

#3
CB 117458

CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL 117458

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AN ORDINANCE relating to the Mercer Corridor Project West Phase; authorizing the Director of Transportation to acquire, accept, and record, on behalf of the City of Seattle, an easement for a portion of Block 73, D.T. Denny's Home Addition to the City of Seattle, from IRIS Holdings, LLC, a Washington limited liability company, to widen and extend 6th Avenue North; authorizing the Director of Transportation to acquire, accept, and record, on behalf of the City of Seattle, a bargain and sale deed for a portion of Block 63, Block 64, and Block 73, D.T. Denny's Home Addition to the City of Seattle, together with the vacated streets and vacated alleys, from IRIS Holdings, LLC, a Washington limited liability company, to widen Mercer Street; authorizing the transfer of jurisdiction of portions of Block 54, D.T. Denny's Home Addition to the City of Seattle from the Seattle Center Department to the Seattle Department of Transportation and designating it for street purposes to widen Mercer Street and 5th Avenue North; authorizing the Director of Transportation to acquire all of the property rights necessary for converting Mercer Street and Roy Street into two-way streets between 9th Avenue North and 5th Avenue West, as well as constructing bicycle, pedestrian, and transportation improvements, and constructing the street grid across Broad Street; authorizing acquisition of real property rights within the area bounded on the north by Roy Street, on the south by John Street, on the east by 9th Avenue North, and on the west by 5th Avenue West, and on Elliott Avenue West near the intersection of Elliott Avenue West and West Mercer Place, through negotiation and use of eminent domain (condemnation); authorizing payment of all other costs associated with the acquisitions; and ratifying and confirming certain prior acts.

WHEREAS, in 2006, IRIS Holdings, LLC, (IRIS) a subsidiary of the Bill & Melinda Gates Foundation entered into a Purchase Agreement where IRIS purchased the property on 5th Avenue North, known as the Seattle Center Parking Lot 2 (Lot 2); from the City for the purpose of constructing the Gates Foundation buildings; and

WHEREAS, in 2006, the City and IRIS also entered into the Mercer Right of Way Assumption Agreement that gave the City an exclusive right to reacquire a portion of Lot 2 (known as Tract A) for the purpose of widening Mercer Street; and

WHEREAS, in October 2010, the City Council passed Ordinance 123418 authorizing the execution of the Sixth Avenue Extension Agreement, superseding a prior agreement between the City and IRIS, providing that another portion of Lot 2 (known as Tract B) shall be conveyed to the City after the City has vacated a portion of Broad Street; as Tract B will not be acquired by the City until Broad Street is vacated, the City will acquire and hold Tract B as an easement until the parcel is deeded to the City; and



1 WHEREAS, in 2011, the City Council adopted the South Lake Union/Uptown Triangle Mobility
2 Plan. The Plan integrates: the Mercer Corridor East Project; the Mercer Corridor Project
3 West Phase, the project this ordinance authorizes (the Project); the Bored Tunnel; and
4 prior transportation recommendations for the South Lake Union and Uptown
5 neighborhoods; and

6 WHEREAS, the Project reconnects the street grid in the vicinity of the Gates Foundation,
7 extends 6th Avenue North between Mercer and Harrison Streets, and widens Mercer
8 Street for conversion to the future six-lane Mercer Street Underpass east of 5th Avenue
9 North, creating a continuous two-way connection between Interstate 5 and Elliott Avenue
10 West; and

11 WHEREAS, the City needs Tract A, a fifty-foot strip along Mercer Street to widen Mercer
12 Street; and Tract B, a portion near the Mercer Street and Aurora Avenue North
13 intersection to extend 6th Avenue North; and

14 WHEREAS, to complete the Project the City will acquire all property rights necessary for the
15 Project, and transfer jurisdiction of property along 5th Avenue North and Mercer Street
16 from the Seattle Center Department to the Seattle Department of Transportation and
17 designate the property for street purposes; NOW, THEREFORE,

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

19 Section 1. The Director of Transportation (Director) or his designee is authorized to
20 acquire, accept, and record with King County, a bargain and sale deed from IRIS, on the
21 following described real property in Seattle, King County, Washington (a portion of tax parcel
22 No. 198820-1155):

23 A portion of Parcel B, of City of Seattle Lot Boundary Adjustment No. 3008913,
24 recorded under King County Recording No. 20080702900011, more particularly
25 described as follows:

26 The North 50.00 feet thereof;

27 Containing an area of 42,941 square feet or 0.9858 acres, more or less.

28 Situate in the City of Seattle, King County, Washington State.

As generally shown on Attachment A.



1 Section 2. The deed property rights when recorded shall be placed under the jurisdiction
2 of the Seattle Department of Transportation and is designated for street purposes.

3 Section 3. The property described in Section 1, the block being bounded on the north by
4 Mercer Street, on the south by Harrison Street, on the east by Aurora Avenue North, and to the
5 west by 5th Avenue North, is dedicated for street purposes and is laid off, opened, widened,
6 extended, and established.

7 Section 4. The Director or his designee is authorized to acquire, accept, and record with
8 King County, an easement from IRIS granting to the City the right to enter, construct, operate,
9 and maintain transportation infrastructure over the following described real property in Seattle,
10 King County, Washington (a portion of tax parcel No. 198820-1155) :

11 That portion of Parcel B of Lot Boundary Adjustment Number 308913, recorded
12 under Recording Number 20080702900011, Records of King County, State of
13 Washington, more particularly described as follows;

14 Commencing at the Northeasterly most corner of said Parcel B;
15 Thence South $01^{\circ}28'03''$ West, along the Westerly margin of Condemnation
16 Ordinance Number 59179 and 84452, a distance of 50.00 feet to the True Point of
17 Beginning;

18 Thence continuing South $01^{\circ}28'03''$ West, along said Westerly margin, a distance
19 of 6.88 feet to the beginning of a non-tangent curve, concave to the West, which
20 center bears North $83^{\circ}58'23''$ West, and a radius of 790.00 feet;

21 Thence along said curve an arc distance of 78.82 feet, through a central angle of
22 $05^{\circ}45'59''$ to the beginning of a compound curve, which center bears North
23 $78^{\circ}15'24''$ West, and a radius of 350.00 feet;

24 Thence along said curve an arc distance of 192.74 feet, through a central angle of
25 $31^{\circ}33'08''$;

26 Thence South $43^{\circ}17'44''$ West, a distance of 109.46 feet;

27 Thence South $44^{\circ}34'12''$ West, a distance of 90.19 feet;
28

1 Thence South 43°44'08" West, a distance of 75.94 feet to the beginning of a non-
2 tangent curve, concave to the Southeast which center bears South 67°12'19" East,
and a radius of 369.00 feet;

3 Thence, departing said Westerly margin, along said curve an arc distance of
4 120.49 feet, through a central angle of 18°42'31" to the beginning of a reverse
5 curve concave to the Northwest, which center bears North 46°30'30" West, and a
radius of 1037.78 feet;

6 Thence along said curve an arc distance of 41.84 feet, through a central angle of
7 02°18'36" to the beginning of a compound curve which center bears North
8 49°27'49" West, and a radius of 476.00 feet;

9 Thence along said curve an arc distance of 95.34 feet, through a central angle of
10 11°28'33" to the beginning of a compound curve, concave to the Northwest,
11 which center bears North 60°44'29" West, and a radius of 447.62 feet;

12 Thence along said curve an arc distance of 100.47 feet, through a central angle of
13 12°51'38" to the beginning of a compound curve, concave to the West, which
14 center bears North 73°36'07" West, and a radius of 447.62 feet;

15 Thence along said curve an arc distance of 71.92 feet; through a central angle of
16 12°18'31";

17 Thence North 02°17'22" West, a distance of 28.45 feet to the beginning of a non-
18 tangent curve, concave to the West, which center bears South 85°14'44" West,
19 and a radius of 108.00 feet;

20 Thence along said curve an arc distance of 42.34 feet, through a central angle of
21 67°22'51" to a line 89.50 feet South of the centerline of Mercer Street, measured
22 at right angles;

23 Thence South 88°42'03" East, along said line, a distance of 134.07 feet to the
24 True Point of Beginning;

25 Containing an area of 25,791 square feet or 0.5921 acres, more or less;

26 Situate in the City of Seattle, King County, State of Washington.

27 As generally shown on Attachment B.

28 Section 5. The easement property rights when recorded shall be placed under the
jurisdiction of the Seattle Department of Transportation and is designated for street purposes.

1 Section 6. Jurisdiction over the following described property is transferred from the
2 Seattle Center Department to the Seattle Department of Transportation and designated for street
3 purposes (portions of tax parcel No. 198820-0705):

4 A portion of Lots 1, 2, 13, 14 and vacated alley, under Vacation Ordinance
5 No. 90267, of Block 54 of D.T. Denny's Home Addition to the City of
6 Seattle, Volume 3, Page 115 of Plats, lying South and West of the South
7 line of Transfer of Jurisdiction Ordinance (TJO) No. 93970 and North and
8 Northwest of the following described line;

9 Commencing at the intersection of the South margin of Mercer Street, also
10 being the South line of said TJO No. 93970 and the East margin of 4th
11 Avenue North;

12 Thence South 01° 26' 04" West along said East margin, a distance of 7.02
13 feet to the True Point of Beginning of this described line;

14 Thence North 32° 27' 52" East, a distance of 5.28 feet;

15 Thence South 88° 41' 28" East, a distance of 94.44 feet to the beginning of
16 a tangential curve, concave to the South, having a radius of 482.00 feet;

17 Thence along said curve 62.82 feet, through a central angle of 07° 28' 04";

18 Thence South 81° 13' 25" East, a distance of 64.56 feet to the Southwest
19 margin of said TJO No. 93970 and the terminus of this described line.

20 Containing an area of 979.9 square feet, more or less.

21 Situate in the City of Seattle, King County, Washington State.

22 AND

23 A portion of Lots 4 through 7 of Block 54 of D. T. Denny's Home
24 Addition to the City of Seattle, Volume 3, Page 115 of Plats,

25 The East 12.00 feet of Lots 4 through 7 of said Block 54;

26 Except for any portion thereof which falls within Transfer of Jurisdiction
27 Ordinance No. 93970.

1 Containing an area of 1,923 square feet, more or less.

2 Situate in the City of Seattle, King County, Washington State.

3 As generally shown on Attachment C.

4 Section 7. The property described in Section 6, the block being bounded on the north by
5 Mercer Street, on the south by Republican Street, on the east by 5th Avenue North, and on the
6 west by 4th Avenue North; is dedicated for street purposes, and is laid off, opened, widened,
7 extended and established.

8 Section 8. Public convenience and necessity require that real property interests generally
9 shown on Attachments D and E of this ordinance, located in the City of Seattle, County of King,
10 State of Washington; together with all rights, privileges and other property pertaining to the real
11 property interests, be acquired for transportation and related purposes through negotiations and
12 use of eminent domain (condemnation) if necessary, in connection with the Project.

