

PRELIMINARY REPORT
EVALUATION OF REUSE AND DISPOSAL OPTIONS FOR
PMA 110, former Fire Station 6

Resolution [29799](#) directs that the Executive is to make its recommendations on the reuse or disposal of excess property on a case-by-case basis, using *the Procedures for Evaluation of the Reuse and Disposal of the City's Real Property* ("Procedures") adopted by the Resolution. Additionally, the Resolution identifies guidelines that are to be considered in making a recommendation. This report addresses each of the guidelines, as well as additional provisions of Resolution [30862](#), which amended Resolution 29799 when it was adopted on May 1, 2006.

PROPERTY MANAGEMENT AREA

Former Fire Station 6, PMA Number 110

SUMMARY

PMA 110 is excess to the needs of the Seattle Fire Department and the Department of Finance and Administrative Services (FAS). In accordance with City policies and procedures, information about this property was circulated to City departments, public agencies and the neighborhood. Following a review of opportunities and constraints, FAS recommends that the City sell this property through a competitive process for fair market value, with proceeds from the property sale placed in the Fire Facilities and Emergency Response Levy Fund. The purpose of this report is to document the property characteristics, input received and analysis leading to the recommendation to sell the property.

BACKGROUND INFORMATION

Originally constructed in 1931, the former Fire Station 6 is located at 101 23rd Avenue S. Due to its small size and historic landmark designation, the station is being replaced with a state-of-the-art facility located at 405 Martin Luther King Jr. Way S. Paid for by the Fire Facilities and Emergency Response Levy (Fire Levy), which was passed in 2003 with 69 percent voter approval, the new station will accommodate modern firefighting equipment and is designed to withstand major seismic events. The new station is anticipated to open in late 2012, at which time the existing structure will be vacated. For the purpose of this report, the original station will be identified as "Station 6." As with all fire facilities, Station 6 is under FAS' jurisdictional control.

Legal Description:

Lots 5 and 6, Block 31, H. L. Yesler's 1st Addition to the City of Seattle, plus vacated ROW according to the Plat thereof, recorded in Volume 1 of Plats, page 215, records of King County, Washington: Together with those portions of vacated street adjoining the east boundary of said lots.

Physical Description and Related Factors:

Station 6 is situated on the southwest corner of the intersection of 23rd Avenue S and E Yesler Way in the city's Central District. The property dimensions are approximately 115 feet (fronting 23rd Avenue S) and 180 feet (fronting East Yesler Way) for a total area of 20,400 square feet (0.47 acres). The lot is largely level but slopes somewhat down to the west. The station is set back fifteen feet from the north property line (fronting East Yesler Way), 40 feet from the east property line (fronting 23rd Avenue S), 55 feet from the property line to the west and 25 feet from the south property line. The building is 8,130 square feet and is oriented for the firefighting apparatus to enter and exit from 23rd Avenue S. There is parking for sixteen vehicles behind the building to the west.

Station 6 is a smooth, reinforced concrete structure built in the Art Deco / Moderne style and designed by architect George Stewart. The station was nominated in May 2005, approved for designation as a landmark in June 2005 per SMC Chapter 25.12 by the Landmarks Preservation Board, and approved as a Historic Landmark by the Seattle City Council via Ordinance [122426](#) in August 2007. The historic landmark designation protects the building's architectural integrity, and character, and preserves many of its unique external characteristics.

GUIDELINE A: CONSISTENCY

The analysis should consider the purpose for which the property was originally acquired, funding sources used to acquire the property, terms and conditions of original acquisition, the title or deed conveying the property, or any other contract or instrument by which the City is bound or to which the property is subject, and City, state or federal ordinances, statues and regulations.

Ordinance [22958](#) authorized the acceptance of a Deed dated October 3, 1893, from Fred Everett to the City of Seattle for Lots 5 and 6, Block 31, H. L. Yesler's 1st Addition to the City of Seattle. The property was purchased for cash and land valued roughly at \$3,333. Additional property along 23rd Avenue S. was acquired by ROW vacations in 1894 and 1931.

The 2003 Fire Facilities and Emergency Response Levy funds upgrades, expansions or replacements of 32 neighborhood fire stations. Station 6 was identified during the Levy planning process as requiring replacement, as the small lot size and historic nature of the building limited the capacity to expand the facility. Improvements to the neighborhood fire stations are funded primarily through a nine-year property tax levy. In addition to these levy monies, the City Council adopted a funding plan for the levy program which assumes that proceeds from the sale of Station 6 and other stations being replaced with new facilities will be deposited into the Fire Facilities and Emergency Response Levy Fund.

GUIDELINE B: COMPATIBILITY AND SUITABILITY

The recommendation should reflect an assessment of the potential for use of the property in support of adopted Neighborhood Plans; as or in support of low-income housing and/or affordable housing; in support of economic development; for park or open space; in support of Sound Transit Link Light Rail station area development; as or in support of child care facilities; and in support of other priorities reflected in adopted City policies.

