

CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL 118156

AN ORDINANCE relating to the State Route 520 Project; authorizing the Director of the Department of Transportation to acquire, accept, and record on behalf of the City of Seattle, a statutory warranty deed for a portion of Lot 1, Block 1, Glenwilde Addition to the City of Seattle, from Michael Leigh, a single person; placing the real property conveyed by such deed under the jurisdiction of the Department of Transportation and designating the property for street purposes; and ratifying and confirming certain prior acts.

WHEREAS, the existing State Route (SR) 520 west approach bridge north is a fixed structure that connects the floating bridge to the Montlake interchange (“Structure”); and

WHEREAS, the Structure needs replacing because the hollow columns supporting it are vulnerable to seismic events, it has narrow shoulders, and it does not have transit/High Occupancy Vehicle (HOV) or bicycle/pedestrian lanes; and

WHEREAS, the Structure is necessary to support the new SR-520 floating bridge; and

WHEREAS, the SR-520 West Approach Bridge North project (the “WABN Project”) is a Washington State Department of Transportation (“WSDOT”) project that replaces the westbound bridge from the new SR-520 Floating Bridge to Montlake Boulevard and will be built to modern seismic standards and support a six-lane corridor with a bicycle/pedestrian path connecting to local and regional trails; and

WHEREAS, late in the WABN Project design review process, the Seattle Department of Transportation (“SDOT”) identified a preferred bike detour route along East North Street that requires WSDOT to make curb improvements as required by the Americans with Disabilities Act (ADA) at the southeast corner of East North Street and East Montlake Place East; and

WHEREAS, the City owns the adjoining street right-of-way and will take ownership of the curb ramp after construction has been completed, and SDOT agreed to acquire the property necessary to construct the ADA compliant curb ramp in connection with the WABN Project, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

1 Section 1. The Statutory Warranty Deed executed by Michael Leigh on March 19, 2014,
2 as Grantor, and recorded under King County Recording Number 20140418000963 on April 18,
3 2014, and legally described in Attachment A which is incorporated into this ordinance by
4 reference, is hereby accepted.

5 Section 2. The property conveyed by the deed described in Section 1 is placed
6 under the jurisdiction of the Seattle Department of Transportation, accepted for street
7 purposes, and laid off, opened, widened, extended, and established as street right-of-way
8 upon the land described in the deed.

9 Section 3. Any act consistent with the authority and prior to the effective date of
10 this ordinance is approved and accepted.

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

1 Passed by the City Council the ____ day of _____, 2014, and
2 signed by me in open session in authentication of its passage this
3 ____ day of _____, 2014.

4
5 _____
6 President _____ of the City Council

7
8 Approved by me this ____ day of _____, 2014.

9
10 _____
11 Edward B. Murray, Mayor

12
13 Filed by me this ____ day of _____, 2014.

14
15 _____
16 Monica Martinez Simmons, City Clerk (Seal)

17
18 Attachment A: Statutory Warranty Deed
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Recording Requested By And
When Recorded Mail To:

City of Seattle Department of Transportation
700 Fifth Avenue, Suite 3900
P. O. Box 34996
Seattle, WA 98124-4996
Attn: Sam Spencer

Document Type: Deed
Reference Number of Related Document: N/A
Grantor(s): Leigh, Michael
Grantee(s): CITY OF SEATTLE
Legal Description (abbreviated): Portion of Lot 1, Block 1, Glenwilde Addition to the City
of Seattle, in King County, Washington.
Assessor's Tax Parcel Number: 280410-0005



20140418000963

SEATTLE CITY OF WA
PAGE-001 OF 002
04/18/2014 12:11
KING COUNTY, WA

73.00

E2663087

04/18/2014 12:07
KING COUNTY, WA
TAX
SALE

\$94.00
\$5,000.00

PAGE-001 OF 001

STATUTORY WARRANTY DEED

THE GRANTOR, Michael Leigh, a single person, for and in consideration in hand paid, conveys, and warrants to the City of Seattle, a Washington Municipal Corporation, the following described real estate, situated in the County of King, State of Washington:

THAT PORTION OF LOT 1, BLOCK 1 OF GLENWILDE ADDITION TO THE CITY OF SEATTLE, FILED FOR RECORD ON THE 25TH DAY OF SEPTEMBER, 1925, UNDER AUDITOR'S FILE NUMBER 2078171, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE RIGHTS-OF-WAY OF EAST NORTH STREET AND EAST MONTLAKE PLACE EAST; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID EAST MONTLAKE PLACE 13.05 FEET; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH STREET WHICH LIES 18.81 FEET DISTANT FROM THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTH STREET RIGHT-OF-WAY TO THE POINT OF BEGINNING.
CONTAINING 88.3 SQ. FT. more or less.**

