

RESOLUTION No. 31153

RESOLUTION authorizing the Director of Housing to enter into a Multifamily Housing Limited Property Tax Exemption Agreement between the City of Seattle and Legacy Partners First Hill LLC for new multifamily rental housing under construction as part of a mixed-use project on property situated at 1800 South Jackson Street, Seattle, Washington, under Seattle's Multifamily Housing Property Tax Exemption Program, Chapter 5.73 SMC.

Richard J. McIver

RM - Pass
BH - Pass

| | |
|-----------------------|---|
| Introduced: 8-3-09 | By: McIver |
| Referred: 8-3-09 | To: Housing and Economic Development |
| Referred: | To: |
| Reported: 9-8-09 | |
| Passed: 9-8-09 | Signed: 9-8-09 |
| Filed: 9-17-09 | Published: Title 2 |

9-8-09 Adopted 8-0 (Excused: Rasmussen)

US5171

Law Department

RESOLUTION 31153

1
2 A RESOLUTION authorizing the Director of Housing to enter into a Multifamily Housing
3 Limited Property Tax Exemption Agreement between the City of Seattle and Legacy
4 Partners First Hill LLC for new multifamily rental housing under construction as part of a
5 mixed-use project on property situated at 1800 South Jackson Street, Seattle,
Washington, under Seattle's Multifamily Housing Property Tax Exemption Program,
Chapter 5.73 SMC.

6 WHEREAS, Legacy Partners First Hill LLC has submitted a complete application for
7 multifamily housing limited property tax exemption as required by SMC Chapter 5.73,
8 proposing to construct multifamily housing ("Multifamily Housing") known as the Pratt
9 Park project on property situated at 1800 South Jackson Street in Seattle, Parcel Numbers
3319500785 and 3319500456, legally described as follows:

10 LOTS 1 THROUGH 15 IN BLOCK 20 OF HILL TRACT ADDITION TO THE CITY
11 OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 42,
RCORDS OF KING COUNTY;

12 TOGETHER WITH VACATED ALLEY WITHIN SAID BLOCK AND ADJACENT
13 TO SAID LOTS, VACATED UNDER CITY OF SEATTLE ORDINANCE NO. 77955;

14 AND TOGETHER WITH THAT VACATED PORTION OF SOUTH MAIN STREET
15 ADJACENT TO THE NORTH AS WOULD ATTACH PURSUANT TO CITY OF
SEATTLE ORDINANCE NO. 105228;

16 AND TOGETHER WITH THAT PORTION OF VACATED SOUTH MAIN STREET
17 AS CONVEYED BY THE CITY OF SEATTLE UNDER RECORDING NO.
18 9805041259;

19 SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF
20 WASHINGTON; and

21 WHEREAS, the Director of Housing has determined that the Multifamily Housing, if completed
22 as proposed, will comply with the provisions of SMC 5.73.040 and, in accordance with
23 SMC 5.73.060 A., has approved the application for limited property tax exemption for the
proposed Multifamily Housing; NOW, THEREFORE,

24 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**
25 **MAYOR CONCURRING, THAT:**

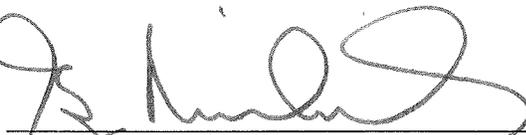


1 The Director of Housing is authorized to enter into the Multifamily Housing Limited
2 Property Tax Exemption Agreement with Legacy Partners First Hill LLC or its heirs, successors
3 and assigns that own the Multifamily Housing, concerning the Multifamily Housing, in
4 substantially the form attached as Exhibit A, on behalf of the City of Seattle.

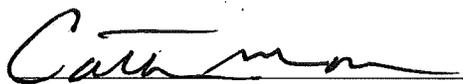
5 Adopted by the City Council the 8th day of September 2009, and signed by me in
6 open session in authentication of its adoption this 8th day of September, 2009.

7
8 
9 _____
10 President _____ of the City Council

11 THE MAYOR CONCURRING:

12
13 
14 _____
15 Gregory J. Nickels, Mayor
16 

17
18 Filed by me this 17th day of September, 2009.

19
20 
21 _____
22 City Clerk

23 (Seal)

24 Exhibit A: Multifamily Housing Limited Property Tax Exemption Agreement
25
26
27



Amy Gray/ASG
OH Pratt Park MFTE Reso Exhibit A
June 30, 2009
Version #1

Exhibit A
MULTIFAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION
AGREEMENT

THIS MULTIFAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION AGREEMENT (“Agreement”) is entered into on the date signed below between Legacy Partners First Hill LLC, a Washington limited liability company, referred to as “Applicant,” and The City of Seattle, a Washington municipal corporation, referred to as “City”.

Recitals.

1. Applicant applied for a limited property tax exemption as provided for in Chapter 84.14 RCW and Chapter 5.73 SMC for new multifamily rental housing as part of a mixed-use development (“Multifamily Housing”) in the 23rd & Union-Jackson Residential Targeted Area, and the Director of Housing (“Director”) has approved the application; and
2. Applicant has submitted to the City preliminary site plans and floor plans for the Multifamily Housing to be constructed as part of a mixed-use project (“Project”) on property situated at 1800 South Jackson Street in Seattle, Washington, and described more specifically as follows:

LOTS 1 THROUGH 15 IN BLOCK 20 OF HILL TRACT ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 42, RECORDS OF KING COUNTY;

TOGETHER WITH VACATED ALLEY WITHIN SAID BLOCK AND ADJACENT TO SAID LOTS, VACATED UNDER CITY OF SEATTLE ORDINANCE NO. 77955;

AND TOGETHER WITH THAT VACATED PORTION OF SOUTH MAIN STREET ADJACENT TO THE NORTH AS WOULD ATTACH PURSUANT TO CITY OF SEATTLE ORDINANCE NO. 105228;

AND TOGETHER WITH THAT PORTION OF VACATED SOUTH MAIN STREET AS CONVEYED BY THE CITY OF SEATTLE UNDER RECORDING NO. 9805041259;



SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING,
STATE OF WASHINGTON

hereafter referred to as the "Property"; and

3. Applicant is the owner of the Property; and
4. No existing rental housing building that contained four or more occupied dwelling units was demolished on the Property within eighteen (18) months prior to Applicant's submission of its application for limited property tax exemption; and
5. The City has determined that the Multifamily Housing will, if completed, occupied, and owned as proposed, satisfy the requirements for a final certificate of tax exemption

NOW, THEREFORE, in consideration of the mutual promises herein, City and Applicant do mutually agree as follows:

1. Conditional Certificate of Acceptance of Tax Exemption.

Subject to Seattle City Council ("Council") approval of this Agreement and Applicant's execution of this Agreement, City agrees to issue a conditional certificate of acceptance of tax exemption ("Conditional Certificate"), which will expire three (3) years from the date of approval of this Agreement by the Council unless extended by the Director as provided in SMC 5.73.070. Applicant understands and agrees that this Agreement and the Conditional Certificate pertain to rental housing and that in the event that individual residential units within the Multifamily Housing are sold, this Agreement will automatically terminate, and any Conditional Certificate issued pursuant to this Agreement is void. For purposes of this Agreement, a sale will be deemed to have occurred when an instrument transferring title to an occupant or proposed occupant of an individual residential unit is recorded.

2. Agreement to Construct Multifamily Housing.

- a. Applicant agrees to construct the Project on the Property, including the Affordable Units, substantially as described in the site plans, floor plans, and elevations attached hereto as Attachment A, subject to such modifications as may be required to comply with applicable codes and ordinances, including the design review process. In no event shall Applicant provide fewer than four (4) new dwelling units designed for Permanent Residential



Occupancy as part of the Project. At least fifty percent (50%) of the space in each building of the Project must be devoted to Permanent Residential Occupancy.

b. Applicant agrees to comply with all applicable zoning requirements, land use regulations, and building and housing code requirements contained or incorporated in SMC Titles 22, 23, and 25. Applicant further agrees that approval of this Agreement by the Council, its execution by the Director, or issuance of a Conditional Certificate by the City pursuant to SMC Chapter 5.73 in no way constitutes approval of proposed improvements on the Property with respect to applicable provisions contained or incorporated in SMC Titles 22, 23, and 25 or obligates the City to approve proposed improvements.

c. Applicant agrees that the Multifamily Housing will be completed within three (3) years from the date of approval of this Agreement by the Council, unless extended by the Director for cause as provided in SMC 5.73.070.

3. Agreement to Provide Affordable Housing.

a. Applicant agrees that, for the entire period of time for which the Multifamily Housing receives a tax exemption, a certain minimum number of the residential units in the Project shall be Affordable Units. Affordable Units means residential units rented at an Affordable Rent (defined below) to Income Eligible Occupants. In accordance with SMC 5.73.040 B.1. a minimum of twenty percent (20%) of all the units in the Project shall be rented to tenants whose Household Annual Income is at or below eighty percent (80%) of Median Income for studio and one-bedroom units and ninety percent (90%) of Median Income for two-bedroom or larger units. For purposes of this Agreement, Affordable Rent means that the annual rent plus tenant paid utilities for the unit do not exceed 30% of the percentage of Median Income designated by this subsection. Median Income means annual family median income for the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area, as published from time to time by HUD. Income Eligible Occupants means that the Household Annual Income at initial occupancy of the Affordable Unit is no greater than the percentage of Median Income designated by this subsection. Household Annual Income is defined in subsection b.(2) below.

b. Applicant is responsible for verifying the income of households occupying Affordable Units no later than the date of initial occupancy.

(1) Prospective tenants of Affordable Units shall be advised of the definition of Household Annual Income at the time they are provided with an application for tenancy.



(2) For purposes of this Agreement, Household Annual Income means the aggregate annual income of all persons over eighteen (18) years of age residing within the same household for a period of at least one month and shall be calculated for prospective tenants by projecting the income anticipated to be received over the twelve-month period following the date of initial occupancy, based on the prevailing rate of income of each person at the time of income verification, which shall be no more than six (6) months prior to the date of initial occupancy.

(3) Documentation of tenant income eligibility for Affordable Units shall be obtained by Applicant or Applicant's agent and maintained on file for audit or inspection through the term of the tenancy, and for one (1) calendar year thereafter. Documentation shall include, at a minimum, an application signed by the prospective tenant declaring monthly or annual income, and certifying that the information thereon is correct, and evidence of current income.

c. Applicant agrees to make good faith efforts to rent all vacant Affordable Units. Applicant shall comply with all applicable fair housing and nondiscrimination laws, ordinances and regulations.

d. Applicant agrees to rent Affordable Units only pursuant to a form lease or rental agreement prepared by Applicant. Applicant shall provide a copy of the form of lease currently in use to the City promptly upon any request by the City. The form lease or rental agreement shall comply with all applicable laws; shall not include any provisions prohibited by applicable laws or regulations; shall prohibit subletting or assignment of the lease without the express written approval of Applicant, which approval shall not be granted by Applicant if the result would be any violation of the requirements of this Agreement to provide affordable housing; and shall state that information about the affordable housing requirements pursuant to SMC Chapter 5.73 is available from the City's Office of Housing.

e. Applicant agrees that the mix and configuration of the Affordable Units shall be substantially proportional to the mix and configuration of the total housing units in the Project provided that units with the same number of bedrooms shall be combined into a single category for the purpose of compliance with this provision. If the Project contains more than one building, Applicant agrees that all of the Affordable Units will not be located in the same building.

f. Applicant agrees that the Affordable Units shall have substantially the same level of interior fixtures and quality of finish as the other housing units in the Project.



4. Requirements for Final Certificate of Tax Exemption.

Applicant may, upon completion of the Multifamily Housing and upon issuance by the City of a temporary or permanent certificate of occupancy, request a Final Certificate. The request shall be in writing directed to the City's Office of Housing and be accompanied by all of the following:

- a. A statement of expenditures made with respect to each housing unit in the Project and the total expenditures made with respect to the entire Project.
- b. A description of the completed work and a statement of qualification for the exemption.
- c. Documentation that the Multifamily Housing was completed within the required three-year period or any authorized extension and in compliance with the terms of this Agreement.
- d. Information regarding Applicant's compliance with the affordability requirements in SMC 5.73.040 and this Agreement, which shall include all of the following:
 - (1) Identification of all Affordable Units, whether rented or held vacant to be rented by Income Eligible Occupants.
 - (2) Rents (or offering rents, as applicable) for all Affordable Units.
 - (3) A copy of the application form used for rental of Affordable Units.
 - (4) A copy of the form of lease or rental agreement to be used for Affordable Units.
- e. Any such further information that the Director deems necessary or useful to evaluate eligibility for the Final Certificate.

5. Agreement to Issue Final Certificate.

The City agrees to file a Final Certificate with the King County Assessor within forty (40) days of submission of all materials required by Section 4, if Applicant has:

- a. successfully completed the Multifamily Housing in accordance with the terms of this Agreement and SMC Chapter 5.73; and



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June 30, 2009
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b. filed a request for a Final Certificate with the City's Office of Housing and submitted the materials described in Section 4 above; and

c. paid to the City a fee in the amount of \$150.00 to cover the Assessor's administrative costs; and

d. met all other requirements provided in SMC Chapter 5.73 for issuance of the Final Certificate.

