

**CITY OF SEATTLE**  
**ORDINANCE** \_\_\_\_\_

COUNCIL BILL 118145

1  
2  
3  
4 AN ORDINANCE relating to the redevelopment of Yesler Terrace; authorizing the execution of  
5 Lot Boundary Adjustment #3016027; authorizing an exchange of property between the  
6 City of Seattle and the Housing Authority of the City of Seattle to complete the Lot  
7 Boundary Adjustment to allow for the dedication of the new South Washington Street as  
8 part of the final plat of Yesler Terrace Community; and finding, after a public hearing,  
that the exchange of property meets the requirements of Ordinance 118477, which  
adopted Initiative 42.

9 WHEREAS, the Housing Authority of the City of Seattle, a public body corporate and politic  
10 (“SHA”), is redeveloping the Yesler Terrace public housing development; and

11 WHEREAS, in anticipation of the redevelopment, the City Council granted preliminary approval  
12 with conditions of SHA’s street vacation petition on September 4, 2012 (City of Seattle  
13 Clerk’s File No. 311389) (“Preliminary Street Vacation Approval”). The Preliminary  
Street Vacation Approval provides, among other things, requirements for street  
dedication by SHA, including a realignment of South Washington Street; and

14 WHEREAS, the realigned South Washington Street includes a 2,492 square foot portion of  
15 property (“City Property”) under the jurisdiction of the Department of Parks and  
16 Recreation (“Parks”) that is part of the Yesler Terrace Community Center property and  
currently improved with a play area; and

17 WHEREAS, the Preliminary Street Vacation Approval also required that SHA submit a  
18 preliminary plat to the Department of Planning and Development consistent with the  
19 Preliminary Street Vacation Approval; and

20 WHEREAS, pursuant to the decision of the Seattle Hearing Examiner in MUP-13-016(SD), the  
21 City granted preliminary plat approval for Yesler Terrace, subject to conditions, on  
August 30, 2013 (“Preliminary Plat Approval”); and

22 WHEREAS, one of the conditions of the Preliminary Plat Approval is that prior to final plat  
23 approval a Lot Boundary Adjustment must be recorded between SHA and City of Seattle  
related to the dedication of the new S. Washington Street right-of-way; and

24 WHEREAS, SHA has prepared, at its sole cost and expense, and received preliminary approval  
25 of Lot Boundary Adjustment #3016027, a copy of which is attached to this ordinance as  
26 Attachment 1; and



1 WHEREAS, to complete the Lot Boundary Adjustment to allow for the realignment of South  
2 Washington Street, SHA proposes to transfer to the City an equivalently-sized parcel  
3 adjacent to the Yesler Terrace Community Center ("Exchange Property") in exchange for  
4 the City's transfer to SHA of the City Property; and

5 WHEREAS, pursuant to a Cooperative Agreement between SHA and the City executed  
6 December 21, 2012, SHA will deed property to be known as Lot 1, Block 1 Yesler  
7 Terrace Community to the City for a neighborhood park to serve the Yesler Terrace  
8 community; and

9 WHEREAS, a new play area, of better quality, better location and better accessibility, will be  
10 constructed as part of the new neighborhood park; and

11 WHEREAS, SHA and Parks desire that Parks be able to continue operating the existing play area  
12 until the new neighborhood park is constructed; and

13 WHEREAS, SHA will grant a license to Parks, free of charge, to operate the existing play area  
14 from the date of transfer of the City Property to SHA until the date of recording of the  
15 final plat of Yesler Terrace Community; and

16 WHEREAS, the existing play area will be located in the unimproved right-of-way of South  
17 Washington Street from the date of recording of the final plat of Yesler Terrace  
18 Community; and

19 WHEREAS, SHA, at its sole cost and expense, will obtain a street use permit from the Seattle  
20 Department of Transportation for the benefit of Parks for the operation of the existing  
21 play area from the date of recording of the final plat of Yesler Terrace Community until  
22 the earlier of the date that SHA begins construction of street infrastructure improvements  
23 in the new South Washington Street right-of-way in front of the Yesler Terrace  
24 Community Center and the new neighborhood park, or the date of completion of the new  
25 play area in the new neighborhood park; and

26 WHEREAS, Ordinance 118477, which adopted Initiative 42, requires that lands and facilities  
27 held for park and recreation purposes not be transferred unless the City first holds a  
28 public hearing regarding the necessity of the transaction and then enacts an ordinance  
finding the transaction is necessary because there is no reasonable and practical  
alternative; and

WHEREAS, Ordinance 118477 also states that the City shall receive in exchange land or a  
facility of equivalent or better size, value, location, and usefulness in the vicinity, serving  
the same community and the same park purpose; and

