

**EXCESS PROPERTY DESCRIPTION**  
**Mercer Mega-block**  
**800 Mercer St.**  
**October 11, 2017**

The Seattle Department of Transportation as the Jurisdictional Department of this City owned property has identified the following information about these excess properties that constitute the Mercer Mega-block.

**Parcel**

**PMA:** 4192 (portion)  
**Parcel number:** 224900-0080,  
**Addresses:** 702 Roy St  
**Size of excess portion:** 9,106 square feet  
**Portion for street:** 1,501 square feet

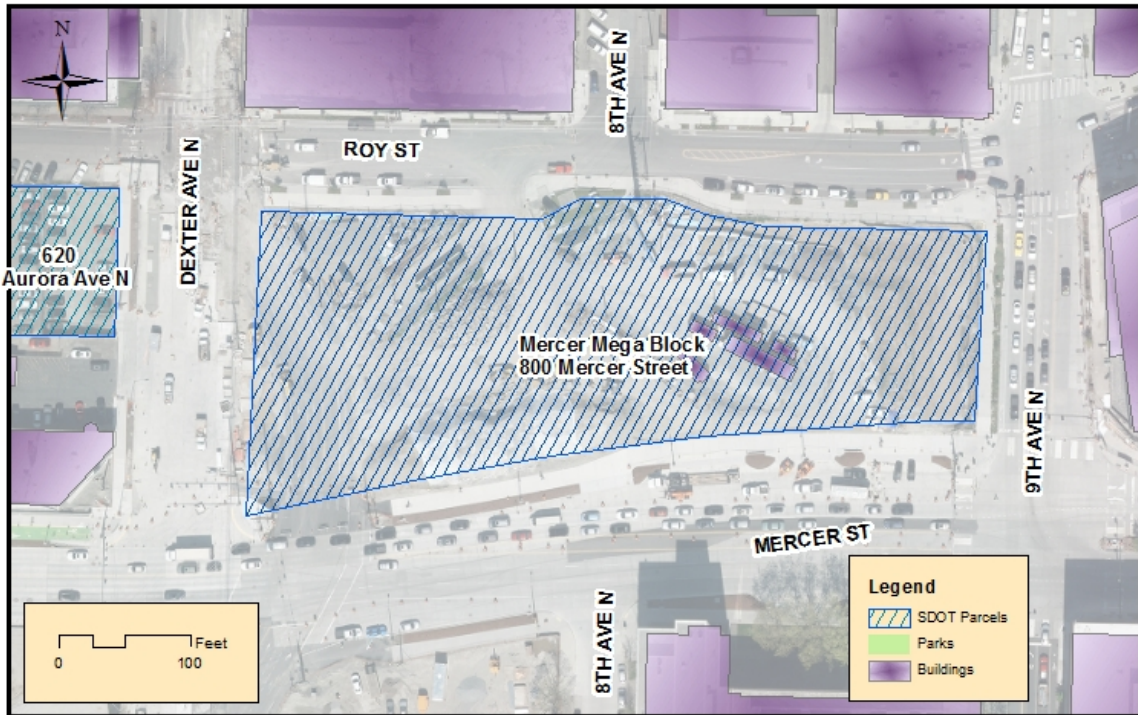
**Parcel**

**PMA:** 3324: (portion)  
**Parcel number:** 224900-0040, 224900-006  
**Addresses:** 714 & 816 Mercer St  
**Size excess portion:** 33,860 square feet  
**Portion for street:** 20,180 square feet

**Parcel**

**PMA:** Street Portion  
**Parcel number:** NA  
**Size:** 61,811 square feet

**Total Excess Parcel Size:** 104,777 square feet



**Zoning:** SM 160/180-140

**History:**

This property has a long City history, beginning with purchase of land for construction of the Bay Freeway from 1967-1972. The project was abandoned in 1972. In 2002, the City sold a large parcel to City Investors, but repurchased the property in 2007 to complete the Mercer Corridor Project West Phase improvements. Traffic realignments resulted in the abandonment of the segment of Broad Street between Dexter and Mercer Streets, and City is proceeding with a street vacation process for Broad Street to create a large parcel suitable for redevelopment.

The City Council's Sustainability and Transportation Committee on May 31, 2016 recommended marketing 800 Mercer St and 615 Dexter Avenue N as part of a joint RFP for development consistent with the underlying zoning and neighborhood plans.

The City will use some of the proceeds from the sale of the property to fund the Mercer Corridor Project West Phase improvements. The City adopted disposition policy resolutions, which requires this property to be reviewed under those guidelines.

**Acquisition Deeds:**

Parcel 224900-0080-00

Property Address: 702 Roy Street, Seattle, WA 98109

Ptn Lots 4-6, Block 2, Eden Add. to the City of Seattle, Vol. 1, P. 61A,

Acquired title by instrument(s) recorded under Recording Number(s) 6472139 and 7107020159.

Parcel 224900-0040-09, 224900-0055-01, 224900-0006-01

Property Address: 816, 800 and 714 Mercer Street, Seattle, WA 98109.

Acquired title by instrument(s) recorded under Recording Number(s) 20090911001475. PTN LOT 6 AND ALL OF LOTS 7 AND 8, BLOCK 1 AND PTN LOTS 1, 2 AND 8, BLOCK 2, EDEN ADD. TO THE CITY OF SEATTLE, VOL. 1, P. 61-A, KING COUNTY

**Ordinances:**

[Ord. 123992](#), 9/17/2012: AN ORDINANCE relating to the Mercer Corridor Project West Phase; removing a proviso in the 2012 Adopted Budget to authorize the Seattle Department of Transportation to spend appropriated funds for construction of the Mercer Corridor Project West Phase.