6. Annual Certification.

Within thirty (30) days after the first anniversary of the date the City filed the Final Certificate with the King County Assessor and each year thereafter for a period of twelve (12) years, Applicant agrees to file a certification or declaration with the Director, verified upon oath or affirmation, with respect to the accuracy of the information provided therein, containing the following:

a. a statement of the occupancy and vacancy of the Multifamily Housing during the previous year; and

b. a statement that the Multifamily Housing has not changed use since the date of filing of the Final Certificate; and

c. a statement that the Multifamily Housing continues to be in compliance with this Agreement and the requirements of SMC Chapter 5.73; and

d. a description of any improvements or changes to the Project made after the filing of the Final Certificate or the previous annual certification; and

e. information and documentation sufficient to demonstrate, to the satisfaction of the Director, compliance with the affordability requirements of SMC 5.73.040 B. and this Agreement, which shall, at minimum, include the following:

(1) identification of each Affordable Unit, and any substitution of Affordable Units during the previous year; and

(2) for each Affordable Unit that was initially occupied or that had a change of tenancy during the previous year, the date of each tenant's initial occupancy, the



household size and Household Annual Income of each tenant household at initial occupancy, and the rent charged at initial occupancy; and

(3) for any Affordable Units with turnover during the previous calendar year, the date on which any tenancy was terminated, and the time during which the unit remained vacant; and

(4) the current contract rent on the anniversary date of the Final Certificate for each Affordable Unit.

7. No Violations for Duration of Exemption.

For the duration of the limited tax exemption granted under SMC Chapter 5.73, Applicant agrees that the Project and the Property will have no violations of applicable zoning requirements, land use regulations, and building and housing code requirements contained in SMC Titles 22, 23, and 25 for which the City's Department of Planning and Development or its functional successor shall have issued a notice of violation, citation or other notification that is not resolved by a certificate of compliance, certificate of release, withdrawal, or another method that proves either compliance or that no violation existed, within the time period for compliance, if any, provided in such notice of violation, citation or other notification or any extension of the time period for compliance granted by the Director of the Department of Planning and Development.

8. Notification of Transfer of Interest or Change in Use.

Applicant agrees to notify the Director within thirty (30) days of any transfer of Applicant's ownership interest in the Project or the Property. Applicant further agrees to notify the Director and the King County Assessor within sixty (60) days of any change of use of any or all of the Multifamily Housing to another use. Applicant acknowledges that such a change in use may result in cancellation of the limited tax exemption and imposition of additional taxes, interest and penalties pursuant to State law.

9. Cancellation of Exemption - Appeal.

a. The City reserves the right to cancel the limited tax exemption if at any time the Multifamily Housing no longer complies with the terms of this Agreement or with the requirements of SMC Chapter 5.73, or for any other reason no longer qualifies for a limited tax exemption.



b. If the limited tax exemption is canceled for non-compliance, Applicant acknowledges that State law requires that an additional real property tax is to be imposed in the amount of: (1) the difference between the tax paid and the tax that would have been paid if it had included the value of the non-qualifying improvements, dated back to the date that the improvements became non-qualifying; (2) a penalty of 20% of the difference calculated under (1) of this subsection b.; and (3) interest at the statutory rate on delinquent property taxes and penalties, calculated from the date the tax would have been due without penalty if the improvements had been assessed without regard to the exemptions provided by RCW Chapter 84.14 and SMC Chapter 5.73. Applicant acknowledges that, pursuant to RCW 84.14.110, any additional tax owed, together with interest and penalty, become a lien on the Property and attach at the time of any change of use of any or all of the Multifamily Housing or at the time that all or any portion of the Multifamily Housing no longer meets applicable requirements, and that the lien has priority to and must be fully paid and satisfied before a recognizance, mortgage, judgment, debt, obligation, or responsibility to or with which the Property may become charged or liable. Applicant further acknowledges that RCW 84.14.110 provides that any such lien may be foreclosed in the manner provided by law for foreclosure of liens for delinquent real property taxes.

c. Upon determining that a limited tax exemption is to be canceled, the Director, on behalf of the Council, shall notify the owner of the Property by certified mail, return receipt requested. The owner of the Property may appeal the determination in accordance with RCW 84.14.110 and SMC 5.73.110.

10. Amendments.

No modification or amendment of this Agreement shall be made unless mutually agreed upon by the parties in writing and unless in compliance with the provisions of SMC 5.73.065.

11. Binding Effect.

The provisions, covenants, and conditions contained in this Agreement are binding upon the parties hereto and their legal heirs, representatives, successors, assigns, and subsidiaries and are intended to run with the land.

12. Recording of Agreement.

The Director shall cause to be recorded, or require Applicant to record, in the real property records of the King County Department of Records and Elections, this Agreement



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and any other documents as will identify such terms and conditions of eligibility for limited tax exemption as the Director deems appropriate for recording, including requirements under SMC Chapter 5.73 relating to affordability.

13. Audits and Inspection of Records.

Applicant understands and agrees that the City has the right to audit or review appropriate records to assure compliance with this Agreement and SMC Chapter 5.73 and to perform evaluations of the effectiveness of the Multifamily Tax Exemption program. Applicant agrees to make appropriate records available for review or audit upon seven (7) days' written notice by the City.

14. Notices.

All notices to be given pursuant to this Agreement shall be in writing and shall be deemed given when hand-delivered within normal business hours, when actually received by facsimile transmission, or two business days after having been mailed, postage prepaid, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate in writing.

APPLICANT: Legacy Partners First Hill LLC
7525 SE 24th Street, #180
Mercer Island WA 98040
Phone: (206) 275-4060 Fax: (206) 275-4059
Attention: Chris Meyer

CITY: City of Seattle
Office of Housing
700 Fifth Avenue, #5700
PO Box 94725
Seattle, Washington 98124-4725
Phone: (206) 684-0721 Fax: (206) 233-7117
Attention: Director

15. Defined Terms.

All capitalized terms not otherwise defined in this Agreement are defined in SMC Chapter 5.73.



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16. Severability.

In the event that any term or clause of this Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement that can be given effect without the conflicting terms or clause, and to this end, the terms of the Agreement are declared to be severable.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates indicated below.

CITY:
The City of Seattle

By: _____
Adrienne E. Quinn, Director of Housing

Date: _____

APPLICANT:
Legacy Partners First Hill LLC,
a Delaware limited liability company

By: Legacy Partners 2651 LLC,
a Delaware limited liability company,
its Manager

By: _____
Kerry L. Nicholson, a managing
member

Date: _____



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Attachment A
Site Plans and Elevations





sienna
 The Real Estate
 Brokerage
 1800 S. JACKSON
 SUITE 200
 JACKSON, MISSISSIPPI 39201
 (601) 944-1111

1800 S. Jackson
 SUITE 200 JACKSON, MISSISSIPPI 39201

Langley Partners International, Inc.
 1800 S. JACKSON, SUITE 200
 JACKSON, MISSISSIPPI 39201
 (601) 944-1111

- 1. CONSTRUCTION, S.I.
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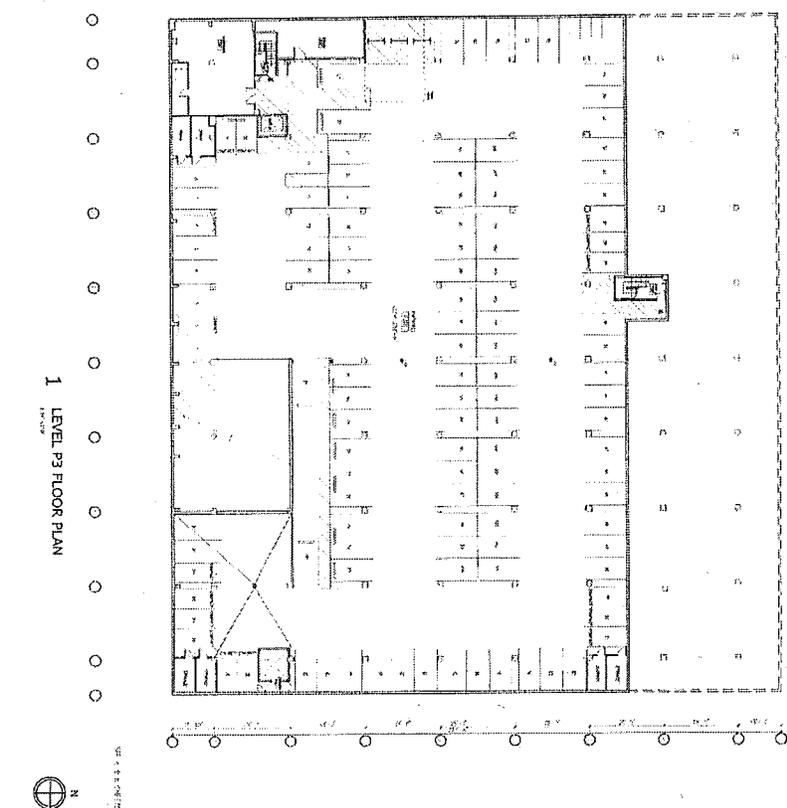
LEVEL P3
 COMPOSITE PLAN
 DATE: 11/11/11
 A-2.01

ANNUAL ENERGY REPORT

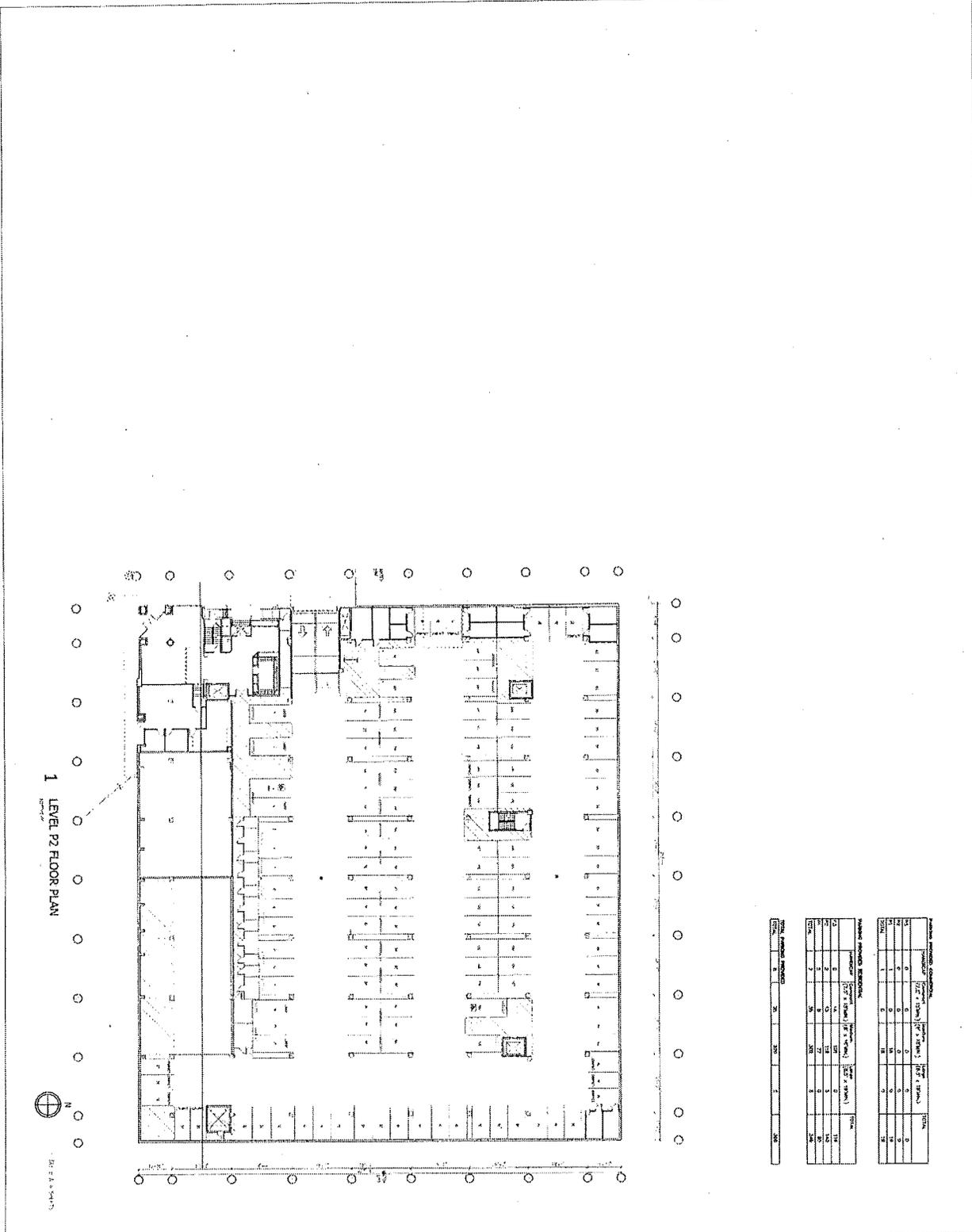
| ANNUAL ENERGY REPORT | 2011 | 2012 | 2013 | TOTAL |
|------------------------|------|------|------|-------|
| COOLING | 100 | 100 | 100 | 300 |
| HEATING | 0 | 0 | 0 | 0 |
| ELECTRICITY | 100 | 100 | 100 | 300 |
| NATURAL GAS | 0 | 0 | 0 | 0 |
| WATER | 100 | 100 | 100 | 300 |
| DISPOSABLE SOLID WASTE | 100 | 100 | 100 | 300 |
| RECYCLED SOLID WASTE | 100 | 100 | 100 | 300 |
| TOTAL | 400 | 400 | 400 | 1200 |

TOTAL ENERGY REPORT

| YEAR | COOLING | HEATING | ELECTRICITY | NATURAL GAS | WATER | DISPOSABLE SOLID WASTE | RECYCLED SOLID WASTE | TOTAL |
|-------|---------|---------|-------------|-------------|-------|------------------------|----------------------|-------|
| 2011 | 100 | 0 | 100 | 0 | 100 | 100 | 100 | 400 |
| 2012 | 100 | 0 | 100 | 0 | 100 | 100 | 100 | 400 |
| 2013 | 100 | 0 | 100 | 0 | 100 | 100 | 100 | 400 |
| TOTAL | 300 | 0 | 300 | 0 | 300 | 300 | 300 | 1200 |



