

**City of Seattle**

Department of Finance and Administrative Services

**EXCESS PROPERTY NOTICE**

DATE: May 1, 2015

TO: Departments within the City of Seattle, and local public agencies

FROM: Robert C. Farrell, City of Seattle Department of Finance and Administrative Services/Real Estate Services

Certain real property under the jurisdiction of the City of Seattle’s Department of Finance and Administrative Services is considered excess to the needs of that department. We are asking for your review and comment in accordance with the *Procedures for the Evaluation of City Real Property for Reuse and Disposal of the City’s Real Property,* as adopted by the Seattle City Council pursuant to resolution 29799 (referred to elsewhere in this notice as the “**Reuse and Disposition Procedures**”).

The subject property is currently operated as the Central Area Senior Center. Its street address is 500 30th Avenue South (a/k/a 3001 S. King St.), Seattle, WA 98144. Its King County Assessor parcel number is 125020-1500. The property consists of approximately 57,600 square feet of land area, and is zoned SF-5000.

The Central Area Senior Center property is currently leased to Senior Services of Seattle/King County. The lease is characterized as a mutual and offsetting benefit (“**MOB**”) lease, whereby Senior Services of Seattle/King County pays the City minimal cash rent, with consideration primarily in the form of services to the public.

In its response to City Council Statement of Legislative Intent 58-1-A-2, FAS took the position that when a property is subject to a MOB lease and the tenant has demonstrated the capacity to manage the property on a long-term basis, title to the property should be transferred to the tenant. Here, given that (a) the Central Area Senior Center is subject to a MOB lease, and (b) the tenant has demonstrated the capacity to manage the property on long-term basis, FAS now expects to propose that title to the property be transferred to Senior Services of Seattle/King County.

Please complete and return the attached *Excess Property Response Form*. Be sure to indicate what interest – if any - your department or agency has in acquiring either the property or jurisdiction over it, as well as whether your department or agency has or needs facilities, utilities or access rights on, through or over the property. Be sure to include any comments your department or agency has regarding the property’s disposal or reuse.

If your agency or department is interested in acquiring the property, be sure to also complete and return the attached *Excess Property Proposed Use Form.*

Please note that pursuant to Reuse and Disposition Procedures section 8.1, a department or public agency may request a delay in the City’s disposition of an excess property – a hold, so as to allow such department or agency time to take steps (e.g., secure funding) necessary for its acquisition of the property. But you should also note that a request for a hold is subject to Real Estate Services’ review and approval.

All responses must be signed by the director or authorized designee of your department or agency, and be received on or before June 1, 2015.

Please send your response to: Robert C. Farrell

Senior Real Property Agent

Real Estate Services

Department of Finance and Administrative Services

Seattle Municipal Tower

700 Fifth Avenue, Suite 5200

P.O. Box 94689

Seattle, WA 98124-4689

For further information regarding either this property in particular, or the City’s excess property circulation and review process in general, contact Robert C. Farrell, Senior Real Property Agent with FAS Real Estate Services group, at 206-684-7154.

CITY OF SEATTLE

EXCESS PROPERTY RESPONSE FORM

DATE: \_\_\_\_\_\_\_\_\_\_ \_\_, 2015

PROPERTY ADDRESS: Central Area Senior Center, 500 30th Avenue South

(a/k/a 3001 S. King St.)

Seattle, WA 98144

|  |  |
| --- | --- |
| LEGAL DESCRIPTION: | Lots 1, 2, 3, 4, 11, 12, 13 and 14, Block 21, Burke’s Second Addition to the City of Seattle, according to the plat recorded in Volume 1 of Plats, page 248. |

ASSESSOR PARCEL NUMBER: 125020-1500

CITY OF SEATTLE PMA NUMBER: 146

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| --- | --- |
| Department/Public Agency: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | |
| \_\_\_\_\_\_\_\_\_\_\_\_\_ | We have no interest in this real property. |
| \_\_\_\_\_\_\_\_\_\_\_\_\_ | We are interested in acquiring the real property, or jurisdiction over it.  A completed *Excess Property Proposed Use Form* is attached to this response. |
| \_\_\_\_\_\_\_\_\_\_\_\_\_ | We have facilities on the real property, or access rights through or across the real property as described below (add additional sheets as necessary). |
| \_\_\_\_\_\_\_\_\_\_\_\_\_ | We need facilities on the real property or access rights through or across the real property as described below (add additional sheets as necessary). |
| \_\_\_\_\_\_\_\_\_\_\_\_\_ | We have identified the following plans, policies, objectives, limitations or other facts as found in adopted or proposed City plans and policies that may affect the Reuse or Disposal of the real property (add additional sheets as necessary). |
| \_\_\_\_\_\_\_\_\_\_\_\_\_ | We have the following comments regarding the proposed Reuse of Disposal of this real property (add additional sheets as necessary). |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_ | |
| Reviewer Department Date | |

|  |
| --- |
| EXCESS PROPERTY PROPOSED USE FORM |
| PROPERTY ADDRESS: 500 30th Avenue South (a/k/a 3001 S. King St.)  Seattle, WA 98144   |  |  | | --- | --- | | LEGAL DESCRIPTION: | Lots 1, 2, 3, 4, 11, 12, 13 and 14, Block 21, Burke’s Second Addition to the City of Seattle, according to the plat recorded in Volume 1 of Plats, page 248. |   ASSESSOR PARCEL NUMBER: 125020-1500  CITY OF SEATTLE PMA NUMBER: 146 |
| RESPONDING DEPARTMENT/AGENCY: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  CONTACT PERSON: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_\_\_\_\_\_\_ |
| PROPOSED USE: Described the proposed use of the property, including information on potential improvements, users, tenure, impact on neighborhood such as parking, traffic volumes (add additional sheets as necessary). |
| ESTIMATED IMPLEMENTATION DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  ESTIMATED COST: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  EXPECTED TERM OF USE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  SOURCE OF FUNDS:  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. |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Signature of the Department/Agency Director or designee Date signed  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Printed name of signator |