

**CITY OF SEATTLE**

**FINAL REPORT**

**EVALUATION OF REUSE AND DISPOSAL OPTIONS FOR  
PMA 135, Former Fire Station 38**

**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 No. 135, former Fire Station 38**

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**FINAL REPORT**  
**EVALUATION OF REUSE AND DISPOSAL OPTIONS FOR**  
**PMA No. 135, former Fire Station 38**

Resolution [29799](#) directs that the Executive is to make a recommendation to the City Council 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* adopted by the Resolution. Additionally, the resolution identifies guidelines, which are to be considered in making a recommendation. This report addresses each of those guidelines, as well as additional provisions of Resolution [30862](#), adopted May 1, 2006, which amended Resolution 29799.

Property Management Area:

**Former Fire Station 38, PMA No. 135**

**SUMMARY**

**PMA No. 135 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 other 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 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 1930, the former Fire Station 38 is located at 5503 - 33rd Avenue Northeast. Due to its small size and historic landmark designation, the station is being replaced with a state-of-the-art facility located at 4004 Northeast 55<sup>th</sup> Street. 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 built to withstand major seismic events. For the purpose of this report, the original station will be identified as "Station 38". As with all fire facilities, Station 38 is under the jurisdictional control of the Department of Finance and Administrative Services (FAS).

Legal Description:

Lots 14 and 15, Block 8 University View Addition to the City of Seattle, according to the Plat thereof, recorded in Volume 13 of Plats, page 96, records of King County, Washington.

Physical Description and Related Factors:

Station 38 is situated on the northwest corner of NE 55<sup>th</sup> Street and 33rd Avenue NE. The property dimensions are 80 feet (fronting 33<sup>rd</sup> Avenue NE) by 112 feet (fronting NE 55<sup>th</sup> Street) for a total area of 8,960 square feet (0.21 acres). The site has a grade difference of approximately 18 feet, the northeast portion of the property is the highpoint, with the

southwest portion of the property as the low point; the property is partially supported by retaining walls. The site has six-foot wide sidewalks on the south and east sides.

Firefighting apparatus enter and exits the station onto 33rd Avenue NE, a 60 foot wide residential street which provides two-way traffic in two lanes with parking on both sides. South of the Station is NE 55th Street a four-lane arterial with a bus route. West of the site, a 14 foot wide paved alleyway provides access to the rear of the station as well as neighboring buildings. The firefighters use the alleyway to access the station parking lot to park personal vehicles. South of NE 55th Street is Calvary Cemetery.

Station 38 was designed by George Stewart, and the structure has architectural details reminiscent of the Mission/Spanish revival and neo-classical revival styles. The 2,568 square foot station is built of concrete with a stucco exterior and a flat roof. The symmetrical building is centered on the single apparatus room, flanked by crew quarters in a north wing, and variety of small functional areas in the south wing. A hose tower at the back of the Apparatus Room rises 24' from grade.

There have been numerous remodels to the building since its construction. A major renovation project in 1987 updated the building's interior to provide additional functionality. The beanery (kitchen) was relocated, the handball court was removed, and bunk rooms and restrooms were upgraded. In addition, all building systems and finishes were upgraded and the windows were replaced with double-glazed-steel-sash windows. The Station exterior was repainted in 2002.

The Station is setback 26 feet from the east property line; 37 feet from the west property line; and 14 feet from the north and south site property lines. The setbacks help identify the station as an "object building" on its site, and the equal side yard setbacks reinforce the symmetrical character of the original building design.

Landscaping consists of mature cedar and spruce trees on all sides of the building, several of which extend from the west edge of the south retaining wall to the alley, screening the parking from NE 55<sup>th</sup> Street. Planting beds with rhododendrons and other shrubs are located on the east side of the station flanking the apparatus bay.

Additional information about the building can be found in the Seattle Fire Station 38 Landmark Nomination Report, by BOLA Architecture + Planning, dated October 2004.

**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 [57430](#) dated April 29, 1929 authorized the Board of Public Works to purchase a site for, and to construct a fire station in the vicinity of 33<sup>rd</sup> Avenue NE and NE 55<sup>th</sup> Street, and appropriated \$21,000 from the Seattle General Municipal Improvement Bonds 1926 Construction Fund. Ordinance 57567 authorized the acceptance of a Warranty Deed for the property dated May 7, 1929 from Anton and Sofi Carlson.

