

UW | SDOT Real Property Corrections

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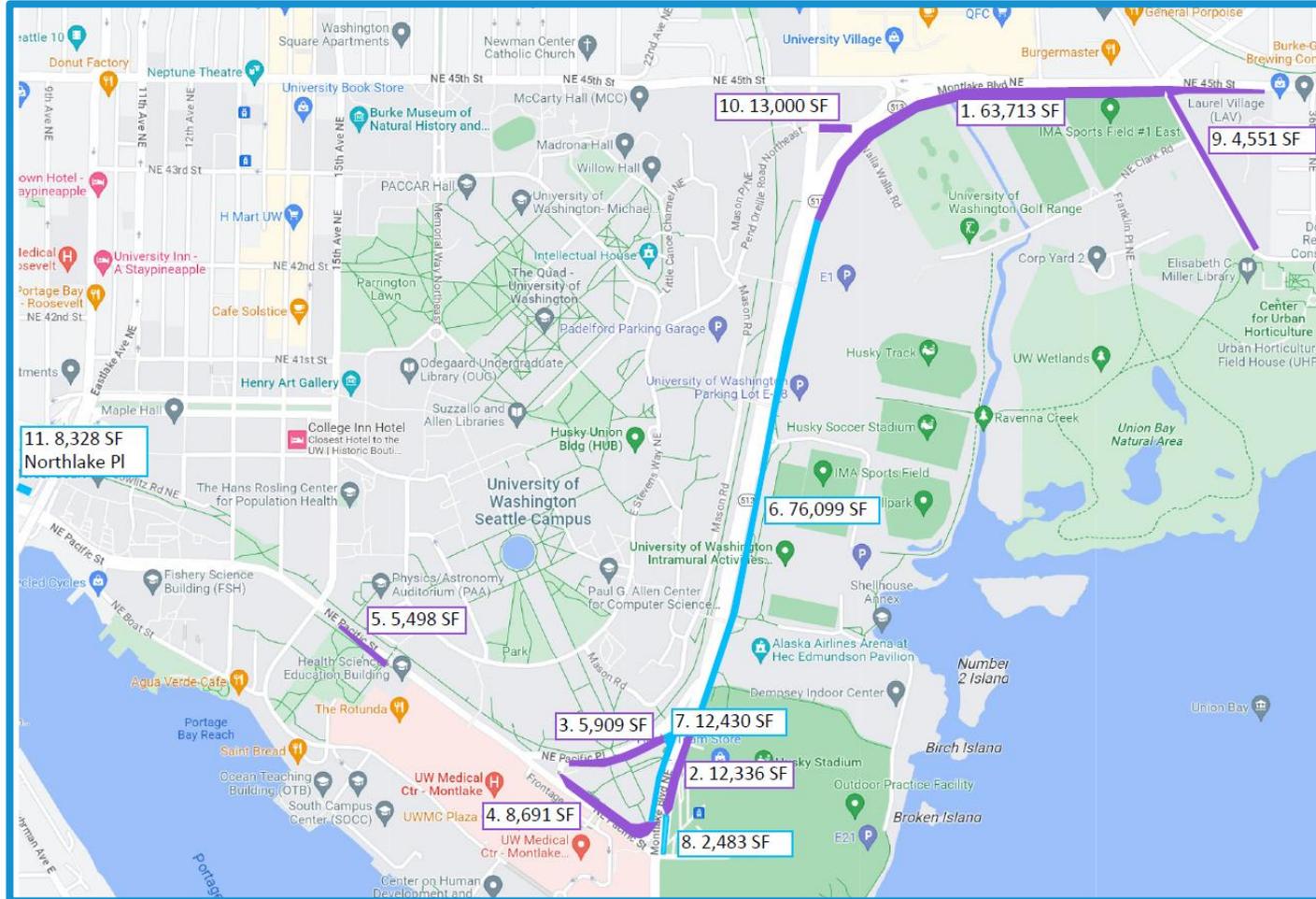
View of the Montlake Transit HUB

Overview

- Property boundaries along Montlake Blvd, Pacific, 45th Street and other areas have been incorrect for over 100 years; over 200k square feet in error
- Based on a 2019 Montlake Hub MOA commitment, UW and SDOT are collaborating to address these issues
- State law requires a street vacation to transfer this type of property to UW, no exceptions for this oddity
- UW to dedicate/deed and transfer real property to SDOT for transportation purposes



Purple Areas to SDOT; Blue Areas to UW.



