



City of Seattle

Department of Finance and Administrative Services

March 5, 2012

Opportunity for Input
Regarding City Owned Property PMA # 136, old Fire Station # 39
Located at: 12705 30th Avenue NE

Dear Neighbor,

The City's Department of Finance and Administrative Services (FAS) is contacting groups and property owners / residents within approximately 1,000 feet of the former Fire Station # 39. With the new fire station next door in operation, this property is excess to the needs of FAS. Union Gospel Mission is currently operating a temporary winter homeless shelter in the building. Through the adopted 2012 Budget, the Mayor and Council have asked City departments to evaluate the feasibility of redevelopment that would include, at a minimum, affordable housing for low-income or formerly homeless individuals and/or families and that could provide on-site related programs.

The City has an extensive disposition procedure which invites comment regarding the reuse and/or disposition of property. The City also stresses transparency and the availability of information for interested parties. Information will be posted on our website at: http://www.seattle.gov/realestate/fs39.htm.

We welcome your comments on the proposed redevelopment of the site. FAS will include a summary of public input received in the Preliminary Recommendation Report, which will be available in Spring 2012. There will be additional opportunities for public input before the Council makes a decision. If you respond to this mailing, we will continue to keep you informed throughout this process.

Comments are requested by April 4, 2012. You may write or send a fax with your comments to the Department of Finance and Administrative Services, Attn: Richard Gholaghong, PO Box 94689, Seattle, WA 98124-4689; FAX number (206) 684-0525. You may call Richard Gholaghong at (206) 684-0621 or email him at: richard.gholaghong@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 disposition procedure please visit our website at http://www.seattle.gov/realestate/policydisposition.htm.

Additional information about this property is on the back.

City of Seattle PMA No. 136 Former Fire Station 39 12705 30th Avenue NE Seattle, WA 98125. Includes a vicinity map, an aerial photograph with labels for 'New Fire Station 39' and 'Former Fire Station 39', a legend for PMA # 136 and tax parcels, a scale bar (0-50 feet), and a north arrow. Text at the bottom of the map area reads: Department of Finance and Administrative Services - Real Estate Services, RJ Gholaghong - January, 2012. No guarantee of any sort is implied, including accuracy, completeness, or fitness for use.

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**Information Sheet**  
**CITY OF SEATTLE**

<b>Property Name:</b>	Former Fire Station 39
<b>PMA#</b>	136
<b>Property Location:</b>	Lake City
<b>Address:</b>	12705 30 <sup>th</sup> Avenue NE
<b>Legal Description:</b>	Lots 9-10, Block 1 Kenwood Division Two
<b>Tax Parcel ID:</b>	3834500065
<b>Jurisdictional Dept:</b>	Finance and Administrative Services (FAS)
<b>History:</b>	The station was part of King County Fire Protection District No. 5. It was acquired in 1955 via Quit Claim Deed as part of an annexation. The accepting ordinance was 89238. The building also housed the County Library which subsequently moved out. The station was remodeled in 1957 to adapt the building to the requirements of the Seattle Fire Department.
<b>Development Issues:</b>	Per a Phase I Environmental Site Assessment completed 2/4/2010 there were two heating-oil underground storage tanks on the west side of the building. One was closed in place, the status of the other was not determined. Soil testing of the area is recommended.  Off-site contamination may be present from a neighboring property. As a result groundwater testing is recommended on the east property line.  A Phase II Environmental Site Assessment may be necessary.
<b>Current easements, covenants and restrictions upon transfer:</b>	Seattle Public Utilities (SPU) has a facility (detention system) on northern boundary of the property and will retain an easement.
<b>Recommended easements, covenants and restrictions:</b>	None identified at this time.
<b>2011 KC Assessed Value, Land:</b>	\$757,500.00
<b>2011 KC Assessed Value, Improvements</b>	\$268,700.00
<b>Building Size:</b>	Approximately 8,756 Sq Ft
<b>Year Built:</b>	1949
<b>Subject Property Size</b>	16,835 Sq Ft
<b>Zoning:</b>	C1-65
<b>When will the building be available?</b>	The building is currently leased to the Union Gospel Mission for winter homeless shelter.
<b>Specific Reports</b>	Seismic Improvement Program Report of Findings and Schematic Design, Asbestos Report dated 12/14/1995  Roof Evaluation dated 5/24/2000.
<b>Historic Designation?</b>	None
<b>Current Use</b>	Temporary Homeless Services Facility