1 LEVEL P3 FLOOR PLAN



1 LEVEL P2 FLOOR PLAN



DATE: 11/15/11

| TOTAL AREA | | TOTAL AREA | | TOTAL AREA | |
|------------|-------------|------------|-------------|------------|-------------|
| NO. | DESCRIPTION | NO. | DESCRIPTION | NO. | DESCRIPTION |
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A-2.02

LEVEL P2
COMPOSITE PLAN

DATE: 11/15/11

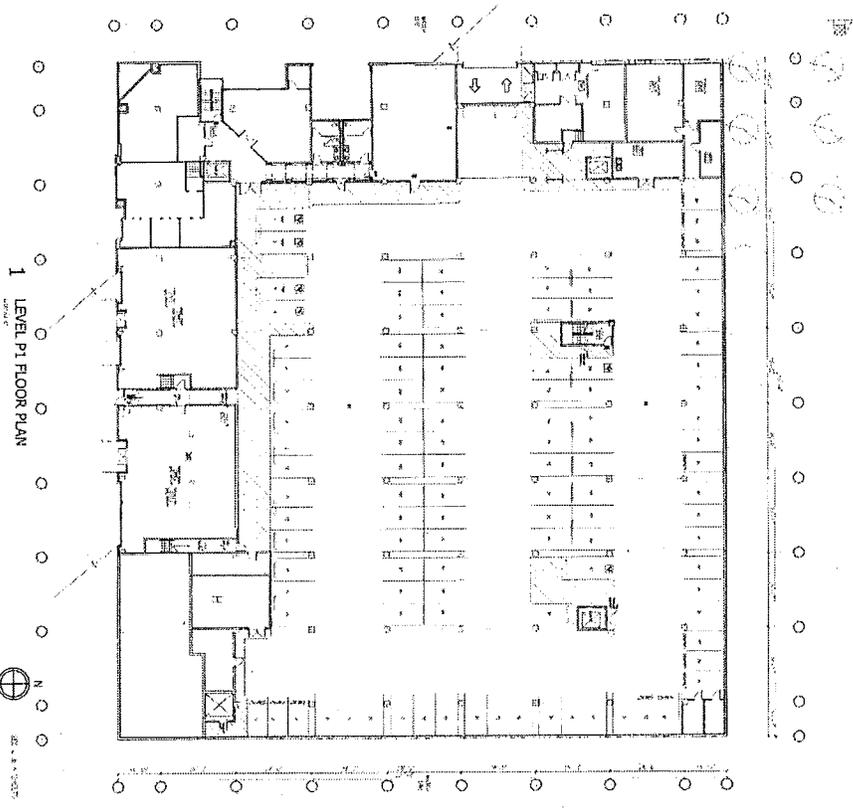
PROJECT: 1800 S. JACKSON

NO. 1800 S. JACKSON

STENNA



ALL NOTES TO BE READ IN CONNECTION WITH THE CONTRACT DOCUMENTS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS, SIDEWALKS, AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES AND BARRIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES AND BARRIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE.



1 LEVEL P1 FLOOR PLAN

| TOTAL AREA SUMMARY | | TOTAL AREA SUMMARY | | TOTAL AREA SUMMARY | |
|--------------------|------------------|--------------------|---------|--------------------|------------------|
| NO. | DESCRIPTION | AREA (SQ. FT.) | PERCENT | NO. | DESCRIPTION |
| 1 | FLOOR AREA | 10,000 | 100% | 1 | FLOOR AREA |
| 2 | CEILING AREA | 10,000 | 100% | 2 | CEILING AREA |
| 3 | WALL AREA | 10,000 | 100% | 3 | WALL AREA |
| 4 | ROOF AREA | 10,000 | 100% | 4 | ROOF AREA |
| 5 | MECHANICAL ROOMS | 10,000 | 100% | 5 | MECHANICAL ROOMS |
| 6 | ELECTRICAL ROOMS | 10,000 | 100% | 6 | ELECTRICAL ROOMS |
| 7 | PLUMBING ROOMS | 10,000 | 100% | 7 | PLUMBING ROOMS |
| 8 | STAIRS | 10,000 | 100% | 8 | STAIRS |
| 9 | ELEVATORS | 10,000 | 100% | 9 | ELEVATORS |
| 10 | MECHANICAL ROOMS | 10,000 | 100% | 10 | MECHANICAL ROOMS |
| 11 | ELECTRICAL ROOMS | 10,000 | 100% | 11 | ELECTRICAL ROOMS |
| 12 | PLUMBING ROOMS | 10,000 | 100% | 12 | PLUMBING ROOMS |
| 13 | STAIRS | 10,000 | 100% | 13 | STAIRS |
| 14 | ELEVATORS | 10,000 | 100% | 14 | ELEVATORS |
| 15 | MECHANICAL ROOMS | 10,000 | 100% | 15 | MECHANICAL ROOMS |
| 16 | ELECTRICAL ROOMS | 10,000 | 100% | 16 | ELECTRICAL ROOMS |
| 17 | PLUMBING ROOMS | 10,000 | 100% | 17 | PLUMBING ROOMS |
| 18 | STAIRS | 10,000 | 100% | 18 | STAIRS |
| 19 | ELEVATORS | 10,000 | 100% | 19 | ELEVATORS |
| 20 | MECHANICAL ROOMS | 10,000 | 100% | 20 | MECHANICAL ROOMS |
| 21 | ELECTRICAL ROOMS | 10,000 | 100% | 21 | ELECTRICAL ROOMS |
| 22 | PLUMBING ROOMS | 10,000 | 100% | 22 | PLUMBING ROOMS |
| 23 | STAIRS | 10,000 | 100% | 23 | STAIRS |
| 24 | ELEVATORS | 10,000 | 100% | 24 | ELEVATORS |
| 25 | MECHANICAL ROOMS | 10,000 | 100% | 25 | MECHANICAL ROOMS |
| 26 | ELECTRICAL ROOMS | 10,000 | 100% | 26 | ELECTRICAL ROOMS |
| 27 | PLUMBING ROOMS | 10,000 | 100% | 27 | PLUMBING ROOMS |
| 28 | STAIRS | 10,000 | 100% | 28 | STAIRS |
| 29 | ELEVATORS | 10,000 | 100% | 29 | ELEVATORS |
| 30 | MECHANICAL ROOMS | 10,000 | 100% | 30 | MECHANICAL ROOMS |
| 31 | ELECTRICAL ROOMS | 10,000 | 100% | 31 | ELECTRICAL ROOMS |
| 32 | PLUMBING ROOMS | 10,000 | 100% | 32 | PLUMBING ROOMS |
| 33 | STAIRS | 10,000 | 100% | 33 | STAIRS |
| 34 | ELEVATORS | 10,000 | 100% | 34 | ELEVATORS |
| 35 | MECHANICAL ROOMS | 10,000 | 100% | 35 | MECHANICAL ROOMS |
| 36 | ELECTRICAL ROOMS | 10,000 | 100% | 36 | ELECTRICAL ROOMS |
| 37 | PLUMBING ROOMS | 10,000 | 100% | 37 | PLUMBING ROOMS |
| 38 | STAIRS | 10,000 | 100% | 38 | STAIRS |
| 39 | ELEVATORS | 10,000 | 100% | 39 | ELEVATORS |
| 40 | MECHANICAL ROOMS | 10,000 | 100% | 40 | MECHANICAL ROOMS |
| 41 | ELECTRICAL ROOMS | 10,000 | 100% | 41 | ELECTRICAL ROOMS |
| 42 | PLUMBING ROOMS | 10,000 | 100% | 42 | PLUMBING ROOMS |
| 43 | STAIRS | 10,000 | 100% | 43 | STAIRS |
| 44 | ELEVATORS | 10,000 | 100% | 44 | ELEVATORS |
| 45 | MECHANICAL ROOMS | 10,000 | 100% | 45 | MECHANICAL ROOMS |
| 46 | ELECTRICAL ROOMS | 10,000 | 100% | 46 | ELECTRICAL ROOMS |
| 47 | PLUMBING ROOMS | 10,000 | 100% | 47 | PLUMBING ROOMS |
| 48 | STAIRS | 10,000 | 100% | 48 | STAIRS |
| 49 | ELEVATORS | 10,000 | 100% | 49 | ELEVATORS |
| 50 | MECHANICAL ROOMS | 10,000 | 100% | 50 | MECHANICAL ROOMS |

A-2.03

LEVEL P1
COMPOSITE PLAN

DATE: 12/12/10
SCALE: AS SHOWN

PROJECT: 1800 S. JACKSON
SHEET: A-2.03

DESIGNED BY: [Name]
CHECKED BY: [Name]

DATE: 12/12/10

SCALE: AS SHOWN

PROJECT: 1800 S. JACKSON

SHEET: A-2.03

DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: 12/12/10

SCALE: AS SHOWN

PROJECT: 1800 S. JACKSON

SHEET: A-2.03

DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: 12/12/10

SCALE: AS SHOWN

PROJECT: 1800 S. JACKSON

SHEET: A-2.03

DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: 12/12/10

SCALE: AS SHOWN

PROJECT: 1800 S. JACKSON

SHEET: A-2.03

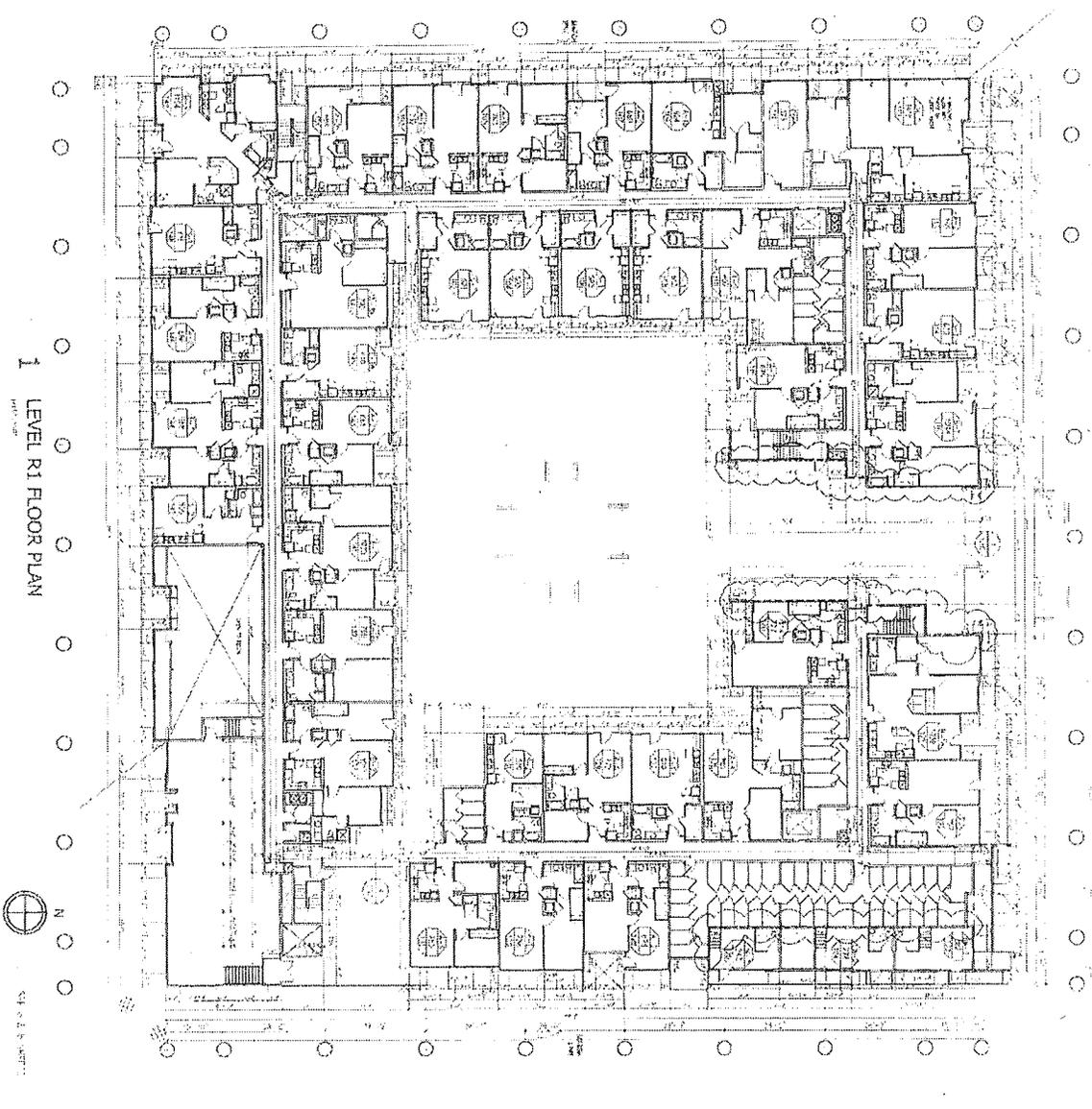
DESIGNED BY: [Name]

CHECKED BY: [Name]

1800 S. Jackson
Seattle, Washington 98144

sienna
ARCHITECTS
1800 S. JACKSON
SEATTLE, WA 98144
PHONE: 206.461.1800
WWW.SIENNAARCHITECTS.COM





1 LEVEL R1 FLOOR PLAN



DATE: 12/27/04
 DRAWN BY: [Name]
 CHECKED BY: [Name]