Site	Square Footage	Current Ownership
1 Upper Montlake R/W Acquisition	63,713	purple / UW
2 Acquisition	12,336	purple / UW
3 Acquisition	5,909	purple / UW
4 Acquisition	8,691	purple / UW
5 NE Pacific St / R/W Acquisition	5,499	purple / UW
6 Montlake Road Vacation	76,099	teal / Seattle
7 Vacation	12,430	teal / Seattle
8 Lower Montlake Road Vacation	2,483	teal / Seattle
9 Laurel Village R/W Acquisition	4,551	purple / UW
10 NE 44th St R/W Acquisition	13,604	purple / UW
11 NE Northlake Place Vacation	8,328	teal / Seattle

The Problem, Solution, and Benefits

The Problem:

- SDOT and UW each have about ~100,000 square feet of property that should belong to the other.
- Issues stem from decades of platting, surveying, and construction errors.
- Creates challenges for staff, the public, and other agencies.
- Finding a way to balance the exchange of corrections.

The Solution:

- Seattle City Council and UW approve the correction.
- SDOT transfers approx. 99,000 SF to UW.
- UW transfers approx. 114,000 SF to SDOT.
- The proposed correction includes approx. 213,000 SF of total real property.
- Once corrected, real property would remain as is - no development.

The Benefits:

- Absolves SDOT from making lease payments to UW for the Montlake ROW, per the parties' MOA.
- Corrects over 100 years of survey and legal description issues.
- Eliminates ongoing confusion and jurisdictional problems for staff.
- Eliminates risk management concerns.