13 Section 9. The Director or his designee is authorized to: determine the portions and
14 interests of the properties shown on Attachments D and E that are necessary for the Project,
15 negotiate and enter into written agreements for and acquire, after paying just compensation, the
16 real property interests that are necessary for the Project; and accept and record deeds and other
17 written instruments on behalf of the City by attaching to the instrument the Director's written
18 acceptance and recording the deed or other written instrument. The property or real property
19 interests acquired shall be accepted for transportation and general municipal purposes and placed
20 under the jurisdiction of the Seattle Department of Transportation. The acquisition costs,
21 including purchase price and transaction costs, together with relocation benefits to the extent
22 required by law, shall be paid from the funds appropriated, or to be appropriated, for such
23 purposes in connection with the Project.

24 Section 10. The City Attorney is authorized to commence and prosecute proceedings in
25 the manner provided by law to condemn, take, damage, and appropriate in fee simple the lands
26
27



1 and other property interests determined by the Director of Transportation or his designee to be
2 necessary to the Project; provided the lands, rights, and privileges, and other property are to be
3 appropriated and taken only after just compensation has been made or paid into court for the
4 owners in the manner provided by law; and to stipulate for the purpose of minimizing damages.

5 Section 11. Any act consistent with the authority and prior to the effective date of this
6 ordinance, including without limitation, accepting a bargain and sale deed and easement, is
7 approved and accepted.

8 Section 12. This ordinance shall take effect and be in force 30 days after its approval by
9 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
10 shall take effect as provided by Seattle Municipal Code Section 1.04.020.



1 Passed by the City Council the ____ day of _____, 2012, and
2 signed by me in open session in authentication of its passage this ____ day of
3 _____, 2012.

4
5 _____
6 President _____ of the City Council

7
8 Approved by me this ____ day of _____, 2012.

9
10 _____
11 Michael McGinn, Mayor

12
13 Filed by me this ____ day of _____, 2012.

14
15 _____
16 Monica Martinez Simmons, City Clerk

17 (Seal)

18
19 Attachment A: Tract A Map

20 Attachment B: Tract B Map

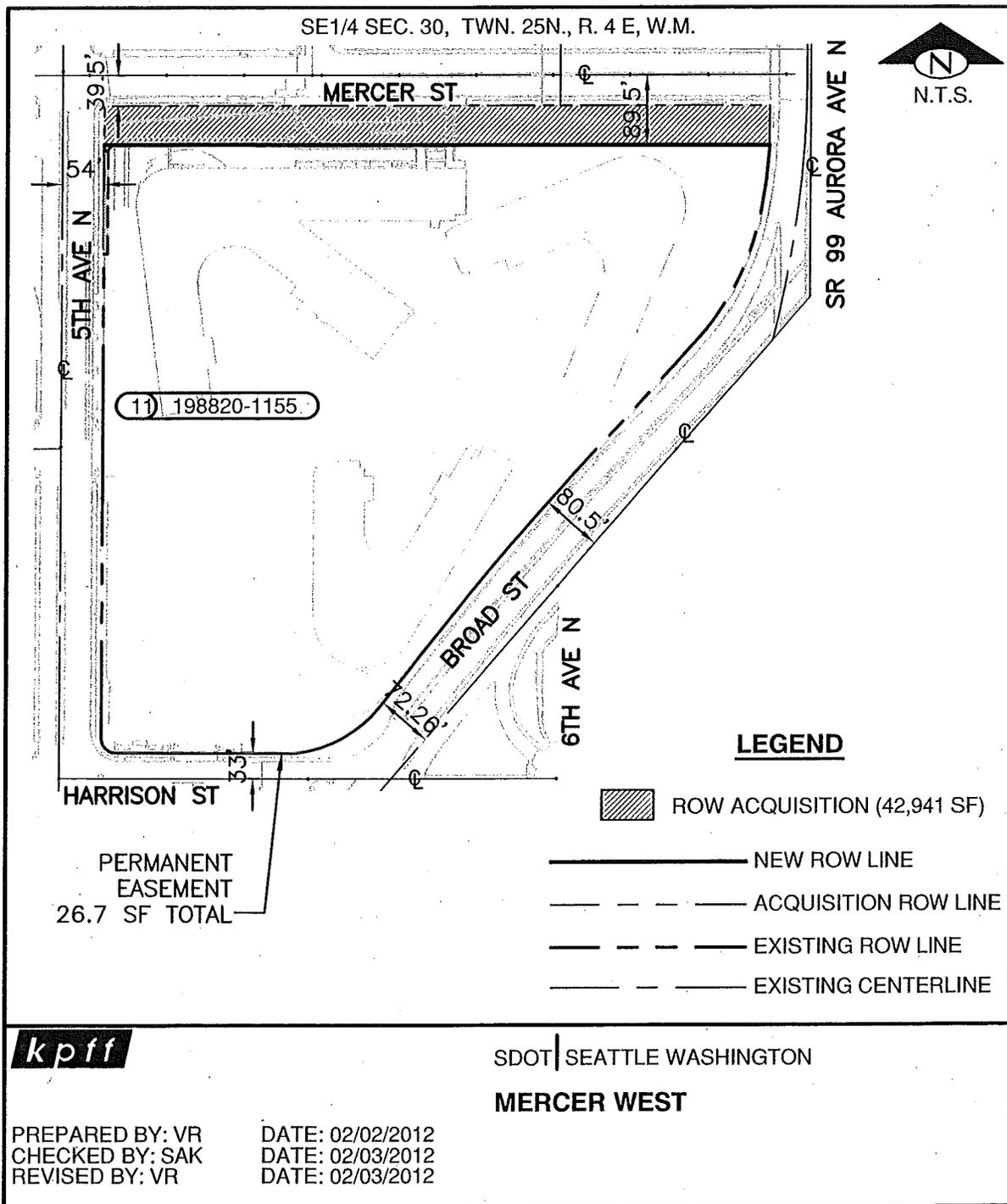
21 Attachment C: Transfer of Jurisdiction Map

22 Attachment D: Mercer Corridor Project: Preliminary Right-of-Way/Properties Affected
23 Description Map

24 Attachment E: Contact List for Properties Affected (Preliminary)



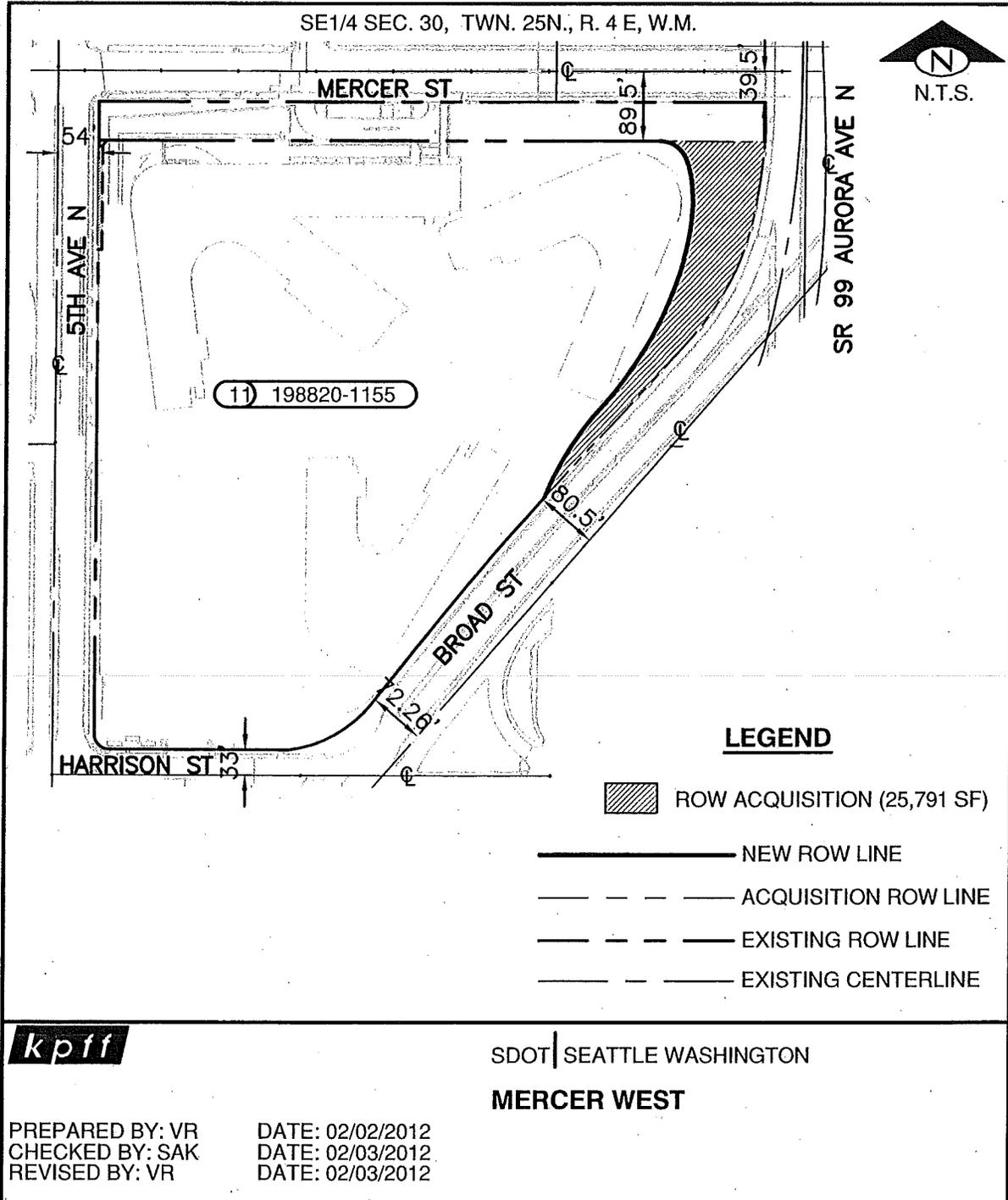
PORTION OF PARCEL B
 CITY OF SEATTLE LBA# 3008913



TAX PARCEL NO(S) 198820-1155 (PARCEL NO(S) 11A)



