

**CITY OF SEATTLE**

**FINAL REPORT**

**EVALUATION OF REUSE AND DISPOSAL OPTIONS FOR  
PMA 134, Former Fire Station 37**

**Including the Public Involvement Report**



**Department of Finance and Administrative Services  
Real Estate Services  
Facilities Operations Division**

**May 27, 2011**

**FINAL REPORT**  
**EVALUATION OF REUSE AND DISPOSAL OPTIONS FOR**  
**PMA 134, former Fire Station 37**

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**FINAL REPORT**  
**EVALUATION OF REUSE AND DISPOSAL OPTIONS FOR**  
**PMA 134, former Fire Station 37**

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 which are to be considered in making a recommendation. This report addresses each of the guidelines, as well as additional provisions of Resolution [30862](#), adopted May 1, 2006, which amended Resolution 29799.

**PROPERTY MANAGEMENT AREA**

Former Fire Station 37, PMA Number 134

**SUMMARY**

PMA 134 is excess to the needs of the Seattle Fire Department and the Department of Finance and Administrative Services (FAS). Per 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 1925, the former Fire Station 37 is located at 7300 - 35<sup>th</sup> Avenue S.W. Due to its small size and historic landmark designation, the station is being replaced with a state-of-the-art facility located at 7700 - 35<sup>th</sup> Avenue S.W. Paid for by the Fire Facilities and Emergency Response Levy (Fire Levy), 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 opened in late 2010 and the former Fire Station 37 is now vacant. For the purpose of this report, the original station will be identified as "Station 37." As with all fire facilities, Station 37 is under the jurisdictional control of the Department of Finance and Administrative Services (FAS).

**Legal Description:**

Lots 14 and 15, Block 1 Sunrise Heights Addition to the City of Seattle, according to the Plat thereof, recorded in Volume 23 of Plats, page 29, records of King County, Washington.

**Physical Description and Related Factors:**

Station 37 is situated on the southeast corner of 35<sup>th</sup> Avenue SW and SW Othello Street. The property dimensions are 80 feet (fronting 35<sup>th</sup> Avenue SW) and 118 feet (fronting SW Othello Street) for a total area of 9,440 square feet (0.22 acres). The lot is level and is at the same height as the abutting streets. The station is set back five feet from the north property line, 29

feet from the west property line (35<sup>th</sup> Avenue SW), 28 feet from the alleyway to the east and 15 feet from the south property line (SW Othello Street).

The building is 5,360 square feet and is oriented for the firefighting apparatus to enter and exit from 35<sup>th</sup> Avenue SW. There is parking for six vehicles behind the building off the alleyway, which runs the length of the block north and south. The alleyway is 20 feet wide and provides access to and from SW Othello Street and SW Webster Street.

Station 37 is a rough-finish painted stucco structure built in the Mission Revival style and designed by City architect Daniel R. Huntington. The station was nominated in October 2004 as one of eight local landmark fire stations built in Seattle during the 1920s and 1930s. In August 2007, Station 37 was designated as a Historic Landmark by the Landmarks Preservation Board and approved by the Seattle City Council, Ordinance [122466](#). This 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 [48939](#) authorized the acceptance of a Warranty Deed dated April 16, 1925, from the Sunrise Investment Company to the City of Seattle for lots 14 and 15, Block 1, Sunrise Heights Addition to the City of Seattle. The property was purchased for \$1,609.15.

The 2003 Fire Facilities and Emergency Response Levy funds upgrades, expansions or replacements of 32 neighborhood fire stations. Station 37 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 37 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.*

Station 37 is located between the Highpoint, Roxhill and Delridge neighborhoods of West Seattle. The neighborhood surrounding the fire station consists of single-family residential

homes with some limited retail commercial located approximately one block south of the station, near the intersection of 35<sup>th</sup> Ave SW and SW Webster Street. Station 37 is outside of an Urban Center, Urban Village, or Manufacturing / Industrial Centers.

Due to the landmark designation, the building cannot be demolished, and is therefore unsuitable for parks, open space or community garden use. Station 37 does not provide for transit-oriented development at this time.

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), as well as the Landmarks Preservation Board (see discussion on pages 5-7).

Context:

There are no other historic designated properties in the surrounding area; however there are several city-owned properties:

Location	Size	Description	Location relative to Station 37
7700 35th Ave SW	18,059 Sq Ft	New site for Fire Station 37 PMA 837	0.25 mile south
6900 36th AV SW	233,495 Sq Ft	SW Myrtle St. Reservoir and Tanks-PMA 760	0.20 mile north
6920 34th Ave SW	489,688 Sq Ft	Walt Hundley Playfield PMA 3941	0.20 mile north
7199 37th AV SW	67,795 Sq Ft	Orchard Street Ravine PMA 300	0.20 mile northwest

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 37 was placed into service in late 2010. 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 37 was declared excess to the needs of the Department and was first circulated to other City Departments and Governmental agencies for potential reuse in July 2009. No City Departments or other Governmental agencies have expressed an interest in acquiring 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 37 through a public bid offering or similar competitive process will allow for a larger pool of potential buyers. However, 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 37. 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 Single Family 5000. Under SMC [23.34.011](#), single-family zones are areas that provide predominantly detached single-family structures on lot sizes compatible with the existing pattern of development and the character of single-family neighborhoods. Home occupations, including childcare and bed and breakfast, are allowed as accessory uses in this zone, subject to certain conditions.

Institutional uses, such as churches, community centers, adult day homes and certain public facilities, may be permitted in SF-5000 zones as an Administrative Conditional Use if certain restrictions are met. Dispersion requirements prohibit 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 is at least one documented institutional use – a private school -- within a 600 foot radius of Station 37, 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 are made at DPD.

Under certain circumstances, the Director of the Department of Planning and Development may authorize a use 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 7.

In a single-family zone, one Accessory Dwelling Unit may be allowed per parcel. However, such a unit would have to be approved by the Landmarks Board, which has authority to regulate changes to the site and the building exterior of the existing station building.

*Physically possible.* The size of the existing structure and the lot is larger than other homes and lots in the immediate vicinity. It may be possible to build an addition at the rear of the building. However, 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.* Within the limitations of landmark designation, it would be financially feasible to remodel the interior of the fire station for single-family use. Use of the property for other types of uses would be dependent on approvals from DPD and the Landmarks Preservation Board (see Compatibility with surrounding uses, below).

*Maximally productive.* Under existing zoning, the maximally productive use of the property is for a single-family home.

The highest and best use for this property would be for single-family housing, assuming that the historic building is retained and no administrative conditional use permits are granted for institutional or other uses.

*Compatibility with the physical characteristics:*

This vintage building has a variety of potential reuse options which could potentially make better 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 single-family and accessory uses unless an Administrative Conditional Use Permit is granted. Landmark status prohibits demolition of Station 37 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 surrounding neighborhood is made up of single-family residences. Reuse of the building as a single-family residence would be compatible with the surrounding uses.

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 DPD. While residential use (less than four units) would be exempt from State Environmental Policy Act (SEPA) review, any proposed nonresidential use would trigger a SEPA review and corresponding opportunities for additional public review and comment.

*Timing and Term of Proposed Use:*



The new Station 37 was commissioned in late 2010, allowing for the subject station to be disposed. FAS anticipates that the property could be ready for disposition by mid-2011, with a transaction completed by the end of 2011.

*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 single-family 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 37 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 adjacent to this property.

*Conditions in the real estate market:*

The real estate market has taken a significant downturn over the past four years. The average selling price for a single-family home in Seattle in February 2011 was \$350,000 compared to \$364,000 in February of 2010. This decline of 1.4 percent is the average for the Seattle market. Certain neighborhoods are showing gains<sup>1</sup> and other neighborhoods are showing larger declines. In February 2011, the West Seattle neighborhood had a median sale price of

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<sup>1</sup>Redfin (<http://www.redfin.com/neighborhood/2248/WA/Seattle>)

\$350,000; this is up 11.1 percent from February 2010<sup>2</sup>. It cannot be expected that prices will return to the height of the market in the near future.

As a unique property, it is difficult to apply general market conditions to Station 37. 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 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 acquiring Station 37. FAS requested that these individuals, if interested, complete an Excess Property Proposed Use form in order to get a better sense of the range of proposals. As of January 28, 2011, eight proposals had been received. These proposals fall into two categories:

*Potential for Use by Non-City Public Entities:*

FAS received two specific proposals from nonprofit groups with a 501(c)3 designation. Sustainable West Seattle proposed that the property be used to provide a range of community services, including but not limited to a satellite tool library, community seed bank, and office space for neighborhood councils and small community groups, and public meeting rooms. This proposal may require City funding for implementation. Puget Sound Group of NW Painters proposed acquiring the property for its headquarters, including an art gallery, art workshops, office space, visiting artists and archives. This group would propose to purchase the property at fair market value. In addition to these proposals, FAS was contacted by a range of other nonprofit groups interested in the property; potential uses included two museums, and community centers targeted toward a range of different demographic groups.