Examples of areas to be corrected: UW-red / SDOT-blue

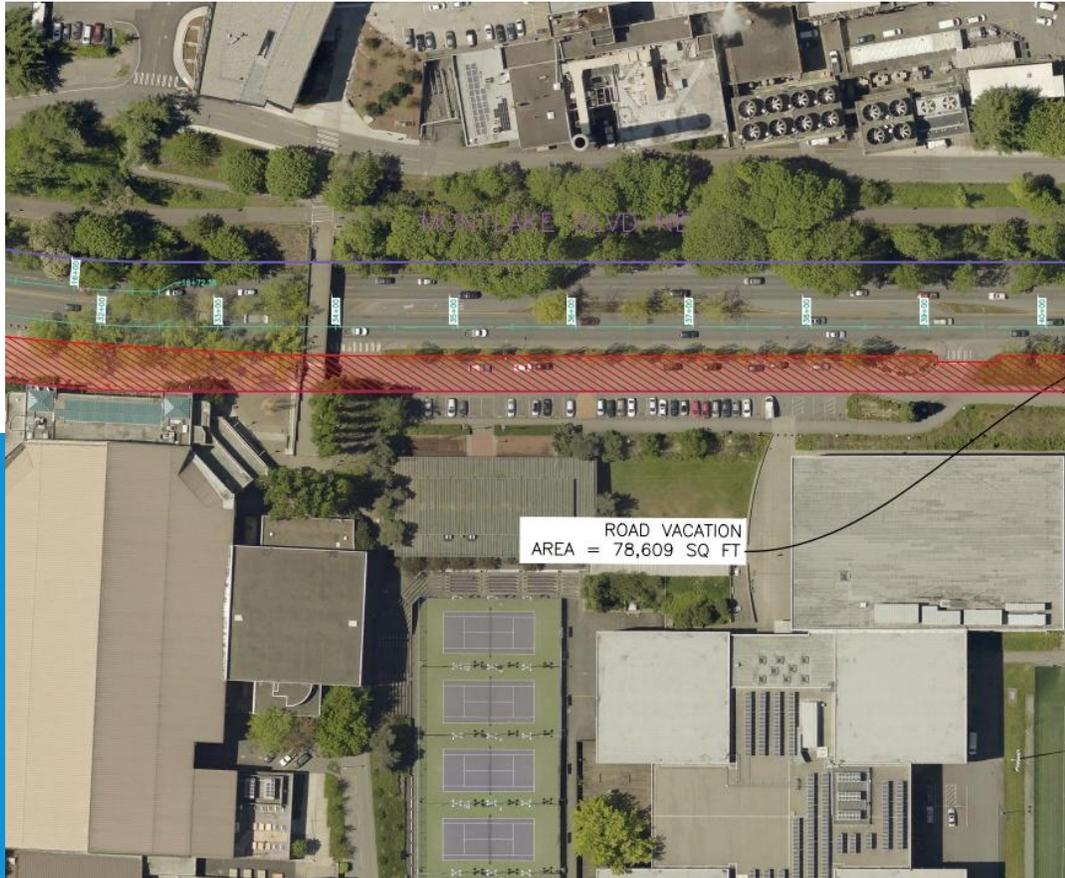


Triangle Garage area to be corrected



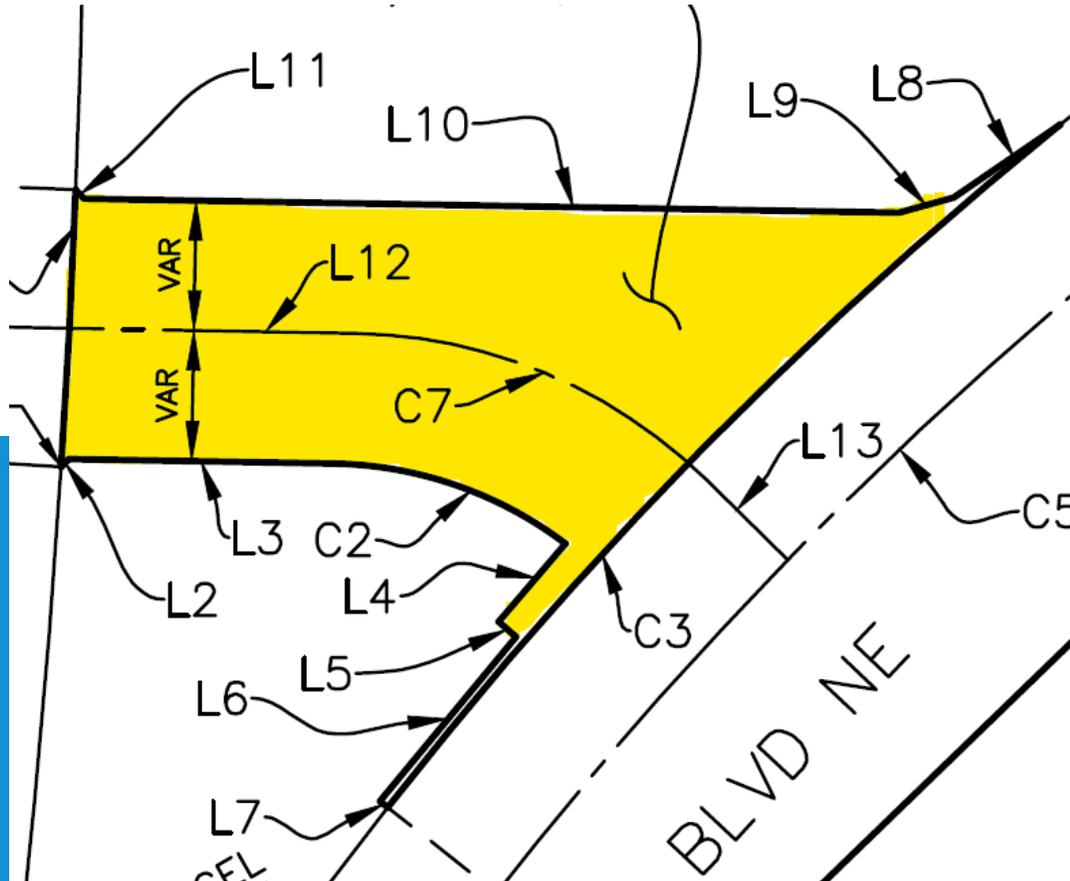
NE 45th Street area to be corrected

Examples of areas to be vacated to UW in red:



Montlake Boulevard areas proposed to be corrected through street vacation process.

