

CB 117086  
#5

Gretchen M. Haydel/GMH  
SDOT King Street Station Easement Grant ORD  
December 14, 2010  
Version #3

**ORDINANCE \_\_\_\_\_**

AN ORDINANCE relating to the King Street Station; authorizing the Director of the Department of Transportation to execute and grant to Puget Sound Energy a non-exclusive perpetual easement over, under, along, across, and through a portion of the property known as the King Street Station located at 303 South Jackson Street.

WHEREAS, for over 100 years King Street Station has served as a gateway for millions of travelers coming into Seattle and the Pacific Northwest and is one of three multi-modal transportation hubs in the City Center; and

WHEREAS, King Street Station was added to the National Registry of Historic Landmarks and the Washington Heritage Register in 1973 thereby preserving this landmark a priority for the City of Seattle as well as ensuring it remains a critical transportation gateway into Seattle and transforming it into a modern transit hub; and

WHEREAS, in 2008 the City purchased King Street Station from BNSF Railway Company for \$10.00 as authorized by Ordinance 122312 for the purposes of restoring and preserving the station; and

WHEREAS, key elements of this restoration involves updating aging mechanical, electrical, and plumbing systems, and adding a new gas line to make the station more energy efficient and sustainable; and

WHEREAS, because there is not an existing gas line that can effectively serve the King Street Station, it is necessary and in the City's best interest to grant a non-exclusive easement to Puget Sound Energy to install a natural gas line to the King Street Station;  
NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. The Director of the Department of Transportation, or his designee, is authorized, on behalf of the City of Seattle, to execute and deliver to Puget Sound Energy a non-exclusive perpetual easement, in order to place a natural gas line over, under, along, across, and through a portion of the property known as the King Street Station, as legally described below:



1 A tract of land in the City of Seattle, County of King, State of Washington, lying  
2 in the SW ¼ of the NW ¼ Section 5, Township 24 North, Range 4 East, W.M.,  
described as follows:

3 Beginning at the intersection of the Easterly prolongation of the North line of  
4 Block 13, D.S. Maynard's Plat, City of Seattle, according to the plat thereof,  
5 recorded in Volume 1 of Plats, page 23, in King County, Washington, with the  
6 centerline of vacated 3rd Avenue South; thence South 88°45'17" East, 5.00 feet;  
7 thence South 01°19'00" West, 10 feet; thence South 88°46'43" East, 151.09 feet;  
8 thence South 02°14'23" West, 27.0 feet to the Northeast corner of the King Street  
9 Station Building at ground level; thence South 02°11'41" West, along the East  
10 line of said Station Building, at ground level, and its Southerly prolongation, 332  
feet; thence North 87°48'19" West, 181.74 feet; thence North 01°12'28" East,  
26.15 feet; thence North 88°41'00" West, 1.8 feet; thence North 01°19'00" East,  
100 feet; thence South 88°41'00" East, 33 feet; thence North 01°19'00" East,  
239.77 feet to the Point of Beginning.

11 The easement occurring on a portion of the King Street Station as described below:

12 An easement for the construction, maintenance and operation of a gas distribution  
13 line in the South half of Section 5, Township 24 North, Range 4 East, W. M., in  
14 the City of Seattle, King County, Washington, being 5 feet on either side of the  
following described centerline:

15 Beginning at the intersection of 3<sup>rd</sup> Ave South and South Jackson Street;

16 Thence S 48°29'40"E, 74.34 feet to the beginning of this Gas Main Easement and  
17 said point being the True Point of Beginning;

18 Thence N 88°44'04"W, 20.00 feet;

19 Thence S 02°08'09"W, 161.45 feet;

20 Thence southwesterly along a curve to the right having an initial radial bearing of  
21 N 87°51'52" W, a radius of 25.00 feet, through a central angle of 33°10'03" and  
22 an arc length of 14.47 feet;

23 Thence S 35°18'11" W, 62.34 feet;

24 Thence S 06°25'55" W, 62.52 feet;

25 Thence N 88°43'17" W, 22.51 feet to the terminus point of said 10 foot easement;



1 Said terminus point is N 01°28'08"E and 4.70 feet from the intersection of west  
margin of vacated 3<sup>rd</sup> Ave South and the centerline of South King Street.

