

#2

CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL 117743

AN ORDINANCE relating to the Seattle Department of Transportation; relating to the Northgate Way improvement project; authorizing the Director of the Department of Transportation to acquire, accept, and record on behalf of the City of Seattle, a warranty deed for a portion of Block 3, Elbert Place Addition to the City of Seattle, from 10501 Aurora LLC, a Washington limited liability company; authorizing the Director of the Department of Transportation to acquire, accept, and record on behalf of the City of Seattle, a warranty deed for a portion of Block 4, North Park Addition to the City of Seattle, from 10409 Aurora LLC, a Washington limited liability company; authorizing the Director of the Department of Transportation to acquire, accept, and record on behalf of the City of Seattle, a warranty deed for a portion of Block 7, Oak Lake Villa Tracts, from AVU LLC, a Washington limited liability company; authorizing the Director of the Department of Transportation to acquire, accept, and record on behalf of the City of Seattle, a warranty deed for a portion of Block 2, Oak Lake Villa Tracts, from Elsia LLC, a Washington limited liability company; authorizing the Director of the Department of Transportation to acquire, accept, and record both temporary construction easements and permanent property rights from abutting property owners located along North 105th Street and North Northgate Way between Greenwood Avenue North and Corliss Avenue North, necessary or convenient for the Northgate improvement project in connection with the Arterial Asphalt and Concrete Program through negotiation and use of eminent domain (condemnation); placing the real property conveyed by such deeds and easements under the jurisdiction of the Seattle Department of Transportation and designating the property for transportation, utility and other municipal purposes; authorizing payment of all other costs associated with acquisition; and ratifying and confirming prior acts.

WHEREAS, the intersection of Northeast Northgate Way and 5th Avenue Northeast has significant traffic congestion problems during peak traffic times due to the high volume of westbound vehicles turning left to go south; and

WHEREAS, driveways and through traffic are regularly blocked as a result of this traffic congestion; delaying a significant number of buses and trucks and preventing easy access to retail establishments throughout the Northgate area; and

WHEREAS, the Northgate Coordinated Transportation Investment Plan, Final Report dated September 2006, highlights the traffic congestion and public safety concerns in the Northgate area as expressed by the Northgate Stakeholders Group, a broad coalition of community interests, and various other interested community groups; and



WHEREAS, in 2010 the City was awarded a \$4.5 million dollar State grant to help relieve congestion, enhance safety, and improve roadway conditions along this critical corridor; and

WHEREAS, the Seattle Department of Transportation has begun work along this corridor to enhance safety and create a more pedestrian friendly environment; and

WHEREAS, this grant allows the City to continue the necessary improvements along this critical corridor to address longstanding concerns of the Northgate community and it is in the City's best interest to invest in this project to improve the quality and condition of these arterial streets which should help alleviate traffic congestion and enhance accessibility to the Northgate area; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Director of the Department of Transportation or his designee ("Director") is authorized to acquire, accept, and record with King County, a warranty deed from 10501 Aurora LLC, a Washington limited liability company, on the following described real property:

That portion of Parcel A of the City of Seattle Lot Boundary Adjustment recorded under Recording Number 9506703 Records of King County, Washington, situated in the Southeast quarter of the Southwest quarter of Section 30, Township 26 North, Range 4 East, W.M., described as follows;

Beginning at the Southeast corner of said Parcel A;

Thence N 00° 29' 15" E along the Westerly right of way margin of Aurora Avenue North, a distance of 18.49 feet;

Thence S 47° 01' 07" W a distance of 26.44 feet to the Northerly right of way margin of North 105th Street;

Thence S 88° 37' 04" E along the Northerly right of way margin of North 105th Street, a distance of 19.19 feet to the Point of Beginning.

Containing 177 sq. ft., more or less

Section 2. The Director is authorized to acquire, accept, and record with King County, a warranty deed from 10409 Aurora LLC, a Washington limited liability company, on the following described real property:

1 That portion of Lot 13 Block 4 of North Park, an Addition to the City of Seattle,
2 as recorded in Volume 18 of Plats, page 76, Records of King County,
3 Washington, situated in the Northeast quarter of the Northwest quarter of Section
31, Township 26 North, Range 4 East, W.M., described as follows:

4 Beginning at the Northeast corner of said Lot 13;

5 Thence N 88° 37' 44" W along the Northerly right of way margin of North 105th
6 Street a distance of 15.37 feet;

7 Thence S 37° 51' 40" E a distance of 24.67 feet to the Westerly right of way
8 margin of Aurora Avenue North;

9 Thence N 00° 39' 49" E along the Westerly right of way margin of Aurora
10 Avenue North a distance of 19.11 feet to the Point of Beginning.

11 Containing 147 sq. ft., more or less.

12 Section 3. The Director is authorized to acquire, accept, and record with King County, a
13 warranty deed from AVU LLC, a Washington limited liability company, on the following
14 described real property:

15 A 3.5 foot wide strip of land, being a portion of Lot 15, Block 7 of the Oak Lake
16 Villa Tracts, as recorded in Volume 18, page 33, Records of King County,
17 Washington, situated in the Southwest quarter of the Southeast quarter of Section
30, Township 26 North, Range 4 East, W.M., described as follows:

18 The Southerly 3.5 feet of said Lot 15 being parallel and coincident with the
19 Northerly right of way margin of North Northgate Way.