WHEREAS, Parks recommends that the proposed property exchange in the context of the  
redevelopment of Yesler Terrace and the development of a new neighborhood park meet  
the intent and spirit of the requirements of Ordinance 118477 because the transfer of the



1 City Property to SHA is necessary, the Exchange Property is equivalent in size and  
2 location and usefulness, and the new neighborhood park will provide a new and improved  
play area serving the same community; and

3 WHEREAS, the City Council has held a public hearing in accordance with the requirements of  
4 Ordinance 118477; NOW, THEREFORE,

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

6 Section 1. The City Council finds that the exchange of property described in Section 3  
7 below meets the requirements of Ordinance 118477, adopting Initiative 42, as follows: (a) the  
8 transaction is necessary because there is no reasonable and practical alternative method for the  
9 Housing Authority of the City of Seattle ("SHA") to comply with dedication conditions of the  
10 City Council's preliminary approval of SHA's street vacation petition (City of Seattle Clerk's  
11 File No. 311389) and conditions imposed by the Seattle Hearing Examiner's preliminary plat  
12 approval for Yesler Terrace (MUP-13-016(SD)); (b) the Exchange Property and the City  
13 Property, described respectively in Sections 3 and 4 below, are equivalent in size and location  
14 and substantially equivalent in value; and (c) the park purposes of the City Property will be  
15 duplicated and improved in a new neighborhood park adjacent to the Yesler Terrace Community  
16 Center.  
17  
18

19 Section 2. The Superintendent of Parks and Recreation or his designee  
20 ("Superintendent") is authorized to execute Lot Boundary Adjustment #3016027, a copy of  
21 which is attached hereto as Attachment 1 ("LBA").  
22

23 Section 3. Upon final approval and recording by the Department of Planning and  
24 Development of the LBA, the Superintendent, or his designee, is authorized, on behalf of the  
25 City of Seattle, to accept a statutory warranty deed, subject to such title exceptions as the  
26 Superintendent deems appropriate (including a restrictive covenant imposed by the United States  
27



1 Department of Housing and Urban Development concerning use of the property for park  
2 purposes), from SHA for open space, park, and recreation purposes, by attaching to the deed his  
3 written acceptance thereof, and record the same in the King County records, to the following  
4 described property ("Exchange Property"):

5 *A PORTION OF PARCEL A OF CITY OF SEATTLE SHORT PLAT NO. 2207828, RECORDED*  
6 *UNDER KING COUNTY RECORDING NO. 20030612900016, MORE PARTICULARLY AS*  
7 *FOLLOWS;*

8 *BEGINNING AT THE NORTHWEST CORNER OF PARCEL B OF SAID SHORT PLAT NO.*  
9 *2207828;*

10 *THENCE SOUTH 01°32'44" WEST, A DISTANCE OF 116.92 FEET;*

11 *THENCE SOUTH 79°44'29" WEST, A DISTANCE OF 15.78 FEET;*

12 *THENCE SOUTH 10°15'31" EAST, A DISTANCE OF 26.36 FEET TO THE TRUE POINT OF*  
13 *BEGINNING "A";*

14 *THENCE CONTINUING SOUTH 10°15'31" EAST, A DISTANCE OF 64.75 FEET;*

15 *THENCE NORTH 79°23'43" EAST, A DISTANCE OF 30.01 FEET;*

16 *THENCE SOUTH 54°46'18" EAST, A DISTANCE OF 13.04 FEET;*

17 *THENCE SOUTH 10°53'24" EAST, A DISTANCE OF 34.33 FEET;*

18 *THENCE NORTH 88°43'47" WEST, A DISTANCE OF 60.36 FEET;*

19 *THENCE NORTH 01°16'13" EAST, A DISTANCE OF 98.12 FEET TO THE TRUE POINT OF*  
20 *BEGINNING;*

21 *SITUATE IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON.*

22 containing an area of 2,492 square feet, more or less.

23 Section 4. Upon receipt of the deed from SHA described in Section 3, the  
24 Superintendent is hereby authorized to execute and record, for and on behalf of the City of  
25 Seattle, a quit claim deed and such other documents as may be necessary to convey the following  
26 described property to SHA ("City Property"):

27 *A PORTION OF PARCEL B OF CITY OF SEATTLE SHORT PLAT NO. 2207828, RECORDED*  
28 *UNDER KING COUNTY RECORDING NO. 20030612900016, MORE PARTICULARLY AS*  
29 *FOLLOWS;*

30 *BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL B;*



1 *THENCE SOUTH 79°06'36" WEST, A DISTANCE OF 50.01 FEET TO THE TRUE POINT OF*  
2 *BEGINNING "B", ALSO BEING THE BEGINNING OF A TANGENTIAL CURVE, CONCAVE*  
3 *TO THE NORTH, WITH A RADIUS OF 175.00 FEET;*

