

Preliminary Recommendation Report
On Reuse and Disposal of the
Seattle Department of Finance and Administrative Services
PMA 4601 JTF Expansion Property
PMA 4540-Undeveloped lot at 9501 Myers Way S.
PMA 4541-Undeveloped lot at 9701 Myers Way S.
PMA 4542-Undveloped lot at 9600 Myers Way S.
PMA 4601 JTF Expansion property

June 15, 2016

PURPOSE OF PRELIMINARY REPORT

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.” In response to a City of Seattle Jurisdictional Department identifying a property as “Excess” to their needs, the Department of Finance and Administrative Services (FAS) initiates a process to review and evaluate various options for the property. FAS 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 draft recommendation includes a balance of planning for future City needs, financial consideration of the outstanding loans on the property and enhancement or preservation of natural spaces. The recommendations below are identified geographically and displayed on the map on page 3.

PMA 4601 Joint Training Center Expansion Property

This property is south of existing Joint Training Center and north of the unopened Roxbury street right of way. The Seattle Fire Department and Seattle Public Utilities have identified this property needed for expansion of the Joint Training Center, and as property needed to replace parking that is currently provided by a covenant running through 2033 on the adjacent Arrowhead Gardens senior housing property.

Summary recommendations:

- Repeal of ordinance 122308, which declared property surplus and authorized a sale to Lowes.
- Complete Roxbury street vacation and consolidate property with existing City owned property.
- Develop and implement a tree management plan for the slope portions of property.
- Develop and implement methods to protect wetlands located on south and east property lines.

PMA 4540-Undeveloped lot at 9501 Myers Way S.

This property is south of the Roxbury Street right of way, and north of the Seattle City Light (SCL) transmission line right of way. The property has been of interest to commercial industrial developers and primarily attractive as a potential regional distribution center.

Summary recommendations:

- Repeal ordinance 122308, which previously authorized the sale of the property to Lowes.
- Authorize the Director of FAS to negotiate and complete a fair market sale of the property. Sale documents to include the following provisions:
 - Provisions to clean-up of the subsurface contaminated Cement Kiln Dust (CKD) soils in accordance with local state and federal regulations.

- Authorize the FAS Director to record covenants to protect wetlands and steep slopes in accordance with Federal, State and City regulations.

PMA 4541-Undeveloped lot at 9701 Myers Way S.

The property is located south of the SCL transmission line right of way. The property has portions of steep slopes, wetlands and some developable property. The property access is limited by the location of steep slopes, wetlands and the SCL transmission line right of way.

Summary recommendations:

- Repeal ordinance 122308, which authorized sale to Lowes.
- Authorize the Director of FAS to identify a purchaser who will preserve and enhance the natural environment of the property and to complete a negotiated sale with the identified purchaser. If a sale is not completed within two years from the passage of legislation authorizing the sale, then the property is to be transferred to the Seattle Parks Department.
- Authorize the FAS Director to record covenants to protect wetlands and steep slopes in accordance to Federal, State and City regulations.

PMA 4542 Undeveloped lot at 9600 Myers Way S.

This property is located east of Myers Way S, and west of State Route 509. It is bisected by the SCL transmission line right of way. It contains steep slopes, an open channel of Hamm Creek and hillside wetlands. It contains a small amount of developable property on either side of the SCL transmission line right of way.

Summary recommendations:

- Declare the property surplus to the City's needs.
- Authorize the Director of FAS to identify a purchaser who will preserve and enhance the natural environment of the property and to complete a negotiated sale with the identified purchaser. If a sale is not completed within two years from the passage of legislation authorizing the sale, then the property is to be transferred to the Seattle Parks Department.
- Authorize the Director of FAS to record covenants to protect wetlands and steep slopes in accordance to Federal, State and City regulations.

BACKGROUND INFORMATION

The land known as the Myers Way Properties was purchased as part of a larger parcel in mid-2003 for development of the Joint Training Facility (JTF) at 9401 Myers Way South. In 2006, the Seattle City Council, by ordinance 122308, declared 27 acres of the property surplus and authorized a sale. The sale transaction was not completed due to environmental and permitting issues. The economic downturn negatively affected prospects for a sale, but the Department of Finance and Administrative Services (FAS) staff took the opportunity to conduct extensive consultant studies of the soils and wetlands. Since 2007, FAS evaluated potential other municipal uses of the property, including a municipal jail, urban farming, support of the Seattle Department of Transportation (SDOT)'s seawall project, Seattle Public Utilities (SPU) Drainage operations facility, a Seattle City Light (SCL) training facility, and expansion of the JTF.

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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 need 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 in part with a bridge (interfund) loan authorized by ordinance 121179, with the intention that the property not used for the JTF would be sold to repay the loan. The current amount to be repaid on the bridge loan is approximately \$1.3 million. The City Council, by Ordinance 124892, directed that \$5.0 million would be used to repay a second interfund loan created in 2015 for immediate homelessness prevention efforts (this ordinance did not specifically authorize a sale of the property). FAS has expended \$500,000 in holding costs and consultant services.

