BEFORE THE HEARING EXAMINER
CITY OF SEATTLE

In re Proposed Final Assessment Roll for Local Improvement District No. 6751 ("Waterfront LID") Parcel Nos.: 6094670010; 6094670020; 6094670030; 6094680050; 0660000740; 0660000708; 2285130010; 6792120010; 6195000030; 0942000430; 6792120020; 7683890010; 1976200070; 1976200075; 1976200076; 7666202465; 7666202345; 1975700365; 0696000015; 1974700175; 1117080020; 1975700235; 0696000055; 0660000540 0660000545; 066000-0575; 2538831460; 2538831480; 0939000240; 1974600025; 1974600035	Case Nos. CWF-0318, 0410, 0411, 0412, 0413, 0414, 0415, 0416, 0417, 0418, 0420, 0421, 0422, 0423, 0425, 0426, 0427, 0429, 0430, 0431, 0432, 0433, 0434, 0435, 0436, 0437, 0438, 0439, 0440, 0441 **DECLARATION OF ELLEN KERSTEN**

I, Ellen Kersten, declare as follows:

1. I have personal knowledge of the facts stated below and am competent testify regarding the same.

Perkins Coie LLP
1201 Third Avenue, Suite 4900
Seattle, WA 98101-3099
Phone: 206.359.8000
Fax: 206.359.9000

2. Attached as Exhibit A is a true and correct copy of my curriculum vitae. I have extensive geographic information science (GIS) education, training, and professional experience. I am proficient at using mapping software to create, visualize, manage, and analyze geospatial data. In particular, I have more than ten years of experience using ArcGIS and QGIS geographic information systems to geocode addresses, integrate a variety of spatial datasets, calculate road network distances, and generate maps.

3. I was awarded a Ph.D. in Environmental Science, Policy, and Management from the University of California, Berkeley in 2014. During that time, I was a Graduate Student Instructor for a Geographic Information Systems course. I received a Bachelor of Arts from the University of California, Los Angeles in Geography and Political Science in 2006.

4. Attached as Exhibit B is a true and correct copy of an excerpt from ABS Valuation's Waterfront Seattle LID Special Benefit/Proportionate Assessment Study that was provided to me by counsel at Perkins Coie, and which I reviewed to estimate the location of the LID Improvements and the LID boundary.

5. I also reviewed a list of property addresses and parcel numbers provided to me by counsel at Perkins Coie.

6. Attached as Exhibit C is a map I created using QGIS that shows the Waterfront LID Boundary; the other LID improvements; and the "Park" Improvements, which I was told include the Promenade, Overlook Walk, and Pier 58. For road network data, I downloaded the Street Network Database from the Seattle GeoData website at https://data-seattlecitygis.opendata.arcgis.com/datasets/street-network-database-snd. For parcel data, I downloaded data from the King County GIS Open Data website, at https://gis-kingcounty.opendata.arcgis.com/datasets/king-county-parcels-parcel-area. The metadata for

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the parcel data lists the King County Assessor as the contact organization. Using the road network data from the City of Seattle and the parcel data from the King County Assessor's Office, I created this map which shows an area in green that includes all parcels within a 500-foot road network distance from the "Park" Improvements. It also shows an area in yellow that includes all parcels within a 2,000-foot road network distance from the "Park" Improvements.

7. Attached as Exhibit D is a similar map to Exhibit C that I created using QGIS. Except instead of a color overlay on the area representing 500-foot and 2,000-foot road network distances from the "Park" Improvements, this map highlights those distances on the roads themselves that can be traversed within 500-foot and 2,000-foot distance thresholds.

8. Attached as Exhibit E is a similar map to Exhibit C that I created using QGIS. It also has a green and yellow overlay representing areas that are within 500 feet and 2,000 feet from the "Park" Improvements, respectively, using road network distance. However, this map differs from Exhibit C in that it is slightly zoomed in and also shows unique property addresses from the list of parcels provided to me by Perkins Coie.

9. Attached as Exhibit F is a similar map to Exhibit D that I created using QGIS. It also shows green and yellow highlighted roads representing distances of 500 feet and 2,000 feet from the "Park" Improvements, respectively. However, this map differs from Exhibit D in that it also shows unique property addresses from the list of parcels provided to me by Perkins Coie.

10. Attached as Exhibit G is a map I created using QGIS that shows the Waterfront LID Boundary; the other LID improvements; and the "Park" Improvements, which I was told include the Promenade, Overlook Walk, and Pier 58. Using the list of

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intersections and addresses provided to me by Perkins Coie that appear on the LID Boundary, I created this map that shows the shortest road network route from the "Park" Improvements to the LID boundary points.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed at Olympia, Washington, on April 7, 2020.

