

## Central Area Senior Center

### Excess Property Description

Compiled April 2015, pursuant to the requirements set forth in Seattle City Council Resolution 29799, Appendix B

1. Property management area  
("PMA") name and address  
Central Area Senior Center  
500 30<sup>th</sup> Avenue South (a/k/a 3001 S. King St.)  
Seattle, WA 98144
  
2. Legal description  
Lots 1, 2, 3, 4, 11, 12, 13 and 14, Block 21, Burke's Second Addition to the City of Seattle, according to the plat recorded in Volume 1 of Plats, page 248 (referred to simply as the "Property" elsewhere in this Excess Property Description).
  
3. Identification numbers  
(Assessor) tax parcel number: 125020-1500  
  
PMA: 146  
  
Subject parcel: (Department PMA ID) A50353
  
4. Brief history of property,  
including the original funding  
source and the reason the City  
acquired it  
The Property was acquired by the City in 1975 for use as a senior center. Stated acquisition price was \$300,000, of which \$100,000 was gifted to the City by the seller pursuant to what appears to have been a bargain sale. Acquisition and ensuing remodel (for a total cost of \$407,616) was funded in part with an \$185,000 grant from proceeds from Referendum 29, and an \$85,000 award from the Federal Shared Revenue Fund (in accordance with the State and Local Fiscal Assistance Act of 1972). The balance of \$137,616 was presumptively funded with monies from the City's general fund.
  
5. Snapshots or aerial photos  
None currently available
  
6. Copy of each ordinance  
authorizing acquisition, and any  
amendments or updates to that  
ordinance(s)  
See Seattle City Council ordinance 104597 authorizing the Property's acquisition, and ordinance 105324 accepting the conveyance to the City of title to the Property.

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| 7. Citation of ordinances, statutes and regulations that particularly or uniquely affect or apply to this Property      | See RCW section 43.83D.120, which permits the transfer of real property and facilities (for no consideration) to certain types of nonprofit corporations.<br><br>Real Estate Services also believes that a certain provision governing the administration of the State and Local Federal Assistance Act of 1972 – specifically the provision requiring that allocated funds be expended in accordance with the laws and procedures of the local governmental unit to which such funds were allocated – might constrain the City’s ability to transfer the Property for little or no consideration. |
| 8. Current easements, covenants and restriction (as flagged in RPAMIS)  | None noted   |
| 9. Recommended easements, covenants and restriction upon transfer   | At this time Real Estate Services anticipates that a transfer of the Property to a qualified non-profit organization pursuant to RCW43.83D.120 would trigger the need for a covenant obligating such non-profit to utilize all or part of the Property for the delivery of social services.  |
| 10. Jurisdictional Department’s opinion on any current code or ordinance violations or delinquencies                    | Not applicable   |
| 11. Funds to which sale proceeds would accrue   | At this time Real Estate Services is operating under the presumption that any cash proceeds from a transfer or sale of the Property will accrue to the City’s general fund.  |
| 12. Jurisdictional Department’s rough estimate of market value, expressed as a range of value, and basis for conclusion | \$2.77 million to \$3.08 million. This range of value is derived from a lot area of 57,600 square feet and a per square foot land value of \$49. The \$49 per square foot land value was derived from a non-systematic sample of land values (as determined by the King County Assessor) for six, similarly zoned, neighboring properties.   |
| 13. Any potential problems and any possible measures that could be taken to mitigate or prevent recurrence of problems  | No as to the first part and not applicable as to the second part.  |