic base. They are an important part of its maritime history and a reminder of the original role of the central waterfront in making Seattle a major northwest seaport. The kiosks will also block the public's view of those piers. Similarly the Overlook Walk will block the view of the historic piers, the Pike Place Market, and Elliott Bay for pedestrians walking south along Alaskan Way from the north waterfront.

The Land Use Chapter must explain how the City can justify approving these violations of adopted City view protection policies, and how the City will apply its view protection policies to private projects in the future if it chooses not to apply them to AWPOW.

The Land Use Chapter must also be revised to explain how AWPOW will be operated and maintained so that it does not become a blight on the central waterfront, either for lack of maintenance or because it comes a magnet for drug abusers, criminals and parking pirates, whom the City has demonstrated it is unable to control. In meetings with Waterfront Seattle, Seattle Historic Waterfront Association has been promised that the Promenade will be designed to be easily maintained, so that the City can secure it from overnight camping (either by the Seattle Police Department or through private security), that the City will maintain, landscape, clean and repair, and program APOW for daily use, and that it will have budgets to allow it to do so. In the absence of those commitments being met, AWPOW threatens to further drive away the historic visitors to the central waterfront, as well as the hotel guests coming from the Pike Place Market, and could easily become a blighted area. Because of the critical nature of maintenance and security to the aesthetic qualities of the waterfront, the EIS must explain in detail how the City will meet those commitments.

VII. Other Chapters must be revised.

Chapter 6 Noise This chapter purports to describe sources and levels of noise. They are lower than what Seattle Historic Waterfront Association members have measured along the waterfront this summer near their businesses. It is common for jet grouting and vacuum noise to be recorded above 100 dB at business property lines, yet the chart on page 6-5 says 88 dB is the maximum noise level that can be expected. Note that pile driving is not an activity whose noise is characterized in the chart, yet pile driving will occur as part of the construction.

Noise levels should be based on actual noise levels that are measured during the seawall construction. Effective mitigation must be identified for any noise levels exceeding the standards permitted by SMC 25.08.425.

Chapter 8 Public Service and Utilities This chapter includes the same promises the Seattle Historic Waterfront Association has heard before about the lack of interruption of service, but with no details. There is no apparent learning from experience of the seawall project. There are assurances that the project will "coordinate" and "communicate" and "timely repair," but no promises of anything. Nor does it appear that any redundancy is built into the system.

Chapter 9 Historic Preservation. It is fine, but not enough, for the City to promise to repair any physical damage that it does to the historic piers. Those piers exist today only because

businesses within them have remained economically viable. Where historic piers have not maintained an economically viable use, they have quickly fallen into derelict status and had to be removed (Pier 62/63), or have been so altered in the course of trying to provide them with economic use that they have lost their historic character and are no longer eligible for historic designation (Coleman dock, Pier 66, Pier 69, Pier 70). If either the construction process or the ultimate operation, without appropriate mitigation, make the piers on the central waterfront no longer viable, the City must provide the owners with sufficient income stream to maintain these historic structures.

Chapter 15 Cumulative Effects This chapter is inadequate in both its failure to recognize the cumulative effects of the tunnel, viaduct, and seawall projects with this new park. The impacts of those connected and integrated project are not sufficiently integrated and analyzed. The removal of parking for the viaduct is one example of that lack of integration.

The EIS is also deficient in its failure to analyze the cumulative impacts of AWPOW with other known public projects in the immediate vicinity. An example is the failure to recognize and analyze the impacts of the Seattle Aquarium's proposed expansion pursuant to the master plan which the City Council recently blessed. That master plan states that the Aquarium needs approximately 76,000 square feet of expansion space, however the DEIS states that the Overlook Walk will provide it with only 22,000 square feet of expansion space. The Aquarium also brings at least 45,000 school children to the Aquarium annually, yet AWPOW provides nowhere for buses to let those children off and pick them up without taking them across an unrestricted bike path. Nor does the EIS recognize the parking demand that the Aquarium generates. Comparison of parking spaces available to the Seattle Aquarium with other prominent aquariums demonstrates the inadequacy of the available parking.

	Spaces	Attendees/Space	Notes
New England (Boston)	1,200	980	subway stop is also at its door
Monterey	1,641	1641	2 garages plus street parking
Baltimore	950	1455	1 plus other garages
Georgia	1,600	1321	Attached garage

Chicago	4,000	516	CTA + streets in addition
San Francisco	800	1876	Bart, Trolley available
Seattle	270	3000	Assumes ½ Pike Garage for Aquarium

Similar issues arise with respect to the Ferry Terminal expansion. The need for eight lanes on Alaskan Way south of Yesler is entirely premised on SDOT allowing the Washington State Ferry System to use two lanes of Alaskan Way for ferry parking. The alternatives for ferry terminal expansion need to be analyzed concurrently with AWPOW so that proper decisions can be made for both.

VIII. Conclusion

How the City will rebuild Alaskan Way and reconnect the city to its waterfront once the viaduct is down is probably the most important urban design challenge of this generation. It needs to be made carefully, and it needs to be made with the fully consideration of alternatives that SEPA require. The current DEIS is sufficiently defective so that it must be redone, with a true consideration of alternatives, and a true examination of how the significant adverse impacts inherent in the project can be mitigated.

The Seattle Historic Waterfront Association has devoted thousands of hours to helping the city and state on the Alaskan Way Viaduct and Seawall Replacement Programs, and looks forward to more productive work together with the City to make this a Waterfront for All.

Miller Nash Graham & Dunn LLP

Very truly yours,

Elaine L. Spencer

BEFORE THE SEATTLE HEARING EXAMINER

THE ALLIANCE FOR PIONEER SQUARE, a Washington nonprofit corporation, Petitioner, vs. THE CITY OF SEATTLE, through its DEPARTMENT OF TRANSPORTATION, Respondent.	Case No. **THE ALLIANCE FOR PIONEER SQUARE'S PETITION FOR REVIEW OF ADEQUACY OF ENVIRONMENTAL IMPACT STATEMENT FOR ALASKAN WAY, PROMENADE, AND OVERLOOK WALK**

1. PETITIONER

The Petitioner is The Alliance for Pioneer Square. Its mailing address and telephone number are:

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Petitioner would like to receive documents from the Office of Hearing Examiner by email attachment.

2. RESPONDENT

The Respondent is the City of Seattle through its Department of Transportation (SDOT). On October 31, 2016 SDOT issued a Final Environmental Impact Statement (the FEIS) for Alaskan Way, Promenade, and Overlook Walk (AWPOW).

3. INTEREST OF THE ALLIANCE FOR PIONEER SQUARE

The Alliance for Pioneer Square is a nonprofit organization leading the revitalization of the Pioneer Square Historic District through advocacy, programming, marketing, and community action. It works to help preserve what makes Pioneer Square the most authentic, engaging, and dynamic neighborhood in Seattle. By fostering pivotal new programs and facilitating crucial neighborhood action, it helps Pioneer Square move toward a more vibrant and better place for everyone to work, live, and visit.

The Alliance for Pioneer Square has provided comments on both the Draft Environmental Impact Statement (EIS) and the Supplemental Draft EIS for AWPOW on behalf of its members.

Members of The Alliance for Pioneer Square include property owners within the Pioneer Square Historic District. The City of Seattle expects to pay for the improvements included within AWPOW by, among other things, establishing a Local Improvement District (LID) to provide $199 million. The City expects to impose a special assessment on properties within Pioneer Square under the LID. An LID is a proper way to finance construction of public

improvements only if those public improvements provide "special benefit" to particular properties not received by the public at large.

As designed, and as described in the FEIS, AWPOW provides no "special benefit" for properties within the Pioneer Square Historic District. To the contrary, it will permanently cut off much of Pioneer Square from Seattle's waterfront, making it unattractive for residents and workers in Pioneer Square to cross to the waterfront, unattractive for visitors to the waterfront to cross into Pioneer Square, and continue the blight of the Alaskan Way Viaduct (the Viaduct) for properties adjacent to the AWPOW project by replacing the Viaduct with an eight- to nine-lane highway, with 600 buses per day traveling the outer lanes of that highway. Those same 600 buses per day needing to turn at Columbia and the travel to and from Third and Fourth Avenues will create backups along Columbia Street, blocking access to office buildings, residences, and parking on Columbia Street. It will further exacerbate a growing shortage of short-term parking within the Pioneer Square Historic District, which is essential to the health of street-level retail businesses that in turn create the vibrant street scene that makes Pioneer Square an attractive place to visit, and the residential uses that make Pioneer Square a 24-hour neighborhood.

Two of the most important functions of an EIS for a public project are consideration of reasonable alternatives and identification of mitigation that can reduce the adverse impacts of the project. The failure of the FEIS for AWPOW to fulfill those functions leads to AWPOW's failure to provide any benefit to property owners within the Pioneer Square Historic District. The Alliance for Pioneer Square needs the EIS for AWPOW to seriously consider alternatives that would achieve the stated goals of AWPOW, and to identify mitigation for those impacts which AWPOW will cause.

4. DESCRIPTION OF AWPOW

The replacement of the Viaduct with a deep bore tunnel provided a once-in-a-generation opportunity to reconnect downtown Seattle to its waterfront. Since 1953 the Viaduct has created a noisy visual barrier between downtown Seattle and the waterfront. Removal of the Viaduct

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will remove the physical barrier of the Viaduct, reduce the noise and air pollution that it creates, and provide significant additional open space that can be used to make the waterfront more attractive.

The City of Seattle established seven goals for the reconfiguration of the waterfront after the Viaduct is removed:

- Create a waterfront for all
- Put the shoreline and innovative, sustainable design at the forefront
- Reconnect the city to its waterfront
- Embrace and celebrate Seattle's past, present and future
- Improve access and mobility (for people and goods)
- Create a bold vision that is adaptable over time
- Develop consistent leadership from concept to operations

AWPOW is a compilation of several projects that arose from the post-Viaduct waterfront planning process. These include reconstruction of Alaskan Way, construction of a promenade along the waterfront, and new connections to the waterfront, including a major overpass of Alaskan Way at the Pike Place Market, a new stairway and elevator at Union Street to take pedestrians from the level of First Avenue to the east side of Alaskan Way, reconstruction of Marion and Columbia Streets following demolition of the Viaduct, and minor street improvements and sidewalk repairs at S. Main and S. Washington Streets.

AWPOW will direct 600 buses per day onto Columbia Street and Alaskan Way. That requires two additional lanes on Alaskan Way, insuring that Alaskan Way will be a permanent barrier to keep pedestrians from crossing between Pioneer Square and the waterfront. The assumption that 600 buses a day must travel down Columbia Street will prevent removal of the Viaduct from Columbia from being an opportunity to reconnect the north end of Pioneer Square to the Waterfront at Columbia. It will also make it difficult for the many vehicles which access Pioneer Square by turning left on First Avenue, thus reducing accessibility of Pioneer Square.

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An earlier version of the AWPOW projects included a "Festival Pier" at Pier 48 and pedestrian access to the water at the refurbished Washington Street Boat Landing. Those would have helped reconnect Pioneer Square to the waterfront, but both have been eliminated from AWPOW. There is not even a sidewalk along the waterfront from King Street to Washington Street, with pedestrians being forced instead to walk along a 12-foot sidewalk between the transit lane on Alaskan Way and a landscaped barrier separating pedestrians from the bicycle track to the west.

5. DEFICIENCIES OF THE FEIS

An adequate EIS for AWPOW was required to consider alternatives that would achieve the goals of the waterfront plan, and to identify the adverse impacts of those alternatives, and mitigation that could reduce those adverse impacts. The inadequacies of the DEIS and Draft Supplemental EIS were detailed in comment letters submitted by Alliance for Pioneer Square on August 24, 2015 and May 18, 2016, Exhibits A and B to this petition. Those comments are incorporated herein by reference. The FEIS contains no changes to correct those deficiencies. Without limiting the foregoing, the FEIS for AWPOW is inadequate in at least the following respects.

a. Failure to properly define the proposal

WAC 197-11-060(3) and SMC 25.05.060(C) require that:

> (a)[1] Agencies shall make certain that the proposal that is the subject of the environmental review is properly defined.
>
> . . . .
>
> (iii)[c] Proposals should be described in ways that encourage considering and comparing alternatives. Agencies are encouraged to describe public or non-project proposals in terms of objectives rather than preferred solutions.

(Bracketed outline designations in SMC). Rather than defining the proposal based on the seven stated objectives and then considering alternatives that would meet those objectives, the FEIS

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makes a number of assumptions about constraints that the project must also accommodate. The two most notable assumptions are that:

- The southern portion of the rebuilt Alaskan Way, south of Columbia Street, must carry 600 buses per day that currently use the Viaduct to access downtown Seattle from neighborhoods to the south.
- The rebuilt Alaskan Way must provide nearly 20,000 square feet of parking for ferry customer traffic waiting to get through the toll booths on Coleman Dock.

Neither assumption is proper, and together those assumptions ensure that AWPOW cannot achieve the goals of creating a waterfront for all, putting the shoreline and innovative, sustainable design at the forefront, reconnecting the city to its waterfront, embracing and celebrating Seattle's past, present, and future, or improving access and mobility for people and goods. Those two assumptions are why what should have been at most a five- to six-lane road has become an eight- to nine-lane highway adjacent to Pioneer Square, and why Columbia Street will lose its potential to connect the north end of Pioneer Square to the Waterfront.

The City justifies the first assumption based on a 2012 study done by Metro, King County Metro *Downtown Southend Transit Study* (2012) (the "*Southend* study"). The *Southend* study made it clear that Metro chose the Alaskan Way alternative for getting its buses into and out of downtown because Waterfront Seattle had promised that it would provide a dedicated bus lane in each direction on the rebuilt Alaskan Way. Thus the justification for assuming that the rebuilt Alaskan Way must carry 600 buses per day, and thus must have dedicated bus lanes, is circular. Metro selected Alaskan Way as its preferred alternative only because it was promised dedicated bus lanes there. The *Southend* study also makes it clear that the preferred alternative would have been different but for the fact that as of 2012 the City had not found funding for the Lander Street overpass, which would allow buses using Fourth and Third Avenues to cross the railroad tracks. Since 2012, however, the City has secured most or all of the funding for the Lander Street overpass. The Lander Street overpass is now expected to be completed by 2020,

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which is three years before AWPOW is currently scheduled for completion. But the City's definition of the proposal in the FEIS, as requiring two transit lanes on Alaskan Way south of Columbia Street, artificially prevented consideration of alternatives that would have narrowed Alaskan Way adjacent to Pioneer Square from eight- to nine-lanes to six- to seven-lanes without causing traffic gridlock.

The City justifies the second assumption based on the desires of the ferry system for customer parking for cars attempting to access its current toll booths. The State Environmental Policy Act (SEPA) requires that an EIS describe "the relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity." RCW 43.21C.030(1)(c)(iv). The Washington Department of Transportation has eliminated the need for toll booths on its freeways through new technology. Within the next decade it is likely to use the same technology to eliminate or significantly reduce the need for toll booths at ferry docks. The ferry system also has significant amounts of land on Coleman Dock that could be used to reconfigure on-site parking. Construction of two lanes of Alaskan Way dedicated solely to ferry parking will simply delay the process of ferry system conversion to modern tolling technology. It is a violation of the purpose and intent of SEPA to permanently define the AWPOW project to commit a significant area of Alaskan Way to ferry parking rather than considering alternatives that would permit the ferry system to function without that on-street ferry parking.

Those assumptions lead to the conclusion that there is no alternative to requiring Alaskan Way to be from eight- to nine-lanes wide along the blocks between Yesler Way and King Street. An eight- to nine-lane highway will permanently cut off Pioneer Square from the waterfront and ensure that AWPOW does not achieve its stated purpose as to Pioneer Square. The mitigation, as described in the FEIS, is that AWPOW will provide signalized crosswalks, and in some areas street trees, between the sidewalk and the eight- to nine-lane highway. But as the City's reconstruction of Mercer Street has shown, neither signalized cross walks nor street trees create

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an inviting pedestrian environment when the highway in question is eight- to nine-lanes wide and has 600 buses per day traveling on it.

b. Failure to consider reasonable alternatives

The identification and analysis of alternatives is the heart of an EIS. WAC 197-11-440(5) requires that:

> (b) Reasonable alternatives shall include actions that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation.

The FEIS is inadequate because it does not consider reasonable alternatives that would allow AWPOW to achieve its stated objectives. Specifically, and at a minimum, the FEIS fails to consider: 1) an alternative that redirects the 600 buses that the FEIS assumes must travel Alaskan Way and Columbia Street to Fourth Avenue and the Lander Street overpass, and 2) an alternative that reduces the need for ferry parking on Alaskan Way by changes in tolling technology and/or changing the use of Coleman Dock.

c. Use of outdated and inappropriate data and unreasonable assumptions in its parking analysis

Businesses and residents of Pioneer Square depend on the availability of short-term parking within short walking distances for customers and guests. The entirety of Pioneer Square must be considered when looking at parking availability, because loss of parking under the Viaduct will cause visitors to the west side of Pioneer Square to use parking farther east, thus reducing supply for visitors to the eastern side of Pioneer Square. While commuters can be expected to rely on transit, retail and restaurant customers and visitors to residents of Pioneer Square will in many cases not come to Pioneer Square at all if they are unable to drive and park within a reasonable distance of their destination.

Both off-street and on-street parking supply within Pioneer Square has been steadily reduced over the past three years by the unprecedented construction boom the City has experienced. Transportation construction and private development has taken more than twenty-

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five percent of Pioneer Square curb space and private parking over the past decade, with more to come as the City implements its Center City Connector project. AWPOW is the third major interrelated public project on Seattle's waterfront in the last decade,[1] each of which has eliminated hundreds of on-street parking spots. Although the State helped fund a contract with two public parking garages to reduce their rates until the end of 2019 as mitigation for the Alaskan Way Viaduct Replacement Project's construction impacts, the only new parking spots that will be provided as mitigation for those two prior projects was the addition of 250 new off-street parking spaces in the MarketFront development under the Pike Place Market. That is mitigation for the loss of over 1,000 on-street parking places as a result of the Viaduct Replacement. That new parking supply does nothing to mitigate loss of parking near Pioneer Square, because it is unreasonable to expect visitors to Pioneer Square to park at the Pike Place Market. The loss of parking to public and private projects has increasingly resulted in a lack of short-term parking and loss of customers for street-level business and has made residences in Pioneer Square less attractive.

The EIS acknowledges that AWPOW will permanently remove an additional 453 on-street parking spaces and 189 off-street parking spaces, for a total loss of 642 parking spaces. The FEIS concludes that there is adequate parking in the area, however, based on two assumptions that make the parking analysis inadequate.

The first is an assumption that the number of off-street parking spaces in 2017, which is incorrectly treated as the baseline year for purposes of comparing alternatives,[2] will be the same as shown in a 2013 Puget Sound Regional Council (PSRC) parking inventory. Since the 2013 PSRC inventory was conducted, numerous off-street parking facilities within the study area have

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[1] The first two are the Alaskan Way Viaduct Replacement Project, conducted by the Washington Department of Transportation in cooperation with SDOT, and the Elliott Bay Seawall Project, conducted by SDOT.

[2] AWPOW will not begin construction until the Viaduct has been demolished, which is currently expected to happen in the third quarter of 2019. Construction of AWPOW is not expected to be completed until 2022 or 2023. The base year that the EIS should consider in its parking analysis is at least 2022, at which point the PSRC data will be nearly a decade old.

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been demolished or eliminated as a result of new construction that reduces the amount of parking on the site and makes it no longer available for public parking. The FEIS purports to use the 2013 PSRC inventory as a measure of off-street parking that will be available in 2017, and that is demonstrably false because the data is demonstrably outdated.

The second assumption is that visitors will be willing to walk up to 1,320 feet from where they park to their destination. The parking study area defined in the FEIS is based on that assumption, and indeed on the assumption that all parking within an area bounded by S. King Street on the south, Wall Street on the north, the waterfront on the west, and Third Avenue on the east is available to meet the parking needs of businesses and residents that have depended on the parking being lost to AWPOW. That is a completely unfounded assumption and results in a distorted analysis of the impact of the loss of parking from AWPOW.

The FEIS must be redone, using data that is likely to be current as of a realistic base year, and discussing the impact of loss of parking from AWPOW on the actual users of that parking.

d. Inadequate traffic analysis

The traffic analysis of the FEIS is inadequate in at least two respects. First, it considers the impact of the project only on days when there are no major events in downtown Seattle. But the baseline condition—the normal condition in the absence of AWPOW—includes a minimum of 300 days per year when events in the stadium area of downtown Seattle or elsewhere in downtown bring traffic to a standstill. While AWPOW is not "responsible" for those events, it is the baseline from which the impacts of AWPOW should be measured, and from which mitigation must be identified.

Second, the traffic analysis must consider and propose mitigation for congestion on S. King Street and S. Jackson Street that will result from the project. According to the FEIS, the project will direct 225 afternoon peak-hour trips onto S. Jackson Street heading south on Alaskan Way, while in the no-action alternative there are none, and will direct 210 afternoon peak-hour trips onto S. King Street. S. Jackson Street has been reduced to a two-lane road between First

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Avenue and Occidental, and it is not capable of handling additional traffic. S. King Street dead-ends at King Street Station. According to the FEIS the project will result in 405 p.m. peak hour vehicle trips heading west on S. Jackson Street, while in the no-action alternative there are none, and 455 p.m. peak hour vehicle trips heading west on S. King Street, while in the no-action alternative there are 223. The EIS must also explain how S. Jackson Street and S. King Street can handle that additional traffic, and must analyze the impact on the intersections of both S. Jackson Street and S. King Street and First Avenue as well. The impacts of AWPOW's directing traffic onto those streets must be disclosed and mitigated.

e. Inadequate description of possible mitigation

One of the critical functions of an EIS is to identify mitigation that could be provided for significant adverse impacts. The role of the EIS is not to determine what mitigation will be required. It is to identify the significant adverse impacts of the project and identify what mitigation could be provided so that decision makers and the public can understand the implications of their decisions.

The FEIS is inadequate because it provides no analysis of mitigation that could be provided for the three Level of Service (LOS) F intersections within or abutting Pioneer Square that will result from AWPOW, or the LOS E intersection that will be at the edge of failure. It is inadequate because it identifies no mitigation that could be provided for the cumulative loss of additional parking that will result from AWPOW.

6. REQUESTED RELIEF

The Alliance for Pioneer Square asks the Hearing Examiner to determine that the FEIS for AWPOW is inadequate under SEPA and remand the matter to SDOT for preparation of an adequate EIS.

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DATED this 14th day of November, 2016.

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Exhibit A

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August 24, 2015

VIA EMAIL AND ORIGINAL BY FIRST CLASS MAIL

AWPOW -- Draft EIS Comments
c/o Mark Mazzola, Environmental Manager
Seattle Department of Transportation
PO Box 34996
Seattle, WA 98124-4996

Subject: Comments of Alliance for Pioneer Square on the Draft EIS for Alaskan Way, Promenade, and Overlook Walk

Dear Mr. Mazzola:

Thank you for the opportunity to comment on the Draft Environmental Impact Statement ("DEIS") for Alaskan Way, Promenade and Overlook Walk ("AWPOW"). These comments are submitted on behalf of Alliance for Pioneer Square.

Alliance for Pioneer Square is a nonprofit organization leading the revitalization of the Pioneer Square Historic District through advocacy, programming, marketing, and community action. It works to help preserve what makes Pioneer Square the most authentic, engaging, and dynamic neighborhood in Seattle. By fostering pivotal new programs and facilitating crucial neighborhood action, it helps Pioneer Square move towards a more vibrant and better place for everyone to work, live, and visit.

There is a special resonance for Pioneer Square in Waterfront Seattle's Guiding Principle of reconnecting the city to its waterfront. Pioneer Square and the waterfront were once collectively not just the heart of Seattle, but all there was of Seattle. Their history is inextricably shared. Similarly, Waterfront Seattle's Guiding Principle of "embracing and celebrating Seattle's past, present and future" is also a fundamental part of Alliance for Pioneer Square's mission. In the years since 1970, when the Pioneer Square-Skid Road Historic District was placed on the National Register of Historic Places, experience has taught that Pioneer Square is a delicate thing. Its fortunes have waxed and waned. We have learned that actually preserving its many historic buildings requires continued reinvestment in them, which in turn requires that they be viewed as desirable places for people to live, work, and visit. Preserving the unique character of

the District as a whole requires constant vigilance to protect not just its physical form but also its human vitality.

Today, Pioneer Square is in the midst of a renaissance. It has welcomed fast-growing start-up companies, new residential development, and a vibrant hub of outstanding restaurants, and by 2017 it will become the headquarters site for Weyerhaeuser Company, a regional icon with a history almost as long as Pioneer Square's. But that renaissance is fragile. If Pioneer Square becomes inaccessible or so choked with traffic that businesses cannot attract visitors from outside the District and residents can't invite friends or family to visit, Pioneer Square could easily revert to the struggles that have periodically blighted it over the last 40 years.

Unfortunately, the DEIS discloses that AWPOW will not reconnect Pioneer Square to the waterfront. To the contrary, it will construct a barrier of up to eight lanes of traffic between Pioneer Square and the waterfront. It offers no way for pedestrians to safely and comfortably cross to the waterfront, and on the west side of Alaskan Way, it relegates pedestrians to secondary status relative to bicyclists on a new bike trail that is being moved to the west side of Alaskan Way so that bicyclists will not be required to stop at intersections. AWPOW will further exacerbate what has become an increasingly critical loss of parking available to Pioneer Square since the beginning of the Alaskan Way Viaduct replacement project. It will funnel hundreds of buses every day along Alaskan Way, contributing to the new barrier between Pioneer Square and the waterfront, and it will funnel much of the ferry traffic exiting Coleman Dock onto S. King and S. Jackson Streets, neither of which is suitable for handling increased traffic.

The neighborhood already becomes gridlocked from the overuse of S. King Street and S. Jackson Street during 300 events per year. The DEIS provides no analysis of how they can function with additional ferry traffic in the face of that existing gridlock. The decision to funnel ferry traffic onto S. King and S. Jackson is particularly perplexing because S. King is not a through street, and S. Jackson will have a streetcar and buses on it, limiting its capacity for ferry traffic. The DEIS is deficient in failing to adequately examine the impact on S. King and S. Jackson, both during the ordinary peak and during events, and in failing to describe mitigation to address adverse impacts.

The DEIS is clearly drafted to place the No Action Alternative in the worst possible light. On page ES-17, the DEIS says that "there would be no visual impact or benefits under the No Action Alternative because it would be identical to the 2017 existing conditions." But of course, in the No Action Alternative, the Alaskan Way Viaduct, the major blighting structure that has severed the connection between Pioneer

Square and the waterfront since the first half of the 20th century, will be gone. The Washington Street Boat Landing will be replaced, providing a water destination for pedestrians from Pioneer Square. Comparing the No-Action and the Action Alternatives on Figure 5-4, what we see with the No Action Alternative is a parking supply, and Alaskan Way being narrower and more approachable. The same is true of Figure 5-5. We hate to think that the No Action Alternative is preferable, but if AWPOW cannot improve the connection of Pioneer Square to the waterfront, and cannot or will not mitigate its impact on access, parking and traffic, that may be our conclusion.

The DEIS maintains that no alternatives to the Action Alternative or the No Action Alternative are possible. Alliance for Pioneer Square believes that is patently untrue. There are always alternatives to any proposal; SEPA requires that they be identified and analyzed in the DEIS. Similarly, the DEIS offers no meaningful mitigation for any of the significant adverse impacts of the Action Alternative. SEPA requires that potential mitigation be identified, whether or not it is being proposed, so that the public and the decision-makers understand what mitigation is possible and can decide based on full information whether it should be required.

I. The DEIS is inadequate because it is impossible to understand what pedestrian facilities will be provided to allow Pioneer Square residents and visitors to access the waterfront.

The first requirement of an EIS is that it "describes and presents the proposal." WAC 197-11-440(5)(a); SMC 25.05.440.D.1. The DEIS fails to present the pedestrian access from Pioneer Square to the waterfront in a manner that allows us to reasonably comment on it. The DEIS should be reissued with accurate and consistent drawings so that we and the rest of the public can determine what is actually being proposed, and comment on that.

Figure 2-3 purports to show the Action Alternative between S. King Street and Spring Street. It shows no pedestrian promenade on the west side of the project footprint between S. King Street and S. Washington Street, with a narrowing pedestrian promenade between Yesler Way and S. Washington Street (apparently so that pedestrians coming from the north can reach the Washington Street Boat Landing, historically a key link between Pioneer Square and the water, but essentially inaccessible to Pioneer Square under AWPOW). Figure 2-3 shows a narrow "pedestrian pathway" (colored orange) between landscaping on the west side of Alaskan Way. Earlier public presentations of AWPOW had shown a bike path in the location of what is now labeled as a "pedestrian pathway." As a result, we asked you:

Figure 2-3, 2-4 and 2-5 show what is labeled as a "Pedestrian Pathway," that I would have understood to be the bike path. I am trying to understand what is sidewalk and what is bike path. Should I assume that pedestrians are expected to stay on the "pedestrian path" as labeled? Please clarify.

Also, south of Washington Street, the drawing does not appear to show any sidewalk on the west side of Alaskan Way. Is that correct?

You responded, which we appreciate. To the first question, you replied,

Answer: You are correct—what is labelled as the "Pedestrian Pathway" should actually be labeled as the protected bike facility. The Action Alternative includes a sidewalk immediately to the east of the protected bike facility, separated by a landscaped buffer area of varying widths. Pedestrians would be expected to use the sidewalk and of course the pedestrian promenade to the west of the protected bike facility. Please see the cross-sections shown in Figures 2-9 through 2-15 for more detail.

To the second question, you replied:

Answer: That is not correct—the Action Alternative includes a sidewalk on the west side of Alaskan Way south of S. Washington Street. Please see figure 2-9, which is a cross-section of the proposed new Alaskan Way between S. King Street and S. Main Street for further clarification.

As a result, we turned to Figure 2-9, which is a cross-section from S. King Street to S. Main Street, and Figure 2-10, which is a cross-section from S. Main Street to Yesler Way.

Figure 2-9 (S. King Street to S. Main Street) shows a 16-foot sidewalk between the four southbound lanes of Alaskan Way and the new bike facility, and no pedestrian promenade along the waterfront. The 16-foot sidewalk is functionally only eight feet, because it has four-foot tree wells on both sides of the sidewalk area. Figure 2-10 (S. Main Street to Yesler Way) shows an eight-foot sidewalk along the three southbound lanes of Alaskan Way, effectively narrowed to four-foot by four-foot tree wells between the pedestrians and the bike path. Again, there is no pedestrian promenade shown along the water. Again we asked you to clarify.