4 *THENCE ALONG SAID CURVE A DISTANCE OF 37.14 FEET AND THROUGH A CENTRAL*  
5 *ANGLE OF 12°09'37";*

6 *THENCE NORTH 88°43'47" WEST, A DISTANCE OF 136.54 FEET;*

7 *THENCE SOUTH 10°53'24" EAST, A DISTANCE OF 32.69 FEET;*

8 *THENCE NORTH 79°06'36" EAST, A DISTANCE OF 170.34 FEET TO THE POINT OF*  
9 *BEGINNING;*

10 *SITUATE IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON.*

11 containing an area of 2,492 square feet, more or less.



1 Section 5. This ordinance shall take effect and be in force thirty (30) days from and after  
2 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days  
3 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

4 Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2014, and  
5 signed by me in open session in authentication of its passage this  
6 \_\_\_\_ day of \_\_\_\_\_, 2014.

7 \_\_\_\_\_  
8  
9 President \_\_\_\_\_ of the City Council

10  
11 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2014.

12 \_\_\_\_\_  
13  
14 Edward B. Murray, Mayor

15  
16 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2014.

17 \_\_\_\_\_  
18  
19 Monica Martinez Simmons, City Clerk

20 (Seal)

21  
22 Attachment 1: Lot Boundary Adjustment #3016027



# LOT BOUNDARY ADJUSTMENT NO. 3016027

**GRANTOR (OWNERS):** HOUSING AUTHORITY OF THE CITY OF SEATTLE  
 CITY OF SEATTLE PARKS AND RECREATION DEPARTMENT

**GRANTEE:** CITY OF SEATTLE  
 KING COUNTY, WASHINGTON

**ABBREVIATED LEGAL DESCRIPTION:** SEATTLE SHORT PLAT NO. 2207828  
 PER RECORDING NO. 20030612900016

**ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NO.** 982170-0009 & 982170-0007.

**SITE ADDRESS:** 917 E. YESLER WAY  
 SEATTLE, WA 98104

**CONTACT PERSON:**  
 OLIVER ROBAR  
 916 BUSH ROAD AND HITCHINGS INC.  
 2009 MINOR AVENUE EAST  
 SEATTLE, WASHINGTON 98102  
 PHONE: (206) 323-4144  
 FAX: (206) 323-2135  
 E-MAIL: OLIVER@BRSHING.COM

**APPROVAL**  
 CITY OF SEATTLE  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 DIANE SUGIMURA, DIRECTOR

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014  
 BY: \_\_\_\_\_ FOR DIRECTOR, LAND USE DIVISION

(NOTE: APPROVAL OF THIS LOT BOUNDARY ADJUSTMENT BY THE DIRECTOR OF THE PLANNING AND DEVELOPMENT UNDER CHAPTER 23.28 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.)

KING COUNTY DEPARTMENT OF ASSESSMENTS  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014  
 ASSESSOR

**SURVEYORS NOTE:**

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, EASEMENTS AND OTHER EXCEPTIONS FOR PARCEL A WERE DERIVED FROM TITLE REPORT NCS-408373-WAY FROM FIRST AMERICAN TITLE COMPANY, DATED NOVEMBER 8, 2012. NO TITLE REPORT WAS AVAILABLE FOR PARCEL B.

**ORIGINAL LEGAL DESCRIPTION, PARCEL Y**

PARCEL A OF CITY OF SEATTLE SHORT SUBDIVISION NO. 2207828, PER RECORDING NO. 20030612900016, RECORDS OF KING COUNTY, WASHINGTON.  
 PARCEL CONTAINS 428,327 SQUARE FEET.

**ORIGINAL LEGAL DESCRIPTION, PARCEL Z**

PARCEL B OF CITY OF SEATTLE SHORT SUBDIVISION NO. 2207828, PER RECORDING NO. 20030612900016, RECORDS OF KING COUNTY, WASHINGTON.  
 PARCEL CONTAINS 61,888 SQUARE FEET.