The original Central Area Neighborhood Plan was completed in 1992 and evolved into The Central Area Action Plan II in 2002. Neither plan mentions Station 6 specifically but 23rd Avenue South is identified as the “backbone of the Central Area” connecting nodes at South Jackson Street, Cherry, Union and Madison. The Plan identifies Yesler Way as an important east-west transportation corridor for pedestrians and vehicles but the plan does not anticipate or specify a new use of the fire station. The neighborhood plan of is now embodied in the Comprehensive Plan for the City and Station 6 is inside of the 23rd Ave@ S. Jackson-Union Residential Urban Village in the heart of the Central District neighborhood of Seattle. No specific future use is contemplated by the Comprehensive Plan.

The neighborhood surrounding the fire station consists of single and multi-family residential homes with some limited retail commercial located approximately two blocks south of the station, near the intersection of 23rd Ave S and S Jackson Street. The landmark Douglass Truth branch of the Seattle Public Library is located diagonally across the intersection of 23rd Ave S. and Yesler Way.

Due to the landmark designation of the fire station, the building cannot be demolished, and is therefore unsuitable for parks, open space or community garden use. While Station 6 is convenient to multiple Metro Bus routes, it is not located near the Sound Transit Central Link Light Rail and so the location does not particularly support transit-oriented development.

The property is zoned LR3 for low rise residential use and is suitable for single or multifamily residential use. Development of low-income and affordable housing on site is limited by the cost of adapting the station to housing use. The building could be used for any number of institutional uses per SMC 23.45.570 if development requirements for institutional uses in LR3 zones are met; In cases where development requirements could not be met, there is the possibility of an Administrative Conditional Use permit which would require additional permitting and scrutiny from the Department of Planning and Development (DPD), as well as the Landmarks Preservation Board (see discussion on pages 6-9).

Context:

There are multiple city-owned properties in the vicinity. The branch library across the intersection is a similarly designated historic property. The Central Neighborhood Service Center is located in a leased space 800 feet south of Fire Station 6.

Location	Size	Description	Location relative to Former Station 6
2615 S Jackson St.	18,308 Sq Ft	New site for Fire Station 6, PMA 806	1,500 feet southeast
2300 E Yesler Way	28,879 Sq Ft	Douglass-Truth Public Library Branch-PMA 227	150 feet northeast
2200 S Jackson St.	96,023 Sq Ft	Dr. Blanche Lavisso Park PMA 395	200 feet southwest

1800 S Main St	237,925 Sq Ft	Pratt Park, PMA 390	1,000 feet west
104 17 th Ave S	52,604 Sq Ft	Langston Hughes Cultural Arts Center, PMA 256	1,700 feet west
21 st Ave E & E Spruce Street	31,992 Sq Ft	Spruce Mini Park, PMA 3117	700 feet northwest
MLK Jr, Way between Main and Spruce	Varies but most are 2,000 Sq Ft or less	Multiple Snippet Parcels on MLK Jr, Way	1,400 – 1,700 feet east

Range of Options:

Excess property is defined as “real property that the Jurisdictional Department has formally determined it no longer needs for the Department’s current or future use.” This property has been classified as excess because the new Fire Station 6 was placed into service in late 2012. Guiding principles for the reuse and disposal of real property state that “it is the intent of the City to strategically utilize Real Property in order to further the City’s goals and to avoid holding properties without an adopted municipal purpose.”

The options for disposition of this property include retention by the City for a public purpose, negotiated sale with a motivated purchaser, or sale by public bid or request for proposal. Reuse of this property for public and/or private purposes will be largely dictated by constraints from its landmark status, as well as current zoning. Therefore the range of potential buyers and uses will be limited.

Retention by the City:

Station 6 was declared excess to the needs of the Department and was circulated to other City Departments and Governmental agencies for potential reuse in July 2009. No City Departments or other Governmental agencies have asked to acquire the property.

Negotiated Sale: A negotiated sale is typically recommended when the selection of a particular purchaser has specific benefits to the City. At this time, no specific proposals which meet this criterion have been identified.

Sale by Competitive Process: Selling Station 6 through a public bid offering or similar competitive process will allow for a larger pool of potential buyers. Landmark controls and incentives add a layer of complexity to an otherwise market-based purchase. As a specialty building, there will likely be a limited pool of self-selecting buyers who are motivated to purchase based in part on the historic nature and unique architecture of the building. Over the past several years, FAS has been contacted periodically by a number of private individuals interested in purchasing the property. FAS proposes to conduct a broadly advertised offering and to enlist the services of a real estate broker to reach the largest number of potential buyers.