20 Containing 429 sq. ft., more or less.

21 Section 4. The Director is authorized to acquire, accept, and record with King County, a
22 warranty deed from ELSIA LLC, a Washington limited liability company, on the following
23 described real property:

24 A 5 foot wide strip of land, being a portion of Lot 3, Block 2, of the Oak Lake
25 Villa Tracts Division 2, as recorded in Volume 28, page 36, Records of King
26 County, Washington, situated in the Northwest quarter of the Northeast quarter of
Section 31, Township 26 North, Range 4 East, W.M., described as follows:



1 The Northerly 5 feet of said Lot 3, being parallel and coincident with the
2 Southerly right of way margin of North Northgate Way.

3 Containing 223 Sq. Ft., more or less.

4 Section 5. Public convenience and necessity require that real property interests generally
5 shown on Attachments 1, 2, and 3 of this ordinance, and such other property as may be necessary
6 or convenient for the Northgate Way improvement project in connection with the Arterial
7 Asphalt and Concrete Program (the "Project") located in the City of Seattle, County of King,
8 State of Washington; together with all rights, privileges and other property pertaining to the real
9 property interests, be acquired for transportation, utility and municipal purposes through
10 negotiations and use of eminent domain (condemnation) if necessary, in connection with the
11 Project.

12 Section 6. The Director is authorized to: determine the portions and interests of the
13 properties shown on Attachment 1, 2, and 3 that are necessary or convenient for the Project, and
14 any other property that may be necessary or convenient for the Project, negotiate and enter into
15 written agreements for and acquire, after paying just compensation, the real property interests
16 that are necessary or convenient for the Project, including temporary or permanent rights, in fee
17 or easement form; and accept and record deeds and other written instruments on behalf of the
18 City by attaching to the instrument the Director's written acceptance and recording the deed or
19 other written instrument. The property or real property interests acquired shall be accepted for
20 transportation, utility and municipal purposes and placed under the jurisdiction of the Seattle
21 Department of Transportation. The acquisition costs, including purchase price and transaction
22 costs, together with relocation benefits to the extent required by law, shall be paid from the funds
23 appropriated, or to be appropriated, for such purposes in connection with the Project.

24 Section 7. 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
28

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

6 Section 8. The deeds and temporary construction easements referenced above when
7 recorded shall be placed under the jurisdiction of the Seattle Department of Transportation and
8 designated for transportation, utility and municipal purposes.

9 Section 9. The property conveyed in the warranty deeds accepted in Sections 1 through 4
10 of this ordinance are hereby laid off, opened, widened, extended and established as street right-
11 of-way.

12 Section 10. Any act consistent with the authority and prior to the effective date of this
13 ordinance is approved and accepted.

14 Section 11. This ordinance shall take effect and be in force 30 days after its approval by
15 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
16 shall take effect as provided by Seattle Municipal Code Section 1.04.020.



1 Passed by the City Council the ____ day of _____, 2013, and
2 signed by me in open session in authentication of its passage this
3 ____ day of _____, 2013.

4
5 _____
6 President _____ of the City Council

7
8 Approved by me this ____ day of _____, 2013.

9
10 _____
11 Michael McGinn, Mayor

12
13 Filed by me this ____ day of _____, 2013.

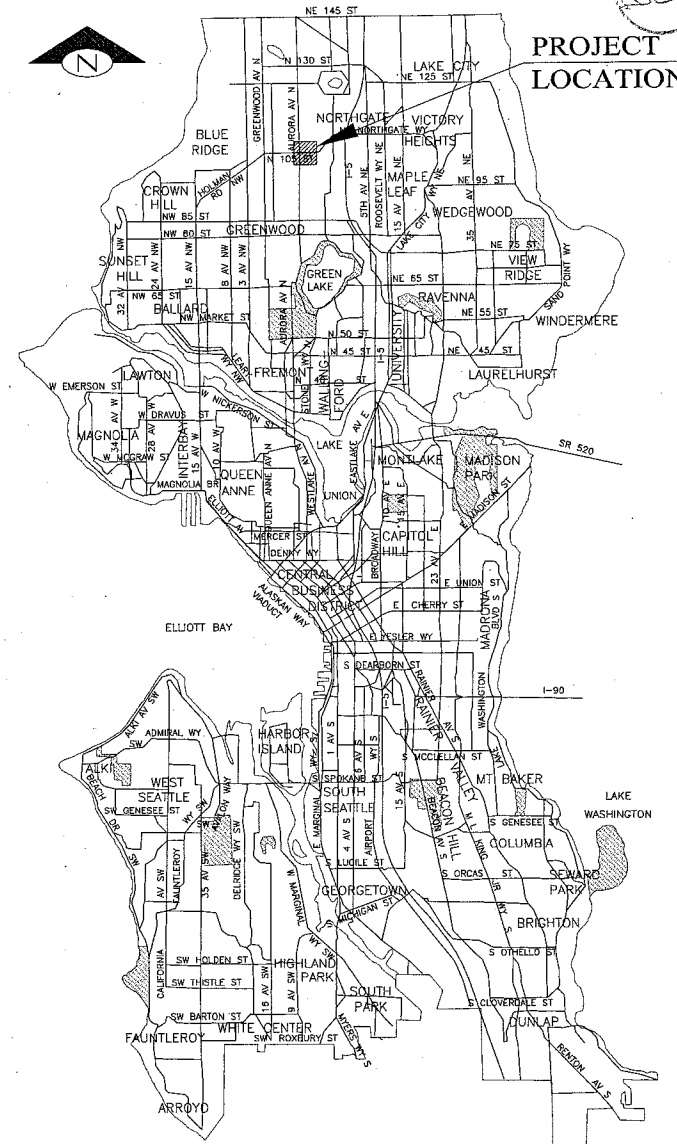
14
15 _____
16 Monica Martinez Simmons, City Clerk