Station 38 was designated a Historic Landmark in January 2005. The intention of this designation is to protect the building's architectural integrity and character and preserve many of its unique external characteristics. Protection also extends to the site itself. Ordinance 122467 imposes controls and incentives which require an application and review process for any proposed changes to the building exterior and/or site. More information is provided under Guideline C, below.

The 2003 Fire Facilities and Emergency Response Levy funds upgrades, expansions or replacements of 32 neighborhood fire stations. Station 38 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 38 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.*

**Context:**

Station 38 is located in the Ravenna/Bryant neighborhood of northeast Seattle. Historic maps and photos show relatively little development in the area until the 1940's. The neighborhood surrounding Station 38 consists of single family residential, multi-family residential, small business and mixed use office space and Calvary Cemetery. In general, however, this is a residential neighborhood.

The property is outside of the Ravenna Urban Village portion of the University Community Urban Center. Ravenna/Bryant has many nearby amenities including recreational facilities, parks and outdoor areas, museums, schools of all levels including the University of Washington, as well as vibrant retail districts like University Village.

Due to the landmark designation, the building cannot be demolished, and is therefore unsuitable for parks, open space or community garden use.

Station 38 does not provide for transit-oriented development because it is approximately 1.3 miles north of the future University of Washington Link Light Rail Station and approximately two miles east of the future North Link Light Rail Extension to Northgate.

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 6-8).

The following City-owned properties are in the general area:

Location	Lot Size	Description	Relative Location to Station 38
4004 NE 55 <sup>th</sup> Street	11,119 Sq. Ft.	New site for Fire Station 38 PMA 838	0.4 mile east
NE 55 <sup>th</sup> St and 22 <sup>nd</sup> Ave NE	49 acres	Ravenna Park PMA 391	0.4 mile west
39 <sup>th</sup> Ave NE and NE 65 <sup>th</sup> St	10,710 Sq. Ft.	Hawthorne Substation Site PMA 3207	0.6 mile northeast

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.” Station 38 was classified as excess property in 2009. Guiding principles for the reuse and disposal of real property states 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.”

Options for disposition of this property include retention by the City for a public purpose, negotiated sale with a motivated purchaser, or sale by competitive process. Adaptive reuse of this property for either public and /or private purposes will be largely dictated by constraints imposed by historic landmark status as well as current zoning. Therefore the range of potential uses and buyers may be narrowed.

*Retention by the City:* Notice of availability of excess property was 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 38 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 five 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 as many potential buyers as possible.

**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.*

Guideline C directs the analysis in this section to focus on a proposed use. Because FAS is not recommending a specific proposed use or purchaser for the property, the analysis is written to evaluate what a prospective purchaser would be allowed to do under current land use and historic landmark regulations.

**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 38. 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 and achieve the highest sale price.

*Legally permissible.* The subject property is zoned LR-1 (formerly L-1) effective April 19, 2011. LR-1 zoning allows construction of Lowrise Residential Multi-Family buildings. The LR-1 zone provides a transition between single family zoned areas and more intense multifamily and commercial areas. A mix of housing types similar in scale to single family homes such as cottages, rowhouses, and townhouses are encouraged. Typically one unit is allowed per 2,000 square feet of land, with a limit of 3 units (one additional may be permitted if the building area is not enlarged). Structures are generally limited to a maximum height of 30 feet<sup>1</sup>. Single family residences are also allowed in the LR-1 zone. 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 LR-1 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. Bryant Elementary School is located approximately 585 feet from Station 38, 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

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<sup>1</sup> Seattle DPD Lowrise Multifamily Zoning Chart

- 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 8.

*Physically possible.* At 8,960 square feet the property is larger than the typical lot in the Bryant/Ravenna Neighborhood. The property could be used as a single-family home or for multiple dwelling units with substantial renovation. However, landmark controls provide limitations on the options for adaptive reuse of Station 38. It may be possible to build an addition at the rear of the building or add a partial story above the existing building. 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.* It is potentially financially feasible to renovate Station 38 to provide up to four multi-family units within the existing building, or a remodeled building. Developing the property as a multi-family residence could allow a buyer to offset or recapture some of the immediate costs needed to adapt the building as residences. Use of the property for other types of uses would be dependent on approvals from the DPD and the Landmarks Preservation Board (see Compatibility with surrounding uses, below).

*Maximally productive.* The property is situated adjacent to a neighborhood commercial district. Surrounding uses include office, retail and housing. From an investment standpoint, the maximally productive use of the property under existing zoning is multi-family housing.