GUIDELINE C: OTHER FACTORS

The recommendation should consider the highest and best use of the property, compatibility of the proposed use with the physical characteristics of the property and with surrounding uses, timing and term of the proposed use, appropriateness of the consideration to be received, unique attributes that make the property hard to replace, potential for consolidation with adjacent public property to accomplish future goals and objectives, conditions in the real estate market, and known environmental factors that may affect the value of the property.

Highest and Best Use:

The concept of Highest and Best Use of a property is a key principle employed in real estate appraisal. The Highest and Best Use is generally defined as the reasonably probable and legal use that produces the highest property value. To be considered as the Highest and Best Use of a property, any potential use must pass a series of tests. The use must be:

- Legally permissible
- Financially feasible
- Physically possible
- Maximally productive

The Highest and Best Use may or may not be a property's present use. The test of Highest and Best Use for an improved property is typically based on the property as though vacant (assuming the property is vacant or could be made vacant), and as improved. Improvements are valued according to how they contribute (or detract from) the value of the land.

Because landmark controls are in place, the Highest and Best Use will be discussed only in terms of the property as improved with the existing structure in place.

FAS has not ordered an appraisal of Station 6. Given changing real estate market conditions and the uncertainty about timing of a prospective sale, it is more practical to order an appraisal, if needed, just prior to marketing the property or negotiating a sale. If an open, marketed process is used, with a competitive offering or bid structure, the appraisal may not be required, as the competitive process would in effect represent the market.

Legally permissible. The subject property is zoned LR3, Low Rise Residential. Under SMC 23.34.020, Lowrise 3 zones have dual functions: 1) provide opportunities for a variety of multifamily housing types in existing multifamily neighborhoods, and along arterials that have a mix of small to moderate scale residential structures; and 2) accommodate redevelopment in areas within urban centers, urban villages, and Station Area Overlay Districts in order to establish multifamily and neighborhoods of moderate scale and density.

Permitted and prohibited uses are detailed in SMC 23.45.504. Specifically, the following uses are allowed outright in LR3 zones: Residential uses, Institutions, Parks and playgrounds, Medical service uses and Community gardens. Due to the landmark controls, the property is not appropriate for a park or playground nor is it realistic to consider a community Garden. SMC 23.45.510 outlines Floor Area Ratio (FAR) limits in the LR3 zone. SMC 23.45.512 identifies

Density Limits in lowrise zones and SMC 23.45.514 states that the height limit of apartments in the LR3 zone is 40 feet.

Per SMC 23.45.570, Institutional uses, such as religious facilities, community centers, private schools and child care centers, may be permitted outright in LR3 zones or as an Administrative Conditional Use if certain development standards cannot be met. Dispersion requirements discourages approval of such a use if another institutional use has been permitted within a 600 foot radius, unless a major physical barrier, such as a highway or river, separates such uses. There are at least three institutional uses within a 600 foot radius of Station 6, so a variance from the dispersion requirements may be required to obtain an Administrative Conditional Use Permit for a new institutional use. Establishment of a childcare center has more flexible dispersion requirements. The Master Use Permit process applies to applications for Administrative Conditional Uses, providing public notification and opportunities for input before decisions about allowed land uses are made at DPD.

Under certain circumstances, the Director of the Department of Planning and Development may authorize a use of a landmark structure not otherwise permitted under zoning (SMC 23.44.026). Criteria for such a change include the following:

- a) The use must be compatible with the existing design and construction of the structure without significant alteration,
- b) It must be demonstrated that uses permitted in the zone are impractical because of structure design and/or that no permitted use can provide adequate financial support necessary to sustain the structure in a reasonable good physical condition, and
- c) The proposed use must not be detrimental to other properties in the zone or vicinity or to the public interest.

Additional information related to review and approvals by DPD and the Landmarks Preservation Board is provided below under Unique Attributes on page 8.

Physically possible. At 20,400 square feet the property is larger than the typical single family lot but comparable in size to multifamily lots or lots with institutional uses in the Central District. The property could be used as a single-family home or for multiple dwelling units with substantial renovation. Landmark controls provide limitations on the options for adaptive reuse of Station 6. It may be possible to build an addition at the rear of the building or add a partial story above the existing building. Any proposal to alter the façade by adding to the building footprint or changing the roofline would be scrutinized closely by the Landmarks Preservation Board.

Financially feasible. It may be financially feasible to renovate Station 6 to provide many multi-family units within the existing or a remodeled building. Developing the property as a multi-family residence could allow a buyer to offset or recapture some of the immediate costs needed to adapt the building as residences. It may also be financially feasible to use the existing building for some institutional use. The prominent corner location and ample parking

in the rear are both positive attributes of the property. Use of the property for other types of uses may be dependent on approvals from the DPD and the Landmarks Preservation Board (see Compatibility with surrounding uses, below).