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). Museums are prohibited outright in a single family zone per SMC 23.44.022A. Community centers may be permitted as conditional uses in single-family zones under certain conditions. 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 is at least one existing institutional use within 600 feet of Station 37 (see discussion of Highest and Best Use, above).

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<sup>2</sup> Redfin (<http://www.redfin.com/neighborhood/2248/WA/Seattle/West-Seattle>)

Potential for Use by the General Public:

The most likely buyer of the property would be interested in developing this property into a single-family residence. FAS received four specific proposals in 2010 to use Station 37 as a private residence. Several of these proposals envisioned Accessory uses in addition to the residential use, including but not limited to storage for fire memorabilia, a coffeehouse or café, day care, tutoring services. Some of these are generally permitted as Accessory uses or Home Occupations; others may not be permitted in single-family zones.

Apart from residential uses, FAS received two specific proposals for private commercial ventures – a dance studio/performing arts space and a glass studio/hotshop/gallery with rentable office space. These commercial uses are not allowed in single-family zones. A purchaser could seek an Administrative Conditional Use permit from the Department of Planning and Development under the provision for use of landmark structures, but would be required to demonstrate that it was not financially feasible to utilize the property for single-family use. FAS has received a number of other inquiries regarding the availability of the property for various types of commercial use.

**PUBLIC INVOLVEMENT**

In July 2010, FAS sent approximately 700 neighborhood notices to residents and property owners within a 1,000 foot radius of the subject property and to interested individuals, some of whom attended three open houses in 2005, 2007 and 2008. The mailing was by both email and U.S. Mail. As of August 2010, FAS had received comments from 14 individuals, including:

- One respondent questioned the landmark designation and did not agree with the determination that Station 37 should be preserved;
- Two responders believed that it would be in the City's best interest to hold onto the property until such a time when the real estate market has improved;
- Two responders said that the station would be good for a restaurant;
- One respondent expressed concern about future uses and the negative impact on parking in the area;
- One responder was most concerned that zoning not be changed to allow a higher density residential use;
- Seven responders proposed to acquire the property for personal, business or nonprofit uses; these are discussed above under Guideline D.

Between September, 2010 – March, 2011, contacts from the public regarding former Fire Station 37 were primarily from parties interested in acquiring the property or inquiring as to the timing of Council decision-making. 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 were 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.

As required, FAS 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. A copy of the PIP for PMA 134 is attached on page 15 of this report. FAS does not believe that additional public process was necessary before proceeding with legislation, based on following factors:

- the lack of interest from City departments,
- the range of community proposals,
- the degree to which land use and landmark controls limit the feasibility of many of those proposals, and provide for public review of proposed uses which vary from these controls, and
- the Fire Facilities and Emergency Response Levy Funding Plan provides for the sale of surplus fire station and the use of the proceeds to help fund fire station renovations.

The Preliminary Report and proposed PIP were sent to 71 parties on the mailing list for Fire Station 37 on April 14, 2011. The Preliminary Report and PIP were published on the City website on April 15, 2011. A large notice board was placed onsite on April 18, 2011. The publications specified a 30-day comment period ending May 18, 2011. Between April 15 and May 18, 2011, 14 comments were received. No comments addressed the PIP and/or the procedure for obtaining public input on the decision. One respondent advocated for a rezone of the property for commercial use, one expressed interest in using the property for a dentist office, 3 indicated an interest in obtaining the property for a primary residence. The remaining 9 respondents asked to be kept informed as to the process and the timing of the property being offered for sale.

Following the required 30-day comment period ending May 18, 2011, FAS updated the Preliminary Report with new information as to public comments received. The Preliminary Report was relabeled as the Final Report to reflect the status in the disposition process. FAS additionally prepared the Public Involvement Report for complex property decisions, which details the steps in the public outreach process, the individuals and entities that were contacted, and summarizes the comments received.

### **RECOMMENDATION**

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

No City department or public agency has expressed an interest in purchasing the property. Although a number of proposals for a range of public or semi-public uses were received from the local community, 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.

The Real Estate Oversight Committee reviewed the Preliminary Report and the Public Involvement Plan, and subsequently approved the Final Report on May 23, 2011.

### **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 37 is provided on page 12 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 37 scored 65 points for four reasons:

- a) several community proposals were received for use of the property,
- b) community contact regarding the disposition of the property,
- c) recommended sale of the property, and
- d) value of the property estimated at between \$250,000 and \$1 million.

### **NEXT STEPS**

FAS will forward the Final Report and Public Involvement Report to the City Council with legislation necessary to implement the final recommendation for the excess property. Notices of the availability of the Final Report and the forwarding of legislation to Council will be sent at the appropriate time to everyone who has expressed interest in this property. FAS will continue to collect public comments, providing an updated summary of all comments at the time of Council review. If the Council decides to hold a public hearing, FAS will provide 14 days notice of the public hearing via its mailing list.



Former Fire Station No. 37 looking southeast from the corner of SW Othello Street and 35th Avenue SW

Former Fire Station 37 was designated a historic Seattle Landmark in 2004. There are restrictions regarding how the site and the building maybe altered. Ordinance 122466 provides guidance and restrictions on the use of the building.

## PROPERTY REVIEW PROCESS DETERMINATION FORM

Updated January, 2011

Property Name:	Fire Station No. 37		
Address:	7300 35 <sup>th</sup> Avenue SW		
PMA ID:	134	KC Tax ID Number:	8122100070
Dept./Dept ID:	Finance and Administrative Services (FAS)	Current Use:	Former Fire Station
Lot Area (Sq. Ft.):	9,464 Sq. Ft.	Zoning:	SF 5000
Est. Value:	\$280,000	Assessed Value:	\$289,200 (2011)

### PROPOSED USES AND RECOMMENDED USE

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

*Other Parties wishing to acquire:*                      *Proposed Use:*

Michal Anderson	Private house
Galen Thomaier/Last Resort Fire Dept	Private house
Kimberly Lim	Private house and/or small coffeehouse/cafe
Puget Sound Group of NW Painters	Headquarters, exhibit space
Avalon Glassworks	Glass studio and retail gallery w/subtenants
Gildenfire	Nonprofit arts studio & preschool, performance space
Sustainable West Seattle	Tool library & community center

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

Total Number of Points Awarded for "Yes" Responses:                      **65**

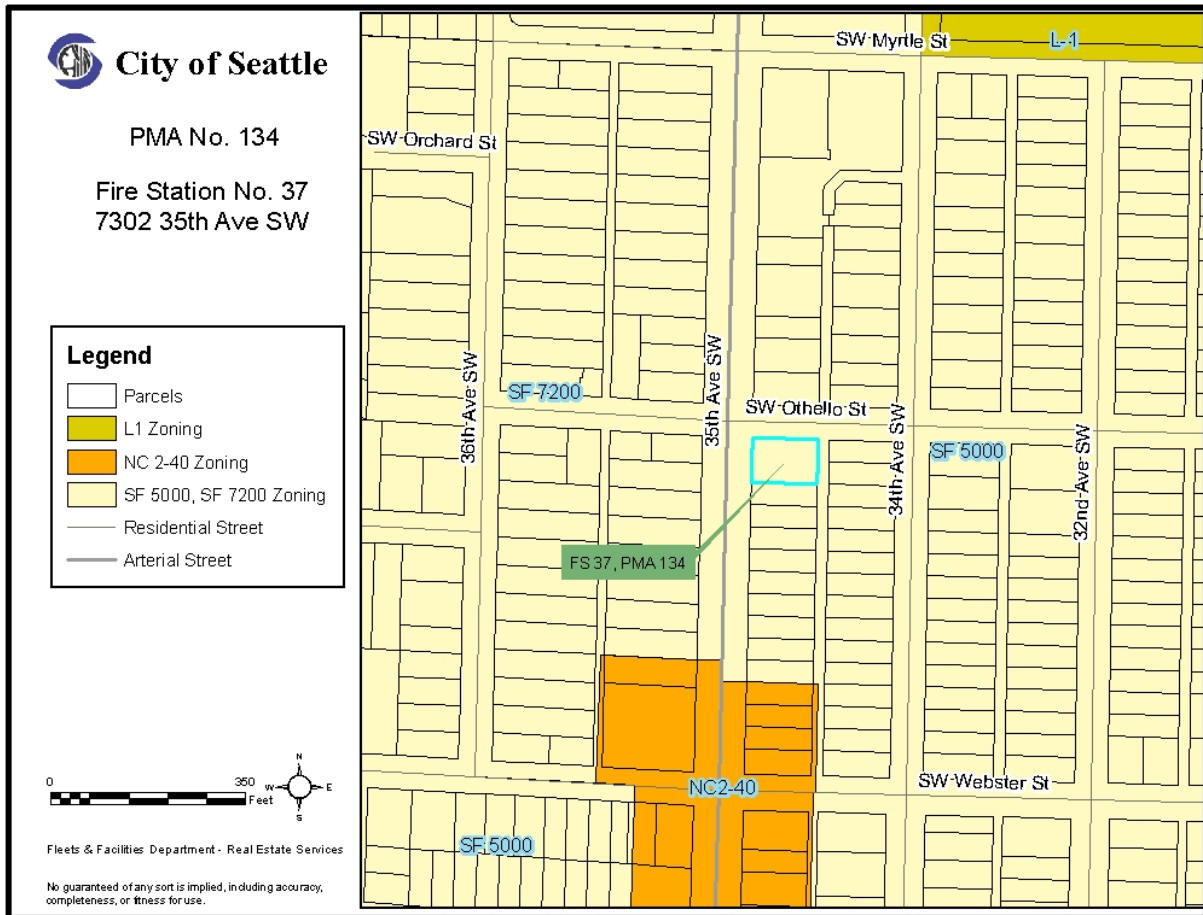
Property Classification for purposes of Disposal review:     Simple or     Complex (a score of 45+ points results in a "Complex" classification)

