



March 31, 2023

The Honorable Teresa Mosqueda
Chair, Finance and Housing Committee
Seattle City Council
Seattle City Hall
600 Fourth Ave., Second Floor
Seattle, WA 98101

Councilmember Mosqueda,

The following is the 2023 Annual Property Report of all fee-owned real property under City ownership, as required by Resolution 31837 (Oct 2018). The Annual Property Report supports strategic management of the City's real estate holdings.

Each January, FAS' Real Estate Services Division initiates the annual review process for all City departments with jurisdiction over real property to ensure that all acquisitions, transfers, and dispositions are accurately represented and logged in a central database. Departments validate and provide information about each property. Each property is classified based on level of utilization – from fully utilized municipal use to excess property available for re-use as affordable housing or transfer to another department for another use.

If you have questions about the Annual Report, please contact FAS' Division Director of Real Estate Services, Karen Gruen, at 206-503-0544.

Sincerely,

Kiersten Grove
Acting Department Director
Finance and Administrative Services

Cc: Mayor's Office
Seattle City Council
Karen Gruen, Director Real Estate Services Division, FAS Real Estate Oversight Committee (REOC)



Highlights of the 2023 Annual Real Property Report

The 2023 report lists all Property Management Areas (PMAs) where the City has fee property ownership interests. A PMA is a City of Seattle construct and can vary in size from 56 square feet (SF) to over 3 million SF and may include one or multiple tax parcels. FAS organizes property into PMAs as they represent an administrative unit for property management.

There were few real estate transactions reported by all City departments since the last Annual Property Report in 2022. The Office of Housing acquired a parcel in South Park, Seattle City Light acquired two parcels in Skagit Valley, and the Parks department acquired one parcel. SDOT reported the sale of the three PMAs which comprised the City property commonly referred to as the “Mercer Megablock” and FAS sold a parcel for an adjacent affordable housing project.

2022 Acquisition and Disposition Activity by Department

Dept	Acquisition	Disposition
CEN	-	-
DON	-	-
FAS	-	1
OH	1	-
Parks	1	-
SCL	2	-
SDOT	-	3
SPL	-	-
SPU	-	-
Total	4	4

PMA Summary By Department - All Property

Dept	Number of PMAs	Total SqFt	Total Acres	Percent of Total Land
CEN	20	2,581,142	59	0%
DON	8	67,235	2	0%
FAS	198	8,192,094	188	0%
OH	16	943,162	22	0%
Parks	443	282,697,234	6,490	5%
SCL	173	912,057,097	20,938	16%
SDOT	50	2,417,078	55	0%
SPL	25	667,434	15	0%
SPU	142	4,522,901,411	103,832	79%
Total	1075	5,732,523,887	131,601	100%



2023 Highlights by Department

Seattle Center (CEN)

- Owns 59 acres in 20 PMAs. All of Seattle Center's property is located within City limits.
- The KCTS Building at 401 Mercer St. has a 40-year ground lease to KCTS which ends on 12/31/2023, at which point building ownership will be transferred to the City. The City already owns the underlying land.

Department of Neighborhoods (DON)

- Owns 1.5 acres in eight PMAs (all are P-Patches/Community Gardens). All property is within City limits.
- Note that while DON owns some parcels of property, there are also P-Patches on properties owned by other entities and administered by DON through agreements.

Finance and Administrative Services (FAS)

- Owns 188 acres in 198 PMAs, of these 162 acres are within City limits. The Tukwila range is the only substantial FAS-owned property outside the City of Seattle.
- FAS sold one property – PMA 1430, a 476 SF “snippet” parcel at 3728 S Angeline Street to combine with an adjacent affordable housing development, as authorized in [Ordinance 126637](#).

Office of Housing (OH)

- Owns 22 acres in 16 PMAs, all of which is within City limits.
- OH acquired two parcels totaling 18,000 SF. The parcels are recorded as PMA 4684 – the Duwamish Valley Action Plan Housing Site in South Park, as authorized in [Ordinance 126389](#).

Parks (SPR)

- Owns 6,490 acres in 443 PMAs. Of these, 6,283 acres are within City limits.
- In 2022, Parks purchased an easement for the Beacon Hill Turner-Koepf House, as a public open space managed and maintained by Historic Seattle, as authorized in [Ordinance 126668](#).

Seattle City Light (SCL)

- Owns 20,938 acres in 173 PMAs; of these, 294 acres are within City limits.
- SCL acquired the following since the 2022 Annual Property Report:
 - Purchases in the Skagit Valley which created new PMAs: 9219 and 9220. These parcels were purchased in 2021 and total 2.9 million square feet. Purchases are part of the mitigation and conservation efforts under the Endangered Species Act for salmon habitat.
 - SCL added parcels of property to the existing Tolt River properties, which increased the size of PMA 9180 for wildlife/fish habitat, as required by the Endangered Species Act.

Seattle Department of Transportation (SDOT)

- Owns 55 acres in 50 PMAs, all of which are within City limits.
- FAS and SDOT have worked together to re-classify some fee-simple PMAs from Excess to Fully-Utilized, as these parcels are adjacent to right-of way and necessary for slope protection.