17 (Seal)

18
19 Attachment 1: Map Identifying Deeds Area

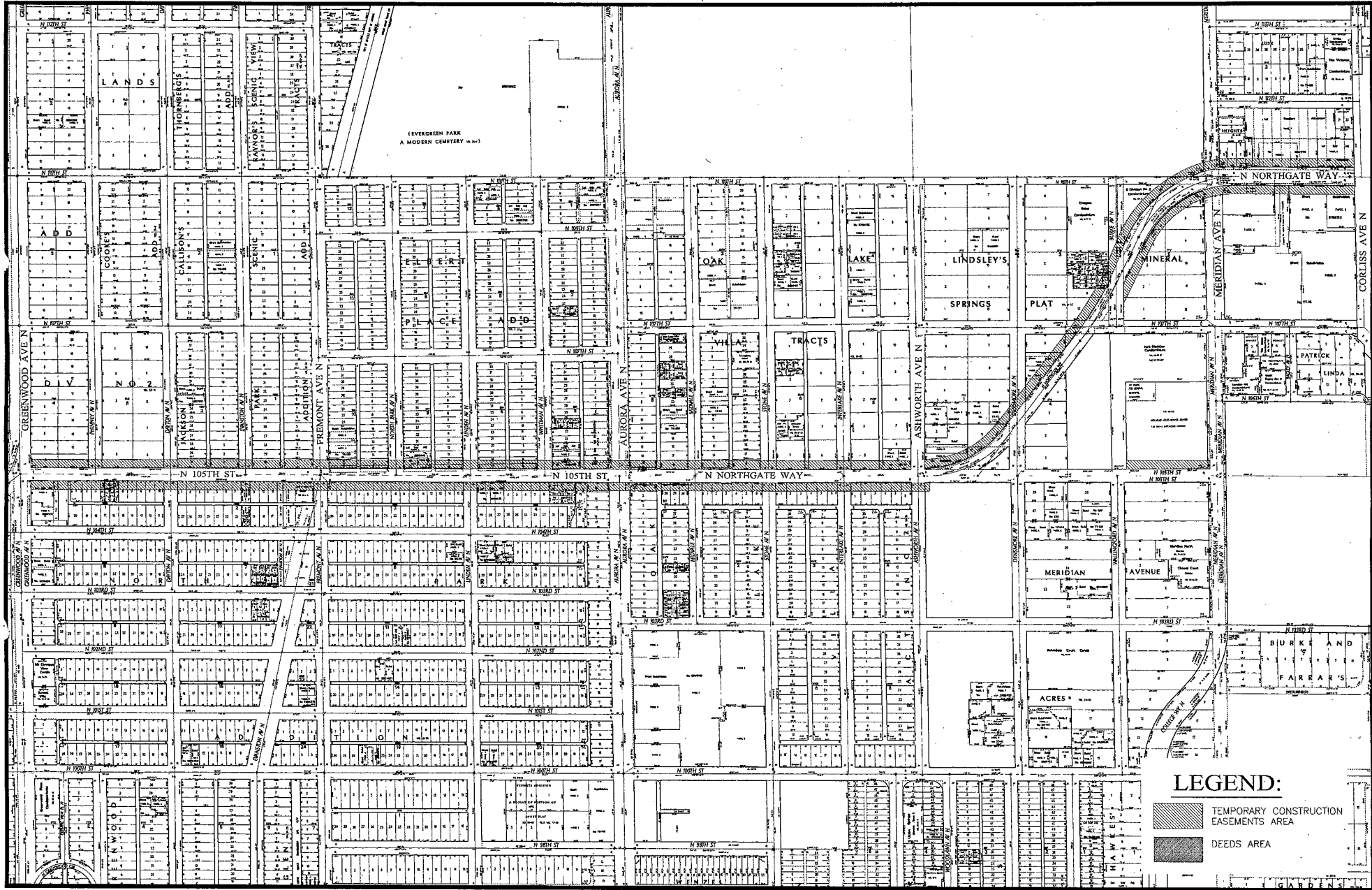
20 Attachment 2: Map of Construction Corridor

21 Attachment 3: Contact List for Properties Affected (Preliminary)



AAC / TIB
NORTHGATE AND 105TH
 SCALE: 1" = 75'

LEGEND:
DEEDS AREA



DIS
CITY
CLERK

NORTHGATE IMPROVEMENT PROJECT DEED AND EASEMENT ACCEPTANCE -AAC/TIB Northgate and 105th
CONTACT LIST FOR PROPERTIES AFFECTED (Preliminary)