Purpose for which property was acquired: The properties were purchased to support the construction of the JTF. Because the City was obligated to purchase a larger site than was planned, the Council stated its intention to sell the surplus land to offset total project costs and to spur economic development in the Highpoint neighborhood (ordinance 120882).

Deed or contractual restrictions: The properties are currently not bound by contracts or instruments.

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:

- The properties are subject to various City of Seattle ordinances
- State Law requires government organizations to receive true and fair value for the disposal, including interdepartmental transfer, of real property.
- The true and fair value can be determined by an appraisal, or through an open competitive sales process.
- The City of Seattle incurs costs associated with the disposition process including staff time, consultant costs, public notice expenses and real estate transactions costs. FAS would be reimbursed for certain expenses incurred in the sale of the property.
- The property is currently zoned C2-65.

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: The property is located in the Delridge Neighborhood District. This area is close to State Route 509 which provides access to downtown Seattle over the 1st Ave South Bridge. In the Neighborhood Plans section of the Seattle 2035 report, the Delridge goals include protecting natural open space areas, wetlands, drainage corridors and woodlands that contain prime wildlife habitat along Duwamish River drainage corridors and valley hillsides. neighborhood plan for Westwood/Highland Park does not cover the JTF/Myers Way property.

Housing: Office of Housing (OH) studied the suitability of the site for housing. Due to the existing zoning, the lack of utility infrastructure, the proximity of the training facility, and the large supply of nearby land dedicated for low income housing, use of this property for housing is not recommended.

Economic Development: This property was annexed to the City from King County in 1986 together with a rezone to commercial zoning. The City has had multiple offers from various commercial developers to purchase the property for commercial development. In general, the primary interest has been in developing distribution centers due to the auto-oriented C-2 zoning and easy access to SR-509. Typical distribution centers create over 150 new jobs.

Nearby City owned property: There are City-owned properties which adjoin the Myers Way parcels. The JTF is located to the north of the properties. A SCL Transmission line divides the parcels. A map showing nearby City properties is included with this report.

Policy Priorities/Other City Uses: In August 2012, an Excess Property Notice for this property was circulated to City of Seattle Departments. City Departments were asked to evaluate the property for current or future city uses of the property. FAS received Excess Property Response Forms indicating no interest from the following departments or public agencies: Seattle Public Library, SCL, Seattle Department of Planning and Development, the Seattle Department of Parks and Recreation, and the Office of Housing.

The following City Departments have expressed a need or have used the property previously:

- In 2015, Seattle Public Utilities (SPU) reviewed the property for a potential location for the Drainage and Waste Water Division Operations Center. SPU determined that another site was more suited to their needs.
- SDOT has evaluated the property for various uses including relocation of Street Maintenance Shops. SDOT also reviewed the property for seawall grout storage.
- SDOT, SPU, and SFD have used the property for various temporary uses including storage of rails for the First Hill Street Car, placement of water quality equipment, and training exercises.
- In 2014 SPU and the SFD, conducted a planning study that identified potential alternatives for the development of the five acres located adjacent and to the south of the existing JTF. In 2015, SFD and SPU requested that the five acre parcels south of the JTF to be retained for future expansion and parking.
- Seattle Parks and Recreation (Parks) manages both active and passive greenspace and recreational spaces. Parks did not identify a need for this property to satisfy existing or future open space plans. Placing a portion of the property under their jurisdiction would align with Parks' current management of natural areas and greenbelts.

Other Agencies Uses: In response to the 2012 circulation, King County Housing Authority, a large adjacent public land owner and public housing developer expressed no interest in the property. Sound Transit initially looked at the property as a potential bus maintenance facility, but determined the site was not large enough, and another location would be better suited.

Range of Options

The options for disposition of this property include retention by the City for a public purpose (including transfer to another department), negotiated sale with a motivated purchaser that provides specific benefits to the City, competitive market sale, or through a request for proposal process.

Retain property for Public Use

The area identified as PMA 4601 - JTF Expansion property, is recommended to continue under the jurisdiction of FAS. As funds are budgeted, additional parking and training areas would be developed. Project development would be subject to land use requirements, including protection of environmental critical areas.

Transfer of Jurisdiction to other City Department: Transferring PMA 4541 and 4542 – undeveloped lots to Parks for open space and/or recreational use can be accomplished by a transfer of jurisdiction. Legislation authorizing the transfer is required.

Negotiated Sale: A negotiated sale is typically recommended when the selection of a particular purchaser has specific benefits to the City. For Myers Way, the City could enter into a negotiated sale/transfer of PMA 4541 and 4542 to a land trust or organization whose mission is to preserve and enhance urban open spaces. The City could also consider a negotiated sale with a commercial user who would commit to protect trees and open space. For example, an adventure park could allow preservation of green space and provide jobs and access for the community to the open space, without spending city financial resources.

Sale through an open competitive process: A sale through a public competitive process would allow the market to determine the optimum price and the use of some or all of the property. The preliminary recommendation is to sell PMA 4540 for a use that would be compatible with City's uses at the Joint Training Center. The land would be offered on the commercial real estate market and the highest and best offer would be accepted. Any future development would be subject to City land use requirements including but not limited to zoning, environmental critical area protection, and the State Environmental Policy Act (SEPA). Public input is provided through the development and permitting process.