Maximally productive. The property is situated near a neighborhood commercial district and surrounding uses include single and multi-family housing, institutional, office, and retail. From an investment standpoint, the maximally productive use of the property under existing zoning is probably multi-family housing although an institutional use may also be maximally productive. It is not possible to know which use would be more productive absent specific proposals. Given the existing institutional uses within 600 feet of existing Fire Station 6, the Highest and Best Use for Station 6 is probably for development into multi-family housing. The number of units will be controlled by density and FAR requirements in SMC 23.45.512 and 23.45.510 respectively.

Compatibility with the physical characteristics:

This vintage building has a variety of potential reuse options which could make use of the building without affecting the character of the building. As noted above, City land use laws limit the reuse of the building to institutional and residential use (single or multi-family) and accessory uses unless an Administrative Conditional Use Permit is granted. Landmark status prohibits demolition of Station 6 in most circumstances; additionally any changes to the façade, building footprint, or additions would require the authorization of the Landmarks Preservation Board.

Compatibility with surrounding uses:

The predominant zoning in the surrounding neighborhood is LR3 zoning. West across 23rd Avenue S and to the south is considerable NC2-40 zoning. See Vicinity Zoning Map on page 14 for details. Reuse of the building as a single family or multi-family residence would be compatible with the surrounding uses. The existing institutional uses within 600 feet of the fire station may preclude an additional institutional use absent a Variance or Administrative Conditional Use Permit.

The Seattle Municipal Code allows the Director of the Department of Planning and Development discretion with regard to future uses that may be allowed. An Administrative Conditional Use Permit or a variance from development requirements may be granted for a new use of the fire station. Any reuse proposals will be evaluated by the DPD. It is likely that residential use (less than four units) would be exempt from SEPA review, however, larger multifamily reuse proposals or institutional proposals would likely be subject to SEPA review. The SEPA process allows opportunities for public review and comment.

Timing and Term of Proposed Use:

The new Station 6 will be commissioned in late 2012, allowing for the subject station to be disposed. FAS anticipates that the property could be ready for disposition by early 2013, with a transaction completed by mid 2013.

Appropriateness of the consideration:

FAS proposes selling the property through a competitive process to obtain the best offer for the property. Consistent with the Fire Facilities and Emergency Response Levy funding plan, proceeds from the sale of this property will be returned to the Fire Facilities and Emergency Response Levy Fund.

Unique Attributes:

The building's status as a former fire station is a unique attribute in that it was permitted as a public facility use in a residential zone. In general, any use of the building for other than a fire station requires a Building Permit, and nonresidential uses may require a Certificate of Approval from the Landmarks Board before the Building Permit is granted. Review by the Landmark Board includes standard public process with open meetings and public agendas.

Historic landmark designation is a unique attribute of Station 6 in that the exterior integrity of the existing building, including its architectural features, and the site are preserved. Minor maintenance and repairs and minor landscaping can be performed without approval of the City Historic Preservation Officer (CHPO), but the CHPO must approve changes to the building exterior related to building systems, such as heating, ventilation and other mechanical systems. More extensive alterations to the exterior of the building require a Certificate of Approval from the Landmarks Preservation Board. Actions taken to the Landmarks Preservation Board provide opportunities for public review and comment. In general, modification of the building's exterior (potentially including an addition to the building) may be allowed if the proposed design will not detract from the original character of the building.

Any potential buyer will need to be prepared to work with the City of Seattle's Historic Preservation Program and the Department of Planning and Development, with the understanding that this is a unique property with unique characteristics.

Potential for Consolidation with adjacent public property:

There are no public properties immediately adjacent to this property and there are no recognized opportunities for consolidation with adjacent public properties.

Conditions in the real estate market:

The real estate market has taken a significant downturn over the past four years. Fire Station 6 is on the edge, actually outside, of the Central District as defined by Redfin¹. There are currently 13 homes for sale in the Central District, four of which are multifamily, which equates to a decrease of 38% as compared to the previous year. In February 2012, a single home sold, indicating an 83% decrease in sales from the previous year. That said, there was a brief article in the Seattle Daily Journal of Business on 3/29/2012 that claimed "phenomenal growth" of 19% increase in rents in the Central District. This news is illustrated by new projects in the area

¹ Redfin (<http://www.redfin.com/neighborhood/8322/WA/Seattle/Central-District>)

charging significantly higher rents. While fewer homes are for sale in the Central District and fewer homes are selling, there are indicators of growth in the market.

As a unique property, it is difficult to apply general market conditions to Station 6. This property will appeal to a developer who is knowledgeable of the City's permitting process and has experience adapting unique properties into single-family or multi-family homes. Alternatively, individuals seeking unique living quarters or a home-based business may be interested in this property as well.

Known environmental factors:

There are no known environmental factors.

GUIDELINE D: SALE

The recommendation should evaluate the potential for selling the property to non-City public entities and to members of the general public.