Project Parcel No.	Tax ID. No.	Property Address	Property Owner	Tax Payer's Address of Record (Name included only if different than Property owner.)
1	891100-0370	10500 Greenwood Avenue North, Seattle, WA 98133	Josan Group LLC	Josan Group LLC, 10500 Greenwood Avenue North, Seattle, WA 98133
2	312604-9326	10410 Greenwood Avenue North, Seattle, WA 98133	Jeff Joo-Hwan Choi and Joo Young Choi	Eun Young Yoon c/o: John L. Scott, 1225 S. Weller Street, #400, Seattle, WA 98144
3	312604-9025	10400 Greenwood Avenue North, Seattle, WA 98133	Jeff Joo-Hwan Choi and Joo Young Choi	Eun Young Yoon c/o: John L. Scott, 1225 S. Weller Street, #400, Seattle, WA 98144
4	312604-9374	315 North 105th Street, Seattle, WA 98133	Noral Cofer	Noral Cofer, 312 N. 104th Street, Seattle, WA 98133
5	891100-0380	322 North 105th Street, Seattle, WA 98133	Toy Family Trust (She Wai Toy and Sandra W. Toy)	She Wai Toy, 7015 Covello Dr. S., Seattle, WA 98108
6	614560-0005	319 North 105th Street, Seattle, WA 98133	Karl W. Beckley	Karl W. Beckley, 6531 Woodlawn Avenue North, Seattle, WA 98103
7	614560-0010	323 North 105th Street, Seattle, WA 98133	KSLN LLC	Kwai S. Lee, c/o Paul Eng, P.O. Box 75633, Seattle, WA 98175
8	614560-0015	327 North 105th Street, Seattle, WA 98133	SSMSNW (Shahab Shaigan, Shahamat Shaigan and Mohebat)	SSMSNW, 1519 3rd Ave. W., Seattle, WA 98119
9	614560-0021	331B North 105th Street, Seattle, WA 98133	Munir R. and Jamie L. Tanas	Munir R. and Jamie L. Tanas, 331B North 105th Street, Seattle, WA 98133
10	891100-0480	404 North 105th Street, Seattle, WA 98133	International Church Foursquare Gospel	International Church Foursquare Gospel, 400 N. 105th Street, Seattle, WA 98133
11	614560-0020	331A North 105th Street, Seattle, WA 98133	Robert J. Everett	Robert J. Everett, 331A North 105th Street, Seattle, WA 98133
12	614560-0026	335B North 105th Street, Seattle, WA 98133	Hao En Xiong and Li Xing Wu	Hao En Xiong and Li Xing Wu, 335B North 105th Street, Seattle, WA 98133
13	614560-0030	337A North 105th Street, Seattle, WA 98133	Maria Antonia Sisante	Maria Antonia Sisante, 160 Laurel Ave., Brea, CA 92821
14	614560-0035	343A North 105th Street, Seattle, WA 98133	Derek B. Nicolai	Derek B. Nicolai, 343A North 105th Street, Seattle, WA 98133
15	614560-0036	343B North 105th Street, Seattle, WA 98133	Donald E. & Carolyn E. Walquist	Donald E. & Carolyn E. Walquist, 343B North 105th Street, Seattle, WA 98133
16	891100-0490	416 North 105th Street, Seattle, WA 98133	International Church Foursquare Gospel	International Church Foursquare Gospel, 400 N. 105th Street, Seattle, WA 98133
16A	891100-0485	424 North 105th Street, Seattle, WA 98133	International Church Foursquare Gospel	International Church Foursquare Gospel, 400 N. 105th Street, Seattle, WA 98133
17	364510-0355	502 North 105th Street, Seattle, WA 98133	Allison Seattle LLC	Attn: Deanne S. Hanley, Allison Seattle LLC, 8216 NE 124th Place, Kirkland, WA 98034-2572
18	614560-0115	503 North 105th Street, Seattle, WA 98133	Vikas Kamran	Vikas Kamran, 411 NE 9th Street, Seattle, WA 98115
19	614560-0125	513 North 105th Street, Seattle, WA 98133	James M. Staples	James M. Staples, 10002 Aurora Ave. N., Ste 2253, Seattle, WA 98133
20	364510-0200	526 North 105th Street, Seattle, WA 98133	Allison Seattle LLC	Attn: Deanne S. Hanley, Allison Seattle LLC, 8216 NE 124th Place, Kirkland, WA 98034-2572
21	614560-0130	519 North 105th Street, Seattle, WA 98133	Hay Nuy Chowsong (Haynuy N.) Elaine G. Chowsong, Silvestre C.	Hay Nuy Chowsong, 7315 6th Ave. NW, Seattle, WA 98117
22	614560-0135	521 North 105th Street, Seattle, WA 98133	Kevin Fox	Kevin Fox, 19354 22nd Ave. NW., Shoreline, WA 98177



**NORTHGATE IMPROVEMENT PROJECT DEED AND EASEMENT ACCEPTANCE -AAC/TIB Northgate and 105th
CONTACT LIST FOR PROPERTIES AFFECTED (Preliminary)**