Ellen Kersten

Perkins Coie LLP
1201 Third Avenue, Suite 4900
Seattle, WA 98101-3099
Phone: 206.359.8000
Fax: 206.359.9000

Exhibit A

Ellen Kersten, PhD

(510) 684-1048 cell • Ellen.Kersten@gmail.com • 3015 Maringo Rd SE Olympia, WA 98501

Research Expertise

TOPICS: Population health; social and environmental determinants of health; health disparities and inequities; health equity; cross-sector data integration; electronic health records (EHR); geographic information science (GIS); spatial statistics; multivariate and multilevel statistics

SOFTWARE: ESRI ArcGIS, including Spatial Analyst, Geostatistical Analyst, Network Analyst and Business Analyst extensions; QGIS; Stata, R, and SAS statistical software; Link King; 3M Diagnosis Grouping

Education & Training

UNIVERSITY OF CALIFORNIA, SAN FRANCISCO
Postdoctoral Scholar, Department of Social & Behavioral Sciences — Sept-Dec 2017

Postdoctoral Research Fellow, Department of Psychiatry — Sept 2015-2017
NIMH T32 Clinical Services Research Training Program

UNIVERSITY OF CALIFORNIA, BERKELEY — 2009-2014
Ph.D. Environmental Science, Policy, and Management
Dissertation Title: "Spatial Triage: Data, Methods, & Opportunities to Advance Health Equity"

UNIVERSITY OF CALIFORNIA, LOS ANGELES — 2002-2006
B.A. Geography and Political Science
Summa cum Laude and College Honors

Publications

REFEREED JOURNAL ARTICLES

Kersten E, Adler, N, Gottlieb L, Jutte D, Robinson S, Roundfield K, LeWinn K. Neighborhood Child Opportunity Index and Individual-Level Pediatric Acute Care Use and Diagnoses. *Pediatrics*. 2018; 141(5): e20172309. 10.1542/peds.2017-2309

Gottlieb L, Glymour M, **Kersten E**, Taing E, Hagan E, Vlahov D, Adler N. Challenges to an Integrated Population Health Research Agenda: Targets, Scale, Tradeoffs, and Timing. *Social Science and Medicine*. 2016; 150:279-285. doi:10.1016/j.socscimed.2015.11.004

Kersten E, LeWinn K, Gottlieb L, Jutte D, Adler N. San Francisco Children Living In Redeveloped Public Housing Used Acute Services Less Than Children In Older Public Housing. *Health Affairs* (Millwood). 2014; 33(12):2230-2237. doi: 10.1377/hlthaff.2014.1021

Laraia BA, Blanchard SD, Karter AJ, Jones-Smith JC, Warton EM, **Kersten E**, Jerrett M, Moffett HH, Adler N, Schillinger D, Kelly M. Spatial pattern of Body Mass Index among adults in the Diabetes Study of Northern California (DISTANCE). *International Journal of Health Geographics*. 2014; 13(48). doi: 10.1186/1476-072X-13-48

Jones-Smith JC, Karter AJ, Warton EM, Kelly M**, Kersten E**, Moffet HH, Adler N, Schillinger D, Laraia, B. Obesity and the Food Environment: Income and Ethnicity Differences Among People With Diabetes: The Diabetes Study of Northern California (DISTANCE). *Diabetes Care.* 2013; 36(9):2697-2705. doi: 10.1186/1476-072X-13-48

Kelly M, Blanchard SD, **Kersten E**, Koy K. Terrestrial Remotely Sensed Imagery in Support of Public Health: New Avenues of Research Using Object-Based Image Analysis. *Remote Sensing.* 2011; 3(11):2321-2345. doi: 10.3390/rs3112321

Kersten E, Laraia B, Kelly M, Adler N, Yen IH. Small Food Stores and Availability of Nutritious Foods: A Comparison of Database and In-Store Measures, Northern California, 2009. *Preventing Chronic Disease.* 2012; 9:120023. doi: 10.5888/pcd9.120023

This paper won a student research contest, see Posner SF. *PCD* Recognizes Outstanding Student Research: Kersten et al on Using a Standard Classification Scheme to Identify Small Food Stores That Offer Healthy Options. *Preventing Chronic Disease* 2012;9:120129. http://dx.doi.org/10.5888/pcd9.120129

REPORTS

Rosen, D, Bennett, I, Feinberg, I, Hohn, M., **Kersten, E**, Santos, MG. Why Healthy Communities Need Adult Basic Skills Education. 2016. Open Door Collective Health Domain Task Force Paper. http://www.opendoorcollective.org/why-healthy-communities-need-adult-basic-skills-education.html

Kersten E, Morello-Frosch R, Pastor M, Ramos M. Facing the Climate Gap: How Environmental Justice Communities are Leading the Way to a More Sustainable and Equitable California. Program for Environmental and Regional Equity, University of Southern California 2012. http://dornsife.usc.edu/pere/publications/FacingTheClimateGap.cfm.

Kersten E and Tayag J. 2008. "Firebaugh San Joaquin Villas: A Roadmap of the Present and Potential Pathways to Health." Greenlining Institute. Berkeley, CA. http://www.greenlining.org/resources/pdfs/SANJOAQUINVILLASHealthImpactReport.pdf

Research and Work Experience

WASHINGTON STATE DEPARTMENT OF SOCIAL & HEALTH SERVICES
Research Manager—Children and Families — Sept 2018-present
Facilities, Finance & Analytics Administration; Research and Data Analysis Division

UNIVERSITY OF CALIFORNIA, SAN FRANCISCO
Research Specialist — Jan 2018-May 2019
School of Nursing, Department of Social and Behavioral Sciences

UNIVERSITY OF WASHINGTON
Research Consultant — Jan-Aug 2018
School of Public Health, Department of Environmental and Occupational Health Sciences

CITY OF RICHMOND, CALIFORNIA — Apr 2015-March 2017
Coordinator, Digital Health Literacy Project (www.digitalhealthliteracy.org)