PORTION OF PARCEL B
 CITY OF SEATTLE LBA# 3008913

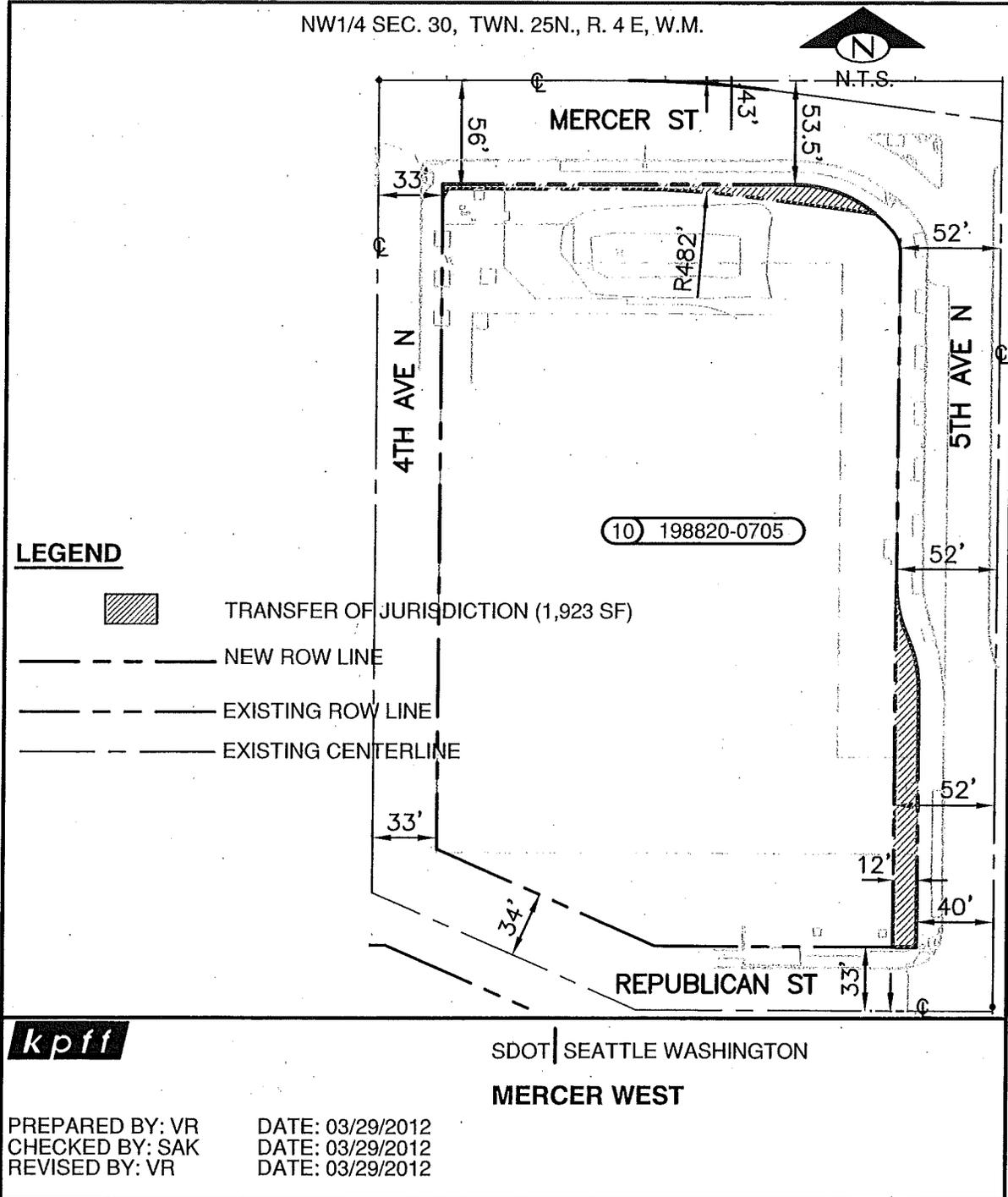


TAX PARCEL NO(S) 198820-1155 (PARCEL NO(S) 11B)



TRANSFER OF JURISDICTION

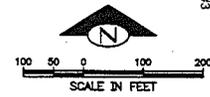
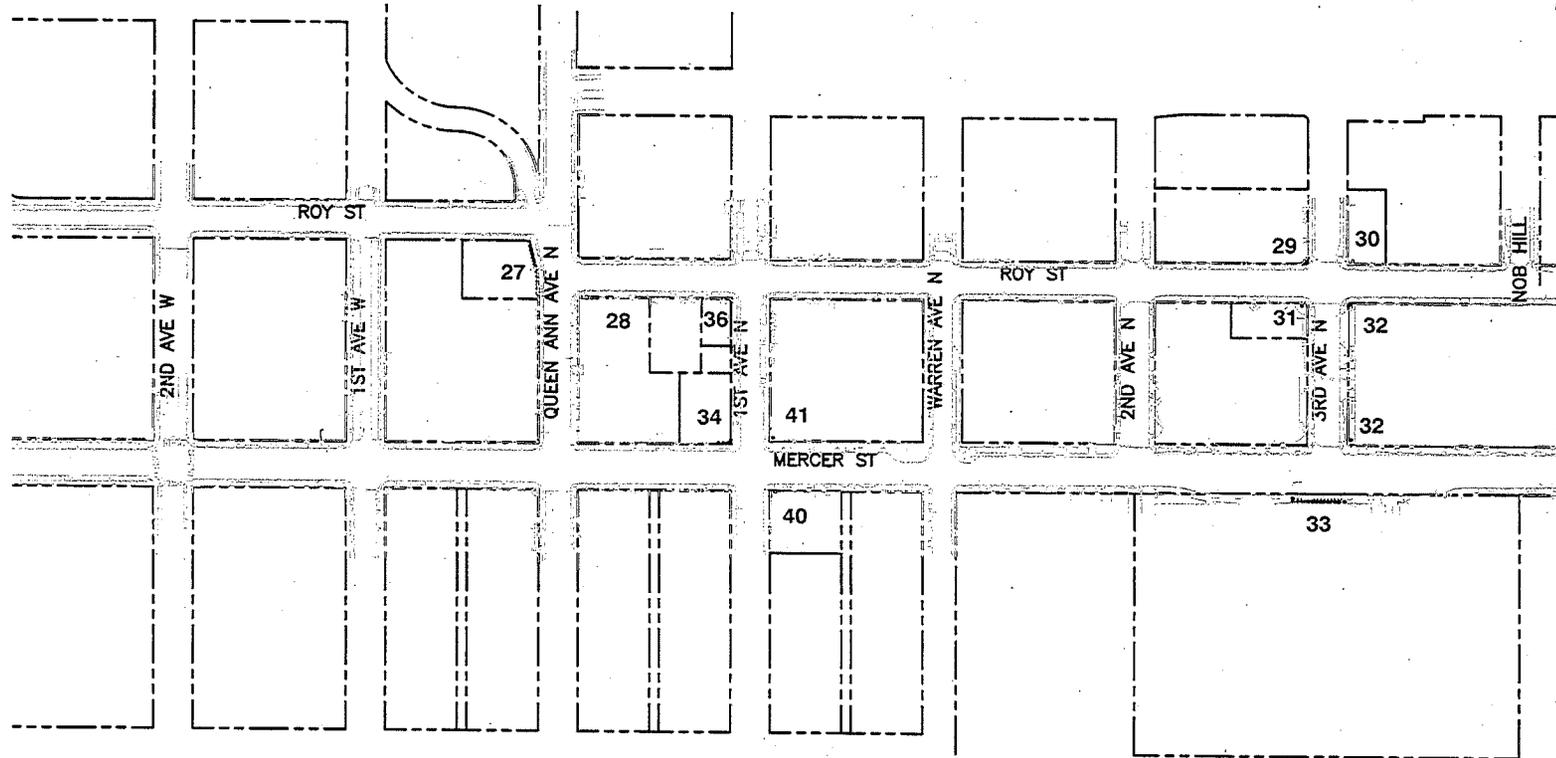
PORTION OF LOTS 1-14, BLOCK 54,
 MAP OF D.T. DENNY'S HOME ADDITION TO THE CITY OF SEATTLE



TAX PARCEL NO(S) 198820-0705 (PARCEL NO(S) 10B)



MERCER CORRIDOR PROJECT
RIGHT OF WAY & EASEMENT / PROPERTIES AFFECTED

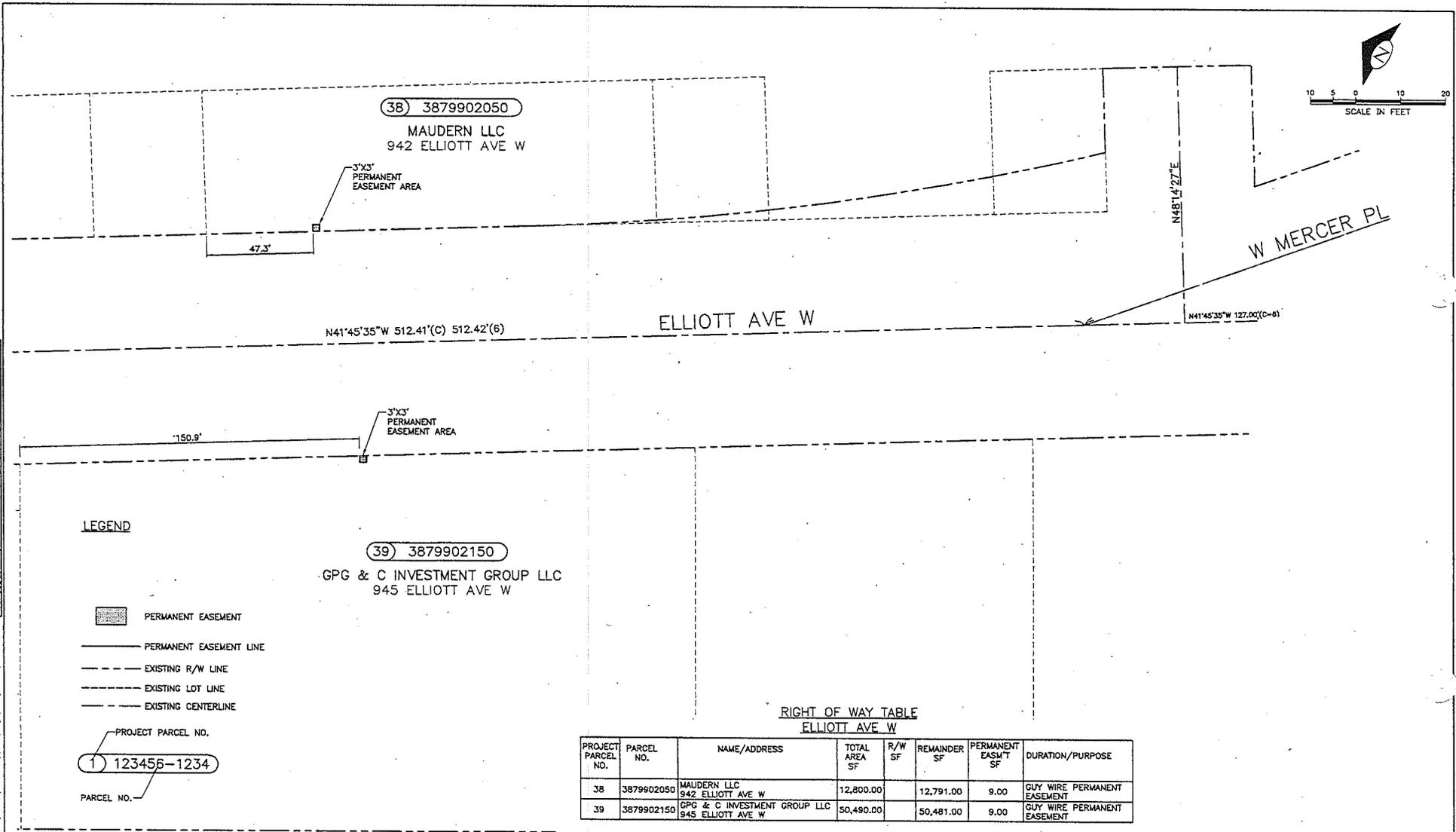
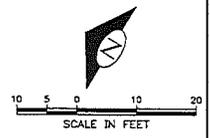


