



SEATTLE CITY COUNCIL SELECT COMMITTEE

APRIL 28, 2014

TODAY'S AGENDA



- Purpose of right-of-way legislation
- Property owner outreach & feedback
- Acquisitions & easements
- Schedule

CORE PROJECTS



LEGEND

 Core Project Boundary



PURPOSE OF RIGHT-OF-WAY LEGISLATION



- Authorize the City to acquire and accept property rights, within a predefined geographic area, needed to construct the waterfront
- Can include permanent or temporary acquisition/easements
- Acquisition may be achieved by negotiation, or condemnation if necessary

OVERVIEW OF PROPERTIES



142 properties

- Including 13 condo buildings = 900+ property owners

100+ temporary construction easements

- Access for contractors during construction

7 permanent acquisitions

- 2 full and 5 partial

5 overwater easements

- From Department of Natural Resources

Number of easements/acquisitions could change as design evolves and legislation provides flexibility

STANDARD RCW REQUIREMENTS



Standard legislation

- Required for all capital projects needing to obtain property rights
- Previous Examples: Elliott Bay Seawall, Mercer Corridor, Spokane Street Viaduct Replacement

Notice requirements (RCW 8.25.290)

- Property owner notification of the legislation, what it includes, and date of Full Council vote
- Notification provided via certified mail, and publication in the Seattle Times and Daily Journal of Commerce

PROPERTY OWNER OUTREACH



Phone calls to representatives for 142 properties, and project partners *(4/8)*

Notices to 900+ property owners/taxpayers of record via certified mail *(4/21)*

Briefings and informational materials for all interested parties *(ongoing)*

Legal notices in Seattle Times and Daily Journal of Commerce *(5/5)*

Follow-up communication with property owners/taxpayers of record *(ongoing)*

PROPERTY OWNER FEEDBACK



What we're hearing:

- People are nervous about terms like “condemnation” and “eminent domain” used in the letter/legislation
- What is the over-all project/construction timeline?
- What will be built near my property?
- What type of construction will happen near my property?
- How will access to properties be maintained during construction?

ANTICIPATED ACQUISITIONS & EASEMENTS



100+ temporary construction easements

- Ingress and egress for contractors during construction of Waterfront improvements
- Work needed to match adjacent improvements with existing conditions on private property
- Following construction, the City will restore private property to its previous condition, when applicable

ANTICIPATED ACQUISITIONS & EASEMENTS



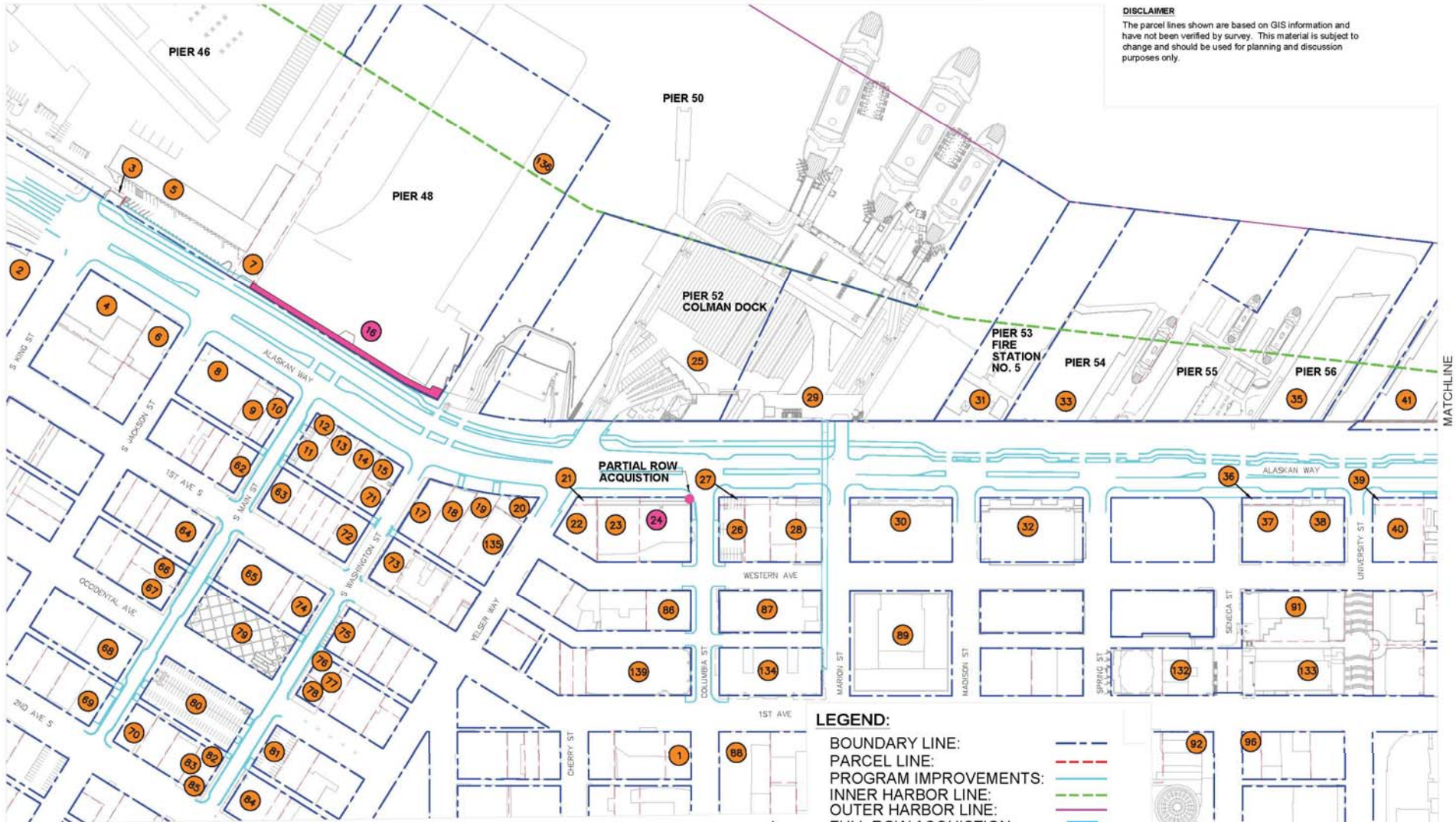
7 permanent acquisitions (2 full and 5 partial)