Am I correct that between S. King Street and Yesler, the pedestrians have to walk between the bike path (which is on the water side) and the traffic? Figure 2-10 shows an

8-foot sidewalk, with tree wells in it, abutting the bus lanes on the west side of Alaskan Way. How wide are the tree wells? (My question really is, after you take out the tree wells, how wide is the area left for pedestrians?) Since a tree well would normally be at least four feet wide, the diagram Figure 2-10 suggests that the travel surface for pedestrians is only at most 4 to 6 feet wide from S. Main to Yesler, assuming pedestrians shouldn't walk through the tree wells. Between S. King and S. Main, it looks like the pedestrians get 8 feet of walking surface, after deducting for the planting strips. Am I reading that correctly?

Again, you responded, which we appreciate.

Answer: Figure 2-10, which is meant to represent cross-section 2, just north of the S. Washington Street intersection, incorrectly shows a sidewalk on the east side of the landscaped area (the street tree), immediately adjacent to the southbound roadway. Under the Action Alternative, between S. King Street and S. Washington Street, heading north, pedestrians would walk along the sidewalk on the east side of the protected bike lanes. The sidewalk would be between 13 and 16 feet wide, with a minimum of 6 feet of walking surface. In general, there would be a landscaped buffer between pedestrians and the roadway. At the S. Washington Street intersection, pedestrians would cross S. Washington Street onto the pedestrian promenade.

As for your question about Figure 2-10, you are correct that it shows 8 feet of walking surface for pedestrians between the two planting strips.

Unfortunately, that response leaves it completely unclear what is actually being proposed. We asked you to send us a correct drawing, but you responded: "We do not have a correct version of Figure 2-10 at this time—we will update it (and other figures as appropriate) in the Final EIS."

If we take the graphics in the DEIS seriously, they raise a number of questions. Why does the bicycle path move away from Alaskan Way to separate pedestrians from the waterfront? Figure 2-3 suggests there in no promenade south of Washington. Why not? That means pedestrians on S. King, S. Jackson and S. Main cannot cross Alaskan Way to a pedestrian promenade along Terminal 46 and Pier 48. Why not? Those are important parts of the current waterfront, which have as much fascination for pedestrians as the historic piers further north. How are bike/pedestrian accidents going to be prevented or mitigated? How does this design promote crossing Alaskan Way and exploring Pioneer Square, crucial to its continued economic success? If we cannot take

the graphics seriously, then the DEIS needs to be reissued with graphics that reflect the actual plan.

Every design iteration of the waterfront plan has included a beach proximate to the Washington Street boat landing – historically tied to Pioneer Square. If bikes rather than pedestrians are given priority, how are people going to access either the beach or the boat landing itself?

One of the principal functions of SEPA is to allow the public to understand and have input on the design of public projects. For that function to work, the draft environmental impact statement must clearly disclose what is being proposed. SEPA requires that an environmental impact statement be prepared "at the earliest possible point in the planning ... process, when the principal features of a proposal and its environmental impacts can be reasonably identified." WAC 197-11-055(2); SMC 25.05.055.B. The reason SEPA requires that early disclosure is so that public input can be taken seriously, without an excuse that it is too late to consider alternative approaches. That has not happened here; $39 million had been spent on design as of last October. But that does not excuse the failure to adequately describe what is being proposed so that the public can make meaningful comments. Indeed the vast sums that have been spent on design make it inexcusable that a clear drawing is not available.

II. Alternatives must be presented that provide safe and attractive access to the waterfront for pedestrians crossing S. King Street, S. Jackson Street, S. Main Street, Washington Street, Yesler Way, and Columbia Street.

The design of the pedestrian facilities and Alaskan Way, to the extent that we can figure them out from the DEIS, appears to force pedestrians to cross eight lanes of traffic between S. King Street and Yesler Way.[1] The total distance across traffic will be 88 feet, although there will be a meridian of some width to offer refuge for pedestrians who cannot make it all the way across on one light. Once pedestrians cross those eight

[1] We do appreciate that AWPOW includes rebuilding the streets and sidewalks on S. Washington Street and S. Main Street to remedy ADA deficiencies. Page 2-15. Those actions are really just deferred maintenance which the City should have done in any event. Including them within the rubric of AWPOW does not make them different from what they are: long-overdue work that has nothing to do with removal of the Alaskan Way Viaduct or replacement of the seawall, the projects that enabled the City to undertake the rest of AWPOW. The neighborhood has been told repeatedly that S. Main & S. Washington Streets will become "green streets" as part of the Alaskan Way design. The DEIS doesn't show what this is or how the work will discourage cars through this primarily pedestrian-friendly zone. What does "green streets" mean and are these improvements consistent with hardscape changes in the historic district?

lanes of traffic, they must stay between the traffic and the bike trail.[2] The sidewalk in some areas will have less than 8 feet of walking surface once tree wells are deducted. It is hard to imagine how the rebuilt Alaskan Way could be more inhospitable to residents of and visitors to Pioneer Square. The EIS must propose mitigation for those impacts.

AWPOW seems to focus most of its effort to "reconnect the city to its waterfront" on the Overlook Walk, and to a lesser extent on Union Street. But residents of and visitors to Pioneer Square gain nothing from those elements of the proposal. Without considerably more mitigation, creation of an eight-lane highway between Pioneer Square and the waterfront will effectively sever the connection between the two, as has the Alaskan Way Viaduct. We do not understand the rationale for putting a 30-foot sidewalk along the eastern side of Alaskan Way between S. King and Yesler Way. Given the volume of bus traffic planned for the new Alaskan Way we question the ability to lease vibrant retail spaces abutting it, resulting in a dead zone, uninviting to pedestrians, likely attractive to homeless individuals, and detrimental to historic buildings. We doubt that sitting next to an eight-lane highway will be attractive to customers of sidewalk cafes.

AWPOW also seems to assume that any crossing of Alaskan Way to the waterfront can happen at Columbia Street or perhaps Marion. But pedestrians coming from buildings along S. King Street need to be able to cross to the water on S. King Street, pedestrians coming from S. Jackson Street need to cross at S. Jackson Street, etc. In addition, the two stadiums south of Pioneer Square host ~300 events per year, bringing increased pedestrian traffic both to and from the waterfront and stadiums. Pedestrians need to be able to cross the street and enter Pioneer Square. Anything less does not amount to reconnecting Pioneer Square to its waterfront. The EIS needs to discuss how that will be accommodated.

The EIS must carefully consider how to mitigate those impacts. Reconnecting the city to its waterfront means making it comfortable and safe for pedestrians of all

[2] The DEIS says at page 2-11, "Pedestrians would be permitted to cross the bicycle path at specific locations, including crosswalks, transit stops, and loading zones. Standard and specialized signals would regulate bicycle crossings at intersections along Alaskan Way." That implies that bicycles are given primacy over pedestrians along the full distance of AWPOW. But where AWPOW abuts Pioneer Square, the drawings of the proposal simply have no pedestrian facilities on the west side of the project area, as exists along the central waterfront. With light rail, Amtrak, the Sounder, ferry commuters, and the Metro bus tunnel, Pioneer Square is arguably one of the largest transit hubs on the west coast, spilling out much foot traffic into the neighborhood. Those pedestrians should be invited to the waterfront; we do not understand why bikes are giving precedence over pedestrians along the new waterfront adjacent to Pioneer Square.

abilities to cross Alaskan Way. In the absence of achieving that basic objective, AWPOW is of no value to Pioneer Square, and in fact is a hindrance because of its impacts on parking, accessibility, and traffic. If AWPOW cannot provide comfortable and safe access to the waterfront from Pioneer Square, it should state that plainly, so that decision-makers understand the choices that are being made, and the lack of benefit to Pioneer Square from the proposal.

III. AWPOW must mitigate the cumulative impacts on parking of the full Alaskan Way Viaduct Replacement/Seawall Replacement/Waterfront Seattle project.

The parking discussion in the DEIS is inadequate on multiple levels.

The "parking study area" (Figure 3-9) is erroneous as it applies to Pioneer Square. The boundary between Area 1 and Area 2 is not the meaningful boundary. Area 1 should include all of Pioneer Square. On the north, that would move the boundary between Area 1 and Area 2 to Columbia Street. On the east, Area 1 should extend to Fourth Avenue. This is because the entirety of Pioneer Square depends on the availability of parking within the parking study area. The parking section should be revised to reflect the actual parking available within each of the revised boundaries.

The EIS must recognize the cumulative loss of parking from the entire Alaskan Way Viaduct replacement/Elliot Bay Seawall replacement/AWPOW project. They are intimately tied together such that AWPOW would not happen but for the Viaduct and Seawall replacement. Thus, the total number of lost on-street and off-street parking spaces is not 673, as stated on page ES-16, but over 1,200. The 250 new parking spaces that are included in the Pike Place Market development were funded by the State of Washington as partial mitigation for the impacts of the Alaskan Way Viaduct replacement project. It is not new mitigation and cannot be claimed as mitigation for the AWPOW project. Furthermore a parking garage at the market does not mitigate loss of parking in Pioneer Square; no one is going to park at the Pike Place Market to visit Pioneer Square.

The DEIS overstates the off-street parking supply as it will exist in 2017. Section 4.2.2 of Appendix B states:

Off-street parking supply, demand, and utilization were obtained from the Puget Sound Regional Council (PSRC) off-street parking survey information. The PSRC parking survey data were collected on weekdays [Monday through Thursday] from March through June 2013. Because off-street parking supply has not changed and is not

expected to change as a result of AWVRP and EBSP construction, 2013 data are expected to represent a reasonable estimate of parking supply, demand, and utilization in 2017.

The DEIS never identifies where PSRC found the 10,746 off-street parking spaces that it claims exist within the parking study area.[3] *See* page 3-35. As a result, we assumed that Figure 4-2 (Existing Land Use) was a reasonable approximation of what the City assumes is the location of existing parking. On the morning of July 30, 2015 (a Thursday), we walked the southern half of the parking study area to look at sites for which Figure 4-2 shows the existing land use as "parking," to determine whether the City's assumptions that parking that existed in 2013 would exist in 2017, and that utilization of existing parking was between 60 and 74 percent, were accurate. What we found on areas shown as off-street "parking" in Figure 4-2 was as follows:

- Merrill Place garage. It currently has 140 total spots. A DPD sign on the garage says that it will be replaced with an eight-story structure with 155,000 square feet of office, 9,500 square feet of retail, and 48 underground parking places. The existing building will be demolished. So the number of parking spaces on the property will go down, while on-site demand will increase. No parking available to the general public can be expected in 2017.

- North Lot. In 2011 the North Lot had 1,165 public parking places. More than 50% of these have been lost to development.

- Parking garage between Jackson and Main on Alaskan Way. The garage currently has 100 spots. Although it appears that at times public parking is allowed, it was entirely full with monthly parkers at 10 a.m. on a Thursday. A DPD sign on the building says that the building will be replaced with an 11-story structure with 199 residences and 78 parking spaces. Again, the number of spaces will go down while on-site demand goes up. No spaces are likely to be available to visitors.

- Lot between Occidental and the alley, Main and Washington. The site is currently under construction for the new Weyerhaeuser headquarters. All 132 public parking spaces are gone.

[3] PSRC's 2013 parking study is not available online, so the public has no way to verify the number reported in the DEIS.

- Multistory garage between Columbia and Cherry, west of First Avenue. It had 154 open spaces at 10:30 a.m. on a Thursday. The First and Columbia garage typically has space available, even during peak parking demand periods. Exactly why is unclear, but visitors seem to avoid it even when nearby parking garages are full.

- Lot between Western and Post Alley, Columbia and Marion. It is now occupied by a residential building called "The Post." All of its public parking is gone.

- Garage between Cherry and Columbia facing First Avenue. The attendant said that the garage has 230 spaces. At 10:30 a.m. he said that 4 or 5 spaces were still available on the top floor.

- Lot between Western and Post and Seneca and Spring. The electronic sign said there was 1 spot open at 10:30 a.m. on a Thursday.

- Lot between University and Enwave (formerly Seattle Steam) west of Western. The former parking lot is currently under construction of a residential tower by Mack Urban. All 71 public parking spaces are gone.

- Nine-story parking garage east of Second and north of Union. At 11:50 a.m. there were 54 spots open on the 8th and 9th floors. We did not learn the total number of spots in the garage, but the garage appeared to be at least 90 percent full.

- Lot on the southeast corner of 2nd and Pike. Construction of a new building has just started. All public parking is now gone.

The PSRC study was also unrepresentative of actual demand because it was conducted from March through June of 2013. Both the waterfront and Pioneer Square face peak visitor demand during the summer. Furthermore, the relevant parking utilization is the peak periods of the day, not an average over the entire day. A visitor looking for parking at 6 p.m. takes no comfort from the fact that at 10 a.m. a garage might have had spots available.

The City needs to conduct its own parking survey, deducting any parking that it knows or should know, based on proposals that have been presented to DPD in the permitting process, will not be available in 2017. It needs to conduct the study during

peak summer months and identify the peak hours, and it needs to develop actual data for both weekdays and weekends.

Once the City has an accurate parking analysis, it needs to propose mitigation for the cumulative impact of the viaduct replacement, seawall replacement and AWPOW. It is clear from Figures 5-4 and 5-5 that AWPOW is choosing to remove parking and devote it to 30-foot-wide sidewalks on the east side of Alaskan Way. That parking could be allowed to remain. There are undoubtedly other ways that the loss of parking could be mitigated. But the viability of the restaurants and ground-level retailers within Pioneer Square, and the desirability of housing within Pioneer Square, is currently put at risk by the loss of parking that has occurred since the start of the viaduct replacement project, and those impacts will be exacerbated by AWPOW. Mitigation must be disclosed in the EIS, so that decision-makers can decide whether it should be provided.

The discussion of parking and traffic impacts in the DEIS is also deficient because it doesn't mention sports or other events in the two stadiums and event center. There are roughly 300 events per year. The DEIS must analyze what happens to total available parking on a soccer or football day, or during a home or garden show. Current traffic management plans for the stadiums do not adequately anticipate waterfront, seawall, etc., construction impacts or long term changing traffic patterns. The DEIS must analyze the traffic and parking impacts with full realization of the existing impacts of the stadiums and events center.

IV. Transportation impacts on Alaskan Way and on S. King Street and S. Jackson Street must be fully disclosed, and mitigation must be proposed.

It appears that the primary concern of the designers of AWPOW adjacent to Pioneer Square was not how to reconnect the City to its waterfront or how to embrace and celebrate Seattle's past, present, and future, but rather how to get hundreds of buses per day to west Seattle and Burien and how to get cars on and off the Washington State ferries at Coleman Dock.

Despite the signalization and traffic flow changes, level of service at the intersections studied in Pioneer Square declines in all cases. The DEIS must:

1. Provide more data and reasoning as to why intersections at the south end of the project will experience extremely lower levels of service, and extremely higher levels of delay times and explain what would be needed in order to remedy that.

2. Explain and address the variance in the number of vehicles leaving Colman Dock via Marion Street and Yesler Way between the No Action and the Action Alternative. Figures 3-5 and 3-8. The No Action Alternative expects more vehicles than the Action Alternative. That must be explained.

3. Explain the mitigation measures that "were considered only for traffic operations" under section 3.4.3.

4. Show data to verify the assumption under section 3.4.3 that states "Operations at most intersections would be similar to or better than those for the No Action Alternative, even with higher volumes of traffic."

Did the city conduct an alternatives analysis to putting all buses on Alaskan Way? Is there data to show that this is the best option? Both freight traffic and buses could be accommodated by a "fly over" at S. Lander St. or any of several other streets along the corridor. Were those considered, and if so, why were they rejected.

If all these buses have to follow this route, where are the bus stops? Are all buses going to stop at each stop? Are we going to have buses lined up all along the new waterfront, effectively creating another barrier between Pioneer Square and the waterfront? Or, are these buses not going to serve Pioneer Square, but simply pass by on their way to and from stops in the central business district?

Alternatives must be proposed for how to mitigate the impacts of the eight lanes of traffic proposed for Alaskan Way adjacent to Pioneer Square.

There also needs to be more detailed analysis of the impact on S. Jackson Street and S. King Street of the fact that the default exit for ferry traffic is Yesler Way, where only a south turn onto Alaskan Way is permitted, and where the majority of the vehicles will then turn north onto S. Jackson Street or S. King Street. Comparing Figures 3-5 and 3-8, it appears that the Action Alternative puts nearly 600 extra p.m. peak-hour trips east on S. Jackson, and nearly 500 extra p.m. peak-hour trips on S. King Street. That traffic goes to or comes from somewhere. Those streets have limited capacity. At what point in time was this analysis conducted and did it include results of changes on S. Jackson St. of the addition of the streetcar lane? The EIS needs to analyze its impacts both on those streets and on the intersections where the added traffic may require additional mitigation. Mitigation of the impacts must be proposed.

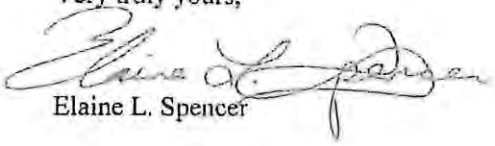
V. Ferry Queuing

The DEIS must explain why two lanes of the new Alaskan Way are being provided for ferry queuing and what alternatives were considered? Are these used "frequently" or only on busy weekend/holiday schedules? There are not two lanes for ferry queuing now, and it is working. Why does the city give critical right-of-way to WSDOT for car storage waiting for boats? Would the same function be served by a reservation system? Would a waiting lot down by the port or on Pier 48, such as the cell phone lot at Sea-Tac Airport, that allows cars to drive to the boat at time of loading, mitigate the need for ferry storage on Alaskan Way? The WSDOT currently provides on-dock daily parking to 50-60 employees. If these folks were required to park off-site and the spots were utilized for ferry waiting would they still need two lanes of Alaskan Way? The impact of Alaskan Way being an eight-lane highway across from Pioneer Square is a significant adverse impact. The DEIS cannot summarily state that no alternative is possible without explaining why these or other alternatives could not work.

VI. Impact on Historic Resources

The renaissance in Pioneer Square is occurring because of the significant investment and hard work of the Alliance and its many partners. This has happened in spite of ten years of construction, lost parking, and negative impacts on the historic district from the viaduct/seawall/Alaskan Way projects. Only a portion of these negative impacts have been adequately mitigated to date. The impacts described above will affect the continuing economic viability of the businesses and properties within Pioneer Square. That in turn affects the continued preservation of the historic structures within the Historic District. Historic structures are preserved when they are economically viable. When they are not, in the absence of public acquisition, they are eventually allowed to deteriorate and are removed. An 8-lane highway, built to accommodate buses, freight, and ferries, does not connect Pioneer Square to the waterfront nor to the increased economic opportunity afforded other parts of downtown Seattle. Thus, mitigation of these impacts is essential to the preservation of the historic resources within Pioneer Square.

Very truly yours,



Elaine L. Spencer

Exhibit B

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May 18, 2016

BY FIRST-CLASS MAIL AND ELECTRONIC MAIL

AWPOW--Supplemental Draft EIS Comments
c/o Mark Mazzola, Environmental Manager
Seattle Department of Transportation
PO Box 34996
Seattle, WA 98124-4996

Subject: Comments of Alliance for Pioneer Square on the Supplemental Draft EIS for Alaskan Way, Promenade and Overlook Walk ("SDEIS")

Dear Mr. Mazzola:

These comments on the SDEIS are prepared on behalf of Alliance for Pioneer Square. Alliance for Pioneer Square is a nonprofit organization whose mission is to lead the revitalization of the Pioneer Square Historic District—Seattle's first neighborhood, and the one whose history is most closely tied to Seattle's historic waterfront. If Waterfront Seattle were to achieve its supposedly guiding principles of reconnecting the city to its waterfront, creating a waterfront for all, improving access and mobility for people and goods, and embracing and celebrating Seattle's past, present, and future, the new waterfront and Pioneer Square would have powerful synergy, enhancing the vitality of both.

Unfortunately, the SDEIS abandons those guiding principles. Instead of reconnecting Pioneer Square to the waterfront, creating a waterfront for all, and improving access and mobility for pedestrians trying to reach the waterfront from Pioneer Square, the SDEIS defines each of the components of Waterfront Seattle as having much more narrow objectives, in conflict with those guiding principles. Specifically, the SDEIS states that the "purpose" of the main corridor is limited to providing "reliable travel between the south downtown area and Belltown for general-purpose traffic, regional transit, freight, ferry traffic, pedestrians and bicycles." With north-south through flow as the sole purpose of the main corridor, the fact that Pioneer Square will be permanently cut off from the waterfront becomes irrelevant in the

project's design. Alliance for Pioneer Square submits that the alternatives that are presented in the SDEIS are fatally flawed because they focus only on north-south throughput, relegate reconnecting Pioneer Square to the waterfront to an afterthought, and give no consideration to or mitigation for the consequences of treating Alaskan Way solely as a transportation system for moving traffic from north of to south of downtown Seattle.

Alliance for Pioneer Square submitted detailed comments on the DEIS on August 24, 2015, and incorporate those comments by reference. None have been responded to in the SDEIS.

The new "Main Corridor Alternative 2" removes the transit lane from three blocks between Yesler and South Jackson Street on the west side of Alaskan Way, and from four blocks on the east side, replacing the east side bus lane with a block-long bus stop and 31 parking spots on the other three blocks. In exchange, it results in greater congestion on Alaskan Way. But according to Figure 3-2, south of South Jackson Street, Main Corridor Alternative 2 will move the roadway 12 feet east on the water side and 10 feet east on the uphill side—for a net reduction in width of the roadway of 2 feet.[1] North of South Jackson, the street is 12 feet narrower, and the crosswalk is 24 feet narrower. But the crosswalk is still, according to Table 4-3, 76 feet wide.

We asked project staff how long pedestrians would be given to walk across that street. The response was: "For people crossing Alaskan Way, for example, the minimum 'walk' signal time is anticipated to be 7 seconds, followed by a longer flashing "don't walk" signal that is a function of the width of the roadway, set to accommodate an average pedestrian crossing speed of 3.5 feet per second." A recent study published in the *Journal of the American Medical Association* found that the average walking speed of a large group of individuals of from 65 to 75 years old was less than 1 meter/second. http://jama.jamanetwork.com/article.aspx?articleid=644554 Table 2. Walking speed went down as the groups studied got older. The SDEIS assumes that walk signals will be set for a speed that many elderly, and presumably others, including families with young children, cannot meet. Clearly this is not going to be part of a "waterfront for all."

[1] Figure 3-1 and Figure 3-2 appear to contradict each other. Figure 3-1 appears to have the roadway of Alternative 2 on the west side of Alaskan Way south of South Jackson Street in exactly the same position as in Alternative 1. Figure 3-2 purports to move it 12 feet to the east. As with graphics in the DEIS, the public can hardly be expected to comment on the impacts of the roadway design for pedestrians when the graphics contradict each other.

Quite apart from the ability of the elderly or others with limited mobility to cross the street, the six to seven lane highway proposed for Alaskan Way by Pioneer Square is a visual barrier that people will not cross. The City has spent considerable money building crosswalks on Aurora Avenue north of 145th Street, which is a similar width of highway. The City should count the number of people who use those crosswalks. It is not many. The same is true of Fauntleroy Way or other arterials with six or seven lanes, designed to carry maximum through traffic.

I. The City needs to consider alternatives that exclude the use of Alaskan Way for ferry parking and that direct the 12 Metro bus routes now slated to use Alaskan Way south of Columbia Street onto Fourth and Third Avenues.

The SDEIS devotes 18 of its pages to attempting to justify why no other alternatives are feasible. It makes no effort to develop any mitigation for the adverse impacts of the alternatives that have been chosen. But the SDEIS misconceives the function of an EIS and its alternatives analysis. The function of an EIS is to describe for decision-makers the consequences of policy choices and assumptions they are making. Without that analysis of the comparative impacts of various choices, decision-makers are doomed to continue the practices that led to the adoption of SEPA and NEPA—making what they assumed were good choices at the time, and only later having to deal with the unintended consequences of their decisions. SEPA does not dictate the choice. It may be that if the choices were fully discussed, the decision-makers would conclude that severing Pioneer Square from the waterfront is an acceptable consequence of directing 12 bus routes onto Alaskan Way and using Alaskan Way for ferry parking. But that must be an informed choice, which the SDEIS does not allow.

The SDEIS presumes that policy choices made in other contexts, often by staff rather than elected officials, and often in the absence of full environmental disclosure, can circumscribe the choice of alternatives to be considered. It simply assumes, with no apparent basis, that the City must provide four blocks of one lane of Alaskan Way, and two blocks of a second lane of Alaskan Way, for parking of vehicles waiting to enter the Washington State Ferry terminal. The SDEIS assumes that it is bound by a King County Metro Downtown Southend Transit Study issued in 2012, which recommended that all bus routes currently using the Alaskan Way Viaduct between downtown Seattle and points south instead use Alaskan Way south of Columbia Street. Neither of those assumptions can foreclose consideration of other alternatives.

Alaskan Way will need to carry the increased traffic between SoDo and Belltown/Ballard/Magnolia that is required because there are no entrances or exits to the tunnel comparable to the current exit/entrance to the Viaduct at the Pike Place Market. But Alaskan Way likely could carry that additional traffic without becoming a barrier between Pioneer Square and the waterfront if Alaskan Way were not also required to serve as a parking lot for the Washington State Ferry traffic waiting for space on the ferry terminal, and to carry more than 500 daily buses.

A. Ferry parking is not an acceptable use of Alaskan Way.

Using the rough measuring tools of Google Earth, it appears that approximately 1,300 lineal feet of Alaskan Way (a quarter mile) is devoted to one ferry parking lane, and 650 lineal feet (an eighth of a mile) is devoted to a second ferry parking lane. Assuming 10-foot lanes, that is nearly 20,000 square feet of Alaskan Way that is being devoted to ferry parking. Those lanes are presumably needed for ferry traffic to park when the ferry terminal parking space is full.[2] Again using the rough measuring tools of Google Earth, it appears that the ferry system currently uses at least 25,000 square feet of the ferry terminal for noncustomer parking—presumably employee parking. Indeed, it is clear from Google Earth photography that much of that area was formerly striped for ferry customer parking, but was subsequently restriped to make it unavailable for customers and available only for noncustomer parking.

We very much doubt that the City of Seattle would allow any private entity to devote such critical space to employee parking. But if the ferry system must provide parking for its employees, that parking should be on the adjacent, vacant Pier 48, which WSDOT also owns. (If that generates sighs of disgust, because employee parking can't possibly be the highest and best use of Pier 48, that very reaction should be telling of how absurd it is to use Alaskan Way for ferry parking so that the ferry system can use the ferry terminal space for employee parking.) A decision that 20,000 square feet of Alaskan Way cannot be used for ferry parking may force the ferry system to make some

[2] A single turning lane on the block between Yesler Way and S. Washington is likely needed and Alliance for Pioneer Square would not object to that. But note that the traffic analysis (Figure 4-1) assumes that 435 vehicles per hour will turn left or right during rush hour from S. King Street without a turning lane, and 395 vehicles per hour will turn left or right from S. Jackson Street without a turn lane. If more than one turn lane is needed for the ferry terminal, it is likely because of the configuration and functioning of the toll booths. WSDOT has the technology to completely eliminate toll booths on its highways. It may be that it needs to upgrade its technology for toll booths at ferry terminals. It is inexcusable to permanently commit 1,000 square feet of Alaskan Way to ferry turning because WSDOT has not yet adopted known technology that would speed toll collection.

hard decisions about the configuration and use of its ferry terminal space. But since Waterfront Seattle presumes to force hard decisions on dozens of private property owners—which it expects to pay for much of its proposal—it cannot exempt public bodies from hard decisions just because they are public.

B. Alternatives that place Metro's buses on Fourth or Third Avenue must be considered as part of the Waterfront Seattle EIS.

The DEIS and the SDEIS assume that Alaskan Way south of Columbia must accommodate more than 500 daily buses, serving 12 south-end Metro bus routes that currently use the Alaskan Way Viaduct. They make that assumption because of a 2012 King County Metro study that considered 13 possible routes and concluded that Alaskan Way south of Columbia was the preferred route. *King County Metro Downtown Southend Transit Study* (2012) ("*Southend*"). The EIS cannot make that assumption without analysis of the comparative impacts of other choices.

The conclusion that Alaskan Way must accept the 500+ buses from 12 Metro bus routes because *Southend* concluded that is the best route is first of all circular. On page 4-6, *Southend* explained its conclusions about transit service reliability, for which it scored use of Alaskan Way the highest:

> [T]he Waterfront Seattle Project is proposing northbound AM peak period bus lanes to Columbia Street and southbound AM and PM peak period bus lanes south from Columbia Street to the south. These bus lanes would improve travel time reliability of buses traveling on Alaskan Way in the peak direction.

(emphasis added). Waterfront Seattle cannot, with no prior environmental review or consideration of the impacts on Pioneer Square, first promise Metro dedicated bus lanes on Alaskan Way south of Columbia Street, and then rely on Metro's decision that Alaskan Way is the best transit alternative as a reason to not consider alternatives that put Metro buses on Fourth or Third Avenue. The EIS must also analyze the functioning of Alaskan Way with the added traffic from Ballard/Magnolia, but without the 500+ buses that the City volunteered to put on Alaskan Way.

Review of *Southend* shows that several of the alternatives that Metro rejected, in the face of Waterfront Seattle's promise of dedicated bus lanes, may have been plausible in the absence of those promised lanes.

- The most obvious is the SoDo Busway. It was eliminated because the 12 routes being added to the Busway "would greatly increase congestion in the busway. Also, the current busway has one lane in each direction and Rapid Ride coaches would be required to stop behind local service serving these stops, which is not preferred." *Southend* at 2-1. If the 12 routes would overwhelm the dedicated Busway, why should they be rerouted to overwhelm Alaskan Way?[3] And how does Alaskan Way resolve the issue of Rapid Ride coaches being required to stop behind local buses?

- Pathways 4A and 4B were eliminated because of "poor transit reliability . . . , increased travel time . . . compared to the existing Alaskan Way Viaduct pathway—bus travel time would increase by approximately 4.5 minutes northbound and 7.5 minutes southbound during the PM peak." *Southend* at 3-20. In the comparative scoring of pathways, *Southend* at 3-21, Pathway 4A scored one point higher, and Pathway 4B scored three points higher than the chosen pathway of Alaskan/Columbia & Marion (31 out of 45 points for Pathway 4A, and 33 out of 45 for Pathway 4B, versus 30 out of 45 points for alternative 5A). That was in the context of Waterfront Seattle's having promised Metro dedicated bus lanes on Alaskan Way. Who knows why *Southend* chose to eliminate alternatives 4A and 4B, which scored higher in its evaluation, or whether it would have come to the same conclusion had Waterfront Seattle not made that improper commitment. The EIS should include a comparative analysis of the travel time for buses using other alternatives versus Alaskan Way. It may be that decision-makers would choose to save commuters a few minutes (if there is in fact any difference—*Southend* does not appear to provide that information) at the price of permanently disconnecting Pioneer Square from the waterfront. But those are choices that the EIS must disclose.

