

Attachment C

PRELIMINARY REPORT EVALUATION OF REUSE AND DISPOSAL OPTIONS

ORCHARD CORNER PROPERTIES

City of Seattle Property Management Areas (PMA) Nos. 3796, 3797, 3798, 3899, 3800 & 3801

June 16, 2008

City Resolution Nos. 29799 and 30862 provide legislative direction by the Seattle City Council that recommendations for the reuse or disposal of the City's excess real property shall be made on a case by case basis, using the *Procedures for Evaluation of the Reuse and Disposal of the City's Real Property*. Additionally, Resolution No. 29799 identifies guidelines which are to be considered in making any such recommendation. This preliminary report addresses each of the guidelines, provides a community outreach plan, and provides a recommendation by the City's Fleets and Facilities Department for the disposition of these properties

Property Management Areas:

PMA Nos. 3796, 3797, 3798, 3899, 3800 & 3801 – Vacant parcels near the intersection of Delridge Way SW and SW Orchard Street.

Background Information:

The Orchard Corner Properties are comprised of six tax parcels, designated as Parcels A through F, as shown on the attached map (the small triangle of land at the junction of 21st Avenue SW and Delridge Way SW is not included in the proposed disposition).

Legal Descriptions:

Parcel A (PMA 3798). South 104.4 feet of North 204.4 feet of Lot 1, Block 7, Steel Plant Addition to the City of Seattle, according to the plat thereof recorded in Volume 7 of Plats, Page 90, records of King County, Washington.

Parcel B (PMA 3800). Lot 1, Block 7, Steel Plant Addition to the City of Seattle according to the plat thereof recorded in Volume 7 of Plats, Page 90, records of King County, Washington, EXCEPT the north 204.4 feet thereof, and EXCEPT that portion thereof deeded for street.

Parcel C (PMA 3801). Lot 2, except the south 10 feet, as measured along the east line thereof, and all of Lot 1, Block 6, Smith's Replat of Lots 11 to 20, Block 1, Block Steel Plant Addition, according to the plat thereof recorded in Volume 17 of Plats, Page 23, records of King County, Washington. Grantor reserves the right to continued use of the existing garage until such time as the balance of the property is acquired by the City of Seattle.

Parcel D (PMA 3799). That portion of Lots 1 to 3 inclusive, Block 56, Homecroft Addition, according to plat thereof recorded in Volume 24 of Plats, Page 42, records of King County, Washington, lying westerly of a line described as follows: Beginning at a point on the north line of said Lot 1 a distance of

200 feet east of the northwest corner thereof; thence southerly to a point on the south line of said Lot 2 a distance of 50 feet east of the southwest corner thereof; thence southerly to the southwest corner of Lot 3.

Parcel E (PMA 3797). Tract Eight (8), Block Fifty-Four (54), Homecroft Addition, according to the plat thereof recorded in Volume 24 of Plats, Page 42, records of King County, Washington, EXCEPT that portion laid off and dedicated for 19th Avenue SW by Ordinance 109855.

Parcel F (PMA 3796). Lot 2 and the east one-half of Lot 4, Block 55, Homecroft Addition, according to the plat thereof recorded in Volume 24 of Plats, Page 42, records of King County, Washington.

Physical Description and Related Factors:

All of the Orchard Corner Properties are on moderately steep slopes on the east side of the valley of Longfellow Creek in West Seattle. The name, "Orchard Corner Properties," is taken from the intersection of two main arterials near the properties, Delridge Way SW and SW Orchard Street. Delridge Way SW runs north-south in the valley of Longfellow Creek. SW Orchard Street runs to the east in a shallow branching valley on the side of the main valley.

Parcels A through E are contiguous or separated by narrow unopened streets. Parcel F is separated from Parcels A through E by SW Orchard Street. Parcels A through E are 165,839 SF in size; Parcel F is 64,751 SF. Small parts of Parcels A, B, C, and F will be needed for future street improvements. All of the parcels are zoned SF 5000.

Parcels A through E are bordered on the east, at the top of the hillside, by single family homes, and on the west, at the base of the hillside, by Delridge Way SW. The junction of Delridge Way SW and SW Orchard Street is characterized by Shell and ARCO service stations and a mini storage facility. The new Southwest Police Precinct lies across Delridge Way SW to the south, and a Home Depot "big box retail store" occupies the center of the valley floor.