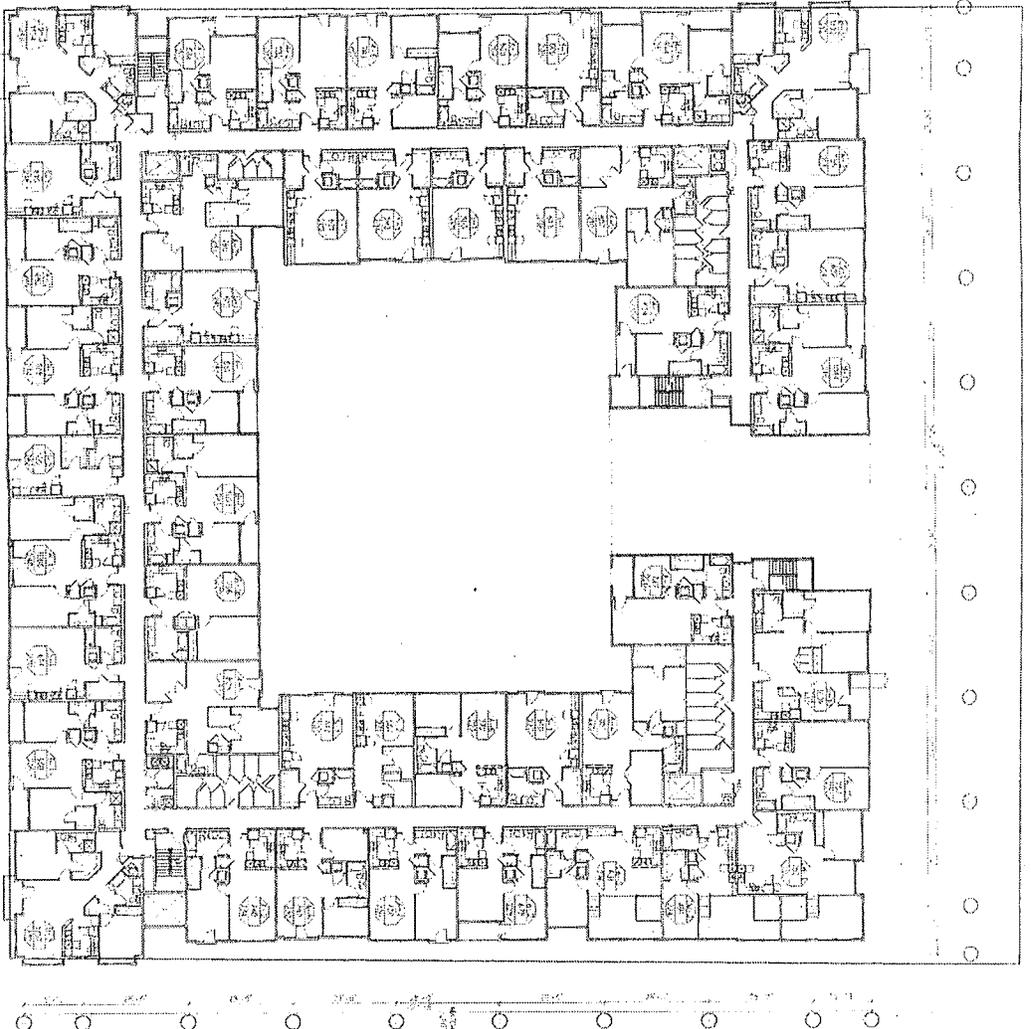
A-2.04

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| NO. | REVISION | DATE |
| 1 | ISSUED FOR | 12/27/04 |
| 2 | FOR CONSTRUCTION | 01/19/05 |
| 3 | FOR CONSTRUCTION | 02/02/05 |
| 4 | FOR CONSTRUCTION | 03/06/05 |
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| 100 | FOR CONSTRUCTION | 03/06/05 |

Legend: Partner's Residential, Inc.
 7025 BE 2nd St. 3rd Fl.
 Merced, CA 95341
 209.275.4000
 20007540001

1800





1 LEVEL R2 FLOOR PLAN



DATE: 01/12/00

A-2.05

Legend Partners International, Inc.
 7745 26th St, Suite 900
 Denver, Colorado 80231
 303.733.4000
 303.733.4000
 www.legendpartners.com

- △ FINAL PRINT REVISIONS: 01.12.00
- △ CONSTRUCTION SET: 01.12.00
- △ EXHIBIT: 01.12.00
- △ FINAL R2 CONCEPT: 01.12.00
- △ DESIGN R200 SET: 01.12.00
- △ DESIGN R21 SET: 01.12.00
- △ DESIGN R22 SET: 01.12.00
- △ DESIGN R23 SET: 01.12.00
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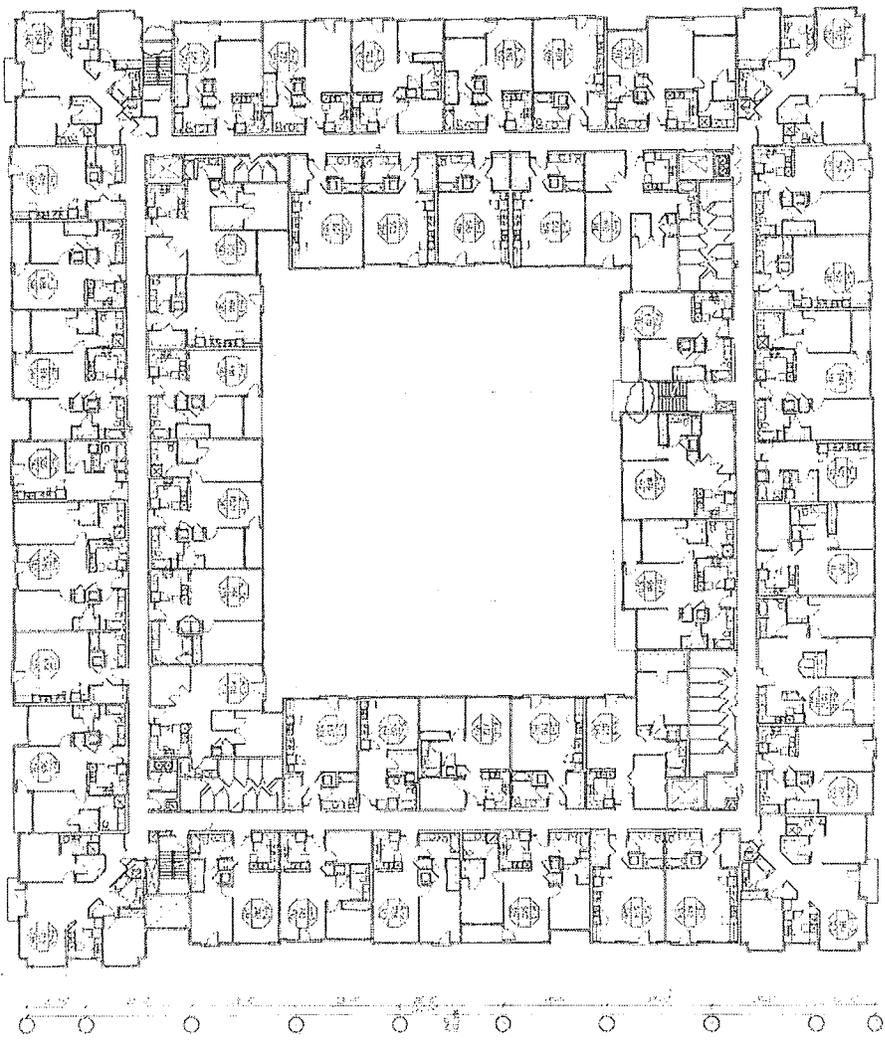
LEVEL R2
 COMPOSITE PLAN

DATE: 01/12/00





Legacy Partners Residential Inc
7000 DEER CREEK ST. SUITE 400
HOUSTON, TEXAS 77030
2006275.0000.1
2006275.0000.1



1 LEVEL R3 FLOOR PLAN



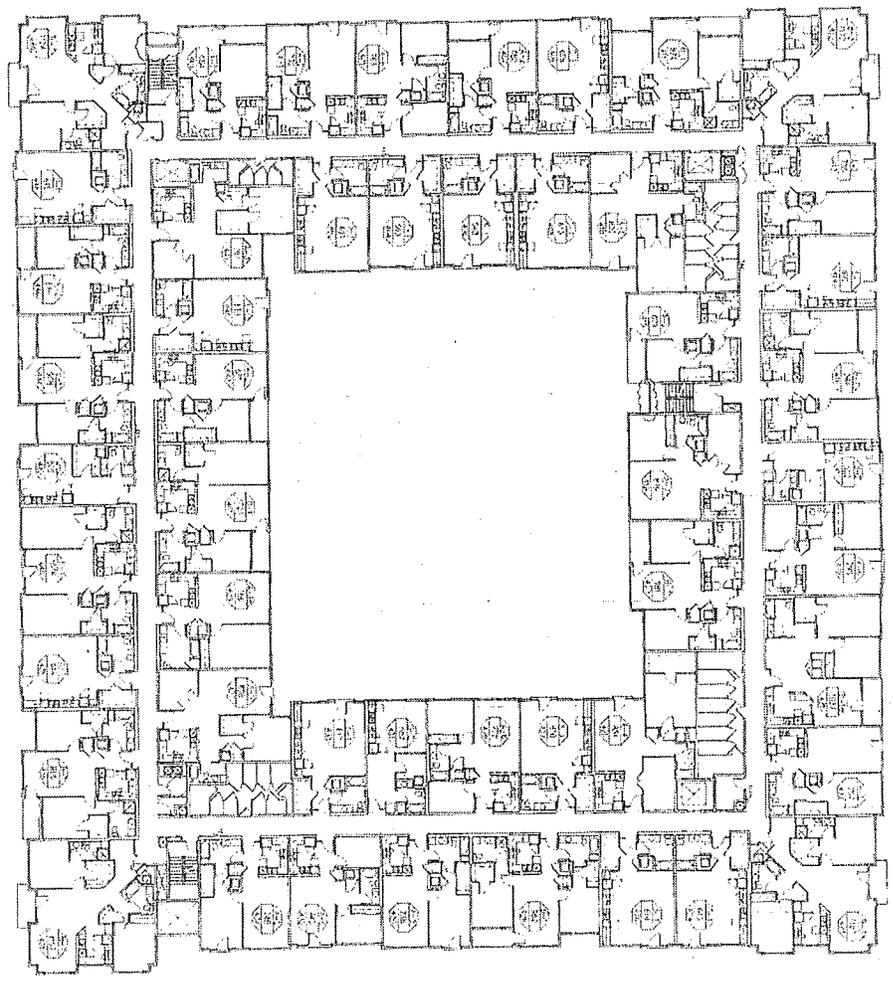
DATE: 12/22/06
DRAWN BY: [Name]

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| 100 | FOR APPROVAL | 01/09/07 |

A-2.06



Legacy Partners Residential, Inc.
 2025 827 Ave. C, Suite 200
 Denver, Colorado 80202
 303.733.4500
 2024.07.00001



1 LEVEL R4 FLOOR PLAN



DATE: 07/01/2024
 TIME: 10:00 AM

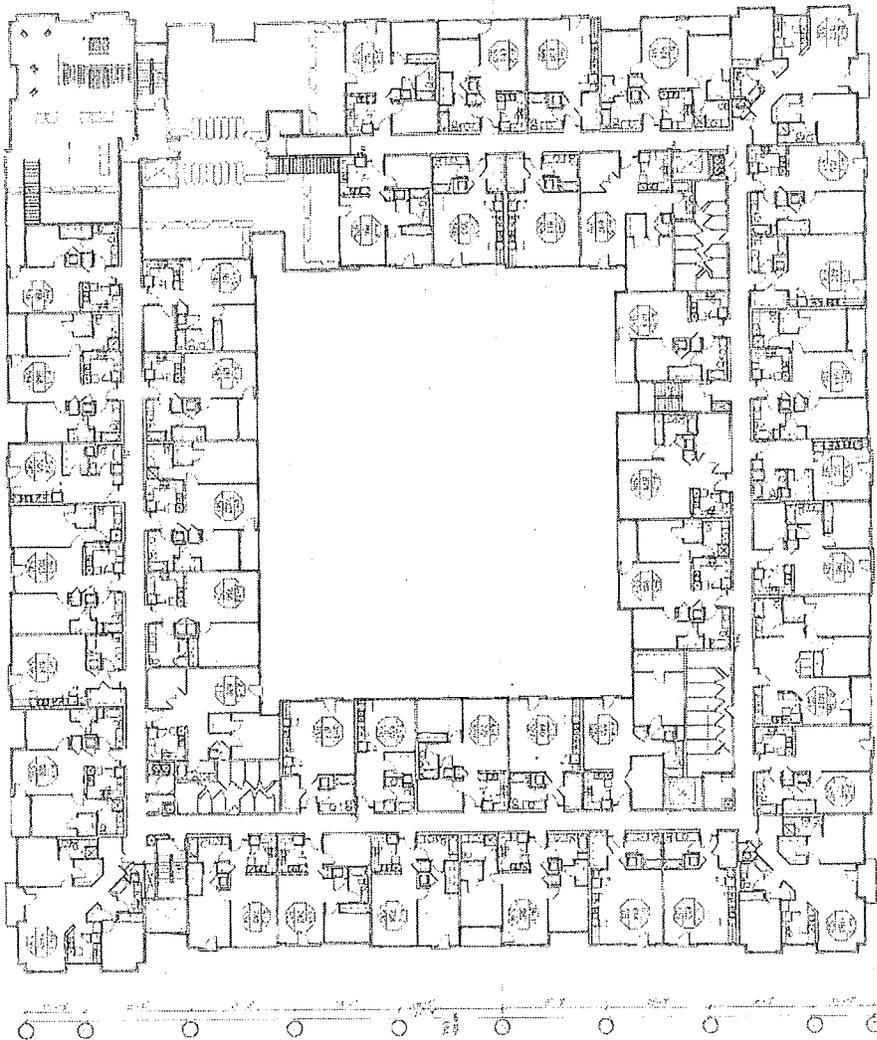
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| 100 | FOR CONSTRUCTION | 07/01/2024 |