Request for Proposal Process: This process is used when specific development goals are desired. The City could consider selling PMAs 4540, 4541 and 4542 to one purchaser with restrictions. The more restrictions placed on a property normally result in less revenue from a sale.

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 is 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:

- **Legally permissible:** All of the Meyers Way properties are zoned C2-65, allowing a wide range of auto-oriented commercial uses. Housing is a conditional use based on specific criteria that must be approved. An expansion of the JTF training facility on the land south of the existing improvements are allowed.
- **Physically possible:** Wetlands studies and soils studies have been used to identify steep slopes and wetlands on the parcels. Some areas of the property are suited for commercial development, specifically portions of PMAs 4601 and 4540, with restrictions to protect environmental critical areas. Development on PMA 4541 and 4542 is limited or prohibited by City, State and Federal laws protecting them from development.
- **Financially feasible and maximally productive:** Portions of the property are financially feasible for commercial development, specifically PMA 4540.

From an appraisal perspective, the highest and best use of the property is commercial development on the developable portion of PMA 4540. The tree canopy and other natural capital on PMA 4541 and 4542 add value that is currently unquantified.

Compatibility with the physical characteristics and surrounding uses:

The Joint Training Facility (JTF) is an essential public facility training firefighters and other specialized jobs. JTF would be very difficult to relocate within the City of Seattle due to the specialized training activities that occur on the site. Additional space is required for this facility. The training facility creates a variety of noises and activities that are suited to the commercial zoning. The vegetated hillsides surround the property offer a buffer to the adjacent residential zoning for both the JTF and any potential future commercial development.

Appropriateness of the consideration: No specific deal is recommended at this time. A 2015 appraisal placed a value of \$14 million on the developable portion of the property. The City Council has previously expressed intent to obtain financial consideration through a sale of the property. Under the state constitution, the City must achieve true and fair value for a sale of property. In a negotiated sale, a buyer may provide benefits in lieu of cash. A competitive sale is typically conducted with fewer restrictions on the sale to achieve the highest financial return.

Unique Attributes: The property is undeveloped. There are no roads, electrical connections, water and sewer service, and limited drainage connections. The site contains some wetlands, vegetation, steep slopes, as well as some areas that are relatively level.

Potential for Consolidation with adjacent public property: The northernmost portion of the property, PMA 4601, is suitable for consolidation with the JTF. Portions could also be consolidated with the SCL right of way for City or private development.

Conditions in the real estate market: The real estate market in the City of Seattle is strong with competition for many similar property types. Commercial sites are in high demand, especially when access to major transportation routes is good.

Known environmental factors: A portion of the site, generally found within PMA 4540, contains Cement Kiln Dust (CKD) which was buried on the site during the previous gravel mining operations. The City is working on a strategy to present to the Department Ecology in order to receive a no further action letter for the properties without contamination. There are two strategies for

managing the CKD. The first is to leave the CKS in place and provide ground water barriers to prevent off-site transmission of contaminants. A second strategy is to remove the material in conjunction with a building construction project or new storm water facility. The properties contain wetlands and steep slopes as identified in various reports on file.

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:** FAS has spoken with a local land trust, about a possible stewardship role for the tree canopy found primarily on PMA 4541 and 4542. Land trusts may have an interest in stewardship on the site, if the City's goals match their organizational strengths, e.g., playing a strong conservancy role for highly valuable environmental sites, and/or stewardship where the municipality wishes to have an education/community action program around environmental conservation. Further discussion land trust organizations could be useful after the Council provides legislative direction on the property.
- **Potential for Sale to the General Public:** Unsolicited development proposals have included a retail big box center, distribution warehouse, a retail shopping center, a recreational facility and a manufacturing company.

PUBLIC INVOLVEMENT

Following Council policies and procedures, FAS initiated the public outreach effort in January 2016. Notices concerning disposition or other use of this property were sent to 302 notices to property owners within a 1,000 foot radius of the Myers Way site on January 27. On March 18, an additional 518 notices were sent to residents within the same area, including all apartments of the Arrowhead Gardens senior housing development. To date 142 responses regarding the notice. 758 petition signers have signed the Change.org petition. 352 signers have been added as a party of record. 292 comments have been added to public comment list. Copies of the comments are on the City of Seattle's website. Additionally, the Mayor and various City Council members have also received copies of public comments. Names and email addresses of commenters are included in Appendix D of the Preliminary Report. A general overview of the comments include:

- A majority of the comments received expressed the desire to preserve all the property as parkland or open space.
- Two responses were from commercial developers. One is interested in developing a sustainable adventure park. One development team would like to construct a state-of-the-art facility distribution center at the Myers Way property.
- Six people wanted to be kept informed.
- One person wanted to have a dog off Leash Park established.
- One person who lived in Arrowhead Gardens wants the City to develop parking so city vehicles would no longer park at Arrowhead Gardens.
- Three people were concerned with the illegal dumping near and on the property and the homeless encampments.