During the public involvement process described below, FAS was contacted by a number of individuals and groups who expressed interest in the reuse of Station 6. Zoning and historic landmark controls limit the types of adaptive reuse that are feasible for the property. (Seattle Municipal Code [23.44.022](#) governs institutional uses). However, as an institutional use, there cannot be another institutional use within 600 feet of the property without a variance from the dispersion requirements. There are at least three existing institutional uses within 600 feet of Station 6 (see discussion of Highest and Best Use, above).

Potential for Use by Non-City Public Entities:

At this time, FAS has not received any proposals from non-City public entities interested in purchasing the property. Zoning and historic landmark controls limit the types of adaptive reuse that are feasible for the property.

Potential for Use by the General Public:

Based on the zoning, the most likely buyer of the property would be interested in developing this property into a multifamily residence. In 2012, FAS has received suggestions from six individuals as to how the station should be redeveloped. None of these suggestions were from anyone offering to redevelop the property and none suggested that housing was desirable.

PUBLIC INVOLVEMENT

In February 2012, FAS mailed 1,737 neighborhood notices to residents and property owners within a 1,000 foot radius of the subject property. Approximately 420 pieces were returned as undeliverable. 40 emails were sent at the same time to individuals associated with community groups involved in the Central District. Seven e-mails were returned as undeliverable. As of April 2012, FAS has received written comments from six individuals, including:

- One respondent said the property should be preserved as a public space and not redeveloped as retail with housing above;

- One respondent said it should be developed by a private, for profit, leisure-driven establishment like a movie theater, pool hall, restaurant, brewery or hotel;
- One respondent said that the station would be good for a restaurant;
- One respondent wanted a market with several, small independently-owned shops or a brewpub;
- One respondent emphasized the architectural significant of the station;
- One respondent just wanted to be involved and asked what was being considered;

FAS maintains a contact list of those who have expressed interest in the future of the property, as well as those interested in acquiring the site. New contacts are added to the mailing list on an ongoing basis. The Procedures require that FAS send notices to all of these parties at certain times in the review process.

RECOMMENDATION

FAS recommends this property be sold through an open competitive process that reaches the maximum number of potential purchasers, and that will produce the highest return to the City.

No City department or public agency has expressed an interest in purchasing the property. A limited number of suggestions for a range of public or semi-public uses were received from the local community; however, the majority of these proposals would not be allowed under current zoning regulations and landmark controls. FAS further recommends that the City Council not place further limitations on the use and development of the property. Any proposal for reuse and/or development of the site, including residential use consistent with zoning, and additionally any variance, land-use change and modification to the structure and the site should be handled through DPD and the City's Historic Preservation Program in the Department of Neighborhoods. These programs provide for public comment for any departures from Zoning Code requirements.

THRESHOLD DETERMINATION

The Disposition Procedures require FAS assess the complexity of the issues on each excess property following the initial round of public involvement. The purpose of this analysis is to structure the extent of additional public input that should be obtained prior to forwarding a recommendation to the City Council.

The Property Review Process Determination Form prepared for Station 6 is provided on page 13 of this report. A score of 45 or higher results in a *Complex* designation, requiring preparation of a Public Involvement Plan and additional steps in the review process before the City Council makes a decision about the reuse or disposition of the property. Station 6 scored 70 points for two reasons:

- a) recommended sale of the property, and
- b) value of the property estimated to be over \$1 million.

NEXT STEPS

FAS will provide a summary of this report to the Real Estate Oversight Committee (REOC), to all City Departments and Public Agencies that have expressed an interest in the Property, and to members of the public who responded to the public notices. The Summary will advise how to obtain a full copy of the report, note that FAS and REOC will consider comments on the Preliminary Report for 30 days after mailing the summary of the Preliminary Report and advise the recipient where and to whom any comments should be addressed. FAS will also post sign(s) visible to the public at the Excess Property which will provide the same information.

As required, FAS has prepared a Public Involvement Plan (PIP) for property classified as a complex property disposition. Under the Procedures, the PIP is tailored to the specific property and those issues which have been raised during the circulation and notification phase. The PIP is attached to this report in Appendix 1.

FAS will collect public comments on this Preliminary Report and the PIP. The REOC will review and approve the Preliminary Report and Public Involvement Plan, providing comments as necessary. FAS will revise the report and PIP if necessary prior to briefing the City Council on the proposed Public Involvement Plan. With Council input and direction as needed, FAS will then implement the Public Involvement Plan to provide additional opportunities for public input prior to the Council making decisions concerning the property.

Following the Public Involvement Phase, FAS will publish a Final Report, and provide it to the REOC and the mailing list of interested parties. After 30 days the REOC will vote on the Final Report. FAS will forward legislation authorizing sale of the Fire station, including the Final Report and Public Involvement Report, which summarizes the full extent of public involvement in the property review process, to the City Council. No Council briefings or hearings will be held for at least 30 days following a notice of legislation sent to the mailing list. FAS will continue to collect all comments and/or proposals for use of Former Fire Station 6. At the Council committee meeting to take action on the legislation, FAS will provide an updated summary of all comments received to date. FAS will also provide 14 days notice of a public hearing to the mailing list so that interested parties can attend the public hearing and present their ideas and interests to the City Council.