- Needed to build:
 - Elliott Way, Pine Street, and Overlook Walk
 - Parking garage access at Fix/Madore properties
 - Sidewalk, ADA ramps, and roadway improvements

5 overwater easements

- Needed to build:
 - Union Street Pier, Pier 62/63 improvements, and potential pool barge

PROPERTY MAP



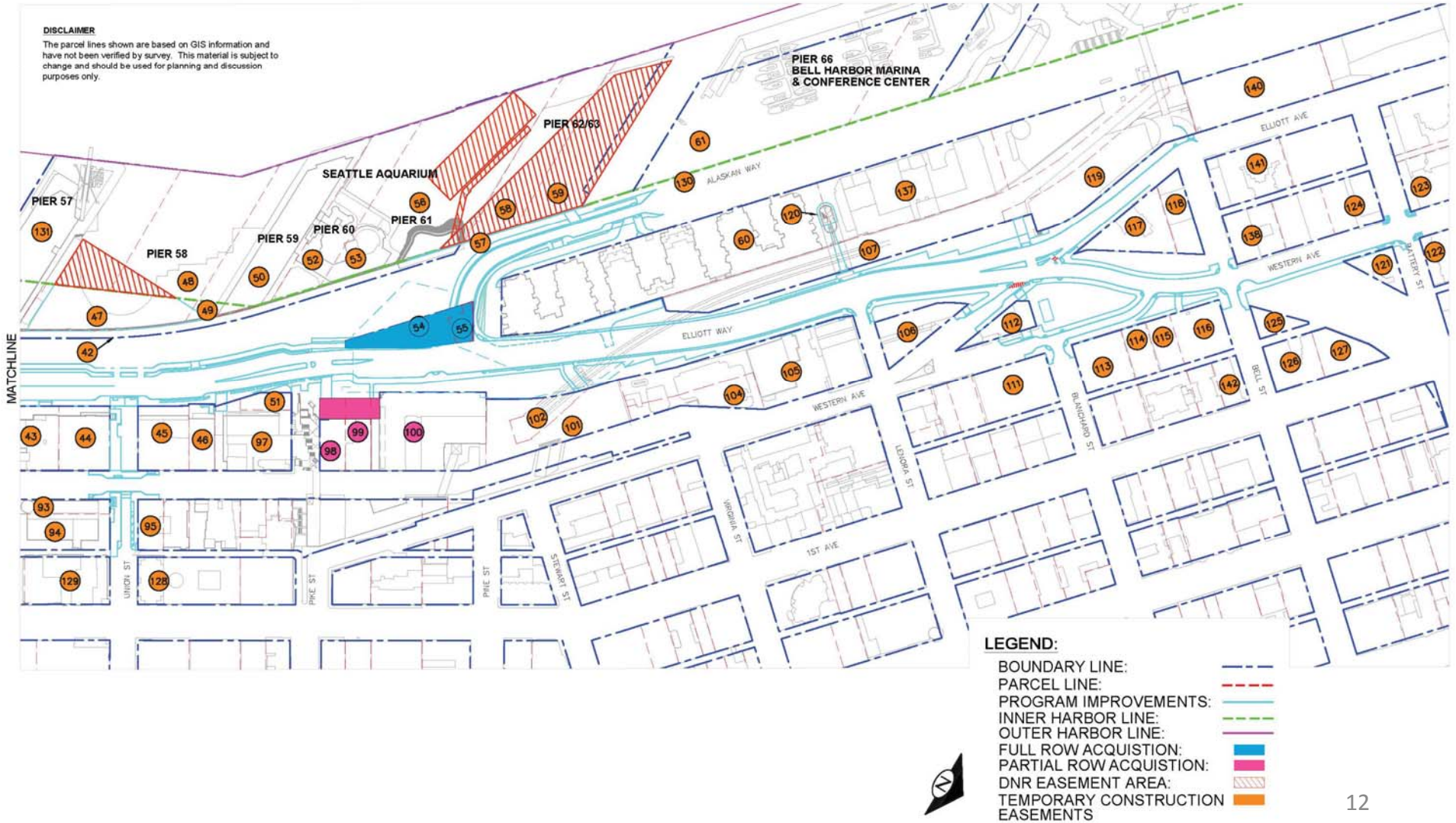
DISCLAIMER
The parcel lines shown are based on GIS information and have not been verified by survey. This material is subject to change and should be used for planning and discussion purposes only.

LEGEND:

- BOUNDARY LINE:
- PARCEL LINE:
- PROGRAM IMPROVEMENTS:
 - INNER HARBOR LINE:
 - OUTER HARBOR LINE:
- FULL ROW ACQUISITION:
- PARTIAL ROW ACQUISITION:
- DNR EASEMENT AREA:
- TEMPORARY CONSTRUCTION EASEMENTS:



PROPERTY MAP



TIMELINE OF ROW PROCESS