UNIVERSITY OF CALIFORNIA, SAN FRANCISCO — Dec 2014-Aug 2015
Senior Research Associate

UNIVERSITY OF CALIFORNIA, SAN FRANCISCO — Aug 2012-Dec 2013
Geospatial and Statistical Analyst Staff Research Associate

UNIVERSITY OF CALIFORNIA, BERKELEY — Mar 2011-Aug 2012
Graduate Student Researcher

UNIVERSITY OF CALIFORNIA, BERKELEY — Jan 2007-June 2009
Geospatial Technician Staff Research Associate

THE GREENLINING INSTITUTE, Oakland, CA — Feb 2007-Oct 2007
Health and Housing Research Associate

Grants and Awards

National Institutes of Health. Eviction, Housing Insecurity, and Child Health in San Francisco, Co-Investigator, $62,778 — 2018-19

Robert Wood Johnson Foundation. Community Health After Neighborhood Transformation (CHANT) and Health Effects After Renovation (HEAR) grants, Co-Investigator, $833,000 — 2017-19

National Science Foundation. Center for Research, Excellence and Diversity in Team Science Retreat, Selected Participant — Oct 2016

California Library Association. Lunch in the Library Programming Implementation Grant, $8,000 — June 2016

Institute for Healthcare Advancement. Best Published Materials Health Literacy Award, $1,500 — May 2016

United States Environmental Protection Agency. Science to Achieve Results (STAR) Graduate Fellowship, $126,000 — 2011-14

University of California, Berkeley Department of Environmental Science, Policy, and Management. Travel grant award. $1,000, $800 — 2012, 2013

University of California, Berkeley Department of Environmental Science, Policy, and Management. Outstanding Graduate Student Instructor, $250 — 2012

Preventing Chronic Disease. Student Research Contest Winner — 2012

University of California, Davis. Interdisciplinary Graduate and Professional Student Symposium Second Place Student Organized Session, $1,000 — 2012

Teaching (student evaluations available upon request)

SAN FRANCISCO STATE UNIVERSITY — Aug-Dec 2017
Lecturer, Department of Health Education
Environmental Health course with 41 upper division undergraduate students

CITY OF RICHMOND PUBLIC LIBRARY — Sept 2015-March 2017
Digital Health Literacy Project Coordinator and Instructor

Designed web-based curriculum, led classes at 12 community sites and trained community member instructors; program reached 350 low-income adults in Richmond, CA.

UNIVERSITY OF CALIFORNIA, BERKELEY Fall 2010, 2011
Graduate Student Instructor, Department of Environmental Science, Policy, & Management
Geographic Information Systems for Environmental Science and Management course; received Outstanding Graduate Student Instructor Award in recognition of student evaluations that placed me in the top ten percent of Graduate Student Instructors within the department

Mentoring

Patricia Ruis, City of Richmond Library Administrative Student Intern	May 2015-Mar 2017
Praseela Rai and Sophia Wang, Public Health Solutions Interns	Summer 2016
Jesus Chavez, UC Berkeley Social Welfare undergraduate student	2010-2013
Lian Boos, UC Berkeley Environmental Science undergraduate student	2011-2012

Presentations

INVITED

"Pedagogies of Critical GIS," 2015. Panelist, Annual Meeting of the Association of American Geographers, April 20-25, Chicago, IL.

"San Francisco Children Living In Redeveloped Public Housing Used Acute Services Less Than Children In Older Public Housing," 2014. Presenter and Panelist, Children's Health *Health Affairs* Briefing, December 8, Washington, DC.

"Housing, Hospitals, and Heatwaves: New measures and methods to guide environmental and health policy," 2014. Presenter, Geolunch Seminar, Geospatial Innovation Facility, University of California, Berkeley, November 20, Berkeley, CA

"Spatial analysis of neighborhood food environments: new data, methods, & insights," 2012. Presenter, Geolunch Seminar, Geospatial Innovation Facility, University of California, Berkeley, April 5, Berkeley, CA

CONFERENCES

"Got Health? Using Spatial and Temporal Analysis to Achieve Health Equity for Children," 2016. Presenter, Annual Meeting of the Association of American Geographers and International Society for Urban Health, March 29-April 2, San Francisco, CA.

"Spatial triage, spatial justice? A critical evaluation of geospatial approaches to health equity research and policy," 2015. Presenter and Social Justice and GIS Panel Organizer, Annual Meeting of the Association of American Geographers, April 20-25, Chicago, IL.

"From Home to Hospital: An integrated evaluation of public housing and children's health in San Francisco, CA," 2014. Presenter, Annual Meeting of the American Public Health Association, Nov 16-19, New Orleans, LA.

"Facing the Climate Gap: The role of qualitative research for evaluating climate change impacts and solutions," 2013. Presenter, Annual Meeting of the Association of American Geographers, April 9-13, Los Angeles, CA.

"Facing the Climate Gap: California community-based responses to climate change," 2012. Panelist and Panel Co-coordinator, Interdisciplinary Graduate and Professional Student Symposium, University of California, Davis, April 28, Davis, CA.

"Evaluating Spatial Variability of Neighborhood Food Resources Using Kernel Density Estimation," 2012. Presenter, Annual Meeting of the Association of American Geographers, February 25-29, New York, NY.