Soon to be Former Fire Station No. 6 looking west from the corner of E Yesler Way and 23rd Avenue S.

Former Fire Station 6 was designated a historic Seattle Landmark in 2007. There are restrictions regarding how the site and the building maybe altered. Ordinance 122426 provides guidance and restrictions on the use of the building.

PROPERTY REVIEW PROCESS DETERMINATION FORM

January, 2012

Property Name:	Fire Station #6		
Address:	101 23 rd Ave S.		
PMA ID:	110	KC Tax ID Number:	9826701650
Dept./Dept ID:	Finance and Administrative Services (FAS)	Current Use:	Former Fire Station
Lot Area (Sq. Ft.):	20,400 Sq. Ft.	Zoning:	LR3
Est. Value:	Not available	Assessed Value:	\$2,667,800 (2012)

PROPOSED USES AND RECOMMENDED USE

Department/Governmental Agencies: None *Proposed Use: None*

Other Parties wishing to acquire: None *Proposed Use: None*

FAS RECOMMENDATION: Sell the property through a competitive process for fair market value.

PROPERTY REVIEW PROCESS DETERMINATION (circle appropriate response)

- | | | |
|---|--|-----------|
| 1.) Is more than one City dept/Public Agency wishing to acquire? | <input type="checkbox"/> No / Yes | 15 |
| 2.) Are there any pending community proposals for Reuse/ Disposal? | <input type="checkbox"/> No / Yes | 15 |
| 3.) Have citizens, community groups and/or other interested parties contacted the City regarding any of the proposed options? | <input type="checkbox"/> No / Yes | 15 |
| 4.) Will consideration be other than cash? | <input type="checkbox"/> No / Yes | 10 |
| 5.) Is Sale or Trade to a private party being recommended? | No / <input type="checkbox"/> Yes | 25 |
| 6.) Will the proposed use require changes in zoning/other regulations? | <input type="checkbox"/> No / Yes | 20 |
| 7.) Is the estimated Fair Market Value between \$250,000 -\$1,000,000? | <input type="checkbox"/> No / <input type="checkbox"/> Yes | 10 |
| 8.) Is the estimated Fair Market Value over \$1,000,000? | No / <input type="checkbox"/> Yes | 45 |

Total Number of Points Awarded for "Yes" Responses: **70**

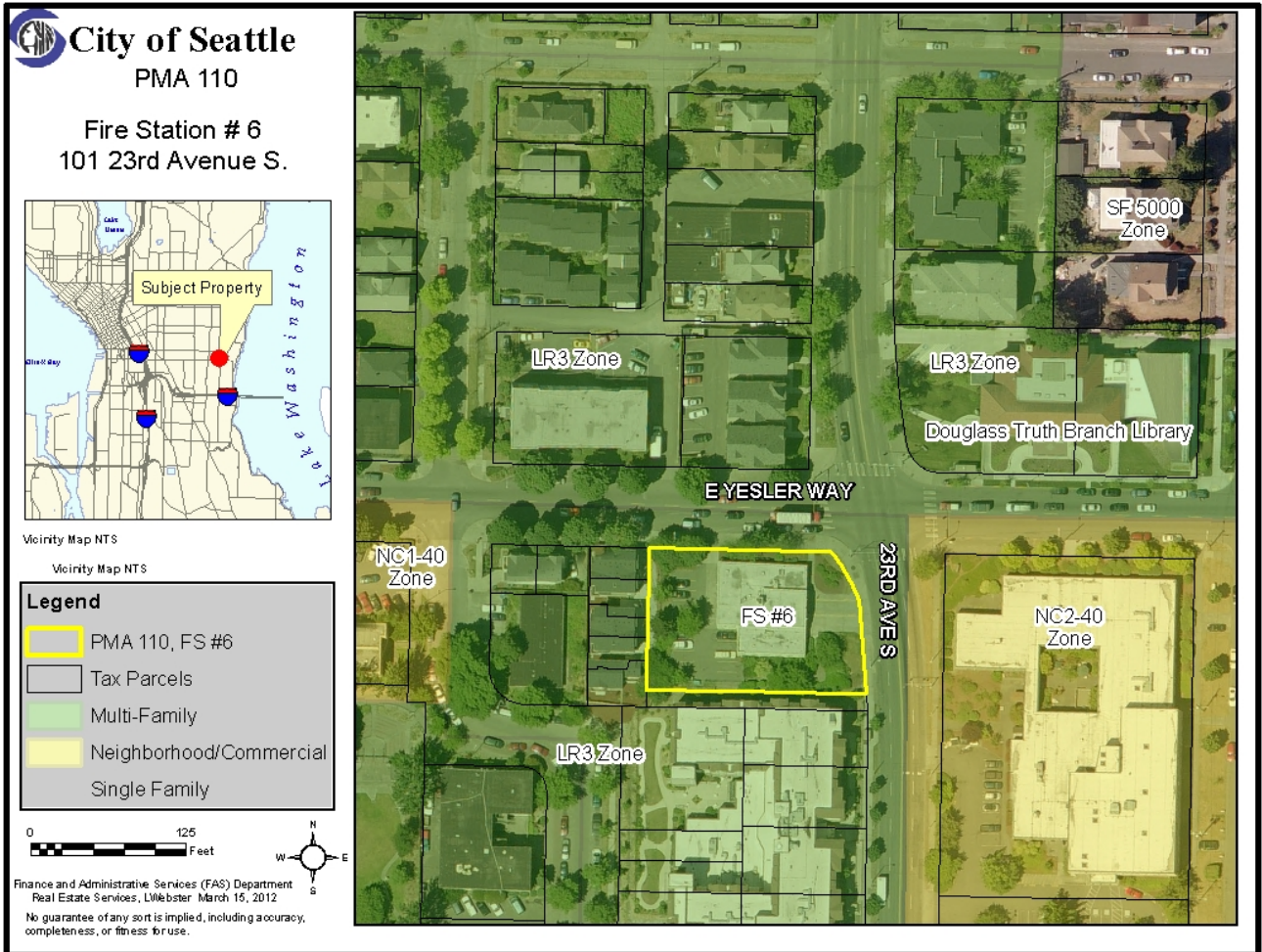
Property Classification for purposes of Disposal review: Simple or Complex (a score of 45+ points results in a "Complex" classification)