- FAS and SDOT have worked to re-categorize some parcels which are actually right-of-way, but contain parks or open space easements. These are not fee-simple properties and have been removed from this report.
- SDOT sold the Mercer Megablock parcels (3 PMAs total: 3324, 4186 and 4608) in March 2022. This transaction reduced SDOT’s fee-simple ownership square footage by about 105,000 SF. SDOT sold the property for \$138.5 million and received a commitment by the developer to create on-site affordable housing production.

Seattle Public Library (SPL)

- Owns 15 acres in 25 PMAs (including Central Library, 23 Branch Libraries and a storage facility). All SPL property is within City limits.

Seattle Public Utilities (SPU)

- Owns 103,832 acres in 142 PMAs. Of these, 336 acres are within City limits.
- In 2022, SPU declared PMA 3947, the 10,000 SF former Henderson Street Pumping Plant at 8817 Seward Park Ave S, as “Excess” to its needs. FAS is working with SPU on a proposed disposition of the property to Seattle Public Schools for the reconstruction of Rainier Beach High School.

Properties According to Classification and Department

In addition, departments classify fee-simple properties according to definitions from [Resolution 31837](#). These definitions are also listed in the Appendix to this report. Below are tables showing the classification of PMAs according to size.

PMA Summary by Classification - All Properties

Classification	Number of PMAs	Total Area (SqFt)	Total Area (Acres)	Percent of Total Area
Excess	105	2,498,384	57	0.0%
Fully Utilized	902	5,716,768,776	131,239	99.7%
Interim Use	27	1,824,655	42	0.0%
Surplus	28	11,112,679	255	0.2%
Underutilized	13	319,393	7	0.0%
Total	1075	5,732,523,887	131,601	100%

Per Council Resolution 31837, properties newly designated as Excess are reviewed for prioritization by Office of Housing for affordable housing development.

Not all properties designated as Excess are suitable for redevelopment. Some have steep slopes or other site characteristics that make them difficult building sites, yet they might have value to the City for other purposes, such as drainage sites or vegetative buffers. Excess properties for one department might have a use by another department, and if both departments agree, a property may be transferred through a



Transfer of Jurisdiction Ordinance (TJO). When no other municipal use exists, Excess properties may be disposed of, such as a sale, following a surplus process that requires City Council approval.

In addition, I-135, which was adopted by Seattle Voters in February 2023, to create a Social Housing Public Development Agency, is under review by the City as it may impact the process for certain dispositions.

Departments in the City of Seattle own approximately 131,600 acres in total. Of these, Seattle City Light and Seattle Public Utilities own the majority, including very large tracts of land outside the City limits.

Property Classification by Department (in Acres) - Total

Dept	Fully Utilized	Interim Use	Underutilized	Excess	Surplus	Total
CEN	59.3	-	-	-	-	59.3
DON	1.5	-	-	-	-	1.5
FAS	154.4	26.6	-	6.8	0.2	188.1
OH	17.5	4.1	-	-	-	21.7
Parks	6,450.9	0.2	-	38.7	-	6,489.8
SCL	20,922.3	5.2	7.3	0.4	2.8	20,937.9
SDOT	43.5	5.8	-	6.2	-	55.5
SPL	15.3	-	-	-	-	15.3
SPU	103,574.1	-	0.0	5.2	252.1	103,831.5
Total	131,239.0	41.9	7.3	57.4	255.1	131,600.6

When looking exclusively at property owned in the City, Seattle Parks and Recreation is the largest City department land-owner with 6,283 acres of 7,279 acres total in City limits.

Property Classification by Department (in Acres) - Within Seattle

	Fully Utilized	Interim Use	Underutilized	Excess	Surplus	Total
CEN	59.3	-	-	-	-	59.3
DON	1.5	-	-	-	-	1.5
FAS	128.5	26.6	-	6.8	0.2	162.2
OH	17.5	4.1	-	-	-	21.7
Parks	6,283.1	0.2	-	-	-	6,283.3
SCL	284.6	4.3	1.8	0.4	2.8	293.8
SDOT	43.5	5.8	-	6.2	-	55.5
SPL	15.3	-	-	-	-	15.3
SPU	334.5	-	-	1.7	-	336.1
Total	7,167.8	41.0	1.8	15.1	3.0	7,228.7



Appendix: Classification/Status Definitions ([Resolution 31837](#)):

Fully Utilized Property:	Municipal Use Property that is actively being used for municipal purposes to the fullest capacity possible under any required restrictions on its Municipal Use.
Underutilized Property:	Municipal Use property that could support additional and/or more intensive uses without interfering with the primary use of the property.
Interim Use Property:	The use of property for a non-municipal use(s) on a short-term basis during the period of time prior to its being used for its proposed future Municipal Use.
Unused Property:	Property owned by the City that is not currently in Municipal Use, that has not been declared Excess Property or Surplus Property and that is not being rented, leased, or otherwise used under an agreement with the City.
Excess Property:	Real Property whose Jurisdictional Department has formally determined is no longer needed for the Department's current or future use.
Surplus Property:	Excess Property formally designated by the City Council as not needed to carry out any recognized goal or policy of the City.