2 The sidelines of said easement to be extended or shortened to intersect with street  
3 margins or vacated street margins.

4 Section 2. This ordinance shall take effect and be in force 30 days from and after its  
5 approval by the Mayor, but if not approved and returned by the Mayor within ten days after  
6 presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

7  
8 Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2011, and  
9 signed by me in open session in authentication of its passage this  
10 \_\_\_\_ day of \_\_\_\_\_, 2011.

11  
12  
13 \_\_\_\_\_  
14 President \_\_\_\_\_ of the City Council

15 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

16  
17 \_\_\_\_\_  
18 Michael McGinn, Mayor

19  
20 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

21  
22 \_\_\_\_\_  
23 City Clerk

24 (Seal)

**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Department of Transportation	Larry Huggins/4-5001	Stephen Barham/3-9084

**Legislation Title:**

AN ORDINANCE relating to the King Street Station; authorizing the Director of the Department of Transportation to execute and grant to Puget Sound Energy a non-exclusive perpetual easement over, under, along, across, and through a portion of the property known as the King Street Station located at 303 South Jackson Street.

**Summary of the Legislation:**

This legislation authorizes the Director of the Department of Transportation to grant Puget Sound Energy a non-exclusive perpetual easement to King Street Station to construct, maintain, and operate a natural gas line to service the property.

**Background:** (Include a brief description of the purpose and context of legislation and include record of previous legislation and funding history, if applicable.)

King Street Station, completed in 1906, is a public asset and an important part of Seattle's history. The station has served as a gateway for millions of travelers coming into Seattle and the Pacific Northwest, spurring economic growth in the area and helping to establish Seattle as a major metropolitan city. King Street Station was added to the National Register of Historic Places and the Washington Heritage Register in 1973. Heavy use and neglect has, however, caused the station to fall into disrepair. In 2008, the City purchased the station for \$10.00 with a vision to restore and update the station. The City's purchase of King Street Station allowed federal and state funds to be leveraged for restoration and seismic upgrades. Renovations are scheduled to be completed by early 2013.

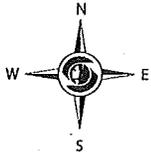
A key element of restoring the station includes updating aging mechanical, electrical and plumbing systems; this will make the station more energy efficient and sustainable. In particular, upgrades include installing a new gas line in coordination with other station improvements. Currently, there is not a gas line that can effectively serve the station and in order to provide this service, an easement for the new gas line is necessary.

Please check one of the following:

**This legislation does not have any financial implications.**  
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Attachment A: Vicinity Map.