**REVISED LEGAL DESCRIPTION, PARCEL Y**

PARCELS A AND B OF CITY OF SEATTLE SHORT SUBDIVISION NO. 2207828, PER RECORDING NO. 20030612900016, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL B, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF EAST YESLER WAY;  
 THENCE SOUTH 88°44'33" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 236.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 10TH AVENUE SOUTH;  
 THENCE SOUTH 00°44'34" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.28 FEET TO A POINT OF CURVE;  
 THENCE SOUTHEASTERLY, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 245.50 FEET, THROUGH A CENTRAL ANGLE OF 12°00'00" A DISTANCE OF 51.42 FEET;  
 THENCE SOUTH 11°15'25" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 113.50 FEET TO A POINT OF CURVE;  
 THENCE SOUTHEASTERLY, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 219.00 FEET, THROUGH A CENTRAL ANGLE OF 05°01'43" A DISTANCE OF 19.22 FEET;  
 THENCE SOUTH 79°06'35" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 50.01 FEET TO A POINT OF CURVE;  
 THENCE WESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 12°09'37" A DISTANCE OF 37.14 FEET;  
 THENCE NORTH 88°43'47" WEST A DISTANCE OF 198.50 FEET;  
 THENCE NORTH 01°18'13" EAST A DISTANCE OF 98.11 FEET;  
 THENCE NORTH 10°15'31" WEST A DISTANCE OF 26.36 FEET;  
 THENCE NORTH 79°44'29" EAST A DISTANCE OF 15.78 FEET;  
 THENCE NORTH 01°32'44" EAST A DISTANCE OF 116.92 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR PEDESTRIAN WALKWAY PER RECORDING NO. 6679402.  
 SUBJECT TO AN EASEMENT FOR STREET PURPOSES PER RECORDING NO. 9510060113.

PARCEL CONTAINS 428,326 SQUARE FEET.  
 SITUATED IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON.

**REVISED LEGAL DESCRIPTION, PARCEL Z**

THAT PORTION OF PARCELS A AND B OF CITY OF SEATTLE SHORT SUBDIVISION NO. 2207828, PER RECORDING NO. 20030612900016, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL B, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF EAST YESLER WAY;  
 THENCE SOUTH 88°44'33" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 236.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 10TH AVENUE SOUTH;  
 THENCE SOUTH 00°44'34" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.28 FEET TO A POINT OF CURVE;  
 THENCE SOUTHEASTERLY, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 245.50 FEET, THROUGH A CENTRAL ANGLE OF 12°00'00" A DISTANCE OF 51.42 FEET;  
 THENCE SOUTH 11°15'25" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 113.50 FEET TO A POINT OF CURVE;  
 THENCE SOUTHEASTERLY, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 219.00 FEET, THROUGH A CENTRAL ANGLE OF 05°01'43" A DISTANCE OF 19.22 FEET;  
 THENCE SOUTH 79°06'35" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 50.01 FEET TO A POINT OF CURVE;  
 THENCE WESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 12°09'37" A DISTANCE OF 37.14 FEET;  
 THENCE NORTH 88°43'47" WEST A DISTANCE OF 198.50 FEET;  
 THENCE NORTH 01°18'13" EAST A DISTANCE OF 98.11 FEET;  
 THENCE NORTH 10°15'31" WEST A DISTANCE OF 26.36 FEET;  
 THENCE NORTH 79°44'29" EAST A DISTANCE OF 15.78 FEET;  
 THENCE NORTH 01°32'44" EAST A DISTANCE OF 116.92 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 10.00 FOOT WIDE ACCESS EASEMENT AS SHOWN ON CITY OF SEATTLE SHORT SUBDIVISION NO. 2207828, PER RECORDING NO. 20030612900016, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL CONTAINS 61,889 SQUARE FEET.  
 SITUATED IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON.

**DECLARATION:**

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A LOT BOUNDARY ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040(6) AND DECLARE THIS LOT BOUNDARY ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID LOT BOUNDARY ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

FOR: HOUSING AUTHORITY OF THE CITY OF SEATTLE

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

PRINT NAME:  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_ NO. \_\_\_\_\_

FOR: CITY OF SEATTLE PARKS AND RECREATION DEPARTMENT

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

PRINT NAME:  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_ NO. \_\_\_\_\_



**RECORDER'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ M

in book \_\_\_\_\_ of Surveys, at page \_\_\_\_\_ at the request of  
 BUSH, ROED & HITCHINGS, INC.