1 LEVEL RS FLOOR PLAN



SEE SHEET A-2.08 FOR CONTINUED PLAN



A-2.08

LEVEL RS
COMPOSITE PLAN

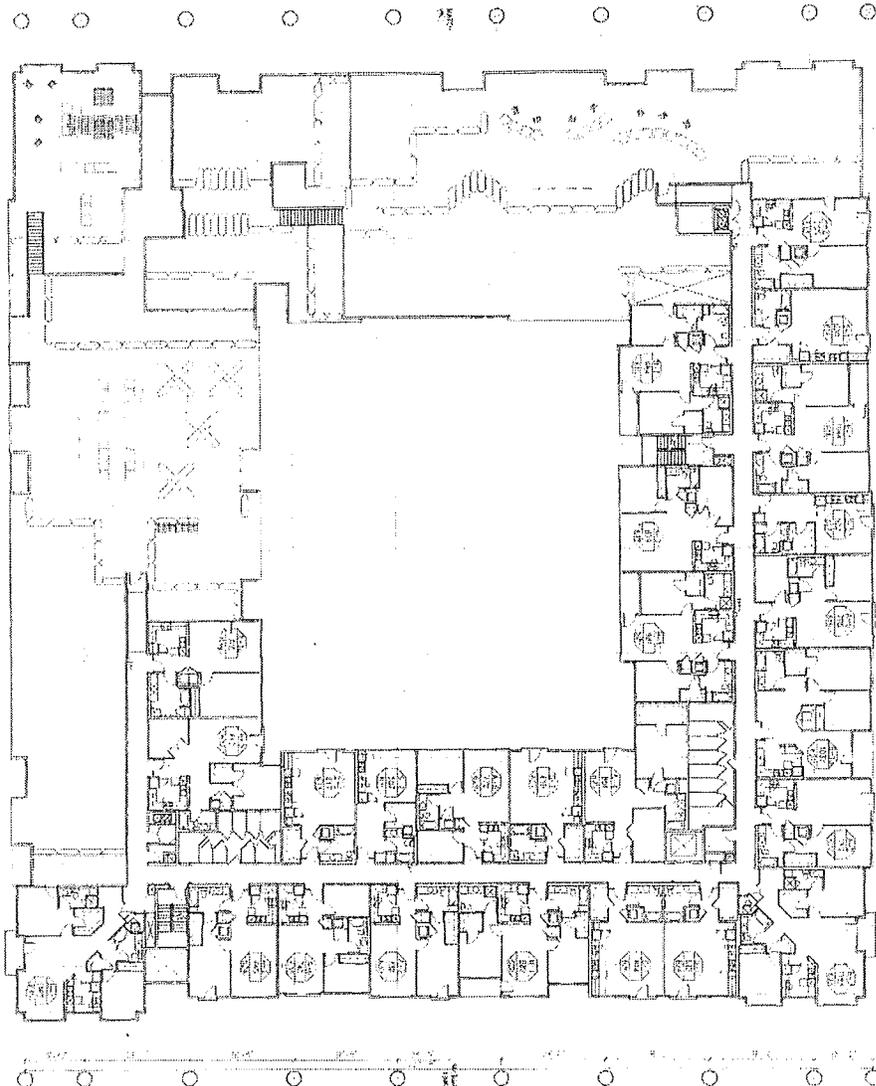
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LEGACY PARTNERS INTERNATIONAL, INC.
 1000 15th Street, Suite 1500
 Denver, Colorado 80202
 (303) 733-4400
 www.legacy-partners.com

180C
 000011





1 LEVEL R6 FLOOR PLAN



DATE: 11/11/09

A-2.09

DATE: 11/11/09

COMPOSITE PLAN

LEVEL R6

NO. 2008-0001



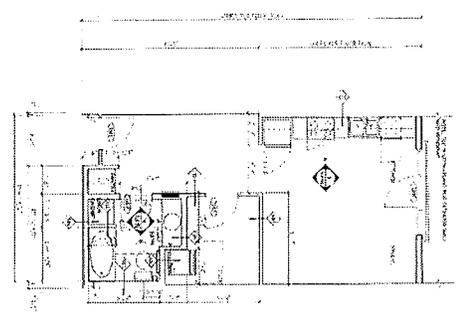
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 7625 SE 24th St, Suite 400
 Fort Lauderdale, FL 33309
 2008-0001 v
 2008-0001



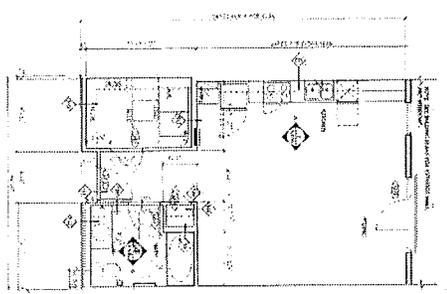
sienna
 ARCHITECTS
 1000 15th Avenue, NW
 Seattle, WA 98107
 Phone: 206.468.1100
 Fax: 206.468.1101
 Website: www.siennaarch.com

1800 S. Jackson
 Seattle, Washington 98144

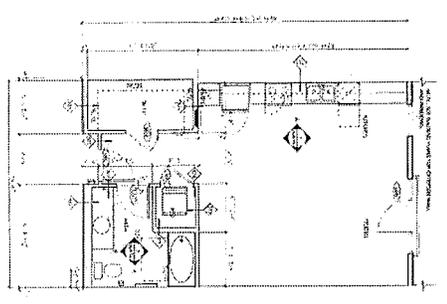
Engineering: Performance Building, Inc.
 2000 1st Ave. S. Suite 200
 Seattle, WA 98148
 Phone: 206.468.1100
 Fax: 206.468.1101
 Website: www.performancebuilding.com



2 STUDIO - TYPE S2



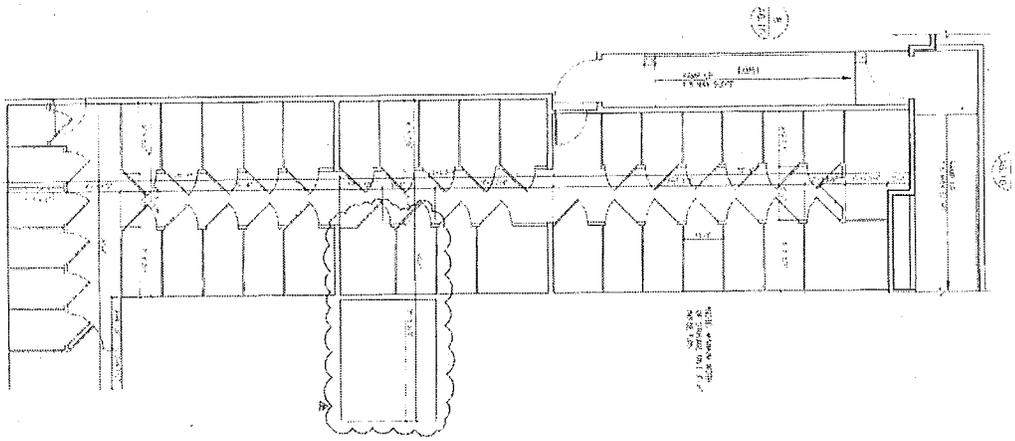
3 STUDIO - TYPE S1a



1 STUDIO - TYPE S1

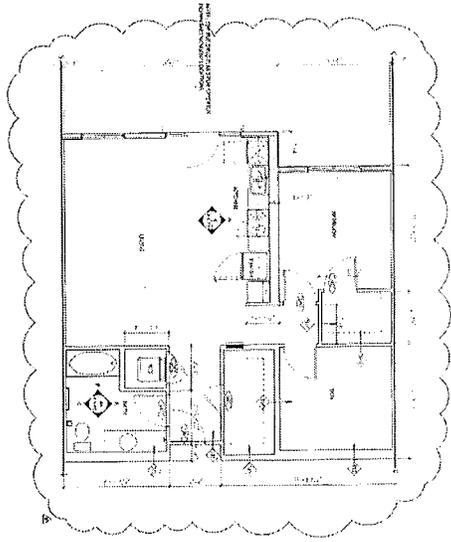
NOTE: SEE THE 2008 IBC CODES AND ALL APPLICABLE LOCAL ORDINANCES FOR THE LATEST REQUIREMENTS FOR THE CODES.
 ALL DIMENSIONS ARE IN FEET AND INCHES.
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

4 COMMON STORAGE-R157

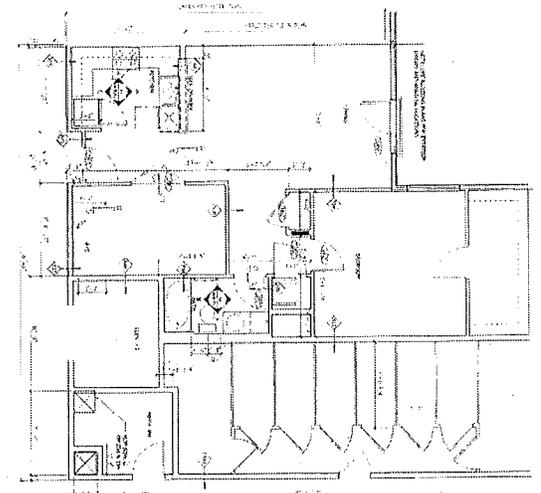


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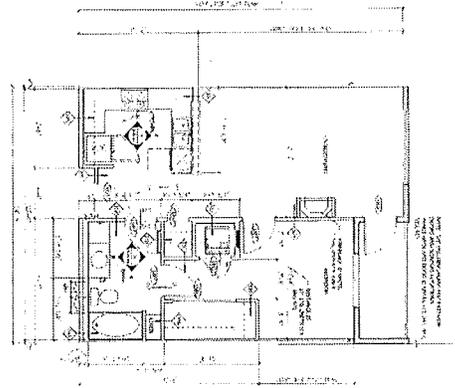
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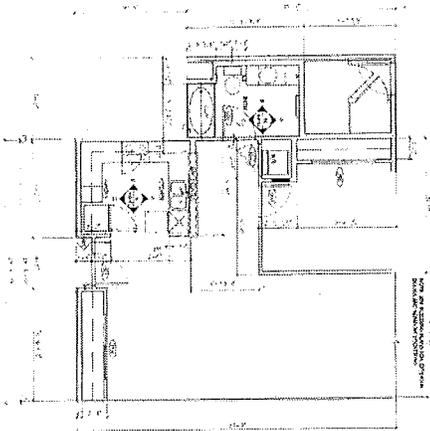
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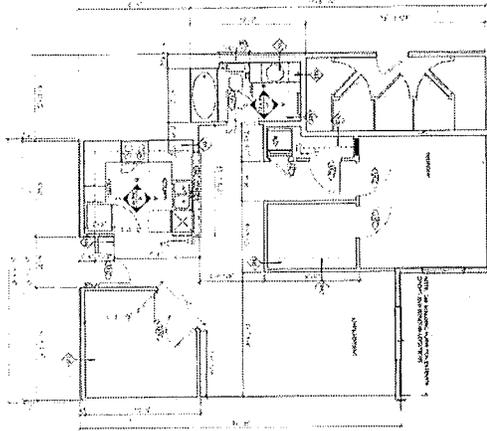
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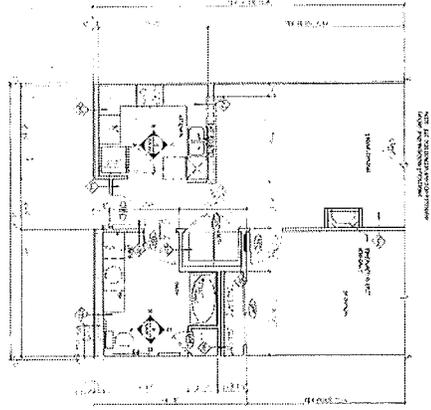
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5. 1 BEDROOM - TYPE A-3B



3. 1 BEDROOM - TYPE A-3



1. 1 BEDROOM - TYPE A-1A

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE OF WALLS AND PARTITIONS ARE TO BE USED FOR CONSTRUCTION OF THE PROJECT.

NOTE: DIMENSIONS OF THIS UNIT ARE APPROXIMATE. SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.

A-2-51

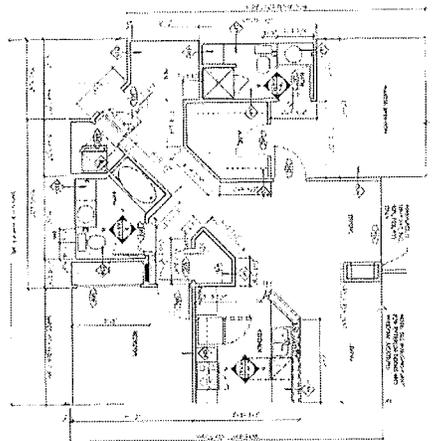
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| DATE: | 10/15/2010 |
| PROJECT: | 1800 S. JACKSON |
| CLIENT: | STANNA |
| DESIGNER: | STANNA |
| TYPE: | 1 BEDROOM |
| TYPE A UNIT PLANS | |

- 1. GENERAL NOTES: SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. DIMENSIONS TO FACE OF WALLS AND PARTITIONS ARE TO BE USED FOR CONSTRUCTION OF THE PROJECT.
- 4. FINISHES: SEE ARCHITECTURAL DRAWINGS FOR FINISHES.
- 5. MATERIALS: SEE ARCHITECTURAL DRAWINGS FOR MATERIALS.
- 6. CONSTRUCTION: SEE ARCHITECTURAL DRAWINGS FOR CONSTRUCTION.
- 7. ELECTRICAL: SEE ARCHITECTURAL DRAWINGS FOR ELECTRICAL.
- 8. MECHANICAL: SEE ARCHITECTURAL DRAWINGS FOR MECHANICAL.
- 9. PLUMBING: SEE ARCHITECTURAL DRAWINGS FOR PLUMBING.
- 10. PAINT: SEE ARCHITECTURAL DRAWINGS FOR PAINT.
- 11. FLOORING: SEE ARCHITECTURAL DRAWINGS FOR FLOORING.
- 12. CEILING: SEE ARCHITECTURAL DRAWINGS FOR CEILING.
- 13. WALLS: SEE ARCHITECTURAL DRAWINGS FOR WALLS.
- 14. ROOFING: SEE ARCHITECTURAL DRAWINGS FOR ROOFING.
- 15. EXTERIOR FINISHES: SEE ARCHITECTURAL DRAWINGS FOR EXTERIOR FINISHES.
- 16. INTERIOR FINISHES: SEE ARCHITECTURAL DRAWINGS FOR INTERIOR FINISHES.
- 17. LIGHTING: SEE ARCHITECTURAL DRAWINGS FOR LIGHTING.
- 18. VENTILATION: SEE ARCHITECTURAL DRAWINGS FOR VENTILATION.
- 19. SOUND ATTENUATION: SEE ARCHITECTURAL DRAWINGS FOR SOUND ATTENUATION.
- 20. FIRE PROTECTION: SEE ARCHITECTURAL DRAWINGS FOR FIRE PROTECTION.
- 21. SAFETY: SEE ARCHITECTURAL DRAWINGS FOR SAFETY.
- 22. ACCESSIBILITY: SEE ARCHITECTURAL DRAWINGS FOR ACCESSIBILITY.
- 23. ENERGY EFFICIENCY: SEE ARCHITECTURAL DRAWINGS FOR ENERGY EFFICIENCY.
- 24. SUSTAINABILITY: SEE ARCHITECTURAL DRAWINGS FOR SUSTAINABILITY.
- 25. OTHER: SEE ARCHITECTURAL DRAWINGS FOR OTHER.

