



City of Seattle
Department of Finance and Administrative Services

EXCESS PROPERTY NOTICE
August 27 2012

TO: City of Seattle Departments and Other Public Agencies
FROM: Daniel Bretzke, Finance and Administrative Services
SUBJECT: Myers Way Propertie

The Myers Way Properties are 38 acres of commercially zoned land located in southwest Seattle on Myers Way S. The Department of Finance and Administrative Services (FAS) has declared this property excess to the Department. In accordance with City of Seattle property disposition policies, this notice informs other City Departments and public agencies of its availability.

FAS is committed to the disposition and eventual use of the property which will balance commercial development and long-term environmental stewardship.

FAS is holding an informational meeting September 12, 2012, 11:00- 12:00 in room 6030 of the Seattle Municipal Tower, 700 5th Ave, Seattle WA. The agenda includes a short presentation about the property, the City's disposition process and time to answer questions.

We invite you to review the attached information and site plan. Additional detailed information including environmental reports is available at: <https://opendata.socrata.com/d/v6bs-a4e8>

*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 (206) 733-9882 or by email. **Please provide your comments and completed forms by September 28 2012** :

Email
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

Myers Way Properties

Site 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, and a Seattle City Light training facility.

In preparation for eventual disposition of the property, FAS has resolved some permitting issues, including closeout of the underlying mining permit. We are working with the Army Corps of Engineers to identify any further environmental constraints. 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/d/v6bs-a4e8> for copies of these and other documents.

Comprised of multiple tax parcels, FAS has identified four major parcels: A, B, C and D. The properties are separated by both Seattle City Light fee owned right of way, and by Myers Way, a public street right of way. The City Council has conditionally approval a vacation of the portion of SW Roxbury Street which bisects the property, subject to provision of environmental education signage and recreational amenities. FAS is anticipating final approval for the street vacation in 2013.

Recommended easements, covenants and restrictions

Wetlands - The site contains various wetlands and associated buffers. The existing wetlands and their associate buffers have been delineated, surveyed and are pending Army Corps of Engineers Jurisdictional Determination. The City will retain wetland covenants and easements that are consistent with an approved Master Use Permit (MUP) and final SEPA Determination.

Drainage - The site contains features that provide a source of ground water to on site and off site wetlands. Some of the drainage features are natural and others are part of a constructed drainage facility. The City will retain drainage covenants and easements that are consistent with an approved MUP and final SEPA determination.

Steep Slopes - The site contains steep slopes that are the result of previous grading activities. The City will retain slope easements and buffers that are consistent with an approved MUP and final SEPA Determination.

