



2014

**PRELIMINARY REPORT
AND RECOMMENDATION FOR THE
DISPOSITION OF PMA No. 119
FORMER FIRE STATION #20**



Sabrina Buchanan April 22, 2014

Department of Finance and
Administrative Services

City of Seattle

April 22, 2014

**Preliminary Recommendation Report
On Reuse and Disposal of the
Former Fire Station 20
PMA 119
April 22 , 2014**

Purpose of Preliminary Report

In response to a City of Seattle Jurisdictional Department identifying a property as “Excess” to their needs, the Real Estate Services (RES) section of the Department of Finance and Administrative Services (FAS) initiates a process to review and evaluate various options for the property. RES prepares a report titled Preliminary Recommendation Report on the Reuse and Disposal of Excess Property, which documents the Department’s analysis and recommendations. This report is prepared in accordance with City of Seattle Council Resolution [29799](#), as modified by Resolution [30862](#).

Executive Recommendation

The property, located at 3205 13th Avenue West, is under the jurisdiction of the Finance and Administrative Services (FAS). As of today, no current or future municipal use has been identified for the City of Seattle to continue ownership of the Former Fire Station 20, Real Estate Services (RES) recommends that the property be sold at fair market value through an open and competitive process to reach the maximum number of potential purchasers and produce the highest return to the Fire Facilities and Emergency Response Levy.

Background Information

Former Fire Station 20 is one of the smallest stations in the system and houses one engine company. The fire station was built in 1949 and the 55 year old building does not meet the current emergency response operational requirements. This station will continue to be used until the new station at 2800 15th Avenue West will be completed in late 2014.

Reuse or Disposal Options Evaluation Guidelines

City of Seattle Resolution 29799, Section 1, requires the Executive to make its recommendation for the reuse or disposal of any property that is not needed by a Department using the following guidelines.

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.

Funding Sources: The property was purchased with funds from the Seattle Park Improvement-State Development Fund when the Fire Stations were under the jurisdiction of the Building Department. which included Parks and other municipal buildings. Ordinance 76918 authorized the funds for the purchase of Former Fire Station 20 and ordinance 77610 accepts the deed.

Purpose for which property was acquired: The property was purchased for the purpose of building a fire station.

Deed or contractual restrictions: The excess portion of the property is not bound by any other contracts or instruments and is not subject to any extraordinary laws or regulations.

City, State or Federal Ordinance status and regulations including, Bond, grant or loan programs, State Accountancy Act, Payment of True and full value, Zoning and land use, Comprehensive Plan, and Other plans: State Law requires government organizations to receive fair market value for the disposal of surplus real property. The excess property is located in the Queen Anne neighborhood. The property is currently zoned SF 5000 sf.

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.

Neighborhood Plan: This property is located in the Queen Anne Neighborhood plan area. The existing public plan does not include any specific recommendations for this property.

Housing and Economic Development: Land use regulations limit the potential for economic development, as the building is zoned for residential use. Development of low-income and affordable housing on site is limited by the cost of adapting the Fire Station to housing use. The building could potentially be used for a childcare facility if land use requirements for institutional uses in single-family zoning are met; this use would require additional permitting and scrutiny from the Department of Planning and Development (DPD). The sale of the property to a private owner will return the property to the active tax rolls, and the subsequent development will add additional economic development to the Queen Anne area.

Nearby City owned property: The property will be near the New Fire Station 20 which will be located at 2800 15th Ave W., and the Animal Shelter which is located at 2061 15th Ave W.

Other City Uses: In February 2014, an Excess Property Notice for this property was circulated to other Departments to assess interest in City Departmental use of the property. FAS/RES received notifications from Dolt, SPU, DPD, & HSD indicating no interest in the Former Fire Station 20.

Range of Options

The “Guiding principles for the Reuse and Disposal of Real Property” state, “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.

Transfer of Jurisdiction to other City Department: No other City Department have expressed a need to purchase the property for a City use.

Negotiated Sale: As of April 8, 2014, the City of Seattle has not been contacted by any developer or private party that has expressed interest in the Former Fire Station 20.

Sale through an open competitive process: A sale through a public competitive bid process may allow the market to determine the optimum price for the property in its current size and configuration.

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 Highest and Best Use are generally defined as the reasonably probable and legal use that produces the highest property value. The highest and best use is determined by evaluating potential uses as follows:

- **Physically possible:** The property has a 2,858 building which has been used for the operations of Former Fire Station 20, which could also be converted into a single family property.
- **Legally permissible:** The subject property is zoned single family 5,000 sq. ft. which allows the property to be converted to residential use.
- **Financially feasible and maximally productive:** There is a high demand for housing in this neighborhood. It is financially feasible to adapt the building for reuse as a single family residence. Alternatively, the building could be demolished and a new single family residence constructed.