It is possible that capital investments will be needed to improve the functioning of one or more of the alternatives that *Southend* rejected without analysis. If so, those capital investments should be identified. But the fact that capital investments are needed for transit to function effectively is not itself a reason why

[3] Sound Transit will be asking voters this fall to fund the creation of a second transit tunnel under Seattle to resolve congestion in the Third Avenue bus tunnel. Over time, Metro will need to resolve a number of congestion issues, and presumably will do so. But the commitment of two lanes of Alaskan Way to transit only, or the commitment to permanent congestion on Alaskan Way from buses, permanently disconnecting Pioneer Square from the waterfront, is an irretrievable commitment of resources that won't be revisited when Metro addresses the Busway congestion.

Pioneer Square should face a seven- or eight-lane highway between it and the waterfront.

The primary objection to several routes was that they were subject to train traffic. But the City and State developed a mitigation option of an overpass at S. Lander Street in the early days of seeking solutions to the SR 99 Replacement process. Of the estimated $150 million cost of the S. Lander Street overpass, the first $20 million was provided by the Move Seattle levy. http://www.seattle.gov/transportation/docs/CB118402SpendingBreakdown.pdf. The City has applied to the federal government for the next $55 million. http://www.seattle.gov/transportation/lander_bridge.htm. Although that means it is not yet fully funded, it is much closer to reality than the currently unfunded Waterfront Seattle AWPOW, which requires something on the order of $700 million that is not yet funded.

II. The EIS must disclose how the significant adverse impacts of both the preferred alternative and the new alternative will be mitigated.

In its comment letter on the DEIS, Alliance for Pioneer Square pointed out numerous significant adverse environmental impacts, including the impact on parking, the impact on South Jackson and South King Street of directing hundreds of ferry trips per hour onto those constrained streets, and the inadequacy of the meager improvements supposedly included in Waterfront Seattle to provide east-west connections to the waterfront. The new Main Alternative 2 does nothing to address any of those concerns; it simply increases the congestion on Alaskan Way. It is not acceptable for the City to simply throw up its hands with a "so sorry." There needs to be serious mitigation for the impacts of the proposal.

III. The EIS needs to be based on current data.

As Alliance for Pioneer Square pointed out in its comments on the DEIS, the DEIS was inadequate in its failure to adequately disclose the cumulative impact of the loss of parking as a result of the AWPOW. In the intervening months, things have only gotten worse, and yet the SDEIS makes no effort to deal with current information. Two weeks after the SDEIS was released, the Seattle Department of Transportation released an Environmental Assessment of a proposed streetcar system that will remove 192 parking places from First Avenue – some 84% of the on-street parking within the route of the streetcar. That greatly exacerbates the loss of parking from AWPOW, but is not addressed by the SDEIS. Similarly, additional development since the release of the

DEIS has removed additional parking from Pioneer Square and downtown Seattle, yet there is no effort to address those changed circumstances. The SDEIS will increase congestion on Alaskan Way and will necessarily divert traffic onto other streets affecting Pioneer Square. But the SDEIS makes no effort to address those changes in circumstances. The assumptions that were flawed in the DEIS are more flawed today, and should have been addressed as part of the SDEIS.

IV. There needs to be a thoughtful no-action alternative.

The "no-action" alternative in the DEIS paints it as being as bad as possible. The DEIS assumed that the City would do nothing to address congestion on Alaskan Way—no signal timing, no improvements of intersections, nothing. The citizens of Seattle have since passed a transportation levy that will provide $100 million per year for the next nine years for transportation improvements. The City cannot expect to just let Alaskan Way traffic remain at gridlock under the no-action alternative, when minor improvements such as replacing outmoded traffic signals or signal timing could significantly improve the functioning of the no-action alternative. The no-action alternative needs to be an alternative in which the City devotes the same resources to improvement of traffic conditions on Alaskan Way that the citizens have given it to improve traffic conditions throughout the City.

The City currently has no commitments of money for any part of Waterfront Seattle. It is entirely possible that some or all of it will not go forward promptly after the deep-bore tunnel opens. The City needs to think carefully about, and present in its EIS, a realistic plan for how it will take ordinary, responsible steps if the no-action alternative is chosen by either decision or default.

Very truly yours,

MILLER NASH GRAHAM & DUNN LLP

for

Elaine L. Spencer

70098619.2

BEFORE THE SEATTLE HEARING EXAMINER

WATERFRONT LANDINGS OWNERS ASSOCIATION, a Washington nonprofit corporation, Petitioner, vs. THE CITY OF SEATTLE, through its DEPARTMENT OF TRANSPORTATION, Respondent.	Case No. **WATERFRONT LANDINGS OWNERS ASSOCIATION'S PETITION FOR REVIEW OF ADEQUACY OF ENVIRONMENTAL IMPACT STATEMENT FOR ALASKAN WAY, PROMENADE, AND OVERLOOK WALK**

1. PETITIONER

Petitioner is the Waterfront Landings Owners Association ("Waterfront Landings"). Its mailing address and telephone number are:

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Petitioner would like to receive documents from the Office of Hearing Examiner by email attachment.

2. RESPONDENT

Respondent is the City of Seattle through its Department of Transportation (SDOT). On October 31, 2016 SDOT issued a Final Environmental Impact Statement (the FEIS) for Alaskan Way, Promenade, and Overlook Walk (AWPOW).

3. INTEREST OF WATERFRONT LANDINGS

Waterfront Landings is a 232-unit residential condominium community fronting on Alaskan Way between Pine and Lenora Streets. It is home to nearly 400 residents, who have chosen to live there because of the scenic beauty of the location, the amenity of its pedestrian environment, and its easy access to downtown Seattle. Waterfront Landings Owners Association is the homeowner association for Waterfront Landings. Waterfront Landings was one of the first developments in Seattle for which the City insisted that a significant number of units be small enough to be affordable. As a result, while Waterfront Landings has some lovely homes with privileged owners, it also includes a significant number of very small homes, owned by residents on modest fixed incomes. Of the 386 people living at Waterfront Landings as of August 2015, 25 percent were senior citizens and retired, 6 percent were children, and 70 percent were adults of working age.

As Waterfront Landings explained to the City in comments on the Draft Environmental Impact Statement ("EIS") for AWPOW, its primary concerns about the environmental impacts of AWPOW are:

- The proposed elevated roadway on Alaskan Way and Pine Street will create toxic fumes and dirt from the road and subject residents to noise at all hours, as well as cutting off Waterfront Landings' access to downtown Seattle. Significant light pollution from vehicular traffic, roadway lighting, and traffic signals located within twenty feet of residents' windows will adversely impact residents' quality of life. Combined with the Overlook Walk (either as originally proposed or under the revised Seattle Aquarium proposal), it will sever the north waterfront from the central waterfront.
- The new 19-foot (two story) concrete retaining wall and guardrail in Pine Street will make the remnant of Pine Street a shaded, dangerous, and blighted neighbor to Waterfront Landings.
- Safety and emergency needs of residents will be severely compromised during construction. Project officials have made at most vague promises that they will provide access for emergency vehicles during construction, but acknowledge that response time for emergency vehicles may still be delayed. After project completion, safety and emergency needs will be compromised by design workarounds required to prevent transient people from occupying the space at the rear and side of the Waterfront Landings building. Again, only vague promises of mitigation have been provided, not specific measures that will assure Waterfront Landings residents that their health and safety will be protected.
- Removal of on-street parking that is essential in order for family members or other guests to visit residents will cause homes within Waterfront Landings to be isolated from the City.

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- The new "service drive," which is essential to replace the loss of Pine Street when the grade of Alaskan Way and Pine Street is changed, will subject residents to noise and fumes at all hours. It is likely to result in accidents as trucks are forced to stop for residents turning into Waterfront Landings or residents try to exit onto Alaskan Way. It will degrade the landscaped walkway in front of Waterfront Landings, which has always been a significant amenity of its homes. It will require a security gate between Waterfront Landings and the retaining wall that will create the impression of a medium-security prison.

Waterfront Landings has provided comments on both the Draft EIS and the Supplemental Draft EIS for AWPOW on behalf of its members, as well as participating for years in numerous meetings with representatives of SDOT and Waterfront Seattle to express the concerns identified in this petition for review. Public comment cannot be measured by how many hours a public employee spends sitting in a room with concerned citizens. The City's responses to those meetings have consistently demonstrated that project officials will neither hear the concerns of Waterfront Landings nor make any substantive changes in the project to address those concerns. When presented with the opportunity to address Waterfront Landings' greatest concern—the raising of the grade of Pine Street and Alaskan Way, which cuts off the northern waterfront and blights Waterfront Landings' southern building, through the replacement of the Overlook Walk with the Aquarium expansion—project officials refused to even consider an alternative that would address that concern. The City's refusal to make any more than cosmetic change to the project to prevent it from becoming a permanent blight on Waterfront Landings leaves Waterfront Landings with no choice but to seek an EIS that discusses a reasonable alternative that has less adverse impact on its residents.

The City of Seattle expects to pay for the improvements included within AWPOW by, among other things, establishing a Local Improvement District ("LID") to provide $199 million. The City expects to impose a special assessment on homes within Waterfront Landings. An LID

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is a proper way to finance construction of public improvements only if those public improvements provide "special benefit" to particular properties not received by the public at large.

As designed, and as described in the FEIS, AWPOW provides no "special benefit" for Waterfront Landings. To the contrary, it will permanently blight Waterfront Landings by tucking it in the armpit of an elevated highway, cutting off its easy access to downtown Seattle, and destroying much of its amenity value.

Two of the most important functions of an EIS for a public project are consideration of reasonable alternatives and identification of mitigation that can reduce the adverse impacts of the project. The failure of the FEIS for AWPOW to fulfill those functions leads to AWPOW's failure to provide any benefit for owners of Waterfront Landings. Waterfront Landings needs the EIS for AWPOW to seriously consider an alternative that would achieve the stated goals of AWPOW without permanently blighting Waterfront Landings. That requires an alternative that moves the intersection of the Elliott Connector and Alaskan Way to Pike Street and reorients the Seattle Aquarium expansion to accommodate that move.

4. DESCRIPTION OF AWPOW

AWPOW was an outgrowth of the removal of the Alaskan Way Viaduct (the Viaduct). Although Waterfront Landings is located and was designed so that the Viaduct had no adverse impact on Waterfront Landings, the Viaduct had been a noisy visual barrier between downtown Seattle and the central waterfront to the south of Waterfront Landings. Removal of the Viaduct will remove that physical barrier and reduce the noise and air pollution that it created to the south of Waterfront Landings, and will provide significant additional open space that can be used to make the central waterfront more attractive. Because Waterfront Landings is not now adversely impacted by the Viaduct and its residents now have easy access to downtown Seattle through the Pike Place Market parking garage elevators, its interest in both the removal of the Viaduct and AWPOW was less than that of properties along the central waterfront.

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The City of Seattle established seven goals for the reconfiguration of the waterfront after the Viaduct is removed:

- Create a waterfront for all
- Put the shoreline and innovative, sustainable design at the forefront
- Reconnect the city to its waterfront
- Embrace and celebrate Seattle's past, present and future
- Improve access and mobility (for people and goods)
- Create a bold vision that is adaptable over time
- Develop consistent leadership from concept to operations

AWPOW is a compilation of several projects that arose from the post-Viaduct waterfront planning process. These include reconstruction of Alaskan Way, construction of a promenade along the waterfront, and new connections to the waterfront, including a major overpass of Alaskan Way below the Pike Place Market. That overpass was originally a grand sweep of concrete coming down from the Pike Place Market to Pier 62/63. The intent was to give tourists a sweeping view of the Olympic Mountains as they walked down to Pier 62/63 from the Pike Place Market.

Approximately one-third of the traffic on the Viaduct coming to or from north of downtown Seattle currently exits or enters the Viaduct at the Pike Place Market by means of Elliott and Western Avenues, to proceed to Ballard, Interbay, and Magnolia. As part of the Viaduct replacement project, it was necessary to build a "Connector" to extend Elliott and Western Avenues down the hill behind Waterfront Landings to Alaskan Way, so that the Ballard/Magnolia/Interbay traffic can use Alaskan Way to reach areas south of downtown Seattle. As originally proposed by Washington State Department of Transportation (WSDOT), the intersection of Alaskan Way and the Elliott Connector was to have been at Pike Street. That intersection would have provided reasonable grades for trucks needing to ascend the bluff, and would have had no adverse impact on Waterfront Landings.

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With the AWPOW design of the Overlook Walk, the Pike Street intersection of the Elliott Connector and Alaskan Way was no longer possible because the grand sweep of concrete directed at Pier 62/63 required that the grades of the roadway underneath be changed. Instead of placing the intersection at Pike and Alaskan Way, AWPOW moved the intersection of Alaskan Way and the Elliott Connector to Pine Street behind Waterfront Landings. That required it to build a wall in the middle of Pine Street adjacent to Waterfront Landings but only inches from the building at its southeast corner, totaling 19-feet high with the required railings. It also required it to raise the grade of Alaskan Way in front of portions of Waterfront Landings. Without additional mitigation, it would have left Waterfront Landings with no access to the southern entrance to its parking garage, no ability for trash and recycling trucks to access the area where trash and recycling is stored, no place for moving vans to park when needed, and no ability for emergency vehicles to access the rear of the building. To address those circumstances, AWPOW requires that a portion of the sidewalk in front of Waterfront Landings be turned instead into a service road, moving all traffic that now accesses the south or rear of the building to pass immediately in front of and below the windows of homes that currently face onto the walkway, Alaskan Way, and Elliott Bay. Those changes will profoundly impact Waterfront Landings.

The AWPOW project team has been clear that only the design of the Overlook Walk made those impacts necessary. AWPOW officials were not, however, willing to alter the original Overlook Walk to reduce the adverse impact of the Overlook Walk on Waterfront Landings.

By early 2016 it was clear that the Overlook Walk was not feasible. It was too expensive, offered too little benefit, and would prevent the Seattle Aquarium, the heart of the central waterfront, from implementing its long-term strategic plan for expansion. As a result, in April 2016 the City issued a Draft Supplemental EIS that substituted an expansion of the Seattle Aquarium for the Overlook Walk as originally presented. Waterfront Landings urged the City to

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use that occasion to develop and evaluate an alternative that moved the Elliott Connector/Alaskan Way intersection back to Pike Street as originally proposed by WSDOT, but the AWPOW staff refused to do so.

A reasonable alternative would include a scheme for the Aquarium expansion that moved the intersection of the Elliott Connector and Alaskan Way to Pike Street, with the Aquarium expansion allowing pedestrian passage across Alaskan Way to the waterfront on top of that intersection. Such an alternative is feasible, and would result in far less adverse impact to Waterfront Landings and upon vehicular and pedestrian safety on Alaskan Way.

5. DEFICIENCIES OF THE FEIS

An adequate EIS for AWPOW was required to consider alternatives that would achieve the goals of the waterfront plan and to identify the adverse impacts of those alternatives, and mitigation that could reduce those adverse impacts. The inadequacies of the Draft EIS and Draft Supplemental EIS were detailed in comment letters submitted by Waterfront Landings on August 12, 2015 and May 18, 2016, Exhibits A and B to this petition. Those comments are incorporated in this petition by reference. The FEIS contains no changes or even consideration of alternatives to correct those deficiencies. Without limiting the foregoing, the FEIS for AWPOW is inadequate in at least the following respects.

a. Failure to adequately describe the environmental impacts of the Overlook Walk component of AWPOW

The FEIS focuses almost entirely on the effect of AWPOW on the central waterfront and fails to adequately describe the impact on either Waterfront Landings or the northern waterfront.

b. Failure to consider reasonable alternatives

The identification and analysis of alternatives is the heart of an EIS. WAC 197-11-440(5) requires that:

> (b) Reasonable alternatives shall include actions that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation.

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The FEIS is inadequate because it does not consider reasonable alternatives that would allow AWPOW to achieve its stated objectives with less environmental degradation. For a private project, it may be appropriate to consider only a "no action" alternative. But for a major public project, SEPA expects that the EIS will consider a reasonable range of alternatives. For a project of this character, it is simply untrue that there is only one alternative that could achieve the project's objectives, and untrue that there is no mitigation that the public can commit to that would achieve the project's objectives at lower environmental cost. By placing the intersection of Alaskan Way and the Elliott Connector beside Waterfront Landings at Pine Street, the project as designed will permanently blight Waterfront Landings. It will cut off the northern waterfront from the central waterfront, destroying the view for what is now one of the great pedestrian experiences of Seattle by interrupting the sweeping view of the harbor for pedestrians walking south along Alaskan Way. The State Environmental Policy Act ("SEPA") requires that before a proposal with such significant adverse impacts is implemented, public decision-makers and the public at large have full disclosure of the environmental impacts of the proposed action and the possible mitigation that might achieve the proposal's objectives at lower environmental cost.

c. Inadequate description of possible mitigation

An essential element of an adequate EIS is description of the possible mitigation for the adverse impacts of the proposal. Without a description of the possible mitigation, decision-makers do not know how they may be able to mitigate those adverse effects. It is not the function of the EIS to decide what mitigation will be provided; its function is to describe the mitigation that could alleviate the adverse impacts, so that decision-makers can determine what mitigation will be required.

As detailed in Exhibits A and B, the EIS has no adequate description of either the mitigation that can be provided for the significant adverse construction impacts of the project or the significant adverse impacts of the project once it is completed. The responses to Waterfront Landings' comments simply demonstrate that the FEIS makes no commitments to any mitigation

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of adverse construction or operational impacts beyond a vague and unenforceable commitment to "continue working with" Waterfront Landings. That is not the level of detail or precision that an adequate EIS requires.

6. REQUESTED RELIEF

Waterfront Landings asks the Hearing Examiner to determine that the FEIS for AWPOW is inadequate under SEPA and to remand the matter to SDOT for preparation of an adequate EIS.

DATED this 14th day of November, 2016.

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Exhibit A

August 12, 2015

AWPOW—Draft EIS Comments
c/o Mark Mazzola, Environmental Manager
Seattle Department of Transportation
PO Box 34996
Seattle, WA 98124-4996

Comments of Waterfront Landings Condominium on Draft EIS for Waterfront Seattle Alaskan Way, Promenade and Overlook Walk

Dear Mr. Mazzola,

Waterfront Landings is a 232-unit residential community that is home to nearly 400 residents who have chosen to live there because of the scenic beauty of the location, the amenity of its pedestrian environment, and its easy access to downtown Seattle. It was one of the first developments in Seattle where the City insisted that a significant number of units be small enough to be affordable. As a result, while Waterfront Landings has some lovely homes with privileged owners, it also includes a significant number of very small homes, owned by residents on modest fixed incomes. Of the 386 people living at Waterfront Landings, 25% are senior citizens and retired, 6% are children, and 70% are adults, most working.

The negative impact of the central waterfront plan as currently proposed will significantly reduce the quality of life and safety for all residents living at Waterfront Landings Condominiums. The following are our major concerns:

- The proposed elevated roadway on Alaskan Way and Pine Street will create toxic fumes and dirt from the road and subject residents to noise at all hours, as well as cutting off Waterfront Landing's access to downtown Seattle. Combined with the Overlook Walk, it will sever the north waterfront from the central waterfront.
- The new 25-foot wall in Pine Street will make the remnant of Pine Street a shaded, dangerous, blighted neighbor to Waterfront Landings.
- Safety and emergency needs of residents will be compromised during construction due to lack of access to emergency medical and fire vehicles, and during operation due to increased homeless use and illegal activities in the area next to and behind the building.
- Loss of parking for resident's family or guests which will isolate our homes from the City.
- The service drive, which is essential to replace our lost use of Pine Street when the grade of Alaskan Way and Pine Street is changed, will subject residents to noise and fumes at all hours, while also destroying the walkway in front of Waterfront Landings, which is a significant amenity of our homes.

Having Focused on only One Alternative, the DEIS Incorrectly Pretends that the Preferred Alternative Achieves the Project Objectives.

The Preferred Alternative does not propose a "waterfront for all;" it is a waterfront for tourists or young, fit bike riders, not for people with mobility issues or people pushing strollers, such as many Waterfront Landings residents and their families. It does not "reconnect the City to its waterfront;" it severs the north waterfront from the central waterfront, and leaves Waterfront Landings tucked behind a new highway overpass, with access to Downtown Seattle much restricted when compared to our current access. It does not "embrace and celebrate Seattle's past;" it blocks the views of the historic waterfront and Pike Place Market for everyone on the formerly-majestic walk of the northern waterfront.

The EIS must consider alternatives that would reduce those impacts. The premise of the DEIS is there is only one alternative that could achieve the City's objectives within the confines of the existing right of way. That is absurd. If the City hired ten world-class design teams it would get more than ten alternative ways to achieve the City's objectives, because most of the design teams would offer the City several alternatives. And most of the design team would propose alternatives that recognized that the public interest is not served when the City builds something that aggressively damages its closest neighbors then turns a blind eye to its impacts.

The EIS also must consider realistic alternatives that could be implemented if the project as proposed is not feasible. Waterfront Seattle has been opaque about the cost of the AWPOW projects, and where it expects to get the money to build them. At this point the public has no basis to conclude that the Preferred Alternative is feasible. Instead of providing the public with a realistic basis to understand what would happen if the City does not build the Preferred Alternative, the EIS tries to magnify the disadvantages of the "No Action" alternative by assuming that the City would permanently stand helplessly by and let all of the worst qualities of the No Action alternative continue indefinitely. Read closely, the EIS shows that modest investments would ameliorate many of what the EIS treats as the disadvantages of the "No Action" alternative. Once the viaduct is removed, it is likely that a range of approaches to enlivening the Waterfront and truly connecting it to the heart of the city will become more obvious. The EIS does the City a disservice by not considering ways to keep the City moving while that process unfolds.

The EIS Must Consider an Alternative that moves the Intersection of Alaskan Way and the Elliott Extension to Pike Street, as Proposed by WSDOT, the City and the Federal Highway Administration in 2009.

The severe long-term impact on Waterfront Landings comes from the Preferred Alternative raising the grade of Alaskan Way in front of its southern building, and then raising the grade of Pine Street so that vehicles pass on a raised roadway a few feet from the southern building, letting people in the cars stare into residents' homes. Access to the Waterfront Landings parking garage will become difficult and circuitous. The gracious walkway in front of the building will be eliminated. The ability to walk down the east side of Alaskan Way to the Central Waterfront will be eliminated. Garbage and recycling and delivery trucks will pass directly under residents windows. Residents making the hairpin turn into the property to reach

the garage run the risk of being run down by trucks and other vehicles making a sharp descent and right turn from the new raised intersection. The project has shown the public glossy renderings that minimize the adverse impact on the quality of the space around the building, by distorting the proportions and showing flowers and sunlight at the base of a north-facing wall. To give decision-makers an accurate understanding of the impact, we built a model, based on the plans and elevations we received from the City. By any reasonable measure, that new road will be a long-term blight to Waterfront Landings and a continuing traffic hazard for vehicles and pedestrians.

In 2009 the Washington State Department of Transportation, the Federal Highwaty Administration and the City of Seattle developed a plan for the Elliott & Western Connector that would eliminate the adverse impacts on Waterfront Landings. In meetings with the Project Team we have been told that the only reason that the 2009 plan is not an alternative now is that it would be impossible to have the Overlook Walk connect the Pike Place Market to Pier 62/63 with that plan. Pier 62/63 is a seismically unsound wooden platform, with no historic value, and which the City has no money to put to public use – assuming that the federal resource agencies such as the U.S. Army Corps of Engineers would give the City permits to restore Pier 62/63 to public use. The EIS must consider an alternative which reverts to the WSDOT/FHA/City plan for the Elliott & Western Connector, and directs pedestrians to the Central Waterfront rather than to Pier 62/63.

The EIS Must Consider An Alternative That Connects the Pike Place Market to the Central Waterfront Without Severing the Connection between the North Waterfront and the Central Waterfront

In rare candor, on page 5-25 the EIS says, "[T]he Overlook Walk would divide the Alaskan Way corridor visually and physically into separate north and south segments and would serve as the new visual terminus for views from Alaskan Way. This would result in substantial impact on the character and aesthetics of the northern half of the Waterfront landscape unit." Today, the views of the waterfront, the Pike Place Market, Mt. Rainier and downtown Seattle for anyone walking south along the Alaskan Way from Broad Street, is one of the world's great pedestrian vistas. The Port of Seattle's pedestrian overpass at Bell Street was designed so that it did not destroy that view. But the Overlook Walk, in its single-minded zeal to enhance the view of tourists coming from the Pike Place Market to the Waterfront, will be a huge visual barrier severing the north waterfront from the central waterfront. We understand the desire to get pedestrians over Alaskan Way and the new bike path, but the Port's Bell Street overpass demonstrates that doesn't require damaging the views of the Waterfront from the north.

City environmental policy requires that development protect public views of historic landmarks. The EIS has only one visual depicting how it will hide the views of the historic Pike Place Market. Figure 5-8. But the Overlook Walk will block the views of both the Pike Place Market and the historic piers on the Central Waterfront, inserting a swath of glass, steel and concrete into one of Seattle's most fine-grained historic urban settings.

The EIS Must Disclose How the City Will Keep the New Raised Pine Street from Being a Magnet for Homeless Camping and Illegal Activity Immediately Adjacent to Waterfront Landings.

Over many years, many police chiefs and many mayors, the City has become increasingly unwilling or unable to deal with homeless individuals camping in its public spaces, and engaging in a range of illegal activities. Waterfront Landings residents have endured that phenomenon with camping under the Viaduct. With the removal of the viaduct, that population will need to find new places to camp. We understand the City hopes to keep people from camping in the new park, but the planters at the base of the new wall for Pine Street, or the area under the new Elliott Way extender that must be available to service vehicles behind Waterfront Landing will be prime spots for homeless camping. They will not be readily visible from Alaskan Way, will be sheltered from southwest winter winds, and will be relatively quiet. The EIS needs to disclose how the City will prevent that outcome. Whatever happens in the rest of the Project, the intrusion of the new Pine Street on Waterfront Landings will be magnified unless the City keeps it free of homeless camping and illegal activity.

The EIS Must Consider a Redesign of Overlook Walk that Would Not Doom the Seattle Aquarium to Mediocrity

The Seattle Aquarium is one of Waterfront Landing's closest neighbors. It is the largest draw to the Waterfront, and it has gone through an extensive master planning process, with the

goals to, among other things, "build on [its] role as an authentic and uniquely Seattle aquarium at the center of Seattle's great new waterfront" and "make the Aquarium the single most compelling and fun element of the new waterfront." That Master Plan defines the way the Aquarium can achieve those goals. But to achieve those goals, the Aquarium needs nearly 76,000 square feet of new building. One of its options – likely the only realistic option – for where to put that space is on the block the Preferred Alternative instead consumes with the Overlook Walk. According to the EIS, pp. ES-8 and 2-15, the Overlook Walk will leave the Aquarium with only 22,000 square feet of new space, or less than a third of what it needs.

Providing the Aquarium with the space it needs would require moving the new Aquarium to the north end of the block between Pike and Pine – where the Preferred Alternative instead puts the new raised Pine Street, and putting the intersection of Alaskan Way and Elliott Way at Pike Street. The roof of a new Aquarium on that block could provide a landscaped greenspace path down from the Pike Place Market to the Waterfront. It could provide an overpass of Alaskan Way that landed both Aquarium visitors and the general public on the west side of Alaskan Way and the new bike path. Redesign to accommodate the Aquarium's needs could also resolve the concerns of Waterfront Landings with Pine Street.

Waterfront Seattle's failure to consider such an alternative is inexplicable. Public records show that through October 2014, Waterfront Seattle had spent nearly $39 million on the design, without SEPA review. That's an enormous amount of money, when compared to the $58 million Seattle voters agreed in 2014 to spend on universal preschool, the $13 million cost of a new fire station, or the $2 million per mile cost of sidewalks in neighborhoods which have none. One has to believe that the City's refusal to consider alternatives has much more to do with the Project Team not wanting to admit it spent $39 million on design of the project and had to redesign it than it has to do with any real limitation on alternatives.

Waterfront Seattle Must Provide Specific and Effective Mitigation for the Construction Impacts Disclosed in the EIS.

The EIS states that construction of Waterfront Seattle will occur from 2017 through mid-2020. It also says that Alaskan Way will be closed for "a short period (assumed to be up to 4 months for the purpose of analysis)" in front of Waterfront Landing. The EIS acknowledges that closing Alaskan Way will require all vehicles, including emergency vehicles, to cross the Burlington Northern tracks at Wall, Vine, Clay or Broad Street. The EIS incorrectly suggests that the delay would be between 1 and 5.5 minutes, which they say is the "typical" time for gate closures. The author clearly hasn't crossed at those locations often. Burlington Northern trains sometimes stop while blocking the crossing, presumably to switch tracks at the grain terminal. A second train sometimes comes before the first one clears. Closures can last 20 or 30 minutes or more. That is an unacceptable time for emergency vehicles to be delayed. If it seems a "moderate" impact to the EIS drafters, it is a life-threatening impact to someone who needs the emergency vehicle. At a bare minimum, Alaskan Way must always be open to emergency vehicles.

The EIS must also provide much more specific mitigation for the other construction impacts. Waterfront Landings has endured half of the three-year construction window for the

seawall replacement. Another three years of construction, including multiple shifts and traffic disruption, requires significant mitigation, in keeping with the significant impact.

The City must address the loss of parking on the waterfront.

The EIS makes it clear – if you can't walk the grades between First Avenue and the Waterfront, you're out of luck. The EIS suggests that AWPOW will enhance transit. That is true for people taking buses between West Seattle or Burien and downtown. But there is no transit on the waterfront. The City removed the Waterfront Trolley, and there is no assurance it will ever be replaced. Today Waterfront Landing has easy accessible access to Downtown Seattle; we can walk south on Alaskan Way and then take the elevator of the Market parking garage to the level of First Avenue. The Preferred Alternative will eliminate that access. This summer the Pike Place Market parking garage and all available on street and off street parking off of Alaskan Way has frequently been 100% full. That is the future, according to the EIS.

That has a significant adverse impact on living at Waterfront Landings. The EIS says, p. 4-16, "[T]he Action Alternative would remove parking spaces primarily along Alaskan Way and in the current Alaskan Way Viaduct right of way. A few spaces would also be removed on east-west streets. Parking patterns may shift, as motorists accustomed to parking on the street in a particular location may have to travel several blocks farther to find available parking." Those "motorists" are our elderly parents, our friends with mobility limitations, sometimes our children bringing our grandchildren to visit. Our guests are often not capable of walking "several blocks further to find available parking," then walking the grades proposed by the Preferred Alternative. If that is their choice, the people most important to us will not be able to visit our homes. It is hard to imagine a more significant adverse impact. The stated goal of a "Waterfront for all" becomes a cheap jingle.

Conclusion

We want to be clear. We do not want to be at war with the City. We want a Waterfront Seattle that we can be enthusiastic about. But the project team's adamant refusal to consider our concerns, and its insistence on its way, has led to a project that will be severely damaging to us. The good news is that the SR 99 replacement tunnel is not expected to be open until spring of 2018. That gives the City time to start over and get this right. We look forward to working with the City to accomplish a great waterfront, and ask the City to give us that opportunity, not simply insist on proceeding in a way that will fundamentally blight Waterfront Landings.