KING STREET CENTER

3RD AVES

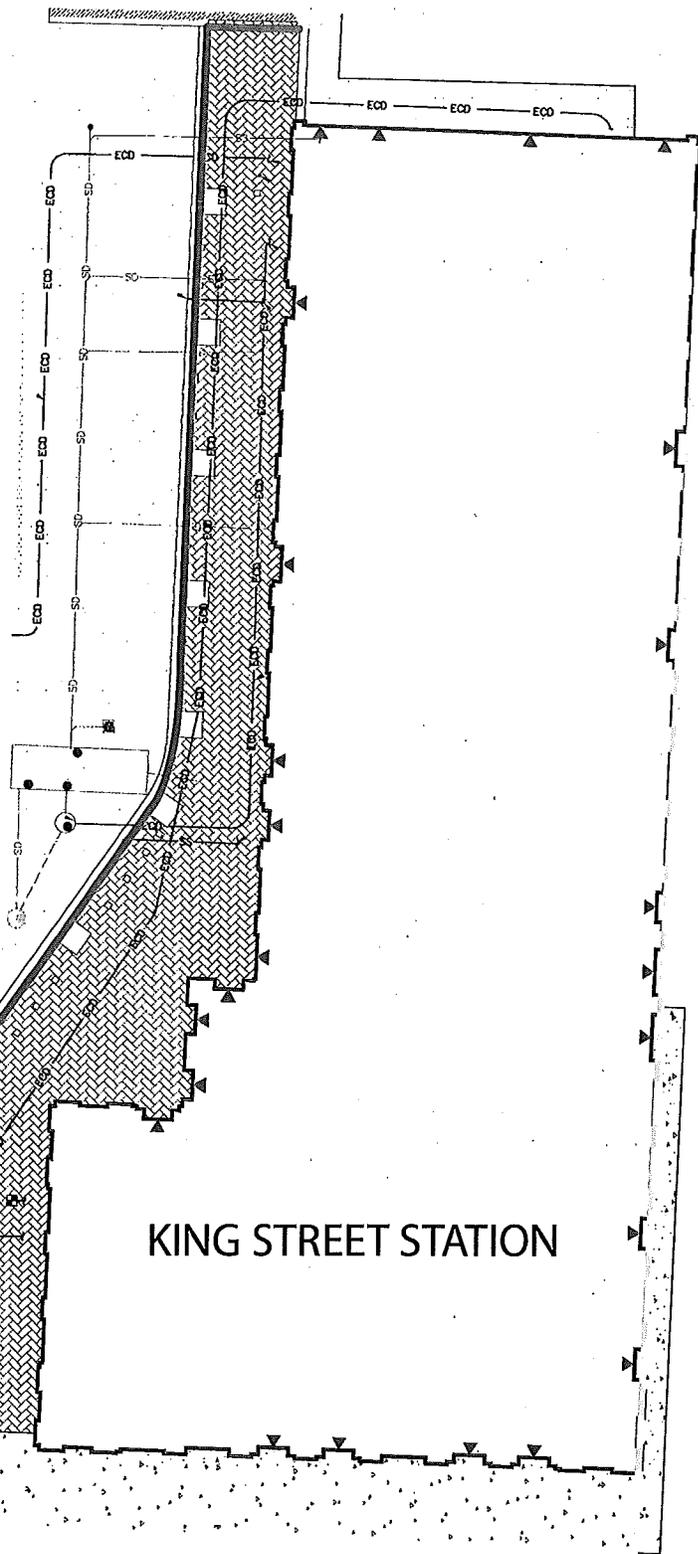
S JACKSON ST

Gas Line

S KING ST

KING STREET STATION

Property Line





City of Seattle  
Office of the Mayor

December 28, 2010

Honorable Richard Conlin  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill authorizing the Director of the Department of Transportation to grant Puget Sound Energy a non-exclusive perpetual easement over a portion of the King Street Station property to construct, maintain, and operate a natural gas line to the station.

King Street Station, completed in 1906, is a public asset and an important part of Seattle's history. The station has served as a gateway for millions of travelers coming into Seattle and the Pacific Northwest, spurring economic growth in the area and helping to establish Seattle as a major metropolitan city. King Street Station was added to the National Register of Historic Places and the Washington Heritage Register in 1973. Heavy use and neglect, however, caused the station to fall into disrepair. In 2008, the City purchased the station for \$10.00 with a vision to restore and update the station. The City's purchase of King Street Station allowed federal and state funds to be leveraged for restoration and seismic upgrades. Renovation of the station is scheduled to be completed by early 2013.

A key element of restoring the station includes updating aging mechanical, electrical and plumbing systems; this will make the station more energy efficient and sustainable. In particular, upgrades include installing a new gas line in coordination with other station improvements. Currently, there is not a gas line that can effectively serve the station and in order to provide this service, an easement for the new gas line is necessary.

Thank you for considering this legislation. If you have questions, please contact Larry Huggins at (206) 684-5001.

Sincerely,

Michael McGinn  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Michael McGinn, Mayor  
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