

PRELIMINARY REPORT
EVALUATION OF REUSE AND DISPOSAL OPTIONS FOR
PMA# 30

City of Seattle Resolution 29799 directs that the Executive is to make its recommendations on the reuse or disposal of excess property on a case by case basis, using *the Procedures for Evaluation of the Reuse and Disposal of the City's Real Property* adopted by that resolution. Additionally, the Resolution identifies guidelines, which are to be considered in making a recommendation. This report addresses each of the guidelines outlined in Resolution 29799 in support of the recommendation. This report also follows those provisions of Resolution 30862, adopted May 1, 2006, that amended Resolution 29799.

Property Management Area: **PMA# 30**

BACKGROUND INFORMATION

Legal Description: PMA# 30 consists of two tax parcels.

Parcel A is described as follows: W S PARK PLAT OF NWLY 5 FT OF NLY 600 FT OF POR WITHIN FOLG DESC LNS-BEG AT SW COR OF BLK 24 REPLAT OF BLKS 8 & 16-17 & 22-23-24 WEST SEATTLE PARK TH INDIRECT COURSE TOWARD NE COR LOT 1 BLK 463 SEATTLE TD LDS TO PT 115 FT SELY FR ALKI AVE TH SWLY ALG LN 115 FT FR & PLL TO ALKI AVE TO A PT 380 FT NLY OF S LN OF ILLINOIS ST EXTD ELY TH AT R/A TO ALKI AVE 85 FT TH SLY PLL TO ALKI AVE 380 FT TH SELY SLY & NLY ALG BDRIES OF SD UN TR TO BEG LESS BEG ON WLY LN OF LOT 9 OF CLARMAR CRAGS S 38-05 W 41 FT FR MOST NLY COR SD LOT 9 TH S 38-05 W 30 FT TH N 51-55 W 5 FT TH N 38-05 E 30 FT TH S 51-55 E 5 FT TO POB LESS POR PER SE ORD 117973 & REC # 9601261078. (copied from KC Assessor Real Property Records) and Parcel B is described as follows: W S PARK PLAT OF POR NLY 78 FT OF SLY 458 FT OF WLY 85 FT OF POR NLY OF S LN OF ILLINOIS ST & ELY OF LN 115 FT ELY OF & PLL TO ALKI AVE. (copied from KC Assessor Real Property Records)

Physical Description and Related Factors: PMA# 30 – Alki Five Foot Strip - consists of two tax parcels. King County Assessor Property Identification No. 9279201410 (Parcel A) is located behind 1704-1714, 1718-1724, & 1728-1760 Alki Avenue SW in West Seattle and King County Assessor Property Identification No. 9279201450 (Parcel B) is located behind 1764-1768 Alki Avenue SW in West Seattle. The two parcels are separated by 30 feet. (See Map Attachment A) Parcel A is the namesake parcel and is 5 feet wide for a distance of approximately 600 feet. Parcel B is approximately 80 feet x 85 feet and is located southwest of Parcel A. Both properties are approximately 200 feet from the shoreline. The neighborhood is relatively quiet and consists mostly of single family homes. Some recent construction of condominiums has occurred along Alki Avenue SW.

The properties are both rectangular in shape and comprise a total area of approximately 7,805 SF. Both parcels are located near the toe of a heavily vegetated hillside that slopes down from Hamilton Viewpoint towards the shore of Puget Sound. The degree of slope in the vicinity of Parcels A and B is generally 40% or greater. There is a record of slide activity south and east of the subject properties but no record of slide activity on the subject property itself.

Both parcels are landlocked and have no direct access to the road system. No known easements provide access to either parcel. Parcel A typically bisects ownerships along its length. In all but a few instances, adjacent property owners have ownership on either side of the five foot strip. Parcel B is similarly landlocked and sits between unrelated owners on all sides.

Both Parcels A and B are zoned SF 7200. Adjacent parcels to the southeast are also zoned SF 7200 but adjacent parcels to the northwest are zoned L-2 and L-3. Under the existing situation, owners of tax lots that are bisected by PMA# 30 have two zoning designations. The front portion of their property adjacent to Alki Avenue SW is zoned L-2 or L-3 and the back portion of property behind the city's 5 Foot Strip is zoned SF 7200.

The Seattle Municipal Code (SMC) states that when a lot is located in more than one zone, the regulations for each zone shall apply to the portion of the lot located in that zone (SMC 23.49.038). Given this fact, for owners along Alki Ave. SW, aggregating parcels may have limited benefit in terms of the resulting allowed density. Property owners will need to contact the Seattle Department of Planning and Development to discuss development potential of their property now and in the future.