Threshold Determination

The Disposition Procedures require FAS to assess the complexity of the issues on each excess property. A short questionnaire addresses the preliminary recommendation to retain or dispose of

the property, the value of the property, and community responses. 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 these properties is found in Appendix B. Due to the estimated value of the property at over \$1,000,000, the nature of public input, and the recommendation to sell, the disposition of this property is a “Complex” transaction.

Public Involvement Plan:

For projects that have been determined to be a Complex transaction, RES develops a draft Public Involvement Plan (PIP). The PIP is tailored to the characteristics of each specific excess property and those issues which have been raised during the circulation and notification phase. The draft PIP is sent to parties of record for a minimum of a 14 day comment period before Council review. A PIP for this property has been attached as Appendix C.

Next Steps

- FAS will publish the Draft Preliminary Report and the Draft Public Involvement Plan on the RES website and send electronic copies or web links to the parties of record as listed in Appendix D.
- The City of Seattle Real Estate Oversight Committee (REOC) also reviews the recommendation in the Preliminary Report.
- FAS may brief the City Council on the Draft Public Involvement plan after 14 days following the publication of the Draft Public Involvement Plan. FAS will then follow the public involvement plan to collect public comment.
- FAS will finalize the Preliminary Report and prepare the Report on the Public Involvement Process. Both the Final Report and they are made available to the parties of record. FAS will continue to collect all comments until legislative action is completed.
- The Final Report and Report on the Public Involvement Process are included with the legislation necessary to implement the final recommendation for the excess property. All parties of record are notified when the legislation has been transmitted to the Council. If the Council chooses to hold a public hearing, the parties of record are provided with at least 14 days’ notice of the public hearing date so that interested parties can provide comments directly to the City Council before a decision is made concerning disposition of these properties.

Appendix A EXCESS PROPERTY DESCRIPTIONS

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

Property Name: Parcels at 9501 Myers Way S

PMA	Building Size	Lot Size	Parcel #	Address	Zoning	2015 Est. Value
4540	Undeveloped lot	713,123 square feet 16.37 acres	0623049001 0523049012 0523049013	9501 Myers Way S	C2- 65	\$11 million

Map:



History: The land known as the Myers Way Properties was purchased as part of a larger parcel in mid-2003 for development of the Joint Training Facility (JTF) at 9401 Myers Way South. In 2006, the Seattle City Council, by ordinance 122308, declared 31 acres of the properties surplus and authorized a sale. The sale transaction was not completed due to environmental and permitting issues. Additionally, the downturn in the local economy negatively affected prospects for a sale. Since this time, the Department of Finance and Administrative Services (FAS) staff have evaluated potential other municipal uses of the property, including a municipal jail, urban farming, support of seawall project, Seattle Public Utilities Drainage operations facility and a Seattle City Light training facility.

This property is proposed to be sold at fair market value. It could be sold through a negotiated sale with a developer that supports community needs such as job creation or mixed use activities. The property could be marketed with the use of a real estate broker to facilitate a sale for such purposes while assuring appropriate financial compensation to the City.

Documents:

Detailed environmental studies and reports have been conducted, including a wetland delineation report by Raedeke and Associates and a site constraint map prepared by Goldsmith Engineering. Copies of these and other documents are available on the City of Seattle real estate services web site. (<https://opendata.socrata.com/Government/Myers-Way-Properties-Public-Information/v6bs-a4e8>)

Jurisdictional Department's estimated market value:

FAS has evaluated the value based upon a recent appraisal of the property.

Destination of funds upon sale: A portion to the Facility Services Sub-fund for expenses relating to sale of property, a portion to repay the outstanding interfund loans on the property, and as designated by Council.

Current easements, covenants and restrictions: Seattle City light has an easement over a small portion of the parcel adjacent to the transmission right of way located along the southern boundary of parcel number 052304-4903.

Recommended easements, covenants and restrictions upon Transfer: Record upon sale, storm drainage easements for existing drainage system over the parcels. Record a covenant where the future property owner agrees to support the City in the vacation of Roxbury Street, and that all of Roxbury Right of way will be transferred to the City.

Potential problems with property and possible measures to mitigate their recurrence: A portion of the property has been identified as having buried cement kiln dust that contains some arsenic and lead. Ground water monitoring wells have been installed, and a phase II environmental report has been completed. Strategies on clean up or containment are yet to be identified.