Parcel F is bordered on the north by single family homes, and on the south and southeast by SW Orchard Street. Parcel F faces more single family homes across SW Orchard Street to the southeast, and a wooded hillside (Parcel E) across SW Orchard Street to the south.

Natural Features – Steep Slopes. There are steep slopes (40% or greater): a) on Parcels A, B, and C, along the Delridge Way SW frontage; b) on Parcel D below the homes on 20th Avenue SW; c) across the lower part of Parcel E; and d) along the SW Orchard Street frontage and extending across the center of Parcel F. The steep slopes on frontages of Delridge Way SW and SW Orchard Street, and below the homes on 20th Avenue SW, are manmade. Steep slopes require a 15 ft buffer at the top and toe, which would significantly restrict the development of these properties.

Natural Features – Wetland. There is a wetland at the base of Parcel E, along the SW Orchard Street frontage. This wetland was delineated by David Evans and Associates in May, 2003. Wetlands require a 50 ft buffer, which would overlap the steep slope on Parcel E. Due to this overlap, this wetland would not result in any additional development restrictions.

Natural Features – Vegetation. All of the parcels are heavily wooded with mixed Red Alder (*Alnus rubra*) and Bigleaf Maple (*Acer macrophyllum*). One Pacific Madrone (*Arbutus menziesii*), was found on Parcel F. Three or four Western Red Cedar (*Thuja plicata*) were found on Parcel B; the largest Red Cedar is located

beneath the electric transmission lines and the top has been cut off. This mature woodland includes many fallen dead trees and standing snags, with bird life much in evidence.

Invasive species include Himalayan Blackberry (*Rubus armeniacus*) and English Ivy (*Hedera helix*), both climbing and mats, on all parcels, and English Holly (*Ilex aquifolium*) on Parcel F.

Geotechnical and Environmental Site Assessment – Parcels A through F. In April, 2006, Hart Crowser provided a geotechnical and environmental site assessment for Parcels A through F. In general, there are three soil units. Most of the hillside is glacial overridden till: silty, gravelly, sand. Underlying the glacial till, exposed only at street level on Parcel A, and again at the base of Parcel E, is a layer of hard Lacustrine Silt of indeterminate depth. There is a narrow band of fill along the east edges of Parcels B and D; this is glacial till apparently pushed over the edge of the hill onto City property to level the building sites along 20th Avenue SW.

There are also areas of construction debris and household trash thrown over the edge of the hill onto City property, including a number of 55-gallon drums at one site and car batteries at another; one of the 55-gallon drums was full, but the material was not identified. Hart Crowser recommends that the east slope be cleaned of debris and graded to a flatter inclination. A retaining wall could be used along the base of this slope, which would increase the area available for development.

Hart Crowser anticipates perched groundwater at the contact of the glacial till and the Lacustrine Silt. Drainage measures are recommended to deal with seepage at the contact.

The slope on Parcel E exhibits numerous local slope movements; this may preclude development, or at minimum, some stabilization would be required such as a permanent soldier tieback wall. This slope may not be stable under design earthquake conditions.

Excavated till from the site could be used as structural fill during extended periods of dry weather; during wet weather, Hart Crowser recommends imported structural fill of clean, well-graded sand and gravel. A rockery, not exceeding ten feet in height, could be used to stabilize the undercut area along Delridge Way.

The report indicates that shallow foundations could be used for residential development, founded on glacial till or compacted structural fill. The lower floors of residential structures could be supported on slabs-on-grade on very dense native soil, or compacted structural fill. A drainage layer of 4 to 6 inches of clean sandy gravel would be required under slabs-on-grade.

Vehicular Circulation. There are platted, unopened street rights-of way (SW Webster Street, SW Othello Street, and 21st Avenue SW) through the properties. Due to constraints of topography or environmental critical areas, these rights-of way would not provide adequate circulation within the site. Access to Parcels A through E from Delridge Way SW or 21st Avenue SW may be challenging due to traffic safety issues. Development would require the vacation of some existing right-of-ways and provision for alternative access.