GUIDELINE A: CONSISTENCY

The analysis should consider the purpose for which the property was originally acquired, funding sources used to acquire the property, terms and conditions of original acquisition, the title or deed conveying the property, or any other contract or instrument by which the City is bound or to which the property is subject, and City, state or federal ordinances, statues and regulations.

PMA# 30 was originally acquired under the authority of Ordinance No. 88399 for purposes of establishing "greenbelt" areas contemplated by the Comprehensive Plan. In 1960, King County conveyed the subject property and other properties to the City of Seattle by Treasurer's Deed for the sum of \$9,075.98. Proceeds for the disposition of PMA# 30 will be returned to the general fund. The City is not bound by any other contract or instrument to which the property is subject. There are no extraordinary ordinances, laws, or regulations that apply to these properties.

GUIDELINE B: COMPATIBILITY AND SUITABILITY

The recommendation should reflect an assessment of the potential for use of the property in support of adopted Neighborhood Plans; as or in support of low-income housing and/or affordable housing; in support of economic development; for park or open space; in support of Sound Transit Link Light Rail station area development; as or in support of child care facilities, and in support of other priorities reflected in adopted City policies.

Context:

The subject properties are located within the Southwest Neighborhood Planning Area within the City of Seattle but are outside the boundaries of any adopted neighborhood plans. The subject property is not a designated Urban Center or Hub Urban Village. The subject property was not specifically identified in any neighborhood plan as a site needed for the implementation of community goals. The subject property is located more than 2,500 feet west of the Admiral Residential Urban Village Plan, which was adopted in July 1999.

There are a several city-owned properties in the general area. The following city properties are under the jurisdiction of the Department of Parks and Recreation:

Property	Size	Description	Location relative to Alki Five Foot Strip
PMA No. 454 – Hamilton Viewpoint	16.9 ac	Viewpoint and recreation area	Southeast and adjacent
PMA No. 445 - Alki Beach Park	136 ac	Puget Sound waterfront	200 + feet northwest
PMA No. 284 and 260 – Duwamish Head Greenspace: Admiral Way and College Street Ravine	22 acres	Greenspace	1,000 + feet southwest

Other than open space or community use, low income or affordable housing would be the site’s only potential use that meets city policy priorities. Even then, only Parcel B would be large enough to accommodate housing and it is complicated by issues inherent in a landlocked parcel. There are no other priorities reflected in adopted city policies that could be served by this particular property.

Range of Options:

The options for disposition of these parcels include retention by the city for a public purpose, long-term ground lease, negotiated sale with an adjacent owner, negotiated sale with a motivated purchaser, or sale by public bid.

An Excess Property Notice for this property was circulated in June 2005 to assess other city department and public entity interest in use of the property. FFD/RES received Excess Property Response Forms indicating no interest from the following Departments/Pubic Agencies: Metro Transit, Fleets and Facilities Dept., Seattle Housing Authority, Police Dept., Public Library, Human Services Dept., Public Utilities Wastewater Treatment, City Light, and the Dept. of Neighborhoods.

Neither Seattle Housing Authority nor the Office of Housing views PMA# 30 as a suitable site for affordable housing development. Neither the Seattle Parks Department nor the Department of Neighborhoods expressed interest in using the site for some form of park, community facility or community garden.

The Department of Parks and Recreation said that it would accept a transfer of ownership of any portion of PMA# 30 that is adjacent to existing park ownership but is not interested in allocating funds to acquire any additional land in this area. Seattle Public Utilities has recently stated that they are not interested in acquiring the property. Therefore, no city department has identified any overriding or necessary current or future use for the properties.

Given the lack of identified current or future municipal use, long-term lease or retention of the property is not in the city’s best interests. Several adjoining property owners have expressed interest in acquiring the portion of the subject property that is adjacent to their property. A couple of adjoining property owners expressed interest in purchasing portions of the subject property not

adjacent to their own property. In at least one instance, two adjacent owners expressed an interest in the same portion of the subject property.

Since the subject property consists of two distinct and unique parcels, different methods could be used to sell Parcels A and B. Negotiated sale of portions of Parcel A to adjacent property owners whose property is split by PMA# 30 is most logical means of disposition. Sale by public bid of Parcel B is the most prudent and equitable manner of selling that property.

GUIDELINE C: OTHER FACTORS

The recommendation should consider the highest and best use of the property, compatibility of the proposed use with the physical characteristics of the property and with surrounding uses, timing and term of the proposed use, appropriateness of the consideration to be received, unique attributes that make the property hard to replace, potential for consolidation with adjacent public property to accomplish future goals and objectives, conditions in the real estate market, and known environmental factors that may affect the value of the property.