Project Parcel No.	Tax ID. No.	Property Address	Property Owner	Tax Payer's Address of Record (Name included only if different than Property owner.)
23	614560-0140	523 North 105th Street, Seattle, WA 98133	Jeanette M. Requa and Christopher D. Akker	Jeanette M. Requa and Christopher D. Akker, 505 Nellis Rd., Bothell, WA 98012
24	614560-0145	529 North 105th Street, Seattle, WA 98133	Gabriel Towolawi	Gabriel Towolawi, 529 North 105th Street, Seattle, WA 98133
25	364510-0190	602 North 105th Street, Seattle, WA 98133	LP 105th LLC	LP 105th LLC, 704 NE Northlake Way, Ste 100, Seattle, WA 98105
26	614560-0147	531 North 105th Street, Seattle, WA 98133	Carson Chu and Keiko Chu-Yamada	Carson Chu and Keiko Chu-Yamada, 531 North 105th Street, Seattle, WA 98133
27	614560-0150	537 North 105th Street, Seattle, WA 98133	Robert S. Seffernick	Robert S. Seffernick, 537 North 105th Street, Seattle, WA 98133
28	614560-0155	539 North 105th Street, Seattle, WA 98133	Peter Liu	Peter Liu, P.O. Box 452, Kirkland, WA 98083
29	614560-0160	541 North 105th Street, Seattle, WA 98133	Alexander and O'Dell Darcy Perrault	Alexander and O'Dell Darcy Perrault, 118 NW 56th St., Seattle, WA 98107
30	364510-0005	No site address.	Seattle City Light	Seattle City Light, 700 5th Ave., Ste 3200-AP, P.O. Box 34023, Seattle, WA 98124
31	614560-0165	No site address.	Seattle City Light	Seattle City Light, 700 5th Ave., Ste 3200-AP, P.O. Box 34023, Seattle, WA 98124
32	257010-0000	555 North 105th Street, Seattle, WA 98133	Condominium - Shared Ownership	Individual mailing to homeowner association and each property owner.
33	614560-0255	709 North 105th Street, Seattle, WA 98133	Guillermo Rodriguez and Andrea Blanca Perez	Guillermo Rodriguez and Andrea Blanca Perez, 709 North 105th Street, Seattle, WA 98133
34	614560-0260	713 North 105th Street, Seattle, WA 98133	Edith C. and Leonard Elion	Edith C. and Leonard Elion, 713 North 105th Street, Seattle, WA 98133
35	614560-0270	723 North 105th Street, Seattle, WA 98133	Marc A. Cardillo and Jennifer L. Sweeney	Marc A. Cardillo and Jennifer L. Sweeney, 723 North 105th Street, Seattle, WA 98133
36	614560-0280	731 North 105th Street, Seattle, WA 98133	Donald E. Howard	Donald E. Howard, 731 North 105th Street, Seattle, WA 98133
37	614560-0293	741 North 105th Street, Seattle, WA 98133	Jason C. P. Lo and Corinna M.H. Lo	Jason C. P. Lo and Corinna M.H. Lo, 741 North 105th Street, Seattle, WA 98133
38	614560-0300	749 North 105th Street, Seattle, WA 98133	James Mason	James Mason, 749 North 105th Street, Seattle, WA 98133
39	229140-0505	902 North 105th Street, Seattle, WA 98133	Joseph P. Petosa	Joseph P. Petosa, 902 North 105th Street, Seattle, WA 98133
40	614560-0395	901 North 105th Street, Seattle, WA 98133	Edgardo G. Francisco	Edgardo G. Francisco, 901 North 105th Street, Seattle, WA 98133
41	614560-0400	911 North 105th Street, Seattle, WA 98133	Brandon Dudley	Brandon Dudley, 911 North 105th Street, Seattle, WA 98133
42	614560-0405	915 North 105th Street, Seattle, WA 98133	Jonathan M. Hulbert and Ayaka Hulbert	Jonathan M. Hulbert and Ayaka Hulbert, 915 North 105th Street, Seattle, WA 98133
43	614560-0410	919 North 105th Street, Seattle, WA 98133	Kurt O. Offereins and Jennifer L. Bond	Kurt O. Offereins and Jennifer L. Bond, 919 North 105th Street, Seattle, WA 98133
44	614560-0415	921 North 105th Street, Seattle, WA 98133	Kemi A. Awosika	Kemi A. Awosika, 12416 NE 7th Place, Bellevue, WA 98005

Gretchen M. Haydel
SDOT, Contact List for Properties Affected, ATT 3
March 1, 2013
Version #2



**NORTHGATE IMPROVEMENT PROJECT DEED AND EASEMENT ACCEPTANCE -AAC/TIB Northgate and 105th
CONTACT LIST FOR PROPERTIES AFFECTED (Preliminary)**

