

CITY OF SEATTLE
ORDINANCE 127022
COUNCIL BILL 120780

AN ORDINANCE relating to Seattle Public Utilities; authorizing the acquisition of real property by negotiation or eminent domain (condemnation) of seven separate parcels of land (“Properties”) or eminent domain (condemnation) of leases identified as King County Parcel Number 7327903645 located at 7760 8th Avenue South, King County Parcel Number 7327902490 located at 803 South Chicago Street, King County Parcel Number 7327902480 located at 811 South Chicago Street, King County Parcel Number 7327902520 located at 7814 8th Avenue South, King County Parcel Number 7327902500 located at 7808 8th Avenue South, King County Parcel Number 7327902510 located at 836 South Kenyon Street, and King County Parcel Number 7327902395 located at 850 South Kenyon Street; authorizing the General Manager and Chief Executive Officer of Seattle Public Utilities to execute all documents and take other necessary actions to complete the Properties’ acquisition, including acceptance and recording of the deeds; and ratifying and confirming certain prior acts.

WHEREAS, the City, acting through and by Seattle Public Utilities, is planning and designing its South Park Water Quality Facility Project (“Project”) to improve stormwater quality issues and intends to construct said Project in the vicinity of the intersection of 8th Avenue South and South Kenyon Street in the South Park neighborhood of Seattle; and

WHEREAS, the Project has identified seven contiguous parcels in South Park that meet the Project’s needs, and have secured funding to complete the purchase; and

WHEREAS, Silver Bay Logging, Inc., owns four of the identified parcels located at 7760 8th Avenue South, 803 South Chicago Street, 811 South Chicago Street, and 7814 8th Avenue South, all within Seattle, in close proximity to the Project location, and desires to sell those properties; and

WHEREAS, RJ & BA, LLC owns real property located at 7808 8th Ave South within King County in close proximity to the Project location, and desires to sell that Property; and

1 WHEREAS, Jamma, LLC, owns real property located at 836 South Kenyon Street, Seattle, in
2 close proximity to the Project location, and desires to sell that Property; and

3 WHEREAS, Stanley Moshier owns real property located at 850 South Kenyon Street, Seattle, in
4 close proximity to the Project location, and desires to sell that Property; and

5 WHEREAS, Seattle Public Utilities and Silver Bay Logging, Inc., have agreed on terms and fair
6 market value for the property acquisition; and

7 WHEREAS, Seattle Public Utilities and RJ & BA, LLC, are negotiating terms and fair market
8 value for the property acquisition; and

9 WHEREAS, Seattle Public Utilities and Jamma, LLC, are negotiating terms and fair market
10 value for the property acquisition; and

11 WHEREAS, Seattle Public Utilities and Stanley Moshier are negotiating terms and fair market
12 value for the property acquisition; NOW, THEREFORE,

13 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

14 Section 1. Seattle Public Utilities is hereby authorized to purchase property and leases, by
15 negotiation or eminent domain (condemnation), approximately 35,699 square feet of real
16 property located at 7760 8th Avenue South, identified by King County Assessor Parcel Number
17 7327903645; approximately 5,000 square feet of real property located at 803 South Chicago
18 Street, identified by King County Assessor Parcel Number 7327902490; approximately 5,000
19 square feet of real property located at 811 South Chicago Street, identified by King County
20 Assessor Parcel Number 7327902480; approximately 65,082 square feet of real property located
21 at 7814 8th Avenue South, identified by King County Assessor Parcel Number 7327902520;
22 approximately 5,000 square feet of real property located at 7808 8th Ave South, identified by
23 King County Assessor Parcel Number 7327902500; approximately 15,449 square feet of real

1 property located at 836 South Kenyon Street, identified by King County Assessor Parcel Number
2 7327902510; and approximately 2,747 of real property located at 850 South Kenyon Street,
3 identified by King County Assessor Parcel Number 7327902395 (collectively, the “Properties”),
4 and legally described in Attachment 1 and depicted in Attachment 2 to this ordinance, for
5 \$2,995,000 and other costs required for the City to obtain title and rights to the Properties. The
6 appropriation shall be paid out of the Seattle Public Utilities Drainage and Wastewater Fund
7 under the existing Capital Improvement Program (South Park Water Quality Facility, Project
8 Identification No. C314066).