Pedestrian Access. There are existing sidewalks on Parcels A, B, and C, along the Delridge Way SW frontage, and on Parcels E and F along the SW Orchard Street frontage. There is a pedestrian stairclimb adjacent to Parcel E, between 19th Avenue SW and SW Orchard Street.

Transit Service. King County Metro bus routes 85, 120, and 128 serve the immediate area.

Water Lines. There is a 12” water line in Delridge Way SW immediately adjacent to the Parcels A, B, and C. There are 8” water lines in 21st Avenue SW (but not in the unopened section running through the properties), 20th Avenue SW, and 19th Avenue SW. There is one fire hydrant adjacent to Parcel B, on the east side of Delridge Way SW.

Sewer Lines. The area of the Orchard Corner Properties is served by a combined sewer system, used to collect both sanitary drainage and storm-water runoff. There is an 8” concrete sewer line in Delridge Way SW immediately adjacent to Parcels A, B, and C. There is another 8” sewer line running east-west between Parcels B and C, in the unopened SW Webster Street. There are 8” sewer lines in 20th Avenue SW and 19th Avenue SW, and a 36” concrete sewer main in SW Orchard Street. The sewer line in the unopened SW Webster Street would need to be considered in any street vacation and proposed development of that portion of the site.

Electrical. A Seattle City Light electric transmission line and 117 ft. tall steel poles run along the west edge of Parcels A, B, and C, on Delridge Way SW. There is an electric distribution line on wood poles running east-west in unopened SW Webster Street.

Resolution 29799, 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.

In the mid 1950s, the Washington State Department of Transportation made plans to replace the cross-sound ferries with bridges. One such bridge was proposed to cross from Brace Point in West Seattle to Dolphin Point on Vashon Island, and then from Vashon Point across Colvos passage to Southworth. The City of Seattle was expected to provide an arterial access route from Highway 99 to Brace Point.

In the early 1960s, in furtherance of the cross-sound bridge plan, the City purchased a number of vacant properties between Highway 99, near the 1st Avenue South Bridge, and Delridge Way SW in West Seattle. The City expected to save costs by purchasing these vacant parcels before they could be developed in this rapidly growing area. These properties were referred to collectively as the Soundway Right-of-Way. Parcels B, C, D, and F were purchased for this purpose.

Parcel A had been acquired some time earlier by King County for unpaid taxes. In 1951, the City purchased Parcel A from King County, for the purpose of making a contract sale to Seattle businessman E. H. Savage. However, Mr. Savage died before making any of the required installment payments, and the sale was cancelled. Jurisdiction was transferred from the Tax Property Sales Fund to the Engineering Department in 1962, in anticipation of the Soundway Project.

Parcel F was acquired by the Sewer Utility in 1940. Jurisdiction was transferred from the Sewer Utility to the Engineering Department, again as part of the Soundway Right-of-Way, in 1962.

All of these parcels were acquired or jurisdiction transferred for right-of-way purposes. Portions of Parcels A, B, and E have been laid off and dedicated for street use purposes in the past, and additional portions of Parcels A, B, C, and F would need to be laid off and dedicated for street use before these

parcels could be sold. However, the remainder of these parcels have *not* been laid off and dedicated for street use and are thus available for sale.

The City Council has previously authorized the sale of Parcel F as surplus property by Ordinance 103871, in 1983. That authorization is considered out of date, however, and now in need of review in light of more recent policy directions.

Neither the City nor the State now expects to build any cross-sound bridges; these properties cannot be used for the original purpose for which they were acquired. If these properties are sold, the original purchase price will be refunded to the City Street Fund. Any surplus proceeds will be used as directed by Mayor and the City Council.

Resolution 29799, 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, in support of low-income housing, in support of economic development, in support of affordable housing, for park or open space; in support of Sound Transit Link Light Rail station area development; in support of child care facilities, or in support of other priorities reflected in adopted City policies.

Delridge Neighborhood Plan. The Delridge Neighborhood Plan was published in March, 1999, and adopted as an amendment to the City's Comprehensive Plan by Ordinance Number 119789, effective February 13, 2000. One of the key objectives of the Delridge Neighborhood Plan is to "integrate the community with nature." This plan recommends the preservation of open space and natural areas, including the "west slope of Puget Ridge, the length of the planning area."

