

**City of Seattle**

Department of Finance and Administrative Services

**Greenwood Senior Center**

**Excess Property Description**

**First compiled in April 2015, pursuant to the requirements set forth in Seattle City Council Resolution 29799, Appendix B**

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| 1. Property management area (“**PMA**”) name and address | Greenwood Senior Center  525 North 85th Street  Seattle, WA 98103 |
| 1. Legal description; description of improvements; tenant | The north half of Lot 2; and the east 60 feet of Lot 3, Block 19, Osner’s Second Addition to Seattle, according to the plat thereof recorded in Volume 12 of Plats, page 3, in King County, Washington; EXCEPT the south 110 feet of said portion Lot 3 (referred to simply as the “**Property**” elsewhere in this Excess Property Description).  Improvements to the Property consist of an approximately 9,600 square foot building. Constructed in 1950, the building was remodeled shortly after the City acquired it in 1978, and again in 1983/84.  The building is currently leased to the Phinney Neighborhood Association, which operates it as the Greenwood Senior Center. |
| 1. Identification numbers | (Assessor) tax parcel number: 6430500322  PMA: 0145  Subject parcel: (Department PMA ID) A50352 |
| (continued on next page)   1. Map of property   cid:image001.png@01D067DB.55F431B0 | |
| 1. Brief history of property, including the original funding source and the reason the City acquired it | The City acquired the property in 1978 from Clayton Noonan, M.D., and his wife, Sherleen, for use as a senior center. Dr. Noonan constructed the original two-story building in the early 1950s to house his medical practice.  The acquisition and an ensuing remodel (total cost of approximately $413,000) was funded with a blend of funds: approximately $94,000 in Referendum 29 funds, $10,000 in Federal title V funds, $296,000 in federal Community Development Block Grant (“**CDBG**”) funds, and $13,000 in other funds, the source of which is unknown. |
| 1. Snapshots or aerial photos | None currently available |
| (continued on next page) | |
| 1. Copy of each ordinance authorizing acquisition, and any amendments or updates to that ordinance(s) | See Seattle City Council ordinance 107016, authorizing acquisition of the property. |
| 1. Citation of ordinances, statutes and regulations that apply to this Property. | RCW 43.83D.120, which permits the transfer of real property and facilities to certain types of nonprofit corporations |
| 1. Current easements, covenants and restrictions (as flagged in RPAMIS) | None noted |
| 1. Recommended easements, covenants and restrictions upon transfer | At this time Real Estate Services anticipates that a transfer of the Property to a qualified non-profit organization pursuant to RCW 43.83D.120 would trigger the need for a covenant obligating such non-profit to utilize all or part of the Property for the delivery of social services.  In addition, given that CDBG funds were used to finance part of the Property’s acquisition price, Real Estate Services anticipates that federal regulations governing the CDBG funds might require an additional covenant. |
| 1. Jurisdictional Department’s opinion on any current code or ordinance violations or delinquencies | Not applicable |
| 1. Funds to which sale proceeds would accrue | At this time Real Estate Services is operating under the presumption that any cash proceeds from a transfer or sale of the Property will accrue to the City’s general fund. |
| 1. Jurisdictional Department’s rough estimate of market value, expressed as a range of value, and basis for conclusion | $1.8 to $2.2 million. This range of value assumes no value is assigned to the Property’s existing improvements. It is derived from a land area of 21,987 square feet and a per square foot land value of $90. The land value of $49 per square foot was extracted from the King County Assessor’s *Commercial Revalue/2014 Assessment Roll for Area 19*, specifically, the estimated land value per square foot for properties zoned NC2-40 within the 19-40 subarea. |
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