Objection to Final Waterfront LID Assessment and Appeal of Final Assessment Amount

To the Office of the City Clerk Seattle City Hall 600 Fourth Avenue, Floor 3 PO Box 94607 Seattle, WA 98124-6907 LIDHearingExaminer@seattle.gov

I object to and appeal the final assessment levied against me and my property.

Name: Frederick Hsu

Property Address: 1521 2nd Ave. #1804. Seattle, WA 98101

King County Tax Parcel ID: 2538830600

Owner's Mailing Address: 1916 Pike Place #12-510 Seattle, WA 98101

- 1. As of the writing of this objection and appeal, the Final Special Benefit Study had not been published or provided in the City's notice. The Hearing Examiner should continue the final assessment hearings for at least 90 days to allow time for property owners to locate, analyze, and respond to the Final Special Benefit Study.
- 2. There are no "plans and specifications" on file with the Clerk's Office for the LID Improvements, and it is unlawful to move to final assessments without such "plans and specifications." Ordinance 125760, Section 3; Local and Road Improvement Districts Manual for Washington State 6th Edition, pp. 3, 19, 31, 44 (2009).
- 3. There has been no State Environmental Policy Act (SEPA) review of the Waterfront LID formation ordinance, and there are incomplete SEPA reviews of the LID Improvements themselves. It is unlawful to move forward with final assessments until all SEPA reviews are complete for both the Waterfront LID and the Waterfront LID Improvements. LID Manual, pp. 3, 6, 17, 24, 26; SMC 25.05.800.Q.
- 4. Without more design details and the date certain for completing construction, it is pure speculation what benefit (general or special), if any, the LID Improvements will create.

 Anthony Gibbons Letter (May 2, 2018).
- 5. My property is not receiving any special benefits. It is unlawful to include any property that will not receive special benefits, and it is an unconstitutional taking of private property.

 Heavens v. King County Rural Library District, 66 Wash.2d 558, 564, 404 P.2d 453 (1965).
- 6. The estimated value lift applied by Valbridge is less than 4% which is within the margin of error for any appraisal and thus, by definition, speculation. *Anthony Gibbons Letter* (May 2, 2018). Attached is a copy of Anthony Gibbons Letter.
- 7. The LID Improvements are unnecessary, purely aesthetic, and adjacent to a planned 8-lane roadway and mismanaged public spaces of poor quality. There will be no special benefit.
- 8. The LID is not local or intended to provide special benefits. It is a regional, national, and international destination. There is no special benefit.

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- 9. The LID Improvements do not add anything new to the Central Waterfront, which already has a promenade, viewpoints, as well as connecting streets and bridges.
- 10. The construction estimates are not based upon substantially complete construction documents, are out of date, and uncertain. Final assessments will bind future City Councils and budgets to complete the LID Improvements regardless of cost. It is unlawful to bind future City Councils and future budgets to spend hundreds of millions of dollars on projects still early in the design process. Washington Attorney General Opinion 2012 No. 4 (May 15, 2012). Attached is a copy of AG Opinion 2012 No. 4.
- 11. I incorporate by reference all objections made as part of King County Superior Court Case No. 19-2-05733-5 SEA (Consolidated with No. 19-2-08787-1 SEA). Attached is a copy of the Third Amended Complaint.
- 12. The estimated property Option for properties losing value. [[My property has gone down in value since the announcement of the Waterfront LID Improvements. My property is not worth now or later what the City says it is and will be. Attach Redfin, Zestimates, King County Assessor Data, your opinion as to value, and professional appraisals.]]
- 13. Since the announcement of the Waterfront LID Improvements, my property value has decreased. Please see attached Exhibit A Comparative Market Analysis Summary and Exhibit B Comparative Market Analysis Report. It values our property at \$1,779,000 based on recently sold, similar mixed-use/residential properties in age, quality, and views. Please note that our property resides on the 18th floor whereas the other most comparable properties are on floors 20, 27, and 32.

Similarly, according to Redfin's estimates dated February 2, 2020, (Attachment Exhibit C) our property is worth \$1,904,804.

Both estimates are much lower than the \$2,239,900 Market Value without LID and \$2,300,377 Market Value with LID figure the City provided.

Thank you for your careful consideration of my objection.

Printed Name: Frederick HSN		
Signed:	Zet	
Date:	2/3/2070	