#	NAME	TAX ID NO
27	ARNOLD WILLIAM	3879900425
28	MARQUEEN ASSOC. LLC	7011000000
29	JOSEF STANZL	8732380000
30	MAXWEL HOTEL LLC	5457800435
31	SEATTLE OPERA	5457800275
32	SEATTLE CITY OF CEN	5457800310
33	SEATTLE CITY OF CEN	1988200440
34	DIAMOND PARKING INC	5457300010
36	SAINT PAUL'S EPISCOPAL CHURCH	5457300005
40	CONKLIN CAROLYN	1988200240
41	BENAROYA CAPITAL CO LLC/ HBC QUEEN ANNE LLC	5161000000

LEGEND

 TEMPORARY CONSTRUCTION EASEMENT





LEGEND

- PERMANENT EASEMENT
- PERMANENT EASEMENT LINE
- - - EXISTING R/W LINE
- - - EXISTING LOT LINE
- - - EXISTING CENTERLINE

PROJECT PARCEL NO.

1 123456-1234

PARCEL NO.

39 3879902150

GPG & C INVESTMENT GROUP LLC
945 ELLIOTT AVE W

38 3879902050

MAUDERN LLC
942 ELLIOTT AVE W

**RIGHT OF WAY TABLE
ELLIOTT AVE W**

PROJECT PARCEL NO.	PARCEL NO.	NAME/ADDRESS	TOTAL AREA SF	R/W SF	REMAINDER SF	PERMANENT EASMT SF	DURATION/PURPOSE
38	3879902050	MAUDERN LLC 942 ELLIOTT AVE W	12,800.00		12,791.00	9.00	GUY WIRE PERMANENT EASEMENT
39	3879902150	GPG & C INVESTMENT GROUP LLC 945 ELLIOTT AVE W	50,490.00		50,481.00	9.00	GUY WIRE PERMANENT EASEMENT

kpff Consulting Engineers
1601 Fifth Avenue, Suite 1600
Seattle, Washington 98101-3665
(206) 622-5822 Fax (206) 622-8130

811 Know what's below.
Call before you dig.
Determina lo que esta bajo tierra.
Llama antes de excavar.

APPROVED FOR ADVERTISING
NANCY LOCKE
DEPARTMENT OF FINANCE & ADMINISTRATIVE SERVICES
SEATTLE, WASHINGTON 20

NAME OR INITIALS AND DATE	INITIALS AND DATE
DESIGNED BY 02/24/13	REVIEWED
CHECKED_SHE 02/24/13	INCS CONST
DRAWN - VPE 02/24/13	SCOTT PROJ. MGR.
CHECKED_SX 02/24/13	RECEIVED AS BUILT

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS AND OTHER DOCUMENTS CALLED FOR IN SECTION 9-10.01 OF THE PROJECT MANUAL.

City of Seattle
Seattle Department of Transportation
ORDINANCE NO. APPROVED
FUND:
SCALE: PL. 1"=20'

**ELLIOTT AVE W
RIGHT OF WAY FOR SIGNAGE**

LAB. NO. PC
R/W
CO
VAULT PLAN NO.
SHEET 1 OF 1

Attachment D to SDOT Mercer Corridor Project West Phase Acquisition ORD



**MERCER CORRIDOR PROJECT WEST PHASE
CONTACT LIST FOR PROPERTIES AFFECTED**

Project Parcel No.	Tax ID. No.	Property Address	Property Owner	Tax Payer's Name and Address
1	198820-1410	530 Dexter Avenue N., Seattle, WA 98109	CITY INVESTORS XII L.L.C.	City Investors XII L.L.C., 505 5th Ave. S., #900, Seattle, WA 98104
2	198820-1480	850 Republican Street, Seattle, WA 98109	CITY INVESTORS XII L.L.C.	WBRP 1, c/o McKinstry/Essenton, P.O. Box 24567, Seattle, WA 98124
3	445872-0000/ 445872-0010	500 Mercer Street, Unit C-1, Seattle, WA 98109	QUALITY FOOD CENTERS, INC.	Quality Food Centers, 10116 NE 8th Street, Bellevue, WA 98004
3	445872-0000/ 445872-0020	500 Mercer Street, Unit C-2, Seattle, WA 98109	500 MERCER PROPERTIES LLC	500 Mercer Properties LLC, P.O. Box 16684, Seattle, WA 98116
4	545830-0425	557 Roy Street, Seattle, WA 98109	SEATTLE BUSINESS CENTER, L.L.C.	Seattle Business Center, L.L.C., 14200 NE 12th Place, Bellevue, WA 98007
5	545830-0405	570 Mercer Street, Seattle, WA 98109	MS. DARLENE MAE KOROP KOHLWES	Mr. Siegfried Linke, 16533 89th Avenue NW, Stanwood, WA 98292
6	224900-0170	601 Roy Street, Seattle, WA 98109	PFHC - 601 ROY, LLC	PFHC - 601 Roy, LLC, 14200 NE 12th Pl., Bellevue, WA 98007
7	224900-0150	601 Aurora Avenue N., Seattle, WA 98109	PFHC - INVESTMENTS, LLC	PFHC - Investments, LLC, 14200 NE 12th Pl., Bellevue, WA 98007
8	224900-0100	601 Dexter Avenue N., Seattle, WA 98109	BASE PROPERTIES, L.L.C.	Base Properties, L.L.C., 601 Dexter Ave. N, Seattle, WA 98109
10	198820-0705	401 Mercer Street, Seattle, WA 98109	CITY OF SEATTLE/SEATTLE CENTER	Attn: Property Manager, City of Seattle/Seattle Center, KCTS 9, 401 Mercer Street, Seattle, WA 98109
11	198820-1155	500 5th Avenue N., Seattle, WA 98109	IRIS HOLDINGS, LLC	IRIS Holdings, LLC, Attn: Corina Keenan, 1551 Eastlake Ave. E., Seattle, WA 98102
13	198820-1215	525 Dexter Avenue N., Seattle, WA 98109	CITY INVESTORS XX L.L.C.	City Investors XX L.L.C., 505 5th Ave. S., #900, Seattle, WA 98104
14	545780-1420	400 Mercer Street, Seattle, WA 98109	WASHINGTON PROPERTY GROUP, LLC	Washington Property Group, LLC, P.O. Box 654, Kirkland WA 98083
15	545780-1380	605 5th Avenue North, Seattle, WA 98109	AUDITORIUM APARTMENTS, L.L.C.	Auditorium Apartments, L.L.C., P.O. Box 19620, Seattle, WA 98109
16	199120-0400	505 Harrison Street, Seattle, WA 98109	BASIL LEE, TERESA LEE, AND STEPHANIE WANG	Mr. and Mrs. Lee and Mrs. Stephanie Wang, 3040 Magnolia Blvd N., Seattle, WA 98199
17	199120-0330	333 Taylor Avenue N., Seattle, WA 98109	MR. RICHARD ADLER AND MRS. DONNA CRUSE-ADLER	Mr. and Mrs. Richard H. Adler, 17116 SE 60th Street, Bellevue, WA 98006
19	199120-0405	319 6th Avenue N., Seattle, WA 98109	CITY OF SEATTLE/SEATTLE CITY LIGHT	Attn: Dave Barber, City of Seattle/Seattle City Light, 700 5th Aven., Ste 3200-AP, P.O. Box 34023, Seattle, WA 98124
20	199120-0390	318 5th Avenue N., Seattle, WA 98109	DIAMOND PARKING, INC.	Attn: Robert Turley, Diamond Parking Inc., 605 1st Avenue, Ste 600, Seattle, WA 98104
21	199120-0340	526 Broad Street, Seattle, WA 98109	DIAMOND PARKING, INC.	Attn: Robert Turley, Diamond Parking Inc., 605 1st Avenue, Ste 600, Seattle, WA 98104
22	199120-0375	516 Broad Street, Seattle, WA 98109	MRS. LORENA MARY STRICKLAND-WILLIFORD	Attn: Robert Turley, Diamond Parking Inc., 605 1st Avenue, Ste 600, Seattle, WA 98104
24	199120-0005	410 Thomas Street, Seattle, WA 98109	CITY OF SEATTLE/SEATTLE CENTER	Experience Music, 330 6th Avenue N., Ste 100, Seattle, WA 98109
25	199120-0315	218 Fifth Avenue North, Seattle, WA 98109	KAMI LIMITED PARTNERSHIP	Attn. David M. Santillanes, Jr., D. Lark Inc., P.O. Box 70644, Seattle, WA 98127
26	545780-1400	403 Roy Street, Seattle, WA 98109	DELMONT APARTMENTS, LLC	Delmont Apartments, LLC, 2411 60th Avenue SE, Mercer Island, WA 98040

Gretchen M. Haydel
 SDOT, Contact List for Properties Affected, ATT E
 April 18, 2012
 Version #2

Attachment E to SDOT Mercer Corridor Project West Phase Acquisition ORD



**MERCER CORRIDOR PROJECT WEST PHASE
CONTACT LIST FOR PROPERTIES AFFECTED**

Gretchen M. Haydel
SDOT, Contact List for Properties Affected, ATT E
April 18, 2012
Version #2