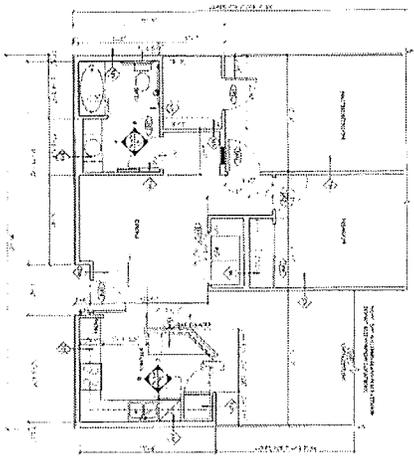
1800 S. Jackson
 66000 Washington 99144

STANNA
 1800 S. JACKSON
 66000 WASHINGTON
 99144
 (509) 425-1111
 WWW.STANNA.COM

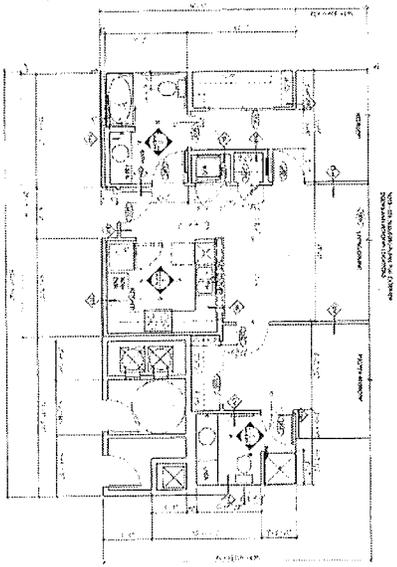




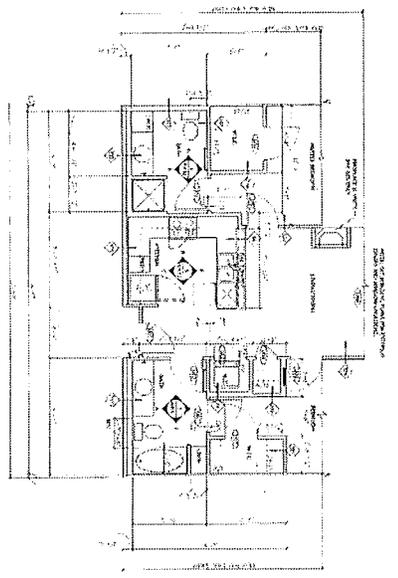
4 2 BEDROOM - TYPE B-3



2 2 BEDROOM - TYPE B-1a



3 2 BEDROOM - TYPE B-2

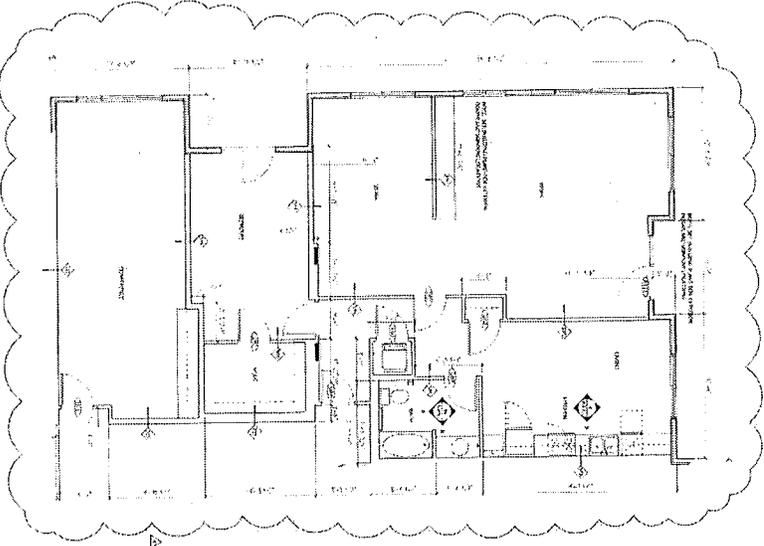


1 2 BEDROOM - TYPE B-1

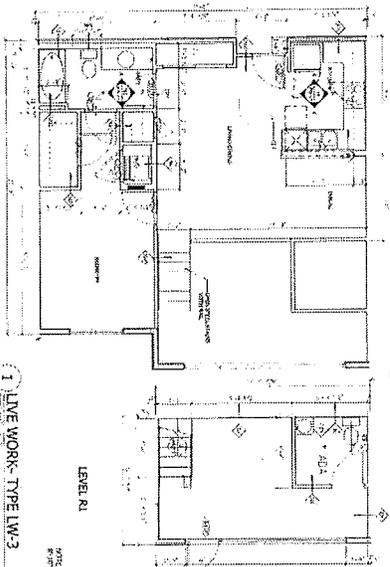
NOTE: SEE SEPARATE SHEET FOR FINISHES AND MATERIALS.
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 UNIT HEIGHT: 8' 0" (APPROXIMATE)

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4 LIVE WORK - TYPE LW-4 & CONFERENCE ROOM



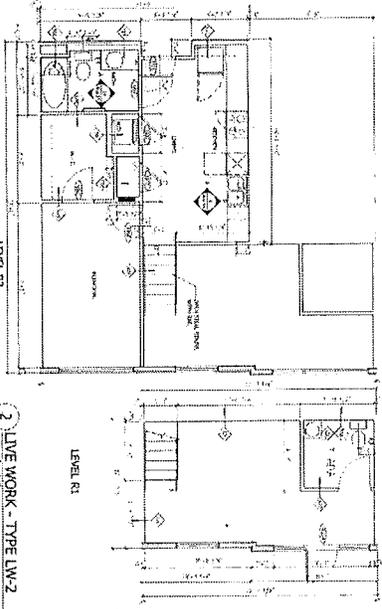
LEVEL R2



1 LIVE WORK - TYPE LW-3

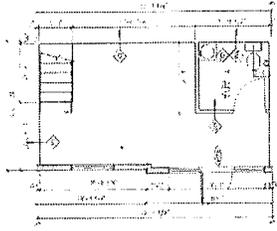
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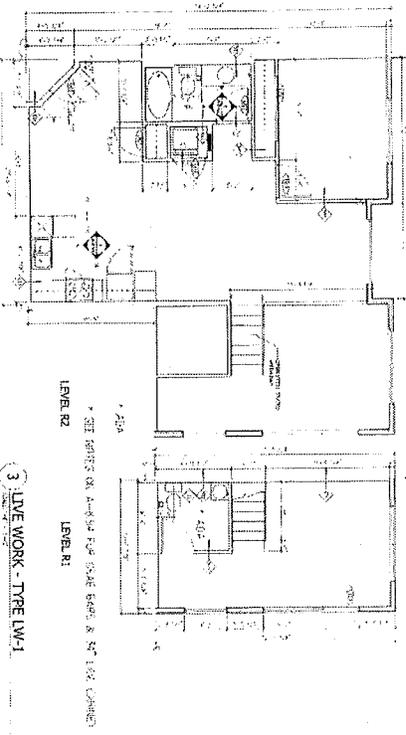
2 LIVE WORK - TYPE LW-2

LEVEL R1



3 LIVE WORK - TYPE LW-1

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LEVEL R1

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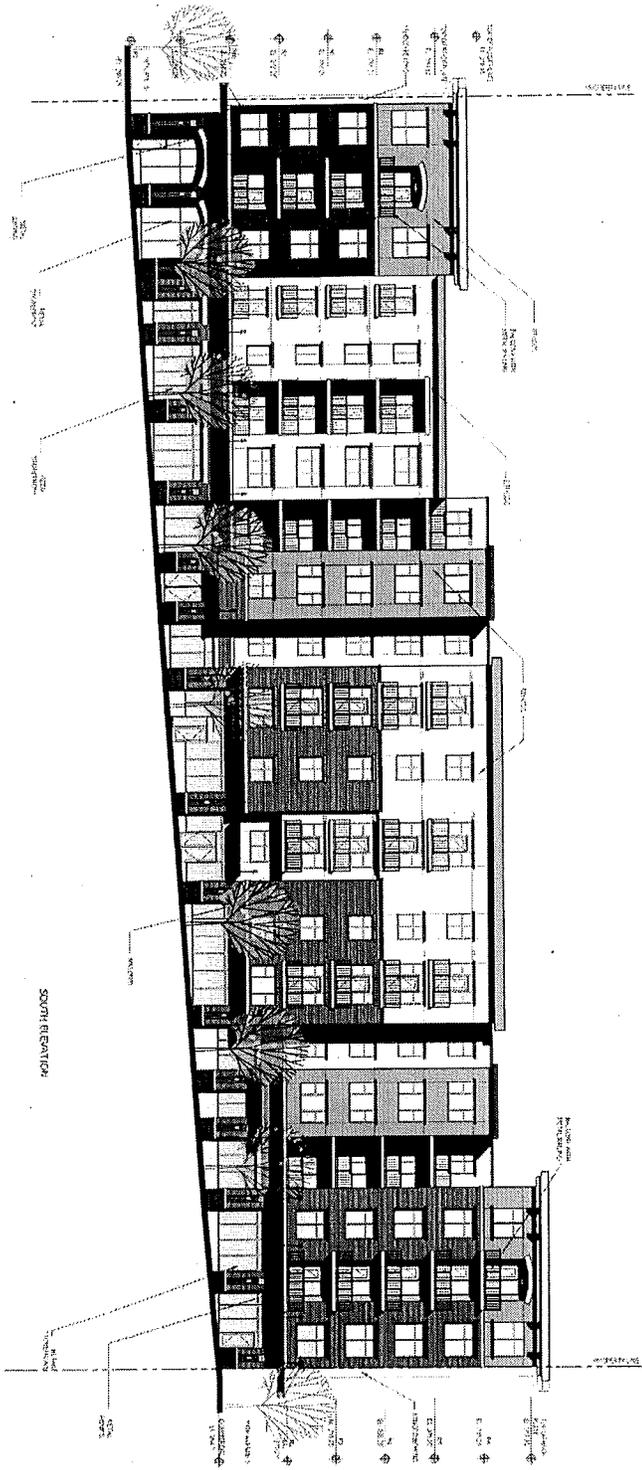
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1800 S. Jackson
 Seattle, Washington 98144

sienna
 ARCHITECTS
 1800 S. Jackson
 Seattle, WA 98144
 TEL: 206.461.1111
 FAX: 206.461.1112
 WWW: www.siennaarch.com



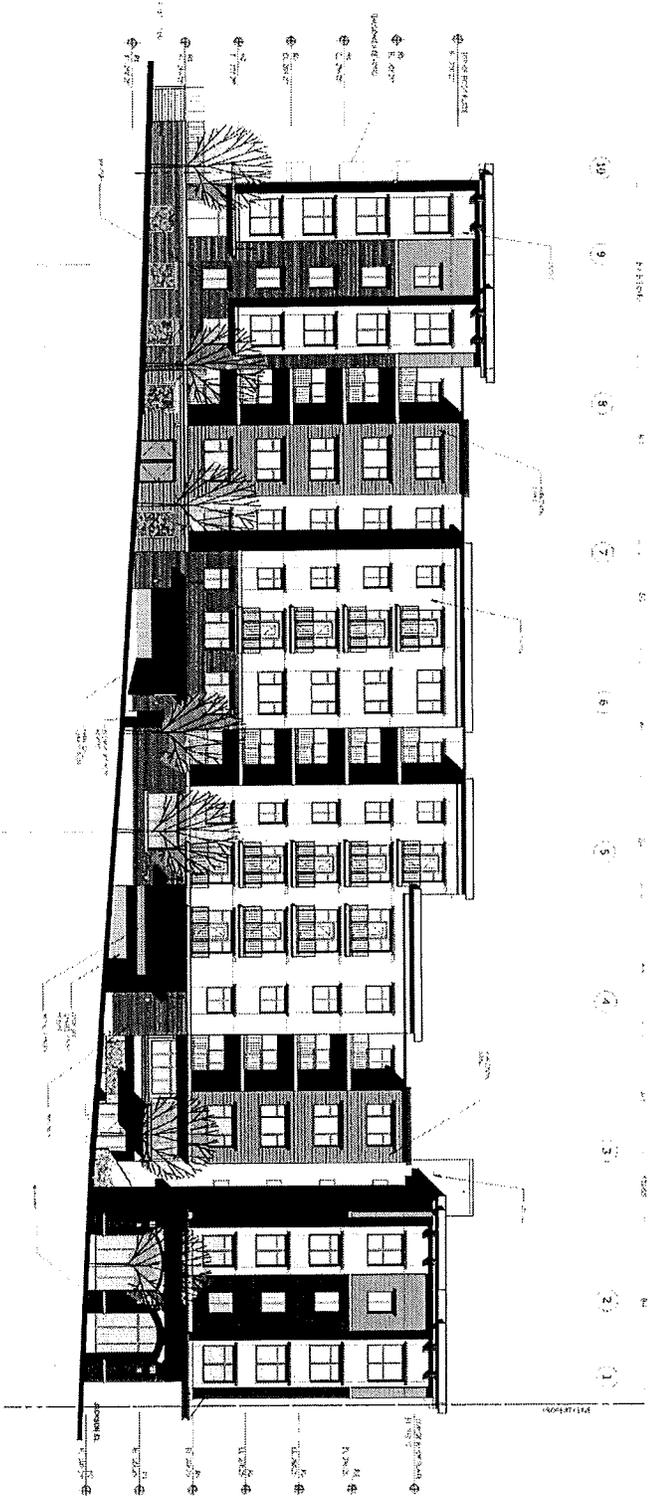


South Jackson Street Elevation (south elevation)