The plan proposes to conserve and protect natural areas which provide a home for urban wildlife, and to avoid development in potential environmental problem areas. The Orchard Corner Properties are at the southern end of the west slope of Puget Ridge, mapped in the Delridge Neighborhood Plan as a hillside conservation area.

The plan also recommends the development of four concentrated activity areas, or neighborhood anchors. The valley floor adjacent to the Orchard Corner Properties is identified as the South Node, intended to serve as an "international village center," providing goods, services, entertainment, and transit services to surrounding Delridge neighborhoods. The Orchard Corner Properties are adjacent to and within easy walking distance from the proposed South Node.

The proposed sale and development of the Orchard Corner Properties would not be consistent with a complete ban on all development on the west slope of Puget Ridge. Such development could be conditioned, however, to avoid potential environmental problem areas, to preserve tree cover, or to maintain visual buffers consistent with the neighborhood planning vision.

The Approval and Adoption Matrix for the Delridge Neighborhood Plan indicates that for any properties to be surplussed, the Fleets and Facilities Department, "will work with other City departments and interested neighborhood groups to evaluate and make recommendations on the disposition of the property, while trying to fulfill neighborhood goals as a high priority."

Seattle's Comprehensive Plan. The City's Comprehensive Plan was first adopted in 1994, and is updated on an annual basis. Elements of the plan: land use, transportation, housing, the natural environment, etc., are required by the State's Growth Management Act (Chapter 36.70A RCW).

The proposed sale and development of the Orchard Corner Properties presents several opportunities consistent with Comprehensive Plan goals and policies:

- Land Use Goal 10. Provide for different intensities of single-family areas to reflect differences in the existing and desired character of single-family areas across the city. Allow development that is generally consistent with the levels of infrastructure development and environmental conditions in each area. Include opportunities for low-cost subsidized housing in single-family areas.
- Land Use Goal 11. Encourage the development and retention of a diversity of multifamily housing types to meet the diverse needs of Seattle's present and future populations.
- Housing Goal 1. Accommodate 47,000 additional households over the 20 years covered by this plan.
- Housing Goal 9. Consider new ground-related housing such as townhouses and cottage housing as part of the City's strategy for creating home ownership opportunities.
- Housing Goal 13. Provide new low-income housing through market-rate housing production and assisted housing programs.

Urban Forest Management Plan. The objective of the Urban Forest Management Plan, released in draft form in September, 2006, is the preservation and restoration of Seattle's trees. Sustainable Forests within the City are one of four principal themes in the Mayor's Environmental Action Agenda. Trees provide a home for wildlife, provide shade that cools streams, reduce stormwater runoff and flooding, and improve air and water quality.

The approximate area of Seattle's woodland tree canopy is 6,830 acres, or 18% of Seattle's total land area. The City hopes to increase Seattle's tree coverage by 60% over the next 30 years.

The proposed sale and development of the Orchard Corner Properties would result in some reduction of citywide tree canopy. Development could be conditioned to minimize the loss of tree cover; and, as the draft Urban Forest Management Plan suggests, trees lost at this City-owned location could be replaced at another City-owned location.

In considering whether to sell the Orchard Corner Properties, the City may want to consider the issues of citywide woodland distribution, recent open space acquisitions, and equity between Seattle neighborhoods. Over 80% of the City's existing tree canopy is in West Seattle.¹ Moreover, West Seattle has received by far the largest share of open space acquisitions through the 2000 Pro Parks Levy; these include: a) the 10-acre Duwamish Greenbelt purchase in 2001; b) the 3-acre Croft Place purchase in 2002; c) the 0.24-acre Puget Creek purchase in 2003; d) two purchases along Longfellow Creek, totaling 0.25 acre, in February, 2005; e) a 0.60-acre purchase in May, 2005; and f) another 0.52-acre property along Puget Creek also in May, 2005.

¹ Cascadia Consulting Group, University of Washington; "Seattle Urban Forest Assessment : Sustainability Matrix;" submitted to the Urban Forest Coalition, City of Seattle; July 31, 2000; pg. I-3.