\_\_\_\_\_  
 Mgr. Supt. of Records

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

SEATTLE HOUSING AUTHORITY  
 in February, 2014

Certificate No. 45170



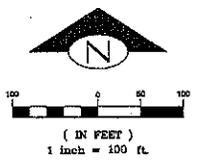
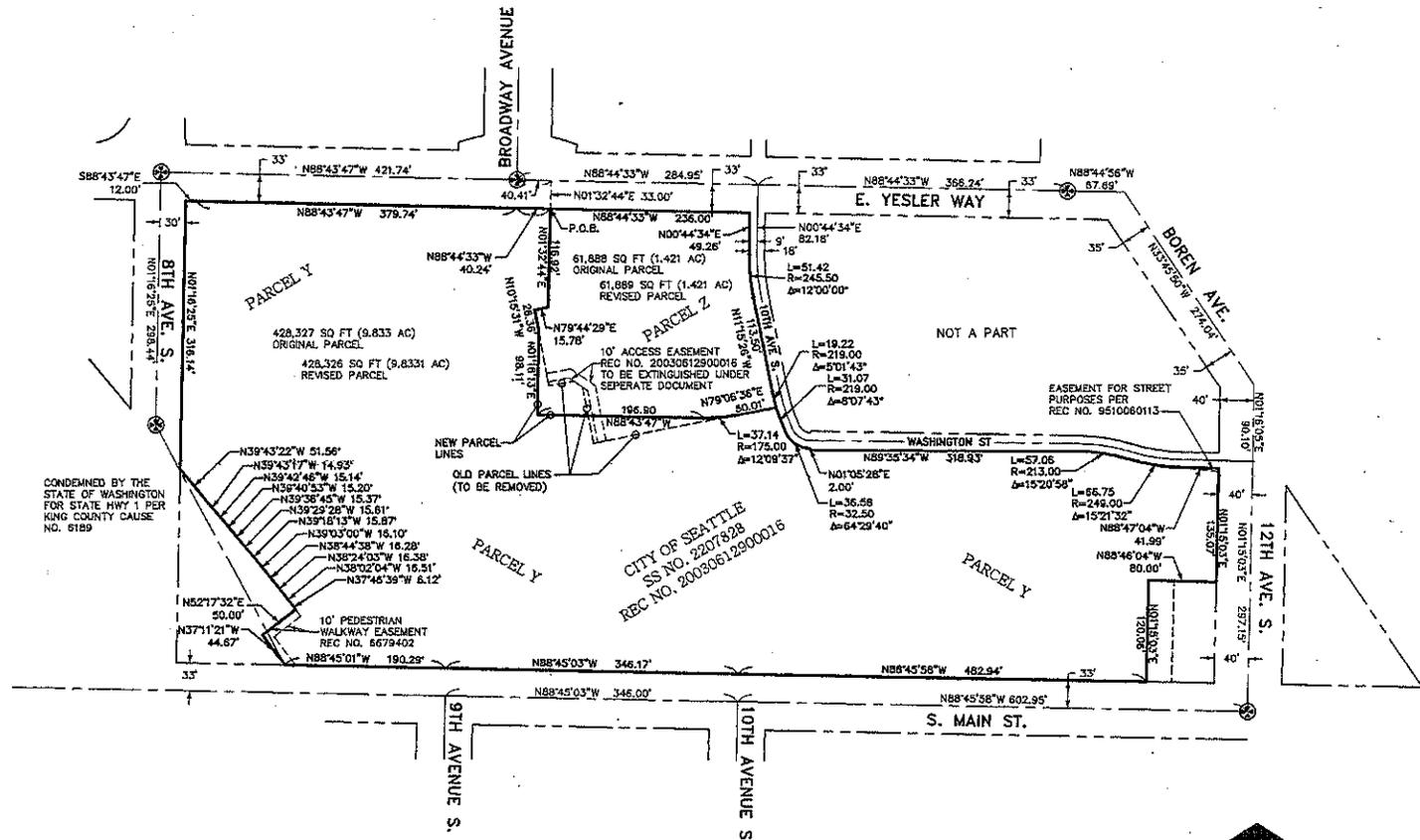
**NOTES**

BUSH, ROED & HITCHINGS, INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 2009 MINOR AVE. EAST  
 SEATTLE, WA 98102 (206) 323-4144