Tax Parcel Number: 280410-0005

Dated: 3-19-2014

M Leigh

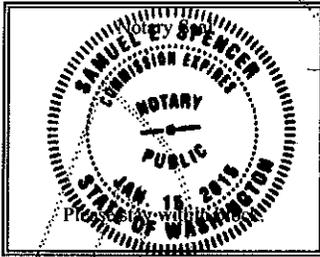
Michael Leigh

STATE OF WASHINGTON

County of King

I certify that I know or have satisfactory evidence that MICHAEL LEIGH is the person who appeared before me, and said person acknowledge that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



Samuel E. Spencer
Notary (print name) Samuel E. Spencer
Notary Public in and for the State of Washington,
residing at: Seattle, WA
My Appointment expires Jan 15, 15

FISCAL NOTE FOR CAPITAL PROJECTS ONLY

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Seattle Department of Transportation	Larry Huggins/684-5001	Christie Parker/684-5211

Legislation Title:

AN ORDINANCE relating to the State Route 520 Project; authorizing the Director of the Department of Transportation to acquire, accept, and record on behalf of the City of Seattle, a statutory warranty deed for a portion of Lot 1, Block 1, Glenwilde Addition to the City of Seattle, from Michael Leigh, a single person; placing the real property conveyed by such deed under the jurisdiction of the Department of Transportation and designating the property for street purposes; and ratifying and confirming certain prior acts.

Summary and background of the Legislation:

This legislation authorizes acquisition, acceptance, and recording of a statutory warranty deed granted to the City of Seattle by a private property owner for a portion of property at the southeast corner at the intersection of East North Street and East Montlake Place East (the "Montlake Intersection"). This property is needed to rebuild the existing curb ramp as provided for under the State Route (SR) 520 Project (the "Project"), designates the property for street purposes, and places it under the jurisdiction of the Seattle Department of Transportation ("SDOT").

The SR-520 West Approach Bridge North project is a Washington State Department of Transportation project ("WABN Project") constructing a new westbound bridge from the new SR-520 floating bridge to Montlake Boulevard. The existing 2-way approach will be converted to provide 3 eastbound lanes as an interim condition until future phases of SR-520 are constructed.

The WABN project will affect surrounding surface streets, relocate the Lake Washington Boulevard off-ramp to the west (using the 24th Avenue East crossing), and remove the "ramps to nowhere." WSDOT has full funding for this project and intends to begin construction in mid-2014. It is anticipated that the new WABN Project bridge will open for traffic in 2016.

Late in the design review for SR-520, SDOT identified a preferred bike detour route along East North Street which required WSDOT to make curb ramp improvements at the intersection of East North Street and East Mountlake Place East. SDOT agreed to acquire the necessary property to construct the curb ramp since the City owns the adjoining street right-of-way.

It is necessary for the City to purchase and accept this property at the Montlake Intersection to rebuild the existing curb ramp to facilitate the WABN Project in compliance with the Americans with Disabilities Act.

Project Name:	Project I.D.:	Project Location:	Start Date:	End Date:
SR-520 Project	TC365880	SR520 WB /Montlake Boulevard Off Ramp/I-5NB On Ramp	Q1/2002	Q4/2019

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 2014 Adopted Budget and the 2014-2019 Adopted Capital Improvement Program.

Other Implications:

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

Yes. The City will pay \$5,000 to the property owner as just compensation for the property acquisition necessary to complete the Project.

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

This legislation allows the City to purchase property which is needed to construct the ADA-compliant curb ramp. If the ramp is not constructed and the City fails to comply with Federal law, there is a risk that the City may be subject to legal action and/or fines.

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, the Seattle Department of Transportation will acquire property rights from a private property owner to complete and maintain the WABN Project and the City is accepting the property as required by Article IV, Section 14, of the Seattle City Charter. Maps showing the location of the property and the portion of the property are included in Attachments 1 and 2.

h) Other Issues:

None.