Neighborhood: West Seattle, Highland Park

Legal Descriptions:

0623049001	POR OF NE 1/4 BEG AT NE COR OF SEC 6 TH N 88-23-50 W ALG N LN OF SD SEC 654.11 FT TH S 05-28-00 W 30.07 FT TH S 05-44-05 E ALG E LN 548.19 FT TO NLY LN OF TRAN LN R/W TH S 89-46-53 E ALG SD NLY LN 658.14 FT TO E LN OF SD SEC TH N 05-44-05 W ALG SD E LN 562.41 FT TO TPOB BEING LOT 2 OF SEATTLE LOT SEG #4326 DATED 02-19-03
0523049012	POR LYING WLY OF ST RD OF SD PAR DAF - BEG AT NW COR OF GOV LOT 5 TH S 06-50-52 E 495 FT TH N 70-29-08 E 498 FT TH N 46-29-08 E 125.86 FT TH N 88-15-15 E 244.56 FT TH S 62-56-00 E 195.81 FT TH E 293.9 FT TH TO NE COR OF SD LOT TH W TO BEG LESS CO RD LESS ST HWY
0523049013	POR LYING WLY OF MYERS WAY S & NLY OF TRANS LN OF PAR DAF - BEG 495 FT S 06-50-52 E OF NW COR OF GL 5 TH N 70-29-08 E 498 FT TH N 46-29-08 E 125.86 FT TH N 88-15-15 E 244.56 FT TH S 62-56-00 E 195.81 FT TH S 22-04-00 W 496.69 FT TH S 74-40-24 W 537.72 FT TH N 66-04-40 W 256.4 FT TO W LN OF GL 5 TH N 06-50-52 W ALG W LN 329.5 FT TO BEG LESS CO RD LESS TRANS LN R/W LESS ST HWY

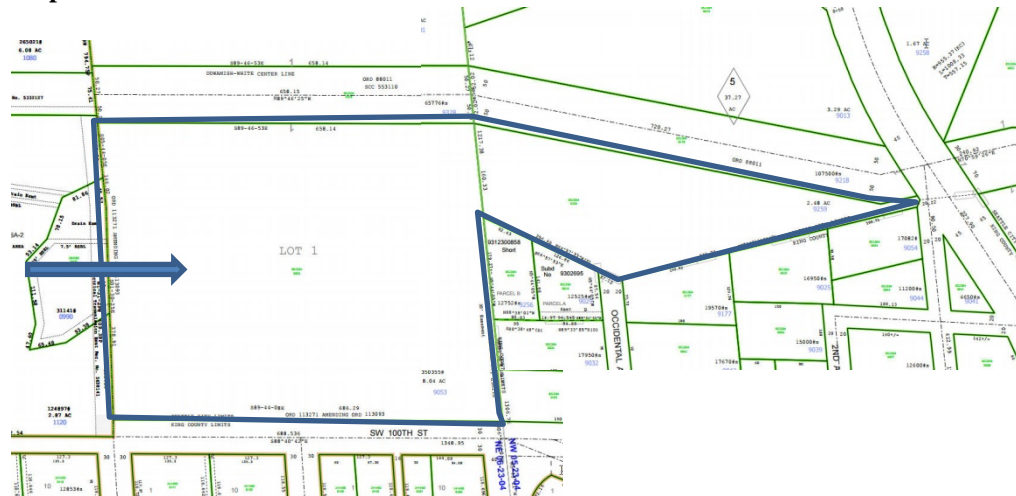
EXCESS PROPERTY DESCRIPTION

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

Property Name: Parcels at 9701 Myers Way S

PMA	Building Size	Lot Size	Parcels	Address	Zoning	2015 Est. Value
4541	Undeveloped lot	458,384 square feet 10.52 acres	062304-9053 052304-9259	9701 Myers Way S	C2- 65	\$1- 2 million

Map:



History: The land known as the Myers Way Properties was purchased as part of a larger parcel in mid-2003 for development of the Joint Training Facility (JTF) at 9401 Myers Way South. In 2006, the Seattle City Council, by ordinance 122308, declared 31 acres of the properties surplus and authorized a sale. The sale transaction was not completed due to environmental and permitting issues. Additionally, the downturn in the local economy negatively affected prospects for a sale. Since this time, the Department of Finance and Administrative Services (FAS) staff have evaluated potential other municipal uses of the property, including a municipal jail, urban farming, support of seawall project, Seattle Public Utilities Drainage operations facility and a Seattle City Light training facility.

FAS will identify a purchaser who will preserve and enhance the natural environment of the property and complete a negotiated sale. Examples may include a land trust foundation that would permit public access for recreation and education, an adventure park operator that would preserve trees and allow public access, or a commercial developer that would preserve or enhance the natural areas. If a sale is not completed within two years, then the property is proposed to be transferred to the Seattle Parks Department for green space. Parks would consider what level of public access would be suitable through their own processes and budget.

Documents:

Detailed environmental studies and reports have been conducted, including a wetland delineation report by Raedeke and Associates and a site constraint map prepared by Goldsmith Engineering.

Visit <https://opendata.socrata.com/Government/Myers-Way-Properties-Public-Information/v6bs-a4e8> for copies of these and other documents.

Jurisdictional Department's estimated market value:

FAS has evaluated the value based upon a recent appraisal of the property.

Destination of funds upon sale: A portion to the Facility Services Sub-fund for expenses relating to sale of property, a portion to repay an interfund loan on the property, and as designated by Council.

Current easements, covenants and restrictions:

Recommended easements, covenants and restrictions upon Transfer: Record upon sale of property storm drainage easements for existing drainage system located over parcel 062304-9053.