**SURVEY IN**  
 NW 1/4, NE 1/4,  
 SEC. 34, T 24N, R 4E, W.M.

OWN. BY: LMK	DATE: 02/24/2014	JOB NO. 2009097.02
CHK. BY: OQR	SCALE: N/A	SHEET 1 OF 3

# LOT BOUNDARY ADJUSTMENT NO. 3016027



LEGEND  
 ⊗ FOUND MON IN CASE

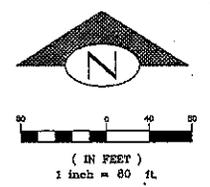
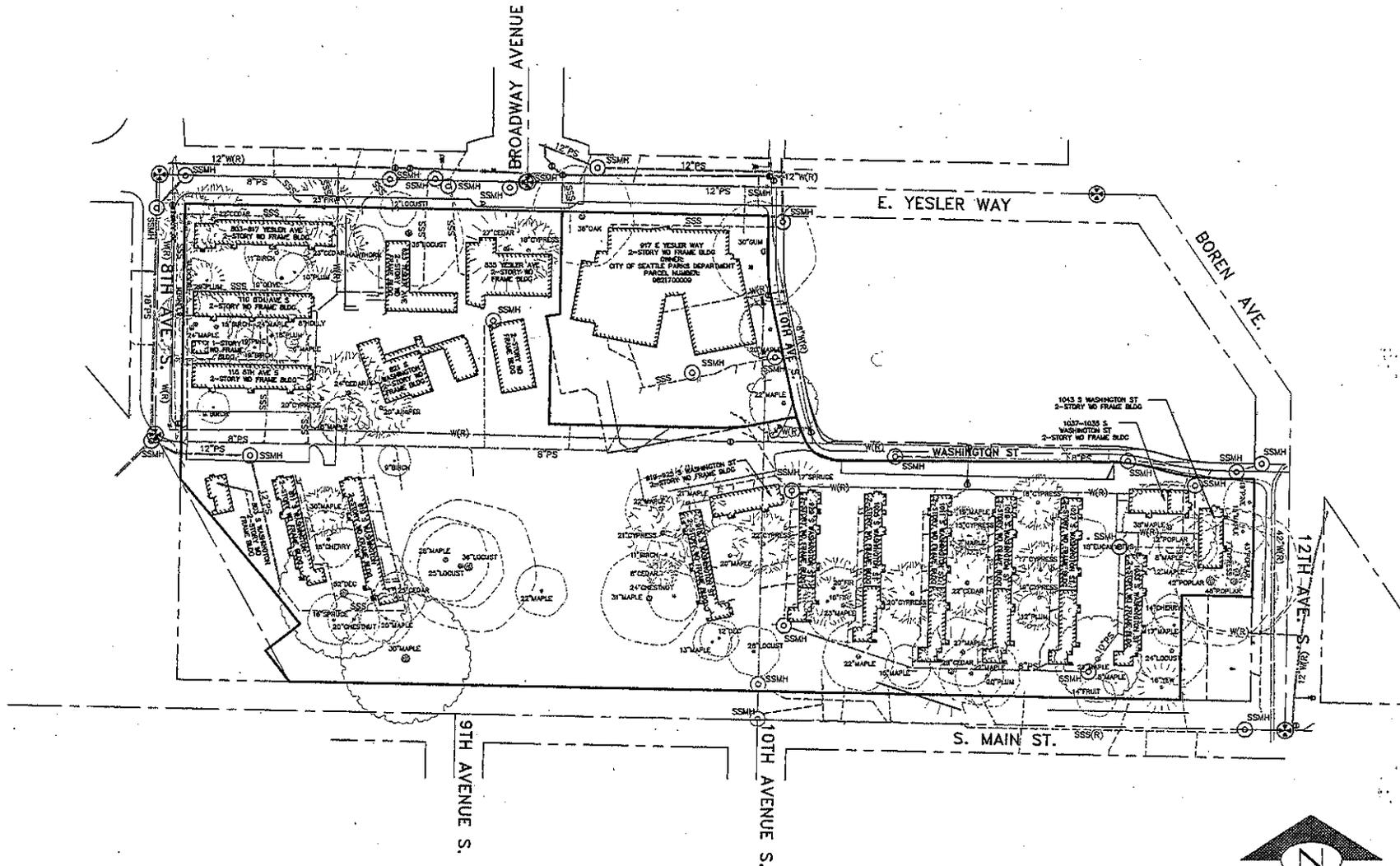


**PROPOSED LOT LAYOUT**  
**BUSH, ROED & HITCHINGS, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 2009 MINOR AVE. EAST  
 SEATTLE, WA 98102 (206) 323-4144

<b>SURVEY IN</b>		
<b>NW 1/4, NE 1/4,</b>		
<b>SEC. 34, T 24N, R 4E, W.M.</b>		
DWN. BY: LMK	DATE: 02/24/2014	JOB NO. 2009097.02
CHK. BY: OQR	SCALE: 1"=100'	SHEET 2 OF 3



# LOT BOUNDARY ADJUSTMENT NO. 3013027



**EXISTING SITE CONDITIONS**  
 BUSH, ROED & HITCHINGS, INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 2009 MINOR AVE. EAST  
 SEATTLE, WA 98102 (206) 323-4144

**SURVEY IN**  
 NW 1/4, NE 1/4,  
 SEC. 34, T 24N, R 4E, W.M.

DWN. BY: LMK	DATE: 02/24/2014	JOB NO. 2009097.02
CHK. BY: OQR	SCALE: 1"=80'	SHEET 3 OF 3



**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Parks and Recreation	Donald Harris/ 684-8018	Forrest Longman/ 684-0331

**Legislation Title:**

AN ORDINANCE relating to the redevelopment of Yesler Terrace; authorizing the execution of Lot Boundary Adjustment #3016027; authorizing an exchange of property between the City of Seattle and the Housing Authority of the City of Seattle to complete the Lot Boundary Adjustment to allow for the dedication of the new South Washington Street as part of the final plat of Yesler Terrace Community; and finding, after a public hearing, that the exchange of property meets the requirements of Ordinance 118477, which adopted Initiative 42.