POSTERS

"Evaluating Spatial and Social Disparities in Pediatric Acute Care Visits for Mental Health Conditions," 2016. Mental Health Services Research Conference, National Institute of Mental Health, August 2, Bethesda, MD.

"Richmond Digital Health Literacy Project," 2016. Institute for Healthcare Advancement Annual Health Literacy Conference, May 4-6, Anaheim, CA.

Professional Activities and Development

LEADERSHIP

UCSF and Gladstone Institutes Scientific Leadership and Management Skills Course, 2016

UC Berkeley Climate and Health IdeaLab, Co-Founder and Treasurer, 2013

The Greenlining Institute Leadership Academy, Summer Associate, 2007

WORKSHOP PARTICIPATION

Conditions Affecting Neurocognitive Development and Learning in Early Childhood (CANDLE) and Developmental Origins of Health and Disease (DOHaD) Project Team Meeting, 2016. University of Tennessee, October 9-12, Memphis, TN.

Revisiting Critical GIS, 2014. University of Washington, October 17-20, Friday Harbor, WA.

Climate and Health Colloquium, 2013. National Center for Atmospheric Research and Centers for Disease Control, July 9-12, Boulder, CO.

Public Narrative: Storytelling to Move Others to Action, 2012. New Organizing Institute, June 21-22, Berkeley, CA.

Presenting Data and Information, 2011. Edward Tufte course, December 12, Oakland, CA.

AD-HOC REVIEWER

Health Affairs, International Journal of Environmental Research and Public Health, Journal of the American Medical Informatics Association, Public Health Nutrition, Preventing Chronic Disease, *Population and Environment*, *Nutrition Journal*

SERVICE

University of California, San Francisco Chancellor's Committee on GLBT Issues (Fall 2016 to 2017)

LANGUAGE

Spanish reading, writing, and speaking proficiency (lived and studied in Chile for 6 months)

Exhibit B

WATERFRONT SEATTLE PROJECT

Summary of Final Special Benefit/Proportionate Assessment Study
for Waterfront Seattle Project Local Improvement District (LID)
Seattle, Washington

FOR
City of Seattle
Mr. Glen M. Lee, City Finance Director
Department of Finance and Administration Services
700 Fifth Avenue, Suite 4300
PO Box 94669
Seattle, WA 98124-4996

ABS Valuation
Robert J. Macaulay, MAI
2927 Colby Avenue, Ste. 100
Everett, Washington 98201
425-258-2611
rmacaulay@absvaluation.com
absvaluation.com

Date of Valuation: October 1, 2019
Date of Report: November 18, 2019
ABS Valuation Job #19-0101

ABS VALUATION

COMMERCIAL APPRAISAL·CONSULTATION·LITIGATION SUPPORT
SPECIAL BENEFIT STUDIES·R/W APPRAISAL SERVICES

The purpose of a final special benefit/proportionate assessment study is to provide a fair and proportionate allocation of recommended assessments, based on highest and best use and market value of affected property, without as opposed to with the LID project completed. Currently, the design process for the Promenade portion of the improvements is 100% complete. Design for the Pier 58 (formerly Waterfront Park) improvements is 30% complete, the Lower Union improvements' design is 90±% complete, and design is 30±% complete for the Overlook Walk portion of the project. The Pike/Pine corridor and Pioneer Square elements of the project have not yet reached the 30% design milestone. However, based on design and engineering work completed to date and a number of discussions with the City's utilities department and others, the design teams believe that the renderings provided reflect a level of confidence commensurate with a 30% design milestone and will not change substantively once that official milestone has been reached.

As discussed further within the report, in the "without LID" (existing) situation, there is poor connectivity between the Puget Sound shoreline/Alaskan Way vicinity and the higher elevation city streets (i.e. Western Avenue) due to topography, historical street layout and other issues. With the LID project completed, accessibility to the waterfront from nearby areas including the Pike Place Market, downtown business district and Pioneer Square will vastly improve. On an overall basis, referring to the economic studies and rating system discussed herein, the waterfront area in general improves from a subjective quality rating of average in the "before" scenario to excellent with the LID project completed.

Attached is a summary of the final special benefit study, which uses mass appraisal techniques and is reported in a summary format including narrative and tabular presentation. This report is intended to comply with Standard 6 of the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Foundation for a summary mass appraisal report. As such, it includes limited discussions of the data, reasoning and analyses utilized in the valuation process; supporting documentation is retained in the appraiser's files. It conforms with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include USPAP, as well as additional reporting requirements discussed herein. The appraiser is not responsible for unauthorized use of this report and use by a third party is not intended.

Briefly, the scope of the assignment is to complete a final special benefit/proportionate assessment study centering around the Waterfront Seattle Project as it is currently designed and described in the addenda volume of this report, the aforementioned prior studies and separate documents describing the project, as provided by the client. The local improvement district (LID) is bordered to the west by Puget Sound and the Seattle waterfront, on the east by Interstate Highway 5, to the north by Denny Way and on the south by portions of South Massachusetts Avenue/Edgar Martinez Drive (T-Mobile Park), as visually illustrated by the maps and other exhibits on the following pages. Special benefit is defined as the difference in market value before (without the project) and after (with the project assumed complete) as of the same date.