In summary, the Highest and Best Use for Station 38 is for development into multi-family housing.

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 residential use (single or multi-family) and accessory uses unless an Administrative Conditional Use Permit is granted. Landmark status prohibits demolition of Station 38 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 predominant zoning in the surrounding neighborhood is Single-Family 5000. The east-west corridor along NE 55<sup>th</sup> Street includes a stretch of Neighborhood Commercial 1 and LR-1 zoning. See Vicinity Zoning Map on page 16 for complete details. Reuse of the building as a single family or multi-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 the DPD. It is likely that residential use (less than four units) would be exempt from SEPA review, as would any proposed non-residential use, due to the small size of the existing building (less than 4,000 gross square feet). The SEPA process allows opportunities for public review and comment.

*Timing and Term of Proposed Use:*

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 lowrise residential zone. In general, any use of the building for other than a fire station requires a Building Permit, and non-residential 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 38 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 requires 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 the Station 38.

*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 December 2010 was \$390,000 compared to \$400,000 in December of 2009. This decline of 2.9 percent is the average for the Seattle market. Certain neighborhoods are showing greater gains, and other neighborhoods are showing larger declines. In December 2010 the Ravenna/Bryant neighborhood had a median sale price of \$480,000; this is up 5.1 percent from December 2009<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 38. This property will appeal to a developer who is knowledgeable of the City's permitting process and has experience developing unique properties. 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. According to the City's records, an underground storage tank was removed in 1987. An asbestos analysis completed by Clayton Environmental Consultants on 12/14/1995 detected no asbestos.

**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:*

At this time, FAS has not received any proposals from non-City public entities interested in purchasing the property. Zoning and historic landmark controls limit the types of adaptive reuse that are feasible for the property.

*Potential for Use by the General Public:*

Likely buyers of the property would be interested in developing this property into a multi-family residential building, or individuals seeking unique living quarters.

**PUBLIC INVOLVEMENT**

In November 2009, FAS sent neighborhood notices to residents and property owners within a 1,000 foot radius of Station 38, community groups within the Ravenna/Bryant neighborhoods and other interested parties. Approximately 390 notices were mailed, with an additional 260 notices sent to a list of recipients who attended two open houses in 2007 and 2008.

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

As of May 2010, a total of 17 comments have been received. The following is the breakdown of comments:

- 3 respondents requested to be kept informed,
- 2 respondents have clients that may be interested in purchasing the Station,
- 1 respondent suggested that the building be used for a private residence,
- 1 respondent is a prospective buyer,
- 1 respondent suggested that the building be developed as a community center for either seniors, teens, garden or art museum,
- 9 respondents had general concerns regarding changes that could be made to the building, the impact of other uses on the neighborhood, and how a prospective buyer is chosen.

Of the latter group, most people were concerned that sale of the building could have a negative impact on traffic and parking. For this reason, most are opposed to any retail use, and are in favor of converting the Station 38 to single-family residential housing. Also noted were the building's visual appeal, historic qualities, and role as a neighborhood center -- an annual Fourth of July parade begins from the Fire Station. Most respondents have strong feelings regarding this building's future and want to see the character of the building kept intact.

Between May 2010 – March, 2011, contacts from the public regarding former Fire Station 38 were primarily from parties interested in acquiring the property. 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 135 is attached on page 14 of this report. FAS does not believe that additional public process was necessary, 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 provided that proceeds from sale of surplus fire stations be returned to the Levy Fund.

The Preliminary Report and proposed PIP were sent to 68 parties on the mailing list for Fire Station 38 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).

Between April 15 and May 18, 2011, 19 comments were received. Although no comments addressed the PIP, one respondent questioned whether the City Council would receive verbatim copies of all comments, or merely a summary of the comments (FAS responded that it intended to provide summaries of the comments consistent with the Procedures). That respondent reiterated earlier concerns that the property be used for residential purposes, and not for commercial and/or institutional uses. Six individuals or organizations expressed an interest in purchasing the property. Of those one is interested in turning the property into storage for a puppet collection associated with the Northwest Puppet Center including a residence for visiting artists ; one would like to use the station for a retail distribution center, one wants to convert the station into a chiropractor's office, one would like to convert it to a art studio, one wants to convert it into a restaurant and one person would like to turn it into his residence. One respondent is a realtor with an interested client. The 10 remaining responders expressed a general interest and to be kept informed throughout the process.