Project Parcel No.	Tax ID. No.	Property Address	Property Owner	Tax Payer's Address of Record (Name included only if different than Property owner.)
45	614560-0420	927 North 105th Street, Seattle, WA 98133	Kevin Phlegar and Xiaowen Tan	Kevin Phlegar and Xiaowen Tan, 927 North 105th Street, Seattle, WA 98133
46	614560-0425	929 North 105th Street, Seattle, WA 98133	Tai-Tsun Inc.	Tai-Tsun Inc., P.O. Box 30773, Seattle, WA 98113
47	229140-0341	10500 A Whitman Avenue North, Seattle, WA 98133	Thien Nguyen	Thien Nguyen, 10500 A Whitman Avenue North, Seattle, WA 98133
48	614560-0432	933 A North 105th Street, Seattle, WA 98133	Federal National Mortgage Association	Owner's Agent: Attn: William L. Bishop - Bishop, White, Marshall, and Weibel, P.S., 720 Olive Way, Ste 1201, Seattle, WA 98101
49	229140-0343	10502 A Whitman Avenue North, Seattle, WA 98133	Heidi L. and Christian Tollefson	Heidi L. and Christian Tollefson, 10502 A Whitman Avenue North, Seattle, WA 98133
50	614560-0437	939 A North 105th Street, Seattle, WA 98133	Ryan P. Purcell and Carmen D. Skager	Ryan P. Purcell and Carmen D. Skager, 939 A North 105th Street, Seattle, WA 98133
51	229140-0330	10501 Aurora Avenue N., Seattle, WA 98133	10501 Aurora LLC	10501 Aurora, LLC., 6533 Seaview NW, Seattle, WA 98117
52	614560-0450	10409 Aurora Avenue North, Seattle, WA 98133	10409 Aurora LLC	Tenant: O'Reilly Automotive; c/o Thomson Property Tax, P.O. Box 06116, Chicago, IL 60606/Owner: Richter Family Limited Liability Company- Need Address
53	630000-0615	10502 Aurora Avenue North, Seattle, WA 98133	Piper A. Paige	B. P. America Inc., P.O. Box 1548, Warrenville, IL 60555
54	630050-0005	10416 Aurora, Avenue North, Seattle, WA 98133	Nihaal Enterprises LLC	Nahaal Enterprises LLC, Dalbir Goraya, 11033 1st Ave. S., Seattle, WA 98168
55	630000-0636	1116 North Northgate Way, Seattle, WA 98133	Vanny Heng	Guenter Mannhalt, 327 N. 105th St., #C, Seattle, WA 98133
56	630050-0140	1117 North Northgate Way, Seattle, WA 98133	Edward J. and Faye M. Garneau	Edward J. & Faye M. Garneau, 951 N. 100th St., Seattle, WA 98133
57	630000-0635	10501 Midvale Avenue North, Seattle, WA 98133	Seattle Milk Fund	Seattle Milk Fund, 1130 N. Northgate Way, Seattle, WA 98133
58	630000-0475	1200 North Northgate Way, Seattle, WA 98133	AVU LLC	AVU LLC, 10330 Meridian Avenue N., Ste 240, Seattle, WA 98133
59	630050-0155	1201 North Northgate Way, Seattle, WA 98133	Anne M. Wilson	Anne M. Wilson, 2101 N. 105th St., Seattle, WA 98133
60	630050-0165	2067 N. 105th St., Seattle, WA 98133	Elsia LLC	Elsia LLC, 18411 Aurora Avenue N., Shoreline, WA 98133
62	630050-0170	1215 North Northgate Way, Seattle, WA 98133	Yu He and Bryan J. Koehler	Yu He & Bryan J. Koehler, 1802 N. 165th St., Seattle, WA 98133
63	630050-0175	1223 North Northgate Way, Seattle, WA 98133	Hong Wang and Patricia R. Mayovsky	Hong Wang and Patricia R. Mayovsky, 1802 N. 165th St., Seattle, WA 98133
64	630050-0180	10357 Stone Avenue North, Seattle, WA 98133	Puget Sound Blood Center	Puget Sound Blood Center, 921 terry Avenue, Seattle, WA 98104
65	630000-0380	10504 Stone Avenue North, Seattle, WA 98133	Epic Life Church Seattle	Epic Life Church Seattle, 10002 Aurora Ave. N., #36 PMB 5501, Seattle, WA 98133
66	630050-0305	10352 Stone Avenue North, Seattle, WA 98133	Yan and Co. LLC	Cissie Yan, 15218 21st Circle Dr. SE. Mill Creek, WA 98012
67	630050-0310	1307 North Northgate Way, Seattle, WA 98133	Yong and Keesoon Namkung	Yong & Keesoon Numkung, 15516 72nd Ave.W., Edmunds, WA 98026

**NORTHGATE IMPROVEMENT PROJECT DEED AND EASEMENT ACCEPTANCE -AAC/TIB Northgate and 105th
CONTACT LIST FOR PROPERTIES AFFECTED (Preliminary)**