To make estimates of probable increases in market value or special benefit resulting from the LID project, mass appraisal techniques are utilized and market sales of land and improved properties, together with lease information on properties within and near the boundary, were researched and, depending on type and current use of a specific parcel, various analysis techniques (Sales Comparison Approach, Income Approach and Cost Approach) applied. Property types consist primarily of high rise office buildings, high rise condominium structures, retail uses (both within larger buildings and "stand alone" space), hotels, apartments, unique Pike Place Market properties, sports stadiums, historic/non-designated older buildings in the

Estimates are made of the value of individual parcels without the improvement project and again with the project assumed completed, as of the same date. Estimated value ranges without and with the LID are refined into valuation conclusions by making the appropriate adjustments based on factors affecting market value of individual parcels. For each assessable parcel within the LID boundary, this basis of valuation results in a special benefit estimate, which is the difference in value before (or without) the project as compared to the same parcel after (or with) the project.

The recommended final assessments are reasonable and proportionate to each other; they are based on consideration of the physical characteristics and highest and best use of individual affected parcels with market value estimates derived from comparable sales data. In this research, market analysis, and subject to the accompanying assumptions and limiting conditions, the entire area outlined on the exhibit entitled "Aerial Photo/LID Boundary Map" has been considered.

It is also important to note that, absent the LID project, it is assumed that a rebuilt/new surface roadway to fulfill some of the functions no longer provided by State Route 99 (after the Alaskan Way Viaduct is removed) by serving both local and regional transportation needs and providing access between SR 99, downtown Seattle, and northwest Seattle, will be built in the approximate footprint of the former viaduct. A two-way bicycle facility runs along the west side of the new Alaskan Way (other details contained in city documents).

In addition to this work, which is separate and apart from the LID project, the Waterfront Seattle project would construct six main elements; each is briefly described below:

1) **Promenade** is a continuous public open space with amply green, landscaped spaces along the west side of the new Alaskan Way from S Washington Street to Pine Street designed for walking, sitting, gathering, and viewing the waterfront. Highlights of the 26± block-long promenade include street art, extensive plantings (evergreen trees, shrubs and flower bulbs), pedestrian walkways with railings in various sections, and lighting designed in a layered pattern to provide visual interest and wayfinding clarity including LED light sources for low-level illumination of handrails.

2) **Overlook Walk**, immediately west of the recently completed Pike Place MarketFront building, is a pedestrian bridge and landscaped public space that connects the Pike Place Market with the Promenade, spanning over the Elliott Way surface street. Beginning at the MarketFront, a switchback pathway referred to as the "Bluff Walk" connects to a 28-foot-high elevated lid over the new Alaskan Way surface street. Other features are 47,000 SF of public open space with excellent view amenities and an accessible pedestrian pathway, enhancing existing connections and adding new connections between Pike Place Market and the waterfront, providing opportunities to enhance the pedestrian experience and revitalize the area.

3) **Pioneer Square Street Improvements** include enhanced streetscapes on S Main Street, S Washington Street, Yesler Way, and S King Street featuring new sidewalk paving, landscaping, and traffic redirection to create more pedestrian-friendly links between the waterfront and Pioneer Square. Improvements could include curb extensions, new seating opportunities and coordinated development of sidewalk cafes with food and beverage uses fronting on these streets. Because this area lies within the Pioneer Square Preservation District, improvements are in accordance with the preservation district guidelines.

4) **Union Street Pedestrian Connection (also known as Lower Union),** in the right of way on the south side of Union Street between Alaskan Way and Western Avenue, is a universally accessible pedestrian link between the new waterfront and Western Avenue. An elevated pedestrian walkway, elevator and stairs are enhanced by public art and nighttime lighting to illuminate the pathway, elevator, and the area underneath the pedestrian bridge.

5) **Pike/Pine Streetscape Improvements** provide enhanced pedestrian access to and from the Pike Place Market and waterfront. Both streets, between First and Second avenues, will be reconstructed as "shared space", without curbs. Single travel lanes (westbound on Pine and eastbound on Pike) designed for slow vehicle movement and local access will share the space with pedestrians and bicycles. Bollards and detectable warning strips help define the area to be used by vehicles, along with light poles, trees and paving treatments, and there will be more room available for sidewalk cafes. Other improvements will be made in the various blocks of Pike and Pine streets between Second and Ninth avenues (planters protecting bike lanes, etc.) including construction of a new paved public plaza, a flexible space designed to accommodate diverse programming similar to Westlake Park, on the south side of Pine Street between Third and Fourth avenues.

6) **Pier 58 (formerly known as Waterfront Park),** located between Piers 57 and 59, provides a unique atmosphere for social gathering/performance spaces with excellent view amenities. Containing approximately 49,000 square feet providing a seamless connection between the park and the Promenade, highlights include a children's play area, 4,900 SF of open water coverage protected by railings, and 3,600± square feet of raised lawns.

Extensive detail on each of the six main project elements summarized above can be found in the documents prepared by the City of Seattle; they are included in a separate publication by this office ("Seattle Waterfront LID Final Special Benefit Study Report Addendum") and also on various websites created and maintained by the city, including www.waterfrontseattle.org.

Proportionality is an important element in any special benefit study. Properties with similar highest and best use, location and physical characteristics should experience a roughly similar special benefit on an overall property basis. Both land value for a specific parcel and overall improved property value are analyzed as part of this study. Many properties within the LID boundary are improved but, due to high land values, the existing improvements may not contribute to overall property value. Also, because zoning within the downtown core often allows new construction at high density (i.e., skyscrapers built on relatively small parcels of land), investors/developers are acquiring underimproved (currently developed at low density) properties for redevelopment or investment hold.