**Summary of the Legislation:**

This Council Bill authorizes an exchange of property between the Seattle Housing Authority (SHA) and the City of Seattle to complete a lot boundary adjustment to allow for the dedication of the realigned South Washington Street as required for the final plat of the redeveloped Yesler Terrace Community.

**Background:**

The Yesler Terrace public housing development is 70 years old and SHA plans to redevelop it. The redevelopment requires subdivision approval and street vacations and dedications, including dedication of a new alignment of South Washington Street south of Yesler Way. The new South Washington Street goes through a portion of the Yesler Community Center property, owned by the City, due to the irregular shape of the Yesler Terrace Community Center property. SHA owns the property adjacent to the community center and proposes to trade an equivalently sized portion of property for the portion of the City's property needed for South Washington Street. SHA applied for a lot boundary adjustment and received preliminary approval subject to City Council authorization of an exchange of deeds.

The City property to be transferred to SHA is currently improved with play area equipment and the SHA property is vacant and unimproved so although the two parcels are identical in size (2,492 square feet) and substantially equivalent in value and usefulness, they are not identical in value and will not immediately serve the same park purpose. However, after subdivision approval and completion of site preparation work, SHA will deed all of the property to be known as Lot 1, Block 1 Yesler Terrace Community to the City for a new neighborhood park where the Department of Parks and Recreation (DPR) intends to construct a new and greatly improved play area. Funding for the new park is proposed to be from the 2008 Parks and Green Spaces Levy and will come to the Council for approval in separate legislation.



DPR recommends an exchange of a portion of the Yesler Terrace Community Center property owned by the City for property owned by SHA, which is adjacent to the community center property. DPR has determined the proposed exchange properties are of substantially equivalent size, value and usefulness and the park purpose of the City property will be duplicated at the new neighborhood park. The exchange is necessary because there is no reasonable and practical alternative to meet City's preliminary street vacation approval and preliminary plat approval requirements for the realignment of South Washington Street. In accordance with Ordinance 118477, the City Council, through its Parks, Seattle Center, Libraries and Gender Pay Equity Committee, will hold a public hearing regarding an exchange of property between the City and SHA.

As required by State Law, the City has done a SEPA review of this property exchange. The result of the review was a Determination of Non-Significance.

X **This legislation does not have any financial implications.**

**Other Implications:**

- a) **Does the legislation have indirect financial implications, or long-term implications?**  
No
- b) **What is the financial cost of not implementing the legislation?**  
There are no costs to the City for not implementing this legislation; however it would require SHA to redesign the Yesler Terrace redevelopment project, at considerable cost.
- c) **Does this legislation affect any departments besides the originating department?**  
Yes. SHA, will obtain a street use permit from the Seattle Department of Transportation for the benefit of DPR for the operation of the existing play area from the date of recording of the final plat of Yesler Terrace Community until the earlier of the date that SHA begins construction of street infrastructure improvements in the new South Washington Street right-of-way in front of the Yesler Terrace Community Center and the new neighborhood park, or the date of completion of the new play area in the new neighborhood park.
- d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?** SHA could redesign the Yesler Terrace Community project so that realigned South Washington Street does not require City property, however at considerable time and expense.
- e) **Is a public hearing required for this legislation?**  
Yes
- f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**  
No