Project Parcel No.	Tax ID. No.	Property Address	Property Owner	Tax Payer's Address of Record (Name included only if different than Property owner.)
68	630000-0381	No site address. Associated with parcel no. 630000-0380 (see #65)	Epic Life Church Seattle and Puget Sound Baptist Assoc.	Epic Life Church Seattle, 10002 Aurora Ave. N., #36 PMB 5501, Seattle, WA 98133
69	630050-0315	1319 North Northgate Way, Seattle, WA 98133	City of Seattle, FAS	City of Seattle, FAS-700 5th Ave., Ste 5200, P.O. Box 94689, Seattle, WA 98124
70	630050-0455	10350 Interlake Avenue North, Seattle, WA 98133	William Davis	William Davis, P.O. Box 1197, Winter Park, CO 80482
71	630050-0460	1407 North Northgate Way, Seattle, WA 98133	Peter Damien and Lynn Elaine-Robbins McBride	Peter Damien & Lynn Elaine-Robbins McBride, P.O. Box 3545, Seattle, WA 98124
72	630000-0333	1408 B North Northgate Way, Seattle, WA 98133	Samir Bhatt, Gautam Bhakar, and Digpalshnh Sarvaiya	Samir Bhatt, Gautam Bhakar, and Digpalshnh Sarvaiya, 1408 B North Northgate Way, Seattle, WA 98133
73	630050-0465	1411 North Northgate Way, Seattle, WA 98133	Robert A. Bonner III	Robert A. Bonner III, 1411 North Northgate Way, Seattle, WA 98133
74	630000-0338	1414 North Northgate Way, Seattle, WA 98133	Northgate Ashworth Apartment, LLC	Northgate Ashworth Apartment LLC, 6305 150th Ave. NE, Redmond, WA 98052
75	630050-0475	1425 North Northgate Way, Seattle, WA 98133	Michael Eugene and Peggy A. Graham	Michael Eugene and Peggy A. Graham, 4616 California Trail, Blaine, WA 98230
76	312604-9217	1605 North Northgate Way, Seattle, WA 98133	Shannon C. Corcoran and Jacob T. Young	Shannon C. Corcoran and Jacob T. Young, 1605 North Northgate Way, Seattle, WA 98133
77	302604-9025	10501 Meridian Avenue North, Seattle, WA 98133	King County - Property Services	King County-Property Services, ADM-ES-0800, 500 4th Ave., Seattle, WA 98004
77A	664855-0000	10545 Meridian Avenue North, Seattle, WA 98133	Park Meridian Condominium	Individual mailing to homeowner association and each property owner.
78	435870-0055	1530 N. Northgate Way, Seattle, WA 98133	William T. and Joan R. Saizwedel	William T. and Joan R. Saizwedel, 12209 8th Ave. NW, Seattle, WA 98177
79	435870-0053	10527 Densmore Avenue North, Seattle, WA 98133	Laura M. and Ellis H. Moose	10527 Densmore Avenue North, Seattle, WA 98133
80	435870-0201	No site address.	Robby Kim Ho Liem and Marietta Sui Yi	Robby Kim Ho Liem and Marietta Sui Yi, 19010 12th Pl. NW, Shoreline, WA 98177
81	435870-0177	1724 North 107th Street, Seattle, WA 98133	Colleen F. Stewart	Colleen F. Stewart, 1724 North 107th Street, Seattle, WA 98133
82	435870-0176	1750 North Northgate Way, Seattle, WA 98133	Sam Furutani, LLC	Sam Furutani, LLC, 6810 119th Ave. NE, Kirkland, WA 98033
82A	435870-0186	1752 North Northgate Way, Seattle, WA 98133	Sam Furutani, LLC	Sam Furutani, LLC, 6810 119th Ave. NE, Kirkland, WA 98033
83	435870-0188	1758 North Northgate Way, Seattle, WA 98133	Bobbi J. Bender and Jorge W. Williams	Bobbi J. Bender and Jorge W. Williams, 1758 North Northgate Way, Seattle, WA 98133
84	435870-0175	1766 North Northgate Way, Seattle, WA 98133	Van My Tran	Sydney M. Anderson & Lisa L. Winston, 1766 N. Northgate Way, Seattle, WA 98133
85	435870-0215	1800 North 107th Street, Seattle, WA 98133	Meridian Associates Apartments, LLC	Meridian Associates Apartments, LLC, 2825 Eastlake Ave. E., Ste 250, Seattle, WA 98102
86	034830-0000	1900 North Northgate Way, Seattle, WA 98133	Chateau Boise "B" Condominium	Individual mailing to homeowner association and each property owner.
87	435870-0232	10745 Meridian Avenue North, Seattle, WA 98133	Agabi II, Inc.	Attention: Sami Said, Agabi II, Inc., 1720 S. 272nd St., Des Moines, WA 98198

**NORTHGATE IMPROVEMENT PROJECT DEED AND EASEMENT ACCEPTANCE -AAC/TIB Northgate and 105th
CONTACT LIST FOR PROPERTIES AFFECTED (Preliminary)**

Project Parcel No.	Tax ID. No.	Property Address	Property Owner	Tax Payer's Address of Record (Name included only if different than Property owner.)
88	446840-0021	11000 Meridian Avenue North, Seattle, WA 98133	Nova Oil Co.	Nova Oil Co., 17700 17th Ave. NW, Seattle, WA 98177
89	446840-0005	2140 North Northgate Way, Seattle, WA 98133	Northgate Inns Inc.	Northgate Inns, Inc., 19009 33rd Ave. W., Ste 306, Lynnwood, WA 98036
90	446840-0036	2132 North Northgate Way, Seattle, WA 98133	Northgate Berkshire LLC	Northgate Inns, Inc., 19009 33rd Ave. W., Ste 306, Lynnwood, WA 98036
91	292604-9094	2111 North Northgate Way, Seattle, WA 98133	The Weller Group LLC	Northgate Meridian Bldg, c/o Stephen C. Grey & Assoc., 2633 Eastlake Av. E, Ste 300, Seattle, WA 98102
92	292604-9018	10740 Meridian Avenue North, Seattle, WA 98133	Richard Lawrence and Stephanie Sheldon Eberharter	Attn : Mr. & Mrs. Eberhartner, Meridian, LLC, 3231 Magnolia Blvd. W, Seattle, WA 98199
93	292604-9490	10700 Meridian Avenue North, Seattle, WA 98133	Northway West LLC	Northway West LLC, c/o Colliers International, 601 Union St., Ste 5300, Seattle, WA 98101
94	292604-9539	2137 North Northgate Way, Seattle, WA 98133	Ariel University LLC	Ariel University, LLC, 2143 N. Northgate Way, Seattle, WA 98133
95	446840-0080	2150 North Northgate Way, Seattle, WA 98133	Soyam Northgate Properties LLC	Soyam Northgate Prop LLC, 2900 SE 3rd St., Renton, WA 98056-4023
96	292604-9470	2147 North Northgate Way, Seattle, WA 98133	McDonald's Corporation	Gia Management Inc., 10575 NE 4th St., Bellevue, WA 98

NOTE: All of the parcels on this Contact List will be affected by the Northgate Improvement Project. 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 permanent acquisitions rows are shaded.

