

EXCESS PROPERTY DESCRIPTION

Parcel at 614 Roy St

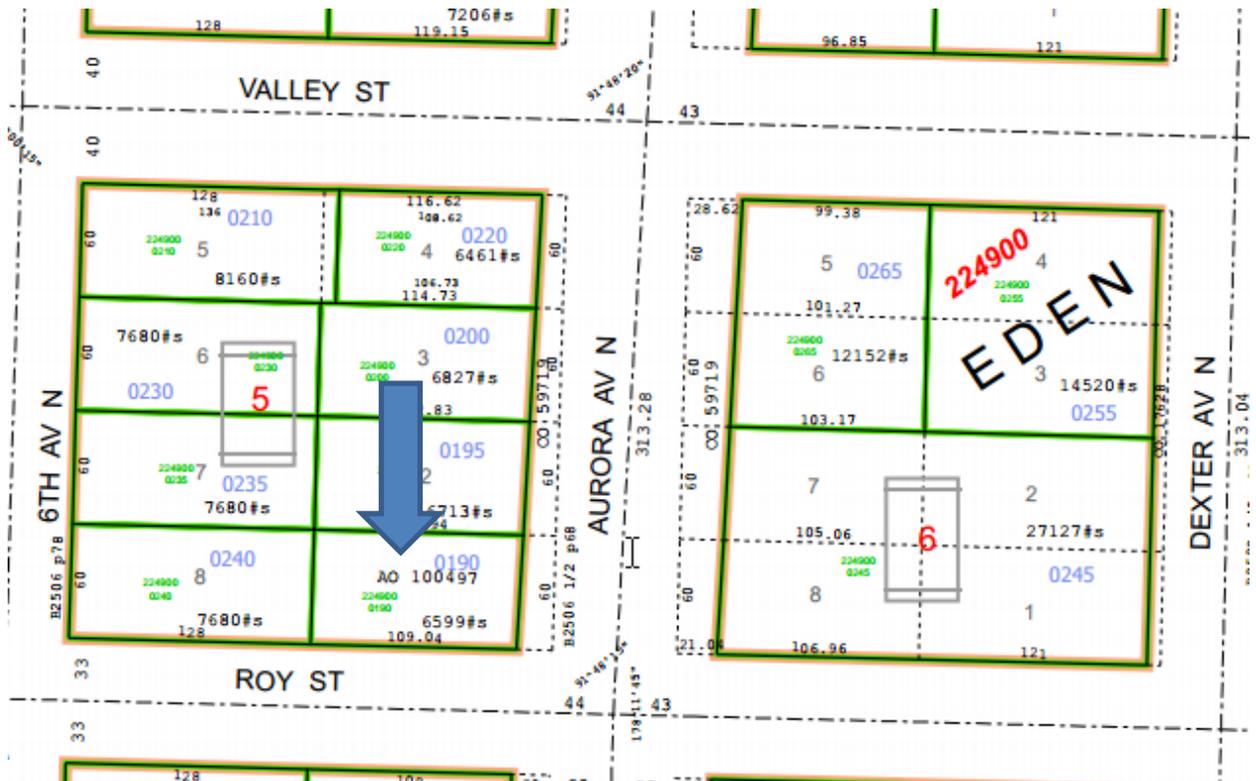
March 12, 2014

The Seattle Department of Transportation (SDOT), as the Jurisdictional Department of this City owned property has identified the following information about this excess property.

Property Name: 614 Roy Street

PMA	Parcel Size	Parcel #	Address	Zoning	2014 Est Value*	Legal Description
4184	6,599	224900-0190	614 Roy Street / 703 Aurora Ave N 98109	C1-54	\$650,000- \$900,000	Lot 1 Block 5, Eden Add Less Street,

Map:



History:

In the 1930's a portion of the property was acquired for the establishment of Aurora Avenue. In the 1971 the remainder of the property was purchased as a part of the future Bay Freeway project. The property had been held until a final decision had been made regarding Mercer Corridor, of which is scheduled to be complete in the near future, and this property is excess to the Department of Transportation's use for transportation purposes. It is currently being used for temporary construction staging in support of the Mercer Corridor project.

Ordinances:

Ord. [59719](#), 5/29/1930, An ordinance providing for the laying off, opening, widening, extending and establishing of a public street and highway to be known as Aurora Avenue, from Broad Street to Hillside place, and Aurora Avenue, etc..

Ord. [99377](#), recording number 197104230427, Right of Way and Limited Access Plans for the Bay Freeway, Findings of the City Council.

Ord. [99545](#), 10/19/1970, An ordinance relating to the Engineering Department, authorizing the acquisition of property and property rights necessary for the Bay Freeway; making a reimbursable appropriation from the Arterial City Street Fund for such purpose.

Ord. [100059](#), 6/28/1971, An ordinance relating to the Engineering Department; authorizing completion of right of way acquisition for, execution of demolition contracts in connection with and construction of the Bay Freeway project and making a partially reimbursable appropriation. Related: CF 268017, 269856, Ord. 99377, 99545, 95227, 99662

Ord. [100497](#), 12/6/1971, AN ORDINANCE accepting deeds from Automobile Club of Washington, a Washington corporation, and others, to property and property rights in Block 71, D. T. Denny's Park Addition to North Seattle, and other properties, for limited access highway purposes. (Bay Freeway)

Acquisition Deeds:

5/10/1971 Fee simple/Fee title Transfer Dated 5/10/1971 From WALSTON & THOMPSON & THOMPSON to SEATTLE TRANSPORTATION DEPARTMENT, Recording Number AF 197108260130.

Other:

Limited Access Plans, 4/23/1971 KC Records number 197104230427 Right of Way and Limited Access Plans for the Bay Freeway, Findings of the City Council, and Ordinance 99377.

7/11/1991, Interdepartmental Agreement: Management of Property between Seattle Engineering Department and Department of Administrative Services, dated July 11, 1991.

Acquisition Fund Source: Arterial City Street Fund

Jurisdictional Department's estimated market value: \$650,000 to \$950,000. The value of the property is based upon a comparative market analysis performed by Real Estate Services using comparable sales of similar properties sold between spring 2013 and spring 2014. The range of value is due to unknown development costs.

Destination of funds upon sale: Arterial City Street Fund

Current easements, covenants and restrictions: Property is being used by SDOT Mercer Corridor project for construction staging until late 2015.

Recommended easements, covenants and restrictions upon Transfer: None

Potential problems with property and possible measures to mitigate their recurrence: none

Neighborhood: South Lake Union

Legal Descriptions: Lot 1, block 5, Eden Addition, according to the plat recorded in Volume 1 page 61, records of King County, WA