Completing a separate land value analysis offers comparisons between the land and improvements components of these redeveloped sites. It also maintains proportionality of the estimated increase in market value (special benefit). Therefore, properties improved to their highest and best use (*not* underimproved) such as office/retail buildings, apartments and condominiums---typically multi-storied structures---specially benefit in a proportionate manner; this is, there is benefit to both the land and to the improvements.

Both unimproved land and improved parcels located closer to the waterfront and various project amenities (Promenade, Pier 58---aka Waterfront Park, Overlook Walk, Pike-Pine Corridor, and Pioneer Square) specially benefit, or reflect a higher overall market value

Aerial/LID Boundary Map

Zoning Map

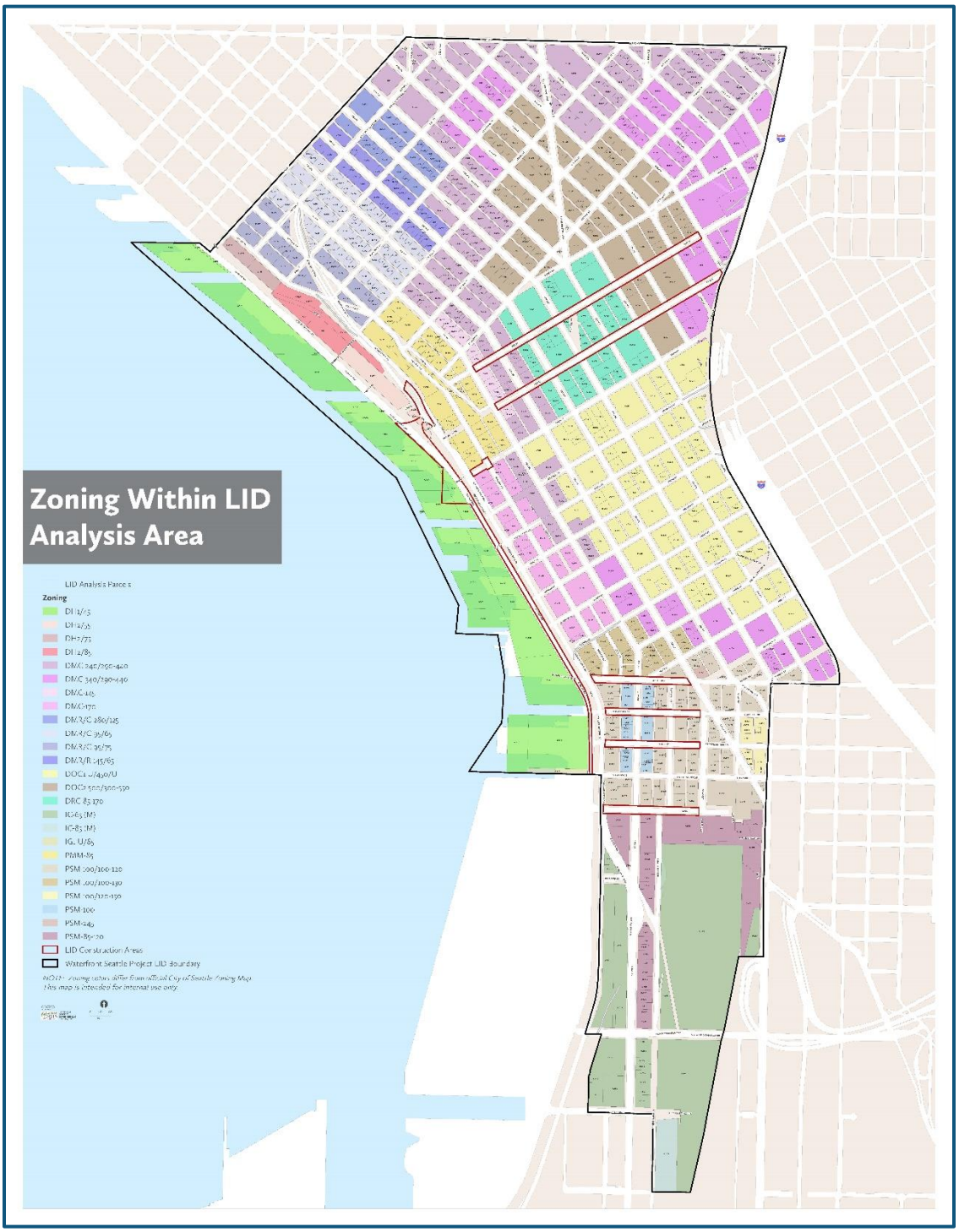

Zoning Within LID Analysis Area
LID Analysis Parcels
Zoning
DH2/55
DH2/75
DH2/85
DMC 240/290-440
DMC 340/290-440
DMC-160
DMC-170
DMR/C 280/125
DMR/C 95/65
DMR/C 95/75
DMR/R 95/65
DOC1 U/450/U
DOC2 500/300-550
DRC 85-170
IC-65 (M)
IC-85 (M)
IG1 U/85
PMM-85
PSM 100/100-120
PSM 100/100-150
PSM 100/125-150
PSM-100
PSM-240
PSM-85-120
LID Construction Areas
Waterfront Seattle Project LID boundary
NOTE: Zoning colors differ from official City of Seattle Zoning Map.
This map is intended for internal use only.