Signature: Louis Webster, AICP

Department: FAS

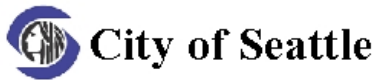
Updated: April 1, 2012

Vicinity Zoning Map

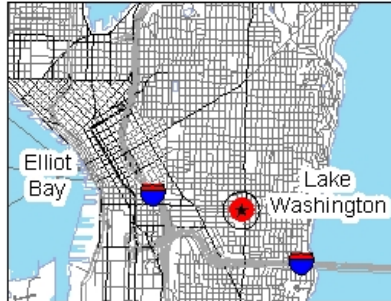


Zoning terms and definitions for the subject property and vicinity

Map Code	Zoning Designations	Function
LR3	Lowrise 3	<p>The dual functions of the LR3 zone are to:</p> <ol style="list-style-type: none"> 1. provide opportunities for a variety of multifamily housing types in existing multifamily neighborhoods, and along arterials that have a mix of small to moderate scale residential structures; and 2. accommodate redevelopment in areas within urban centers, urban villages, and Station Area Overlay Districts in order to establish multifamily neighborhoods of moderate scale and density.
NC1-40	Neighborhood Commercial 1	<p>To support or encourage a small shopping area that provides primarily convenience retail sales and services to the adjoining residential neighborhood, where the following characteristics can be achieved:</p> <ol style="list-style-type: none"> 1. A variety of small neighborhood-serving businesses; 2. Continuous storefronts built to the front lot line; 3. An atmosphere attractive to pedestrians; 4. Shoppers walk from store to store.
NC2-40	Neighborhood Commercial 2	<p>To support or encourage a pedestrian-oriented shopping area that provides a full range of household and personal goods and services, including convenience and specialty goods, to the surrounding neighborhoods, and that accommodates other uses that are compatible with the retail character of the area such as housing or offices, where the following characteristics can be achieved:</p> <ol style="list-style-type: none"> 1. A variety of small to medium-sized neighborhood-serving businesses; 2. Continuous storefronts built to the front lot line; 3. An atmosphere attractive to pedestrians; 4. Shoppers can drive to the area, but walk from store to store.
SF 5000	Single Family 5000	<p>An area that provides predominantly detached single-family structures on lot sizes compatible with the existing pattern of development and the character of single-family neighborhoods.</p>



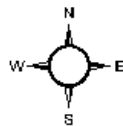
PMA 110 Fire Station No. 6



Vicinity Map

Legend

- Fire Station No. 6
- KC Parcels



Department of Finance and Administrative Services, FAS
Real Estate Services, LWebster April 26, 2012

No guarantee of any sort is implied, including accuracy, completeness, or fitness for use.



PROPOSED Public Involvement Plan

PMA No. 110- Former Fire Station No. 6

Public Involvement Plan – Overview

In accordance with the “Procedures for Evaluation of the Reuse and Disposal of the City’s Real Property,” which was adopted by Resolution 29799 and subsequently amended by Resolution 30862, (referred to here as the Procedures), the City must develop a Public Involvement Plan (PIP) when considering the disposition of certain properties. The PIP is developed in conjunction with a Preliminary Report, which documents the analysis prepared for review by the City Council prior to passing legislation authorizing the transfer, reuse, or sale of an excess property.