Project Parcel No.	Tax ID. No.	Property Address	Property Owner	Tax Payer's Name and Address
27	387990-0425	631 Queen Anne Avenue N., Seattle, WA 98109	ESTATE OF WILLIAM F. ARNOLD	Estate of William F. Arnold, Administrator: Debra Tadlock, 16602 98th Ct. NE, Bothell, WA 98011
28	701100-0000/ 701100-0010	600 Queen Anne Avenue N, Unit 1, Seattle, WA 98109	MARQUEEN ASSOCIATES L.L.C.	Marqueen Associates L.L.C., P.O. Box 19536, Seattle, WA 98109
28	701100-0000/ 701100-0020	600 Queen Anne Avenue N, Unit 2, Seattle, WA 98109	DIAMOND PARKING, INC.	Attn: Robert Turley, Diamond Parking Inc., 605 1st Avenue, Ste 600, Seattle, WA 98104
29	873238-0000/ 873238-0005	200 Roy Street, Seattle, WA 98109	MR. JOSEF F. STANZL	Mr. Josef F. Stanzl, 7312 57th Avenue NE, Seattle, WA 98115
30	545780-0435	300 Roy Street, Seattle, WA 98109	DINA CORPORATION	The Maxwell Hotel LLC, C/O Columbia West Properties, 155 108th Ave. NE, Ste 350, Bellevue, WA 98004
31	545780-0275	225 Roy Street, Seattle, WA 98109	SEATTLE OPERA	Seattle Opera, P.O. Box 9248, 1020 John Street, Seattle, WA 98109
32	545780-0310	300 Mercer Street, Seattle, WA 98109	CITY OF SEATTLE/SEATTLE CENTER	Attention: Robert Nellams, Director, City of Seattle/Seattle Center, 305 Harrison Street, Seattle, WA 98109
33	198820-0440	305 Harrison Street, Seattle, WA 98109	CITY OF SEATTLE/SEATTLE CENTER	Attention: Robert Nellams, Director, City of Seattle/Seattle Center, 305 Harrison Street, Seattle, WA 98109
34	545730-0010	20 Mercer Street, Seattle, WA 98109	DIAMOND PARKING, INC.	Attn: Robert Turley, Diamond Parking Inc., 605 1st Avenue, Ste 600, Seattle, WA 98104
35	198820-1450	Vacant Lot	CITY INVESTORS XII L.L.C.	City Investors XII LLC, 505 5th Ave. S., #900, Seattle, WA 98104
36	545730-0005	Vacant Lot	ST. PAUL'S EPISCOPAL CHURCH	St. Paul Episcopal Church, P. O. Box 9070, Seattle, WA 98109
38	387990-2050	942 Elliott Avenue W. Seattle, WA 98119	MAUDERN, LLC	Maudern, LLC, 1308 SW Webster St, Seattle, WA 98106
39	387990-2150	945 Elliott Avenue W, Seattle, WA 98119	GPG & C INVESTMENT GROUP, LLC	GPG & C Investment Group, LLC, 2441 43rd Avenue W, Seattle, WA 98199
40	198820-0240	105 Mercer St., Seattle, WA 98109	BETTI CRANWELL IRREVOCABLE LIVING TRUST	Carolyn Conklin, 5808.28th Ave. NW, Seattle, WA 98107
41	516100-0000/ 516100-0010	600 1st Avenue N., Seattle, WA 98109	BENAROYA CAPITAL CO. LLC	Benaroya Capital Co, LLC, 3600 136th Place SE, Bellevue, WA 98006
41	516100-0000/ 516100-0020	600 1st Avenue N., Seattle, WA 98109	HBC QUEEN ANNE LLC	HBC Queen Anne LLC, 4727 Denver Ave. S., Seattle, WA 98101
41	516100-0000/ 516100-0030	600 1st Avenue N., Seattle, WA 98109	BENAROYA CAPITAL CO. LLC	Benaroya Capital Co, LLC, 3600 136th Place SE, #250, Bellevue, WA 98006
41	516100-0000/ 516100-0040	600 1st Avenue N., Seattle, WA 98109	BENAROYA CAPITAL CO. LLC	Benaroya Capital Co, LLC, 3600 136th Place SE, #250, Bellevue, WA 98006
41	516100-0000/ 516100-0050	600 1st Avenue N., Seattle, WA 98109	BENAROYA CAPITAL CO. LLC	Benaroya Capital Co, LLC, 3600 136th Place SE, #250, Bellevue, WA 98006
41	516100-0000/ 516100-0060	600 1st Avenue N., Seattle, WA 98109	BENAROYA CAPITAL CO. LLC	Benaroya Capital Co, LLC, 3600 136th Place SE, #250, Bellevue, WA 98006

NOTE: All of the parcels on this Contact List will be affected by the Mercer Corridor Project West Phase. All will involve the City's acquisition of some property interest from the property owner, ranging from temporary construction easements to the permanent taking of property.



FISCAL NOTE FOR CAPITAL PROJECTS ONLY

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Department of Transportation	Larry Huggins/684-5001	Stephen Barham/733-9084

Legislation Title:

AN ORDINANCE relating to the Mercer Corridor Project West Phase; authorizing the Director of Transportation to acquire, accept, and record, on behalf of the City of Seattle, an easement for a portion of Block 73, D.T. Denny's Home Addition to the City of Seattle, from IRIS Holdings, LLC, a Washington limited liability company, to widen and extend 6th Avenue North; authorizing the Director of Transportation to acquire, accept, and record, on behalf of the City of Seattle, a bargain and sale deed for a portion of Block 63, Block 64, and Block 73, D.T. Denny's Home Addition to the City of Seattle, together with the vacated streets and vacated alleys, from IRIS Holdings, LLC, a Washington limited liability company, to widen Mercer Street; authorizing the transfer of jurisdiction of portions of Block 54, D.T. Denny's Home Addition to the City of Seattle from the Seattle Center Department to the Seattle Department of Transportation and designating it for street purposes to widen Mercer Street and 5th Avenue North; authorizing the Director of Transportation to acquire all of the property rights necessary for converting Mercer Street and Roy Street into two-way streets between 9th Avenue North and 5th Avenue West, as well as constructing bicycle, pedestrian, and transportation improvements, and constructing the street grid across Broad Street; authorizing acquisition of real property rights within the area bounded on the north by Roy Street, on the south by John Street, on the east by 9th Avenue North, and on the west by 5th Avenue West, and on Elliott Avenue West near the intersection of Elliott Avenue West and West Mercer Place, through negotiation and use of eminent domain (condemnation); authorizing payment of all other costs associated with the acquisitions; and ratifying and confirming certain prior acts.

Summary and background of the Legislation:

This legislation authorizes the Director of the Seattle Department of Transportation (SDOT) to:

- (1) Accept and record a bargain and sale deed and an easement for property in the vicinity of Mercer Street and Aurora Avenue North. Accepting the bargain and sale deed, for property known as Tract A is consistent with the Purchase Agreement that was entered into between the City and IRIS Holdings, LLC, (IRIS), a subsidiary of the Bill & Melinda Gates Foundation in 2006. The Purchase Agreement was authorized by Ordinance 121742. Acquiring an easement over property known as Tract B is consistent with the Sixth Avenue Extension Agreement. The Sixth Avenue Extension Agreement was authorized by Ordinance 123418.
- (2) Acquire any other property necessary for converting Mercer Street and Roy Street into two-



way streets between 9th Avenue North and 5th Avenue West; constructing bicycle, pedestrian, and transportation improvements; and constructing the street grid across Broad Street, within the area bounded on the north by Roy Street, on the south by John Street, on the east by 9th Avenue North, and on the west by 5th Avenue West, and on Elliott Avenue West near the intersection of Elliott Avenue West and West Mercer Place, through negotiation and use of eminent domain. SDOT will only acquire property necessary for the Mercer Corridor Project West Phase (the Project) and that is funded within the CIP. The estimated acquisition costs are included in the Project budget.

The legislation also transfers jurisdiction of portions of property located in the vicinity of Mercer Street and 5th Avenue North from the Seattle Center Department to SDOT. There are no financial implications with transferring property from Seattle Center to SDOT.

Project Name:	Project I.D.:	Project Location:	Start Date:	End Date:
Mercer Corridor Project West Phase	TC367110	Mercer St/5 th Ave W/Dexter Ave N	Q1/2010	Q4/2015

Please check any of the following that apply:

This legislation creates, funds, or anticipates a new CIP Project.

This legislation does not have any financial implications.

This legislation has financial implications.

Appropriations:

Fund Name and Number	Department	Budget Control Level*	Existing 2012 Appropriation	New 2012 Appropriation (if any)	2013 Anticipated Appropriation
TOTAL					

*See budget book to obtain the appropriate Budget Control Level for your department.

Appropriations Notes: Appropriations to support this legislation were made in the 2012 Adopted Budget.



Spending Plan and Future Appropriations for Capital Projects:

Spending Plan and Budget	2012	2013	2014	2015	2016	2017	Total
Spending Plan							
Current Year Appropriation							
Future Appropriations							

Spending Plan and Budget Notes: This legislation does not make any changes to the spending plan or anticipated appropriations for this Project included in the 2012-2017 Adopted Capital Improvement Program.

Funding Source:

Funding Source (Fund Name and Number, if applicable)	2012	2013	2014	2015	2016	2017	Total
TOTAL							

Funding Source Notes: This legislation does not make any changes to the funding sources for this Project included in the 2012-2017 Adopted Capital Improvement Program.

Bond Financing Required:

Type	Amount	Assumed Interest Rate	Term	Timing	Expected Annual Debt Service/Payment
TOTAL					

Bond Notes: Bond financing sources to support this legislation were accomplished as part of the 2012 Adopted Budget.

Uses and Sources for Operation and Maintenance Costs for the Project:

O&M	2012	2013	2014	2015	2016	2017	Total
Uses							
Start Up							
On-going							
Sources (itemize)							

Operation and Maintenance Notes:

Periodic Major Maintenance Costs for the Project:



Major Maintenance Item	Frequency	Cost	Likely Funding Source
TOTAL			

Funding sources for replacement of project:

Total Regular Positions Created, Modified, or Abrogated through this Legislation, Including FTE Impact:

Position Title and Department*	Position # for Existing Positions	Fund Name & #	PT/FT	2012 Positions	2012 FTE	2013 Positions **	2013 FTE **
N/A							
TOTAL							

* List each position separately

** 2013 positions and FTE are total 2013 position changes resulting from this legislation, not incremental changes. Therefore, under 2013, please be sure to include any continuing positions from 2012.

Position Notes:

Do positions sunset in the future? N/A
 (If yes, identify sunset date.)

Other Implications:

a) Does the legislation have indirect financial implications, or long-term implications?

Indirect implications: Under the Purchase Agreement, the property that was sold by the City to IRIS (Lot 2) included a 50-foot area for potential future right-of-way along the south side of Mercer Street (Tract A) from 5th Avenue North to Aurora Avenue North. The \$1.6 million purchase price for Tract A is included in the total \$50,443,030 Lot 2 purchase price.

The City reserved the right to reacquire title to Tract A so long as constructing a widened Mercer Street is initiated by 2015. Under the terms of the Purchase Agreement, \$100,000 of the \$1.6 million purchase price is paid to the City at closing, along with \$1,500,000 plus interest, deferred and contingent on whether the City exercises its right to assume title to Tract A. The \$1,500,000 deferred amount was shown as an adjustment to the purchase price. If the City does not exercise its option to reacquire Tract A, then the \$1,500,000, plus interest, comes to the City in 2015 and becomes part of the net sale proceeds dedicated to the Seattle Center. If the City exercises its reacquisition rights, the deferred amount is returned to IRIS. The terms regarding the Mercer right-of-way portion of the property are included in the Mercer Right of Way Assumption Agreement



(Assumption Agreement), which is an exhibit to the Purchase Agreement.

