

# Seattle Monorail Project

## Project Outline

Peter K. Shorett, MAI, CRE, CCIM provided valuation services and litigation support to the Seattle Monorail Project. Numerous properties along the Green Line were analyzed and fair market value estimates were established for properties that were to be used for Monorail stations. Many of the property owners contested Seattle Monorail Project's offers to purchase, resulting in significant litigation support provided by our firm in support of our value conclusions. While we worked directly with Seattle Monorail Project, we interacted with their counsel and right-of-way agents to assist a smooth transition in the pursuit of Seattle Monorail Project's acquisition of station sites.

## Services Provided

- Market value estimates
- Litigation support

## How GVA Kidder Mathews Added Value

We provided independent, third-party valuations and strategic consultation regarding the valuation of the properties and potential litigation actions to Seattle Monorail Project representatives specific to potential value challenges. Because of our services, none of the condemnation actions ever went to trial with all cases settling out of court either through negotiation or mediation.