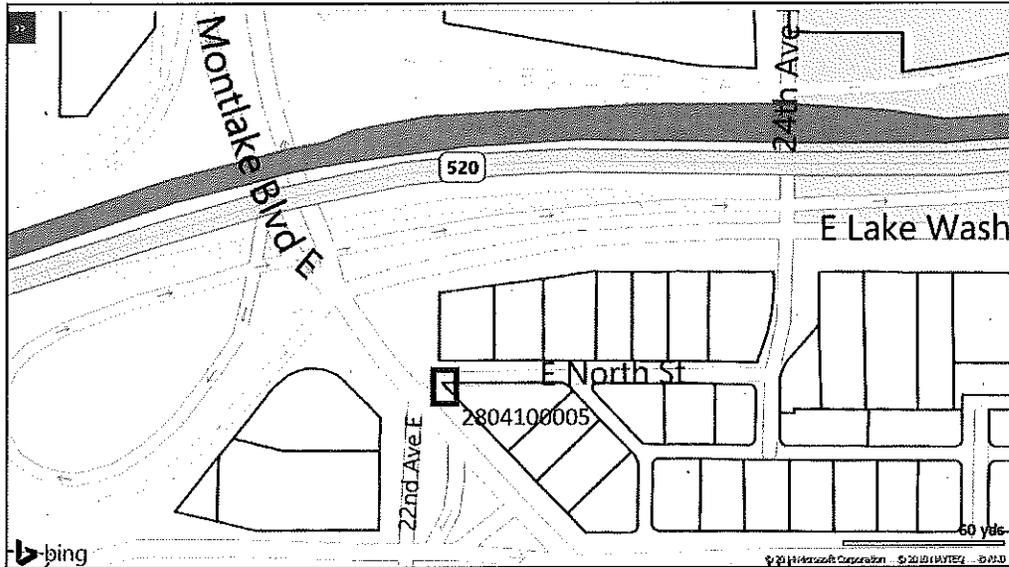
List attachments to the fiscal note below:

Attachment 1: SR-520 Project Acquisition Map

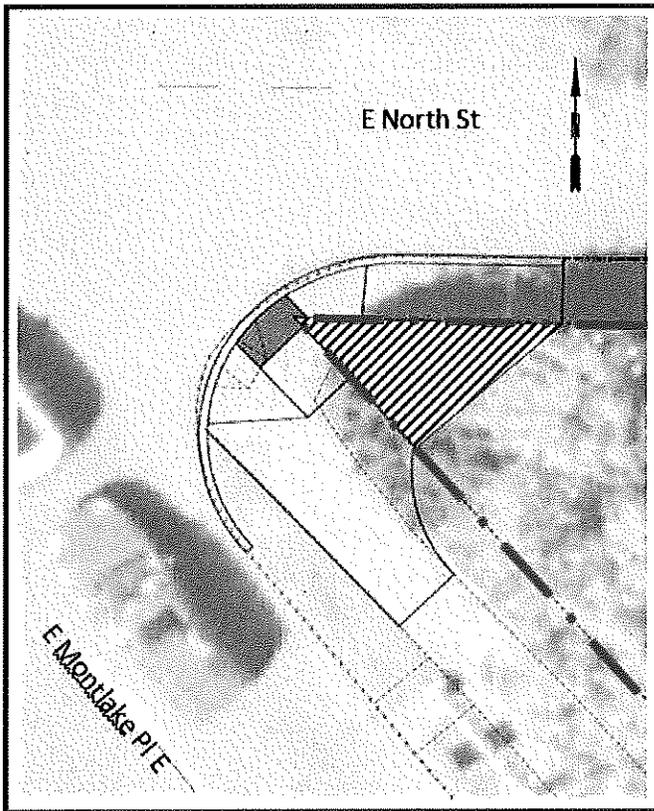
Attachment 2: Curb Ramp Options at North Street Map

ATT 1 TO FISC: SR-520 Project Acquisition Map

Location of Property Acquisition



Portion of Property to be Acquired (Parcel #2804100005)