Long-term implications: the acquired property will be added to the inventory of streets and sidewalks SDOT maintains.

b) What is the financial cost of not implementing the legislation?

If the legislation is not implemented, significant modifications to the Project would be required that would increase the scope, schedule, and budget beyond current levels of funding or the design changes would result in an inadequate connection across Aurora Avenue North for pedestrians and bicyclists, as well as cars and trucks from Interstate 5 and State Route 99.

Delay in the ability to acquire right-of-way may ultimately increase costs due to inflation and an increasingly competitive bidding climate driven, in part, by a large volume of regional construction work anticipated in the next few years. The City must exercise its reacquisition right by September 30, 2013 and proceed with construction by September 30, 2015 as provided in the Assumption Agreement.

Property acquisition is critical to timely completion of the Project. The current schedule and cost estimates are based upon completing the design and right-of-way acquisition work by the end of July, 2012 in order to begin construction during the 4th quarter of 2012.

Additionally, as noted above, if the legislation is not implemented, the City would receive \$1.5 million plus interest from IRIS in 2015. The Project could not, however, proceed as planned.

c) Does this legislation affect any departments besides the originating department?

Yes. The Project affects the following departments:

Seattle Center: Transfer of landscaped property surrounding the KCTS building to transportation use (sidewalk, bicycle path, and/or traffic lane); no operational or fiscal impact. Staff: Robert Nellams, Jill Crary and Layne Cubell.

Seattle City Light: Existing overhead electrical power transmission and overhead electrical power distribution utilities currently located on the IRIS Campus within the former 6th Ave right-of-way are being relocated and converted to an underground configuration primarily in the area to be acquired for 6th Avenue North with the understanding that it is being acquired for City right-of-way with the Project improvements. However, even with the relocation to the new 6th Ave North right-of-way Seattle City Light (SCL) will require easements through a portion of the Broad Street right-of-way being transferred to the IRIS Campus. This is necessary to maintain the circuit routing as agreed-upon by IRIS and SCL from the SCL-Broad Street Substation to the new 6th Ave North right-of-way. It is imperative to understand that if



SDOT does not acquire the 6th Avenue North right-of-way, SCL will have to secure more extensive easements across the IRIS Campus to maintain the circuit routes for the existing electrical power transmission and electrical power distribution utilities. Staff: Michael Clark and Greg Stamatiou.

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

None.

e) Is a public hearing required for this legislation?

A CLEAN Hearing was held on October 6, 2009. Public comments can be given at the public comment section of the Transportation Committee meeting scheduled to vote on this Council Bill.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes. Under RCW 8.25.290, the City is required to publish notice of this action in both the Daily Journal of Commerce and the Seattle Times newspapers.

g) Does this legislation affect a piece of property?

Yes. This legislation: transfers property rights from portions of one Tract in the vicinity of Mercer Street and Aurora Avenue North, transfers jurisdiction of portions of another Tract in the vicinity of Mercer Street and 5th Avenue North from the Seattle Center to SDOT, and authorizes the Director to acquire any other property necessary for the Project within the Project area, with condemnation authority.

h) Other Issues:

List attachments to the fiscal note below:



City of Seattle
Office of the Mayor

April 24, 2012

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that authorizes the Director of the Seattle Department of Transportation (SDOT) to accept and record a bargain and sale deed and easement for property in the vicinity of Mercer Street and Aurora Avenue North and acquire any other property necessary through negotiation and use of eminent domain. The legislation also transfers jurisdiction of portions of property located in the vicinity of Mercer Street and 5th Avenue North from the Seattle Center Department to SDOT.

The Mercer Corridor West project widens Mercer Street to accommodate two-way operation, wider sidewalks, and a bicycle path between 9th Avenue North and 4th Avenue North. It also modifies channelization and signals to convert Mercer and Roy Streets to two-way operation between 5th Avenue North and Queen Anne Avenue North. This project greatly enhances the pedestrian and bicycle connection between the South Lake Union and Uptown neighborhoods, while connecting traffic from Interstate 5 and the SR 99 Bored Tunnel to Seattle Center Uptown and other northwest Seattle neighborhoods. The project completes the City's vision for a direct, two-way connection between Interstate 5 and Elliott Avenue West.

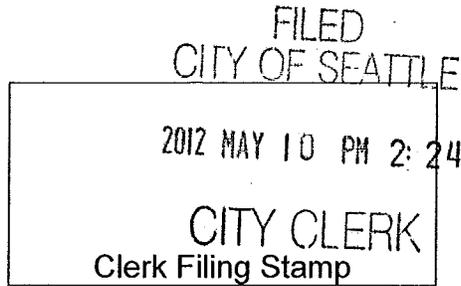
Thank you for your consideration of this legislation. Should you have questions, please contact Larry Huggins at 684-5001.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council





**CERTIFICATE OF MAILING AND PUBLICATION OF NOTICE FOR
C.B. 117458**

I, Gretchen M. Haydel, Real Property Paralegal, hereby certify as follows:

(Check all that apply below.)

- 1. On the 24th day of April, 2012, I mailed via US Postal Service Certified Mail a notice of condemnation authorization, or other _____, a true and correct representative copy of which is attached and designated as Attachment A, to those persons whose names and addresses appear on the attached list as Attachment B.

- 2. For condemnation legislation: The notice designated in Attachment A constitutes adequate notice to property owners, pursuant to RCW Chapters 8.12 and 8.25, that the City may take final action to authorize condemnation of the subject property.

- 3. The notice designated in Attachment A was published in the Seattle Times on April 23, 2012 and April 30, 2012 and the Daily Journal of Commerce on April 23, 2012 and April 30, 2012.

- 4. This Certificate of Mailing and Publication and complete Attachments A and B are hereby filed with the City Clerk of the City of Seattle.

Dated this 10th day of May, 2012.

The City of Seattle, Washington

Gretchen M. Haydel

Gretchen M. Haydel
(Signature)

Real Property Paralegal

Department of Transportation

(206) 233-5140



City of Seattle

Seattle Department of Transportation

Attachment A

Peter Hahn, Director

[DATE]

PROPERTY OWNER NAME AND ADDRESS]

VIA CERTIFIED MAIL

RE: City of Seattle Mercer Corridor Project West Phase

Notice of Seattle City Council Transportation Committee Meeting and Seattle City Council Meeting Authorizing Acquisition of Property for Public Purposes Through Negotiation and the Exercise of Eminent Domain (Condemnation)

Tax Parcel Nos.: (_____)

Address: _____

Dear Property Owner:

The purpose of this notice is to inform you that the City of Seattle City Council is expected to vote to approve an ordinance authorizing the Seattle Department of Transportation to acquire all property rights needed for the Mercer Corridor Project West Phase (Project). This Project converts Mercer Street and Roy Street into two-way streets between 9th Avenue North and 5th Avenue West, as well as constructing bicycle, pedestrian, and transportation improvements and closing a portion of Broad Street within the area bounded on the north by Roy Street, on the south by John Street, on the east by 9th Avenue North and on the west by 5th Avenue West. The final City Council action on this ordinance will authorize the Seattle Department of Transportation to acquire all property rights needed for the Project through negotiations with property owners and the use of eminent domain (condemnation), if necessary. You have been identified as a property owner from whom all or a portion of your property will be needed, either temporarily or permanently, for the Project. A map indicating the Project alignment is enclosed for your information.

The City of Seattle (City) is required by RCW 8.25.290 to provide you with formal written notice before the City takes final action authorizing condemnation of property. The City ordinance authorizing property acquisition through negotiation or condemnation will be on the agenda of the Seattle City Council Transportation Committee for discussion and possible vote. The Committee will take public testimony as a regular part of the meeting beginning 9:30 a.m. on Tuesday, May 08, 2012. Acquisition of the property identified above will be considered as part of the Transportation Committee's action on the ordinance at this public meeting.

If you wish to attend this Transportation Committee meeting, the committee meets in the City Council Chambers, which are located at 600 4th Avenue, 2nd Floor, Seattle, WA. The Council's Chambers and offices are physically accessible; print and communications access are provided on request. Call 206-684-8888 (TDD: 206-233-0025) for further information.

If you would like, you will have the opportunity to express your views on the ordinance during the public comment section of the Transportation Committee meeting. Public comments are received by the committee at the start of the meeting and are generally limited to a total of 10 minutes of comments for



Seattle Municipal Tower, 700 5th Avenue, Suite 3800, PO Box 34996, Seattle, WA 98124-4996

Tel: (206) 684-ROAD Tel: (206) 684-5000 Fax: (206) 684-5180

Web: www.seattle.gov/transportation

An equal opportunity employer. Accommodations for people with disabilities provided on request.

each agenda item. If you have questions about the committee meeting format, the agenda for the meeting, or the public comment section, please contact Brian Hawksford (Transportation Committee Staff) at (206) 684-8808, or visit the Transportation Committee's website at the following address:
http://www.seattle.gov/council/com_assign.htm#transportation

If the Transportation Committee approves the ordinance, it will then be scheduled for final City Council action. Final action on the ordinance by the City Council is expected on Monday, May 14, 2012. After approval of the ordinance by the full City Council, the City of Seattle may acquire property for the Project from you through negotiation, or may use its powers of eminent domain to condemn your property.

General information about the Project can be found on the City's website at the following address:
<http://www.seattle.gov/transportation/mercercast.htm>

Thank you.