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 (PIR) 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 that 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.

Although a minor level of interest from the local community favored converting the Station 38 to a community center, no City department or public agency has expressed an interest in purchasing the property. 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 will 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.

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 38 is provided on page 13 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 38 scored 50 points, for three reasons:

- a) community contact regarding the disposition of the property,
- b) recommended sale of the property, and
- c) value of the property estimated at between \$250,000 and \$1million.

### **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 looking east from 33<sup>rd</sup> Avenue NE**

Former Fire Station 38 was built in 1930. The building was designated a historic Seattle Landmark in 2004. There are restrictions regarding how the site and the building may be altered. Ordinance 122467 provides guidance and restrictions on the use of the building.

**PROPERTY REVIEW PROCESS DETERMINATION FORM**

Property Name:	Fire Station 38		
Address:	5503 33 <sup>rd</sup> Avenue NE		
PMA ID:	135	KC Tax Parcel #:	8827901028
Dept./Dept ID:	Finance and Administrative Services	Current Use:	Fire Station (through 2010; facility is being replaced)
Building Area (Sq. Ft.):	2,568 net Sq. Ft.	Zoning:	LR-1 (Low rise)
Assessed Value:	\$1,074,200 (2011)	Estimated Market Value:	\$850,000

**PROPOSED USES AND RECOMMENDED USE**

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

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

Miscellaneous individual buyers      Multi-family residential

**FAS RECOMMENDATION:** Sell the property through a competitive process for fair market value.

**PROPERTY REVIEW PROCESS DETERMINATION (circle appropriate response)**

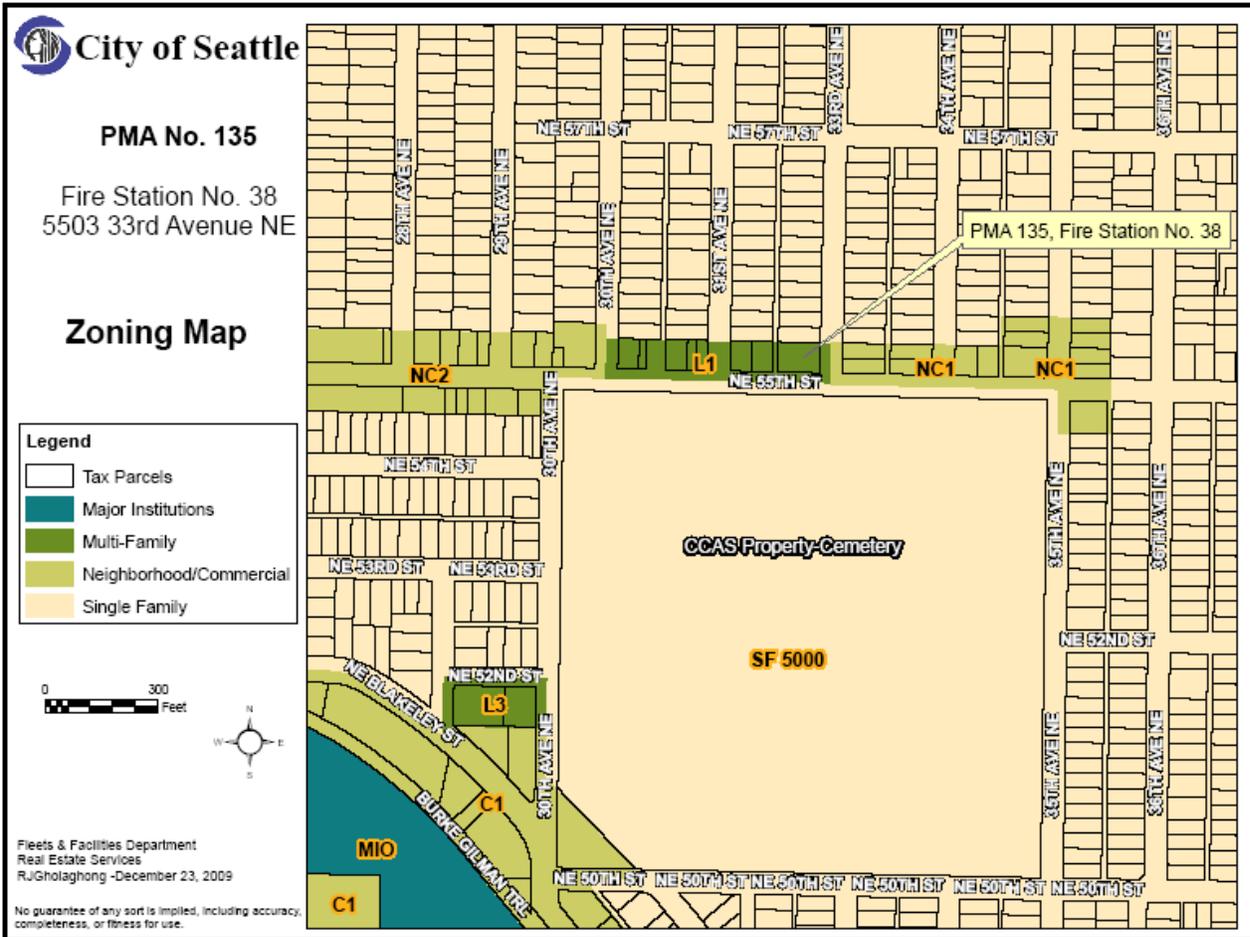
- |   |  |    |
|---|--|----|
| 1.) Is more than one City dept/Public Agency wishing to acquire?  | <input type="checkbox"/> No / <input type="checkbox"/> Yes | 15 |
| 2.) Are there any pending community proposals for Reuse/ Disposal?  | <input type="checkbox"/> No / <input type="checkbox"/> Yes | 15 |
| 3.) Have citizens, community groups and/or other interested parties contacted the City regarding any of the proposed options? | No / <input 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 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 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:      **50**