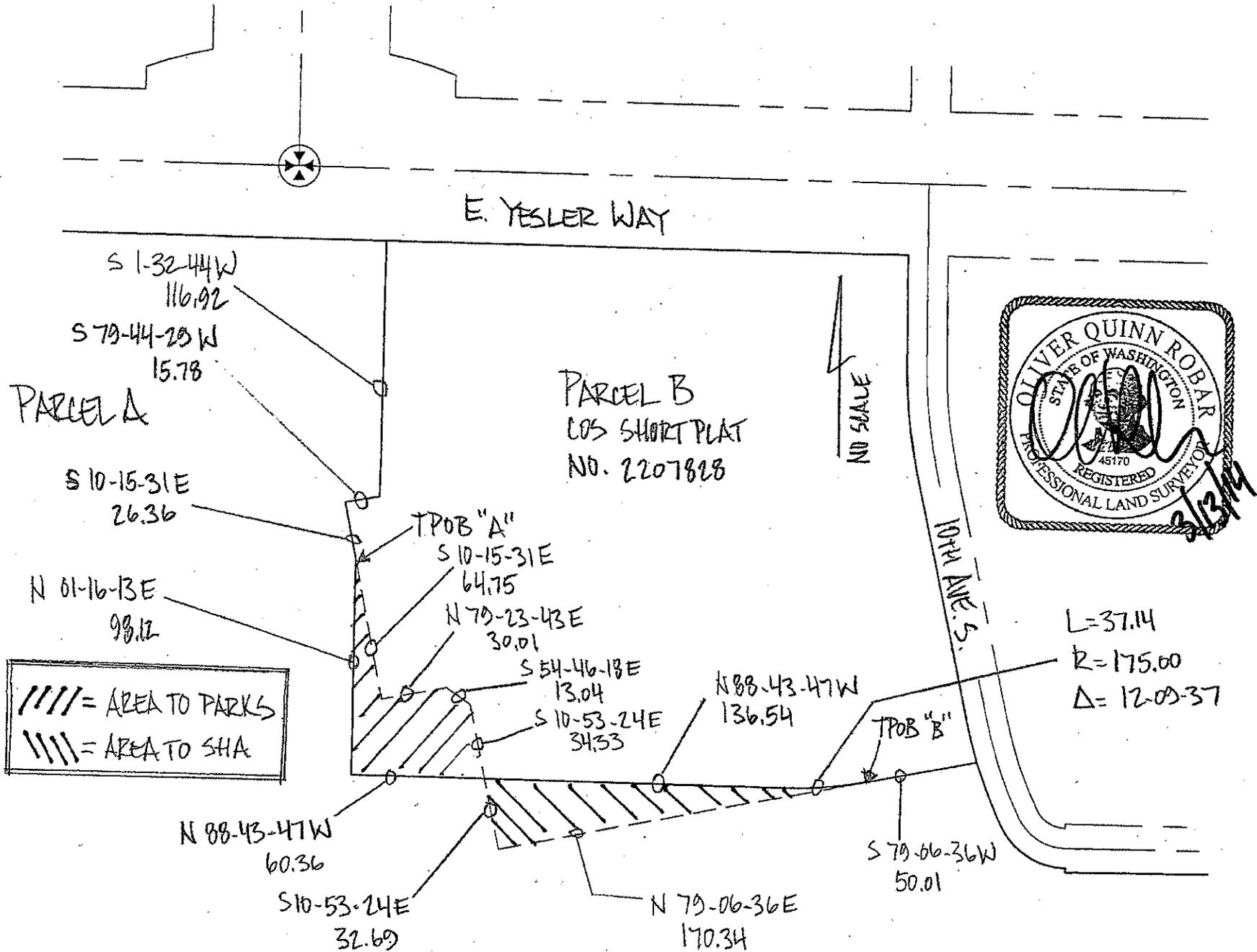
**g) Does this legislation affect a piece of property?**  
Yes

**h) Other Issues:**

**List attachments to the fiscal note below:**

Attachment A: Map of Yesler Terrace Community Center land exchange







City of Seattle  
Edward B. Murray  
Mayor

June 24, 2014

Honorable Tim Burgess  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Burgess:

I am pleased to transmit the attached proposed Council Bill, which authorizes an exchange of property to complete a lot boundary adjustment necessary for the realignment of South Washington Street as required for the Seattle Housing Authority's redevelopment of Yesler Terrace. The new alignment for South Washington Street goes through a portion of Seattle Parks and Recreation's Yesler Community Center property. SHA owns property adjacent to the community center and proposes to trade an equivalently sized portion of property for the portion of the City's property needed for South Washington Street.

City of Seattle Ordinance 118477, which adopted Initiative 42, states that no land held for park and recreation purposes is to be sold, transferred, or changed from park use unless there is no reasonable and practical alternative, and that the City shall receive in exchange land of equivalent or better size, value, location, and usefulness in the vicinity serving the same community and the same park purposes. The proposed property exchange is necessary because there is no reasonable or practical alternative to accomplish the realignment of South Washington Street required for the new Yesler Terrace development. Through the proposed property exchange, the realigned South Washington Street can be built with no reduction in the size of the Yesler Community Center property.

Approval of the proposed property exchange supports the important renewal of the 70-year old Yesler Terrace housing development without loss of park property or park access for the community. Thank you for your consideration of this legislation. Should you have questions, please contact Donald Harris at 684-8018.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward B. Murray".

Edward B. Murray  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Office of the Mayor  
Seattle City Hall, 7<sup>th</sup> Floor  
600 Fourth Avenue  
PO Box 94749  
Seattle, Washington 98124-4749

Tel (206) 684-4000  
Fax: (206) 684-5360  
Hearing Impaired use the Washington Relay Service (7-1-1)  
www.seattle.gov/mayor