Signature: Louis Webster, AICP

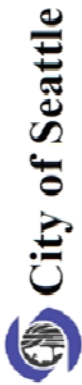
Department: FAS

Updated: January 28, 2011

Vicinity Zoning Map



Map Code	Zoning Designations	Allowed Uses
L1	Lowrise 1	Multifamily Residential-provides low density, primarily ground-related multifamily housing opportunities.
NC2	Neighborhood Commercial 2	Neighborhood supported commercial use which support or encourage a pedestrian-oriented shopping area that provides a full range of household and personal goods and services to the surrounding area.
SF 5000	Single Family 5000	One single family dwelling per 5,000 sq. ft.





PMA 134

Fire Station No. 37  
7300 35th Ave SW



Vicinity Map Not to Scale

**Legend**

-  PMA 134, FS No. 37
-  KC Tax Parcels



Finance & Admin Services Department  
Real Estate Services -April 12, 2011  
No guarantee of any sort is implied, including accuracy, completeness, or fitness for use.



35TH AVE SW

SW OTHELLO ST

PMA 134, Fire Station No. 37



**Public Involvement Plan**  
**PMA No. 134-Fire Station No. 37**  
**April 12, 2011**

**Public Involvement Plan – Overview**

Per the “Procedures for Evaluation of the Reuse and Disposal of the City’s Real Property,” adopted by Resolution 29799 and amended by Resolution 30862, (referred to here as the Procedures), the City must develop a Public Involvement Plan (PIP) for certain properties during the decision-making process. The PIP is developed in conjunction with a Preliminary Report, which documents the analysis prepared for review by the City Council prior to making a reuse and/or disposition decision for each excess property.

Under the Procedures, FAS begins the evaluation process by sending information about excess property to other City departments, public agencies and the neighborhood in which the property is located. Based on input received, and analysis of the property and the reuse and/or dispositions options, FAS classifies each excess property decision as “simple” or “complex.” This classification is based on the Property Review Process Determination Form and the classification identifies decisions which may need additional public process. Complex decisions require the preparation of a PIP before the Council reviews legislation authorizing the transfer, reuse or sale of an excess property. 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. The Department of Finance and Administrative Services usually prepares the Preliminary Report and PIP, with input from the department with jurisdictional control over the excess property. This PIP is completed before legislation for real estate disposition is approved by the City Council.

**Former Fire Station 37 PIP Summary**

With a new Fire Station 37 facility now operational at 7700 – 35<sup>th</sup> Avenue S.W., the former station building, PMA No. 134, is no longer required by the Seattle Fire Department. The Department of Finance and Administrative Services (FAS), the City department with jurisdictional control of the property, declared the property excess to its needs in 2009. The Preliminary Report for PMA No. 134 is available online at <http://www.seattle.gov/realestate/properties.htm>.

Reuse options for the former fire station are very limited due to its landmark status and its single-family (SF 5000) zoning. Therefore FAS is recommending the PIP focus on the public comments received to date, and collection and presentation of any additional comments received through posting and publication of this plan.

**Former Fire Station 37 Public Involvement History**

In July 2010, the City of Seattle sent approximately 700 neighborhood notices inviting input on reuse and disposition options to residents and taxpayers within a 1,000 foot radius of the fire station and to other interested individuals, some of whom attended open houses in 2005, 2007 and 2008. Approximately 22 community groups also received this notice. As of August 13, 2010, approximately 14 comments had been received. While one person questioned the

landmark designation and did not agree with the determination that the old fire station should be preserved, a couple of responders thought the property should be held until the real estate market improved. Ten (later expanded to 12) different parties proposed a private or public use for the facility, including private homes, museums and/or community centers, art gallery and/or performance space, etc. Proposers were invited to complete an Excess Property Proposed Use form in order to get a better sense of the range of proposals; a total of seven forms were submitted by September 15, 2010.

Since September 2010, contacts from the public regarding former Fire Station 37 have primarily been from parties interested in acquiring the property, or inquiring on the timing of Council decision-making. 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.

### **Summary of Former Fire Station 37 Preliminary Report**

Following its analysis of property characteristics, land use regulations, and neighborhood character, and based on input from other City departments, public agencies and the public, FAS recommends that the City sell this property for fair market value through a competitive process, with proceeds from sale of the property being returned to the Fire Facilities and Emergency Response Levy Fund.

The following factors contributed to this recommendation:

- No City department or public agency wishes to acquire the property.
- No noncity public entity has expressed a wish to acquire the property.
- Single-family (SF-5000) zoning significantly limits options for reuse of the existing building. Non-residential uses would require an administrative conditional use permit process, including public comment prior to approval by the Dept. of Planning & Development. Such uses are unlikely because (i) residential use can maintain the historic structure; and (ii) dispersion requirements limit institutional uses, such as community centers, because an institutional use (a private school and church) is already permitted nearby.
- Landmark controls will preserve the historic character of the site and fire station exterior.
- The City Council provided direction through Fire Facilities and Emergency Response Levy Funding Plan to sell former fire stations to help fund levy projects.

More information can be found in the Preliminary Report for PMA 134 – Fire Station 37.

### **“Complex” Determination for Former Fire Station 37**

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 Fire Station No. 37 is a “Complex” transaction. The property received a score of 65 on the Threshold Determination Form; a score of 45 or higher results in a Complex designation.

Factors affecting this designation are:

- a) several community proposals were received for use of the property,
- b) community contact regarding the disposition of the property,
- c) recommended sale of the property, and
- d) value of the property estimated at between \$250,000 and \$1,000,000.

### **Proposed Public Involvement Plan (PIP) for Former Fire Station 37**

Reuse options for the former fire station are very limited due to its landmark status and its single-family (SF 5000) zoning. Therefore FAS is recommending the PIP focus on the public comments received to date, and collection and presentation of any additional comments received through posting and publication of this plan. The remainder of the process will provide the following sequential opportunities for input:

- The Preliminary Report will be sent to parties on the mailing list for Fire Station 37 and will be available on the City website.
- A large notice board will be placed onsite indicating the recommendation to sell the property, and advising how to contact FAS for information and/or make comments.
- The Real Estate Oversight Committee (REOC) will review and approve the Preliminary Report and the Public Involvement Plan, providing comments as necessary.
- FAS will publish a Final Report, incorporating the REOC's comments as necessary, and notify the mailing list of the availability of the Final Report.
- FAS will forward legislation authorizing sale of the fire station, including the Final Report and Public Involvement Report, 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 Fire Station 37. At the Council committee meeting to take action on the legislation, FAS will provide an updated summary of all comments received to date.
- If the Council determines to hold a public hearing, FAS will provide 14 days notice of the 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.

**PUBLIC INVOLVEMENT REPORT**  
**PMA NO. 134-FIRE STATION NO. 37**

**OVERVIEW**

Per the “Procedures for Evaluation of the Reuse and Disposal of the City’s Real Property,” adopted by Resolution 29799 and amended by Resolution 30862 (“the Procedures”), a Public Involvement Report is to be included with the Final Report on a Complex Decision when legislation is sent to the City Council. The report should describe the public notification process used to comply with the provisions of Section 8.5 of the Procedures, and include a list of all persons and entities notified by mail or e-mail, the date of the notice(s) and of the posting, the dates and locations of any public meetings, a copy of the notice(s) sent, and a summary of the number and substance of the public comments received.

