

LAND AND BUILDING AREAS  
CIVIC CENTER - EXPOSITION SITE

September 16, 1959

I. TOTAL LAND AREA TO BE OCCUPIED  
BY EXISTING BUILDINGS:

	<u>Sq. Ft.</u>	<u>Sq. Ft.</u>	<u>Acres</u>
Arena . . . . .	54,000		
Stadium Site . . . . .	219,400		
Veterans Annex . . . . .	4,000		
Armory . . . . .	79,200		
Security Bldg. . . . .	8,050		
Nile Temple . . . . .	15,670		
Apartment Bldg. . . . .	4,750		
Headquarters Bldg. . . . .	<u>4,900</u>		
TOTAL . . . . .		.389,970	8.99

II. TOTAL LAND AREA TO BE OCCUPIED  
BY AUTHORIZED BUILDINGS:

Multi-Purpose Auditorium and Exhibition Area . . . . .	27,435		
Exhibition Hall . . . . .	21,150		
Concert-Convention Hall . . . . .	57,200		
Coliseum-Century 21 . . . . .	<u>129,000</u>		
TOTAL . . . . .		.234,785	5.4

III. TOTAL LAND AREA TO BE OCCUPIED  
BY PROPOSED BUILDINGS:

TOTAL . . . . .	.147,000	3.36
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IV. TOTAL LAND AREA TO BE OCCUPIED  
BY FUTURE BUILDINGS:

TOTAL . . . . .	<u>.115,750</u>	<u>2.65</u>
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V. TOTAL LAND AREA FOR ALL BUILDINGS

(Not including the covered open area of the authorized buildings) . . . . .	<u>.887,505</u>	<u>20.40</u>
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CIVIC CENTER - EXPOSITION SITE

September 16, 1959

TOTAL LAND AREA OCCUPIED BY BUILDINGS . . . .	<u>Acres</u> 20.40
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PARKING AREA:

	<u>Acres</u>
Including interior streets "A" --	3.21
"B" --	1.11
Including interior streets "C" --	4.52
Including interior streets "D" --	4.47
"E" --	<u>0.81</u>

TOTAL LAND AREA OCCUPIED BY PARKING . . . . .	14.29
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TOTAL OPEN AREA: Streets, Courts, Plazas, Landscaping . . . . .	<u>37.99</u>
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TOTAL SITE AREA . . . . .	72.68 Acres
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	<u>Acres</u>	<u>Cost</u>
1. FORMER CITY, STATE AND SCHOOL DISTRICT PROPERTY (Prior to November 1956, exclud- ing Warren Avenue School) . . . . .	23.66	
2. PROPERTY CITY ACTUALLY ACQUIRED NOVEMBER 1956 BOND ISSUE . . . . .	25.09	\$4,500,000.00
3. STATE PROPERTY ACQUISITION (1957 Bond Issue, including Warren Avenue School) . . . . .	4.77	\$1,491,564.66
4. NILE TEMPLE . . . . .	0.65	
5. STREET AREA . . . . .	<u>18.51</u>	
TOTAL SITE AREA . . . . .	72.68 Acres	

	<u>DATE</u>	<u>PARCEL NO.</u>	<u>ACTION TAKEN</u>	<u>REMARKS</u>
1.	April 8, 1957,	1 thru 14	Ordinance Passed	Property between Roy Street and Valley Street, and 3rd North and 4th North not actually in bond issue and eventually released Jan. 27, 1958.
2.	April 8, 1957	15 thru 210	Ordinance passed.	Bond Issue parcels
3.	Oct. 8, 1957.		Condemnation suit filed.	
4.	Jan. 27, 1958	1 thru 14	Released	Property N. of Roy St.
5.	Feb. 13, 1958	26 and 27	Released	Property Northeast corner of Mercer and 4th Ave. N.
6.	Feb. 13, 1958		Certificate of Necessity obtained in Court.	
7.	May 9, 1958		First group of parcels obtained with agreed verdicts.	
8.	June 19, 1958		Final group of verdicts and parcels obtained.	
9.	July 25, 1958	30 thru 35	Released	A & P property released. Title actually cleared July 3, 1959.
10.	Sept. 22, 1958	168	Released	Sivilius property south and west of the site.

THE CITY OF SEATTLE

LAW DEPARTMENT

515 COUNTY-CITY BUILDING

A. C. VAN SOELEN, CORPORATION COUNSEL

CENTURY 21 EXPO., INC.

MAY 2 1959

RECEIVED

April 30, 1959

*Clay*

Finance Committee  
City Council  
Seattle

Gentlemen:

Pursuant to your request we herewith transmit proposed ordinance discontinuing the eminent domain proceedings for the acquisition of Lots 1 and 2 in Block 33, D. T. Denny's Home Addition under Ordinance 86033, King County Cause No. 507550; and superseding said ordinance to that extent.