1800 S. Jackson Mixed Use Apartment Project

Legacy Partners Residential, Inc.
02.15.2006 | 26086

architecture company



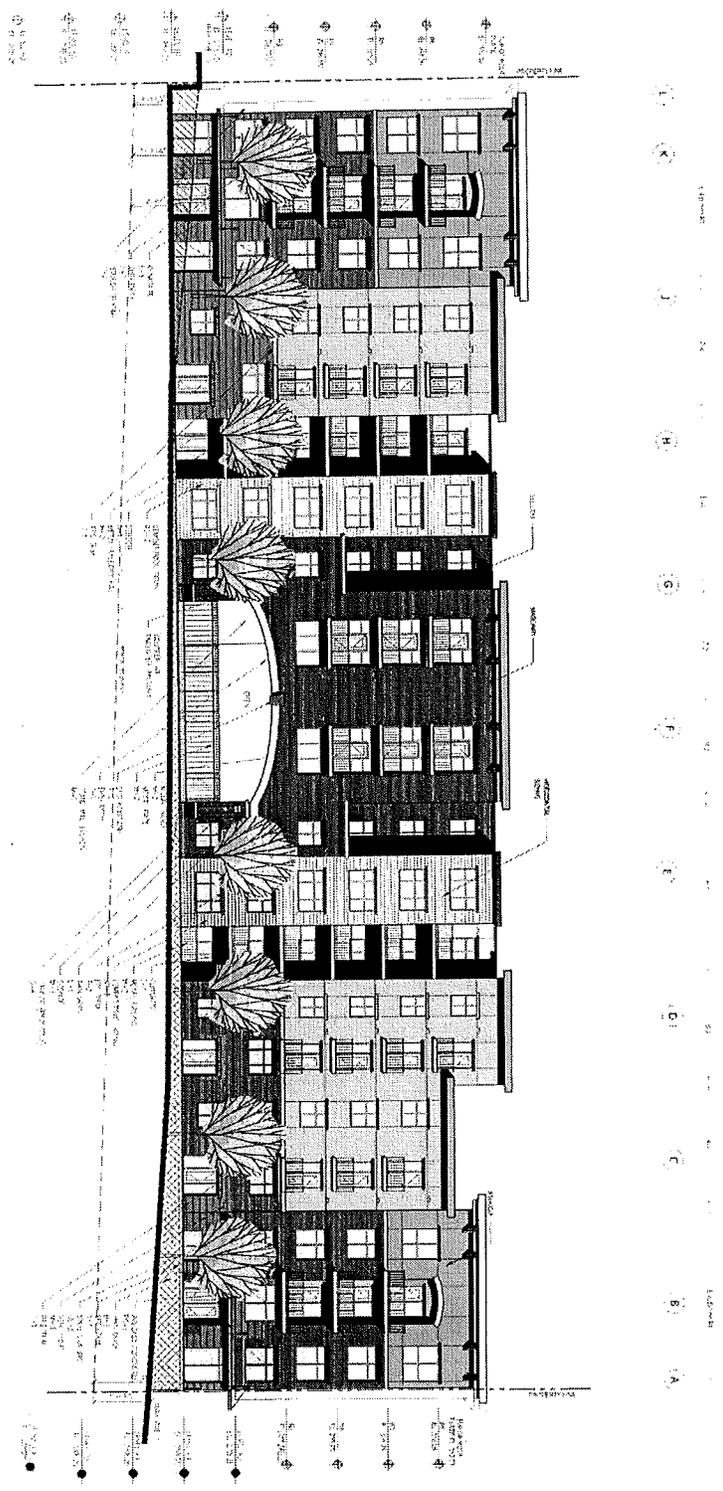
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18th Avenue South Elevation (west elevation)

1800 S. Jackson Mixed Use Apartment Project
Legacy Partners Residential, Inc.
02.15.2006 | 26086

1800 S. Jackson Mixed Use Apartment Project
Legacy Partners Residential, Inc.
02.15.2006 | 26086

architecture company

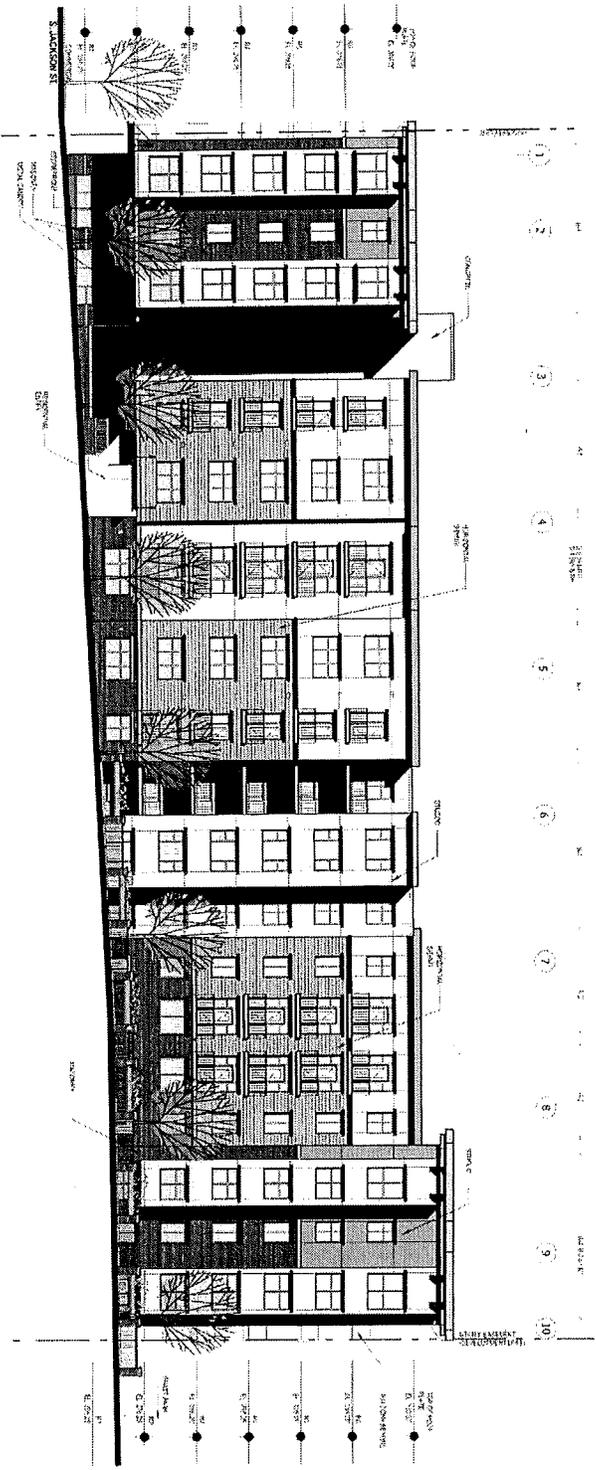


Pratt Park Elevation (north elevation)

1800 S. Jackson Mixed Use Apartment Project

Legacy Partners Residential, Inc.
02.15.2006 : 26086

architecture company



19th Avenue South Elevation (east elevation)

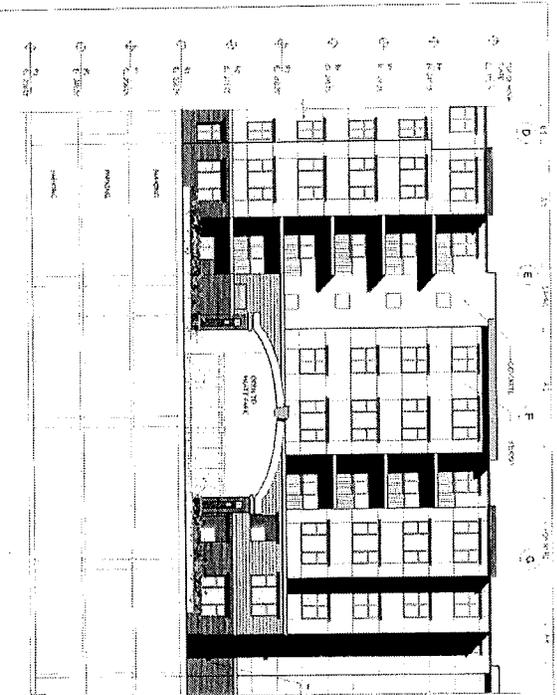
1800 S. Jackson Mixed Use Apartment Project