This report is structured to mirror the steps for public involvement during the decision-making process. These steps are outlined below with a summary of the public response received at each step. A complete listing of all persons and entities notified, as well as copies of notices and flyers, is provided in the Appendix at the end of this report.

**Initial Notice** – FAS began the evaluation process by sending information about excess property to other City departments, public agencies and the neighborhood in which the property is located. In July 2010, the City of Seattle sent approximately 700 neighborhood notices inviting input on reuse and disposition options to residents and taxpayers within a 1,000 foot radius of the fire station and to other interested individuals, some of whom attended open houses in 2005, 2007 and 2008. Approximately 22 community groups also received this notice. (A copy of the July 2010 notice is provided in the Appendix).

**Response:** As of August 13, 2010, approximately 14 comments had been received. One person questioned the landmark designation and did not agree with the determination that the old fire station should be preserved, and several responders thought the property should be held until the real estate market improved.

Ten (later expanded to 12) different parties proposed a private or public use for the facility, including private homes, museums and/or community centers, art gallery and/or performance space, etc. Proposers were informally invited to complete an Excess Property Proposed Use form in order to get a better sense of the range of proposals. Eight responses were received (summarized in Table 1 below)

<b>Table 1. Informal Proposals received for Reuse of Fire Station 37*</b>	
<b>Name</b>	<b>Proposal</b>
Michal Anderson	Private House
Galen Thomaier/Last Resort Fire Dept.	Private House
Kimberly Lim	Private house and/or small coffeehouse/café
Puget Sound Group of NW Painters	Headquarters, exhibit space
Avalon Glassworks	Glass study and retail gallery w/ subtenants
Gildenfire	Nonprofit arts studio & preschool, performance space
Sustainable West Seattle	Tool library & community center
Ursula Gruber	Private home and educational tutoring for K-6 age children.
*Those parties who responded to the first mailing with a specific proposal for the former fire station were invited to complete an Excess Property Proposed Use Form. The purpose of the form was to obtain additional information as to the nature of the proposed use, whether the proposer might seek City funds to implement their proposal, and potential impacts on the neighborhood from increased traffic to the site.	

Between August 2010 – March, 2011, FAS continued to receive occasional contacts from the public regarding former Fire Station 37. Contacts were primarily from parties interested in acquiring the property, or inquiring on the timing of Council decision-making. FAS continued to add these new contacts to the mailing list of all those who have contacted the department regarding this property, including those interested in acquiring the site. [Note: per the Procedures, following the initial mailing, FAS is only required to contact those parties who have responded to an earlier inquiry].

### **Recommendation Published**

Based on input received from the community as well as City departments and public agencies, analysis of the property and reuse and/or dispositions options, FAS prepares a Preliminary Report including a recommendation for reuse or disposition action. FAS also classifies each excess property decision as ‘simple’ or ‘complex’ based on the Property Review Process Determination Form. A ‘complex’ classification identifies decisions which may need additional public process, and requires the preparation of a Public Involvement Plan (PIP) before the Council reviews legislation authorizing the transfer, reuse or sale of an excess property. 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.

FAS recommended that the former fire station be sold for fair market value through a competitive process, with proceeds from sale of the property being returned to the Fire Facilities and Emergency Response Levy Fund.

Based on the comments received to date, and because reuse options for the former fire station are very limited due to its landmark status and its single-family (SF 5000) zoning, FAS prepared a PIP that focused on the public comments received to date, and collection and presentation of any additional comments received through posting and publication of this plan.

The Preliminary Report and PIP were sent to 71 parties on the mailing list for Fire Station 37 on April 14, 2011. The Report and PIP were published on the City website on April 15, 2011. A large notice board was placed onsite on April 18, 2011. The publications specified a 30-day comment period ending May 18, 2011. (See copies of the April, 2011 notice website posting and notice board in the Appendix).

Response: Between April 15 and May 18, 2011, 14 comments were received. No comments addressed the PIP and/or the procedure for obtaining public input on the decision. One respondent advocated for a rezone of the property for commercial use, one expressed interest in using the property for a dentist office, 3 indicated an interest in obtaining the property for a primary residence. The remaining 9 respondents asked to be kept informed as to the process and the timing of the property being offered for sale.

## **NEXT STEPS**

REOC Review - The Final Report, with this Public Involvement Report, will be sent to the Real Estate Oversight Committee (REOC) on approximately May 20, 2011, with a vote for approval scheduled for May 23, 2011.

Notice of Final Report & Transmission of Legislation to Council – FAS will forward legislation authorizing sale of the fire station, including the Final Report and Public Involvement Report, 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. Mailing of this required notice is scheduled for June 1, 2011. The notice will be sent to the updated mailing list and posted on the City's website at [www.seattle.gov/realestate](http://www.seattle.gov/realestate). FAS will continue to record information about comments received, and report to the City Council during the time that legislation is considered.

Public Hearing – As a 'complex' property, the Council will hold a public hearing on the disposition of the property. FAS will provide 14 days notice of the public hearing so that interested parties can attend the public hearing and present their ideas and interests to the City Council.

Council Review - At the Council committee meeting to take action on the legislation, FAS will provide an updated summary of all comments received to date.

## Appendix

### Copies of Notices and related materials

Persons and Groups contacted regarding Fire Station 37 Disposition

Name or Email	First Name, if not shown otherwise	Sent Mailing 7/9/10	Sent Mailing 4/14/11	Added since 4/14/11
22106 & 7335 LLC		X		
Alarcon-Krutina, Flor		X		
Alder	Peter	X		
Alessi, Sasha & Heidi		X		
<a href="mailto:aleX.camacho@serialsolutions.com">aleX.camacho@serialsolutions.com</a>				X
Aliza	Maria	X		
Allen	Brian		X	
Allen, George R		X		
Anawalt, Bradley D		X		
Anderson	Bob		X	
Anderson	Michal		X	
Anderson	Jihyun & Matthew	X		
Anderson, Victor & Bernadette H		X		
Aquilar	Genevieve	X	X	
Arthur Paul J & Stephanie L		X		
Ashe, Lewis G		X		
Atherton, Dan Y & Diane M		X		
Bago, Patricia A Revocable L		X		
Bahrans	Colette	X		
Baker, Patricia A		X		
Baker, Robert G		X		
Balahadia	Aileen	X	X	
Banay, Daphne		X		
Banay, Erela L		X		
Banks, Barbara L		X		
Barham	Russ	X		
Barker	Cindi			
Barker	Sheila & Shawn	X		
Barker, Rodney L		X		
Barteld, Clara G		X		
Bartol	Betty & Al	X		
Bayles, Matthew B		X		
Bean, Harold & Patricia		X		
Bean, Patricia L.		X		
Beck, Tracy Lee		X		
Becker, Stephen R & Matson Lau		X		
Belcourt	Meagan	X		



Belireau	Amy	X		
Benedict, James		X		
Bennett	Phil			
Bennett	Shauna	X		
Benson	Gary	X		
Benson Matthew Lee & Kerrilyn		X		
Beth.Chave@seattle.gov				X
Bills Morrie Michelle & Carro		X		
Birnie	Derek & Suzanne	X		
Bishop	Donna	X		
Bitnes	Bill		X	
Bobzien Bruce E		X		
Boe	Barbara	X	X	
Boe	Chris	X	X	
Bonina Robert A		X		
Botts Steven R		X		
Bowers Lisa M		X		
Bradfield Tracy & Mcgrath Jac		X		
Bradley Kay M		X		
Brancati Michael		X		
Brazell	Gary	X		
Brewer Bruce A		X		
Broughton Laurie		X		
Brown	Bruce, Nathaniel & Sarah	X		
Brown	Eloise	X		
Brown G D		X		
Brown Michael W		X		
Brownfield Keith W & Debbie A		X		
Bucher	Sarah	X		
Buntz	Shelly	X		
Burke	Ron			
Burke, Myrtle W.		X		
Burns	AleXandra	X		
Burns	Sandy	X		
Burns Richard F & Mary A		X		
Burns Sandra L		X		
Bye	Elois	X		
Califano	Joreen	X		
Califano	Joseph	X		
Campbell	Robert	X		
Cannon	LaRonda	X		
Carlisle John D		X		
Carpenter John		X		
Carrol, Maureen D.		X		