Thank you for considering these comments.

Very Truly Yours

Waterfront Landings Board of Directors

Maureen Miller

Maureen J. Miller, President

Elizabeth Kanny, Vice President

Robert Stevens, Secretary Treasurer

Paul Wyckoff, Member at Large

Stephan Fjelstad, Member at Large

Daniel Mathis, Member at Large

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Waterfront Landings Residents

Unit 523

Unit 206

Unit 314

Unit 126

Unit 313

Owen Carroll
Unit 132

Debra Lee
Unit 228

George Satterfield
Unit 208

David Koons
Unit 455

Marie K Fuqua
Unit 455

M. Mohammad Khokhar
Unit 248

Tamera Nyhus
Unit 331

Debra Nicole
Unit 556

Mary Ivy
Unit 354

Mary Ridgon
Unit 123

Unit 302

Unit 349

Unit 525

Unit 547

Unit 356

Unit 546

Unit #116

Unit 230

Unit 137

Unit 327

Unit 124

ALVARO COLLET
Unit 235

Unit 527

Unit 529

Unit 327

Unit 236

Unit 104

Unit 249

Unit 203

Unit 333

Unit 330

Unit 104

Unit 209

Unit 204

Unit 329

Unit 326

Unit 136

Unit 139

Leonie Barnes
Unit 557

Unit 443.

Unit 137

Karin Johannes
Unit 516

Unit 516

Vas. Kramer
Unit 106

Sheila M Kramer
Unit 106

Herman Wilson, III
Unit 422

Gene Liddell
Unit 304

Unit 607

Erin Hardwick
Unit 467

Susan Palmer
Unit 441

Edward P. Palmer
Unit 441

Stephe Cox
Unit 205

Joan Egan
Unit 408

Dan Egan
Unit 408

Unit 541

Unit 541

Unit

Steven W. Andreasen
Unit 457

Unit 235

Karel Reeves
Unit 329

Unit 322

Unit 324

Unit #321

Unit 127

Unit 127

Unit 234

Unit 306

Unit 206

Unit 111

Unit

Unit 446

Unit 226

CAROLINA MORENO G.
Unit 314.

RYAN HAMMERSMITH
Unit 224

CRYSTAL DICARLO
Unit 224

Randy L. Blair
Unit 115

Janice L. Blair
Unit 115

Bill Attridge
Unit 515

Ann Jones
Unit 324

Randy Thomas
Unit 525

Unit 411

Andrew Udoye
Unit 214

Kaitlin Titsworth
Unit 435

Karen L Cobb
Unit 210

Sandra A. Mizerne
Unit 427

Lourdes Fuentes
Unit 547

Joel R Rasmussen
Unit 524

Raj Rayru
Unit 145

Peter M Brown
Unit 116

Unit 342

Unit 353

Karla K. Engenbergen
Unit 105

Unit 152

Trevor Gibson
Unit 152

Unit 550

Nancy Betcher
Unit 550

Unit 410 Velero

Unit ___

Unit ___

Unit ___

Unit ___

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Unit ___

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Unit ___

Laura Lee Stewart

Unit 245

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Unit

Kevin C. Craig Kevin C. Craig

Unit 528

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Elizabeth Kanny, Vice President

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Daniel Mathis, Member at Large

Brian Frederick, Member at Large

Waterfront Landings Residents

Pamela K Rasinjadi
Unit 151

Glen Rasinjadi
Unit 151

Unit ___

Unit ___

Unit ___

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Waterfront Landings Residents

Unit 544

Unit ___

Unit ___

Unit ___

Unit ___

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Stephan Fjelstad, Member at Large

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Brian Frederick, Member at Large

Waterfront Landings Residents

Unit 511

Unit ___

Unit ___

Unit ___

Unit ___

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Daniel Mathis, Member at Large

Brian Frederick, Member at Large

Waterfront Landings Residents

Linda Mccool
Unit 447

Walter Paul Dechoc
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Robert Thompson Patricia A. Thompson
Unit 404

Unit ___

Unit ___

Unit ___

Unit ___

Shara Williams DDS
Unit 356

_____
Unit ___

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Unit ___

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Unit ___

cc: Honorable Ed Murray, Mayor
Council President Tim Burgess
Councilmember Jean Godden, Chair, Central Waterfront, Seawall and Alaskan Way Viaduct Replacement Program
Councilmember Sally Bagshaw
Councilmember Bruce Harrell
Councilmember Nick Licata
Councilmember Mike O'Brien
Councilmember John Okamoto
Councilmember Tom Rasmussen
Councilmember Kshama Sawant

Exhibit B

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May 18, 2016

BY FIRST-CLASS MAIL AND ELECTRONIC MAIL

AWPOW – Supplemental Draft EIS Comments
c/o Mark Mazzola, Environmental Manager
Seattle Department of Transportation
PO Box 34996
Seattle, WA 98124-4996

Subject: Comments of Waterfront Landings on Supplemental Draft Environmental Impact Statement for Alaskan Way, Promenade, and Overlook Walk ("SDEIS")

Dear Mr. Mazzola:

These comments on the SDEIS are submitted by Waterfront Landings Condominium, a 232-unit residential community immediately abutting Waterfront Seattle's rerouting of Pine Street, the change of grade of Alaskan Way and Pine Street, and the Overlook Walk components of "AWPOW." In its August 12, 2015, letter commenting on the significant adverse impacts of AWPOW, signed by 110 residents, Waterfront Landings identified the following major concerns with the environmental impacts of the proposal:

- The proposed elevated roadway on Alaskan Way and Pine Street will create toxic fumes and dirt from the road and subject residents to noise at all hours, as well as cutting off Waterfront Landings' access to downtown Seattle. Combined with the Overlook Walk, it will sever the north waterfront from the central waterfront.

- The new 25-foot wall in Pine Street will make the remnant of Pine Street a shaded, dangerous, and blighted neighbor to Waterfront Landings.

- Safety and emergency needs of residents will be compromised during construction due to lack of access to emergency medical and fire vehicles, and

during operation due to increased homeless use and illegal activities in the area next to and behind the building.

- Loss of parking for residents' families and guests will isolate residents' homes from the City.

- The service drive, which is essential to replace the lost use of Pine Street when the grade of Alaskan Way and Pine Street is changed, will subject residents to noise and fumes at all hours, while also destroying the walkway in front of Waterfront Landings, which is a significant amenity of their homes.

None of those concerns are addressed by the SDEIS. All of them must be addressed.

When the City announced that it would be preparing a supplemental EIS, Waterfront Landings hoped that meant the City was finally going to take its comments seriously. So long as the City insists on raising the grade of Alaskan Way and Pine Street adjacent to Waterfront Landings, it is not clear that Waterfront Landings property owners can ever accept the project. Nonetheless, Waterfront Landings leadership met with the Waterfront Seattle staff to outline the minimum mitigation that would be necessary in order for Waterfront Landings' leaders to consider recommending acceptance of the project. None of the mitigation measures that they consider essential are included in the SDEIS.

Overlook Walk Alternative 2, replacing an expansion of the Seattle Aquarium for the unidentified user of the former Building C, which was just conceptual in the first place, is not a genuine alternative. So the EIS for this very public project considers no real alternative, other than "no action." The City has never considered any alternatives to the Corner Plan. We believe SEPA expects more from the City. While Waterfront Landings will likely prefer the Aquarium as a neighbor to whoever else might have occupied Building C, and the Aquarium is less likely to countenance as much of the uncivil behavior tolerated at Steinbrueck Park as would whoever is ultimately responsible for the Overlook Walk, Waterfront Landings still believes that the City must consider a genuine alternative that does not change the grade of Pine Street or Alaskan Way abutting Waterfront Landings.

The SDEIS gives only conclusory reasoning for why the City has not developed an alternative that moves the intersection of Alaskan Way and the Elliott Connector to Pike Street (or south of Pike Street if needed). *See* SDEIS at 2-11.

- It says that an intersection at the base of Pike Street would be elevated approximately five feet above ground level. That suggests that the natural location for the intersection is perhaps south of Pike Street, which is fine with Waterfront Landings. Presumably the project has both the existing Alaskan Way right-of-way and the existing SR 99 right-of-way to work with. There is no reason why the intersection can't be as far south as it needs to be so that the entire intersection is built on grade, which will be both cheaper to build and easier for vehicles, particularly trucks, to negotiate.[1]

- It says that the west crosswalk would increase in length from approximately 70 feet to 90 feet. While Waterfront Landings agrees that this is wide, it notes three things: First, a 90-foot crosswalk pales in comparison to the convoluted route that Waterfront Landings residents will be expected to take in order to reach the Pike Place Market and downtown Seattle if the Overlook Walk is built. Second, it is still ten feet shorter than the proposed crosswalk at South Washington Street under Main Corridor Alternative 1, where Pioneer Square residents would cross Alaskan Way to enjoy the restored historic Washington Street Boat Landing. The City cannot rule out a 90-foot-wide crosswalk as being too wide for pedestrian access, while imposing a 100-foot crosswalk on a key intersection in Pioneer Square. Third, the whole purpose of the Overlook Walk was to create a pedestrian route over Alaskan Way to fulfill the objective of reconnecting the city to its waterfront. If Overlook Walk is actually as effective in funneling all the people who want to get from downtown Seattle to the waterfront across the Overlook Walk as the project seems to expect, the crosswalk at Alaskan Way level underneath the Overlook Walk should not be too significant. We do not believe the design team has given meaningful thought to how people will actually move through the project, particularly people with limited mobility. But a 90-foot crosswalk is not an excuse to not consider a reasonable alternative in

[1] Every sketch the Waterfront Seattle staff has provided of moving the intersection of the Elliott Connector and Alaskan Way south to Pike Street has assumed that Elliott Connector and Alaskan Way must be a straight street going up the hill under the Pike Place Market, with Alaskan Way north of the intersection being relocated to bend east to intersect that new, straight street. That configuration relegates Alaskan Way north of the intersection to a minor side-street, and permanently damages the views for pedestrians walking south along Alaskan Way. It is not clear what motivates that destruction of Alaskan Way as the boulevard along the entire downtown waterfront – not just the portion of the waterfront adjacent to the new seawall. It may be a traffic engineer's effort to give primacy to maximizing the speed of traffic coming to and from Ballard/Magnolia; it may something else. But there is no reason why the Elliott Connector cannot come down to grade level, and there bend to intersect the existing path of Alaskan Way.

this project when a larger crosswalk is accepted as the norm in another part of the project.

Because the SDEIS simply refuses to consider an alternative that moves the intersection of Alaskan Way and Elliott Connector to the south, the SDEIS itself provides no basis for the public to understand whether that is reasonable or not. Waterfront Seattle staff has shown Waterfront Landings leadership two sketches of designs that would move the intersection to Pike Street. Both appear to be based on assumptions that are not valid.

The first is an assumption that trucks must be able to reach the Port of Seattle's cruise ship dock at Pier 67 from the north, coming down the Elliott Connector. Trucks cannot now reach Pier 67 from the north without crossing the railroad tracks at Broad Street, and once the project is built, they will still be able to reach Pier 67 the same way. The stated purpose of the Main Corridor (SDEIS at ES-2) is to "accommodate safe, efficient, and reliable travel between the south downtown area and Belltown." (emphasis added). While we believe the purpose of the Main Corridor is and should be much broader than that, that stated purpose is necessitated by the fact that the deep-bore tunnel does not have any entrance/exit comparable to the entrance/exit to the viaduct at the Pike Place Market. We understand that the Port might like the option that it does not now have of bringing trucks to Pier 67 from the north. But nothing requires that the desires of the Port be met to Waterfront Landings' detriment. At the very least, the desire of the Port for access it does not now have cannot be the basis to restrict the alternatives considered.

The second assumption seems to be that the "Main Corridor" is not Alaskan Way (both north and south of the Aquarium), with a new intersection of Alaskan Way where the Elliot Connector intersects with it. Rather, the traffic engineers seem to have assumed that since the stated "purpose" of the Main Corridor is to move traffic from Belltown to SoDo, the "Main Corridor" is a new street consisting of Alaskan Way south of the Aquarium and the new Elliott Connector, with Alaskan Way north of the Aquarium becoming the street that intersects the "Main Corridor."[2] Indeed, the City

[2] The DEIS stated the goals of the project as a whole as being: 1) create a waterfront for all, 2) put the shoreline and innovative, sustainable design at the forefront, 3) reconnect the city to its waterfront, 4) embrace and celebrate Seattle's past, present and future, 5) improve access and mobility (for people and goods), 6) create a bold vision that is adaptable over time, and 7) develop consistent leadership from concept to operations. DEIS at ES-1. The specific focus of each of the four components of AWPOW must be understood to be in that context and subject to those overarching objectives. The main corridor cannot focus on north-south throughput at the expense of the larger purposes of the project as a whole.

apparently intends to abandon nearly 50 feet of the existing Alaskan Way right-of-way so that the Aquarium Ocean Pavilion can be built on what is now Alaskan Way. The result will be a loss of one of the great views in Seattle, that experienced by pedestrians walking south from the Olympic Sculpture Park or one of the northern piers to the central waterfront.

The third assumption is that the City must create a public open space that it calls "Aquarium Plaza" in order to achieve its objectives for Waterfront Seattle. While we understand that the City would like all the open space it can get (whether or not it can maintain it), the removal of the Viaduct will enable creation of acres of additional public open space along the Promenade. The City already has Pier 62/63, which would be usable public open space. The City claims it has plans to rebuild it so that it is structurally sound concurrent with the next phase of the Seawall project adjacent to those piers, although where the money to do that is to come from has not been disclosed. The City has Waterfront Park, which it does not have money to rehabilitate. It has not explained how it will fund the maintenance and supervision required in order to keep the new public open spaces created by Waterfront Seattle from becoming overrun by the sort of antisocial behavior that has plagued Steinbrueck Park and other downtown open spaces. The City has many "gathering" spots, including but not limited to Westlake Park, Seattle Center, Myrtle Edwards Park, and the new South Lake Union Park. There is nothing essential about creating a public open space at "Aquarium Plaza" for Waterfront Seattle to achieve its purposes and objectives.

It appears that those three assumptions, or some variation on them, not only are the excuse for not considering moving the Elliott Connector to Pike Street or south of Pike Street, but also will restrict the Seattle Aquarium's expansion to only 48,000 square feet rather than the 76,000 square feet that its recently adopted master plan says it needs in order to achieve its long-term vision. By moving the Elliot Connector south, the Aquarium likely could have the additional building size it needs. Using the Aquarium's expansion's roof as public open space, as the Aquarium has proposed, is certainly a reasonable alternative to the jerry-rigged Aquarium Plaza provided by either Overlook Walk Alternative 1 or Alternative 2.

To have an adequate EIS, the City needs to consider an alternative that moves the intersection of the Elliott Connector to the south without regard to Port truck traffic to Pier 67, that continues the open space and transportation functions of Pine Street and Alaskan Way without alteration or intrusion, and that makes the Elliott Connector intersect into Alaskan Way at grade level. With those criteria in place, it then needs to determine whether the Aquarium expansion, south of existing Pine Street and

east of existing Alaskan Way, can be large enough to actually meet the Aquarium's long-term needs. If it can be, that would be a genuinely viable alternative. If the Aquarium expansion needs to extend into the Alaskan Way right-of-way in order to have enough space for its expansion needs, that intrusion should be as small as possible.

Because Waterfront Seattle has made not serious effort to show whether an alternative that moved the intersection of Alaskan Way with the Elliott Connector could be viable, Waterfront Landings asked a transportation engineer to see whether it was possible to move the intersection of Alaskan Way and Elliott Connector to Pike Street, while still leaving room for the Aquarium's Ocean Pavilion as it is presented in the SDEIS, and having the Overlook Walk incorporate the roof of the Ocean Pavilion and allow pedestrians to pass over Alaskan Way between the Pike Place Market and the Waterfront Park and the Aquarium. Attached is his work, demonstrating that it is indeed possible.[3] His work, like the sketches in the SDEIS, is schematic and undoubtedly requires further development. But it demonstrates that an alternative that reduces the harm to Waterfront Landings and produces better traffic planning for the City is entirely possible. The City should now develop that alternative to determine whether the Aquarium could get the space it actually needs for its expansion, and whether it could do so without intruding into the Alaskan Way right-of-way, so that the views of the City for pedestrians walking south on Alaskan Way from the Olympic Sculpture Park and the northern piers will be preserved.

This letter is restricted to commenting on the new alternatives presented in the SDEIS and the need for consideration of real alternatives. We want to emphasize that the SDEIS responds to none of Waterfront Landings' comments on the DEIS, and that those comments must receive a substantive response.

[3] He was forced to work with plans that were difficult to scale, as a result of which some of his dimensions make the Preferred Alternative seem less harmful than it actually is. Waterfront Landings will have a claim for damages against the City from raising the grade of Pine Street and Alaskan Way. That damage claim will include all the damages to access, damage to the canopy of the Viaggio Building Lobby if service and garbage trucks cannot negotiate the turn without hitting it, the loss of emergency access, as well as damages due to loss of light and air, light pollution from the strobe effect of vehicles on the raised highway, and noise, dust and contaminant pollution to units within the project.

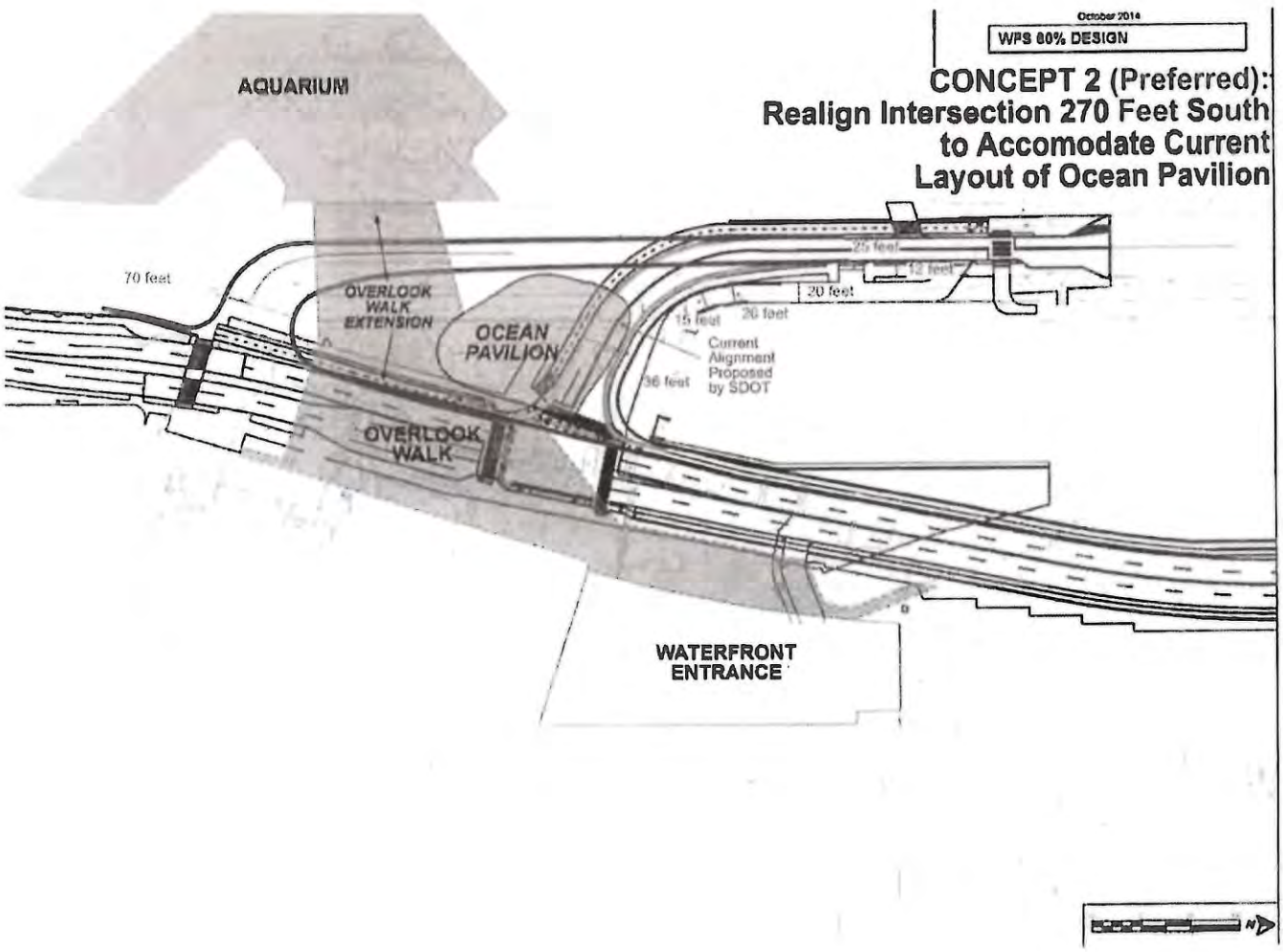
Very truly yours,

MILLER NASH GRAHAM & DUNN LLP

Elaine L. Spencer

Enclosure
Waterfront Landings

70099298.1


October 2014
WFS 60% DESIGN
CONCEPT 2 (Preferred):
Realign Intersection 270 Feet South
to Accomodate Current
Layout of Ocean Pavilion
AQUARIUM
70 feet
OVERLOOK
WALK
EXTENSION
OCEAN
PAVILION
OVERLOOK
WALK
25 feet
12 feet
20 feet
15 feet
26 feet
Current
Alignment
Proposed
by SDOT
36 feet
WATERFRONT
ENTRANCE
N

City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
FILE# CWF-0336, et al
58

AGREEMENT REGARDING AWPOW BETWEEN THE ALLIANCE FOR PIONEER SQUARE, THE CITY OF SEATTLE, WSDOT, AND KING COUNTY

RECITALS

A. The City of Seattle ("City") is the proponent of a series of contiguous projects, known as the Alaskan Way, Promenade, and Overlook Walk ("AWPOW") which are a series of public improvements extending from south of S. King Street on the south to Battery Street on the north, generally along Seattle's waterfront and including Alaskan Way.

B. The City is the lead agency for AWPOW, and in that capacity has issued a Final Environmental Impact Statement ("FEIS") on AWPOW dated October 31, 2016.

C. The City intends to pay for AWPOW through several sources of funding, one of which is a local improvement district ("LID"), through which it expects to raise up to $200 million from parties whose property receives "special benefit" from AWPOW.

D. Alliance for Pioneer Square ("Alliance") is a nonprofit organization leading the revitalization of Pioneer Square Historic District ("Pioneer Square"). It has filed an appeal of the adequacy of the FEIS to the City Hearing Examiner, contending that the FEIS is inadequate to meet the City's responsibilities under RCW ch. 43.21.C ("SEPA") on multiple grounds.

E. The Washington State Department of Transportation ("WSDOT") has intervened in the appeal of the FEIS to the Hearing Examiner. It is interested in AWPOW because Alaskan Way south of Colman Dock serves as State Route 519, provides access to the Seattle Ferry Terminal at Colman Dock, which is a WSDOT facility, and serves as one of two north-south freight routes through Seattle. In addition, WSDOT owns the property proposed as the location for the "Habitat Bench." WSDOT has also relied on the FEIS to sign Amendment No. 11 to GCB 1308, and has published a Notice of Action under SEPA of the signing of Amendment No. 11 to GCB 1308 ("Amendment 11"), relying on the FEIS for its compliance with SEPA in signing Amendment 11. Alliance has filed an action in King County Superior Court, Case No. 17-2-01514-8 SEA, challenging the validity of the State's action as described in the Notice of Action issued on December 21, 2016.

F. King County ("County") has intervened in the appeal of the FEIS to the Hearing Examiner. County has assumed the duties of the Metropolitan Municipal Corporation under RCW ch. 35.58, and operates bus transit service ("Metro") throughout King County. AWPOW includes the addition of two dedicated lanes for buses on Alaskan Way south of Columbia Street, on which Metro intends to run approximately 600 buses per day once the Alaskan Way Viaduct is removed. The combination of those transit lanes and turning lanes for vehicles waiting to

enter Colman Dock will result in Alaskan Way being between seven and eight lanes wide south of Yesler Way, adjacent to Pioneer Square.

G. City, WSDOT and County deny that the FEIS is inadequate. Without admitting any of the contentions of Alliance in its appeal to the Hearing Examiner, City, WSDOT and County are willing to take the following actions and make the following commitments, in consideration for Alliance dismissing its appeal of the adequacy of the FEIS before the Hearing Examiner and the suit challenging the validity of the State's actions described in WSDOT's Notice of Action and agreeing not to file any additional appeals related to AWPOW.

H. Sound Transit is currently in the process of designing and implementing a group of projects known as "ST 3." One component of ST 3 is extension of Link Light Rail to West Seattle. When the extension of Link Light Rail to the Alaska Junction Station in West Seattle is completed and open to service, Metro expects that its need to operate buses on Alaskan Way and Columbia Street west of Third Avenue will be significantly reduced.

I. The Port of Seattle, while not a party to this Agreement, is providing funding for the Alaskan Way Viaduct Replacement Program, which includes the improvements to Alaskan Way that are being constructed as part of AWPOW, pursuant to an agreement executed on August 27, 2013. Under this agreement, WSDOT has committed to ensuring that the Alaskan Way Viaduct Replacement Program will be designed and constructed to facilitate efficient movement of freight and other traffic on the west corridors of the Seattle transportation system between the Duwamish Waterway and the Ballard-Interbay neighborhoods.

J. The Alliance, the City, WSDOT and County (the Parties) are entering into this Agreement to fully resolve any dispute over the adequacy of the AWPOW FEIS.

AGREEMENT

I. Construction Mitigation and Immediate Changes to AWPOW

1. The City and the State agree to allow public access to the "Habitat Bench" as generally depicted in Figure 2-3 of the FEIS in accordance with a construction easement and future lease agreement between the City and State. Access will be available to members of the public during operating hours established by the Seattle Department of Parks and Recreation, through a gate that will be built as part of the Habitat Bench immediately north of the Washington Street Boat Landing depicted on Figure 2-3 of the FEIS. The City will be responsible for maintaining public access to the Habitat Bench. The City and the State will negotiate the timing and responsibility for construction of the Habitat Bench, but agree to make it accessible to the public by the end of 2022. "Operating hours" for the Habitat Bench will generally be the same as for other city parks for which the Seattle Department of Parks and Recreation establishes operating hours and hours

of closure, but not less than sunrise to sunset. The City and State, in collaboration with the Alliance, agree to work together to establish an operating plan for the Habitat Bench, which must meet the Seattle Ferry Terminal's public safety and security requirements, and that will address operating hours and other considerations.

The City, State, and Alliance further agree that public access to the Habitat Bench will not cause the Habitat Bench to be treated as a public recreational facility for the purposes of section 4(f) of the Transportation Act, 23 U.S.C. §138, and that the Habitat Bench will be developed as a joint development, as set out in 23 C.F.R. §774.11(i).

2. The City will increase funding for east/west connections in Pioneer Square from approximately $12M to a total of $20M. The Parties recognize that the future source of this additional funding will be the proposed Waterfront LID, which will be subject to more review and input from stakeholders in Pioneer Square and elsewhere in Center City and will require approval of the Seattle City Council. The additional funding will be used to implement pedestrian improvements, of like kind to those planned for S. Washington Street and S. Main Street and described in Section 2.3.4 of the FEIS, to Yesler Way, S. Main Street, S. Washington Street and S. King Street, and will extend from Alaskan Way to Second Avenue, to the extent feasible. The City and Alliance, with input from the neighborhood stakeholders, will collaboratively analyze on a block by block basis how to best leverage city dollars with planned private investment so as to maximize the benefit of those street improvements to Pioneer Square as a whole. The City and Alliance acknowledge that historic preservation requirements related to the preservation/reconstruction of areaways could significantly add to the cost of these improvements and will work together to address that issue.

3. Beginning 6 months prior to the anticipated start of waterfront construction until the end of significant construction of AWPOW, City will pay to Alliance $75,000 annually, pro-rated as appropriate, to allow Alliance to fulfill construction coordination and communication functions in collaboration with public partners. The Alliance will provide status reports at reasonable intervals and containing relevant information, as agreed to by the Alliance and the City and memorialized in a memorandum of agreement. This support is intended to ensure an effective interface between the City, WSDOT and County, on the one hand, and property owners and tenants within Pioneer Square, on the other hand, to help ensure that construction of AWPOW does not render properties within Pioneer Square inaccessible or uninhabitable for their usual purposes, and to minimize the construction impacts on owners and tenants and their customers within Pioneer Square. For purposes of this Section I.3 and Section I.4, below, the "end of significant construction" shall be the date on which all construction of Alaskan Way and the east/west connections improvements described in Section I.2 above has been completed (other than improvements which based on the process in Section I.2 the Parties decide will be implemented by adjacent private properties), and all restrictions on any streets within Pioneer Square due to construction of AWPOW have been eliminated.

4. From the start of waterfront construction until the end of significant construction of AWPOW, the City and State will fund the extension of existing low-rate parking agreements with off-street parking operators at the First and Columbia and Butler Garages that acquire the right for short-term parkers to park off-street at the City's on-street parking rate. The City, State, and Alliance recognize that meeting this commitment is contingent on reaching reasonable terms with these parking operators generally consistent with existing low-rate parking agreements. For purposes of this provision, "short term" parking is parking for 4 hours or less.

5. Until ST 3 reaches the Alaska Junction Station (or if final design changes the plan as presented to voters in 2016, to the nearest station to what was shown as the Alaska Junction Station in 2016), Metro estimates that it will operate not more than 650 buses per day on Alaskan Way south of Columbia Street, provided, however, that when the City of Seattle has completed the Lander Street Overpass, the Parties and other stakeholders, including the Port of Seattle, will convene to review travel time and reliability data since the opening of the SR 519/Alaskan Way surface street as part of AWPOW. This data will be used to look for possible opportunities for route adjustments and improvements and the Parties may make recommendations to the County Executive, Mayor, and City Council. Any route adjustment or improvements will be subject to King County Code Section 28.94.020 as currently adopted or hereafter amended.

II. Final Conditions

1. When the extension of Sound Transit Light Rail to the West Seattle Alaska Junction Station (or, if final design changes the plan as presented to voters in 2016, to the nearest station to what was shown as the Alaska Junction Station in 2016) is completed and open to service, Metro will, subject to King County Code Section 28.94.020 as currently adopted or hereafter amended, reduce bus volumes on Alaskan Way south of Columbia Street and on Columbia Street, west of Third Avenue, to not more than 195 buses per day, or 30% of the currently estimated total of 650 trips per day. Upon commencement of the Sound Transit Light Rail operations to West Seattle, the Parties and other stakeholders, including the Port of Seattle, will convene to evaluate the corridor's overall function along with the location of bus stops and signage, along the SR 519/Alaskan Way surface street and Columbia Street, and may make recommendations to the appropriate governing bodies or executives regarding opportunities for adjustments and improvements.

