

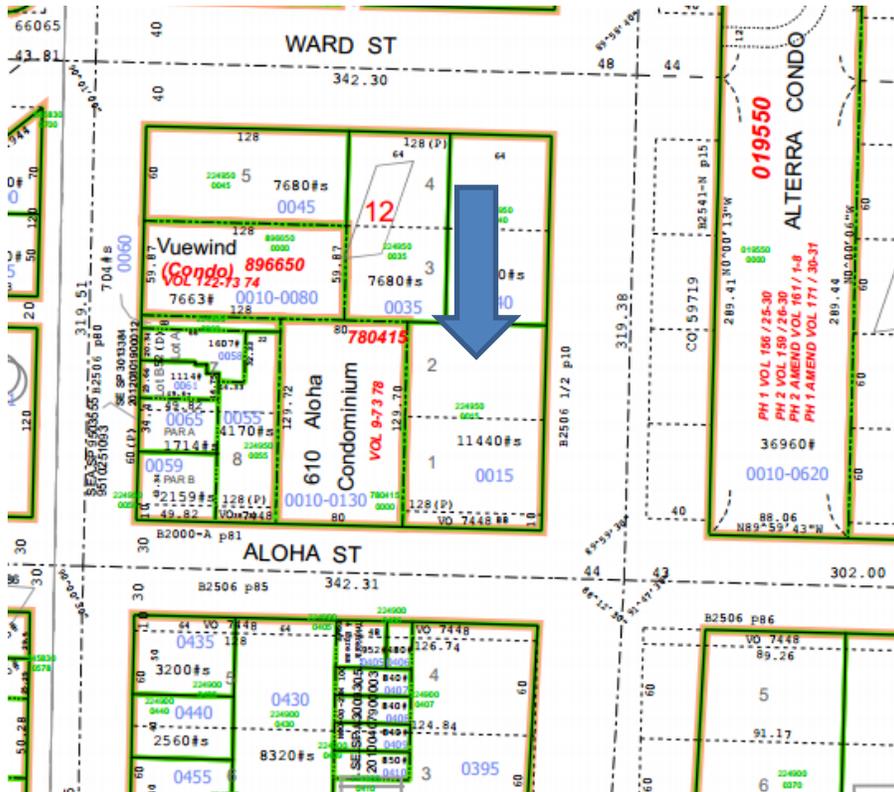
EXCESS PROPERTY DESCRIPTION
Parcel at 911 Aurora Avenue N
March 12, 2014

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: 911 Aurora Ave N

PMA	Parcel Size	Parcel #	Address	Zoning	2014 Est Value*	Legal Description
4185	11,440	224950-0015	911 Aurora Avenue N,	C1- 65	\$1,200,000- \$1,600,000	Lot 1&2, Blk 12, Eden Add #2, TGQW portion of Vacated Aloha St adj

Map:



History: In 1901 a portion of Aloha Street was vacated to the adjacent property owners. The property was acquired in 1971 as part of the proposed Bay Freeway. The property has been held pending the final design of the Mercer Corridor project. The property is excess to needs of SDOT.

Ordinances:

Ord. [7448](#) 7/1/1909 Vacation ordinance: An ordinance to narrow Aloha Street in the City of Seattle and to vacate and release to the abutting property owners the parking strips on said street between Queen Anne Avenue and Lake Union.

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 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

Acquisition Deeds:

3/15/1971 Fee simple/Fee title Transfer Dated 3/15/1971 From KLEINSASSER ALLEN J AND OTHERS to SEATTLE TRANSPORTATION DEPARTMENT, Recording Number AF 197104200126.

Acquisition Fund Source: Arterial City Street Fund

Jurisdictional Department's estimated market value: \$1,200,000 to \$1,600,000. 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: The right for the City of Seattle to enter the portion vacated under ordinance 7448 for the purpose of sloping in order to protect the sidewalk from sliding earth.

Recommended easements, covenants and restrictions upon Transfer: Reserve a slope easement over vacated portion of the property.

Potential problems with property and possible measures to mitigate their recurrence: The site contains some steep slopes, which appear to be previously graded for the construction of Aurora Avenue and Aloha Street.

Neighborhood: South Lake Union

Legal Descriptions: Lot 1 and 2, Block 12, Eden Add #2 , as recorded in Volume 1, Page 67A TGQW portion of Vacated Aloha St under City of Seattle ordinance 7448, subject to slope maintenance easements.