Potential problems with property and possible measures to mitigate their recurrence:

The southern border of parcel 062304-9053 abuts the King County public right of way of SW 100th street serving a single family zoned neighborhood. There is a steep slope separating the developable portion of the property and this right of way. On the northern border of the property lies Seattle City Light's fee owned transmission right of way. Permission to use the right of way for access to the property will require City Light and Council approval. Both parcels contain steep slopes and some hillside

Neighborhood: West Seattle, Highland Park

Legal Descriptions:

0623049053	POR OF NE 1/4 DAF - BEG AT NE COR OF SEC 6 TH N 88-23-50 W ALG N LN OF SD SEC 654.11 FT TH S 05-28-00 W 30.07 FT TH S 05-44-05 E ALG E LN THOF 648.73 FT TO TPOB TH CONT ALG E LN S 05-44-05 E 146.02 FT TH S 01-30-25 E ALG SD E LN 378.91 FT TO N MGN OF SW 100TH ST TH S 89-44-08 E ALG SD N MGN 686.29 FT TO E LN OF SD SEC 6 TH N 05-44-05 W ALG SD E LN OF SD SEC 527.36 FT TO TRNS LN R/W TH N 89-46-53 W ALG SLY LN 658.14 FT TO POB BEING LOT 1 OF SEATTLE LOT SEG #4326 DATED 02-19-03
0523049259	POR LYING SLY OF TRAN LN R/W OF PAR DAF - BEG 495 FT S 06-50-52 E OF NW COR OF GL 5 TH N 70-29-08 E 498 FT TH N 46-29-08 E 125.86 FT TH N 88-15-15 E 244.56 FT TH S 62-56-00 E 195.81 FT TH S 22-04-00 W 496.69 FT TH S 74-40-24 W 537.72 FT TH N 66-04-40 W 256.4 FT TO W LN OF GL 5 TH N 06-50-52 W ALG W LN 329.5 FT TO BEG LESS CO RD LESS TRANS LN R/W LESS ST HWY

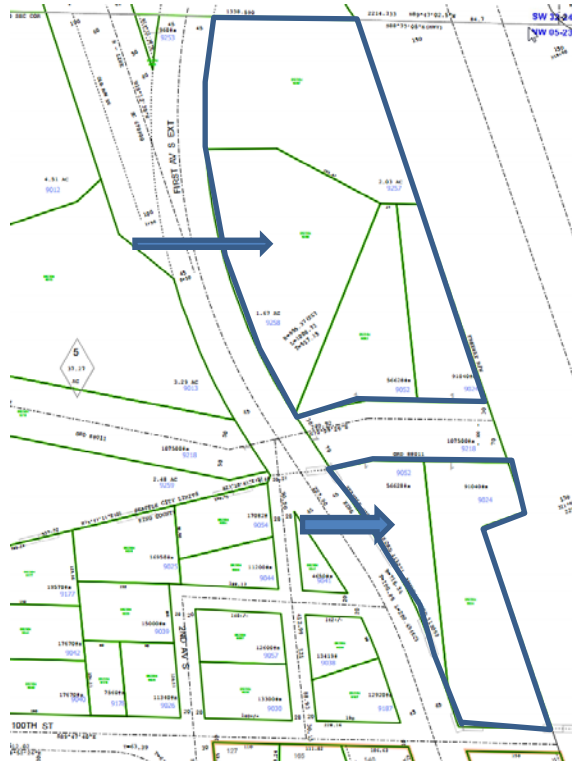
EXCESS PROPERTY DESCRIPTION

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

Property Name: Parcels at 9600 Myers Way S

PMA	Building Size	Lot Size	Parcels	Address	Zoning	2015 Est. Value
4542	Undeveloped lot	308,840 Square feet	052304-9053 052304-9258 052304-9024 052304-9052	9600 Myers Way S	C2- 65	\$100,000-\$300,000

Map:



History: The land known as the Myers Way Properties was purchased as part of a larger parcel in mid-2003 for development of the Joint Training Facility (JTF) at 9401 Myers Way South. In 2006, the Seattle City Council, by ordinance 122308, declared 31 acres of the properties surplus and authorized a sale. The sale transaction was not completed due to environmental and permitting issues. Additionally, the downturn in the local economy negatively affected prospects for a sale. Since this time, the Department of Finance and Administrative Services (FAS) staff have evaluated potential other municipal uses of the property, including a municipal jail, urban farming, support of seawall project, Seattle Public Utilities Drainage operations facility and a Seattle City Light training facility.

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Documents:

Detailed environmental studies and reports have been conducted, including a wetland delineation report by Raedeke and Daniel Bretzke June 15, 2016

Associates and a site constraint map prepared by Goldsmith Engineering.

Visit <https://opendata.socrata.com/Government/Myers-Way-Properties-Public-Information/v6bs-a4e8> for copies of these and other documents.

Jurisdictional Department's estimated market value:

FAS has evaluated the value based upon a recent appraisal of the property.

Destination of funds upon sale: A portion to the Facility Services Sub-fund for expenses relating to sale of property, a portion to repay an interfund loan on the property, and as designated by Council.