****Deeds are being accepted for Project Parcel Nos. 51, 52, 58 and 60.**



FISCAL NOTE FOR CAPITAL PROJECTS ONLY

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Department of Transportation	Larry Huggins/684-5001	Forrest Longman/684-0331

Legislation Title:

AN ORDINANCE relating to the Seattle Department of Transportation; relating to the Northgate Way improvement project; authorizing the Director of the Department of Transportation to acquire, accept, and record on behalf of the City of Seattle, a warranty deed for a portion of Block 3, Elbert Place Addition to the City of Seattle, from 10501 Aurora LLC, a Washington limited liability company; authorizing the Director of the Department of Transportation to acquire, accept, and record on behalf of the City of Seattle, a warranty deed for a portion of Block 4, North Park Addition to the City of Seattle, from 10409 Aurora LLC, a Washington limited liability company; authorizing the Director of the Department of Transportation to acquire, accept, and record on behalf of the City of Seattle, a warranty deed for a portion of Block 7, Oak Lake Villa Tracts, from AVU LLC, a Washington limited liability company; authorizing the Director of the Department of Transportation to acquire, accept, and record on behalf of the City of Seattle, a warranty deed for a portion of Block 2, Oak Lake Villa Tracts, from Elsia LLC, a Washington limited liability company; authorizing the Director of the Department of Transportation to acquire, accept, and record both temporary construction easements and permanent property rights from abutting property owners located along North 105th Street and North Northgate Way between Greenwood Avenue North and Corliss Avenue North, necessary or convenient for the Northgate improvement project in connection with the Arterial Asphalt and Concrete Program through negotiation and use of eminent domain (condemnation); placing the real property conveyed by such deeds and easements under the jurisdiction of the Seattle Department of Transportation and designating the property for transportation, utility and other municipal purposes; authorizing payment of all other costs associated with acquisition; and ratifying and confirming prior acts.

Summary and background of the Legislation:

This legislation authorizes acquisition, acceptance, and recording of four deeds and approximately 93 temporary construction easements granted to the City of Seattle by private property owners and authorizes the Director to acquire any other property rights necessary for the Northgate street improvement project along portions of North 105th Street and North Northgate Way between Greenwood Avenue North and Corliss Avenue North as part of the Northgate improvement project – Arterial Asphalt Concrete Program (the “Project”), designates them for transportation purposes, and places the property under the jurisdiction of the Seattle Department of Transportation

It is anticipated that new development will bring more density to the Northgate urban center. To



prepare for this growth, the City partnered with Northgate property owners and the Northgate Stakeholders Group, a broad representative body of community and business representatives, to create a development plan to address long standing concerns for the area. This joint effort produced the Northgate Coordinated Transportation Investment Plan.

In 2010, the City's Northgate improvement project was awarded a \$4.5 million dollar grant to help address transportation issues along the corridor. The funds provide the City the opportunity to make improvements that will relieve congestion, enhance safety, and improve roadway conditions.

This Project will repave North 105th Street and portions of North Northgate Way between Greenwood Avenue North and Corliss Avenue North, and widen the intersection of Northeast Northgate Way and 5th Avenue Northeast. A minimum five-foot wide sidewalk on both sides of the street will be constructed for the area between Greenwood Avenue North and Meridian Avenue North. A 12-foot wide sidewalk on both sides of the street will be constructed for the area between Meridian Avenue North and Corliss Avenue North, and at the intersection of Northeast Northgate Way and 5th Avenue Northeast.

Improvements to transit and public safety along the entire length of the Project between Greenwood Avenue North and Lake City Way Northeast include: signal improvements, ITS components, way-finding signs, and street lighting. The street lighting will bring the corridor up to current illumination standards and the signal and ITS improvements will reduce congestion and improve mobility.

Project Name:	Project I.D.:	Project Location:	Start Date:	End Date:
Arterial Asphalt and Concrete Program	TC365440	In various locations.	Ongoing.	Ongoing.

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.

Appropriations for the Project are included in the 2013 Adopted Budget and the 2013-2018 Adopted Capital Improvement Program.

Other Implications:

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

The City will be providing property owners just compensation, including mutual benefits, for the property acquisitions necessary to complete the Project. The sidewalks will be added to SDOT's inventory for future maintenance.



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

Receipt of the State grant funding is contingent upon providing a completed sidewalk system, thereby requiring the property right acquisitions to complete the Project.

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

No.

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?

No.

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

No.

g) Does this legislation affect a piece of property?

Yes, four private property owners are granting warranty deeds to the City for transportation purposes to complete and maintain the Project. Temporary construction easements are also being acquired to complete the Project.

h) Other Issues:

None.

List attachments to the fiscal note below:



City of Seattle
Office of the Mayor

March 12, 2013

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 which authorizes acquisition, acceptance, and recording of four warranty deeds and temporary construction easements granted by abutting property owners in connection with the Northgate improvement project under the Arterial Asphalt and Concrete Program (the "Project"). This legislation also places the deeds and easements under the jurisdiction of the Seattle Department of Transportation and designates them for transportation, utility, and municipal purposes.

This Project will repave North 105th Street and a portion of North Northgate Way between Greenwood Avenue North and Corliss Avenue North, and widen the intersection of Northeast Northgate Way and 5th Avenue Northeast. The deeds and easements are necessary for repavement and ongoing maintenance of the street.

Improvements to transit and public safety along the entire length of the Project between Greenwood Avenue North and Lake City Way Northeast include: signal improvements, ITS components, way-finding signs, and street lighting. The street lighting will bring the corridor up to current illumination standards and the signal and ITS improvements will reduce congestion and improve mobility.

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

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Michael McGinn, Mayor
Office of the Mayor
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Seattle, WA 98124-4749

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