

COMMUNITY MEETING REGARDING THE DISPOSITION OF FORMER FIRE STATION 6

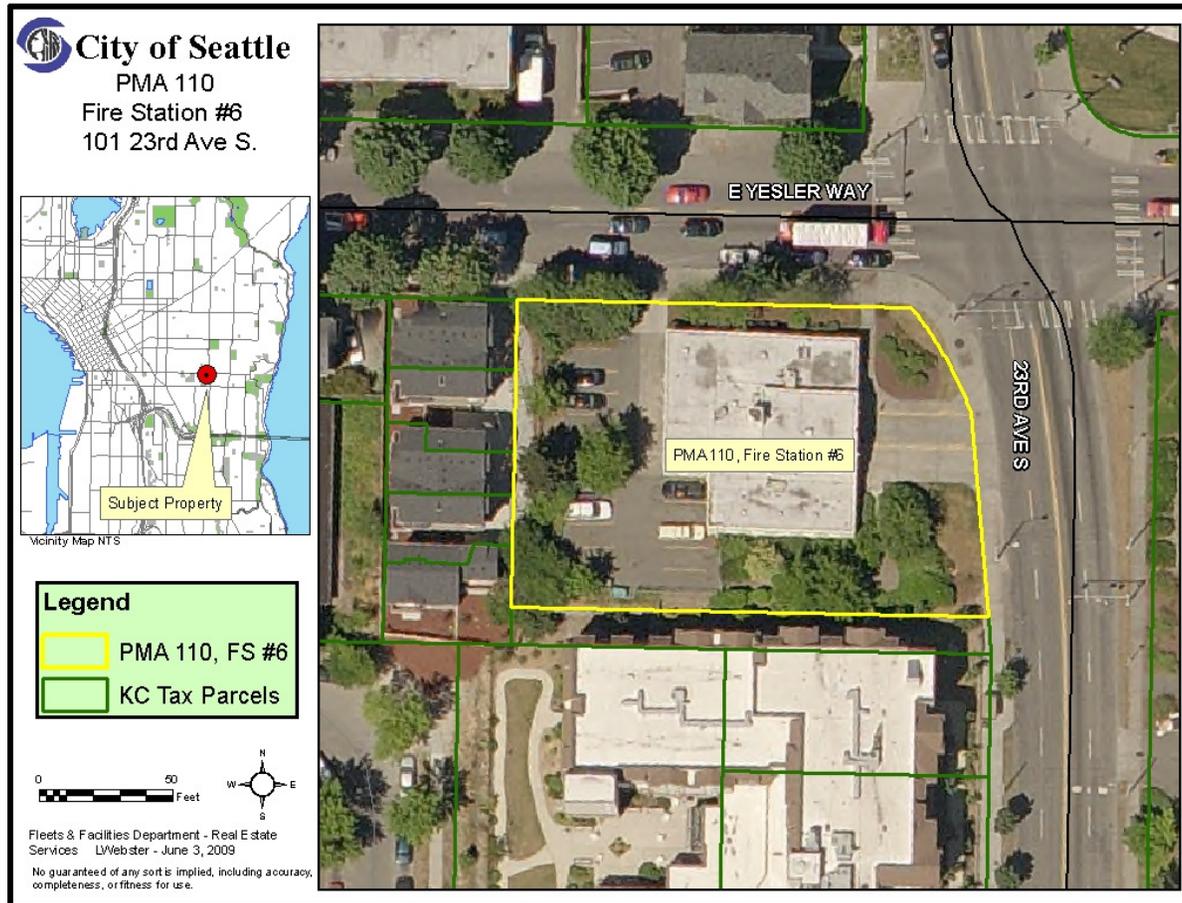
The Department of Finance and Administrative Services (FAS)



October 17, 2012

Former FS 6 – 101 23rd Ave S.

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Property Information

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- ❑ A new Fire Station 6 will be operational later this year.
- ❑ Fire Facilities and Emergency Response Levy, approved by voters in November 2003, included selling old Stations.
- ❑ Est. value of \$2.5 Million



- Property size: 20,400 sq ft
- Building size: 8,130 sq ft
- Zoned LR3
- Highest and Best Use is Multi-Family Residential

Historic Landmark Protection

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- Constructed in 1932 (later remodels)
- Architect: George Stewart
- Art Deco / Moderne Style
- Landmark status conferred 2007

Landmark Controls apply to:

- A. Landscaping
- B. Building Exterior

Landmark Incentives:

- A. Zoning exceptions under Administrative Conditional Use permit
- B. Flexibility under Building Code and Energy Code
- C. Tax incentives possible



Excess Property Policy/Procedures

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- ❑ Applies to all excess properties
- ❑ Properties are evaluated on a case-by-case basis
- ❑ City Departments take first look at suitability for:
 - ❖ Low-income housing
 - ❖ Economic Development
 - ❖ Other priorities in adopted policies
 - ❖ Park or Open space
 - ❖ Child care facilities
- ❑ No City Department wanted the property

Preliminary Recommendation

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Sell the property through an open competitive process. The goal is to reach the maximum number of potential purchasers to produce the highest return to the City.

Public Involvement

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- ❑ Public participation is a Council priority
- ❑ Multiple opportunities for input:
 - initial mailing – 1700+ fliers sent
 - Approx. dozen responses to reports, signs and webpage
 - One public meeting in the Central District– Oct. 17, 2012
 - Public Hearing – when Council reviews legislation in 2013
- ❑ Council decisions are made after Final Recommendation & Public Involvement Report

Public Input — Ideas for reuse or redevelopment

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- Private, for-profit leisure driven enterprise like movie theatre, restaurant, pool hall, brewery, hotel.
- Town Hall or other public space.
- Bookstore, community center, general store, plant nursery.
- Holistic health clinic to serve community.
- Small independently owned shops.
- School.

Review Process

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	Timeline
First flier sent to neighbors & community groups.	February 2012
Preliminary Report and Public Involvement Plan sent to respondents & approved by Real Estate Oversight Committee.	May-Aug. 2012
Council Committee reviewed and approved Public Involvement Plan (PIP)	September 2012
One public meeting to collect feedback from community	October 2012
FAS publishes Final Report & Public Involvement Report	December 2012
Legislation drafted for City Council consideration	1 st Quarter 2013

New Fire Station 6 405 MLK Jr. Way S.

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Due to become operational late 2012 or early 2013

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Thank you for your involvement

<http://www.seattle.gov/realstate/fs6.htm>