Legacy Partners Residential, Inc.
02.15.2006 | 26086

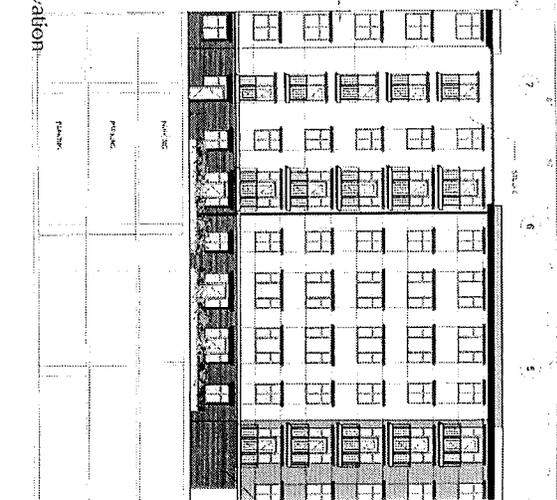
architecture company



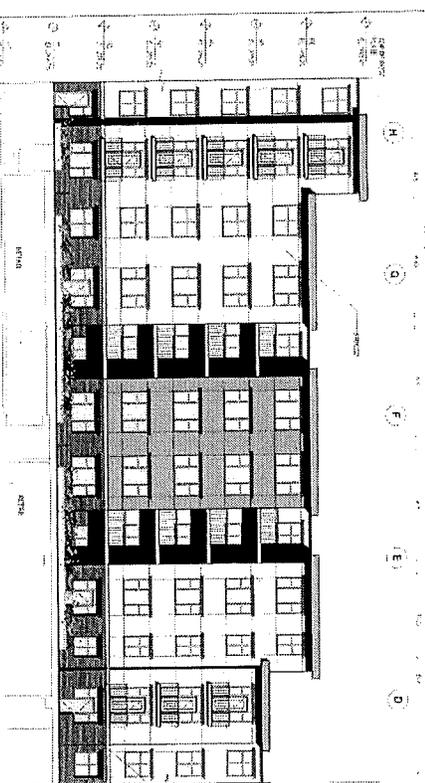
North Courtyard Elevation



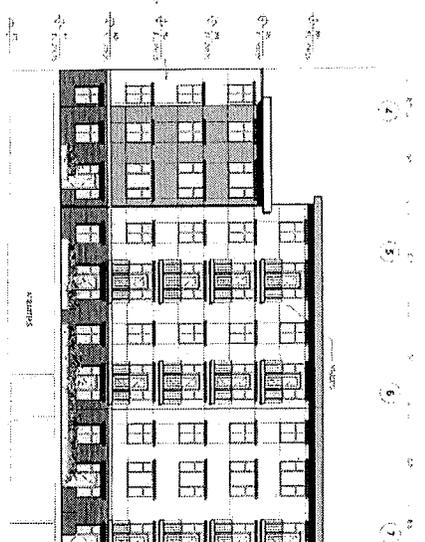
East Courtyard Elevation



1 NORTH ELEVATION



2 EAST ELEVATION



South Courtyard Elevation

1800 S. Jackson Mixed Use Apartment Project

Legacy Partners Residential, Inc.
02.15.2006 | 26086

West Courtyard Elevation

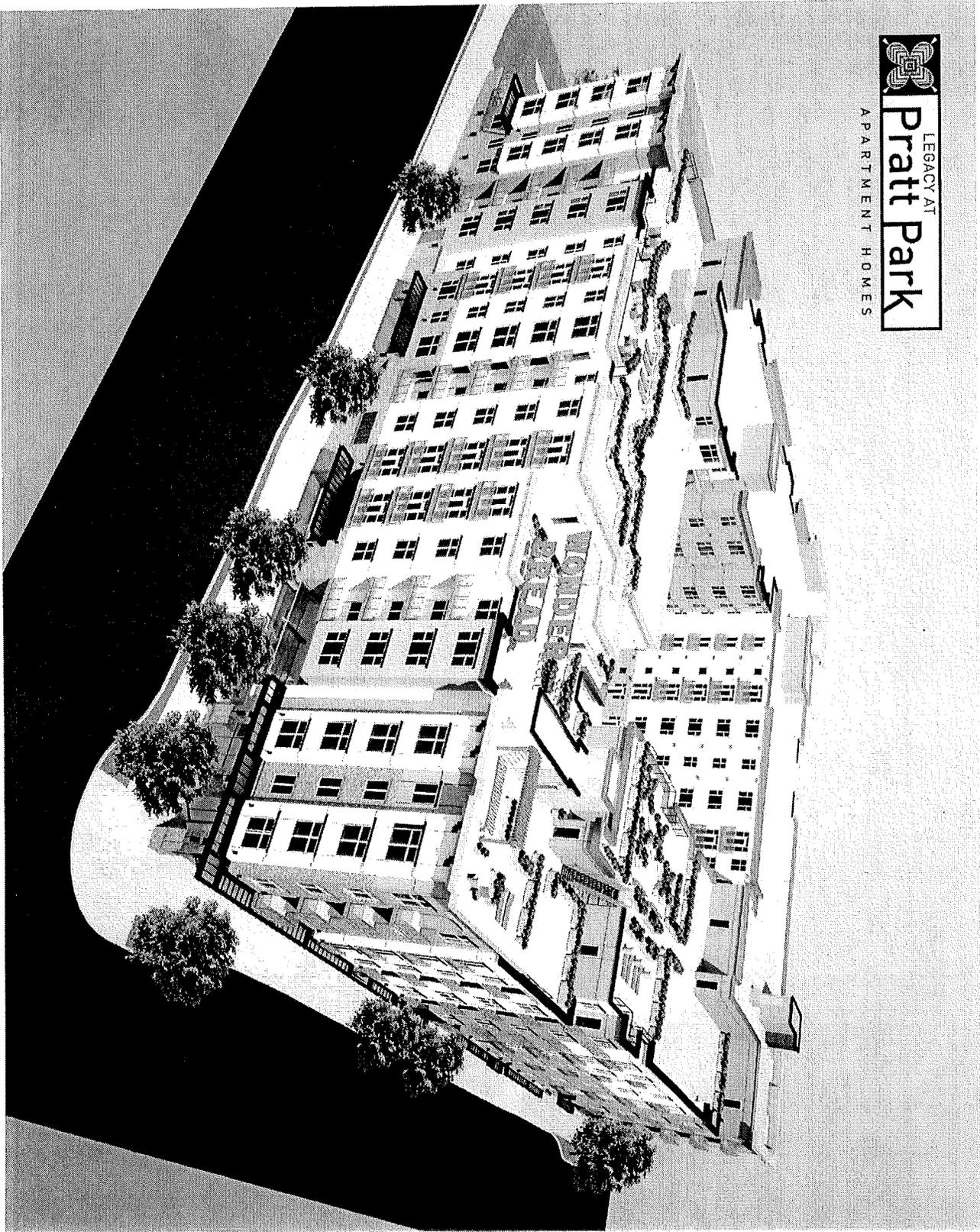
architecture company



LEGACY AT

Pratt Park

APARTMENT HOMES



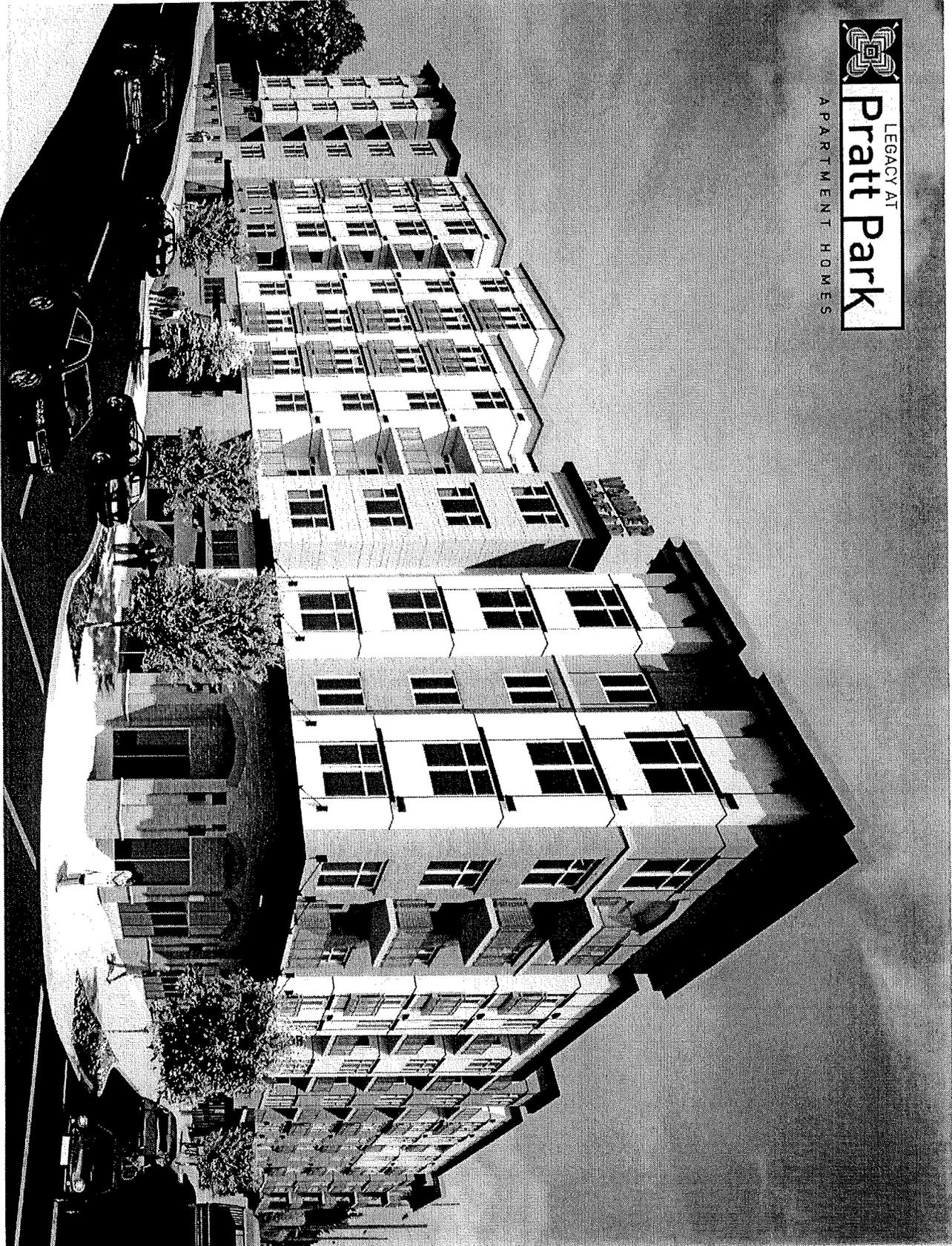
LEGACY AT
Pratt Park
APARTMENT HOMES





LEGACY AT
Pratt Park

APARTMENT HOMES



FISCAL NOTE FOR NON-CAPITAL PROJECTS

| Department: | Contact Person/Phone: | DOF Analyst/Phone: |
|--------------------|------------------------------|---------------------------|
| Office of Housing | Amy Gray 4-0232 | Amanda Allen 4-8894 |

Legislation Title:

A RESOLUTION authorizing the Director of Housing to enter into a Multifamily Housing Limited Property Tax Exemption Agreement between the City of Seattle and Legacy Partners First Hill LLC for new multifamily rental housing under construction as part of a mixed-use project on property situated at 1800 South Jackson Street, Seattle, Washington, under Seattle’s Multifamily Housing Property Tax Exemption Program, Chapter 5.73 SMC.

- **Summary of the Legislation:** The proposed Resolution authorizes the Director of Housing to enter into a Multifamily Housing Limited Property Tax Exemption Agreement (“Agreement”) for new multifamily rental housing under construction as part of a mixed-use project at 1800 South Jackson Street, Seattle. The value of the multifamily residential improvements will be exempt from taxation for up to 12 successive years so long as the owner and its successors comply with the requirements of the Agreement and SMC Chapter 5.73, including the requirement that at least 20% of the units are affordable units, for the duration of the tax exemption period. There is no tax exemption for the portion of the project that is not housing.
- **Background:** *(Include brief description of the purpose and context of legislation and include record of previous legislation and funding history, if applicable):*
The current Multifamily Housing Property Tax Exemption Program was adopted by the City Council in June 2008 (Ordinance 122730). After the Director of Housing approves an application for limited tax exemption for multifamily housing under SMC Chapter 5.73, the applicant must enter into a contract approved by Resolution of the City Council to receive the exemption. This Resolution allows the Director of Housing to enter into a Multifamily Housing Limited Property Tax Exemption Agreement with the applicant.

Project Description:

- The project consists of 248 rental housing units.
- The project will contain 74 studio units, 109 one-bedroom units, and 65 two-bedroom units.
- A total of 20% (50) of the units will be affordable to households with incomes between \$47,200 and \$68,310 (80% of median income for the studio and one-bedroom units and 90% of median income for the two-bedroom units).
- The fifty affordable units will be comprised of 15 studio units, 22 one-bedroom units, and 13 two-bedroom units.



- Ordinance 122730 allows an applicant with a project that had a building permit issued between July 22, 2007, and August 6, 2008, to submit an application for limited tax exemption for multifamily housing prior to the completion of project construction. The building permit for the Pratt Park project was issued on November 26, 2007. Legacy Partners First Hill LLC submitted the application on June 26, 2009, and construction of the residential improvements is expected to be complete on August 1, 2009.
 - The total value of the first year exemption is \$532,897, of which \$172,558 is Seattle's portion.
 - The project is estimated to add \$0.67 to the tax bill of the average assessed-valued home of \$530,800 in the first year of exemption.
 - There is no other City funding in the project.
- *Please check one of the following:*
- X **This legislation does not have any financial implications.** *(Stop here and delete the remainder of this document prior to saving and printing.)*





City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

July 21, 2009

Honorable Richard Conlin
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Resolution that authorizes the Director of Housing to enter into an agreement with Legacy Partners First Hill LLC to provide a property tax exemption under Chapter 5.73 of the Seattle Municipal Code, the "Seattle Homes Within Reach Program" for housing under development at 1800 South Jackson Street. Each application for the Seattle Homes Within Reach Program requires Council adoption of a Resolution that authorizes the Director of Housing to enter into a contract with the applicant.

The Seattle Homes Within Reach Program was enacted to help provide affordable housing in targeted areas. The Pratt Park project will contain 248 rental units (74 studio units, 109 one-bedroom units, and 65 two-bedroom units). At this time, the developer anticipates that 20% of the units will be affordable to households earning between \$47,200 and \$68,310 per year, depending on the household size (80% of median income for the studio and one-bedroom units and 90% of median income for two-bedroom units).

The Pratt Park Apartments will help achieve multiple housing objectives in the 23rd & Union-Jackson Residential Targeted Area, by providing additional housing opportunities, including affordable workforce housing. Thank you for your consideration of this legislation. Should you have any questions, please contact Amy Gray at 684-0262.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Nickels", written over a large, stylized flourish that extends across the page.

GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

600 Fourth Avenue, 7th Floor, P.O. Box 94749, Seattle, WA 98124-4749

Tel: (206) 684-4000, TDD: (206) 684-8811 Fax: (206) 684-5360, Email: mayors.office@seattle.gov

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STATE OF WASHINGTON – KING COUNTY

--SS.

245154
CITY OF SEATTLE, CLERKS OFFICE

No.

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

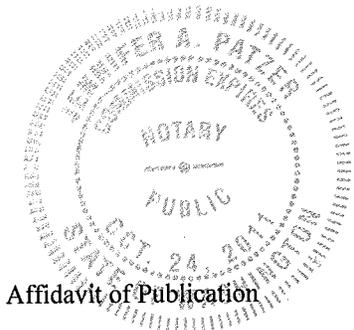
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:31151-53 & 31156

was published on

09/23/09

The amount of the fee charged for the foregoing publication is the sum of \$ 84.90, which amount has been paid in full.



Affidavit of Publication

Handwritten signature

Subscribed and sworn to before me on

09/23/09

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following resolutions, passed by the City Council on September 8, 2009, and published here by title only, will be mailed upon request, or can be accessed at <http://clerk.ci.seattle.wa.us>. For further information, contact the Seattle City Clerk at 684-8344.

RESOLUTION NO. 31156

A RESOLUTION authorizing the Director of Housing to enter into a Multifamily Housing Limited Property Tax Exemption Agreement between the City of Seattle and Harbor West Seattle LLC for new multifamily rental housing to be constructed as part of a mixed-use project on property situated at 4550 38th Avenue Southwest, Seattle, Washington, under Seattle's Multifamily Housing Property Tax Exemption Program, Chapter 5.73 SMC.

RESOLUTION NO. 31153

A RESOLUTION authorizing the Director of Housing to enter into a Multifamily Housing Limited Property Tax Exemption Agreement between the City of Seattle and Legacy Partners First Hill LLC for new multifamily rental housing under construction as part of a mixed-use project on property situated at 1800 South Jackson Street, Seattle, Washington, under Seattle's Multifamily Housing Property Tax Exemption Program, Chapter 5.73 SMC.

RESOLUTION NO. 31152

A RESOLUTION authorizing the Director of Housing to enter into a Multifamily Housing Limited Property Tax Exemption Agreement between the City of Seattle and Northgate South Commons, LLC for new multifamily rental housing under construction as part of a mixed-use project on property situated at 307 Northeast Thornton Place and 337 Northeast Thornton Place, Seattle, Washington, under Seattle's Multifamily Housing Property Tax Exemption Program, Chapter 5.73 SMC.

RESOLUTION NO. 31151

A RESOLUTION authorizing the Director of Housing to enter into a Multifamily Housing Limited Property Tax Exemption Agreement between the City of Seattle and Portvue, LLC for new multifamily rental housing to be constructed as part of a mixed-use project on property situated at 4040 26th Avenue Southwest, Seattle, Washington, under Seattle's Multifamily Housing Property Tax Exemption Program, Chapter 5.73 SMC.

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