2. Within fifteen (15) months of the opening of the Alaska Junction Station of Sound Transit Light Rail service to West Seattle, the City will retrofit SR 519/Alaskan Way between Yesler Way and South King Street to narrow Alaskan Way by eliminating the transit lane on each side of Alaskan Way, and converting the area of the former transit lane to sidewalks, landscaping, and on-street parking identified in the FEIS or other uses (Alaskan Way Retrofit), subject to approval by WSDOT for the sections of the roadway that are within the SR 519 right-of-way, and taking into account the recommendations made under paragraph II.1. The Alaskan Way retrofit shall generally conform to the "Future 2030 5/6 Lane Configuration" shown on two

sets of plans titled "Southend Alaskan Way 2030 Narrowing Concept," attached hereto as Exhibit A. The Alaskan Way Retrofit will be funded by the City and will require final budget authorization by the Seattle City Council for the Alaskan Way Retrofit at that time. The Alliance, the State, and the City will review the planned placement of street trees on the east and west side of Alaskan Way as part of AWPOW to ensure they do not conflict with this commitment. Beginning up to 5 years prior to the scheduled opening of Sound Transit Light Rail service to West Seattle, the City will work with WSDOT, the Port of Seattle, the Alliance, and Pioneer Square property owners and tenants on the design of the final configuration of Alaskan Way, generally consistent with the final configuration shown on Exhibit A.

3. Once the Alaskan Way Retrofit described in Section I.2 above is completed, and taking into account the recommendations from Section II.1, the City will allow general purpose traffic movement on Columbia Street in both directions, between Alaskan Way and Third Avenue, to facilitate local access and will maximize opportunities to restore parking, loading and building access that were reduced as part of changes directing Metro buses onto Columbia Street.

III. Effective Date and Dismissal of Appeals of FEIS

1. This "Agreement Regarding AWPOW" ("Agreement") will be ratified by ordinances passed by the Seattle City Council and signed by the Mayor of Seattle, and by the King County Council and signed by the King County Executive. The form of the ordinances will be approved by the Seattle City Attorney, the King County Prosecuting Attorney's Office and counsel for Alliance prior to their adoption. The Effective Date of this Agreement will be the date when the last of the actions required by this Section III.1 has occurred.

2. From the date this Agreement is signed by all Parties until the Effective Date, all proceedings before the Seattle Hearing Examiner or in Superior Court will be stayed. Within two business days following the Effective Date of the Agreement, Alliance will move to dismiss its appeal to the City Hearing Examiner of the adequacy of the FEIS, and will move to dismiss King County Cause No. 17-2-01514-8 SEA.

IV. SEPA Compliance

1. Alliance stipulates and agrees that so long as the LID, if formed, includes the funding and improvements generally described in Section I.2, above, the Alliance will support having costs associated with implementing those provisions included in the LID, and work with other Center City stakeholders to advocate for their inclusion in the LID.

2. Alliance stipulates and agrees that the changes in AWPOW called for by this Agreement, including the additional investments in east/west connections called for in Section I.2 above, will

have no significant adverse impact on the environment and that it will take no steps to challenge any amendment to AWPOW that is consistent with this Agreement based on SEPA.

V. Miscellaneous Provisions

1. This Agreement may be signed in counterparts.

2. This Agreement may be amended by the Parties so long as all Parties agree to the amendment in writing.

3. Nothing in this agreement supersedes WSDOT's responsibilities under state law, including Title 47 RCW. If any portion of this Agreement is found to be invalid or unenforceable, the remainder shall be valid and enforceable so long as the overall purpose of the Agreement can be achieved.

4. The Parties agree that they will comply with their obligations under this Agreement. Should any party fail to comply with their obligations, the others will have no adequate remedy in damages and will be entitled to an injunction cnforcing this Agreement.

5. Alliance agrees that it will not file any local, state, or federal administrative appeal, state or federal judicial appeal, or any appeal or lawsuit of any other kind challenging any governmental permit or approval related to AWPOW, unless there is substantial modification to AWPOW as it is currently proposed and described herein. The parties agree to negotiate in good faith to amend the terms of this Agreement, as needed, to address any issues related to any substantial modification. Any opposition, shall be limited to the impacts associated with any substantial modification. For purposes of this paragraph, "substantial modification" does not include modifications reasonably required or necessary to implement the purposes of this Agreement. Notwithstanding the foregoing, Alliance shall be entitled to take any administrative or legal action it deems appropriate or necessary to enforce the terms of this Agreement.

Agreed:

ALLIANCE FOR PIONEER SQUARE

By Leslie G. Smith
Its Executive Director

CITY OF SEATTLE

By Marshall Foster
Its Director of the Office of the Waterfront

By Scott Kubly
Its Director of Transportation

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

By Linea Laird
Its Chief Engineer

As to form by

Deborah L. Cade
Assistant Attorney General

KING COUNTY

By Harold Taniguchi
Its Director of Transportation

CITY OF SEATTLE

_____
By Marshall Foster
Its Director of the Office of the Waterfront

_____
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WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

_____
By Linea Laird
Its Chief Engineer

As to form by

Deborah L. Cade
Assistant Attorney General

KING COUNTY

By Harold Taniguchi
Its Director of Transportation

AGREEMENT REGARDING AWPOW BETWEEN THE SEATTLE HISTORIC WATERFRONT ASSOCIATION, THE CITY OF SEATTLE AND WSDOT

RECITALS

A. The City of Seattle ("City") is the proponent of a series of contiguous projects, known as the Alaskan Way, Promenade, and Overlook Walk ("AWPOW") which are a series of public improvements extending from south of S. King Street on the south to Battery Street on the north, generally along Seattle's waterfront and including Alaskan Way.

B. The City is the lead agency for AWPOW, and in that capacity has issued a Final Environmental Impact Statement ("FEIS") on AWPOW dated October 31, 2016.

C. Seattle Historic Waterfront Association ("SHWA") is a nonprofit organization whose members are the owners of the four privately-owned historic landmark piers along Seattle's central waterfront and the businesses that operate within and alongside those piers. SHWA has filed an appeal of the adequacy of the FEIS to the City Hearing Examiner, contending that the FEIS is inadequate to meet the City's responsibilities under RCW ch. 43.21.C ("SEPA") on multiple grounds.

D. The Washington State Department of Transportation ("WSDOT") has moved to intervene in the appeal of the FEIS to the Hearing Examiner. It is interested in AWPOW because Alaskan Way south of Colman Dock serves as State Route 519, and as access to Colman Dock, which is a WSDOT facility. WSDOT has also relied on the FEIS to sign Amendment No. 11 to GCB 1308, and has published a Notice of Action under SEPA of the signing of Amendment No. 11 to GCB 1308 ("Amendment 11"), relying on the FEIS for its compliance with SEPA in signing Amendment 11.

E. King County ("County") has filed a motion to intervene in the appeal of the FEIS to the Hearing Examiner. County has assumed the duties of the Metropolitan Municipal Corporation under RCW ch 35.58, and operates bus transit service ("Metro") throughout King County.

F. City, WSDOT and County deny that the FEIS is inadequate. Without admitting any of the contentions of SHWA in its appeal to the Hearing Examiner, the City and State are willing to take the following actions and make the following commitments, in consideration for SHWA dismissing its appeal of the adequacy of the FEIS before the Hearing Examiner and any judicial appeal of the FEIS and agreeing not to file any additional appeals related to AWPOW.

AGREEMENT

1. **Circulator Shuttle**. The City will work in good faith to establish a partnership to bring into operation a circulator shuttle connecting the waterfront, Seattle Center and Pioneer Square/Stadiums. The goals will be to have this service build on existing services such as the

Emerald City Trolley, to mitigate AWPOW construction and to operate through the end of AWPOW construction, annually between Mother's Day and Halloween. The goals will be for the circulator service to operate on a published schedule with not more than 10 minute headways, to accept Orca cards as payment; to have the vehicles be open air, attractive, and fun for riders; and to set rates to be reasonable and encourage ridership. Exact details of service plan, timing and routes, fare structure and operations will be developed in consultation with waterfront businesses and an operator, to be determined.

Within 60 days following conclusion of the first season of service, the parties will meet to evaluate the effectiveness of the circulator shuttle in encouraging visitors to the Waterfront to use existing parking or transit facilities that are more than one block east of Alaskan Way and will work with the Shuttle operator to make modifications as needed.

2. **Construction Coordination and Mitigation.** Beginning 6 months prior to the start of construction of AWPOW until the completion of construction of AWPOW, the City will pay to SHWA $150,000 per year, pro-rated as appropriate, to allow SHWA to fulfill construction coordination and communication functions in collaboration with public partners, functions typically fulfilled by SDOT's outreach team. Such coordination and communication expenditures may include the following:

- Hiring a construction coordinator to walk the site several times daily and nightly, including weekends, to assure that public access to all businesses is maintained, is safe for the public, is ADA accessible, and is appropriately lighted with readable and effective signs. The construction coordinator will act as a liaison with the City and SHWA members to solve any problems created by the construction of AWPOW. The City maintains its sole authority in directing the City's contractor.
- In coordination with the City, funding mitigation activities including, but not limited to, providing information to visitors that the Waterfront is open and an attractive destination during construction, educating visitors as to how to access the Waterfront during construction, including how to ride transit and use Downtown SeattleParking.com, making the Waterfront more attractive to visitors in spite of the disruptions created by construction, and encouraging visitors to come back to the Waterfront after construction is concluded.

SHWA will provide status reports at reasonable intervals and containing relevant information, as agreed to by SHWA and the City and memorialized in a memorandum of agreement identifying SHWA's scope of work, activities, and allowable expenditures. The City agrees to work cooperatively with SHWA's construction coordinator to minimize interference with the accessibility and attractiveness of SHWA members' businesses and property during AWPOW construction.

3. **Parking mitigation**

Interim Parking Mitigation. From the date of execution of this agreement through completion of AWPOW construction, the City and State will fund the extension of existing low-rate parking agreements with off-street parking operators whose parking stall counts are as follows: HillClimb Court Garage (146 total stalls, 40 available at low rates), Watermark Garage (122 total

stalls, 30 available at low rates), and First and Columbia Garage (695 total stalls, 50 available at low rates) that acquire the right for short-term parkers to park off-street at the City's on-street parking rate. The parties recognize that this commitment is contingent on reaching reasonable terms with these parking operators generally consistent with existing low-rate parking agreements. For purposes of this provision, "short term" parking is parking for 4 hours or less.

Permanent Short-term Parking. The parties recognize that the City has invested $34M in Pike Place Market's Marketfront project, in part to create 300 new permanent short-term parking stalls at the Market (526 total stalls), directly accessible to the waterfront from Alaskan Way for a 50 year duration. In addition, City will advance up to $4.6M in additional funding for permanent short-term parking on the Central Waterfront, subject to approval by the Seattle City Council, to supplement $6M in available WSDOT funds as part of their parking mitigation program. The parties agree that the first priority for these funds is to acquire the long-term rights to short-term parking at the Gonzaga property on Alaskan Way at Spring and Seneca Streets. If that opportunity fails, the City and State will pursue other opportunities within the district, will look at opportunities along the shuttle route with waterfront businesses. The City and State agree that these funds will remain available for other parking opportunities through to opening of the new SR99 tunnel. As part of any agreement for short-term parking, the City and State will ensure that any such parking is short term parking available for a fixed duration at the same rates as the City's on-street parking.

4. **Maximizing on-street parking during construction.** From the completion of the Elliott Bay Seawall Project Box 1 construction until the beginning of AWPOW construction, the City will work with SHWA to make interim on-street parking available in front of the Seattle Aquarium to the extent feasible, recognizing the need for the Pier 62 contractor to have reasonable staging area and access to the site for construction vehicles which will use this area at certain times. During AWPOW construction, the City shall maximize, to the extent feasible, the number of on-street parking spaces available to visitors to the Central Waterfront on the east-west streets intersecting Alaskan Way that do not connect through to Western Avenue (i.e., Seneca and Union) and on Alaskan Way north of Pier 63 to Bell Street. The City will not permit long-term school bus layover along the waterfront during this period.

5. **Consideration of the proposed Gondola from Sixth Avenue to Waterfront Park.** The proponents of the Gondola Proposal may continue to pursue a term permit and the City will consider that proposal as provided by Seattle Municipal Code Chapter 15.65. Ultimate decisions about the Gondola Proposal will be made by the City Council after completion of a SEPA process, including an environmental impact statement (EIS). The Pier 57 owners shall bear the cost of the EIS and shall be allowed to prepare the preliminary draft of the EIS for City review and revision. The City and the Pier owners will mutually agree on a consultant to prepare the preliminary draft. The City may hire such consultants as necessary to assist in the City review of the preliminary draft and any revisions. Those costs shall be borne by the Pier 57 owners.

6. **Uses and tenants of future waterfront kiosks.** If the kiosks located in front of Pier 57, between Pier 55 and 56, and between Pier 54 and 55, described on p. 2-22 of the FEIS are constructed, the City or other entity managing those kiosks, shall review any proposed tenants

and uses of the kiosks or adjacent properties with the SHWA members whose properties are immediately adjacent to those kiosks to seek complementary adjacent uses. This requirement shall not apply to the kiosk located at the foot of Union Street, in front of Pier 59.

7. **LID special benefit assessment**. The City agrees to meet with SHWA members prior to formation of the LID, to discuss LID special benefit assessment, including methodology and deferments and exemptions established by State law.

8. **Dismissal of appeals.** Within two business days following the date the Agreement has been signed by all parties to the Agreement, SHWA will move to dismiss its appeal to the City Hearing Examiner of the adequacy of the FEIS, and will move to dismiss any judicial appeal of the WSDOT Notice of Action or the FEIS.

9. **SEPA compliance.** SHWA stipulates and agrees that changes in AWPOW called for by this Agreement will have no significant adverse impact on the environment and that it will take no steps to challenge any amendment to AWPOW that is consistent with this Agreement based on SEPA.

10. This Agreement may be signed in counterparts.

11. If any portion of this Agreement is found to be invalid or unenforceable, the remainder shall be valid and enforceable so long as the overall purpose of the Agreement can be achieved.

12. The parties agree that should SHWA comply with its obligations under this Agreement but the City, fail to comply with their obligations, SHWA will have no adequate remedy in damages and will be entitled to request an injunction enforcing this Agreement, in addition to such damages as may be proven.

13. This Agreement may be amended by the Parties so long as all Parties agree to the amendment in writing.

14. SHWA agrees that it will not file any local, state, or federal administrative appeal, state or federal judicial appeal, or any appeal or lawsuit of any other kind challenging any governmental permit or approval related to AWPOW, unless there is substantial modification to AWPOW as it is currently proposed and described herein. The parties agree to negotiate in good faith to amend the terms of this agreement, as needed, to address any issues related to any substantial modification. Any opposition shall be limited to the impacts associated with any substantial modification. For purposes of this paragraph, "substantial modification" does not include modifications reasonably required or necessary to implement the purposes of this agreement. Notwithstanding the foregoing, SHWA shall be entitled to take any administrative or legal action it deems appropriate or necessary to enforce the terms of this agreement.

Agreed:

SEATTLE HISTORIC WATERFRONT ASSOCIATION

By
Its President

CITY OF SEATTLE

By Marshall Foster
Its Director of the Office of the Waterfront

By Scott Kubly
Its Director of Transportation

WSDOT

By Linea Laird
WSDOT Chief Engineer

Approved as to form:
Deborah L. Cade AAG
9/9/17

Agreed:

SEATTLE HISTORIC WATERFRONT ASSOCIATION

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Its President

CITY OF SEATTLE

By Marshall Foster
Its Director of the Office of the Waterfront

By Scott Kubly
Its Director of Transportation

WSDOT

By Linea Laird
WSDOT Chief Engineer

AGREEMENT WITH WATERFRONT LANDINGS OWNERS ASSOCIATION REGARDING AWPOW

RECITALS

A. The City of Seattle ("City") is the proponent of a series of contiguous projects, known as the Alaskan Way, Promenade, and Overlook Walk ("AWPOW") which are a series of public improvements extending from south of S. King Street on the south to Battery Street on the north, generally along Seattle's waterfront and including Alaskan Way.

B. The City is the lead agency for AWPOW, and in that capacity has issued a Final Environmental Impact Statement ("FEIS") on AWPOW dated October 31, 2016.

C. Waterfront Landings Owners Association ("Association") is the homeowners association for Waterfront Landings, a 232-unit residential condominium community fronting on Alaskan Way between Pine and Lenora Streets. The Association believes Waterfront Landings will be directly impacted by AWPOW. Owners have filed an appeal of the adequacy of the FEIS to the City Hearing Examiner, contending that the FEIS is inadequate to meet the City's responsibilities under RCW ch. 43.21C ("SEPA") on multiple grounds. It has also filed a lawsuit in King County Superior Court, Cause No. 17-2-01517-2-SEA, challenging the Notice of Action published by the Washington State Department of Transportation ("WSDOT") in reliance on the FEIS (the "Lawsuit").

D. WSDOT has issued a Notice of Action under SEPA relying on the FEIS for its signature on Amendment No. 11 to GCB 1308, a contract between WSDOT and the City in which WSDOT agrees to pay the City to complete the design of AWPOW. WSDOT intervened in the appeal of the FEIS to the Hearing Examiner. King County ("County") has also intervened in the appeal of the FEIS to the Hearing Examiner.

E. City, WSDOT, and County deny that the FEIS is inadequate. Without admitting any of the contentions of the Association in its appeal to the Hearing Examiner, are willing to take the following actions and make the following commitments, in consideration for Owners dismissing its appeal of the adequacy of the FEIS before the Seattle Hearing Examiner and its Lawsuit.

F. The owners of homes within Waterfront Landings are intended third-party beneficiaries of this Agreement.

AGREEMENT

I. Pedestrian Safety and Vehicular and Bicycle Signal Controls

1. Prior to completion of AWPOW, the City will evaluate the addition of pedestrian crossing signals on the east side of Alaskan Way to the 3-way stop light and pedestrian crosswalk signage at the intersection of Lenora Street and Alaskan Way, based on the traffic signal warrants specified in the most current version of Chapter 4C of the Federal Highway

Administration's Manual on Uniform Traffic Control Devices (Chapter 4C). The City will install these improvements to the extent warranted under Chapter 4C, as determined by the City Traffic Engineer under SMC 11.16.340.

2. The City will evaluate installation of a bicycle signal at Pine Street and/or Lenora Street, based on the most current editions of the Interim Approval for Optional Use of a Bicycle Signal Face (1A-16) (or as finalized by FHWA) ("Interim or Final Guidance") and the Federal Highway Administration's Manual on Uniform Traffic Control Devices, which are used to determine where bicycle signals are warranted. The City will install this improvement to the extent warranted under the Interim or Final Guidance, as determined by the City Traffic Engineer under SMC 11.16.340.

3. One year after completion of the rebuilt Alaskan Way and Pine Street Extension, the City will evaluate the traffic safety and function of Alaskan Way from Pine Street to Wall Street, including pedestrian, bicycle, and vehicular safety. The City will solicit input from the Association and from Waterfront Landings residents about their experience, and will install monitoring equipment if needed to fully evaluate conflicts and hazards. The City will implement modifications to its signage and signals if warranted as determined by the City Traffic Engineer considering all the input he has received, and applying the same standards as were used to install pedestrian signals at the intersection of Alaskan Way and Lenora Street, Alaskan Way and Bell Street extended. or Alaskan Way and Blanchard Street extended.

II. Waterfront Landings Access and Security

1. The City will sign curb space in front of Waterfront Landings at 1950 Alaskan Way for a loading zone for Federal Express, the U. S. Postal Service, UPS and other delivery services or for other load/unload uses as defined by the most current City standards.

2. The City will install "No Outlet" or "Local Access Only" (yellow diamond) signage at both service road entrances from Alaskan Way.

3. The City will obtain written confirmation from the Fire Department that the design of the service road is consistent with Seattle Fire Marshall requirements for public projects. The City will implement this design without requiring any change to the canopy at the entrance to the Viaggio Building.

4. The City will provide adequate space for a passenger vehicle to turn around on the service road at the south end of Waterfront Landings where the service road accesses the building parking.

5. The City will review the design of the service road where it makes the turn from north/south to east/west at the south end of the Viaggio Building, and will include measures to ensure protection of private property. This may include installation of bollards or other forms of protection if needed to provide adequate separation of traffic from the building.

6. The City will provide a loading zone on the north side of the service road next to the south side of the Viaggio Building, which it will sign for "load/unload" parking only.

7. The City will ensure that the right of way area behind the Waterfront Landings buildings underneath the new Elliott Way is fenced and secured in a manner that is designed and intended to prevent unauthorized access; ensure that the City and Association and its service providers have access to the area; and prohibit unauthorized access. The components of that fencing and security will include:

a. The City will install a secured gate between the service road and the area behind Waterfront Landings, such that the area can be accessed by the City, emergency vehicles, trash and recycling collection, Waterfront Landings deliveries, Waterfront Landings moving and delivery trucks, other Waterfront Landings service providers, and Waterfront Landings guests and staff. The City will provide gating and access capabilities, at no charge to the Association, and will exclude unauthorized access. This fencing and gate will be of a character and quality that is mutually agreed upon by the Parties.

b. The City will ensure that the fencing is designed and intended to prevent it from being cut or climbed by trespassers attempting to enter the area by crossing the Burlington Northern railroad tracks or other public right of way. The area to remain fenced will be as generally depicted on Exhibit A or as modified based on mutual agreement. The City will post "No Trespassing" signs along this fencing. The City will install lights in the fenced area to ensure the area is well-lit and discourages unauthorized entry and activity.

c. The plans for the fencing, lighting, and signage will be reviewed with the Association for its approval.

d. The City will install continuous asphalt paving throughout the fenced area. It will assign space within the fenced area for dumpster storage and garbage truck access.

III. Street Use Permit

1. Upon completion of construction of the service road and the other improvements described in Section II of this agreement and the filing of a complete application by the Association, the City agrees to issue a Street Use Permit, pursuant to SMC 15.04, for the miscellaneous use of the right-of-way identified on Exhibit A, as conditioned to maintain emergency and city access, maintenance of utilities, and otherwise comply with SMC Title 15. The Association agrees to pay the associated annual fee, identified as use code 14 in the Street Use Fee Schedule, Attachment A to Ordinance No. 123477 or successor provision, and any associated administration or processing fees. Additional uses will be allowed under the permit for no fee, including planting strip beautification, removal of underbrush from unimproved right-of-way, and other activities identified on the Fee Schedule that have value to the general citizenry.

IV. Visual Mitigation

1. The City will install a decorative wall (tile, stamped concrete, or other decorative materials) on the north-facing wall of the Pine Street Connector. The Association and the City will agree on the design. The landscaped planters shown in earlier designs will be replaced with this solution.

V. Construction Mitigation

1. The City will provide adequate emergency vehicle access to Waterfront Landings. Access during periods when Alaskan Way is closed will be across the construction site. The construction contractor will be obligated to make such access available at all times.

2. The City will monitor noise within the Viaggio Building during construction where residences receive noise from Alaskan Way and the waterfront, will include this requirement in the terms and conditions of any noise variance obtained by the City, and will encourage its contractor to minimize any night-time and early morning noise that may exceed normal limits. The Association agrees to allow the City and its contractors free access to the building to install monitoring equipment.

3. The City will require its construction contractor to install settlement monitoring equipment on Waterfront Landings buildings and the Association agrees to allow the City and its contractors access to the building upon reasonable notice to install the monitoring devices. The Association may report any settlement or cracking damage that it believes has occurred as a result of the construction of AWPOW, and the City will hold the contractor responsible for any damage deemed to have been caused by the contractor's work on the project.

4. The City will maintain communication with the Association during and after construction of AWPOW and will meet with the Association one year after the completion of construction to evaluate any security concerns, and in coordination with the Association will work in good faith to address any security concerns that are a direct result of modifications due to the project.

5. All parties recognize that it is the City's responsibility to operate public rights-of-way to ensure the public's safety and best serve the transportation needs of the city as a whole. If at any time any of the provisions of this Agreement within the jurisdiction of the City Traffic Engineer are deemed in need of modification in order to meet that responsibility, the parties agree to work in good faith to agree on modification. The parties acknowledge that ultimately the City Traffic Engineer has the right to make needed modifications on public rights-of-way. The parties agree, however, that if such modifications reduce the safety or security of Waterfront Landings residents, the City will consider additional mitigation to address those reductions in safety and security.

VI. Dismissal of Appeals of FEIS

1. Within two business days following the signing of the Agreement by all parties, the Association will move to dismiss its appeal to the City Hearing Examiner of the adequacy of the FEIS, and will move to dismiss the Lawsuit.

VII. Miscellaneous Provisions

1. This Agreement may be signed in counterparts.

2. If any portion of this Agreement is found to be invalid or unenforceable, the remainder shall be valid and enforceable so long as the overall purpose of the Agreement can be achieved.

3. The parties agree that they will comply with their obligations under this Agreement. Should any party fail to comply with their obligations, the others will have no adequate remedy in damages and will be entitled to an injunction enforcing this Agreement.

4. This Agreement may be amended by the Parties so long as all Parties agree to the amendment in writing.

5. The Association agrees that it will not file any local, state, or federal administrative appeal, state or federal judicial appeal, or any appeal or lawsuit of any other kind challenging any governmental permit or approval related to AWPOW, unless there is substantial modification to AWPOW as it is currently proposed and described herein. The parties agree to negotiate in good faith to amend the terms of this agreement, as needed, to address any issues related to any substantial modification. Any opposition, shall be limited to the impacts associated with any substantial modification. For purposes of this paragraph, "substantial modification" does not include modifications reasonably required or necessary to implement the purposes of this agreement. Notwithstanding the foregoing, the Parties shall be entitled to take any administrative or legal action it deems appropriate or necessary to enforce the terms of this agreement. This Agreement does not affect the rights of individual unit owners or Association to bring suit for inverse condemnation or damages related to the change of the grade of Pine Street or to oppose the proposed Local Improvement District, including any special assessment of their property.

Agreed:

WATERFRONT LANDINGS OWNERS ASSOCIATION

Elizabeth Kanny 2/20/2017

By Elizabeth Kanny
Its Vice-President

CITY OF SEATTLE

_____

By Marshall Foster
Its Director of the Office of the Waterfront

_____

By Scott Kubly
Its Director of Transportation

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Agreed:

WATERFRONT LANDINGS OWNERS ASSOCIATION

_____

By Elizabeth Kanny
Its Vice-President

CITY OF SEATTLE

_____

By Marshall Foster
Its Director of the Office of the Waterfront

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By Scott Kubly
Its Director of Transportation

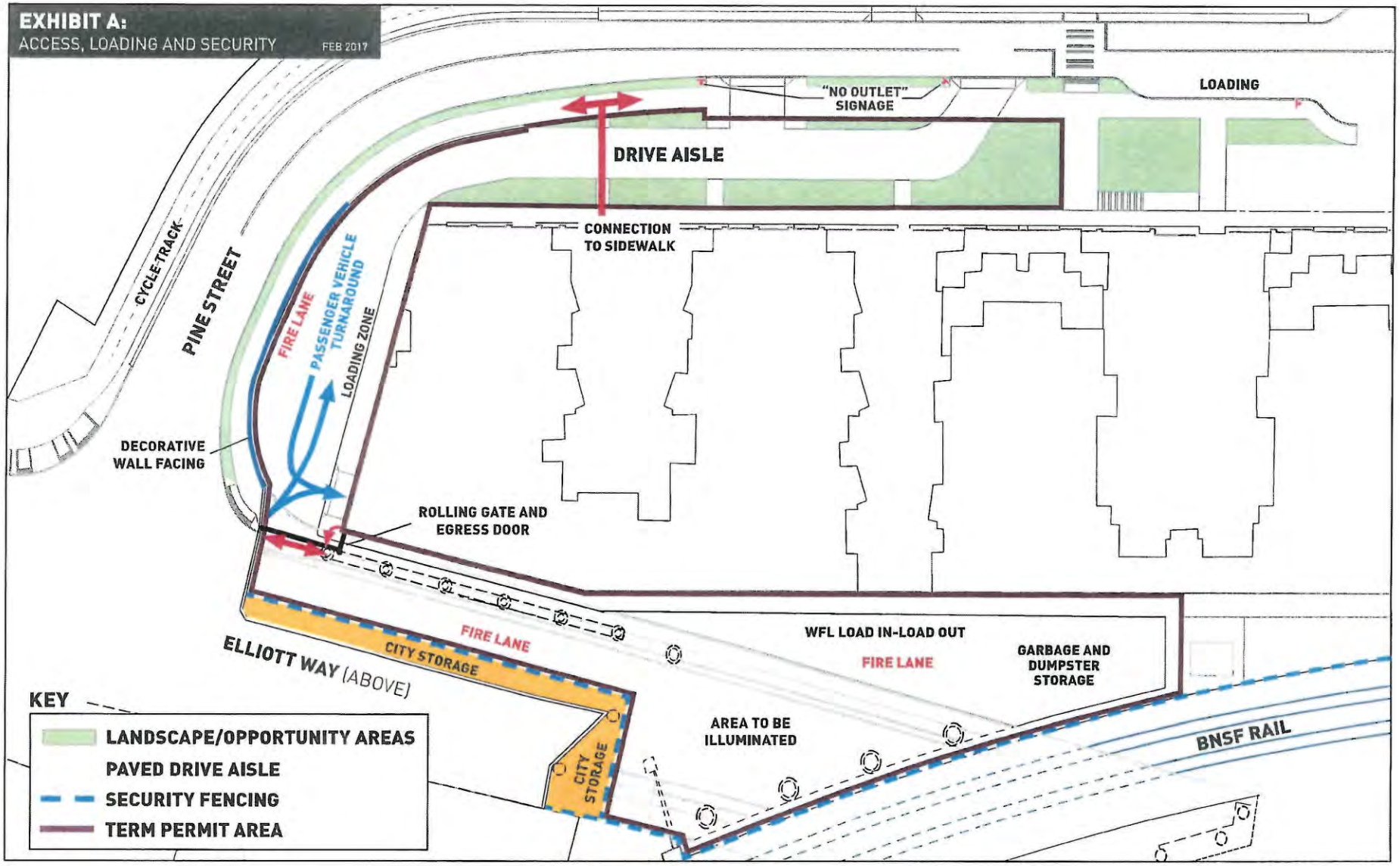
EXHIBIT A:
ACCESS, LOADING AND SECURITY
FEB 2017
"NO OUTLET" SIGNAGE
LOADING
DRIVE AISLE
CONNECTION TO SIDEWALK
CYCLE TRACK
PINE STREET
FIRE LANE
PASSENGER VEHICLE TURNAROUND
LOADING ZONE
DECORATIVE WALL FACING
ROLLING GATE AND EGRESS DOOR
FIRE LANE
CITY STORAGE
ELLIOTT WAY (ABOVE)
WFL LOAD IN-LOAD OUT
FIRE LANE
GARBAGE AND DUMPSTER STORAGE
AREA TO BE ILLUMINATED
BNSF RAIL
CITY STORAGE
KEY
LANDSCAPE/OPPORTUNITY AREAS
PAVED DRIVE AISLE
SECURITY FENCING
TERM PERMIT AREA

City of Seattle Hearing Examiner
EXHIBIT

ADMITTED ✓
DENIED ___
59
FILE# CWF-0 356, et al.