Highest and Best Use:

The subject property is zoned Residential, Single Family 7200 and is intended for single family development. The highest and best use of the subject property is single family residential or other uses allowed by the Seattle Municipal Code (SMC 23.24.008). However, realistically, the 5-foot strips of land could be used only as backyard additions by the adjoining owners.

Compatibility with the physical characteristics:

The subject properties are at the rear of residential lots. As previously mentioned, Parcel A, the Five Foot Strip, in many instances actually bifurcates single ownerships. In other instances, Parcel A separates different owners. There are no instances of bifurcated ownerships with Parcel B. Due to its extremely narrow width, Parcel A is not developable by itself. If a portion of Parcel A were joined with an adjacent parcel, the owner will gain only a modest benefit from having a larger parcel. Redevelopment of the resulting larger parcel will be permitted based on new lot lines and increased area. It is important to know that the zoning will not change based on aggregation of parcels and the resulting larger parcel will have two zones – Lowrise 2 or Lowrise 3 in front and SF 7200 in back.

Parcel B is steep and has no direct access; this parcel could be developed if combined with existing adjacent property and could presumably support a residential building.

Compatibility with surrounding uses:

Both Parcel A and Parcel B are bordered by residential development along Alki Ave. S.W. and open space behind. The subject properties are vacant. Adjoining property owners have typically used portions of the city property as part of their yard space. Given existing zoning and the unusual nature of the subject parcels, further development is likely to be compatible with the adjacent existing uses.

Timing and Term of Proposed Use:

No specific use is recommended for the property. If sold pursuant to negotiation or by public bid, no conditions are proposed affecting use or development by the successful bidder. Any development would be subject to approval by DPD.

Appropriateness of the consideration:

The property is proposed to be sold to adjacent property owners for the fair market value. In cases where more than one adjacent property owner is interested, sale will be to the highest successful bidder in accordance with procedures as approved by the City Council. Legislation would authorize the Real Estate Services Division of Seattle City Fleets and Facilities Department to accept the highest competitive offer above a minimum bid threshold now and into the future.

The King County Assessor's 2008 assessed value of the properties is \$4,500 for Parcel A, the five foot strip, and \$10,000 for Parcel B. This translates to a value per square foot of \$3.57 for Parcel A and \$1.66 per square foot for Parcel B. In 2006, an informal valuation concluded that portions of the 5 foot strip could be sold for \$20.00 per square foot. Based on the length of most adjacent lots, the estimated value of each segment would be approximately \$3,500 - \$4,500. The \$20 per square foot value was reported to taxpayers and residents in notification letters sent in September 2007. As of July 2008, Parcel B was independently appraised at \$40,000 or \$6.03 per square foot. It should be noted that King County Assessor valuations of municipally owned property typically do not align with independent appraisals of the same property.

Unique Attributes: PMA# 30 is unique in that it consists of two parcels, both of which are land-locked and one of which is only 5 feet wide and bisects existing residential lots.

Potential for Consolidation with adjacent public property:

Seattle Parks and Recreation Department controlled property (Hamilton Viewpoint) abuts a portion of Parcel A, the Five Foot Strip, behind 1710 Alki Ave. SW. Seattle Parks Department responded in July 2005 that they had no interest in the property and that position was confirmed in November 2007. A portion of the five foot strip behind 1758 and 1760 Alki Ave. SW abuts properties owned by King County. King County confirmed in November 2007 that it has no interest in acquiring any portion of the subject property. There are no other publicly owned properties that are immediately adjacent to the subject property.

Conditions in the real estate market:

The real estate market in Seattle remains fairly stable in spite of uncertainties at the national level. Although property values have stalled or depreciated slightly, the scarcity of undeveloped land in Seattle means that in the long term, property values will stay strong.

Known environmental factors:

A review of property files and several inspections of the property have been conducted. There is no evidence to suggest that further environmental assessments or investigations are warranted at this time.

GUIDELINE D: SALE

The recommendation should evaluate the potential for selling the property to non-City public entities and to members of the general public.

No non-city public agencies that have expressed any interest in acquiring the subject property for their uses. Due to the unique size and location of the subject properties, property owners adjacent to the subject properties are the most logical purchasers of PMA# 30.