Casey Patrick David		X		
Casper Sharron P & Prentice Paul A		X		
Casteel	Kelly		X	
Cavalier	Jennette	X		
Ccas Property & Const		X		
Chahim Abdul J & Shahnaz T		X		
Chao Robert		X		
Chapacharis	Julia		X	
Chapacharis Julia J		X		
Chapman Scott S & Angela L		X		
Clark	Dianna	X		
Clark Cynthia J & William H & M		X		
Clark Samuel M		X		
Clayman, L. A.		X		
Clough	Jackie	X		
Clough	Nancy & Louise	X		
Cobley	Ken & Pam	X		
Cohen	Gary & Edith	X		
Collier, Ann		X		
Conrad	Jane	X		
Conroy Michael J		X		
Cook Daniel W		X		
Cordsen Jennifer L		X		
Costello	Jennifer	X		
Cottrell Jr G A		X		
Cowles James G		X		
Coy Brian M & Bort Keli		X		
Crew Gregory Vincent		X		
Cronk Scott E		X		
Cryder Diane		X		
Cullen Cheryl A & Jeanne M		X		
Cullen Sian M		X		
Cupler	Arthur & Ethel	X		
Curtis	Mark	X		
Custer	Laura	X		
Dady	Mike	X	X	
Dagka Llc		X		
Dahlke	Joan & Hans	X		
Dalker	Jessica	X		
Daschle	Steve	X	X	
Davidson Roger L		X		
Davis	Jerry		X	
Dawson	Gary			
DeAndre	Amy	X		

Deeds Denise A		X		
Del Ciello	Jim			
Dellon	Robin	X		
Dent Robert		X		
Derby Karen G		X		
Dethre	John	X		
Dion	Frank	X		
Dodson	Megan	X		
Doe Rodney B & Rebecca L		X		
Dolan & Barnecut	Sarah & Bret	X		
Dolfay	Scott & Satomi	X		
Donnor Paul		X		
Doughty Christopher & Kim		X		
Douglas Evelyn R Tr		X		
Downard Jackton T & Perotti Amy L		X		
Downing	Cynthia & Pamela	X		
Drisko	Dan	X		
Driver	Nancy			
Drosendahl Glenn A & C Cassan		X		
Duncan	Janeen	X		
Durrand	Cecile	X		
Dwyer Gayle M		X		
Dybbro	Sue	X		
Eaton Horace F & June S		X		
<a href="mailto:ecst1@yahoo.com">ecst1@yahoo.com</a>				X
Efird Alex & Suh Sharon		X		
Ehlers W D		X		
Ehrlich Alan		X		
Elbwin	Gary	X		
Elfline	Laura		X	
Elfline Douglas R & Laura Jea		X		
Eliassen Joseph E		X		
Ellington	Amy	X		
Ellis David		X		
Emswiler James L & Cheryl A		X		
Ennis James J li & Tisbury B		X		
Enslow Eve M		X		
Esget John A & Kim E		X		
Eskenazi	Dan		X	
Espeut	Michele	X		
Esrick Sara E		X		
Evetts Robert Stanley &		X		
Fazio Elvera		X		
Fehlen Thomas J & Cheryl A		X		

Feinberg, David		X		
Feit David E & Maureen Emerso		X		
Felix	Shannon & Jon		X	
Fick Paul & Goodwin Sasha		X		
Field Kenneth D		X		
Fischer	Steve	X	X	
Fitzke	Wendy	X		
Fleming Elmo D		X		
Flemming	Greg	X		
Flynn	Jennifer		X	
Flynn Peter M		X		
Foglesong David E		X		
Ford	Janet	X		
Foulk James B		X		
Fragada	Tony			
Fregeolle Normand E		X		
Freund Michael I		X		
Gairns Ernest J		X		
Gallone John & Kimberly Niino		X		
Gast Paul		X		
Gaynor Bruce & Laura Lee		X		
Gazaway	Barbara	X		
Gearhiser Dianna M		X		
Germany Rita Louise		X		
Germundson Diane		X		
Gilbert	Chris		X	
Gishuru	Peter		X	
Gleason Teri J		X		
Goesky	Linda	X		
Goffrier T Eric & Carlson Kar		X		
Goins	John	X		
Golosman Dan P		X		
Gordon Doris A		X		
Gordon Laura A		X		
Gorski	Steve & Molly	X		
Gram	Kila	X		
Grant Fred & Snider Gregory		X		
Gray	Sandra	X		
Greenwood	Susan	X		
Greer, Leroy H.		X		
Griffin John C		X		
Grimes Richard G		X		
Grubb	Marlene	X		
Gruber	Ursula		X	

Gruber Veronica & Gabrielle		X		
<a href="mailto:Gruber@UW.EDU">Gruber@UW.EDU</a>			X	
Gurb Neva D		X		
Hagemann	Ed	X		
Hall	Robert & Tymna	X		
Hallberg Robert & Nancy & Alyso		X		
Hamilton	Tracy	X		
Hammond Joyce M		X		
Hansen	Cecile			
Hansen Ingrid W		X		
Hardy Gunta		X		
Harman	Andrew		X	
Harrel	Robert	X		
Harrison	John		X	
Harvey Donald W & Elizabeth A		X		
Hause	Fred & Aaron	X		
Haverstick David M & Joy L		X		
Heffernan	Charlie		X	
Heit	Eric	X		
Hendric	Tena & Dick	X		
Hendricks Kurt L		X		
Henley	Susan		X	
Henry	Susan		X	
Henzi Eric V & Last Joanne V		X		
Hess	Patricia	X		
Hewitt Mark		X		
HeXion	Doris	X		
Hibbs Helen E		X		
Hibler William C & Catherine		X		
Hinman Holly A		X		
Hizon Josh & Mackenzie		X		
Hlavska David Anton & Holtby Lisa Jo		X		
Hoerner Christopher M		X		
Hoffman Justin C & Amy B		X		
Hofstee Hans		X		
Holt Daniel & Kawai Nancy		X		
Hook	Mick & Marcie	X		
Hooper	Matthew	X		
Hooper Christopher T		X		
Hornyak Albert Lee & Heidi E		X		
Hossner Timothy G & Elizabeth M Lewis		X		
Housknecht	Jon	X		
Howard Scott S		X		
Hrush	Carol	X		

Huttman Kenneth		X		
Ingersoll Jennifer		X		
Ingrahm, Catherine		X		
ivbartels@yahoo.com				X
Iwamoto	Patty	X		
j.lemmon@comcast.net				X
Jacoby Lawrence & Serena		X		
Jaramillc S		X		
Jensen Linda C		X		
Johannsen M E		X		
johnkugler@comcast.net			X	
Johnson	Caryn & Eric	X		
Johnson Eric & Caryn		X		
Johnson H F		X		
Johnson Judith A		X		
Johnson Nic		X		
Johnson Rod & Kathryn		X		
Johnson Susan C		X		
Johnson Valerie		X		
Johnston Linda R		X		
Jolley	Jill	X		
Jones Irby R		X		
Jordan	Cynthia	X		
Jozaitis	M&M	X		
Jozoitis	Frederick	X		
jsehmsdorf@gmail.com				X
Jubinski	Paula	X		
Judd	Brian	X	X	
Juhan Kathryn S & Mora Javier		X		
Jumawan Antonio A & Jocelyn L		X		
Kaiser	Barbara	X		
Kaloske Allison & Ward Scott		X		
Kaminski	Kathy	X	X	
Kanitzer, Roy		X		
Karlovits	Erica			
Kauffman	Katie	X	X	
Kelley Coleen		X		
Kellum	Richard	X		
Kelly	Robert		X	
Kelly Aaron S		X		
Kervin	Bill	X		
Kiley Damon T & Demarest Juli		X		
Kilgore Mary Anne		X		
Kinkead Dennis A		X		

Kirchoff Karen A		X		
Kirkpatrick Paula		X		
Kirlin	Alan		X	
Klapmust	Kimberly	X		
Klein Arlo Lenard & Fe A		X		
Klotz Bernie R		X		
Knight	Ardis	X		
Knudson	Jeff	X	X	
Knudson Jeffrey J		X		
Knutson E Jean		X		
Knutson Raymond		X		
Kolby	Laura	X		
Kono	Tak	X		
Krull, Karl		X		
Kruse Erickson Janene A		X		
kwan@aeion.com			X	
Kyh	Ryan	X		
La Cuong & Tram		X		
Laguerre Judit		X		
Lancaster John L & Elizabeth		X		
Lancaster Julian J & Ann M		X		
Lance Greg B & McMinds Edna M		X		
Langelier	Roger & Linda	X		
Langton	Shelly	X		
Lantzy Susan		X		
Laquinshy	Thomas	X		
Larson Diane Lee		X		
Lauwsby	Tom	X		
Lavalley Dean J & Agnes A (Tr		X		
Lavine	Josh	X		
Laymon	Edward	X	X	
Lee Adrian & Elizabeth		X		
Lenhardt Janet A		X		
Lertz	Jay	X		
leslie@sierradesignsolutions.com			X	
Leuckel David C Jr & Lea Anne		X		
Levalley	Agnes	X		
Lewis	Izzie	X		
Lillie	Kathy & Bob	X		
Lim	Kimberly			X
Lim Kimberly		X	X	
Lim Ponha & Jessica		X		
Lin	Tom		X	
Lincoff Audrey		X		