THE HONORABLE JOHN R. RUHL

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON

IN AND FOR THE COUNTY OF KING

255 SOUTH KING STREET LIMITED PARTNERSHIP, et al.,,

Plaintiffs,

v.

CITY OF SEATTLE, a Washington municipal corporation,,

Defendant.

EUGENE A. BURRUS and LEAH S. BURRUS, et al.,

Plaintiffs,

v.

CITY OF SEATTLE, a Washington municipal corporation,

Defendant.

No.: 19-2-05733-5 SEA

(CONSOLIDATED WITH NO. 19-2-08787-1 SEA)

DEFENDANT'S OBJECTIONS, ANSWERS AND RESPONSES TO PLAINTIFFS' FOURTH SET OF INTERROGATORIES AND REQUESTS FOR PRODUCTION OF DOCUMENTS TO DEFENDANT

TO: City of Seattle, Defendant;

AND TO: Mark S. Filipini and Christina A. Elles, Counsel for Defendant;

AND TO: Engel Lee, City of Seattle, Assistant City Attorney.

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All named plaintiffs (collectively "Plaintiffs") hereby serve the City of Seattle with these written Interrogatories and Requests for Production pursuant to Washington Civil Rules 26, 33 and 34. Space has been provided for your answer immediately below each Interrogatory and Request for Production. If the space provided is insufficient, please attach additional pages as necessary.

GENERAL RULES

The original copy of these Interrogatories & Requests for Production has been served upon you. After you have completed your answers, the completed and verified original should be returned to the offices of Plaintiffs' attorneys, Schlemlein Fick & Scruggs, PLLC, at 66 S. Hanford St., Suite 300, Seattle, Washington, 98134. PLEASE ANSWER FULLY, VERIFY, AND RETURN THE COMPLETED INTERROGATORIES AND REQUESTS FOR PRODUCTION WITHIN THIRTY (30) DAYS OF THEIR SERVICE UPON YOU. ANY FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY SUBJECT YOU TO SANCTIONS, PURSUANT TO CIVIL RULE 37, INCLUDING EXCLUSION OF EVIDENCE FAVORABLE TO YOU, JUDGMENT BY DEFAULT AGAINST YOU, AND AN AWARD, REQUIRING YOU TO PAY DEFENDANT'S EXPENSES, INCLUDING ATTORNEY FEES.

You have a duty to supplement your answers to the Interrogatories and Requests for Production imposed by Rule CR 26(e) throughout the duration of this case. IF AND WHEN YOU OBTAIN ANY INFORMATION OR DOCUMENTS RESPONSIVE TO ANY QUESTION HEREIN, THE AFFECTED ANSWER(S) SHALL BE DEEMED NO LONGER TRUE, AND YOUR FAILURE PROMPTLY TO SUPPLEMENT OR AMEND SUCH ANSWER(S) SHALL BE DEEMED IN SUBSTANCE A KNOWING CONCEALMENT. THIS DUTY EXTENDS TO ANY ANSWER SUPPLIED PURSUANT TO CR 33(c), WHICH MUST BE SUPPLEMENTED OR AMENDED UPON ANY CHANGE IN THE RECORDS INVOLVED, INCLUDING THE CREATION OR RECEIPT OF ANY NEW RECORD WHICH WOULD HAVE BEEN SPECIFIED HAD IT EXISTED AT THE TIME YOU ANSWERED.

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Any objection to these Interrogatories or Requests for Production must set forth the specific factual and legal basis of the objection, with particularity, in lieu of (or in conjunction with) your answer and must be signed by the Person making the objection. Objections not specifically asserted are waived. Each objection based upon privilege must specify the grounds thereof and Identify the specific document(s) or information by date, author, recipient, and general subject matter. The Civil Rules require that you provide all information and documents responsive to the Interrogatory or Request for Production that does not fall within your claim of privilege.

GENERAL OBJECTIONS

Defendant City of Seattle ("City") provides the following general objections to Plaintiffs' Fourth Set of Interrogatories and Requests for Production (the "Fourth Discovery Requests"), which are incorporated into each specific Answer or Response set forth below:

1. The City objects to the Fourth Discovery Requests to the extent they attempt to impose any greater obligation on Defendant than is required under the Washington Superior Court Civil Rules, King County Superior Court Rules, and applicable case law.

2. The City objects to the Fourth Discovery Requests to the extent they seek information protected from discovery by the attorney-client privilege, work product doctrine, or any other applicable privilege under statutory, constitutional, or common law. The City will not produce any privileged information in response to the Fourth Discovery Requests, and any inadvertent production of such information is not intended to be and shall not be deemed as a waiver of these privilege(s). The City and Plaintiffs have agreed to appropriate non-waiver language under Evidence Rule 502 in the context of an Agreed Order on Pretrial Conference, filed with the Court on January 8, 2020.

The City also objects to the Plaintiffs' requests for production of documents to the extent they purport to require the preparation of a privilege log that is inconsistent with the City's obligations under the Washington Superior Court Civil Rules. Specifically, the City objects to Plaintiffs' demand that, for each privileged document identified, the City include "a *precise*

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description of the place in which the document is kept, including the title or description of the file in which said document may be found and the *exact location* of such file," as well as four distinct date fields (the date it was prepared, the date it bears, the date it was sent, and the date it was received) (emphasis added). Not only is the italicized language vague and ambiguous, but such levels of specificity are neither required under the rules nor reasonable in light of the data volumes in this matter. CR 26(b)(1). Moreover, the City objects to the extent that Plaintiffs' Requests for Production purport to require the City's privilege log to identify files as they were maintained in the ordinary course of business, as well as by the specific Request or Requests to which the document is responsive. Such redundancy is not required nor appropriate. The City will meet and confer with the Plaintiffs regarding the appropriate formats for the parties' respective privilege logs that satisfies their obligations under the Civil Rules to provide sufficient information for the adverse party to evaluate each claim of privilege, while balancing reasonableness and proportionality considerations in light of the efficient administration of justice.

Finally, the City will only log documents in its privilege log until February 27, 2019, the date upon which Plaintiffs filed their original complaint in this matter.

3. The City objects to the Fourth Discovery Requests to the extent they seek information or documents that are available from other sources that are equally available to the Plaintiffs, more convenient, less burdensome, or less costly.

4. The City objects to the following definitions from the Fourth Discovery Requests:

a. The City objects to the definition of "Defendant or You" to the extent it purports to require the City to answer on behalf of "its agents, employees, representatives, subsidiaries, successors in interest, predecessors in interest, and/or any other entity or person over whom any Defendant has control," regardless of their nexus to this matter. Moreover, the City has no obligation to and will not respond on behalf of third parties, unless specified otherwise in response to a particular Interrogatory or

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Request for Production. The City further objects to this definition as unduly burdensome and duplicative, to the extent it seeks knowledge, information or documents requested by Plaintiffs from the City pursuant to Public Records Act requests or in the possession of third parties to whom Plaintiffs have already sought, or reasonably may seek, discovery in this matter.

b. The City objects to the definition of "Document" or "Documents" to the extent it purports to require the City to provide Documents in the "actual or constructive possession, custody, care, or control of ... any of its representatives" regardless of their nexus to this matter. Moreover, the City has no obligation to and will not respond on behalf of third parties, unless specified otherwise in response to a particular Interrogatory or Request for Production. The City further objects to this definition as unduly burdensome and duplicative, to the extent it seeks documents already requested by Plaintiffs from the City pursuant to Public Records Act requests or in the possession of third parties from whom Plaintiffs have already sought, or reasonably may seek, discovery in this matter.

c. The City objects to the definition of "identify" when used with reference to a document to the extent it purports to require the City to provide information not within its possession, custody, or control. The City further objects to this definition as unduly burdensome and improperly seeking duplicative information, to the extent that it (i) would require the City to separately provide information that is either apparent on the face of a produced document or contained therein, or (ii) seeks information about documents in the possession of either Plaintiffs pursuant to Public Records Act requests or third parties from whom Plaintiffs have already sought, or reasonably may seek, discovery in this matter. Finally, absent entry of an appropriate discovery order, the City also objects to providing contact information for individuals to the extent such information is confidential.

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d. The City objects to the definition of "identify" when used with reference to a "Person" to the extent it purports to require the City to provide information not within its possession, custody, or control. Absent entry of an appropriate discovery order, the City also objects to providing contact information for individuals to the extent such information is confidential.

e. The City objects to the definition of the term "Material" to the extent it purports to require the City to provide Material(s) provided to the City Council not within the City's possession, custody, or control. The City further objects to the definition of "Material" above as over broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent that an Interrogatory or Request for Production seeks information or documents related to <u>any</u> Material the City Council received regardless of its timing or source. For example, there is no credible way for the City to collect and report on every instance where a constituent briefly engaged with a City Council member regarding Ordinance 125760 at a public event. The City will therefore interpret this definition as limited in temporal scope to information presented to the City Council prior to the passage of Ordinance 125760, and in subject matter scope as excluding information arguably received from *de minimis* contacts with the public.

f. The City objects to the definition of "Alaskan Way Promenade Overlook Walk (AWPOW) Environmental Impact Statements (EIS)" to the extent the definition includes the Preliminary Draft and Draft Environmental Impact Statements, as any Preliminary Drafts or Draft Environmental Impact Statements would have been published before January 1, 2016 and fall outside of Plaintiffs' requested time period of January 1, 2016 to June 1, 2019. The City will therefore interpret this definition as limited in temporal scope to information between January 1, 2016 and June 1, 2019, as requested by Plaintiffs.

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5. The City's answers, responses and objections herein are based upon present knowledge, information, and belief following its diligent search and reasonable inquiry. However, discovery and investigation are ongoing. The City reserves its rights to produce evidence of any subsequently discovered fact, to alter or amend its objections and responses set forth herein, and otherwise to assert factual and legal contentions as additional facts are ascertained, analyses are made, and legal research is completed. The City objects to the Fourth Discovery Requests insofar as they may be construed to limit or restrict the City's right to rely upon any information or document for any purposes whatsoever, including, but not limited to, the use of information or responsive documents as evidence at any subsequent hearing, trial or other proceeding.

6. The City objects to the Fourth Discovery Requests to the extent they use terms that are subject to varying interpretations, or are vague, ambiguous, or misleading. Terms that are vague, ambiguous, or misleading are identified in particular responses. The City's responses to the Fourth Discovery Requests are based on the common meaning of the words used in the Fourth Discovery Requests.

7. The City objects to any discovery request that assumes facts not in evidence.

8. The City does not concede nor waive any objections regarding the relevance, admissibility, or discoverability of any information or documents provided and reserves its right at any time to assert such objections irrespective of production of such information.

9. The City reserves the right to seek a protective order or agreement between the parties prior to producing any documents containing confidential or proprietary information regarding the City, any of its agents, any of its current or former employees, or any other non-parties.

10. To the extent the City agrees to search for and produce responsive documents, the City is not representing that any such documents do in fact exist.

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11. If Plaintiffs do not accept the objections and limitations set forth herein (including both these General Objections, as well as the objections set forth in the specific responses to the individual discovery requests below), the City requests an opportunity to meet and confer. Failing agreement, the City will request a status conference with the Court or move for a protective order if required.

DEFINITIONS

As used herein, the following definitions apply to each request for production contained herein. The definitions and instructions set forth below are expressly incorporated by reference into and made a part of this Request for Production.

1. "Answer" shall mean "Defendant City of Seattle's Answer and Affirmative Defenses to Third Amended Complaint for Declaratory Relief and Damages" filed in King County Superior Court Cause No. 19-2-05733-5 SEA (Consolidated with No. 19-2-08787-1 SEA).

2. The term "Complaint" means Plaintiffs' "Third Amended Complaint for Declaratory Relief and Damages" filed in King County Superior Court Cause No. 19-2-05733-5 SEA (Consolidated with No. 19-2-08787-1 SEA).

3. The term "City" means the City of Seattle, a Washington municipal corporation.

4. The term "City Councilmembers" as used herein, refers to the Councilmembers for the City of Seattle and their Staff (including Legislative Aids, and Council Central Staff).

5. The term "Defendant" or "You" as used herein means any or all of the following, and should be applied to give the Interrogatory or Request for Production the broadest scope: City of Seattle, as a Washington municipal corporation, its agents, employees, representatives, subsidiaries, successors in interest, predecessors in interest, and/or any other entity or Person over whom any Defendant has control.

6. "Document" or "Documents" as used herein, are synonymous in meaning and equal in scope and are defined to the broadest extent permissible under the Washington Civil Rules, and refer

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to all written, electronic, and graphic matter, however produced or reproduced, of every kind and description in the actual or constructive possession, custody, care, or control of the responding party, or any of its representatives, including, but not limited to:

(a) Papers, books, journals, ledgers, statements, purchase or sale confirmations, statement of accounts, memoranda, prospectuses, reports, invoices, work papers, notes, transcriptions of notes, letters, correspondence, checks, graphic representations, films, photographs, diaries, calendars, desk calendars, pocket calendars, lists, logs, publications, advertisements, messages, summaries, agreements, contracts, telegraphs, telexes, transcriptions of tapes or records, and any other writings or tangible things on which any handwriting, typing printing, photostatic or other forms of communications or information recorded or reproduced, as well as all notations on or pertaining to the foregoing;

(b) Originals and all other copies not absolutely identical to said originals;

(c) All drafts and notes (whether typed, handwritten or otherwise) made or prepared in connection with such documents, whether used or not; and

(d) All digital data or electronic information or other information of any form, including electronic or digital data maintained on computer disks or databases and e-mails.

7. "Identify," when used with reference to a document, means to set forth with respect to the original and each copy thereof the following information:

(a) Its title, or if untitled, its nature (e.g.: letter, memoranda, telegram, note, drawing, etc.);

(b) Its date;

(c) The identity of the Person or Person who composed or originated it;

(d) The identity of each Person to whom the original or a copy was sent;

(e) A brief summary of its contents;

(f) The name and last known address of the Person who presently has custody of it; and

(g) Any other descriptive information necessary in order to adequately describe the document in a subpoena *duces tecum*, or in a motion or request for production thereof.

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8. "Identify," when used with reference to a "Person" means to set forth with the following information:

(a) The Person's name;

(b) Last known home and/or address;

(c) Last known telephone number(s); and

(d) Last known e-mail address.

9. The term "Material" as used herein shall mean the facts, statistics, studies, evidence, opinions, and other information presented to the City Council related to Ordinance 125760. *See Abbenhaus v. City of Yakima*, 89 Wn.2d 855, 859, 576 P.2d 888 (1978) ("the superior court should be considering the material presented to the city council and determining whether it adequately supports the action of the municipality") (emphasis added).

10. "Person" or "Persons" means all entities, including, without limiting the generality of the foregoing, all individuals (whether living or deceased) having knowledge pertaining to the facts herein.

11. The phrases "relating to," "regarding," "arising from," or "pertaining to" as used herein shall mean any information, fact or Document which is relevant in any way to the subject matter including without limitation all Documents which contain, record, reflect, summarize, evaluate, comment upon, transmit or discuss the subject matter of any request as well as the text or notes of any oral or written presentation or conversation.

12. The term "Waterfront LID" as used herein means the Waterfront Local Improvement District You admit you created in Section I of Your Answer.

13. The term "Waterfront LID Improvements" means that list of improvements attached as Exhibit A to Ordinance 125760.

14. The term "Alaskan Way Promenade Overlook Walk (AWPOW) Environmental Impact Statements (EIS)" includes the Preliminary Draft, Draft, Supplemental Draft, and Final EIS.

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15. The term SEPA means the state of Washington "State Environmental Policy Act" under chapter 43.21C RCW.

INTERROGATORIES

Your answers to these Interrogatories are to include all information contained in or on writings, records, photographs, computer files and data, e-mails, or any other tangible thing or material that is known or available to You, including all information in possession of Your agents, attorneys, accountants, auditors or other Persons or experts or any investigators or any Person acting on Your behalf or under Your or Your attorney's employment, direction and/or control.

If the answer to an Interrogatory may be ascertained from Your business records, You may supply the optional form of answer provided by CR 33(c). Moreover, any Interrogatory requesting that You "Identify," "describe" or "locate" any document may be answered by attaching a complete and correct copy of the document as part of Your answer to that Interrogatory or by presenting the document for inspection and copying at the offices of Plaintiffs' attorneys, Schlemlein Fick & Scruggs, PLLC, 66 S. Hanford St., Suite 300, Seattle, Washington, 98134.

Each Interrogatory is intended to, and does, request that each and every part and subpart thereof be answered with the same force and effect as if each part and particular were the subject of and were asked by a separate Interrogatory. If You do not know and cannot ascertain the answer to any Interrogatory (or portion thereof), please state that affirmatively in lieu of Your answer.

Please use the time period between January 1, 2016, and February 1, 2021, unless a different time period is indicated in the interrogatory.

OBJECTION: The City objects to these general instructions to the extent that they purport to require the City to provide information outside of its possession, custody or control as defined in the Civil Rules and authority interpreting same. The City further objects to these instructions to the extent they purport to include information protected by the attorney-client privilege, work product doctrine or other applicable protections cited by the City in objection or response to a particular Interrogatory. The City also objects to the time period of January

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1, 2016 to February 1, 2021 to the extent it purports to require the City to answer and respond to the Fourth Discovery Requests into the future. The City will limit its Answers, Responses and document collection efforts to January 1, 2016 to January 23, 2020, the date Defendant served these Objections, Answers, and Responses to Plaintiffs' Fourth Discovery Requests. Finally, the City incorporates herein the City's General Objections above.

INTERROGATORY NO. 41: For each Waterfront LID Improvement, identify each final agency decision for purposes of State Environmental Policy Act (SEPA) review.

ANSWER: The City objects to this improper contention Interrogatory, as the City is not required to inform Plaintiffs of its legal conclusions or theories in response to Interrogatories. The City also objects to this Interrogatory to the extent it relies upon a legal conclusion or assumes facts not in evidence, as SEPA review may not be required for all aspects of all Waterfront LID Improvements. Finally, the City objects to this Interrogatory as vague and ambiguous because of the undefined terms "agency," "decision," and "final agency decision." For the purposes of answering this Interrogatory, the City will assume "agency" has the same meaning contained in WAC 197-11-758, the definition for "lead agency." Additionally, because "decision" is not a defined term under SEPA, the City will assume the term "decision" refers to the "threshold determination" (i.e., a determination of nonsignificance or a determination of significance) that a lead agency is required to make under WAC 197-11-310 for any proposal which meets the definition of action and is not categorically exempt from SEPA Review . Therefore, for the purposes of answering this Interrogatory the City will identify the date of the lead agency's threshold determination for each Waterfront LID Improvement, if applicable.

If Plaintiffs disagree with the City's approach in responding to this Interrogatory, the City requests an opportunity to meet and confer.

Subject to and without waiver of its stated objections, the City answers as follows: the Seattle Department of Transportation (SDOT)—the lead agency for the AWPOW FEIS, which covers the Promenade, Overlook Walk, Pioneer Square Street Improvements, and the Union

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Street Pedestrian Connection—issued a determination of significance on August 9, 2013. The lead agencies for the Pike and Pine Streetscape Improvements (SDOT) and Pier 58/Waterfront Park (Seattle Parks and Recreation) have not yet issued threshold determinations.

INTERROGATORY NO. 42: For Waterfront LID No. 6751, identify each final agency decision for purposes of SEPA review.

ANSWER: The City incorporates by reference its objections to Interrogatory No. 41. Subject to and without waiver of its stated objections, the City notes that the formation of Waterfront LID No. 6751 is categorically exempt from SEPA pursuant to WAC 197-11-800(16).

INTERROGATORY NO. 43: For each Waterfront LID Improvement, identify the "earliest possible point in time" for purposes of SEPA evaluation under WAC 197-11-055(2).

ANSWER: The City objects to this improper contention Interrogatory, as the City is not required to inform Plaintiffs of its legal conclusions or theories in response to Interrogatories. The City also objects to this Interrogatory to the extent it relies upon a legal conclusion or assumes facts not in evidence, as SEPA review may not be required for all aspects of all Waterfront LID Improvements and because timing of SEPA review is determined by the lead agency under WAC 197-11-055. The City further objects to this Interrogatory as vague and ambiguous because of the undefined term "earliest possible point in time." For the purposes of responding to this Interrogatory, the City will rely upon the language from WAC 197-11-055(2) and identify "the earliest possible point *in the planning and decision-making process*, when the principal features of a proposal and its environmental impacts can be reasonably identified." (emphasis added). Lastly, the City objects to the undefined term "SEPA evaluation" as vague and ambiguous. For the purposes of responding to this Interrogatory, the City interprets "SEPA evaluation" to mean information regarding the timing of the preparation of "threshold determination and environmental impact statement (EIS), if required," as provided by WAC 197-11-055(2).

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Subject to and without waiver of its stated objections, under WAC 197-11-055(2) the "lead agency" (as defined by WAC 197-11-758) "shall prepare its threshold determination and environmental impact statement (EIS), if required, at the earliest possible point in the planning and decision making process, when the principal features of a proposal and its environmental impacts can be reasonably identified." Furthermore, WAC 197-11-055(2)(b) provides that an agency "shall identify the times at which the environmental review shall be conducted either in their procedures *or on a case-by-case basis.*" (emphasis added). Recognizing these parameters, lead agencies within the City generally do not begin SEPA review until a proposal reaches 30% design. For the Waterfront LID improvements, SEPA review has been completed for the Promenade, Overlook Walk, Pioneer Square Street Improvements, and Union Street Pedestrian Connection, is in process for Pier 58/Waterfront Park, and has not yet begun for the Pike/Pine Streetscape Improvements.

INTERROGATORY NO. 44: For Waterfront LID No. 6751, identify the "earliest possible point in time" for purposes of SEPA evaluation under WAC 197-11-055(2).

ANSWER: The City incorporates by reference its objections and answers to Interrogatory No. 43. Subject to and without waiver of its stated objections, the City answers as follows: the formation of Waterfront LID No. 6751 is categorically exempt from SEPA "threshold determination and [environmental impact statement] requirements." *See* WAC 197-11-800(16).

INTERROGATORY NO. 45: For each Waterfront LID Improvement, identify how and when the lead agency will supplement the AWPOW FEIS or otherwise complete review under SEPA, and mail, publish, or otherwise provide notice thereof.

ANSWER: The City objects to this Interrogatory as duplicative of Interrogatory Nos. 31 and 32 in Plaintiffs' Second Set of Interrogatories and Requests for Production (the "Second Discovery Requests"). The City also objects to this Interrogatory to the extent it relies upon a legal conclusion or assumes facts not in evidence, as SEPA review may not be required for all

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aspects of all Waterfront LID Improvements. Further, the City objects to this Interrogatory as duplicative to the extent it seeks information already requested by Plaintiffs' counsel via its multiple Public Records Act (PRA) requests, specifically PRA Request No. C043490 submitted on June 14, 2019. Finally, the City objects to the undefined term "complete review under SEPA" as vague and ambiguous because SEPA does not define when SEPA review is "complete."

Subject to and without waiver of its stated objections, and recognizing that the City may supplement this Answer upon further investigation, the City is following the processes and timelines for environmental review for each Waterfront LID Improvement as required by Washington law (*see* Chap. 43.21C and Chap. 197-11 WAC) and Seattle Municipal Code Chap. 25.05. The City will also supplement the AWPOW FEIS, if necessary, consistent with SEPA. *See* WAC 197-11-405(4) (describing when a supplemental EIS shall be prepared). The City will "mail, publish, or otherwise provide notice" of "review under SEPA" for each Waterfront LID Improvement consistent with SEPA. *See, e.g.*, WAC 197-11-510; *see also*, SMC 25.05.510.

INTERROGATORY NO. 46: For Waterfront LID No. 6751, identify each reason the Waterfront LID is exempt under SMC 25.05.880(Q) or some other provision from SEPA.

ANSWER: The City objects to this improper contention Interrogatory, as the City is not required to inform Plaintiffs of its legal conclusions or theories in response to Interrogatories. The City further objects to this Interrogatory to the extent it is duplicative of Interrogatory No. 35 in Plaintiffs' Second Discovery Requests. Subject to and without waiver of its stated objections, the City answers: SMC 25.05.880(Q) does not exist. To the extent that Plaintiffs intended to cite SMC 25.05.800(Q), the text of that provision speaks for itself.

INTERROGATORY NO. 47: For each Waterfront LID Improvement, identify all Seattle Design Commission and/or Seattle Design Review Board reviews and approvals.

ANSWER: The City objects to this Interrogatory as overbroad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it seeks all Seattle Design Commission and/or Seattle Design Review Board reviews and approvals,

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regardless of the significance of the reviews and approvals (or lack thereof). The City further objects to this Interrogatory to the extent it relies upon a legal conclusion or assumes facts not in evidence, to the extent this Interrogatory assumes each Waterfront LID Improvement has to be reviewed and approved by the Seattle Design Commission and/or the Seattle Design Review Board. The Waterfront LID Improvements are not required to be reviewed or approved by the Seattle Design Review Board. The Seattle Design Review Board reviews large-scale projects proposed to be built on private property. Additionally, the Seattle Design Commission does not have jurisdiction over the Pioneer Square Street Improvements.

Subject to and without waiver of its stated objections, pursuant to CR 33(c), the City refers Plaintiffs to SEA_LID_0165991. In addition, pursuant to CR 33(c), the City will search for and may produce non-privileged documents from which Plaintiffs may ascertain responsive information.

INTERROGATORY NO. 48: For each Waterfront LID Improvement, identify each reason for not supplementing or completing SEPA review prior to now.

ANSWER: The City objects to this Interrogatory to the extent it relies upon a legal conclusion or assumes facts not in evidence, as the City is under no obligation or duty to supplement or complete environmental review "prior to now." The City further objects to this Interrogatory as overly broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it seeks each "reason for not supplementing or completing SEPA review prior to now," regardless of the significance of each reason (or lack thereof) to the claims and defenses in this matter. Finally, the City objects to the undefined term "now" as vague and ambiguous, and interprets "now" to mean January 23, 2020, the date Defendant served these Objections, Answers, and Responses to Plaintiffs' Fourth Discovery Requests.

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Subject to and without waiver of its stated objections, and recognizing that the City may supplement this Answer upon further investigation, the City refers Plaintiffs to its answer to Interrogatory Nos. 43 and 45.

INTERROGATORY NO. 49: For each Waterfront LID Improvement, identify each reason for not completing (1) designs, (2) plans, (3) agency reviews, (4) specifications, and (5) construction documents prior to now.

ANSWER: The City objects to this Interrogatory to the extent it relies upon a legal conclusion or assumes facts not in evidence, as the City is under no obligation or duty to complete designs, plans, agency reviews, specifications, and construction documents "prior to now." The City also objects to this Interrogatory as overly broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it seeks each "reason for not completing (1) designs, (2) plans, (3) agency reviews, (4) specifications, and (5) construction documents prior to now[,]" regardless of the significance of each reason (or lack thereof). Finally, the City objects to this Interrogatory as vague and ambiguous because of the undefined terms "designs," "plans," "agency reviews," "specifications," "construction documents," and "now." For the purposes of responding to this Interrogatory, the City will interpret "designs," "plans," "specifications," and "construction documents" to mean the information contained in the conformed set of plans and specifications for each Waterfront LID Improvement, as prepared by an outside engineering firm hired by the City, after the Waterfront LID Improvement has reached 100% design. Furthermore, "designs," "plans," and "specifications" are not separate and distinct documents, they are all related and dependent on one another. The City will interpret "agency reviews" to mean local, state, or federal agency review for each Waterfront LID Improvement. The City will interpret "now" to mean January 23, 2020, the date Defendant served these Objections, Answers, and Responses to Plaintiffs' Fourth Discovery Requests.

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If Plaintiffs disagree with the City's approach in responding to this Interrogatory, the City requests an opportunity to meet and confer.

Subject to and without waiver of its stated objections, the design, plans, specifications and construction documents are complete for the Promenade. Overlook Walk, Pioneer Square Street Improvements, Pike/Pine Streetscape Improvements, and Pier 58/Waterfront Park have not yet reached 100% design. Union Street Pedestrian Connection has reached 100% design but it has not yet been put out to bid. .

INTERROGATORY NO. 50: For each Waterfront LID Improvement, identify when the lead agency will complete all (1) designs, (2) plans, (3) agency reviews, (4) specifications, and (5) construction documents.

ANSWER: The City incorporates by reference its objections and answer to Interrogatory No. 49. The City also objects to this Interrogatory as unduly burdensome, overly broad, and not reasonably calculated to lead to the discovery of admissible evidence, to the extent that it seeks dates when the City will complete *all* designs, plans, agency reviews, specifications, and construction documents. The design and construction of the Waterfront LID Improvements is a complex process that will take several years to complete, and the timelines for completion of all designs, plans, agency reviews, specifications, and construction documents are still in process and subject to change. For these reasons, the City will respond to this Interrogatory with general estimates of when the lead agency will complete the designs, plans, agency reviews, specifications, and construction documents for each Waterfront LID Improvement. Finally, the City objects to this Interrogatory as vague and ambiguous due to the undefined term "lead agency." For the purposes of answering this Interrogatory, the City assumes "lead agency" will have the same meaning as "lead agency" in WAC 197-11-758.

Subject to and without waiver of its stated objections, the designs, plans, specifications, and construction documents are complete for the Promenade. The City is investigating when it estimates it will complete all designs, plans, agency reviews, specifications, and construction

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documents for the remaining Waterfront LID Improvements and will update this Answer accordingly. In addition, pursuant to CR 33(c), the City will search for and may produce non-privileged Documents from which Plaintiffs may ascertain responsive information.

INTERROGATORY NO. 51: For each Waterfront LID Improvement, identify each condition precedent that might impact the lead agency's ability to complete all (1) designs, (2) plans, (3) agency reviews, (4) specifications, and (5) construction documents according the above-identified schedule.

ANSWER: The City incorporates by reference its objections to Interrogatory Nos. 49 and 50. The City also objects to this Interrogatory to the extent it relies upon a legal conclusion or assumes facts not in the evidence, to the extent it assumes the City is required to complete all designs, plans, agency reviews, specifications, and construction documents to the above-identified schedule. Further, the City objects to this Interrogatory as vague and ambiguous because of the undefined term "condition precedent." For the purposes of answering this Interrogatory, the City will interpret "condition precedent" to mean commitments or constraints, as well as an event, condition, or approval that must occur in order to complete all designs, plans, agency reviews, specifications, and construction documents. Lastly, the City objects to this Interrogatory as unduly burdensome, overly broad, and not reasonably calculated to lead to the discovery of admissible evidence, to the extent that it seeks each "condition precedent[s] that might impact the lead agency's ability to complete all (1) designs, (2) plans, (3) agency reviews, (4) specifications, and (5) construction documents according the above-identified schedule[,]" regardless of the significance (or lack thereof) of the condition precedent or impact to the lead agency.