PUBLIC INVOLVEMENT

In accordance with Resolution Nos. 29799 and 30862, in October 2007, a notice concerning disposition or other use of this property was sent to all residences and owners within a 1,000 foot radius of the subject properties. A total of 341 notices were mailed. Ten written and two verbal comments were received. Five of the written respondents indicated an interest in purchasing a portion of the property. The other comment-makers asked to be kept in the information loop.

RECOMMENDATION

As no current or future municipal use has been identified for the City to continue ownership of PMA# 30, the Real Estate Services Division of the Fleets and Facilities Department (FFD) recommends that PMA# 30 be sold either through negotiated sales to adjoining property owners and/or offered for sale through a public competitive bid process in a manner to be approved by the City Council.

THRESHOLD DETERMINATION

The Disposition Procedures provide that FFD assesses the complexity of the issues on each excess property following the initial round of public involvement. The purpose of this analysis is to structure the extent of additional public input that should be obtained prior to forwarding a recommendation to the City Council. The Property Review Process Determination Form prepared for PMA# 30, Alki Five Foot Strip is attached at the end of this report. Due to the nature of the property, the limited extent of public comment on the excess property, its limited value, and the recommendation to sell, disposition of this property is determined to be a "Simple" transaction.

NEXT STEPS

Following preparation of this Preliminary Report, FFD is required to provide a summary to the Real Estate Oversight Committee (REOC), to all City Departments and Public Agencies that expressed an interest in the Excess Property, and to members of the public who responded to the Initial Public Notice. This notice will advise how to obtain a full copy of the report, note that FFD and REOC will consider comments on the Preliminary Report for 30 days after mailing the summary of the Preliminary Report and advise the recipient where and to whom any comments should be addressed. FFD will post one sign visible to the public at each street frontage abutting the Excess Property which provides the same information.

After comments are received after the posting of the Preliminary Report, FFD revises its recommendation as appropriate, and prepares a Preliminary Report, and a report on the public involvement process. These reports are then forwarded to the City Council with any legislation necessary to implement the final recommendation for the excess property. All comment-makers and other interested parties are provided with at least a two week notice of the hearing at which the City Council makes a decision concerning disposition of PMA# 30.

PROPERTY REVIEW PROCESS DETERMINATION FORM

Property Name:	Alki Five Foot Strip		
Address:	1298 52 nd Ave SW, Seattle, WA 98116		
PMA ID:	PMA#. 30	Subject Parcels #	3022 and 6801
Dept./Dept ID:	FFD	Current Use:	None: Excess
Area (Sq. Ft.):	7,805 sq.ft.	Zoning:	SF-7200
Est. Value:	\$156,100 @ \$20/ sq ft	Assessed Value:	\$14,500 in 2008

PROPOSED USES AND RECOMMENDED USE

Department/Governmental Agencies: None *Proposed Use: N/A*

Other Parties wishing to acquire: Adjacent property owners/residents. *Proposed Use: Yard additions; development*

RES'S RECOMMENDED USE:
 Sell to adjacent property owners by competitive public bid process to highest bidder.

PROPERTY REVIEW PROCESS DETERMINATION (circle appropriate response)

- | | | |
|---|------------|----|
| 1.) Is more than one City dept/Public Agency wishing to acquire? | (No) / Yes | 15 |
| 2.) Are there any pending community proposals for Reuse/ Disposal? | (No) / Yes | 15 |
| 3.) Have citizens, community groups and/or other interested parties contacted the City regarding any of the proposed options? | No / (Yes) | 15 |
| 4.) Will consideration be other than cash? | (No) / Yes | 10 |
| 5.) Is Sale or Trade to a private party being recommended? | No / (Yes) | 25 |
| 6.) Will the proposed use require changes in zoning/other regulations? | (No) / Yes | 20 |
| 7.) Is the estimated Fair Market Value between \$250,000-\$1,000,000? | (No) / Yes | 10 |
| 8.) Is the estimated Fair Market Value over \$1,000,000? | (No) / Yes | 45 |

Total Number of Points Awarded for "Yes" Responses: 40

Property Classification for purposes of Disposal review: (Simple) Complex (circle one) (a score of 45+ points results in a "Complex" classification)

Signature: Louis Webster, AICP Department: FFD Date: January 29, 2008

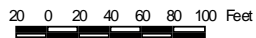
The City of Seattle



PMA# 30 5 Foot Alki Strip

Produced by the City of Seattle
FFD / RES

January 31, 2008



THE CITY OF SEATTLE, 2005. All rights reserved

No guarantee of any sort is implied, including accuracy, completeness, or fitness for use.

k:\disposition projects\pma folders by pma number\pma folders\#1-499\pma 30\2007\proj1.apr xx