Compatibility with the physical characteristics and surrounding uses: Adaptive reuse or new construction of residential use on this parcel would be compatible with the surrounding neighborhoods in this area of Queen Anne.

Appropriateness of the consideration: Sale of the property at fair market value through a negotiated sale or competitive process will result in the City receiving in the fair market value of the property. Per Ordinance 121230, the City seeks to obtain revenue through the sale of fire stations to fund the 2003 Fire Facilities Fund.

Unique Attributes: The property has the function of a fire station, such as, large garage doors, which gives it some significant attributes, floor plan which best suites bunk style living per room, multiple parking in the west side of the property.

Potential for Consolidation with adjacent public property: There is not a public property adjacent to the subject property in either direction.

Conditions in the real estate market: The real estate market in the City of Seattle remains fairly stable, and the Queen Anne area has a great demand for new development.

Known environmental factors: A Phase I Environmental Site Assessment has been conducted on the property. The report indicated no environmental concerns; after review by the law department, there are no suggestions to have further environmental assessments or investigations conducted at this time. The City of Seattle will provide any potential buyers with a copy of the Phase I report.

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.

Potential for Use by Non-City Public Entities: No Non-City public entities have proposed a use for this property.

Potential for Use by the General Public: Sale of the property for continued housing stock would provide a positive impact to the neighborhood. . It would return the property to the tax rolls, providing additional tax revenues to the City.

Public Involvement:

In accordance with Resolution Nos. 29799 and 30862, in February 2014, a notice concerning disposition or other use of this property was sent to all business, residents and property owners within a 1,000 foot radius of the subject property. A total of 433 notices were mailed. A total of 15 neighbors have responded requesting to be added to the mailing list to receive additional information regarding the Former Fire Station 20. We also received six comment/suggestions for the property as well. We have received several suggestions from neighbors on how this property can be used in the future. Two neighbors suggested turning the property into a mix-use park, an off-leash dog park or a learning center for the p-patch education program. Two neighbors suggested the property be sold for the development of a single family home. One suggested the property be sold to a non-profit agency at a nominal fee to remodel and use as a transitional home for homeless women with children. Neither the Department of Parks and Recreation, Department of Neighborhoods nor the Department of Human Services felt that this property was a priority for reuse as either a park, p-patch program site or transitional home.

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.

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Next Steps

FAS publish this preliminary recommendations report on the RES web site.

RES also sends notice of the report's availability to the Real Estate Oversight Committee (REOC), to all City Departments and Public Agencies that expressed an interest in the Excess Property, and to members of the public who have provided input. FAS will post a notice sign visible to the public along the street frontage abutting the Excess Property. FAS will consider comments on the Preliminary Report for 30 days after the notice is sent. Legislation authorizing sale of the property through a competitive process will then move forward, and a notice of City Council action will be sent prior to Council deliberation .

Appendix A
EXCESS PROPERTY DESCRIPTION Former Fire Station 20
PMA 119

The Finance and Administrative Services (FAS) as the Jurisdictional Department of this City owned property has identified the following information about this excess property.

Property Name: Former Fire Station 20

Property Management Number: (PMA): 119

Property Location: 3205 13th Ave W

Tax parcel I. D. Number: 277060-4505

Tax Parcel Legal Description: Lot 14, Block 35, Gilman Additions

Excess Parcel Legal Description:

King County land assessed value: \$403,000

Size: 6000 square feet

Zoning: SF 5000

History Former Fire Station 20 is one of the smallest stations in the system and houses one engine company. The fire station was built in 1949 and the 55 year old building is in poor condition and has long reached the end of its useful building life. Former Fire Station 20 does not meet the emergency response operational requirements and firefighting operations. This station will continue to be used until the new station at 2800 15th Ave W. will be completed in late 2014.

Acquisition Ordinances:

Ord. [77610](#), 12/9/1948 – AN ORDINANCE relating to the Building Department and accepting a deed from Olaf and Margareth Andersen to Lot 14, Block 35, Gilman Addition

WHEREAS, Olaf and Margareth Andersen have (Comptroller's file No. 200881) delivered to the city a deed to certain property hereinafter described for a Fire Station site, and the Superintendent of Buildings has recommended acceptance; Now, Therefore, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the deed dated November 24, 1948 from Olaf and Margareth Andersen to the City of Seattle conveying the property described as follows: Lot 14, Block 35, Gilman Additions, for use as a Fire Station site, be and the same is hereby accepted.