Subject to and without waiver of its stated objections, the City is investigating the "condition precedent[s] that might impact the lead agency's ability to complete all (1) designs, (2) plans, (3) agency reviews, (4) specifications, and (5) construction documents according the above-identified schedule" and will update this Answer accordingly. In addition, pursuant to

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CR 33(c), the City will search for and may produce non-privileged Documents from which Plaintiffs may ascertain responsive information.

INTERROGATORY NO. 52: For each Waterfront LID Improvement, identify when the lead agency will complete construction.

ANSWER: The City incorporates by reference its objections to Interrogatory No. 50. Subject to and without waiver of its stated objections, and in recognition that the Waterfront LID is a complex multi-year project whose processes and timelines for construction are subject to change, the City anticipates that construction for the Pioneer Square Street Improvements will be complete by mid-2023, Pike and Pine Street Improvements will be complete by the end of 2023, and Promenade, Overlook Walk and Pier 58/Waterfront Park will be complete by early 2024.

INTERROGATORY NO. 53: For each Waterfront LID Improvement, identify each condition precedent that might impact the timing of construction.

ANSWER: The City incorporates by reference its objections and answer to Interrogatory Nos. 51 and 52. The City further objects to this Interrogatory as overly broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it seeks each "condition precedent that might impact the timing of construction[,]" regardless of the significance (or lack thereof) of the condition precedent or impact to the construction timing. The design and construction of the Waterfront LID Improvements is a complex project that will take several more years to complete, and the "condition precedents" that may impact the timing of construction are subject to change.

Subject to and without waiver of its stated objections, the City is investigating whether any condition precedents are currently known that might impact the timing of construction for any Waterfront LID Improvement, and will supplement this Answer accordingly. In addition, pursuant to CR 33(c), the City will search for and may produce non-privileged Documents from which Plaintiffs may ascertain responsive information.

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REQUESTS FOR PRODUCTION

Pursuant to Washington Civil Rules 26 and 34, Plaintiffs request that Defendant produce for inspection and copying by Plaintiffs, all documents within the scope of each Request for Production. The documents should be produced in the form and state as they are kept in the usual course of business of the Person, corporation or entity which currently has possession, custody or control of the documents. Production must be made to the office of Plaintiffs' counsel, Schlemlein Fick & Scruggs, located at 66 S. Hanford St., Suite 300, Seattle, Washington, 98134 within thirty (30) days after receipt hereof.

The phrase "possession, custody or control" extends to any documents in the possession, custody or control of Defendant, or any agent, representative, accountant, or attorney of the Defendant. A document or thing is deemed to be in the possession, custody or control of Defendant if it is in any of the Defendant's physical custody or Defendant: (a) owns such a document in whole or in part; (b) has a right by contract, law, or otherwise to use, inspect, examine or copy such document on any terms; (c) has an understanding, express or implied, that they may use, inspect, examine or copy such document on any terms; or (d) can, as a practical matter, examine or copy such documents.

If a claim of privilege is asserted to the production of any document requested below, state as to each document the following information:

(a) The specific privilege claimed;

(b) A precise statement of the facts upon which such claim of privilege is based;

(c) The following information as to each purportedly privileged document:

(1) Its nature: e.g., letter, memorandum, photograph, tape, etc.;

(2) The date it was prepared;

(3) The date it bears;

(4) The date it was sent;

(5) The date it was received;

(6) The identity of the Person sending it;

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(7) The identity of each Person to whom it was sent;

(8) The identity of the Person preparing it;

(9) A statement of the subject of the document(s); and

(10) A precise description of the place in which the document is kept, including the title or description of the file in which said document may be found and the exact location of such file.

If You contend only a portion of the document is privileged, please provide a redacted document with a listing of the above information as to the redacted portion.

OBJECTION: The City objects to the Plaintiffs' Requests to the extent the requested format of production is inconsistent with the City's obligations under the Civil Rules. Specifically, Plaintiffs' request that "documents should be produced in the *form and state* as they are kept in the usual course of business of the Person, corporation or entity which currently has possession, custom or control of the documents" is vague and ambiguous with respect to the italicized language. The City also objects to the Plaintiffs' request that it produce documents according to the specific Request or Requests to which the documents are responsive, in addition to producing documents as they are kept in the ordinary course of business. Such redundancy is neither appropriate nor required under the Civil Rules. The City intends to produce documents responsive to these Fourth Discovery Requests consistent with industry-standard production specifications or to otherwise meet and confer with Plaintiffs' counsel to identify a mutually agreeable set of production format specifications. The City further objects to these instructions to the extent they purport to require the City to provide information on behalf of third parties and/or not within its possession, custody, or control. Finally, the City incorporates herein the City's General Objections above, including but not limited to its temporal limitations and its obligations regarding the Plaintiffs' request for a privilege log.

REQUEST FOR PRODUCTION NO. 25: Please produce any and all Documents and electronically stored information (limited to the years January 1, 2016 — June 1, 2020) in Your possession, custody or control related to Interrogatory No. 46.

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RESPONSE: The City objects to the time period of this Request (January 1, 2016 to June 1, 2020) to the extent it purports to require the City to respond to this Request into the future. The City further objects to this Request as overly broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it purports to encompass "any and all Documents" related to Interrogatory No. 46, regardless of the significance of the Document (or lack thereof) to the claims and defenses in this matter. Finally, the City objects to this Request as duplicative to the extent it seeks information already requested by Plaintiffs' counsel via its multiple Public Records Act (PRA) requests, specifically PRA Request No. C043490 submitted on June 14, 2019 and closed on November 18, 2019, PRA Request No. C043486-061419 submitted on June 14, 2019 and closed on October 1, 2019, and PRA Request No. C043485-061419 submitted on June 14, 2019 and closed on September 6, 2019.

Subject to and without waiver of its stated objections, the City will search for and produce responsive, non-privileged Documents to the extent they have not already been produced pursuant to PRA reqeusts.

REQUEST FOR PRODUCTION NO. 26: Please produce any and all Documents and electronically stored information (limited to the years January 1, 2016 — June 1, 2020) in Your possession, custody or control related to Interrogatory No. 47.

RESPONSE: The City incorporates by reference its objections to Request for Production No. 25. The City further objects to this Request as overly broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it purports to encompass "any and all Documents" related to Interrogatory No. 47, regardless of the significance of the Document (or lack thereof) to the claims and defenses in this matter.

Subject to and without waiver of its stated objections, the City will search for and produce responsive, non-privileged Documents.

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REQUEST FOR PRODUCTION NO. 27: Please produce any and all Documents and electronically stored information (limited to the years January 1, 2016 — June 1, 2020) in Your possession, custody or control related to Interrogatory No. 48 above.

RESPONSE: The City incorporates by reference its objections to Request for Production No. 25. The City further objects to this Request as overly broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it purports to encompass "any and all Documents" related to Interrogatory No. 48, regardless of the significance of the Document (or lack thereof) to the claims and defenses in this matter.

Subject to and without waiver of its stated objections, the City will search for and produce responsive, non-privileged Documents.

REQUEST FOR PRODUCTION NO. 28: Please produce any and all Documents and electronically stored information (limited to the years January 1, 2016 — June 1, 2020) in Your possession, custody or control related to Interrogatory Nos. 49-51 above.

RESPONSE: The City incorporates by reference its objections to Request for Production No. 25. The City further objects to this Request as overly broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it purports to encompass "any and all Documents" related to Interrogatory Nos. 49-51, regardless of the significance of the Document (or lack thereof) to the claims and defenses in this matter.

Subject to and without waiver of its stated objections, the City will search for and produce responsive, non-privileged Documents.

REQUEST FOR PRODUCTION NO. 29: Please produce any and all Documents and electronically stored information (limited to the years January 1, 2016 — June 1, 2020) in Your possession, custody or control related to Interrogatory Nos. 52-53 above.

RESPONSE: The City incorporates by reference its objections to Request for Production No. 25. The City further objects to this Request as overly broad, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence, to the extent it purports to

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encompass "any and all Documents" related to Interrogatory Nos. 52-53, regardless of the significance of the Document (or lack thereof) to the claims and defenses in this matter. Subject to and without waiver of its stated objections, the City will search for and produce responsive, non-privileged Documents.

DATED this 23rd day of January, 2020.

K&L GATES LLP

By *s/Mark S. Filipini*
Mark S Filipini, WSBA #32501
mark.filipini@klgates.com
s/Christina A. Elles
Christina A Elles, WSBA #51594
christina.elles@klgates.com

Attorneys for Defendant City of Seattle

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ATTORNEY CERTIFICATION

The undersigned attorneys for Defendant have read the foregoing Plaintiffs' Third Set of Interrogatories and Requests for Production of Documents to Defendant, and Answers and Responses thereto, and states that they are in compliance with CR 26(g).

DATED this 23rd day of January, 2020.

K&L GATES, LLP

By: *s Mark S. Filipini*
Mark S. Filipini, WSBA # 32501
Christina A. Elles, WSBA # 51594
Attorneys for Defendant City of Seattle

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VERIFICATION

_____, being duly sworn upon oath, deposes and says:

That he/she is the _____ of above-named Defendant City of Seattle; that he/she has read Plaintiffs' Third Set of Interrogatories and Requests for Production of Documents to Defendant; and said answers are true according to the best of his/her knowledge, information and belief.

_____

Printed Name: _____

Dated: _____

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DECLARATION OF SERVICE

I declare under penalty of perjury under the laws of the State of Washington, that on the date below, I served a true and correct copy of the foregoing document via e-mail per stipulated E-Service Agreement addressed to plaintiffs' counsel as follows:

Jesse O. Franklin IV
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Johns Monroe Mitsunaga Kolouskova PLLC
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SIGNED this 23rd day of January, 2020, at Seattle, King County, Washington.

s/Anita Spencer
Anita Spencer, Practice Assistant

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City of Seattle Hearing Examiner
EXHIBIT
ADMITTED ✓
DENIED
FILE# CWF-0336, et al.
60

CITY OF SEATTLE WATERFRONT LOCAL IMPROVEMENT DISTRICT NO. 6751

CWF-0336
CWF-0337
CWF-0339
CWF-0340
CWF-0342

1. Appraisal is Fundamentally Flawed

2. Plans & Specifications are Vital and Missing

3. With & Without Scenarios = No Special Benefits

4. Several Other Defects Require Resolution

City's Final Benefit Study is "Remote, Speculative and Imaginary"

- Does not measure or address the General Benefits
- Does not measure before and after values
- Assigns and does not measure Special Benefits
- Treatment of vacant land and land values resulted in huge inequities
- Is within margin of error for appraisal and mass appraisal, so is speculative
- Makes incorrect assumptions about status of plans and specifications

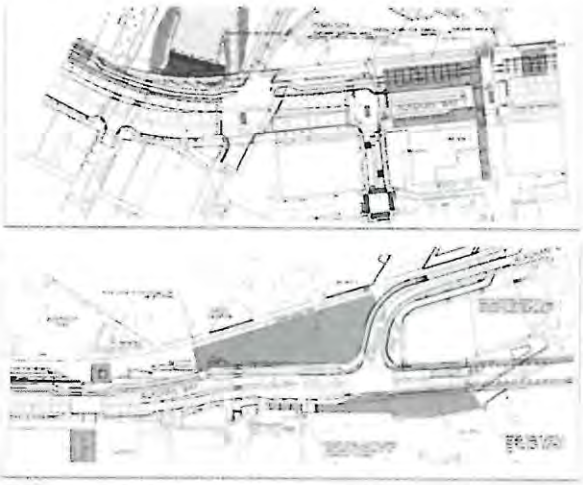
Source: Testimony of Anthony Gibbons, MAI, CRE; Ex. 19, p. 2 (ABS Final Benefit Study); Ex. 24, p. 1 (Seattle Design Commission Minutes)

Total Benefits – General Benefits = Special Benefits

- Sole purpose of Waterfront LID Improvements is to create General Benefits
- Size of Waterfront LID Boundary in and of itself proves it is about General Benefits
- Special Benefits are "for the construction of local improvements that are appurtenant to specific land and bring a benefit substantially more intense than is yielded to the rest of the municipality."
- Appurtenancy is rooted in constitutional due process and takings law. It is the rule, while an LID without appurtenancy is the exception.

Source: Jim Eaton, MAT, *Real Estate Valuation in Litigation*, p. 326; See also Ex. 4, *Local and Road Improvement Districts Manual for Washington State 6th Edition*, pp. 4, 9, 10, 58, 65 (2009); [*Heavens v. King County Rural Library District*, 66 Wn.2d 558, 564, 404] P.2d 453 (1965); Ex. 7, October 2016 FEIS ("FEIS"), pp. ES-4, ES-5, 1-7; Ex. 5, Mayor Durkan Announces She Will Transmit Legislation to Advance Seattle's New "Waterfront for All", (1/3/2019), https://durkan.seattle.gov/2019/01/mayor-durkan-announces-she-will-transmit-legislation-to-advance-seattles-new-waterfront-for-all/, (last visited February 19, 2020); Ex. 6, "20 Acres for the Public, by the Public," Friends of the Waterfront Seattle (2020), https://www.friendsofwaterfrontseattle.org; Ex. 8, Rania Efthemes, *What's New with Seattle's Waterfront?,* AAA Washington, (January 2020), https://blog.wa.aaa.com/marshall-foster-seattle-waterfront/; Ex. 9, Daniel Beekman, *Mayor Jenny Durkan moves ahead with $160 million tax to help remake Seattle's waterfront*, Seattle Times, January 3, 2019, https://www.seattletimes.com/seattle-news/politics/mayor-jenny-durkan-moves-ahead-with-160-million-tax-to-help-remake-seattles-waterfront/; Ex. 10, January 28, 2019 City Council Meeting Transcript, pp. 18 and 21

Alaskan Way is a Major Truck Route and Transportation Corridor

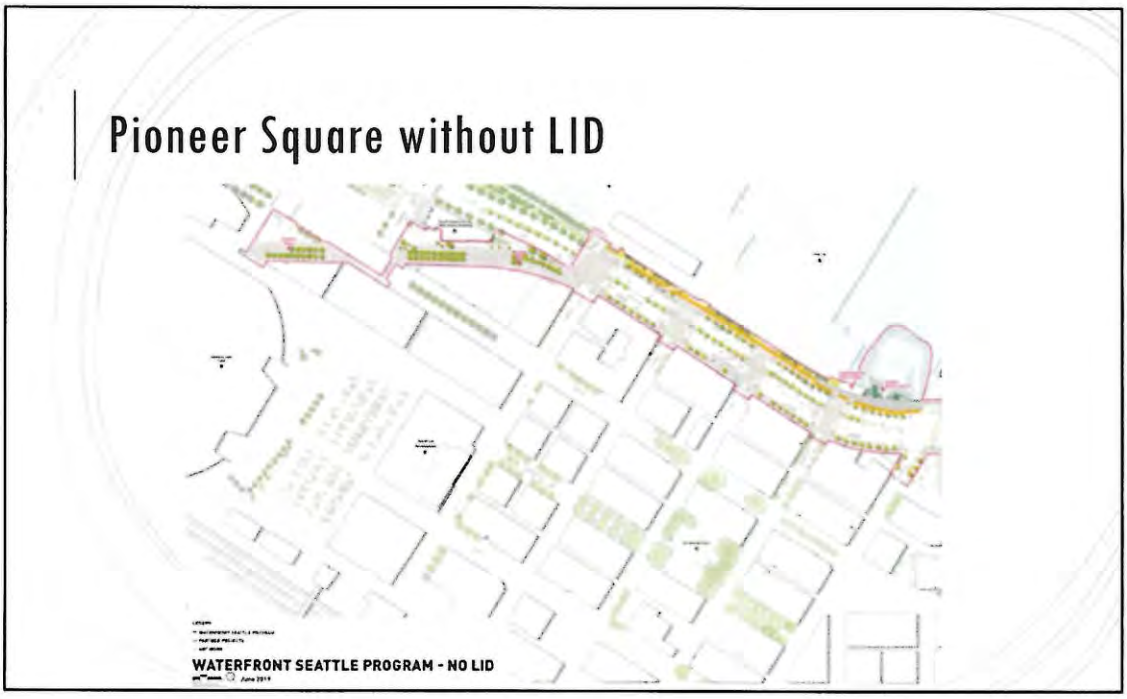


Source: Ex. 14, Excerpts from Vols. 1 & 8 of 8: Drawings, Alaska Way – Elliott Way, S. King St. to Bell St. (November 2018) Conformed 5-23-2019, p. 10-11; Ex. 7, FEIS, p. 2-35; Figure 2-8 to 2-13, Cross Sections 1-6; Ex. 11, Letter from Gehl Architects, Gehl Architects Report and Gehl Architects Speaking Points, September 4, 2008, p. 41; Ex. 12, Letter from Seattle Commission for People with Disabilities, August 29, 2013 (poor environment for pedestrians); Ex. 13, HR&A Waterfront Seattle Downtown Visitation Study (2013), p. 5 (not used by residents)

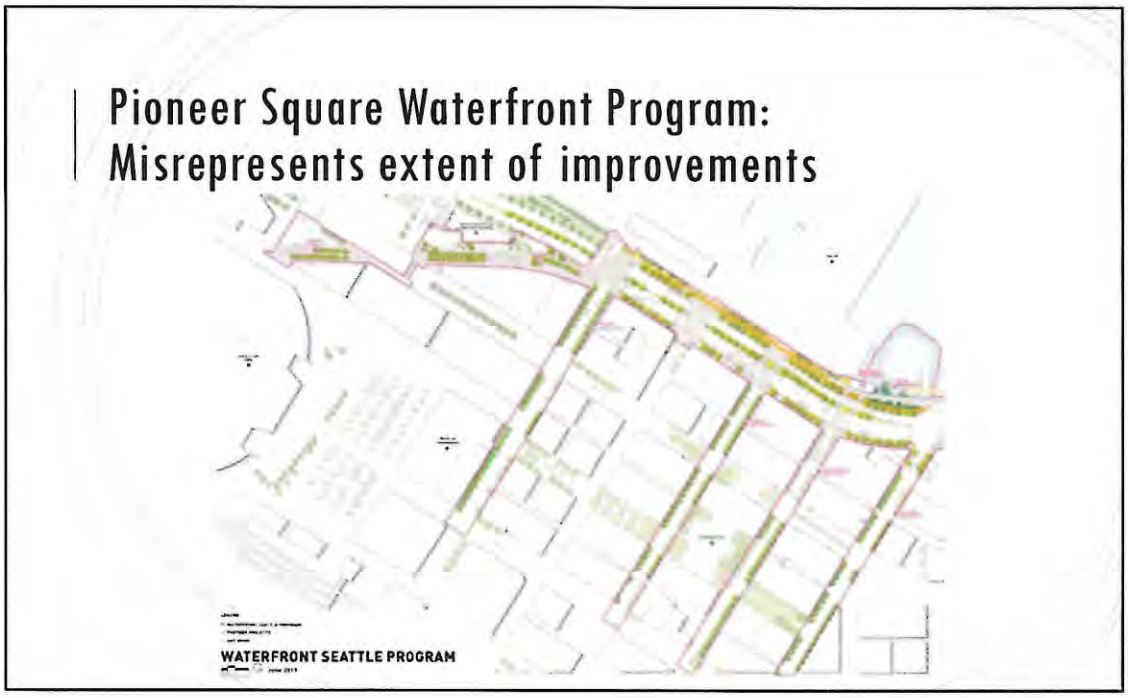
New Appraisal is Required

- Appraiser's percent of design assumption is wrong
- "With" and "Without" LID improvements are "extraordinary assumptions"
- Appraisal says use of preliminary plans requires a new appraisal

Source: Ex. 19, ABS Final Benefits Study, pp. 28 and 91



Source: Ex. 31, ABS Final Benefit Study, p. 121 (Addendum D-5)



Source: Ex. 31, ABS Final Benefit Study, p 121 (Addendum D-5)

Note: Waterfront Seattle Program does not mean Waterfront LID

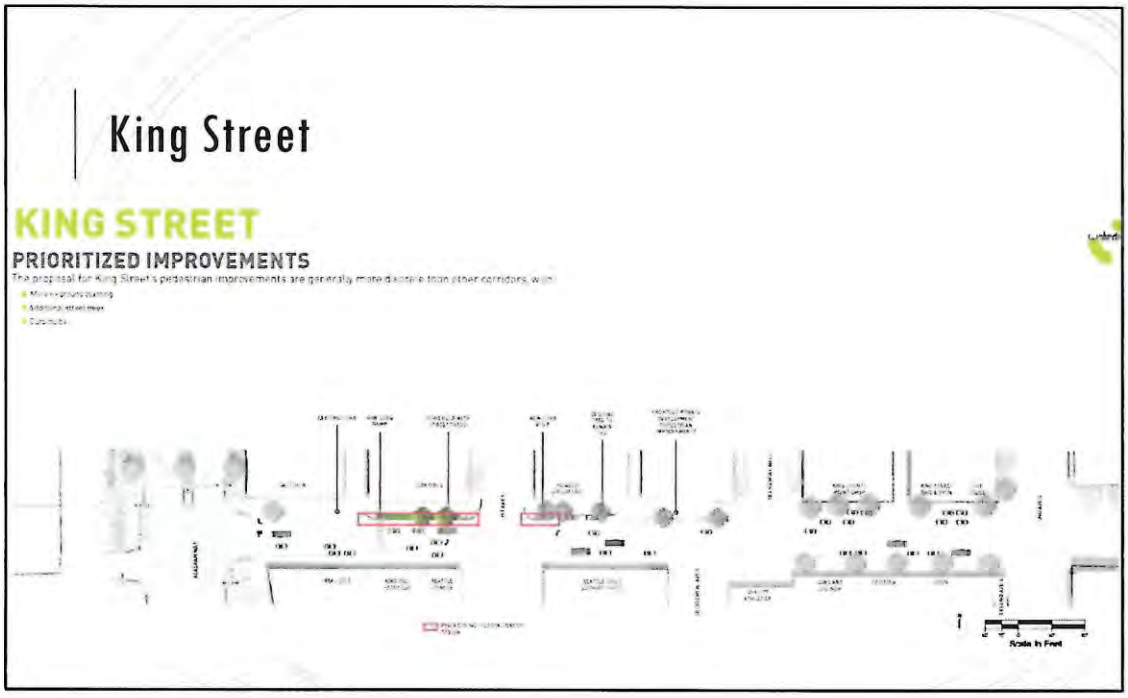
With LID

- Improvements to small segments of:
  - Yesler Way (ends at First)
  - South Washington Street (ends at Occidental)
  - South Main Street (ends at Occidental)
  - South King Street (ends at First)
  - Second Avenue South (not included in Ex. 15, Formation Ordinance 125760, Attachment C)

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume

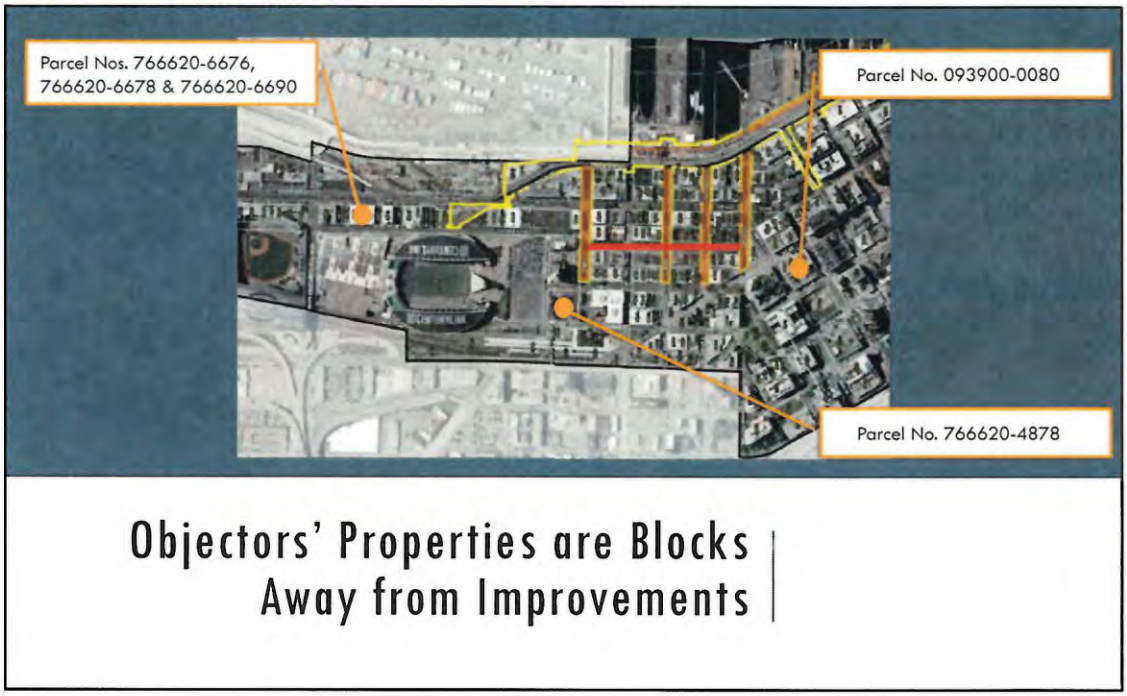
- pp. 137-40, 142-43, Addenda D-21, D-22, D-23, D-24, D-26, D-27 (Main Street)
- pp. 117, 123-24, 126-27, Addenda D-1, D-7, D-8, D-10, D-11 (Yesler Way)
- pp. 117, 128-33, Addenda D-1, D-12, D-13, D-14, D-15, D-16, D-17 (Washington Street)
- pp. 145-46, Addenda D-29, D-30 (King Street)
- p. 118, Addendum D-2 (Second Avenue)

Note: South King Street Improvements end one block before 255 S. King Street



Source: Ex. 31, ABS Final Benefit Study, p. 121 (Addendum D-5)

King Street gets 2 trees and one curb.



Note: Exhibit B misrepresents King Street improvements which end at First Avenue, not Second Avenue.

Source: Ex. 14, Formation Ordinance 125760, Exhibit B.

Objectors' Five properties are not being improved

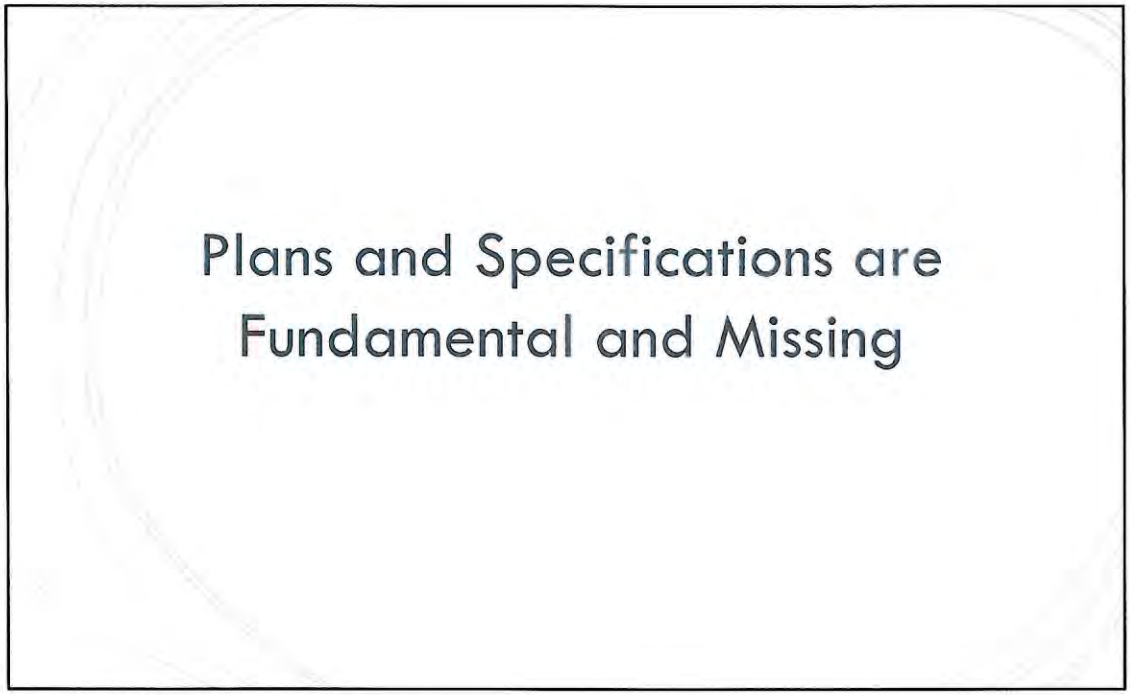
Source: maps.google.com for 255 S. King Street

Objectors' Five properties are not being improved

Source: maps.google.com for 618 Second Avenue

Objectors' Five properties are not being improved

Source: Google Earth for First Avenue South properties



Source: Testimony of Anthony Gibbons, MAI, CRE; Ex. 19, p. 2 (ABS Final Benefit Study)

Plans and Specifications Are Fundamental and Missing

- Foundation and Purpose of Waterfront LID must be fulfilled
- Formation Ordinance 125760 requires compliance with January 2019 "plans and specifications"
- "Plans and Specifications" means 100% design and are not available
- "Plans and specifications" and construction will not be complete for "several years" and are "subject to change"

Source: *Hamilton Corner I, LLC v. City of Napavine,* 200 Wn. App. 258, 268-69, 402 P.3d 368 (2017) (the fundamental purpose of the LID Improvements and the foundation for special benefits must be accomplished); Ex. 17, [City's] Objections and Responses to Plaintiffs' Second Set of Interrogatories and Requests for Production, Response to Interrogatory No. 32, p. 23; Ex. 59, [City's] Objections and Responses to Plaintiffs' Fourth Set of Interrogatories and Requests for Production, pp. 18 & 24; Ex. 15, Formation Ordinance 125760, Section 3, p. 8; Ex. 16, [City's] Objections and Responses to Plaintiffs' Third Set of Interrogatories and Requests for Production, Response to Interrogatory No. 36, p. 12; Ex. 4, Local and Road Improvement Districts Manual for Washington State 6th Edition (2009), *p. 20 ("completion of project"), pp. 42, 43, 48 & 61 ("project is completed"), p. 53 (property is analyzed "with the LID assumed completed"), p. 55 ("constructed or completed within a specific time period")*

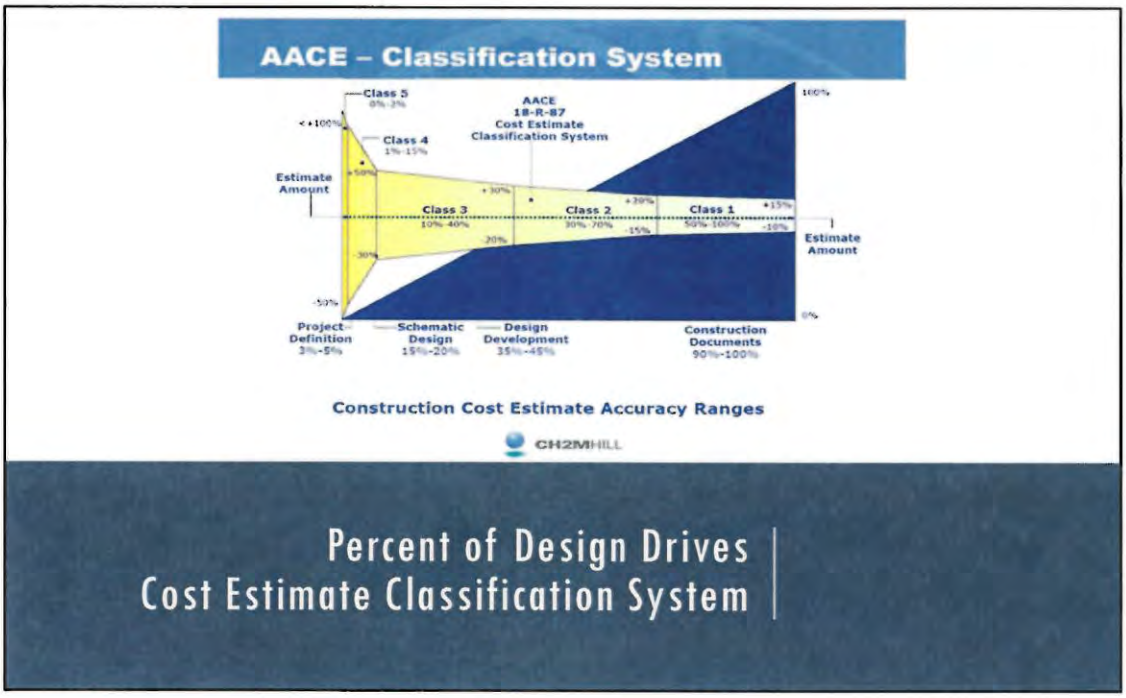
Percent of Design and Costs are Fundamental and Certified by City Appraiser

- Preliminary City Appraisal relies upon percent of designs and costs to calculate increased values
- Final City Appraisal relies upon percent of designs and costs to calculate increased values
- A. Gibbons testifies the designs and costs are fundamental to appraisal
- Macaulay certifies the appraisal is accurate

Source: A. Gibbons testimony; Ex. 18, Valbridge Preliminary Study, pp. 2-3, 6-8, 18, 19, 48, 52, 66-68 & 72; Ex. 19, ABS Final Special Benefit Study, p. 2; p. 94 (Macaulay certifies the appraisal is accurate)

- RCW 35.44.020 requires an analysis of LID Improvements cost.
- RCW 35.43.130 requires preliminary estimates to be based upon costs.
- Property owners cannot be charged more than the cost of the improvements. RCW 35.44.310
- An appraisal examines the cost of the improvements to quantify their value. Ex. 19, ABS Final Benefit Study, pp. 7. 9, 13, 26, 27, 74, 85 (cost of components); p. 8, excel 12-12, 12, 87 (cost/benefit ratio); p. 27 (client to do); pp. 2, 59, 60, 72, 81, 84 (cost approach).
- The City uses industry standard guidelines to cost estimate. Ex. 20, Waterfront Seattle – Waterfront Park Improvements 30% SD Update, April 17, 2017, Appendix E.
- Good cost estimates depend upon the percent of design that has been completed. Ex. 20, Waterfront Seattle – Waterfront Park Improvements 30% SD Update, April 17, 2017, Appendix E.
- The greater the percent of design that is completed, the less risk there is that the cost estimate will be wrong. Ex. 20, Waterfront Seattle – Waterfront Park Improvements 30% SD Update, April 17, 2017, Appendix E.
- Good cost estimates prevent the City from going over budget and unlawfully binding future City Councils and budgets. *See* Washington Attorney General Opinion 2012 No. 4 (May 15, 2012)

Source: Ex. 19, ABS Final Benefit Study, p. 28 (City's "with" & "without" scenarios are extraordinary assumptions) and p. 91 (Use of preliminary plans requires new appraisal after plans and specifications done)



Note: Thirty percent schematic design means 5-7% designs.