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

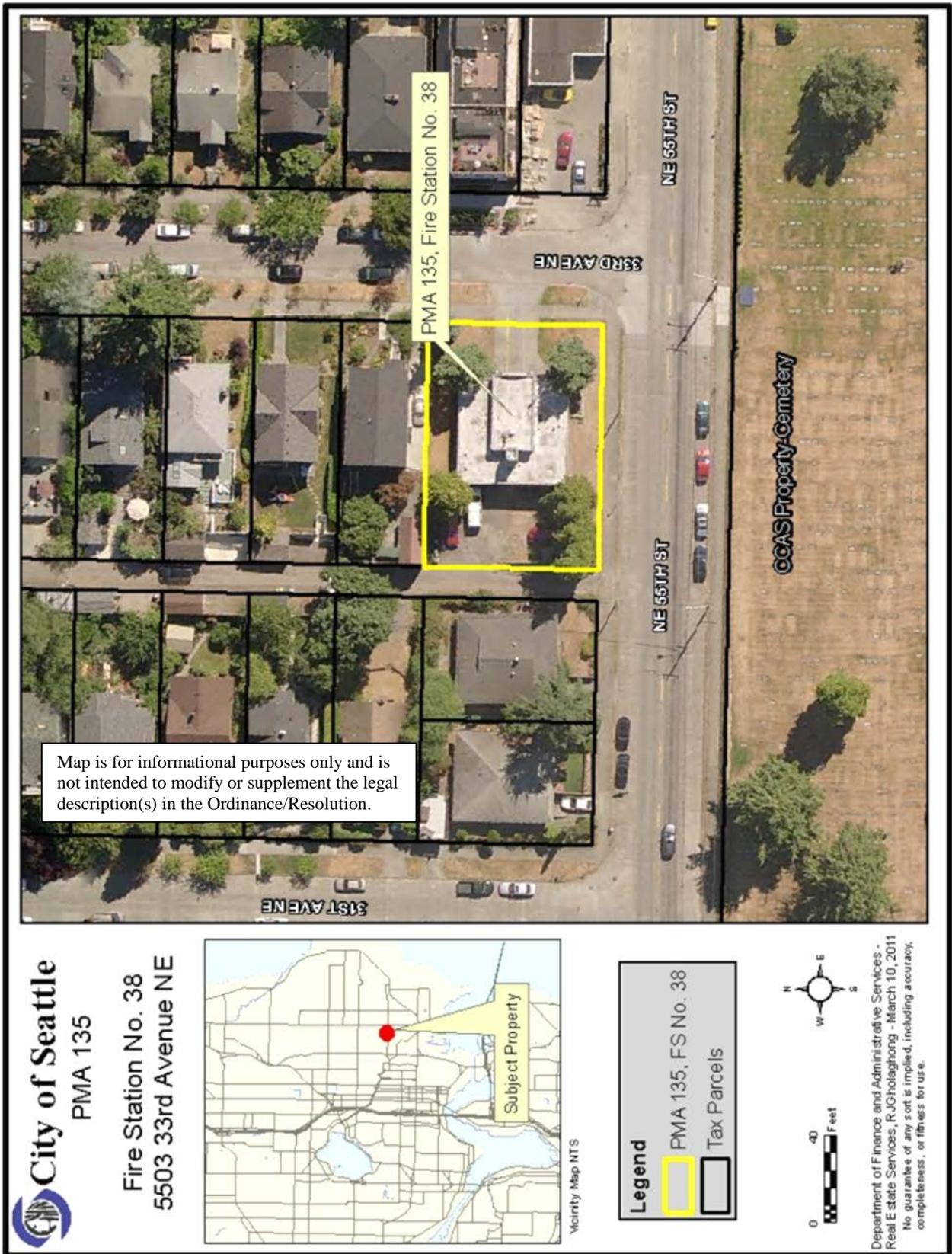
Signature: Richard Gholaghong      Department: FAS      Updated: 3/10/2011