Exhibit C

LID Boundary
"Park" Improvements
(Promenade, Overlook Walk, Pier 58)
Other LID Improvements
500 ft Road Network Buffer
from "Park" Improvements
2,000 ft Road Network Buffer
from "Park" Improvements
Parcels
0
1,000
2,000 ft

Exhibit D

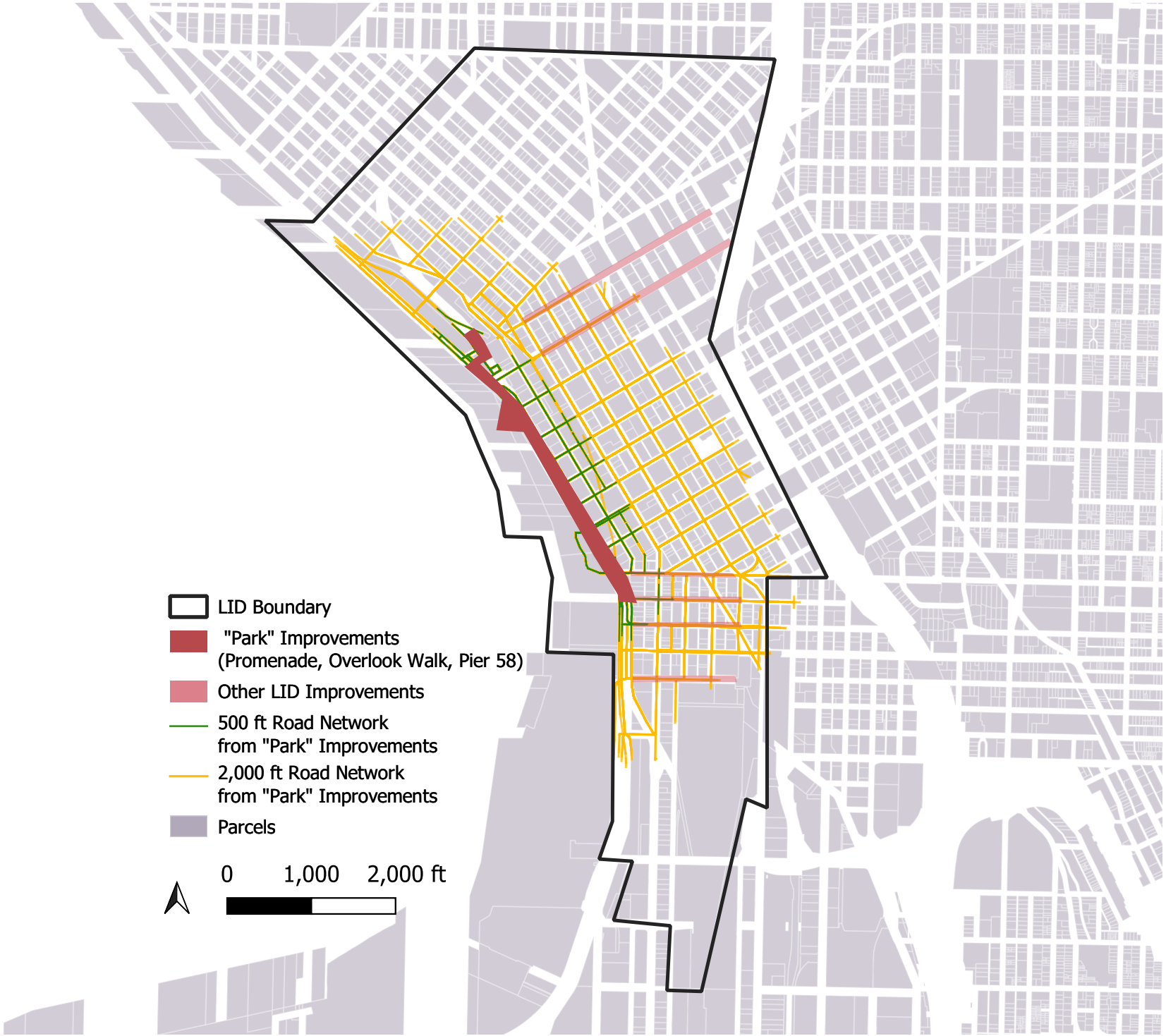

LID Boundary
"Park" Improvements
(Promenade, Overlook Walk, Pier 58)
Other LID Improvements
500 ft Road Network
from "Park" Improvements
2,000 ft Road Network
from "Park" Improvements
Parcels
0
1,000
2,000 ft