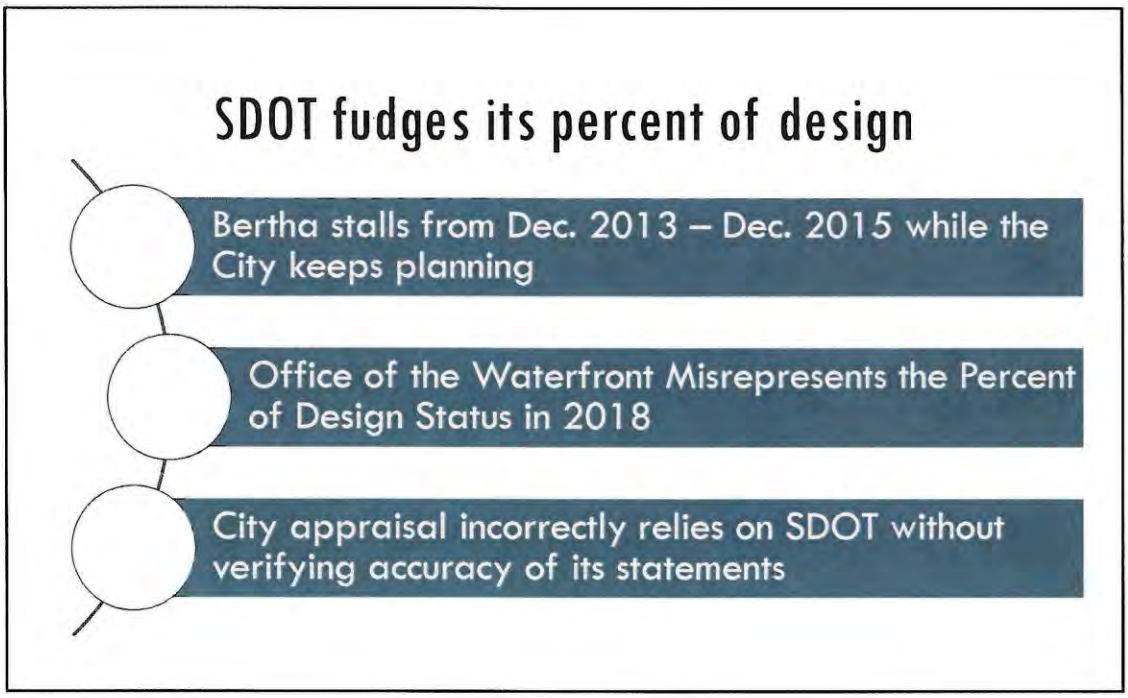
Source: Ex. 20, Waterfront Seattle – Waterfront Park Improvements 30% SD Update, April 17, 2017, Appendix E.

Estimate Class	Class 5		Class 4		Class 3		Class 2		Class 1	
LEVEL OF PROJECT DEFINITION Expressed as a % of complete definition	0% to 2%		1% to 15%		10% to 40%		30% to 70%		50% to 100%	
END USAGE Typical Purpose of Estimate	Concept Screening		Study or Feasibility		Budget Authorization, or Control		Control or Bid / Tender		Check Estimate or Bid / Tender	
METHODOLOGY Typical estimating method	Capacity Factored, Parametric Models, Judgment, or Analogy		Equipment Factored or Parametric Models		Semi-Detailed Unit Costs with Assembly Level Line Items		Detailed Unit Cost with Forced Detailed Take-Off		Detailed Unit Cost with Detailed Take-Off	
EXPECTED ACCURACY RANGE Typical variation in low and high ranges [a]	L: -20% to -50%	H: +30% to +100%	L: -15% to -30%	H: +20% to +50%	L: -10% to -20%	H: +10% to +30%	L: -5% to -15%	H: +5% to +20%	L: -3% to -10%	H: +3% to +15%
PREPARATION EFFORT Typical degree of effort relative to least cost index of 1 [b]	1		2 to 4		3 to 10		4 to 20		5 to 100	

Concept Cost Estimates Carry a -50% to +100% Accuracy Range

Note: Concept level designs means 2% design that comes before project definitions.

Source: Ex. 20, Waterfront Seattle – Waterfront Park Improvements 30% SD Update, April 17, 2017, Appendix E.



Office of the Waterfront "2014 Accomplishments"

- 30% - 60% design milestones for Main Corridor, Overlook Walk, public piers and Union Street

Source: Ex. 21, 2015 Work Plan Office of the Waterfront, Central Waterfront, Seawall and Alaskan Way Viaduct Replacement Program Select Committee, February 9, 2015, p. 2.

- Office of the Waterfront Pre-development Plans for 2015
  - Overlook Walk at 90% in 2018
  - Union Street at 90% in 2017
  - Pike-Pine Streets at 90% in 2017
  - Pioneer Square at 90% in 2018

Source: Ex. 22, Waterfront Seattle - Waterfront Program Progress Report, Q3 2015 (July - September), p. 4.

SDOT misrepresents status of designs to Seattle Design Commission

Seattle Design Commission Minutes
(4/19/2018)

Overlook Walk is at "concept design" (2%) only

- Waterfront Landings access issues
- Vegetation will block views
- Increase elevator capacity to be reliable and meet demand
- Adjacent stairs need to be more appealing to users
- Equity issues identified involving accessibility, restrooms, and tribes

Source: Ex. 23, Seattle Design Commission Overlook Walk & Ocean Pavilion 30% Design Presentation; Ex. 24, Seattle Design Commission Approved Minutes, April 19, 2018, p. 1

City Appraiser adopts SDOT's misrepresentation while the truth hides in plain sight

Seattle Design Commission Minutes (4/19/2018)

Overlook Walk is at "concept design" (2%) only

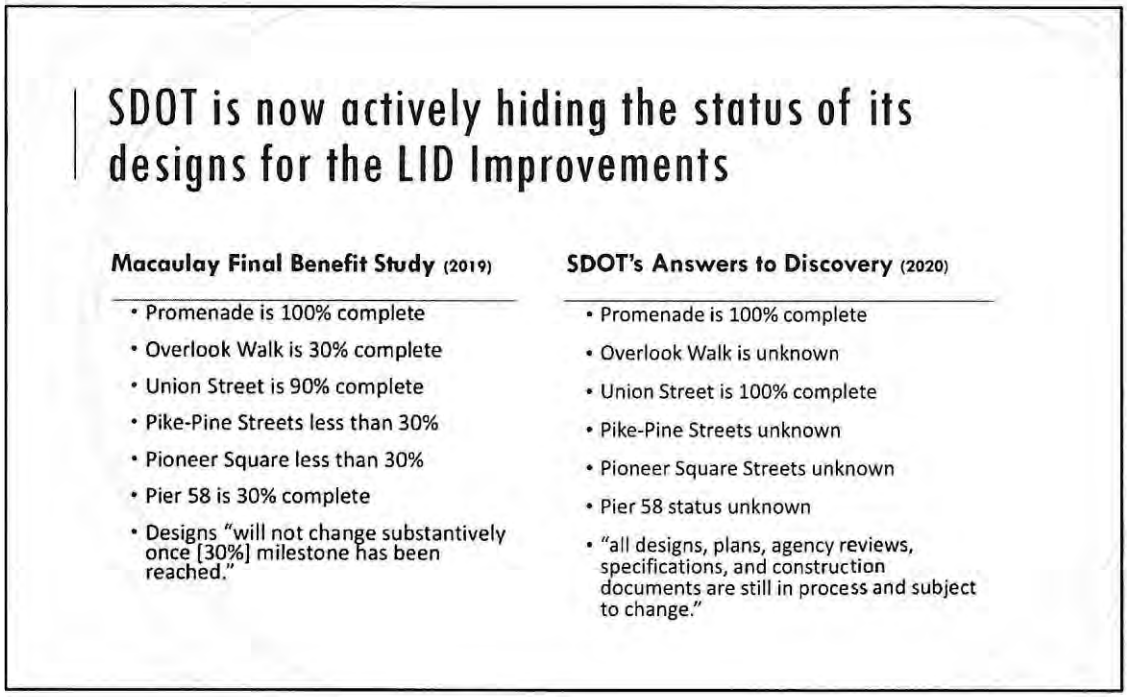
- Waterfront Landings access issues
- Vegetation will block views
- Increase elevator capacity to be reliable and meet demand
- Adjacent stairs need to be more appealing to users
- Equity issues identified involving accessibility, restrooms, and tribes

Summary from Macaulay Preliminary Study (May 9, 2018)

Overlook Walk is "approximately 30% completed."

- Promenade is 90% complete
- Union Street is approximately 30% completed
- Pioneer Square is less than 10%
- Pike-Pine Streets are at 10%

Source: Ex. 24, Seattle Design Commission Approved Minutes, April 19, 2018, p. 1; Ex. 18, Valbridge Preliminary Study, pp. 2-3



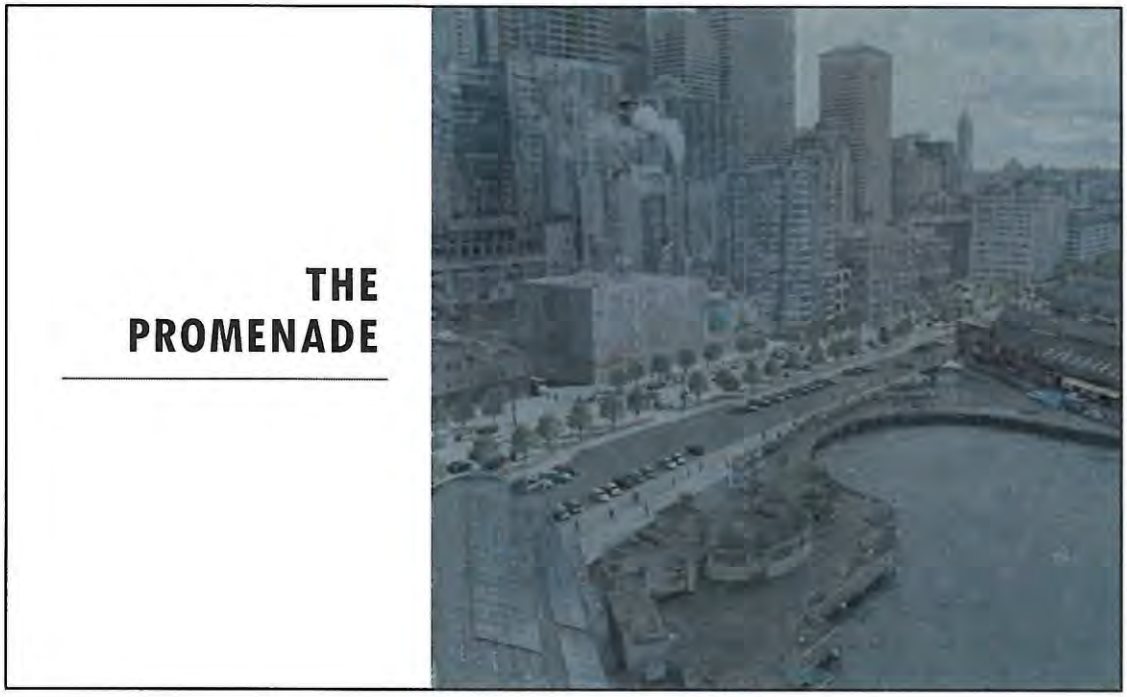
Source: Ex. 19, ABS Final Benefit Study, p. 2-3; Ex. 16, City's Objections to Third Interrogatories, pp. 12-13; Ex. 59, [City's] Objections and Responses to Plaintiffs' Fourth Set of Interrogatories and Requests for Production

Compare Ex. 21, (2014 accomplishments that Overlook Walk design is 30-60% complete) with Ex. 16 (design status is something less than 100% and unknown)

With and Without LID Scenarios of the Six Specific Projects Reveal No Special Benefits

Central Waterfront Baseline is significant without LID Improvements

- Seawall is Replaced ($388 million), includes Light Penetrating Surface (LPS) sidewalk
- SR 99 Tunnel is complete ($3.3 billion)
- Viaduct is removed, Battery Street Tunnel decommissioned
- Pier 62 is replaced ($100 million); Pier 63 is closed
- New two-way bicycle facility on the west side of Alaskan Way
- New Marion Street pedestrian bridge is completed
- New Lenora Street pedestrian bridge to new Elliott Way is completed
- University, Spring, Madison, Marion, Columbia, Yesler Way, Washington, Main, Jackson, and King Streets have roadway and sidewalk access to and connect to Alaskan Way
- Original Pike Street Hillclimb, Union Street Stairs, and Seneca Stairs provide pedestrian access
- Adds 823 trees
- Maintains 453 on-street parking spaces
- Rebuilt Washington Boat Landing
- Habitat Beach completed
- Main Corridor is Restored ($370.7 million)



Note: Artist renderings in Final Benefit Study are not to scale and do not comport with FEIS or Final Benefit Study "Without" and "With" descriptions

Source: Ex. 31, ABS Addenda Volume, pp. 24, 76 & 78 (Addenda A-21, B-2 & B-4); Ex. 19, ABS Final Special Benefit Study, p. 17-18; A. Gibbons Testimony

$62.88m Promenade improvements adds little to no new value

- Removes and replaces 2' x 2' scored concrete sidewalks with 2' x 2' exposed aggregate
- Removes and replaces 110 trees with evergreens
- Removes and replaces 163 trees with ornamental trees
- Removes and replaces one type of ground cover with non-native shrubs and bulbs
- Adds 16 new trees
- Adds 50 cedar benches and an unknown number of decorative planters
- Removes 453 on-street parking spaces

Sources (Landscaping): Ex. 25, SDOT 2019-2024 Adopted Capital Improvement Program, pp. 270-

71, 290-91, 294, 346-47; Ex. 28, SDOT 2020-2025 Proposed Capital Improvement Program, pp. 182, 188-189, 193, 201-02, 210-213 & 268; Ex. 29, SDOT 2018-2023 Adopted Capital Improvement Program, pp. 351-353; Ex. 19, ABS Final Special Benefit Study, p. 15, 17-19; Ex. 30, Office of the Waterfront and Civic Projects: Bell Street & Railroad Way; Ex. 31, ABS Valuation Summary of Final Special Benefit/Proportionate Assessment Study for Waterfront Seattle Project LID - Addenda Volume (hereinafter "ABS Addenda Volume"), pp. 4 & 78 (Addenda A-1 & B-4)

Sources (Parking): Ex. 7, FEIS, pp. ES-6, ES-7, ES-18; Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 44-46, 52 & 58 (Addenda A-41, A-42, A-43, A-49, and A-55); Ex. 26, 2019 Environmental Permitting Summary, SEA_LID_0046123

Sources (Sidewalks): Ex. 19, ABS Final Special Benefit Study, p. 17-18

CODE COMPLIANCE ISSUES: PROMENADE

- 6 inch curb is standard, not 3 inches
- Non-native species generally prohibited
- Evergreens not suitable for sidewalks, need approximately 35' x 35'
- Exposed aggregate requires sealing, not particularly suitable for trucks

Source: *Bettina Hansen/The Seattle Times, Take the stairs at Seattle waterfront for a view of Duwamish history,* Seattle Times, March 26, 2018; Ex. 19, ABS Final Special Benefit Study, p. 22; Ex. 31, ABS Final Special Benefit Study, Addenda Volume, p. 94 (Addendum B-20)

Union Street needs KC WW discharge permit

Source: Ex. 26, 2019 Environmental Permitting Summary, SEA_LID_0046123

OVERLOOK WALK

Overlook Walk ($174m) is compromised

Per FEIS (2016)
- Lid deck spans Pine Street to alley north of Pike Street
- Multiple staircases to access Promenade
- Two elevators
- Public restrooms under staircases
- Lid elevation is approximately 40 feet above the Promenade

Source: Ex. 7, FEIS, pp. ES-20, 2-23

Per SEIS (September 2018)
- Lid deck reduced to hour-glass shape, new square footage unknown
- Two horseshoe configured staircases run east-west and allow access to Promenade (parallel to Pine Street)
- No new elevators. Elevator access will be east of Elliott Way and through Pike Place Market Garage and Heritage House access points
- Public restrooms under the staircases
- Lid elevation is approximately 50 feet above the Promenade

Source: Ex. 36, New Overlook Walk EIS Re-Evaluation, September 2018

Overlook Walk needs CWA NPDES permit, KC WW discharge permit

Source: Ex. 26, 2019 Environmental Permitting Summary, SEA_LID_0046123

Overlook Walk 2.0

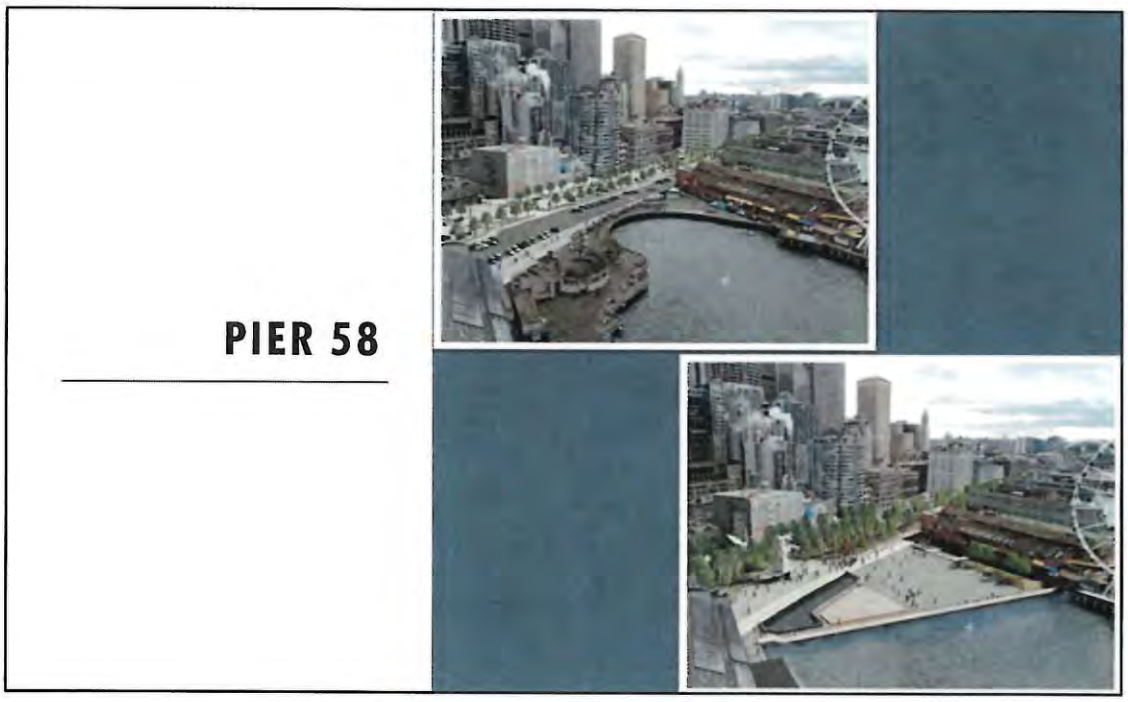
Per ABS Final Benefit Study

- Lid deck remains an hour-glass shape, new square footage
- One set of horseshoe staircases (north) will be built, while south side of horseshoe staircase is eliminated and contingent upon Aquarium expansion
- No new elevators. Elevator access will be east of Elliott Way and through Pike Place Market Garage and Heritage House access points, and possibly Aquarium Pavilion later
- No restrooms under the staircases
- Lid elevation is approximately 28 feet above the roadway, which is 18 feet above Alaskan Way (46 feet)

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 9, 66, 98 & 101 (Addenda A-6, A-63, C-1 & C-4); Ex. 19, ABS Final Benefit Study, pp. 15 & 19

CODE COMPLIANCE ISSUES: OVERLOOK WALK

- Seattle Design Commission Approval still outstanding. SMC 3.58.070 and .080; SMC Chapters 15.64 and 15.65.
  - Accessibility, restrooms, elevator capacity, and participation by tribes need improvement
- Elevators and ADA access from Overlook Walk to Promenade eliminated
  - Disabled have to use Market Garage and Heritage House elevators, then cross Elliott Way



Note: Artist renderings are not to scale and misrepresent increase in number of trees (LID adds only 16 trees).

- Pier 58 "reboot" will "re-evaluat[e] the schematic design"
- City says 2017 cost estimate based upon 2014 design no longer applicable
- Pier 58 needs USACE, DNR, WDFW, HPA, SEPA, SDCI, Marine Mammal Protection Act, DOE

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 52-53 (Addenda A-49 & A-50); Ex. 26, 2019 Environmental Permitting Summary, SEA_LID_0046123.

CODE COMPLIANCE ISSUES: PIER 58

- Removes Central Waterfront Parks Master Plan goal to restore shoreline and habitat
- Removes Suquamish Tribe goal to restore shoreline and habitat
- Needs OSACE, DNR, SEPA, SDCI, Marine Mammal Protection Act and DOE Approval

PIKE AND PINE STREETS

Cost is $20m.

Pike-Pine Streets need SEPA, NEPA, ESA, NPDES, KC WW discharge permit

Source: Ex. 26, 2019 Environmental Permitting Summary, SEA_LID_0046123

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume F

- pp. 150-51, Addenda F-3 & F-4 (Pike between First and Second)
- pp. 153-54, Addenda F-6 & F-7 (Pine between First and Second)
- pp. 156-57, Addenda F-9 & F-10 (Pine between Second and Third)
- pp. 159-60, Addenda F-12 & F-13 (Pine between Third and Fourth)
- pp. 162-63, Addenda F-15 & F-16 (Pike between Second and Ninth)
- pp. 165-66, Addenda F-18 & F-19 (Pine between Fourth and Ninth)

Pike Between Second and Ninth

Without LID

With LID

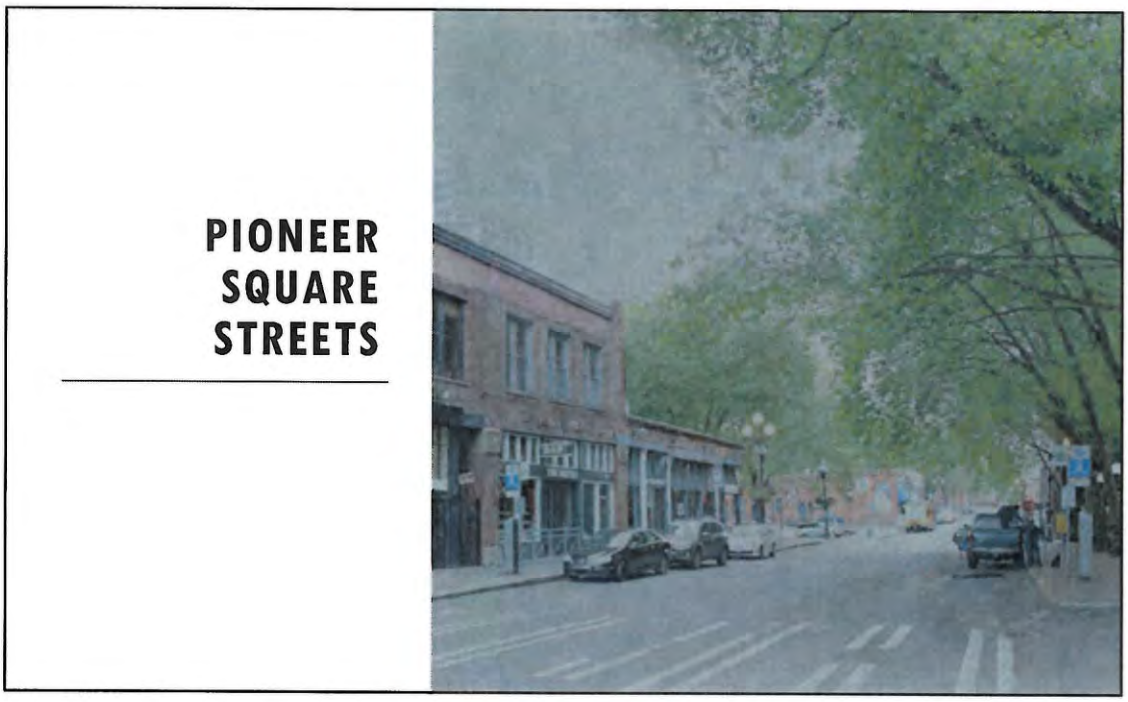
Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 162-63 (Addenda F-15 & F-16)

Pine Between Fourth and Ninth

Without LID

With LID

Source: Ex. 31, ABS Final Special Benefit Study Addenda Volume, pp. 165-66 (Addenda F-18 & F-19)



Pioneer Square needs PSPB approval, SEPA, revision to SSD permit, Hydraulic Project Approval, NPDES permit

Source: Ex. 26, 2019 Environmental Permitting Summary, SEA_LID_0046123

Section 4: Multiple Defects Need to be Cured before the Adoption of the Final Assessment Roll

- Credit for improvements at 255 South King Street
- Unlawful Quid Pro Quo by Friends of the Waterfront
- RCW 35.61 Park LID Compliance
- Unlawful binding of future Council and budgets
- SEPA compliance
- Constitutional violations

Credit for 255 S. King St. Street Improvements

- $923,916.28 - $3,359,290 = 0 Assessment
- RCW 34.44.420; U.S. Const. Amendment 14; Wash. Const. Art. 1, Section 12.
- *Source*: Ex. 50 (255 Cost Summary); Ex. 51 (255 Cost Back Up Documentation)

Waterfront LID was an Unlawful Delegation of Legislative Authority to Friends of the Waterfront

- Keating v. Pub. Util. Dist., 49 Wn.2d 761, 767, 306 P.2d 762 (1957); Seattle Charter, Article IV, Section 14 (Second and Third)
- *Source*: Ex. 52, p. 5:21-23 - p. 6:1-4 (Resolution 31768); Ex. 55 (Transcript of Friends of the Waterfront Testimony)

City Council needs to comply with RCW Chapter 35.61 regarding Park LIDs

- RCW 35.61.220 requires the park local improvement district first be approved by the Seattle Metropolitan Parks District Board of Commissioners.
- Ex. 53 (Mayor's transmittal letter re Resolution 31812); Ex. 54 (Resolution 31812)

Fudging the percent of design results in poor cost estimates, major budget problems and unlawfully binds future Council and budgets

- Washington Attorney General Opinion 2012 No. 4 (May 15, 2012).
- Ex. 15, Exhibit C (Formation Ordinance 125760 Cost Estimate Summary says Overlook Walk is $100 m); Ex. 25, pp. 346-47 (Overlook Walk is now $174 m).

SEPA compliance

- See Hearing Brief; Exs. 7, 16, 17, 26, 36, 37, 38, 56, 57, 58, and 59.

Constitutional violations

- Heavens v. King Cty. Rural Library Dist., 66 Wn.2d 558, 563, 404 P.2d 453 (1965).
- Testimony of Anthony Gibbons, MAI, CRE