



Opportunity for Input Regarding City Owned Property – SPD Parking & Fueling Station Located at 1628 12th Ave between E Pine Street and E Olive Street

Dear Neighbor,

You may have heard about a joint development project planned for the current site of the Seattle Police Department’s East Precinct Parking and Fueling Station, located at 1628 12th Avenue on Capitol Hill. The proposed project is often referred to as the 12th Avenue Arts Project. The proposed project will include 80 units of affordable housing, commercial space, and provide an underground parking garage for the exclusive use of the Seattle Police Department. The City, through various Departments, has partnered with Capitol Hill Housing to make this a viable housing project, community arts space and provide the Police Department with the parking for their operational needs.

If you are interested in keeping informed as the project moves along, or if you would like to share ideas, issues and/or concerns, please contact the person below.

At this time, the Finance and Administrative Services Department (FAS) is starting the disposition (sale) process. FAS is contacting residents and property owners within approximately 1,000 feet of the property as well as all interested parties and community groups to seek input before making a recommendation to the City Council regarding the disposition of the property. There will be several opportunities for public input throughout the process.

The information on the reverse of this page provides background information about the property.


We invite your comments, suggestions, or recommendations about this property. By responding to this mailer we will continue to keep you informed throughout the process. Comments are requested by November 28, 2011. You may write, fax, email or call your comments to:

City of Seattle
Finance and Administrative Services Department
Attention: Bill Craven
PO Box 94689
Seattle, WA 98124-4689

Phone: 206-733-9238
FAX: 206-684-0525
bill.craven@seattle.gov


Please be aware that any written comments will be made a part of the public record for the disposition of this property.

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




City of Seattle
PMA 4169

SPD Parking & Fueling Station

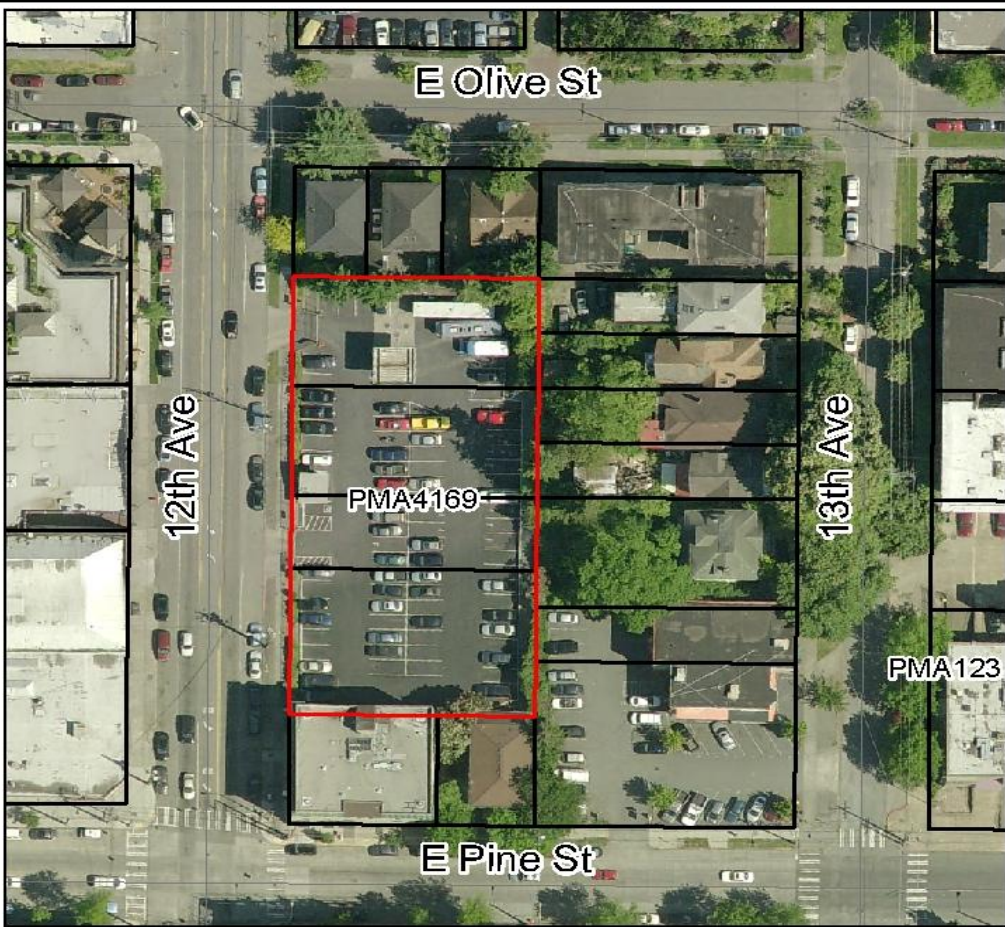


Vicinity Map nts

Legend
 KC Parcels



Finance and Administration (FAS) Department
Real Estate Services. LW October 5, 2011
No guarantee of any sort is implied, including accuracy, completeness, or fitness for use.



Excess Property Description

Property Name:	Seattle Police Department Parking & Fueling Station
PMA#	4169
Property Location:	12th Ave between East Olive Street and East Pine Street
Address:	1628 12th Ave
Legal Description:	Lots 2-5, Block 22 Nagles Addition to the City of Seattle, less street.
Tax Parcel ID's:	600300-0645, 600300-0660, 600300-0665, 600300-0670
Map/Photo:	See attached
Jurisdictional Dept:	Department of Finance and Administrative Services
History:	Lots 2-4 were acquired by Statutory Warranty Deed from Pine Street Associates on 1/11/1988. Lot 5 was acquired by Statutory Warranty Deed from the Seattle First National Bank on 8/30/1985. No COS ordinances accepting said deeds found.
Development Issues:	Covenant recorded 5/23/1985, AF# 8505230823, requires subject property owner to provide parking for use of property at SW corner of 12th Ave and E Pine Street, the SPD East Precinct.
Current easements, covenants and restrictions upon transfer:	Seattle Public Utilities GIS information shows Storm Sewer and Waste Water lines serving the various lots. No easements disclosed by title report dated 1/6/2009.
Recommended easements, covenants and restrictions:	None
2011 KC Assessed Land Value:	\$3,920,400
Appraised Value (dated Nov. 25, 2008)	\$7,300.000
Appraised Value Improvements:	\$0
Building Size:	NA
Subject Property Size	29,040 square feet
Zoning:	NC 3P-65