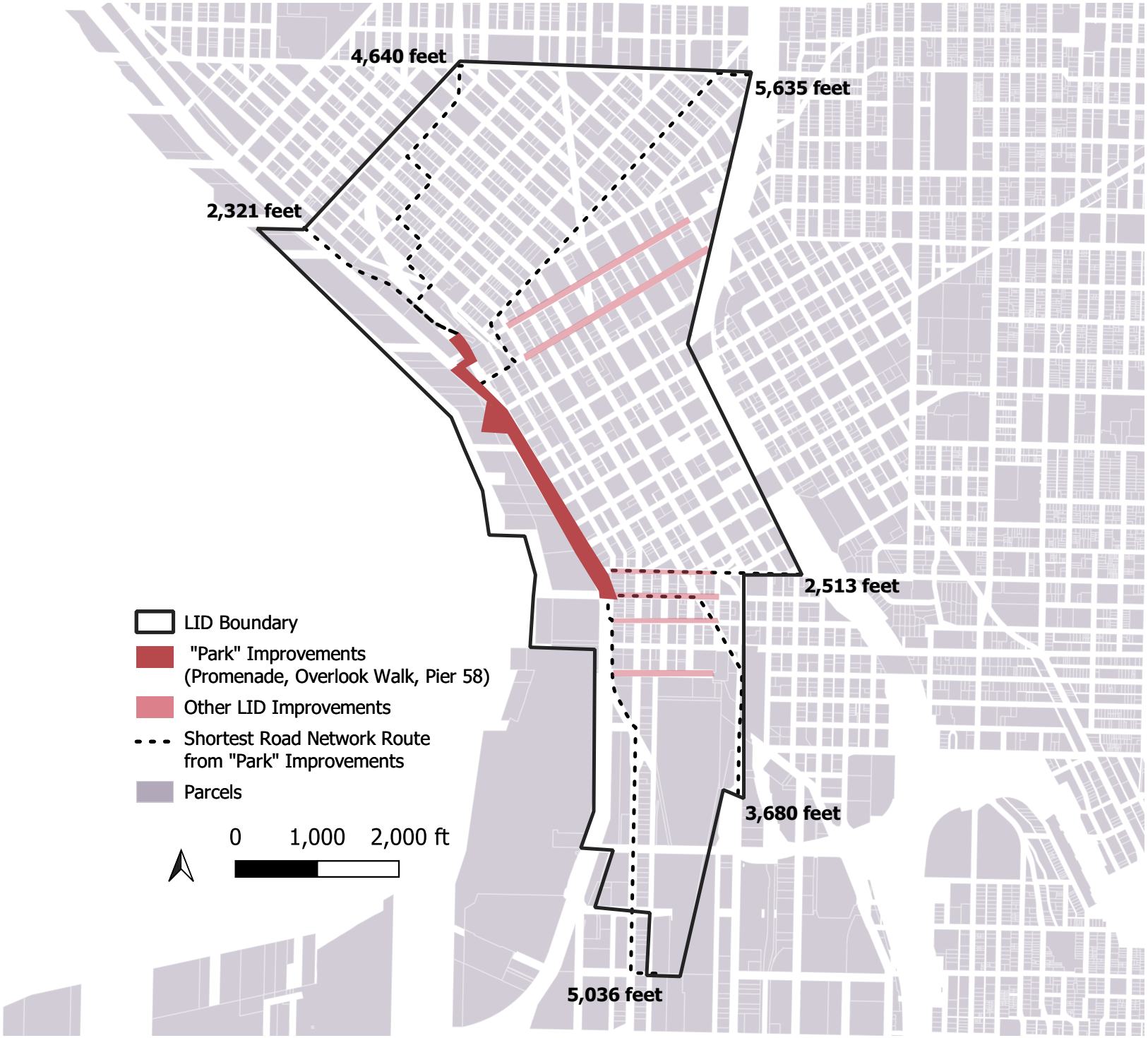
Exhibit E

2118 Westlake Avenue
2101 9th Avenue
2030 8th Avenue
808 Howell Street
815 Howell Street
2116 4th Avenue
2105 5th Avenue
737 Olive Way
700 Pike Street
2100 Alaskan Way
206 Pine Street
1525 4th Avenue
1424 4th Avenue
1521 2nd Avenue
90 Union Street
1321 1st Avenue
1306 Western Avenue
1301 1st Avenue
515 Madison Street
1212 Western Avenue
1201 1st Avenue
1007 1st Avenue
720 2nd Avenue
LID Boundary
"Park" Improvements
(Promenade, Overlook Walk, Pier 58)
Other LID Improvements
Properties
500 ft Road Network Buffer
from "Park" Improvements
2,000 ft Road Network Buffer
from "Park" Improvements
Parcels
0
1,000
2,000 ft

Exhibit F

2118 Westlake Avenue
2101 9th Avenue
2030 8th Avenue
808 Howell Street
815 Howell Street
2116 4th Avenue
2105 5th Avenue
737 Olive Way
700 Pike Street
2100 Alaskan Way
206 Pine Street
1525 4th Avenue
1424 4th Avenue
1521 2nd Avenue
90 Union Street
1321 1st Avenue
1306 Western Avenue
1302 1st Avenue
515 Madison Street
1212 Western Avenue
1201 1st Avenue
1007 1st Avenue
720 2nd Avenue
LID Boundary
"Park" Improvements
(Promenade, Overlook Walk, Pier 58)
Other LID Improvements
Properties
500 ft Road Network
from "Park" Improvements
2,000 ft Road Network
from "Park" Improvements
Parcels
0
1,000
2,000 ft

Exhibit G


4,640 feet
5,635 feet
2,321 feet
2,513 feet
3,680 feet
5,036 feet
LID Boundary
"Park" Improvements
(Promenade, Overlook Walk, Pier 58)
Other LID Improvements
Shortest Road Network Route
from "Park" Improvements
Parcels
0
1,000
2,000 ft