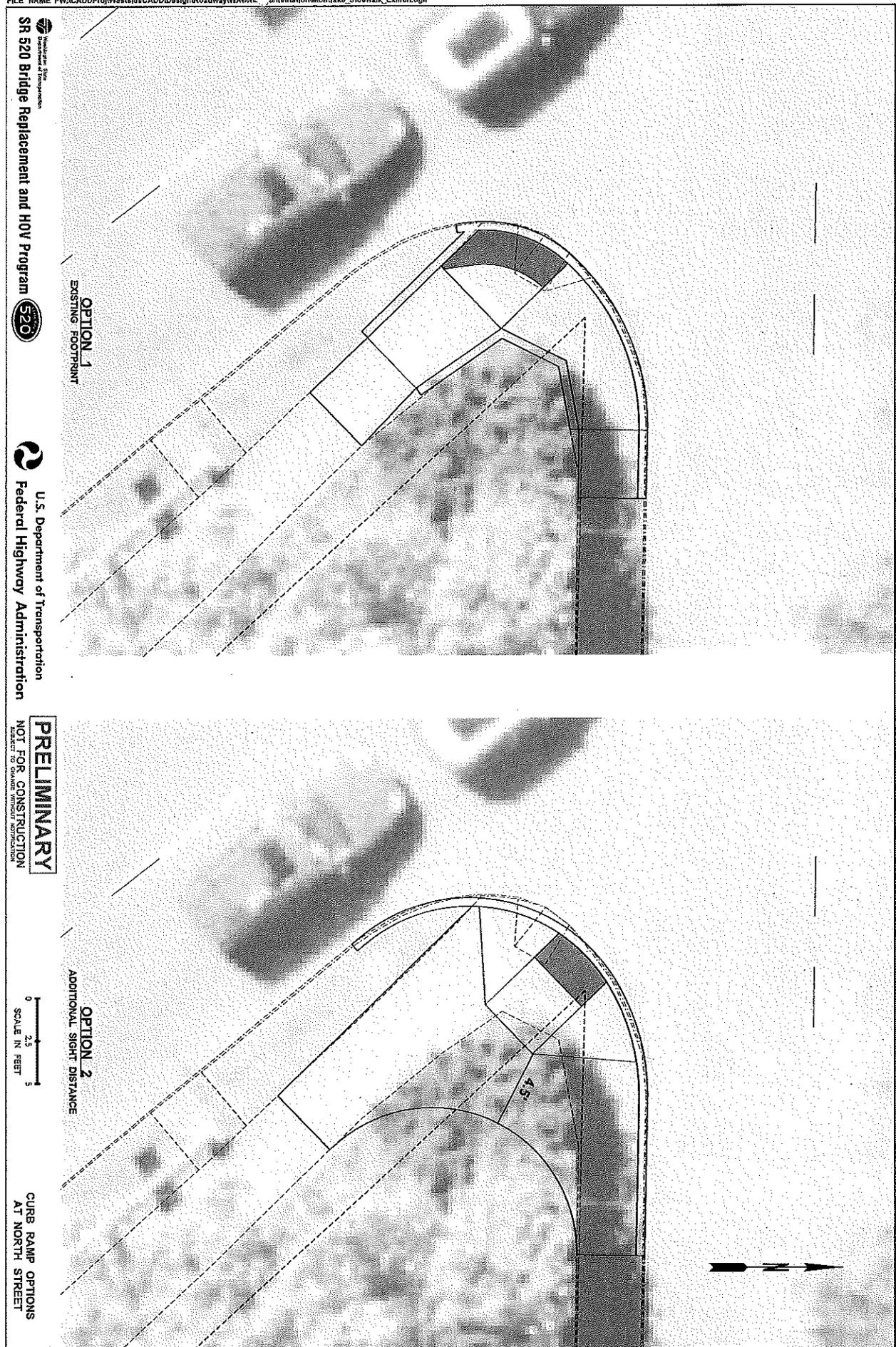


Legend

- Existing Property Line
- Property to be Acquired

For illustrative purposes only.
See legal description.

PLOTTED BY sharpes
TIME 4:16:32 PM
DATE 1/13/2014
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City of Seattle
Edward B. Murray
Mayor

July 8, 2014

Honorable Tim Burgess
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Burgess:

I am pleased to transmit the attached proposed Council Bill which authorizes acquisition, acceptance, and recording of a statutory warranty deed granted to the City of Seattle by a private property owner. The property is located at the southeast corner of the intersection at East North Street and East Montlake Place East (the "Montlake Intersection"). This property is needed to rebuild the existing curb ramp as provided for under the State Route 520 Project. This legislation also places the property under the jurisdiction of the Seattle Department of Transportation and designates it for street purposes.

It is necessary for the City to purchase and accept the property at the Montlake Intersection to rebuild the existing curb ramp as required by the Americans with Disabilities Act. This improvement will make the sidewalk more accessible to individuals with disabilities who require such accommodation.

Thank you for your consideration of this legislation which supports the Washington State Department of Transportation's West Approach Bridge North Project and improves pedestrian safety. Should you have any questions, please contact Larry Huggins at 684-5001.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward B. Murray", written over a horizontal line.

Edward B. Murray
Mayor of Seattle

cc: Honorable Members of the Seattle City Council