Current easements, covenants and restrictions:

Recommended easements, covenants and restrictions upon Transfer: Record upon sale of property, storm drainage easements for existing drainage system. Permission to use the SCL right of way for access or other uses such as parking will need approval from Seattle City Light and the Seattle City Council.

Potential problems with property and possible measures to mitigate their recurrence:

The only developable portion of the property is split by the existing Seattle City Light fee owned right of way.

Development of the property would be limited to small building pads north and south of the Seattle City Light Right of Way.

Neighborhood: West Seattle, Highland Park

Legal Descriptions:

052304 9257	POR LYING ELY OF MYERS WAY S OF SD PAR DAF - BEG AT NW COR OF GOV LOT 5 TH S 06-50-52 E 495 FT TH N 70-29-08 E 498 FT TH N 46-29-08 E 125.86 FT TH N 88-15-15 E 244.56 FT TH S 62-56-00 E 195.81 FT TH E 239.9 FT TH TO NE COR OF SD LOT TH W TO BEG LESS CO RD LESS ST HWY
052304 9258	POR LYING ELY OF MYERS WAY S OF PAR DAF - BEG 495 FT S 06-50-52 E OF NW COR OF GL 5 TH N 70-29-08 E 498 FT TH N 46-29-08 E 125.86 FT TH N 88-15-15 E 244.56 FT TH S 62-56-00 E 195.81 FT TH S 22-04-00 W 496.69 FT TH S 74-40-24 W 537.72 FT TH N 66-04-40 W 256.4 FT TO W LN OF GL 5 TH N 06-50-52 W ALG W LN 329.5 FT TO BEG LESS CO RD LESS TRANS LN R/W LESS ST HWY
052304 9024	BEG AT SW COR OF LOT 5 TH S 89-48-48 E ALG S LN 1006.14 FT TO TRUE BEG TH N 05-31-18 W 899.8 FT TH E 266.9 FT TO CENT LN OF CO RD TH S 05-31-18 E ALG CENT LN OF CO RD 760.5 FT TH S 37-43-18 E ALG SD CENT LN 177.89 FT TO S LN OF N 1/2 OF NW 1/4 TH N 89-48-48 W 364.8 FT TO TRUE BEG EX POR IN NE 1/4 OF NW 1/4 & LESS CO RDS LESS TRANS LN R/W LESS ST HWY
052304 9052	BEG 1005.73 FT E OF SW COR GL 5 TH N 05-30-14 W TO NXN WITH E LN OF 1ST AVE S EXT RD & TRUE BEG TH N 05-30-14 W TO A PT 899.85 FT NLY OF S LN OF SD GL TH W 27 FT TH S 22-04-00 W TO E LN SD 1ST AVE S EXT TH FOLG SD LN SLY TO TRUE BEG LESS TRANS LN R/W

EXCESS PROPERTY DESCRIPTION

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

Property Name: JTF Expansion property

PMA	Building Size	Lot Size	Parcels	Address	Zoning	2015 Est. Value
4601	Undeveloped lot	200,255 square feet	322404-9082		C2- 65	\$2-4 million

Map:



History: The land known as the Myers Way Properties was purchased as part of a larger parcel in mid-2003 for development of the Joint Training Facility (JTF) at 9401 Myers Way South. In 2006, the Seattle City Council, by ordinance 122308, declared 31 acres of the properties surplus and authorized a sale. The sale transaction was not completed due to environmental and permitting issues. Additionally, the downturn in the local economy negatively affected prospects for a sale. Since this time, the Department of Finance and Administrative Services (FAS) staff have evaluated potential other municipal uses of the property, including a municipal jail, urban farming, support of seawall project, Seattle Public Utilities Drainage operations facility and a Seattle City Light training facility.

The portion of this property is identified as PMA 4601 has been identified by FAS for potential expansion of the Joint Training Facility based upon a request by Seattle Public Utilities and the Seattle Fire Department to use the property for additional training and parking facilities.

Documents:

Detailed environmental studies and reports have been conducted, including a wetland delineation report by Raedeke and Associates and a site constraint map prepared by Goldsmith Engineering.

Visit <https://opendata.socrata.com/Government/Myers-Way-Properties-Public-Information/v6bs-a4e8> for copies of these and other documents.

Jurisdictional Department's estimated market value:

FAS has evaluated the value based upon a recent appraisal of the property.

Destination of funds upon transfer: A portion to the Facility Services Sub-fund for expenses relating to sale of property, a portion to repay an interfund loan on the property, and as designated by Council.

Current easements, covenants and restrictions: The site contains some steep slopes and wetlands.

Recommended easements, covenants and restrictions upon Transfer: Covenants regarding existing drainage facilities, wetlands and areas of steep slopes to be recorded as identified through the development review of the property.

Potential problems with property and possible measures to mitigate their recurrence:

On parcel contains steep slopes and the other parcel contains wetlands. If the parcels to the south are sold, the property's vehicle access is limited due to an existing wetland along Myers way. The parcels would use the existing JTF access to Myers Way.