9 Section 2. The General Manager and Chief Executive Officer of Seattle Public Utilities,
10 or the General Manager and Chief Executive Officer’s designee, is authorized to execute any
11 necessary documents and agreements; accept, deliver, and record on behalf of the City any
12 necessary deeds; and take any other actions reasonably necessary to effectuate this ordinance.

13 Section 3. The acquired Properties shall be placed under the jurisdiction of Seattle Public
14 Utilities.

15 Section 4. Any act consistent with the authority of this ordinance taken after its passage
16 and prior to its effective date is ratified and confirmed.

1 Section 5. This ordinance shall take effect as provided by Seattle Municipal Code
2 Sections 1.04.020 and 1.04.070.

3 Passed by the City Council the 14th day of May, 2024,
4 and signed by me in open session in authentication of its passage this 14th day of
5 May, 2024.

6 

7 President _____ of the City Council

Approved / returned unsigned / vetoed this 16th day of May, 2024.

8 

9 Bruce A. Harrell, Mayor

10 Filed by me this 16th day of May, 2024.

11 

12 Scheereen Dedman, City Clerk

13 (Seal)

14 Attachments:
15 Attachment 1 – Legal Descriptions
16 Attachment 2 – Vicinity Maps

ATTACHMENT 1 – Legal Descriptions

1. 7760 8th Avenue South

The land referred to herein is situated in the county of King, state of Washington, and described as follows:

PARCEL A:

Lots 22 through 39, inclusive, Block 31, River Park, according to the plat thereof recorded in Volume 7 of Plats, page 41, in King County, Washington;

TOGETHER WITH that portion of vacated South Chicago Street adjoining which attached to said premises by operation of law; EXCEPT that portion condemned for Commercial Waterway District No. 1 (Duwamish Waterway) in King County Superior Court Cause Nos. 82674 and 82673.

PARCEL B:

Lots 10 through 26, inclusive, and Lots 29 through 48, inclusive, Block 24, River Park, according to the plat thereof recorded in Volume 7 of Plats, page 41, in King County, Washington.

TOGETHER WITH that portion of vacated South Chicago Street adjoining which attached to said premises by operation of law; EXCEPT that portion condemned for Commercial Waterway District No. 1 (Duwamish Waterway) in King County Superior Court Cause Nos. 82674 and 82673.

PARCEL C:

The west 150 feet of the north 100 feet. Prentice Reserve in River Park, according to the plat thereof recorded in Volume 7 of Plats, page 41, in King County, Washington.

2. 803 South Chicago Street

The land referred to herein is situated in the county of King, state of Washington, and described as follows:

PARCEL A:

Lots 22 through 39, inclusive, Block 31, River Park, according to the plat thereof recorded in Volume 7 of Plats, page 41, in King County, Washington;

TOGETHER WITH that portion of vacated South Chicago Street adjoining which attached to said premises by operation of law; EXCEPT that portion condemned for Commercial Waterway District No. 1 (Duwamish Waterway) in King County Superior Court Cause Nos. 82674 and 82673.

PARCEL B:

Lots 10 through 26, inclusive, and Lots 29 through 48, inclusive, Block 24, River Park, according to the plat thereof recorded in Volume 7 of Plats, page 41, in King County, Washington.

TOGETHER WITH that portion of vacated South Chicago Street adjoining which attached to said premises by operation of law; EXCEPT that portion condemned for Commercial Waterway District No. 1 (Duwamish Waterway) in King County Superior Court Cause Nos. 82674 and 82673.