NE 44th Street Infrastructure on UW Property



Bus stop areas that will be deeded to SDOT

Departures

BAY 1

- 43 Montlake, Capitol Hill
- 48 Montlake, Capitol Hill, Central District, Mount Baker TC
- 255 Kirkland, Juanita, Totem Lake TC
- 271 Frequent service to Bellevue, Eastgate P&R
- 271 All-day service to Issaquah
- 542 Redmond
- 556 PM Issaquah
- 586 PM Federal Way TC, Tacoma

BAY 2

- 44 U District Station, Wallingford, Ballard
- 48 U District
- 271 U District

BAY 3

- 44 U District Station, Wallingford, Ballard

BAY 4

- 255 Campus Parkway, U District
- 542 U District
- 556 U District

BAY 5

- 65 Shoreline South Station

Bays

Scale in Feet: 0 to 250

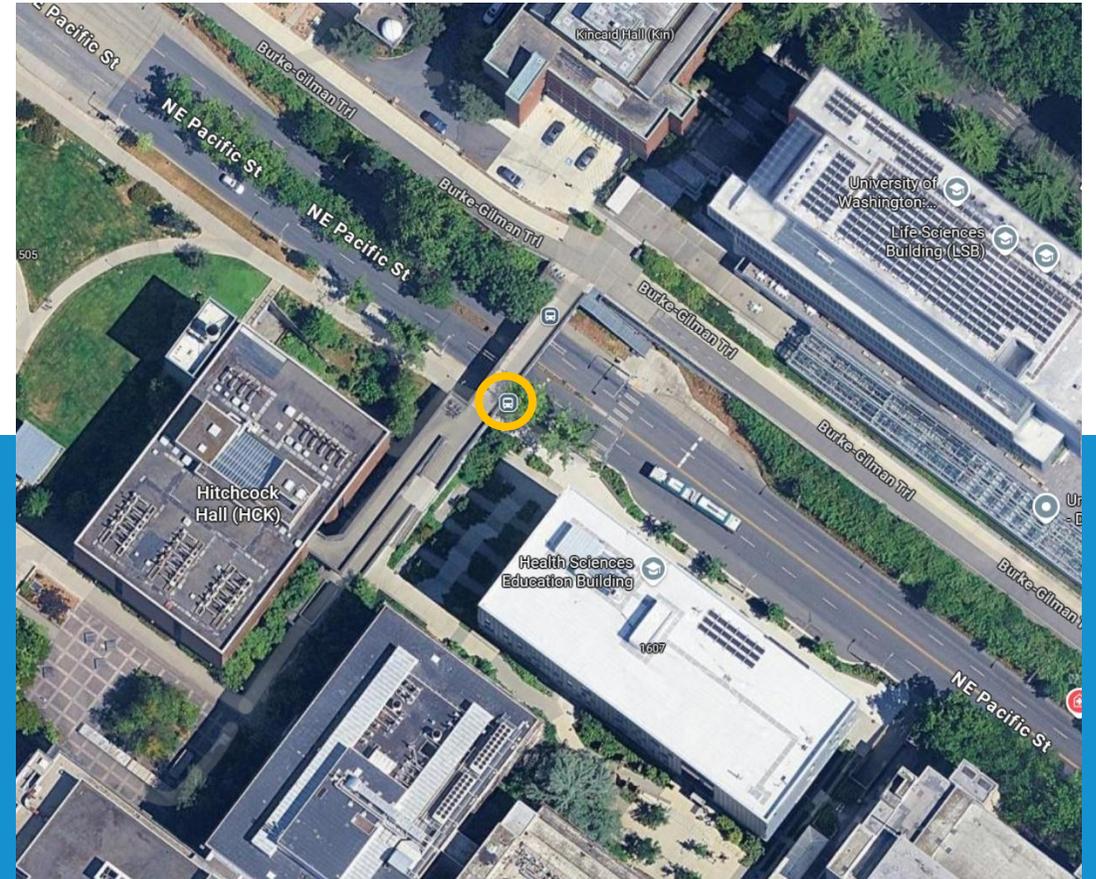
Westbound on East Stevens Way NE at Rainier Vista (A)