Samuel E. Spencer
SDOT Senior Real Property Agent
Seattle Department of Transportation – SMT 39-00
P.O. Box 34996
Seattle, WA 98124-4996
(206) 684-5150

Enclosures

cc: [Registered Agent if applicable]
Council member Tom Rasmussen, Chair, Transportation Committee
Council member Bruce Harrell, Vice-Chair, Transportation Committee

MERCER CORRIDOR PROJECT WEST PHASE
CONTACT LIST FOR PROPERTIES AFFECTED

Project Parcel No.	Tax ID. No.	Property Address	Property Owner	Tax Payer's Name and Address
1	198820-1410	530 Dexter Avenue N., Seattle, WA 98109	CITY INVESTORS XII L.L.C.	City Investors XII L.L.C., 505 5th Ave. S., #900, Seattle, WA 98104
2	198820-1480	850 Republican Street, Seattle, WA 98109	CITY INVESTORS XII L.L.C.	WBRP 1, c/o McKinstry/Essenton, P.O. Box 24567, Seattle, WA 98124
3	445872-0000/ 445872-0010	500 Mercer Street, Unit C-1, Seattle, WA 98109	QUALITY FOOD CENTERS, INC.	Quality Food Centers, 10116 NE 8th Street, Bellevue, WA 98004
3	445872-0000/ 445872-0020	500 Mercer Street, Unit C-2, Seattle, WA 98109	500 MERCER PROPERTIES LLC	500 Mercer Properties LLC, P.O. Box 16684, Seattle, WA 98116
4	545830-0425	557 Roy Street, Seattle, WA 98109	SEATTLE BUSINESS CENTER, L.L.C.	Seattle Business Center, L.L.C., 14200 NE 12th Place, Bellevue, WA 98007
5	545830-0405	570 Mercer Street, Seattle, WA 98109	MS. DARLENE MAE KOROP KOHLWES	Mr. Siegfried Linke, 16533 89th Avenue NW, Stanwood, WA 98292
6	224900-0170	601 Roy Street, Seattle, WA 98109	PFHC - 601 ROY, LLC	PFHC - 601 Roy, LLC, 14200 NE 12th Pl., Bellevue, WA 98007
7	224900-0150	601 Aurora Avenue N., Seattle, WA 98109	PFHC - INVESTMENTS, LLC	PFHC - Investments, LLC, 14200 NE 12th Pl., Bellevue, WA 98007
8	224900-0100	601 Dexter Avenue N., Seattle, WA 98109	BASE PROPERTIES, L.L.C.	Base Properties, L.L.C., 601 Dexter Ave. N, Seattle, WA 98109
10	198820-0705	401 Mercer Street, Seattle, WA 98109	CITY OF SEATTLE/SEATTLE CENTER	Attn: Property Manager, City of Seattle/Seattle Center, KCTS 9, 401 Mercer Street, Seattle, WA 98109
11	198820-1155	500 5th Avenue N., Seattle, WA 98109	IRIS HOLDINGS, LLC	IRIS Holdings, LLC, Attn: Corina Keenan, 1551 Eastlake Ave. E., Seattle, WA 98102
13	198820-1215	525 Dexter Avenue N., Seattle, WA 98109	CITY INVESTORS XX L.L.C.	City Investors XX L.L.C., 505 5th Ave. S., #900, Seattle, WA 98104
14	545780-1420	400 Mercer Street, Seattle, WA 98109	WASHINGTON PROPERTY GROUP, LLC	Washington Property Group, LLC, P.O. Box 654, Kirkland WA 98083
15	545780-1380	605 5th Avenue North, Seattle, WA 98109	AUDITORIUM APARTMENTS, L.L.C.	Auditorium Apartments, L.L.C., P.O. Box 19620, Seattle, WA 98109
16	199120-0400	505 Harrison Street, Seattle, WA 98109	BASIL LEE, TERESA LEE, AND STEPHANIE WANG	Mr. and Mrs. Lee and Mrs. Stephanie Wang, 3040 Magnolia Blvd N., Seattle, WA 98199
17	199120-0330	333 Taylor Avenue N., Seattle, WA 98109	MR. RICHARD ADLER AND MRS. DONNA CRUSE-ADLER	Mr. and Mrs. Richard H. Adler, 17116 SE 60th Street, Bellevue, WA 98006
19	199120-0405	319 6th Avenue N., Seattle, WA 98109	CITY OF SEATTLE/SEATTLE CITY LIGHT	Attn: Dave Barber, City of Seattle/Seattle City Light, 700 5th Aven., Ste 3200-AP, P.O. Box 34023, Seattle, WA 98124
20	199120-0390	318 5th Avenue N., Seattle, WA 98109	DIAMOND PARKING, INC.	Attn: Robert Turley, Diamond Parking Inc., 605 1st Avenue, Ste 600, Seattle, WA 98104
21	199120-0340	526 Broad Street, Seattle, WA 98109	DIAMOND PARKING, INC.	Attn: Robert Turley, Diamond Parking Inc., 605 1st Avenue, Ste 600, Seattle, WA 98104
22	199120-0375	516 Broad Street, Seattle, WA 98109	MRS. LORENA MARY STRICKLAND-WILLIFORD	Attn: Robert Turley, Diamond Parking Inc., 605 1st Avenue, Ste 600, Seattle, WA 98104
24	199120-0005	410 Thomas Street, Seattle, WA 98109	CITY OF SEATTLE/SEATTLE CENTER	Experience Music, 330 6th Avenue N., Ste 100, Seattle, WA 98109
25	199120-0315	218 Fifth Avenue North, Seattle, WA 98109	KAMI LIMITED PARTNERSHIP	Attn: David M. Santillanes, Jr., D. Lark Inc., P.O. Box 70644, Seattle, WA 98127
26	545780-1400	403 Roy Street, Seattle, WA 98109	DELMONT APARTMENTS, LLC	Delmont Apartments, LLC, 2411 60th Avenue SE, Mercer Island, WA 98040

**MERCER CORRIDOR PROJECT WEST PHASE
CONTACT LIST FOR PROPERTIES AFFECTED**

Project Parcel No.	Tax ID. No.	Property Address	Property Owner	Tax Payer's Name and Address
27	387990-0425	631 Queen Anne Avenue N., Seattle, WA 98109	ESTATE OF WILLIAM F. ARNOLD	Estate of William F. Arnold, Administrator: Debra Tadlock, 16602 98th Ct. NE, Bothell, WA 98011
28	701100-0000/ 701100-0010	600 Queen Anne Avenue N, Unit 1, Seattle, WA 98109	MARQUEEN ASSOCIATES L.L.C.	Marqueen Associates L.L.C., P.O. Box 19536, Seattle, WA 98109
28	701100-0000/ 701100-0020	600 Queen Anne Avenue N, Unit 2, Seattle, WA 98109	DIAMOND PARKING, INC.	Attn: Robert Turley, Diamond Parking Inc., 605 1st Avenue, Ste 600, Seattle, WA 98104
29	873238-0000/ 873238-0005	200 Roy Street, Seattle, WA 98109	MR. JOSEF F. STANZI	Mr. Josef F. Stanzi, 7312 57th Avenue NE, Seattle, WA 98115
30	545780-0435	300 Roy Street, Seattle, WA 98109	DINA CORPORATION	The Maxwell Hotel LLC, C/O Columbia West Properties, 155 108th Ave. NE, Ste 350, Bellevue, WA 98004
31	545780-0275	225 Roy Street, Seattle, WA 98109	SEATTLE OPERA	Seattle Opera, P.O. Box 9248, 1020 John Street, Seattle, WA 98109
32	545780-0310	300 Mercer Street, Seattle, WA 98109	CITY OF SEATTLE/SEATTLE CENTER	Attention: Robert Nelliams, Director, City of Seattle/Seattle Center, 305 Harrison Street, Seattle, WA 98109
33	198820-0440	305 Harrison Street, Seattle, WA 98109	CITY OF SEATTLE/SEATTLE CENTER	Attention: Robert Nelliams, Director, City of Seattle/Seattle Center, 305 Harrison Street, Seattle, WA 98109
34	545730-0010	20 Mercer Street, Seattle, WA 98109	DIAMOND PARKING, INC.	Attn: Robert Turley, Diamond Parking Inc., 605 1st Avenue, Ste 600, Seattle, WA 98104
35	198820-1450	Vacant Lot	CITY INVESTORS XII L.L.C.	City Investors XII LLC, 505 5th Ave. S., #900, Seattle, WA 98104
36	545730-0005	Vacant Lot	ST. PAUL'S EPISCOPAL CHURCH	St. Paul Episcopal Church, P. O. Box 9070, Seattle, WA 98109
38	387990-2050	942 Elliott Avenue W, Seattle, WA 98119	MAUDERN, LLC	Maudern, LLC, 1308 SW Webster St, Seattle, WA 98106
39	387990-2150	945 Elliott Avenue W, Seattle, WA 98119	GPG & C INVESTMENT GROUP, LLC	GPG & C Investment Group, LLC, 2441 43rd Avenue W, Seattle, WA 98199
40	198820-0240	105 Mercer St., Seattle, WA 98109	BETTI CRANWELL IRREVOCABLE LIVING TRUST	Carolyn Conklin, 5808 28th Ave. NW, Seattle, WA 98107
41	516100-0000/ 516100-0010	600 1st Avenue N., Seattle, WA 98109	BENAROYA CAPITAL CO. LLC	Benaroya Capital Co, LLC, 3600 136th Place SE, Bellevue, WA 98006
41	516100-0000/ 516100-0020	600 1st Avenue N., Seattle, WA 98109	HBC QUEEN ANNE LLC	HBC Queen Anne LLC, 4727 Denver Ave. S., Seattle, WA 98101
41	516100-0000/ 516100-0030	600 1st Avenue N., Seattle, WA 98109	BENAROYA CAPITAL CO. LLC	Benaroya Capital Co, LLC, 3600 136th Place SE, #250, Bellevue, WA 98006
41	516100-0000/ 516100-0040	600 1st Avenue N., Seattle, WA 98109	BENAROYA CAPITAL CO. LLC	Benaroya Capital Co, LLC, 3600 136th Place SE, #250, Bellevue, WA 98006
41	516100-0000/ 516100-0050	600 1st Avenue N., Seattle, WA 98109	BENAROYA CAPITAL CO. LLC	Benaroya Capital Co, LLC, 3600 136th Place SE, #250, Bellevue, WA 98006
41	516100-0000/ 516100-0060	600 1st Avenue N., Seattle, WA 98109	BENAROYA CAPITAL CO. LLC	Benaroya Capital Co, LLC, 3600 136th Place SE, #250, Bellevue, WA 98006

NOTE: All of the parcels on this Contact List will be affected by the Mercer Corridor Project West Phase. All will involve the City's acquisition of some property interest from the property owner, ranging from temporary construction easements to the permanent taking of property.

The Seattle Times



seattletimes.com

PO Box 70, Seattle, WA 98111

SEATTLE DEPT OF TRANSPORTATI
ATTN GRETCHEN HAYDEL
700 5TH AVE STE 3900
SEATTLE, WA 98124

FILED
CITY OF SEATTLE
2012 MAY 10 PM 2:25
CITY CLERK

Re: Advertiser Account #29373901
Ad #: 803821200

Affidavit of Publication

4164373 / 1

STATE OF WASHINGTON
Counties of King and Snohomish

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

Newspaper	Publication Date
The Seattle Times	04/23/12, 04/30/12



Subscribed and sworn to before me on _____
Signature Marilyn Chavez _____
Marilyn Chavez

Subscribed and sworn to before me on April 30, 2012
(DATE)

Maureen E Duggan
MAUREEN E DUGGAN
(NOTARY SIGNATURE) Notary Public in and for the State of Washington, residing at Seattle



**Notice of Public Meeting
and Planned Final Action by
the Seattle City Council
Regarding the Mercer Corridor
Project West Phase Property
Acquisition Ordinance and
Authorizing Property
Acquisition by Negotiation
and/or Eminent Domain
(Condemnation).**

Attention all parties holding an interest in, or any portion thereof, the following King County Tax Parcel Numbers located in Seattle, Washington: 198820-1410, 198820-1480, 445872-0000, -0010, -0020, 545830-0425, 545830-0405, 224900-0170, 224900-0150, 224900-0100, 198820-0705, 198820-1155, 198820-1215, 545780-1420, 545780-1380, 199120-0400, 199120-0330, 199120-0405, 199120-0390, 199120-0340, 199120-0375, 199120-0005, 199120-0315, 545780-1400, 387990-0425, 701100-0000, -0010, -0020, 873238-0000, -0005, 545780-0435, 545780-0275, 545780-0310, 198820-0440, 545730-0010, 545730-0005, 198820-1450, 387990-2050, 387990-2150, 198820-0240, and 514100-0000.