Vicinity Zoning Map



**Zoning Terms and Definitions for the subject property and vicinity**

Map Code	Zoning Designations	Allowed Uses
C1	Commercial 1	Auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods and the larger community, citywide, or regional clientele.
L1	<b>*Lowrise 1</b>	<b>Low density, primarily ground-related multifamily housing opportunities.</b>
L3	Lowrise 3	Moderate scale multifamily housing opportunities in multifamily neighborhoods.
MIO	Major Institutions	Medical or educational institutions
NC1	Neighborhood Commercial 1	Neighborhood supported commercial use primarily convenience retail sales and services to the adjoining residential neighborhood.
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.



**Public Involvement Plan**  
**PMA No. 135-Fire Station No. 38**  
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 disposition 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 38 PIP Summary**

With a new Fire Station 38 facility now operational at 4004 N.E. 55<sup>th</sup> Street, the former station building, PMA No. 135, 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. 135 is available online at <http://www.seattle.gov/realestate/>.

Reuse options for the former fire station are very limited due to its landmark status and the LR-1 (formerly L-1) multi-family 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 38 Public Involvement History**

In November 2009, FAS sent neighborhood notices inviting input on reuse and disposition options to residents and property owners within a 1,000 foot radius of Station 38, approximately 26 community groups within the Ravenna/Bryant neighborhoods, and other

interested parties. Approximately 390 notices were mailed to neighbors and community groups, and an additional 260 notices were sent to people who attended open houses in 2007 and 2008. By May 2010, a total of 17 comments were received. Comments break down as follows:

- 9 respondents had general concerns regarding changes that could be made to the building, the impact of other uses on the neighborhood, and how a prospective buyer is chosen
- 1 respondent suggested that the building be developed as a community center for either seniors, teens, garden or art museum
- 1 respondent suggested that the building be used for a private residence
- 2 respondents have clients that may be interested in purchasing the Station
- 1 respondent is a prospective buyer
- 3 respondents requested to be kept informed

The majority of comments expressed concern that the sale of the building could have a negative impact on traffic and parking. For this reason, most comments were opposed to any retail use, and favored converting the Station 38 to single family residential housing. Also noted were the building's visual appeal, historic qualities, and role as a neighborhood center -- an annual Fourth of July parade begins from the Fire Station. Most respondents expressed feelings regarding this building's future and want to see the character of the building kept intact.

Since May, 2010, contacts from the public regarding former Fire Station 38 have primarily been from parties interested in acquiring the property. 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 38 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 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 non-city public entity has expressed a wish to acquire the property.
- Lowrise multifamily zoning (LR-1, formerly L-1) 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 (an elementary school) is already present 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 135 – Fire Station 38.

### **“Complex” Determination for Former Fire Station 38**

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. 38 is a “Complex” transaction. The property received a score of 50 on the Threshold Determination Form; a score of 45 or higher results in a Complex designation.

Factors affecting this designation are:

- a) community contact regarding the disposition of the property,
- b) recommended sale of the property, and
- c) value of the property estimated at between \$250,000 and \$1,000,000.

### **Proposed Public Involvement Plan (PIP) for Former Fire Station 38**

Reuse options for the fire station are very limited due to the landmark status and the LR-1 zoning. Therefore, FAS is recommending a PIP that focuses 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 38 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 38. 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.