Lipscomb	Arleen	X		
Little	Larry		X	
Lofton Darryl G		X		
Loos Hans G & Joanne M		X		
Lopez Leticia Y		X		
Lopez Robert S		X		
lorisong@me.com				X
Lucht	Arline	X		
Lutton	Jenna		X	
Macom Michael & Deborah T		X		
Macon	Deborah	X		
Madden, Kenneth		X		
Maddox Shawn S & Schmidt Heat		X		
Mahoney John D & Alonso-Munoz		X		
Maki Linda G		X		
Mallett	Martha	X	X	
Malo	Heather	X		
Mangan William G		X		
Manninf	Ken	X		
Mansholt Marjorie		X		
Maranville Emma		X		
Marie	Vicki	X		
Marifjeren, Karla		X		
Marini	John		X	
MarkDFoley@comcast.net			X	
marksharp@gmail.com				X
Marlow Carol A		X		
Mars Hill Fellowship		X		
Marsh Linda S		X		
Mart	Bruce	X		
Martin	Edna	X		
Martin H Tony & Ann M		X		
Mason Paul W		X		
Matheson	Laura	X		
Mathiseu	Tiffany	X		
May Margie M		X		
Mc Farland Linda M		X		
Mcbreen Michelle A & Eric K H		X		
Mccabe Robert Duke & Denise R Bolstab-		X		
Mccaffrey Robert J & Mccaffrey Shelby R		X		
Mccorkle John H		X		
McCrea	Susan		X	
McIntyre	Jane	X	X	
Mckendry James M		X		



Mckenzie William A		X		
McKinley	Chon	X		
McLaughlin	Dale	X		
McLean	Vivian	X		
<a href="mailto:me.cunningham@comcast.net">me.cunningham@comcast.net</a>				X
Medlock Carl G & Cindy A		X		
Medvedich Julia M		X		
Meeks	Sharonn			
Melo	Sandra	X		
Meloy	Ann	X		
Mensing Jeffrey T & Deni		X		
Merkl Adam R & Keyte Jennifer		X		
Metty	Renee		X	
Metty	M	X		
<a href="mailto:meyer@ewingandclark.com">meyer@ewingandclark.com</a>			X	
Michael	Camille	X		
michaelb_08@yahoo.com				X
<a href="mailto:michaelmacom@msn.com">michaelmacom@msn.com</a>			X	
Michaud Stephen E & Rebecca		X		
michelem@fireworksgallery.net				X
Miller	Elizabeth	X		
Miller	Matthew	X		
Miller	Joan	X		
Miller	Mike & Cori	X		
Miller Denise K		X		
Miller Michael S		X		
Miller Michael T & Cori M		X		
Mirro	Jay	X	X	
Mitales	Paula	X		
Mitchell Deborah E & Miller E		X		
Monroe, Daren		X		
Monzon Robert & Lisa		X		
Moore	Janice	X		
Moore	Sean & Karen	X		
Moore Lorene Elizabeth & Cook		X		
Moroles	Adrian	X	X	
Moulton Rodney L		X		
MTice@Pac-Inst.com				X
Mullen	Judy	X		
Muller	Josh	X		
Munson	Mike	X	X	
Murphy Amy N & Tuller Christo		X		
Nash Nick & Joetta		X		
Neamen Kirk J & Shani B		X		

Neel Robert M & Susan P Mcree		X		
Neff Michael E & Amy S		X		
Nelson	Elissa	X		
Nelson Karen C		X		
Nelson Penny L		X		
Newson Brian S & Lisa A Steve		X		
Nichols	Diana	X		
Nichols	Deb	X		
Nichols, Jim & Margaret		X		
Nicoll Gregory		X		
Nilson, Paul		X		
Nilsson Thomas M		X		
Nishimoto	Sheila	X		
Noonan Anne		X		
Nordgren	Kathy	X		
Norman	Lisa	X		
Nuler John W & K C Kit Cudahy		X		
Nunez	Marty		X	
Nute Robert E		X		
O'Brien	Joan	X		
O'Coynce Timothy J & Thorslund		X		
Olson Ruby A		X		
Omasich John		X		
Osborn Kathleen Newell		X		
Osler Susan E		X		
Osteen Shyril		X		
Oustimoritch	Vlad	X		
Oustimovitch	Vlad			
Owchar	Ann			
Padilla-Padilla Ana S		X		
Paik Myong P		X		
Pangrazzi Paul F & Sophie P		X		
Parker Ami L		X		
Parsons, Loyd		X		
Patten Kristopher		X		
Patterson Steven R & Holly An		X		
pattienewell@yahoo.com				X
Pearce	Carol		X	
Perry Mark Henry & Susanne Al		X		
Peters Randall S		X		
Phan Hoa		X		
Phillips James E & Jennifer C		X		
Porro Thomas N & Jj		X		
Portz Amy L		X		

Pratt Cheri Y		X		
Prendergast	Pat	X		
Pug Properties Othello L L		X		
Quam	Dave & Jeri	X		
Quan Susie		X		
Quick Daniel F		X		
Quicksall	David	X		
Quimby David		X		
R.	Justin & Ann	X		
Ragain	Kristen	X		
Ragain Kerry V & Kristen Free		X		
Ramels	Jackie		X	
Ratns	Mylena	X		
Redenbaugh	Diane	X		
Redmond	Chas			
Redmond	Chas	X		
Reed Doris M		X		
Rhees Christopher G & Ann M		X		
Richardson	Ron			
Richter Neil G		X		
Riojas, Leticia		X		
rob.Nielsen@am.jll.com			X	
Roberts Nancy G		X		
Robinson	Pat	X		
Robinson	Fred	X		
Robinson-Jasper Rob & Julie		X		
Roedel L		X		
Roeser Jeffrey F & Lisa A		X		
Ross, James		X		
Rossman J E		X		
Roush	Tom	X		
Roybal Joe Jr		X		
Rud Laurence		X		
Running Bradley O & Katherine		X		
Ruthrauff	Denise	X		
Sandefur John Jr & Loucks Kat		X		
Sargent Jeannie H & Carroll Michael T		X		
Sarkies	Melody		X	
Satterlee Darrell C & Carol A		X		
Saulness	Kerrie	X		
Savage Colleen T		X		
Savidge Marc & Kathy -Trustee		X		
Savidge Marc D & Katharine M		X		
Sayler Leyah P		X		

Scharler Amanda & David		X		
Schefts	M	X		
Scherch	Jonathan		X	
Schickling	Julie	X	X	
Schiller Joshua A		X		
Schiller Linda N & Evan K		X		
Schlagel Georgeanna		X		
Schlesser Daryl R		X		
Schmitt	Jennifer	X		
Schoch Greg/Linda M Arland		X		
Schoenberg Jeffrey P		X		
Schoenfeld Evan		X		
Schoenmaker Barbara		X		
Schultz Mark R & Baldwin,Caro		X		
Schumacher Lori		X		
Schwarz Anke		X		
<a href="mailto:scott@eaglerockventures.com">scott@eaglerockventures.com</a>				X
<a href="mailto:seafairpiratespr@aol.com">seafairpiratespr@aol.com</a>				X
Seattle City Of Parks Dept		X		
Seattle City Of, FFD		X		
Seattle City Of, SPU		X		
Seidemann John Daniel & Linn		X		
SeliX Brian & Nancy		X		
Sharify	Denise	X	X	
Sharpe Shannon E		X		
Shea	Chris	X		
Shell Angelina D		X		
Shomaker	Michael	X		
Sidlo Martha D		X		
Simon Michael & Dawn		X		
Simonson Sandra		X		
Sindiong	Steve			
Singer	Alan		X	
Singer	Alan, Nate & William	X		
Skear	Angela	X		
Skibitzke William Arthur & Br		X		
Skoeret	Al & Jean	X		
Slodkowska-Migula Jadwiga & A		X		
Smith	Kirsten	X		
Snider Gregory L		X		
Solberg	Patricia		X	
Solid Ground Washington		X		
Songe-Moller Paul		X		
Sorby Rev Liv Tr		X		

