



City of Seattle
Department of Finance and Administrative Services

EXCESS PROPERTY NOTICE
June 18 2013

TO: City of Seattle Departments and Other Public Agencies
FROM: Daniel Bretzke, Department of Finance and Administrative Services
SUBJECT: Excess Property

The property known as PMA 91, where the Interim Fire Station 9 is located, is 24,904 square feet of C2-30 zoned land located in the Fremont neighborhood of Seattle at 3500 Interlake Ave North. The Department of Finance and Administrative Services (FAS) has declared this property excess to the needs of the Department. In accordance with City of Seattle property disposition policies, this notice informs other City Departments and public agencies of its availability.

FAS manages the evaluation process for the reuse or disposal of City property. This is in accordance with City Council policies adopted under Resolution 29799 and amended by Resolution 30862.

We invite you to review the attached information and map.

*All departments and agencies are requested to return the **Excess Property Response Form**. In particular, please identify if your department has existing facilities, utilities, or property rights that affect the property. Please complete the **Excess Property Proposed Use Form** if your Department or agency is interested in acquiring the property for :*

- Short term use (less than two years)
- Permanent easements or covenants that will run with the land
- Potential City uses
- Other public agency use

For questions regarding the City's excess property disposition process please contact Daniel Bretzke at 206m 733 9882 or at daniel.bretzke@seattle.gov **Please provide your comments and completed forms by August 1 2013** to the following:

Daniel Bretzke
Daniel.bretzke@seattle.gov

Inter office mail
Daniel Bretzke
Mail Stop SMT -50-01

US Mail
Daniel Bretzke
City of Seattle - FAS
P.O. Box 94689
Seattle, Washington, 98124-4689

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: Parcel at 3500 Interlake Ave North. Interim Fire Station 9

Property Management Number: (PMA): 91

Property Location: 3500 Interlake Ave. North

Legal Description: West 12' of Lot 11 and all of Lots 12 through 16, inclusive, Block 6, Edgewater Addition to the City of Seattle, as recorded in Volume 3 of Plats, page 141, records of King County, Washington, Together with adjacent vacated alley in the City of Seattle.

Tax parcel I. D. Number: 226450-0740

King County assessed value: \$2,449,000 (according to 2013 King County Assessor Information)

Size: 24,904 square feet (King County Assessor)

Zoning: C2-30

Map/Photo: Attached map

History: Property was purchased over several years for the use by the engineering department for shops and storage yard. The City used it as its Print Shop for many years, and then leased it to Chipman Moving and Storage Company from November 1982 until August 1986. In July 1987, the City signed a Mutual and Offsetting Benefit lease with the University Child Development School. The UCDS vacated the site in September 2003. In 2003 RES asked for comments from both other City Departments and the public on the potential reuse or disposition of the property. The property review was put on hold since 2009 as the property has been used in support of the Fire Levy for storage of material and also a site as a temporary fire station. In 2013 the interim fire station will be removed.

Acquisition Deeds: In 1945, Ordinance #73946, as amended by Ordinance #75732, authorized this property as a site for shops or storage yards. Acquisition was completed through several deeds between 1945 and 1947. The alley was vacated by ordinance #76103 in 1947.

Acquisition Fund Source: General Fund

Jurisdictional Departments range of estimated of market value: \$2 - \$3 million

Destination of funds upon sale: A portion to the Facility Services Sub-fund for expenses relating to sale of property, the remainder to general fund.

Current easements, covenants and restrictions: None

Recommended easements, covenants and restrictions upon Transfer: None

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

Existing buildings are in poor condition. The building has been subject to multiple additions and remodel over the years, thus it has a poorly functioning floor plan that is not easily suited to other uses. Due to the age of the building it is likely that building components contain some asbestos which will need to be removed.

FAS Initial Recommendation on the Retention and Disposition of the Properties

Seek City Council's approval to designate the property as surplus, and to authorize the sale through an open and competitive process.

FAS will take into consideration all proposals from departments and agencies for any of the parcels either separately or together, as well as initial public comment, before producing the preliminary report

**CITY OF SEATTLE
EXCESS PROPERTY RESPONSE FORM**

- **Seattle Public Utilities**
- **Seattle Department of Transportation**
- **Seattle Office of Housing**
- **Seattle City Light**
- **Seattle Parks and Recreation**
- **Seattle Department of Neighborhoods**
- **Seattle Department of Planning and Development**
- **Seattle Office of Economic Development**
- _____

_____ We have no interest in this property.

_____ We are interested in acquiring the property or jurisdiction over it. A completed **Excess Property Proposed Use Form** is attached to this response.

_____ We have facilities on the property or access rights through or across the property as described below (add additional sheets as necessary):

_____ We need facilities on the property or access rights through or across the property as described below (add additional sheets as necessary):

_____ We have identified the following plans, policies, objectives, limitations or other factors as found in adopted or proposed City plans and policies that may affect the Reuse or Disposition of the property (add additional sheets as necessary):

Reviewer

Department

Date

EXCESS PROPERTY PROPOSED USE FORM

_____ (department/agency) wants to acquire
property rights over all or a portion of:
(Name of property)

PROPOSED USE: Describe the proposed use for the property, including information on potential improvements, users, tenure, impact on neighborhood such as parking, traffic volumes. (Attach additional pages as necessary).

EST. IMPLEMENTATION DATE: _____ **EST. COST :** _____
EXPECTED TERM OF USE: _____ **FUND SOURCE(S):**

Are funds appropriated? YES NO If no, when will funds be appropriated? _____

BENEFITS TO THE CITY OF SEATTLE FROM THIS PROPOSAL:

SUPPORTING POLICIES. List the adopted plans and policies (itemize specific sections in major documents) which support, or are implemented by, this proposed use.

CONTACT PERSON: _____ **PHONE:** _____

_____ **DATE :** _____

DIRECTOR OR DESIGNEE