PARCEL C:

The west 150 feet of the north 100 feet. Prentice Reserve in River Park, according to the plat thereof recorded in Volume 7 of Plats, page 41, in King County, Washington.

3. 811 South Chicago Street

The land referred to herein is situated in the county of King, state of Washington, and described as follows:

PARCEL A:

Lots 22 through 39, inclusive, Block 31, River Park, according to the plat thereof recorded in Volume 7 of Plats, page 41, in King County, Washington;

TOGETHER WITH that portion of vacated South Chicago Street adjoining which attached to said premises by operation of law; EXCEPT that portion condemned for Commercial Waterway District No. 1 (Duwamish Waterway) in King County Superior Court Cause Nos. 82674 and 82673.

PARCEL B:

Lots 10 through 26, inclusive, and Lots 29 through 48, inclusive, Block 24, River Park, according to the plat thereof recorded in Volume 7 of Plats, page 41, in King County, Washington.

TOGETHER WITH that portion of vacated South Chicago Street adjoining which attached to said premises by operation of law; EXCEPT that portion condemned for Commercial Waterway District No. 1 (Duwamish Waterway) in King County Superior Court Cause Nos. 82674 and 82673.

PARCEL C:

The west 150 feet of the north 100 feet. Prentice Reserve in River Park, according to the plat thereof recorded in Volume 7 of Plats, page 41, in King County, Washington.

4. 7814 8th Ave South

The land referred to herein is situated in the county of King, state of Washington, and described as follows:

PARCEL A:

Lots 22 through 39, inclusive, Block 31, River Park, according to the plat thereof recorded in Volume 7 of Plats, page 41, in King County, Washington;

TOGETHER WITH that portion of vacated South Chicago Street adjoining which attached to said premises by operation of law; EXCEPT that portion condemned for Commercial Waterway District No. 1 (Duwamish Waterway) in King County Superior Court Cause Nos. 82674 and 82673.

PARCEL B:

Lots 10 through 26, inclusive, and Lots 29 through 48, inclusive, Block 24, River Park, according to the plat thereof recorded in Volume 7 of Plats, page 41, in King County, Washington.

TOGETHER WITH that portion of vacated South Chicago Street adjoining which attached to said premises by operation of law; EXCEPT that portion condemned for Commercial Waterway District No. 1 (Duwamish Waterway) in King County Superior Court Cause Nos. 82674 and 82673.

PARCEL C:

The west 150 feet of the north 100 feet. Prentice Reserve in River Park, according to the plat thereof recorded in Volume 7 of Plats, page 41, in King County, Washington.

5. 836 South Kenyon Street

The Land referred to herein below is situated in the County of King, State of Washington, and is described as follows:

LOTS 10 THROUGH 13, AND LOTS 44 THROUGH 48, BLOCK 24, RIVER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONDEMNED FOR COMMERCIAL WATERWAY DISTRICT NUMBER 1 (DUWAMISH WATERWAY) IN KING COUNTY SUPERIOR COURT CAUSE NUMBERS 82674 AND 82673.

6. 850 South Kenyon Street

Lots 1, 2 and 3, Block 24, RIVER PARK, according to the plat thereof recorded in Volume 7 of Plats, page 41, records of King County, Washington. EXCEPT that portion thereof condemned for Commercial Waterway District No. 1. SITUATE in the County of King, State of Washington.

7. 7808 8th Ave South

Lots 27 and 28, Block 24, FIRST ADDITION TO RIVER PARK, according to the Plat thereof recorded in Volume 7 of Plats, Page 41, King County, Washington.

ATTACHMENT 2 – Vicinity Maps

1. Map of All Parcels being acquired



2. Parcels owned by Silver Bay Logging, Inc



3. Parcels owned by Stanley Moshier Jr (Jamma, LLC and Stanley Moshier Jr)



4. Parcel owned by RJ & BA, LLC