In addition to the Pro Parks acquisitions, the City is in the process of transferring the 7.5-acre Soundway Property, another part of the larger Soundway Right-of-Way, into permanent green belt status. The question is whether, in light of this disproportionate distribution and investment, the Orchard Corner Properties should also be preserved in entirety, or whether some compromise allowing some development should be considered in this instance.

Increased Urban Density. The Puget Sound Regional Council projects a growth of 1.6 million people in the Puget Sound Region by 2040. The benefits of increased urban density include decreased growth in rural and unincorporated areas, decreased urban sprawl, lower levels of regional vehicle use, and lower levels of traffic congestion and air pollution.

The City of Seattle is expected to take a large burden of this growth, as many as 350,000 additional people, or 60 percent of current population, by 2040. The preferred growth would be through high-rise zoning in urban centers, such as Northgate and South Lake Union; however, the proposed development of the Orchard Corner Properties could contribute as many as 121 additional housing units, and would be adjacent to the South Development Node as identified in the Delridge Neighborhood Plan.

Affordable Housing. Affordable housing is essential to maintaining economic, ethnic, racial, age, and gender diversity. However, the escalating growth in housing prices in makes affordable housing more and more unattainable in the Seattle market. Between 1990 and 2000, median household income in Seattle rose by 6.5%. But during this same period, median rent (including utilities) increased by 10.2%, and median home valuations increased by 34.6%. Between 2000 and 2005, housing prices in Seattle increased at the explosive annualized rate of 12.9% per year.

In 2002, the voters of Seattle renewed a 1995 tax measure with a 7-year, \$86 million property tax levy to provide affordable housing opportunities for low- and moderate-income Seattle residents. These local measures have been used to replace declining federal funding for affordable housing through the Federal Housing Authority, Community Development Block Grants, and HUD Urban Renewal funds. The availability of surplus City-owned land provides a rare opportunity to build affordable housing through dedicated, conditioned sale.

Funds to Support Capital Priorities. Over the past three years, the City Council has earmarked anticipated revenues from the sale of surplus properties to support certain capital projects having citywide significance; these include the Asian Counseling and Referral Service, the African American Museum at Coleman School, and expansion of the Wing Luke Museum. After reimbursing the Street Use Fund for the book value, a sale of the Orchard Corner Properties should result in some surplus revenue to support these and similar projects.

Resolution 29799, 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 make affect the value of the property.

Arai Jackson Reuse Analysis. The architecture and urban planning firm of Arai Jackson Ellison Murakami completed a reuse analysis of the Orchard Corner Properties, not including Parcel F, in February, 2004. Three alternatives were explored:

Passive Open Space Alternative. This “no development” alternative was intended to reflect the input of some community members received during the public outreach process. According to Arai Jackson, “(these) community members placed a value on (this) site for its natural state, and its provision of passive open space.”

Mixed-Use Development with Open Space Preservation. Under this alternative, two of the parcels along Delridge Way SW (Parcels A and B) would be rezoned to NC2-40. This alternative would provide 82 residential units in a mixed-use development. Two rows of buildings on Parcels A and B would resemble row-houses. The units fronting on Delridge could function as live-work residences. Access would be provided at two points from Delridge Way SW. Parking for both the residential and commercial portions of the buildings would be located below grade. Three single-family homes would be built at the south or upper end of Parcel E, and would be accessed from 19th Avenue SW.

This alternative would leave most of Parcel D as a buffer between the proposed development and the homes on 20th Avenue SW. A large community garden and a trail system would be provided along the hillside above the row-houses.

Single Family Housing, Detached and Attached, with Open Space Preservation. This alternative would provide 29 housing units. 26 units on Parcels A and B would be 1,250 sq. ft. attached town homes. 3 units on Parcel E would be 1,750 sq. ft. single family homes. Access to the homes on Parcels A and B would be by realignment of the unopened 21st Avenue South, and would connect to Delridge Way SW. The three single-family homes on Parcel E would be accessed from 19th Avenue SW.

This alternative would also leave most of Parcel D as a buffer between the proposed development and the homes on 20th Avenue SW; however, compared to the mixed-use development alternative, houses under this alternative would be built higher on the hillside.