C. F. 237038 which accompanied your request is herewith returned.

Yours very truly,

A. C. VAN SOELEN  
Corporation Counsel

By

G. GRANT WILCOX  
Assistant

GGW:EC  
Enc.

c.c. Civic Center Advisory Commission  
200 Civic Auditorium  
Seattle 9

ORDINANCE

AN ORDINANCE discontinuing the eminent domain proceedings for the acquisition of Lots 1 and 2 in Block 33, D. T. Denny's Home Addition under Ordinance 86033, King County Cause No. 507550; and superseding said ordinance to that extent.

WHEREAS, no trial has been had and no judgment awarding compensation entered as to Parcels 28 and 29 in King County Cause No. 507550 for the acquisition of a site for a Civic Center development; and

WHEREAS, the release of said parcels has been recommended by the Civic Center Advisory Commission (C. F. 237038) and the City now desires to discontinue the proceedings under authority of RCW 8.12.530; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That with respect to the following described real property:

Lots 1 and 2, Block 33, D. T. Denny's Home Addition to the City of Seattle (Vol. 3 of Plats, Page 115)

the eminent domain proceedings filed under King County Cause No. 507550, entitled:

"In the Matter of the Petition of the City of Seattle to acquire by condemnation land and other property in the Plan and Supplement to the Plan of North Seattle, Mercer's 2nd Addition to North Seattle, D. T. Denny's Home Addition, D. T. Denny's 3rd Addition to North Seattle and D. T. Denny's Park Addition to North Seattle, as a site for a CIVIC CENTER development, as contemplated by Ordinance No. 86033."

pursuant to Ordinance 86033, be and the same are hereby discontinued under authority of RCW 8.12.530, as recommended by the Civic Center Advisory Commission in C. F. 237038.

Section 2. That the Corporation Counsel is hereby authorized and directed to secure the proper court order dismissing the eminent domain proceedings mentioned in Section 1 hereof, and cancelling the notice of lis pendens filed therein, and that the costs taxable against the City therein shall be paid from the Seattle Civic Center Development Bonds 1956 Fund.

Section 3. Ordinance 86033 so far as inconsistent herewith is hereby superseded.

Section 4. (30 day ending.)

Approved:

07292

1425 Jefferson St.  
San Francisco, Calif.  
August 5, 1958

Mr. Fred B. McCoy  
County City Bldg.  
Seattle, Wash.

Dear Mr. McCoy:

Thank you for your letter of August 4th with reference to the properties at 125-235 2nd North and 167 John St-- verdict No. 171.

I understand that if I continue to rent all these premises, I will pay the City \$120.00 per month rental and pay the water bill for these premises.

The taxes on these premises are to be paid by the City, I presume and the city will be responsible for any fire insurance which it feels should be carried and also any liability insurance which it feels should be carried. In other words, the city as the owner of the property, is liable for fire and liability insurance in case of a fire or a suit by a tenant. This is very important for me to know as when I received my money for the condemnation verdict, I cancelled my fire and liability insurance. This insurance is naturally carried by the owner which is now the city and not by me who would be the tenant. Will you kindly clarify this point for me as this will determine if I will continue to rent the property as a unit or turn it back to the city for rental collections.

I am very sorry that when I was in Seattle I did not have your first letter pertaining to the rental of the premises as then I could have seen you personally and had the matter explained to me in detail. However, after hearing from you, I will send you my check for the rental of the premises or instruct the real estate agent to turn over the rentals to the city.

Yours very truly,

RECEIVED  
AUG 6 1958  
DEPT. OF BUILDINGS

JUL 19 1958

GORDON S. CLINTON  
MAYOR

*Copy for  
BNAW*

DEPARTMENT OF BUILDINGS  
THE CITY OF SEATTLE

FRED B. MCCOY  
SUPERINTENDENT  
MEMBER, BOARD OF PUBLIC WORKS  
SEATTLE 4, WASHINGTON

IN RE: 211 Warren Street

July 17, 1958

Parks and Public Grounds Committee  
of the City Council  
City of Seattle

Honorable Members:

C

We are returning Council File No. 235030, petition of Stanley C. Paddock re operation of an apartment at 211 Warren Avenue, taken by condemnation as part of the Civic Center.

O

The statements made in Mr. Paddock's letter are true. We are renting the property on a month to month basis for \$200 per month. It was the original thinking that this building would be removed in the next few months as a part of the Civic Center and World's Fair development. Recently the limits of the proposed site were reduced, leaving this property outside of the new proposed boundary line.

It now will have to be determined whether the City wishes to retain this property or resell it back to the original owner.

Very truly yours,

P

FRED B. MCCOY  
Superintendent of Buildings

FBS:rj

cc: Mr. Dingwall

Y

August 4, 1958

Mr. Louis Sivillias  
116 Warren Avenue  
Seattle, Washington

Dear Mr. Sivillias:

In the next few days I will be preparing a report to submit to the Council concerning people who own parcels of property in the Civic Center condemnation area, who desire to maintain ownership of their property or to re-purchase property already owned by the city.

You have indicated in two conversations with me that you are anxious to re-purchase your property from the city. I would appreciate it, if you would give me a written request to re-purchase this property, just a simple note stating your desires to re-purchase your property from the city of Seattle would be adequate. Please mail it to me at the above address.

Sincerely yours,

Clayton Young  
Coordinating Architect

CY/sm