Spalding	Pete	X	X	
Sparhawk Mark B Jr		X		
Spates	Andrew	X		
Spry	Bruce	X		
Spry Alfred J		X		
Stark Troy K & Debra E		X		
Stegman Gayle Elise		X		
Stephanus John		X		
Stewart Shawn & Cole Kevin		X		
Stewart William R & Cheryl A		X		
Stoker Dayna L & Rawlins Juli		X		
Stordahl Tara		X		
Stream, Frances		X		
Striefel	Jo Ann & Mike	X		
Sugarman	Jule			
Sullivan	Mackenzie	X		
Sullivan Jake & Mackenzie		X		
Summers Ross Sapp		X		
Sundquist Stephen J & Liann		X		
Svy	Sorya	X	X	
Swain Erin E & Ward Mark A		X		
Swanson Gretchen E		X		
Sweeney, J. M.		X		
<a href="mailto:Swhite@shorelinefire.com">Swhite@shorelinefire.com</a>			X	
<a href="mailto:sylviavanhorn@gmail.com">sylviavanhorn@gmail.com</a>			X	
Tavares John F & Kathryn A La		X		
Taylor	Frank	X		
Taylor Doris L & Defaria Chri		X		
Tenge	Teresa & Brad	X		
Tews	Natalie	X		
Thode James A		X		
Thomaier	Galen		X	
Thomaier	Galente	X		
Thomas	Michele	X		
Thomas Kevin B		X		
Thomsen	Gary		X	
Tillotson	Bob & Barbara	X		
Titus D Douglas		X		
<a href="mailto:TM_Nilsson@comcast.net">TM_Nilsson@comcast.net</a>			X	
Toguchi - Gazza	Kathleen & Rudy	X		
Torres Robert		X		
Trenary Curtis L & Kandice R		X		
Tribe Sidney & Michael		X		
Trise	David	X		

Trotter Thomas		X		
Troupe Rosetta		X		
Tsai Elaine & Chuang Peter		X		
Urlevich, Lauree Lou		X		
Vail	Jacquelyn	X		
Van Keuren Barbara L		X		
Vannote Lillian Revocable Living Trust		X		
Varanda	Jorge & Danielle	X		
Vaught Larry Gene & Rita Healy		X		
Venzke Jennifer L		X		
Villanueva	Ray	X		
Vinton Virginia Ann		X		
Vlachos	Apostolos	X		
Vlasati	Tina	X		
Vlasceanu Cristian & Jones Ju		X		
Voss Linda D & David J & Mauree		X		
Voyvodich	Peter		X	
Wagele Andrew & Leann		X		
Wagner	Karen	X		
Walden	Gay	X		
Walker Deborah A		X		
Wallace Benjamin J		X		
Walton Ruth L		X		
Walum	Katy			
Wanstall-Winters Llc		X		
Ward Shelly D		X		
Ward Steven Neil		X		
Warren Richard T		X		
Warron	Caroline	X		
Webber Roger B & Webber Rosa M		X		
Weber	William	X		
Weber	Eric	X		
Werkema Susan G		X		
Werner Linda M		X		
Werth	Jay	X		
Westerine	Mary	X		
Westrand	Mel	X		
Westrand Melvin E		X		
White Donna C		X		
White James R		X		
Whitish Martha J		X		
Wiegand	Theresa	X		
Wikstom	Brom		X	
Wiley Jennifer L		X		

Williams - Brown	Kendra & David	X		
Williams Nathanael&Debra J		X		
Williamson Samantha L		X		
Wilson Kelly J & Gaskin Alan		X		
Winther	Bernard	X		
Wittenberg Karen L		X		
Wodpwotz	Pete	X		
Wolf David M		X		
Wolff	Joy	X		
Woodhouse	Ben	X		
Wooland Pamela J		X		
Wright	Ronald	X		
Wright Deborah K & Thornsber		X		
Wsof	Amy	X		
Yaeger	James	X		
Zagars	Inta	X		
Zaragoza John M		X		
Zarter Matthew		X		
Zellerhoff Frank P Jr & Colle		X		
Zimmerman Stephen K & Kristin		X		
<a href="mailto:zkodiakz@comcast.net">zkodiakz@comcast.net</a>				X
Zoebisch Edward A		X		
Zoellner	Julie, Bill & Zac	X		
	Jacob, Joe, Donna & Victoria	X		

Community Organizations Contacted regarding Fire Station 37 Disposition

Organization	Mailing 7/9/10	Mailing 4/14/11	Added after 4/14/11
Alki Community Council		X	
Campana Quetzal	X		
Cottage Grove Neighborhood Council	X		
Delridge Apartment Managers Association	X		
High Point Community Center	X		
High Point Neighborhood House	X		
High Point Services Coalition	X	X	
Highland Park Improvement Club	X	X	
Longfellow Creek Advisory Council	X		
North Delridge Tri-Council	X		
Pigeon Point Community Council	X		
Pigeon Point Neighborhood Council	X		
Puget Ridge Neighborhood Council	X	X	
Riverview Neighborhood	X		
SafeFutures Youth Center	X		
SeaFair Pirates			X
South Delridge/White Center Public Safety Partnership	X		
South Seattle Community College	X		
Southwest Community Center Advisory Council	X	X	
Southwest Youth and Family Services	X		
Sunrise Heights Neighborhood Association	X	X	
Sustainable West Seattle		X	
Westwood Neighborhood Council	X		
White Center Community Development Association	X		
Willowcrest Neighborhood Council	X	X	





**Opportunity for Input**  
**Regarding City Owned Property -- former Fire Station No. 37**  
**Located at 7302 35<sup>th</sup> Ave SW**

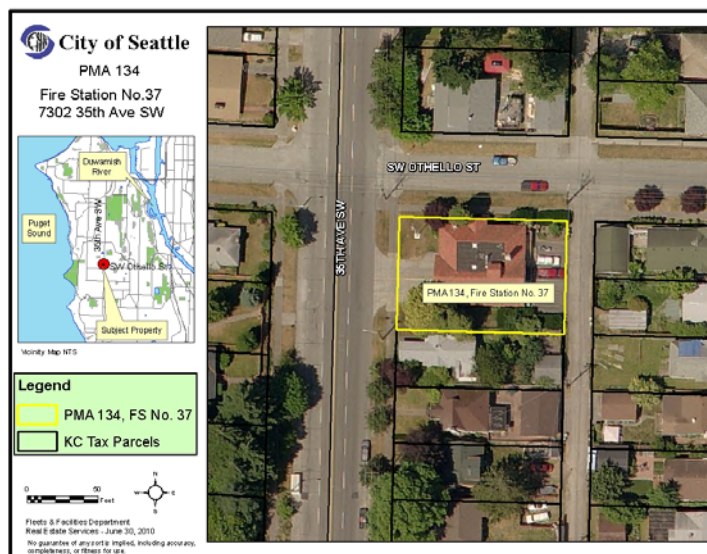
Dear Neighbor,

As you may be aware, the new Fire Station No. 37 is being constructed at 7700 - 35<sup>th</sup> Avenue SW, with completion projected in 2010. The Fire Facilities Levy approved by voters in 2003 planned that the original station property would be sold, and revenues from the sale directed towards Fire Levy projects. At this time, the Fleets and Facilities Department (FFD) is starting the disposition (sale) process. FFD is contacting residents and property owners within approximately 1,000 feet of the former fire station, interested parties and community groups to ask for citizen input before presenting a recommendation to the City Council regarding the disposition of the property. There will be several opportunities for public input throughout the process.

The information sheet on the reverse of this page provides background information about the former Fire Station No. 37 property, as well as links to City websites where you can obtain additional details about historic landmarks and the Fire Facilities Levy Program.

We invite your comments, suggestions, or recommendations about this property. By responding to this mailer we will continue to keep you informed throughout the process. Comments are requested by August 13, 2010. You may write or send a fax with your comments to the Fleets and Facilities Department, Attn: Louis Webster, PO Box 94689, Seattle, WA 98124-4689; FAX number (206) 684-0525. You may call and speak with Louis Webster at (206) 684-0357, or reach him by email at the following: [Louis.Webster@seattle.gov](mailto:Louis.Webster@seattle.gov). Please be aware that any written comments will be made a part of the public record for the disposition of this property.

For more information about the City's general property disposition procedure, please visit our website at <http://www.seattle.gov/realstate/policydisposition.htm>



# Information Sheet

## CITY OF SEATTLE

Property Name:	Fire Station # 37
Property Location:	SE corner of SW Othello Street and 35 <sup>th</sup> Avenue SW
Address:	7302 35 <sup>th</sup> Ave SW
Legal Description:	Lots 14-15, Block 1 Sunrise Heights Addition
Tax Parcel ID:	812210-0070
Jurisdictional Dept:	Fleets and Facilities Department
Ownership History:	The City of Seattle acquired the property by Accepting Ordinance 48939 in 1925 from the Sunrise Investment Company.
Development Issues:	See below for information about historic controls and incentives.
Current easements, covenants and restrictions upon transfer:	Designated as a City of Seattle Historic Landmark in January 2005. Ordinance No. 122466, dated August 2007, sets landmark controls and incentives for this property.
Recommended easements, covenants and restrictions:	None identified at this time
2010 King County Assessors Value	\$294,800
Building Size:	5,360 Gross Square Feet
Land Area:	9,464 Net Square Feet
Zoning:	Single-Family - 5000
Estimated building availability:	TBD, tentatively scheduled by the end of 4 <sup>th</sup> quarter 2010
Specific Reports on file:	Seismic Report 1995; Asbestos Test 2000; Boiler Conversion to Natural Gas 2004; Gas Tank Test 1989; Underground Storage Tank Test 2000.