Neighborhood: West Seattle, Highland Park

Legal Descriptions:

322404-9082	POR OF SE 1/4 OF SEC 31 & SW 1/4 OF SEC 32 OF 24-04 BEG AT SE COR OF SD SEC 31 TH N 01-06-49 E ALG E LN OF SD SEC 31 FOR 30 FT TO NLY MGN OF SW ROXBURY ST TH N 88-23-50 W ALG SD NLY MGN 624.14 FT TO E MGN OF 2ND AVE SW TH N 01-03-17 E ALG SD E MGN 177.87 FT TH S 88-23-50 E 1019.17 FT TO WLY MGN OF MYERS WAY S TH S 18-17-02 E ALG SD WLY MGN 218.88 FT TO S LN OF SEC 32 TH N 88-38-49 W ALG SD S LN 467.53 FT TO POB BEING LOT 4 OF SEATTLE LOT SEG #4326 DATED 02-19-03
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Appendix B

PROPERTY REVIEW PROCESS DETERMINATION FORM			
Property Name:	Myers Way Properties		
Address:	PMA 4601 JTF Expansion Property PMA 4540-Undeveloped lot at 9501 Myers Way S. PMA 4541-Undeveloped lot at 9701 Myers Way S. PMA 4542-Undeveloped lot at 9600 Myers Way S. PMA 4601 JTF Expansion property		
Dept./Dept. ID:	FAS	Current Use:	Vacant land
Area (Sq. Ft.):	1,680,602sq.ft. 38.58 acres.	Zoning:	C1/ C2 65
Est. Value:	\$11-15 million	Assessed Value:	\$ NA
PROPOSED USES AND RECOMMENDED USE			
Department/Governmental Agencies: None		Proposed Use: N/A	
Other Parties wishing to acquire:		Proposed Use:	
RES'S RECOMMENDED USE: Sell portion and retain portions per preliminary report			
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?	No	<input checked="" type="radio"/> 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?	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 checked="" type="radio"/> No	/ Yes	10
8.) Is the estimated Fair Market Value over \$1,000,000?	No	<input checked="" type="radio"/> Yes	45
Total Number of Points Awarded for "Yes" Responses:			85
Property Classification for purposes of Disposal review: Simple <input checked="" type="radio"/> Complex (circle one) (a score of 45+ points result results in a "Complex" classification)			
Signature: Daniel Bretzke, AICP		Department: FAS	Date: June 15,2016

Appendix C

Draft Proposed Public Involvement Plan

Proposed Public Involvement Plan (PIP) for Myers Way Parcels

City procedures require a proposed Public Involvement Plan for property disposition that has been determined to be complex. The PIP's purpose is to assure there is an adequate amount of public involvement on significant real estate transactions.

Previous Community Comment and Involvement

- A public notice and additional information about the properties has been posted on the RES website for public review and download.
- A public notice and an initial neighborhood mailing of 302 notice soliciting comments on disposition or reuse of the property was sent to residents/owners within 1000-foot radius.
- A second neighborhood notice was sent to residents living within a 1,000-foot radius of the property including all the senior apartments at Arrowhead gardens.
- 142 responses were received after these two initial mailings.
- FAS management meeting with community members and organizations.

Draft Preliminary Recommendations Report.

- The Draft Preliminary Recommendation Report and draft public involvement plans will be sent to parties of record for comment.
- The Draft Preliminary Recommendations Report will be available on the City Real Estate Services website.
- A Notice of Recommendation sign and notice of comment on the proposed public involvement plans will be installed on the property on May 18 2016.
- The Real Estate Oversight Committee (REOC) will review the Draft Preliminary Report and the Draft Public Involvement Plan.

Proposed Public Involvement Plan for public

- 1) A public meeting will be scheduled for a date June 30, 2016 at the Joint Training room at 6:30 PM. Notice for the meeting will be sent as follows:
 - a. Property owners and residents living within a 1,000-foot radius of the property
 - b. Community and business groups.
 - c. Other community groups as suggested through public comment on as suggested by Mayor and City Council.
- 2) The public meeting will provide an opportunity to provide additional written comment and 2 minutes of public comments on both the Draft Preliminary Recommendation Report and the Proposed Public Involvement Plan. The public meeting will be moderated by a third party consultant. Multilingual speakers will be present to answer questions and record comments from non-English speaking citizens.
- 3) FAS will keep and the names of attendees and will add them to the party or record list.
- 4) Outreach to Neighborhood Groups and organizations as follows:
 - High Park Action Committee
 - Highland Park Improvement Club
 - Westwood/Roxhill/Arbor Heights Community Council
 - Delridge Neighborhood Development Association (DNDA)
 - Delridge Neighborhoods District Council

- White Center Development Association
- Outreach at neighborhood events such as fairs or community business mixers.
- Arrowhead Gardens Residents
- Other community groups as suggested through public comment or as suggested by Mayor and City Council

The following are also next steps that offer opportunity for community input.

- Legislation authorizing sale of the property including the Final Report and Public Involvement Report, to the City Council.
- FAS will continue to collect all comments and or proposal At the Council committee meeting to take action on the legislation, FAS will provide an updated summary of all comments received to date.

Appendix D
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