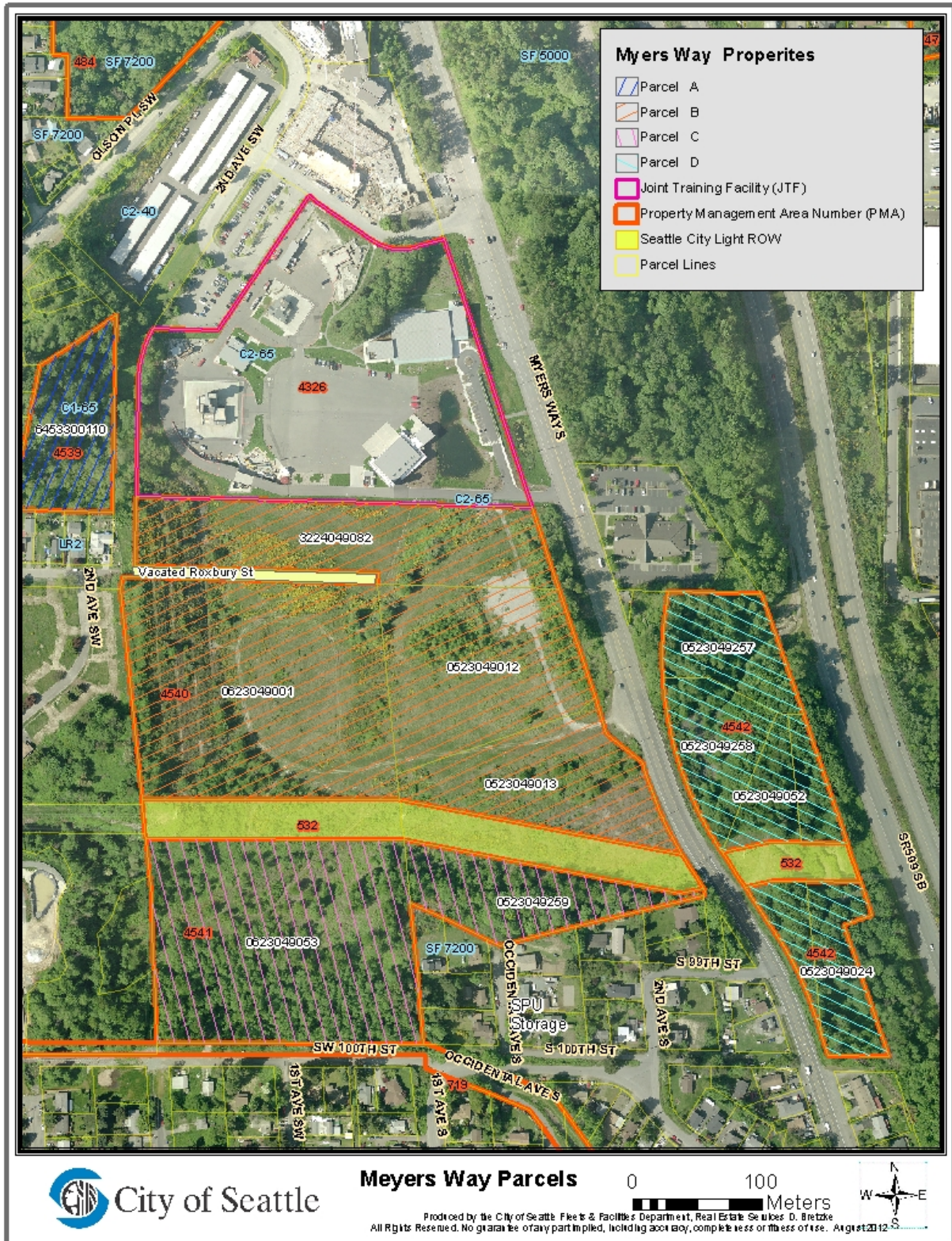
FAS Initial Recommendation on the Retention and Disposition of the Properties

Subject to input from City departments and public agencies, FAS has developed a preliminary recommendation for the properties, as follows:

- 1) Retain parcel A (PMA 4539) which is adjacent and west of the Joint Training Center (JTF). The parcel is a previously graded hill side and is fully covered with trees and other vegetation. At the base of the hill, a wetland feeds the wetland adjacent to the JTF.
- 2) Sell parcels, B, C, and D (PMA 4540, 4541 and 4542). Identify a purchaser(s), request authority of City Council to enter into a contract to sell the property subject to the purchaser completing the following:
 - a) Payment of a negotiated contract price that is sufficient to reduce or pay off the existing inter-fund loan and interest that was used to purchase the property. (approximately 13 million dollars)
 - b) Commercial development of the property to support economic growth through the creation of jobs and retail activity to support the local/regional community.
 - c) Satisfactory regulatory compliance in place: City of Seattle Master Use Permit, SEPA Determination, Army Corp of Engineer approvals, and any other permit approval required to develop the property.
 - d) Dedication of easements and covenants for all critical areas according to final permit documents, in order to preserve and enhance the environmental aspects of property.
 - e) Establishment of a City vehicle parking area on the upland flat area of parcel D and the adjoining Seattle City Light Right of Way to support the JTF.