[Ord. 122505](#), 10/3/2007: An ordinance relating to the Mercer Corridor Project; authorizing the Director of Transportation to acquire all of the property rights necessary for reconstructing the existing Mercer Street/Valley Street couplet with a widened two-way Mercer Street.

[Ord 124904](#), 12 /2015 AN ORDINANCE relating to the financing of the Mercer West project; authorizing the loan of funds from the City's Consolidated (Residual) Cash Pool, or its participating funds, to the Transportation Master Fund; and providing for the repayment thereof.

[Ord 123336](#), 7/2/2010 AN ORDINANCE relating to the Mercer Corridor Project; redesignating a portion of two parcels of property owned by the City and needed to construct the Mercer Corridor Project from limited-access highway purposes to general-street purposes; one parcel being a portion of Parcel 40, Block 2, Eden Addition, and the other parcel being a portion of Parcel 57, Block 81, Lake Union Shoreland Addition.

**Other:**

Limited Access Plans, 4/23/1971 KC Records 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:** Portion from gas revenue funds and arterial street funds.

**Destination of funds upon sale:** Proceeds from the sale authorized to be used first to reimburse costs incurred and paid by the Department of Finance and Administrative Services in connection with the sale. A portion of the proceeds are to be deposited in the City Street Fund (10340), a sub fund of the Transportation Master Fund (10300) and the proceeds shall be used for "highway purposes" as required by the Eighteenth amendment of Washington State. Portion to be deposited in the Mercer Corridor West Capital Improvement Program

**Current easements, covenants and restrictions:** State Law requires government organizations to receive fair market value for the disposal of surplus real property.

Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Short Plat or Plat of Eden Addition to the City of Seattle recorded in Volume 1 of Plats, Page(s) 61a.

Terms and conditions of Ordinance Numbers 17628, 50890 and 84452 of the City of Seattle, including, but not limited to the right to make necessary slopes for cuts and fills, including lateral supports and retaining walls.

Indemnity Agreement and the terms and conditions thereof: Between: Carol S. Stanhope Recording number 5461596. Said agreement released the City of Seattle from all future claims for damages resulting from the construction of side sewer.

Provisions contained in the City of Seattle Ordinance No. 99377 and instrument recorded under King County Recording Number 7104230427 regarding limited access.

The terms and provisions contained in the document entitled "Off-Site Accessory Parking Covenant" Recorded: June 02, 1998 Recording No.: 9806022054

City of Seattle condemnation ordinance number 84452 and the terms and conditions thereof, including, but not limited to the following: The right to make necessary slopes for cuts or fills and lateral supports.

City of Seattle ordinance number 89653 and the terms and conditions thereof, including, but not limited to the following:

Easement, including terms and provisions contained therein: Recording Information: 20010607000440 In Favor of: King County, a Political Subdivision of The State of Washington For: Utility/sewer pipeline. Area Affected: A 20-foot strip, as constructed, through Block 2 and vacated 8th Avenue North

Matters disclosed by unrecorded survey prepared by Bush, Roed & Hitchings, Inc., dated August 16, 2000, Job No. 2000189.00, notice of which is given by recital contained in Deed recorded under Recording Number 20020319000936. Reference is hereby made to recorded document for full particulars. Modification and/or amendment by instrument: Recorded: April 17, 2007 Recording Information: 20070417900001

Easement, including terms and provisions contained therein: Recording Information: 20020920000078 In Favor of: King County, a Political Subdivision of The State of Washington For: Utility/sewer pipeline Area Affected: A 20-foot strip, as constructed, through Block 2 and vacated 8th Avenue North (an extension northerly of easement recorded under Recording Number 20010607000440) Said easement is also reserved in City of Seattle Ordinance Number 120863, recorded under Recording Number 20020813000330.

**Recommended easements, covenants and restrictions upon Transfer:**

Easements to King County for subsurface utility corridors in the right of way portions are to be recorded prior to vacation of street right of way.

**Jurisdictional Department's estimated market value:** The value is several tens of million dollars as there are unknown development costs so the final price will be determined through a competitive sales process.

**Potential problems with property and possible measures to mitigate their recurrence:**

- Some environmental assessments have been completed. Additional subsurface testing may be needed.
- Portions of the property are designated for limited access highway purposes for the Bay Freeway. This limitation will be lifted through City legislation before transfer. 800 Mercer is partially located in the flight path corridor and therefore actual maximum height limits in the northwest corner of the site are limited to 216'. A wind study will be required for development over 85'.
- Certain public benefits related to the proposed street vacation for Broad Street are proposed for Council review in late 2017.
- Certain community benefits for future development are contemplated as part of a proposed property offering. The City Council will review these proposals in late 2017 or early 2018.

**Neighborhood:** South Lake Union

**Building Information:** There are currently no buildings on this property.

**Nearby Property /Taxpayers:**

601 Dexter Ave N	Copiers Northwest/Base Properties LLC
614/620 Dexter Avenue North	City of Seattle
701 Dexter Ave N	701 Dexter Investments LLC
700 Dexter Ave N	BNR Dexter LLC
800 Roy Street	City of Seattle
900 Roy Street	City of Seattle
607-615 Westlake Ave N	Allen Institute for Brain Science/ Washington Builders LLC
515 Westlake Ave N	Amazon Phase VI – N & S Bldgs.
850 Republican Street	Blue Flame Building / Brotman Building
530 Dexter Ave N (former address)	City Investors XII LLC