Acquisition Fund Source: Seattle Park Improvement-State Development Fund

Jurisdictional Departments range of estimated of market value: \$525,000 - 620,000

Destination of funds upon sale: Fire Levy Fund

Current easements, covenants and restrictions: None known

Recommended easements, covenants and restrictions upon Transfer: None known

Potential problems with property and possible measures to mitigate their recurrence: None

Fire Station No. 20
3205 13th Avenue W



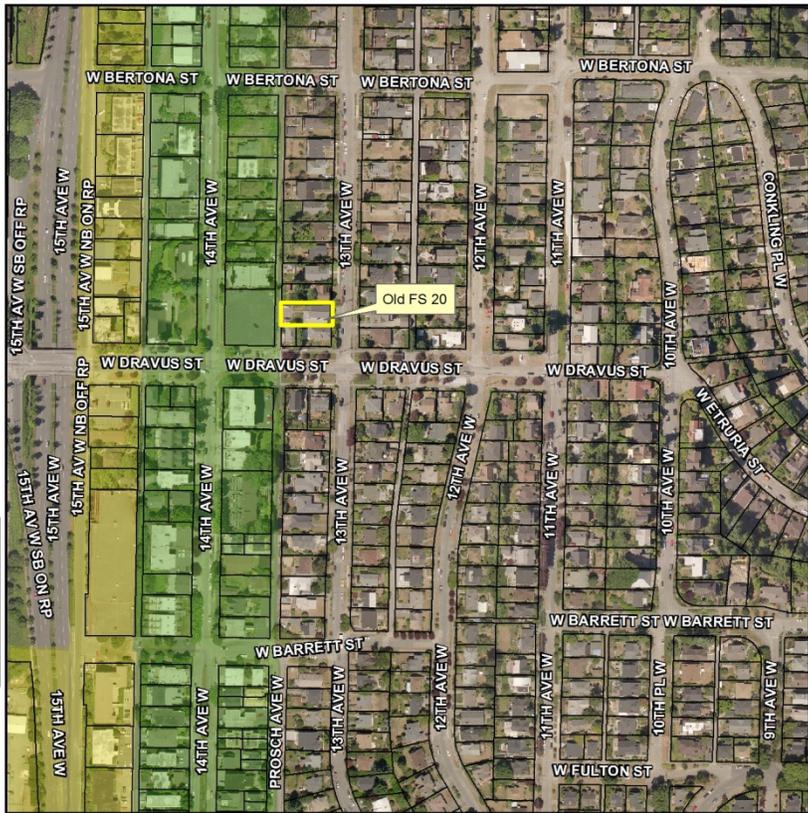
Legend

-  Tax Parcels
-  Multi-Family
-  Neighborhood/Commercial
-  Single Family



Fleets & Facilities Department
Real Estate Services - July 6, 2010

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



Appendix B

| PROPERTY REVIEW PROCESS DETERMINATION FORM | | | |
|--|-------------------------------------|--|-----------------|
| Property Name: | Former Fire Station 20 | | |
| Address: | 3205 13 th Ave W. | | |
| PMA ID: | PMA. 119 | Subject Parcels Nos. 793 | |
| Dept./Dept ID: | FAS | Current Use: | Fire Station 20 |
| Area (Sq. Ft.): | 5,998 | Zoning: | SF 5000 |
| Est. Value: | \$ 525,000 | Assessed Land Value: | \$ 403,000 |
| PROPOSED USES AND RECOMMENDED USE: | | | |
| <i>Department/Governmental Agencies: None</i> | | <i>Proposed Use: N/A</i> | |
| | | | |
| <i>Other Parties wishing to acquire: None</i> | | <i>Proposed Use: Mixed Use Development</i> | |
| | | | |
| FAS RECOMMENDED USE: 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 checked="" type="radio"/> No | / Yes | 15 |
| 2.) Are there any pending community proposals for Reuse/ Disposal? | <input checked="" type="radio"/> No | / Yes | 15 |
| 3.) Have citizens, community groups and/or other interested parties contacted the City regarding any of the proposed options? | <input checked="" type="radio"/> No | / Yes | 15 |
| 4.) Will consideration be other than cash? | <input checked="" type="radio"/> No | / Yes | 10 |
| 5.) Is Sale or Trade to a private party being recommended? | <input type="radio"/> No | / <input checked="" type="radio"/> Yes | 25 |
| 6.) Will the proposed use require changes in zoning/other regulations? | <input checked="" type="radio"/> No | / Yes | 20 |
| 7.) Is the estimated Fair Market Value between \$250,000-\$1,000,000? | <input type="radio"/> No | / <input checked="" type="radio"/> Yes | 10 |
| 8.) Is the estimated Fair Market Value over \$1,000,000? | <input checked="" type="radio"/> No | / Yes | 45 |
| Total Number of Points Awarded for "Yes" Responses: | | | 35 |
| Property Classification for purposes of Disposal review <input checked="" type="radio"/> Simple <input type="radio"/> Complex (circle one) (a score of 45+ points results in a "Complex" classification) | | | |
| Signature: Sabrina Buchanan | Department: FAS | Date: March 25, 2014 | |