### Web links

Fire Facilities Levy Program: <http://www.cityofseattle.net/fleetsfacilities/firelevy/default.htm>

Landmarks Nomination Report, Parts 1 and 2:

<http://www.seattle.gov/fleetsfacilities/firelevy/facilities/fs37/pdfs/BOLASF37NomPart1.pdf> and  
<http://www.seattle.gov/fleetsfacilities/firelevy/facilities/fs37/pdfs/BOLASF37NomPart2.pdf>.

Landmark Controls and Incentives, see Ordinance No. 122466: <http://clerk.ci.seattle.wa.us/~public/CBOR1.htm>

Former Fire Station No. 37 was designated a historic Seattle Landmark in 2004, and as such, there are restrictions regarding how the site and the building maybe altered. You can learn about these restrictions by reading Ordinance No. 122466.

In November of 2003, 69% of people voting in Seattle approved the Fire Facilities and Emergency Response Levy. Over a nine-year period this program, which started in 2004, will use levy proceeds and other funding to upgrade, renovate, or replace 32 neighborhood fire stations.



City of Seattle  
Department of Finance and Administrative Services

April 12, 2011

**RE: Fire Station 37**

Dear Community Member:

You are receiving this notice because you previously provided input to the City's analysis of reuse and/or disposition options for the former Fire Station 37 property. Per the "[Procedures for Evaluation of the Reuse and Disposal of the City's Real Property](#)," adopted by Resolution 29799 and amended by Resolution 30862, the Department of Finance and Administrative Services (FAS) has considered the input received from the community, completed its analysis of the options, and developed a recommendation for the property.

FAS will recommend to the City Council that former Fire Station 37 property be sold through a competitive process for fair market value. Proceeds from the sale of the property would be returned to the Fire Facilities and Emergency Response Levy Fund. (The levy program includes land sale proceeds in its funding plan.) We anticipate that the most likely use of the property is for residential uses, consistent with existing zoning.

The enclosed **Preliminary Report** describes the analysis of reuse and disposition options for the former fire station. A **Public Involvement Plan (PIP)**, outlining the remaining steps for review and decision-making, and highlighting opportunities for public input has also been completed and a copy is enclosed. The Preliminary Report and PIP are also available online at <http://www.seattle.gov/realestate/>

We welcome comments about the Preliminary Report and the Proposed Public Involvement Plan. Comments received by **May 18, 2011**, will be incorporated into documentation presented to the City Council before it makes any final decision about this property. Please send your comments to Louis Webster by phone (206- 684-0357), by e-mail at [louis.webster@seattle.gov](mailto:louis.webster@seattle.gov) or by regular mail to Louis Webster, FAS Real Estate Services, P.O. Box 94689, Seattle WA 98124-4689.

Thank you for your input to date, and please be sure to contact Louis directly by May 18, 2011, if you wish to provide additional comments regarding the recommendation to sell the property.

Fred Podesta, Director  
700 Fifth Avenue, 52<sup>nd</sup> Floor  
P.O. Box 94689  
Seattle, Washington 98124-4689

Tel (206) 684-5212  
Fax (206) 684-7898  
TDD (206) 615-0476  
[fred.podesta@seattle.gov](mailto:fred.podesta@seattle.gov)

<http://www.seattle.gov/>



Media List for Publication of Press Release on April 15, 2011

List continues on next page.

KUOW, The Conversation (dhyde@kuow.org)	dhyde@kuow.org
Madison Park Times	mptimes@nwlink.com
Metro Networks Mary Whitish	mary_whitish@metronetworks.com
Mike Lindblom Seattle Times (mlindblom@seattletimes.com)	mlindblom@seattletimes.com
North Seattle Herald-Outlook	needitor@nwlink.com
North Seattle Journal	calendars@journal-newspapers.com
Northwest Asian Weekly	newstips@nwasianweekly.com
Northwest Vietnamese News/Nguoi Viet Tay Bac, Julie Pham, Managing ...	julie@nvnorthwest.com
NorthWest Vietnamese Weekly News	nvtb86@aol.com
Norwalk, Martha	martha@marthanorwalk.com
Publicola Erica C. Barnett	erica@publicola.net
Puget Sound Business Journal	gerb@bizjournals.com
Queen Anne & Magnolia News Editor Myke Folger	qamagnews@nwlink.com
Real Change, Adam Hayla	editor@realchangenews.org
Real Change, Cydney Gillis	cgillis@realchangenews.org
Sabzwari, Abroo	abroo@u.washington.edu
Seattle Chamber of Commerce, Christina Donegan	christinad@seattlechamber.com
Seattle Gay News	sgn2@sgn.org
Seattle Magazine	rachel@seattlemag.com
Seattle Medium Chris Bennet	chrisb@mediumnews.net
Seattle P-I David Horsey	davidhorsey@seattlepi.com
Seattle P-I Joel Connelly	joelconnelly@seattlepi.com
Seattle P-I, Chris Grygiel	chrisgrygiel@seattlepi.com
Seattle PI, Scott Gutierrez	ScottGutierrez@seattlepi.com
Seattle P-I, Sunde, Scott	scottsunde@seattlepi.com
Seattle Times Madeline McKenzie (mmckenzie@seattletimes.com)	mmckenzie@seattletimes.com
Seattle Times Northwest Weekend Calendar	weekend@seattletimes.com
Seattle Times, Andrew Garber, transportation	agarber@seattletimes.com
Seattle Times, Beth Kaiman	bkaiman@seattletimes.com
Seattle Times, Bob Young	byoung@seattletimes.com
Seattle Times, Charles Brown	cbrown@seattletimes.com
Seattle Times, Christine Clarridge	cclarridge@seattletimes.com
Seattle Times, Eric Pryne	epryne@seattletimes.com
Seattle Times, HereNow	herenow@seattletimes.com
Seattle Times, Jim Brunner	jbrunner@seattletimes.com
Seattle Times, Mark Higgins	mhiggins@seattletimes.com
Seattle Times, Susan Gilmore	sgilmore@seattletimes.com
Seattle Weekly, Mike Seely	mseely@seattleweekly.com
Seattle Weekly, Onstot, Laura	lonstot@seattleweekly.com
Shay, Steve	steves@robinsonnews.com
Skanner, Monica Foster	MonicaF@theskanner.com
Stranger, The	press@thestranger.com
The Facts Levonne Parker	seattlefacts@yahoo.com
Weiss, Curt	Curt.Weiss@seattle.gov
West Seattle Blog	editor@westseattleblog.com
West Seattle Herald	wseditor@robinsonnews.com
West Seattle Herald, Robinson, Pat	pr@robinsonnews.com
Wyatt, Susan	swyatt@king5.com



City of Seattle  
Department of Finance and Administrative Services

**FOR IMMEDIATE RELEASE**  
**SUBJECT:** Sale of two historic fire  
stations recommended

April 15, 2011  
**FOR MORE INFORMATION, CONTACT:**  
Katherine Schubert Knapp (206)684 0909  
<http://www.seattle.gov/realstate/>

***NEWS RELEASE***

**Sale of Two Historic Fire Stations Recommended**

*City Council will decide future of former West Seattle and Ravenna Bryant stations*

SEATTLE — With new facilities now in operation, the Department of Finance and Administrative Services (FAS) will recommend to the City Council the sale of two historic former fire stations: Fire Station 37 in West Seattle and Fire Station 38 in Ravenna Bryant.

Proceeds from the sale of the two properties – through a competitive process for fair market value – would be returned to the Fire Facilities and Emergency Response Levy Fund. The levy program includes land sale proceeds in its funding plan.

FAS has published its recommendation, and is collecting comments for 30 days. FAS will then transmit its recommendation, based on the formal evaluation called for in Council Resolution 25799 and amended by Resolution 30862, to the Council. The City Council is expected to consider the future of the buildings as early as June.

The attached fact sheet provides a summary of the property disposition process, as well as the recommendations for the sales.

For more information regarding the department's recommendation and analysis, visit:  
<http://www.seattle.gov/realstate/>

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