



March 31, 2026

Councilmember Dan Strauss
Finance, Native Communities and Tribal Governments Committee Chair
Seattle City Council
Seattle City Hall
600 Fourth Ave., Second Floor
Seattle, WA 98101

Councilmember Strauss,

The following is the 2026 Annual Property Report of all fee-owned real property under City ownership, as required by Resolution 31837 (last revised October 2018). The Annual Property Report supports strategic management of the City's real estate holdings. A PDF and Excel file of the data is enclosed with this letter.

Each January, FAS' Real Estate and Planning 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, according to the definitions set forth in Resolution 31837.

If you have questions about the Annual Report, please contact Karen Gruen, FAS' Division Director of Real Estate and Planning Services.

Sincerely,

Kiersten Grove
Department Director
Finance and Administrative Services

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

Highlights of the 2026 Annual Real Property Report

The 2026 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 to over 3 million square feet and may include one or multiple tax parcels. FAS organizes property into PMAs as they represent an administrative unit for property management.

Below are summary tables showing acquisitions and dispositions by department, as well as an overall summary of the PMAs owned by a department and their aggregate size. Following is a detailed description of the fee-simple property actions by department, which occurred throughout 2025.

2025 Acquisition and Disposition Activity by Department

	Transfers In/ Acquisitions	Transfers Out/ Dispositions
CEN	0	0
DON	0	0
FAS	0	-1
OH	0	-2
SCL	3	0
SDOT	0	0
SPL	0	0
SPR	1	0
SPU	3	-1
Total	7	-4

PMA Summary by Dept

Dept	Number of PMAs	Total Land Acres	Total Land SqFt	% of Land Total
CEN	20	59.25	2,581,141	0.04%
DON	8	1.54	67,235	0.00%
FAS	198	189.08	8,236,326	0.14%
OH	12	21.38	931,378	0.02%
SCL	179	21,629.69	942,189,253	16.34%
SDOT	49	55.08	2,399,320	0.04%
SPL	25	15.32	667,434	0.01%
SPR	444	6,537.47	284,772,217	4.94%



SPU	145	103,877.41	4,524,899,848	78.47%
Total	1,080	132,386.23	5,766,744,152	100.00%

Highlights by Department

Seattle Center (CEN)

- The 5th and Mercer Building, formerly known as the KCTS Building, at 401 Mercer St. transferred to City ownership in 2024. In 2025 CEN used the existing building for short-term uses, including office, operations, and storage supporting Seattle Center while Memorial Stadium is under construction. The project’s construction team is also located in the building. CEN had a short-term interdepartmental agreement with OED to use portions of the building in support of film production and other creative production use through January 2026. Discussions with some of those tenants for project specific leases are underway. In 2025, CEN engaged a real estate consultant to provide analysis and recommendations for future use in service of Seattle Center. Given poor market conditions, CEN continues to use the facility for short-term uses and will receive regular updates looking for signs of improvement. This timing allows the building to be used as temporary quarters for staff when a future campus capital funding proposal is passed.
- Construction continues on the Memorial Stadium project. The property is owned by Seattle Public Schools, but the development site includes easements on the south, west, and north borders. Construction is expected to continue through fall of 2027 in time for the start of the school year.
- No other changes to real property owned by CEN in 2025.

Department of Neighborhoods (DON)

- Most P-patch properties shown in the list are owned by DON or other City departments. DON operates many additional P-Patches on properties owned by other entities and administered by DON through agreements.
- There were no changes to real property owned by DON in 2025.

Finance and Administrative Services (FAS)

- FAS completed the sale of a surplus “snippet” parcel near 1724 Alki Ave. SW, known as PMA 4508. This snippet was declared surplus by the City Council in 2019.

Office of Housing (OH)

- In 2025, the building formerly known as “Kings Hall” was demolished in preparation for the future housing development at the UW Laundry site. Due to major repairs that the on-site warehouse building requires, it is now empty and expected to be demolished in the summer of 2026. Construction on phase 1 of the future housing development will start in late fall of 2026. This site is owned by OH, and managed by FAS.
- Parcels in the Rainier Valley were authorized for development of permanently affordable homeownership to African Community Housing & Development and Habitat for Humanity. These parcels were declared surplus by City Council in 2023 via [Ordinance 126903](#). Parcels RVAHI (7908 MLK and Kenyon) and RVAHI (6740 MLK) are expected to close in 2026.