The City of Seattle hereby notifies you of a planned public meeting to consider an ordinance of the Seattle City Council authorizing the acquisition of all property rights needed for the Mercer Corridor Project West Phase for public purposes, through negotiation and/or the exercise of eminent domain (condemnation). The City will introduce the ordinance at the Seattle City Council Transportation Committee meeting for discussion and possible vote at 9:30 a.m. on Tuesday, May 9, 2012. The committee meets in the City Council chambers, which are located at 600 4th Avenue, 2nd Floor, Seattle, WA. Public testimony will also be taken at this time.

If the Transportation Committee approves the ordinance, it will then be scheduled for full City Council action on Monday, May 14, 2012 at 2:00 p.m. at the City Council's chambers, which are located at 600 4th Avenue, 2nd Floor, Seattle, WA. At this meeting, the City Council is expected to take final action on the proposed ordinance, which authorizes acquisition by negotiation and/or condemnation of all or a portion of the property identified above, either temporarily or permanently, for the project. The City is required by RCW 8.25.290 to provide you with this notice before the City takes final action authorizing condemnation of property.

If you have questions about the project, proposed ordinance, or City Council meeting, please contact Samuel E. Spencer, SDOT Senior Real Property Agent, at (206) 684-5150, or visit the City Council's website at: www.seattle.gov/council/

General information about the Mercer Corridor Project West Phase can be found at: <http://www.seattle.gov/transportation/mercercorridorwest.htm>

FILED
CITY OF SEATTLE
2012 MAY 10 PM 2:25
CITY CLERK

STATE OF WASHINGTON – KING COUNTY

--SS.

283299
CITY OF SEATTLE:SDOT

No. NOTICE OF PUBLIC MEETING

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:MERCER CONDEMNATION

was published on

04/23/12 04/30/12

The amount of the fee charged for the foregoing publication is the sum of \$ 167.40, which amount has been paid in full.



[Handwritten signature]

Subscribed and sworn to before me on

04/30/12

[Handwritten signature]

Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

State of Washington, King County

City of Seattle

Notice of Public Meeting and Planned Final Action by the Seattle City Council Regarding the Mercer Corridor Project West Phase Property Acquisition Ordinance and Authorizing Property

Acquisition by Negotiation and/or Eminent Domain (Condemnation).

Attention is directed to all persons having an interest in, or any portion thereof, the following King County Tax Parcel Numbers located in Seattle, Washington: 198820-1410, 198820-1480, 445872-0000, -0010, -0020, 545830-0425, 545830-0405, 224900-0170, 224900-0150, 224900-0100, 198820-0705, 198820-1155, 198820-1215, 545780-1420, 545780-1380, 199120-0400, 199120-0310, 199120-0405, 199120-0390, 199120-0340, 199120-0375, 199120-0005, 199120-0315, 545780-1400, 387990-0425, 701100-0000, -0010, -0020, 873238-0000, -0005, 545780-0435, 545780-0275, 545780-0310, 198820-0440, 545730-0010, 545730-0005, 198820-1450, 387990-2050, 387990-2150, 198820-0240, and 516100-0000.

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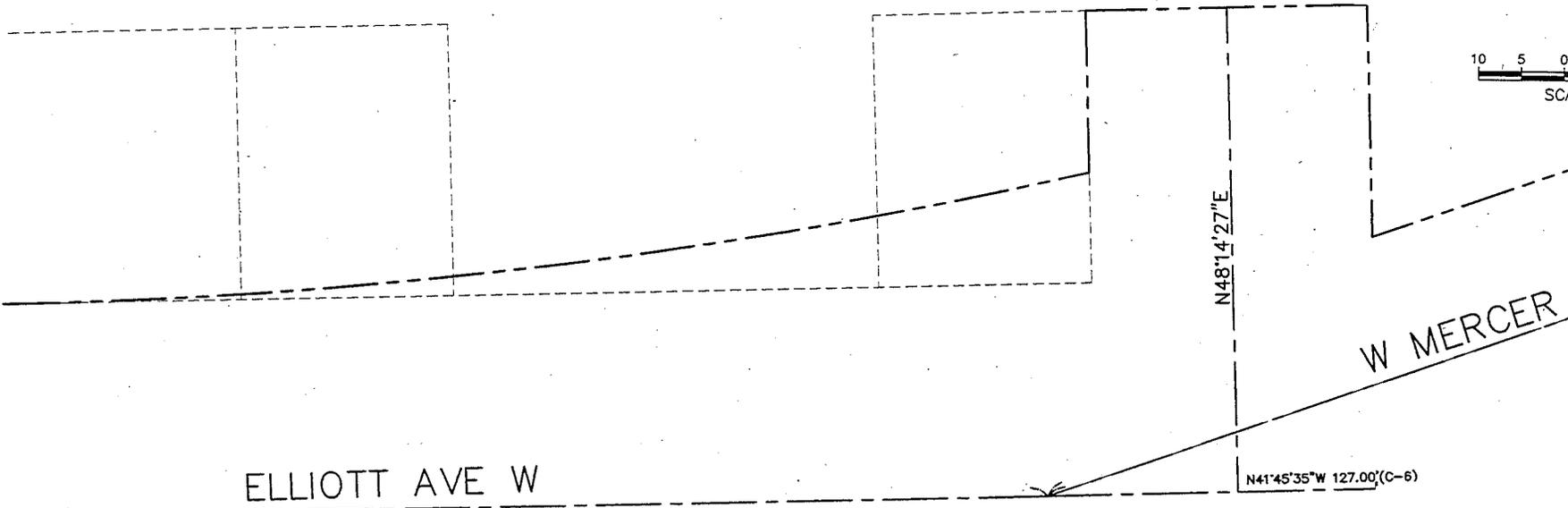
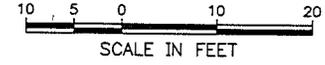
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If you have questions about the project, proposed ordinance, or City Council meeting, please contact Samuel E. Spencer, SDOT Senior Real Property Agent, at (206) 684-6150, or visit the City Council's website at www.seattle.gov/council/

General information about the Mercer Corridor Project West Phase can be found at http://www.seattle.gov/transportation/mercer_west.htm

Dates of publication in the Seattle Daily Journal of Commerce, April 23 and 30, 2012.

4/30(283289)



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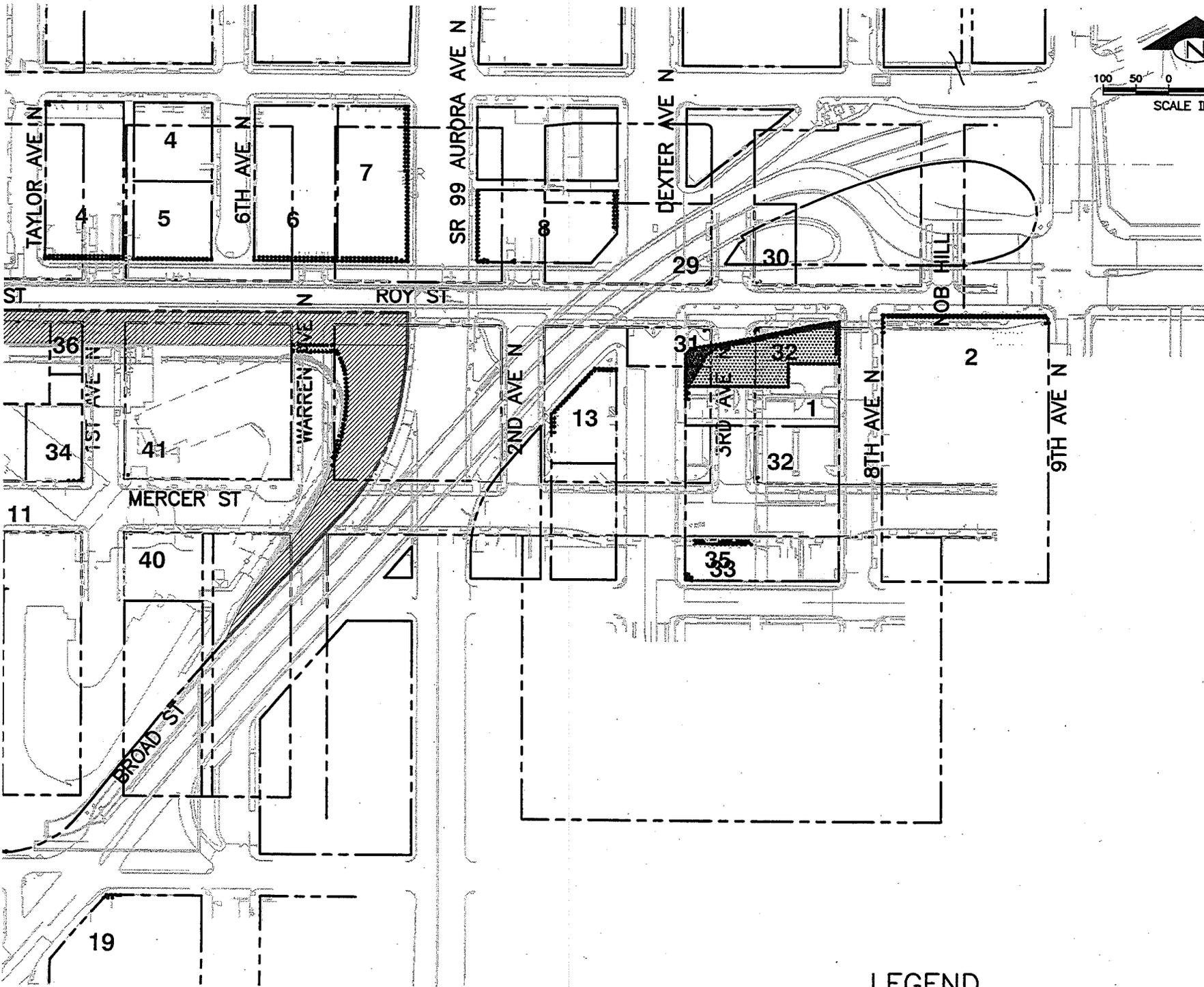
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LLC

RIGHT OF WAY TABLE
ELLIOTT AVE W

MERCER CORRIDOR PROJECT

GHT OF WAY & EASEMENT / PROPERTIES AFFECTED



LEGEND