- 45 U District, Roosevelt, Green Lake, Greenwood, Crown Hill, Loyal Heights
- 67 U District, Roosevelt, Maple Leaf, Northgate
- 372 U District

Eastbound on East Stevens Way NE at Rainier Vista (B)

- 75 Seattle Children's Hospital, Sand Point, Lake City, Northgate
- 372 Lake City (daily); Kenmore, Bothell, UW Bothell (weekdays only)

Montlake/Triangle Garage area to be corrected



NE Pacific Street area to be corrected

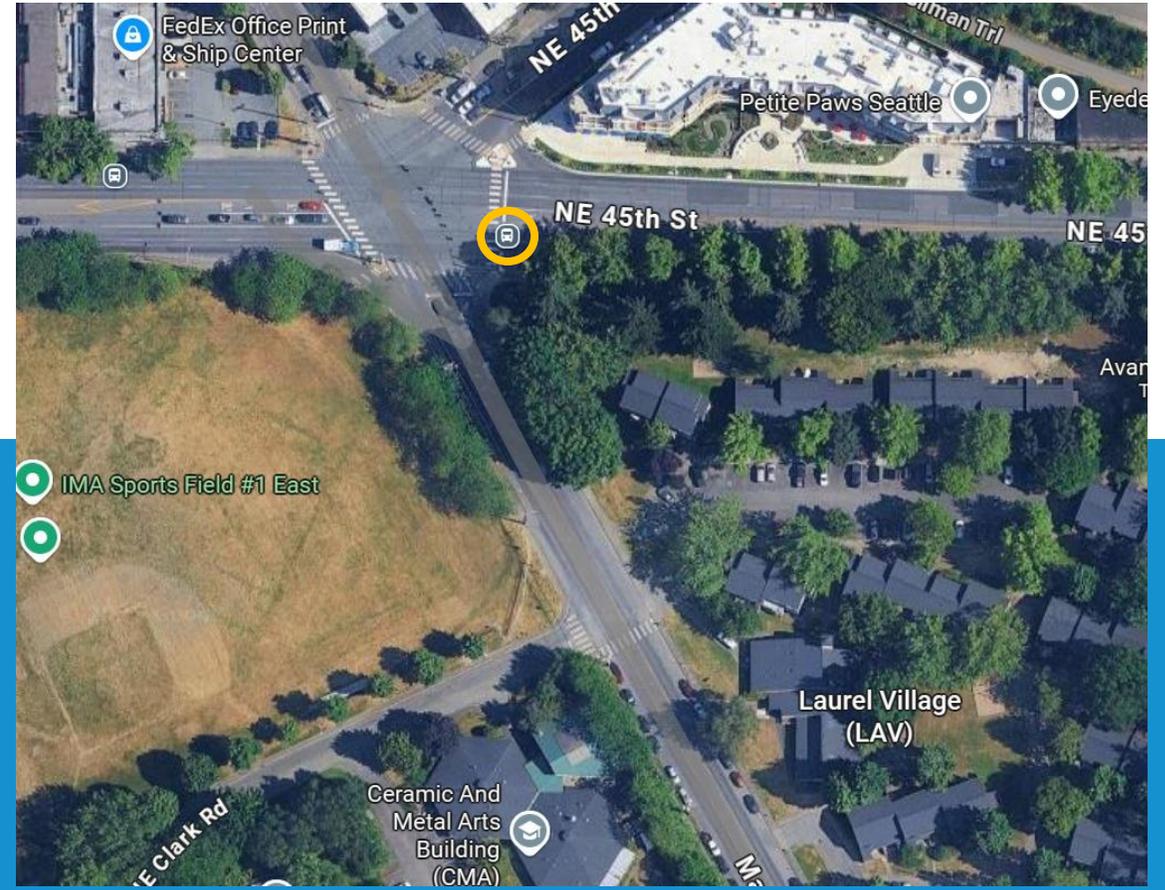
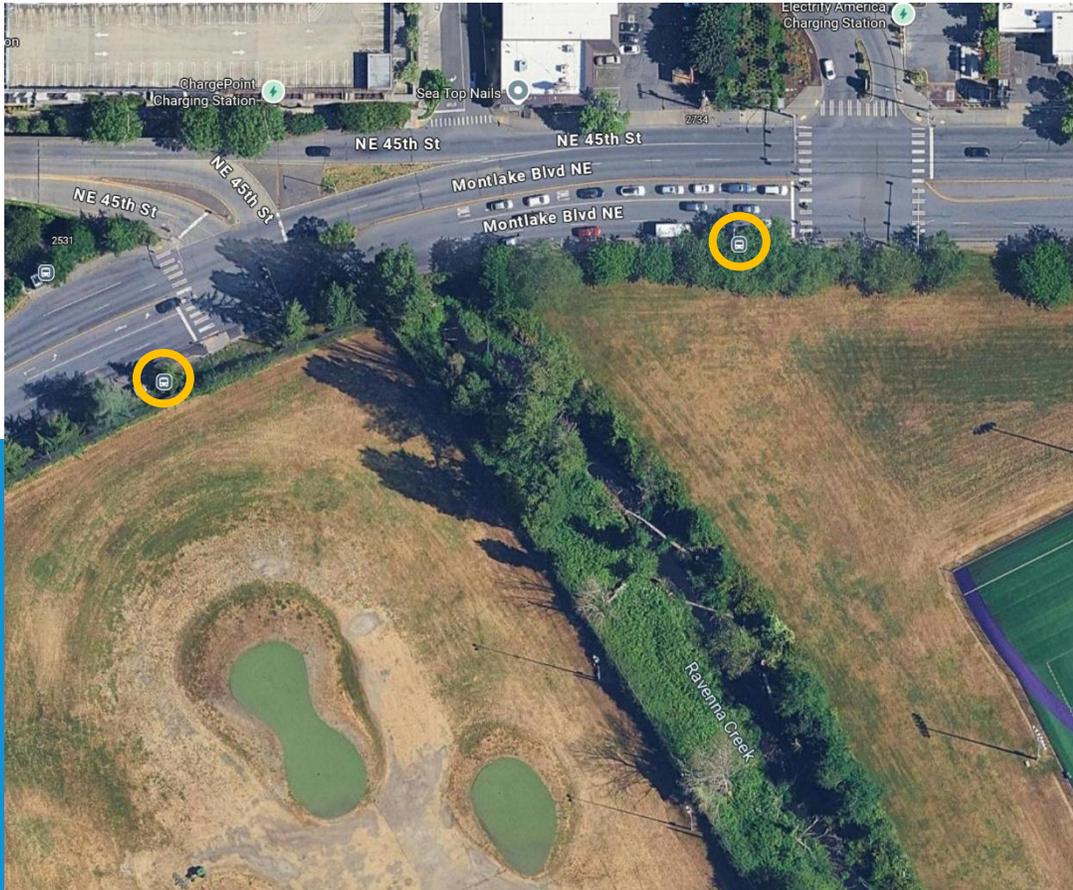
Bus stop areas that will be deeded to SDOT.



Triangle Garage area to be corrected

Above and Top Right: Montlake area to be corrected. Bottom: Pacific area to be corrected.

Bus stops in areas to be deeded to SDOT.



NE 45th Street area to be corrected

Proposed Process - Estimated to take 12 Months





Thank you!