Seattle Parks and Recreation (SPR)

- [Ordinance 127168](#) authorized the acquisition of parcels totaling 1.38 acres (an entire city block) on Beacon Hill at 17th Ave. S. and Walker St. The property was acquired in 2025. It is currently land-banked for future development of a neighborhood park.
- SPR also completed the acquisition of the Georgetown Flume Off Leash Area, which is currently under construction. This property transaction included a transfer of jurisdiction of 0.83 acres from SCL, as authorized by [Ordinance 126521](#). While the ordinance was adopted in 2022, the actual transfer of property was not completed until 2025 due to the final recording of an easement for an encroaching building owned by King County.

Seattle City Light (SCL)

- Seattle City Light acquired three assemblages of property (221.7 acres, 19.4 acres, and 20 acres) in Skagit County for salmonid habitat, as authorized by City Council [Ordinance 121114](#).
- SCL retains ownership of the parcel at 800 Roy St. in South Lake Union. This parcel, which includes a landmarked building, was declared surplus by City Council in 2017. The parcel was under contract for sale; the contract has been terminated and SCL is evaluating an effective path forward.

Seattle Department of Transportation (SDOT)

- SDOT intends to pursue surplus of two properties in 2026 at 900 Roy St., King County parcel 408880-3495, and 330 Fairview (Bricklayers Building property), King County parcel 246740-0065. There were no changes to real property owned by SDOT in 2025.

Seattle Public Library (SPL)

- There were no transactions or changes to real property for Seattle Public Library in 2025.

Seattle Public Utilities (SPU)

- In December 2025, SPU received Council authority ([Ordinance 127378](#)) to acquire 17.7 acres of land in NE Seattle at 4000 NE 41st St. for stormwater control facilities and fish passage improvements to daylight a (currently piped) creek. The sale closed on Jan. 2, 2026.
- In 2024, SPU declared the property known as the Glacier Well property in SeaTac as Excess to SPU needs. Water District 125 expressed interest in buying the property from SPU to construct a pumping station for water conveyance. SPU will go to Council in 2026 for authority to sell the property to Water District 125 in 2026.
- In 2025, SPU acquired two parcels at 9740 8th Ave. NW and 711 NW 100th St. for drainage and wastewater purposes and fish passage improvements in connection with Pipers Creek, via authority from Council [Ordinance 127094](#).
- SPU acquired parcels of land located at 21226 221st Ave. SE in King County, totaling 20.5 acres, for salmon habitat protection and watershed management. While SPU maintains acquisition authority via [Ordinance 121928](#), this transaction required separate Council approval ([Ordinance](#)



[127093](#)) to accommodate a life estate agreement for the current resident to continue to occupy the property.

- In 2025, SPU completed the sale of PMA 9189 ([Ordinance 127253](#)), which SPU acquired in 1928 for the Lake Youngs Aqueduct Pipeline, a project which was subsequently abandoned. Following the project's cancellation, all associated properties were declared surplus in 1988 and have been sold to abutting owners.
- SPU received authorization to acquire seven separate parcels of land in South Park on 8th Ave. S. and South Kenyon St., along the Duwamish River, for the South Park Water Quality Facility Project. Council granted authority via [Ordinance 127022](#), and SPU completed the purchase of six of the parcels in 2024. The purchase of the seventh parcel is pending as the project team works with the commercial tenants to relocate their business. The assembled parcels are categorized as one Property Management Area in the dataset.



Properties According to Classification

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			
Classification	Number of PMAs	Total Land Acres	Total Land SqFt
Excess to Dept	77	29.19	1,271,368
Fully Utilized	913	132,012.66	5,750,471,477
Hold	-	-	-
Interim Use	58	49.59	2,160,355
Surplus to City	24	254.74	11,096,480
Underutilized	6	40.00	1,742,377
Unknown	1	-	-
Unused	1	0.05	2,095
Total	1,080	132,386.23	5,766,744,152

PMA Summary by Classification - in City Limits			
Classification	Number of PMAs	Total Area (Acres)	Total Area (SqFt)
Excess to Dept	73	25.91	1,128,540
Fully Utilized	755	7,228.76	314,884,978
Interim Use	56	43.85	1,910,105
Surplus to City	23	2.62	114,133
Underutilized	4	0.65	28,517
Unknown	1	-	-
Total	912	7,301.80	318,066,273

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 to a Department 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 be used 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 disposition process that requires City



Council approval. Properties classified as “Surplus to City” have been authorized by City Council for a sale, pursuant to the terms in the governing Ordinance.



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.