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

Location Map



Property Information Table

Property Management Area (PMA) Number	Map ID	Parcel Number	Address (Approximate)	Zoning	Size in square feet	2003* King County Assessed Value	2012 King County Assessed Value
4539	A	6453300110	10001 1 st Ave S	C1- 65	97,646	\$390,500	\$2,148,200
4540	B	3224049082	9501 Myers Way S	C2- 65	200,255	\$801,000	\$4,405,600
4540	B	0623049001	9501 Myers Way S	C2-65	373,355	\$1,493,400	\$8,213,800
4540	B	0523049012	9800 Myers Way S	C2-65	196,456	\$1,144,700	\$4,322,000
4540	B	0523049013	9800 Myers Way S	C2- 65	143,312	\$573,00	\$3,152,800
4540	B	ROW	9501 Myers Way S	C2-65	18,7254		
4541	C	0623049053	9601 Myers Way S	C2-65	350,355	\$1,051,00	\$7,707,800
4541	C	0523049259	9601 Myers Way S	C2-65	108,029	\$216,00	\$2,376,600
4542	D	0523049257	9600 Myers Way S	C2-65	88,427	\$176,800	\$972,600
4542	D	0523049258	9600 Myers Way S	C2-65	72,745	\$72,700	\$1,600,300
4542	D	0523049024	9600 Myers Way S	C2-65	91,040	\$136,00	\$2,002,800
4542	D	0523049052	9900 Myers Way S	C2-65	56,628	\$84,900	\$1,245,800
Totals					1,965,502	\$2,672,093	\$38,148,300

*Year property acquired by City

Property Attribute Summary In Acres

Attribute	Parcel A	Parcel B	Parcel C	Parcel D	Parcel B, C & D
Total parcel	2.24	21.35	10.40	6.81	38.56
Developable	0	15.37	2.26	1.12	18.75
40% Slopes modified	2.24	3.72	0.75		4.47
40% Slopes natural		0.09	3.57	1.71	5.37
Slope Buffer	Not measured	0.81	1.51	0.67	2.32
Wetland	Not measured	0.05	0.84	1.52	2.41
Wetland buffer	Not measured	0.44	1.47	1.79	3.7
Constructed drainage facility	Not measured	0.08			0.08
Constructed drainage facility wetland buffer	Not measured	0.79			0.79
Drainage easement, proposed		0.08	0.21		

Myers Way Properties – Tax Parcel Legal Descriptions

Parcel	Short Legal Description
645330 0110	OVERLOOK UNREC PAR B CITY OF SEATTLE SP 78-212 REC #7901020608 REV'D UND REC #8107020401 SD SP DAF ALL LOTS 14 THRU 24 & 93 THRU 96 TGW VAC ST ADJ LESS POR FOR ST
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
062304 9001	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
052304 9012	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
052304 9013	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
ROW	POR SE QTR SEC 31, TN 24 N, R. 4E, W.M., K.C, WA, DESC AS FOLLWS: BEG SE COR. SD SEC 31; THENCE N01°06'49"E, ALONG E LINE OF SAID SEC 31, 30.00 FT TO NLY MARGIN OF SW ROXBURY ST; THENCE N88°23'50"W, ALONG SAID NORLY MARGIN, FOR 624.14 FT TO THE ERLY MARGIN OF SW 2 nd AVE SW; THENCE S01°03'17"W, ALONG THE SRLY EXTEN. OF SAID ERLY MARGIN, FOR 30.00 FEET TO THE SOUTHERLY MARGIN OF SOUTHWEST ROXBURY STREET; THENCE S88°23'50"E, ALONG SAID SOUTHERLY MARGIN AND SOUTH LINE OF SAID SECTION 31 FOR 624.11 FEET TO THE TPOB.;
062304 9053	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
052304 9259	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
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

**CITY OF SEATTLE
EXCESS PROPERTY RESPONSE FORM
MYERS WAY PROPERTIES**

- **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
Myers Way Properties

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

Parcel A
 Parcel B

Parcel C
 Parcel D

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