Under the Procedures, FAS begins the evaluation process by sending information about the subject excess property to other City departments, public agencies, and the neighborhood in which the property is located. Based on input received, and an analysis of the property and reuse and/or dispositions options, FAS classifies each excess property decision as “simple” or “complex.” This classification is based on information contained in the Property Review Process Determination Form where it is determined what decisions may need additional public process. Complex decisions require the preparation of a PIP before the Council makes a reuse and/or disposition decision. Guidelines provide that the PIP be tailored to the characteristics of each specific excess property and those issues which have been raised during the circulation and notification phase. Interested parties have an opportunity to comment on the proposed Public Involvement Plan prior to consideration of the PIP by the City Council.

Former Fire Station 6 Summary

With a new Fire Station No. 6 facility under construction at 405 Martin Luther King Jr. Way S., the existing Station No. 6 building (PMA No. 110), will soon no longer be required by the Seattle Fire Department. The Department of Finance and Administrative Services (FAS), the City department with jurisdictional control of the property, has declared the property excess to its needs when the new station is complete. No City department has requested the property for continued municipal use. The property is zoned LR-3 and is a designated City historic landmark. The Highest and Best Use would be to re-develop the property for multi-family use with attention to the existing property’s landmark status, although some institutional uses may be permitted with approvals from the Department of Planning and Development. The analysis and recommendation are documented in the Preliminary Report for PMA 110 – Fire Station No.6. The report is available online at <http://www.seattle.gov/realestate/fs6.htm>.

Public Involvement to Date

In February 2012, FAS mailed approximately 1,740 neighborhood notices to residents and property owners within a 1,000 foot radius of the subject property. Approximately 420 pieces were returned as undeliverable. 40 emails were sent at the same time to individuals associated with community groups involved in the Central District. Seven e-mails were returned as undeliverable. As of April 2012, FAS has received written comments from six individuals, including:

- One responder said the property should be preserved as a public space and not redeveloped as retail with housing above;
- One responder said it should be developed by a private, for profit, leisure driven establishment like a movie theater, pool hall, restaurant, brewery or hotel;
- One responder said that the station would be good for a restaurant;
- One responder emphasized the architectural significant of the station;
- One responder wanted a market with several, small independently-owned shops or a brewpub;
- One responder just wanted to be involved and asked what was being considered;

None of these suggestions were from anyone offering to redevelop the property and none suggested that housing was desirable or a preferred reuse of the property. The response from the public notices is very limited, but indicates a preference by those responding for converting the property into some sort of private space open to the public instead of housing. No interest has been expressed by anyone about actually redeveloping the property. As economic recovery continues, it is hoped that proposals for redevelopment will be made.

FAS maintains a contact list of those who have expressed interest in the future of the property as well as those interested in acquiring the site. New contacts are added to the mailing list on an ongoing basis. The Procedures require that FAS send notices to all of these parties at certain times in the review process.

“Complex” Classification for Former Fire Station 6

Based on the analysis of the former fire station property, and review of public input concerning the future of the property, as outlined in the Preliminary Report, FAS determined that the sale of Former Fire Station No. 6 is a “Complex” transaction, necessitating a Public Involvement Plan. The property received a score of 70 on the Threshold Determination Form; a score of 45 or higher results in a Complex designation. Factors affecting this designation are:

- recommended sale of the property, and
- value of the property estimated to be more than \$1 million.

Proposed Public Involvement Plan

- 1) A single public meeting should be scheduled with adequate notice provided about the meeting to all parties who have submitted comments about reuse or disposition of Station 6. Community organizations in the area will also be provided with notice of this meeting.
- 2) The meeting will provide an opportunity for attendees to discuss suggested uses put forward by the community and learn about plans for the new station.
- 3) Representatives of other City departments such as the Department of Neighborhoods and the Department of Planning and Development will be invited to attend.
- 4) Attendees will be invited to add their names to contact lists for further notifications.
- 5) A record of comments made at the meeting will be kept, summarized in a Final Recommendation Report on the property, and presented to the City Council at its request and/or when the Council considers any legislation that concerns the property.

Following the Public Meeting Phase

FAS will publish a Final Report for approval by the City's Real Estate Oversight Committee (REOC), and will notify individuals on the mailing list about the availability of the Final Report. FAS will then forward to the City Council legislation authorizing the sale of the Fire station, along with the Final Report and Public Involvement Report. Staff will notify individuals on the mailing list that the legislation package was transmitted to the Council. No Council decisions will be made for at least 30 days following the notice of legislation. FAS will continue to collect all comments and/or proposals for use of Former Fire Station No. 6. At the Council committee meeting to take action on the legislation, FAS will provide an updated summary of all comments received to date. FAS will also provide 14 days notice of a public hearing to the mailing list so that interested parties can attend the public hearing and present their ideas and interests to the City Council.