Proposed Low Income Housing Development – Parcel F. In November, 2006, the City was approached by a private non-profit low income housing developer concerning Parcel F. The developer had acquired an option to purchase the two lots immediately to the west from Parcel F; consolidated with the City’s Parcel, these three parcels would have provided a development site of 2.96 acres and would have exceeded the minimum size requirements for a Planned Residential Development (PRD). The developer requested that Parcel F be sold to them by a non-competitive negotiated sale.

The private non-profit developer then conducted geotechnical and schematic design studies for the proposed site. In March, 2007, the developer advised the City that due to adverse soil and slope conditions, the site development costs would be too great for the type of development they wished to build. The developer indicated that they were no longer interested in acquiring the site by negotiated sale.

Additional Right-of-Way Needed for Future Street Improvements. SDOT advises that portions of the Orchard Corner Properties would need to be retained for future street improvements: 1) the westerly 18 feet of Parcel C; 2) a strip of Parcels A and B along Delridge Way SW, described by a metes and bounds description; and 3) the easterly 10 feet of Parcel F. These areas would need to be laid off and dedicated for street use purposes by ordinance, prior to the City selling the properties for development. At the date of this analysis, the Engineering Services Division of SPU is preparing legal descriptions of the areas which would need to be excluded from sale.

SDOT also advises that the City would need to reserve cut and fill easements on any of these parcels sold for private development. These easements would be incorporated in the final sale documents.

Encroachment on Parcel C. The single family home at 7508 Delridge Way South has a detached garage which appears to be entirely on City property. This encroachment appears to date from 1963, when the City purchased Parcel C from a prior owner, with provision that that owner would have “the right to continued use of the existing garage until such time as the balance of (the owner’s) property (would be) acquired by the City.”

FFD intends to have SPU Engineering Services prepare a survey of the apparent encroachment and, subject to City Council approval of sale, offer that portion of Parcel C with the encroaching garage for sale to the abutting owners.

Circulation to City Departments and other public Agencies

Other City departments and non-city public entities were notified concerning the excess nature and availability of this property by circulation in 2005. None expressed an interest in acquiring it for their needs.

Prior Community Outreach

The Orchard Corner Properties were first considered for sale, together with the Soundway Properties, in 2003. At that time, the City’s policies and procedures for public involvement related to property sales were governed by City Resolution No. 29799. The Orchard Corner Properties were discussed in two public meetings, on October 29, 2003, and again on December 10, 2003. Public notification for these meetings was by means of flyers distributed door-to-door.

At the public meeting on October 29, 2003, community values were expressed for:

- | | |
|--------------------------------|--|
| Preservation of open space. | Preservation of wildlife habitat. |
| Protection of large trees. | Public access to open space. |
| Providing a trail network. | Limiting neighborhood cut-through traffic. |
| Providing natural drainage. | Preserving water pressure in adjacent neighborhood |
| Preserving ground water flows. | Provision of drainage upgrades. |
| Building code compliance. | Preference for green space over housing. |
| Preference for senior housing. | Safe construction near steep slopes. |
| Streetscape treatment. | Lighting for pedestrian walkways. |
| Providing a grocery store. | Providing a sound buffer from Delridge Way SW. |
| Providing gardens in design. | Safer crossings for Delridge and Orchard. |
| Concern about increased crime. | Pedestrian safety at 20 th and Webster. |

In the meeting on December 10, 2003, members of the public were invited to comment on the development alternatives prepared by Arai Jackson Ellison Murakami:

- A preference was expressed to preserve the site as a natural area. The site was viewed as a buffer between the existing single-family neighborhood, Delridge Way SW, and more intensive uses.
- Concern was expressed that rental or affordable housing might have an adverse effect on existing property values and existing neighborhood character.

- Concern was expressed that adequate parking be provided in the mixed-use alternative to avoid adverse parking impacts on the existing neighborhood.
- Concern was expressed that due to rapid development of new housing in the immediate area, additional housing might contribute to an oversupply.
- A concern was expressed about impacts on existing drainage.
- Concerns were expressed about the possible adverse impacts of development on steep slopes, unstable soils, and possible springs.
- A concern was expressed about possible adverse impacts on wildlife.
- A concern was expressed that the existing community experiences difficult safety issues. It was suggested that inclusion of a community center might help relieve some safety problems.
- A concern was expressed about the connection of a new street onto 19th Avenue SW.

Shortly after the community meeting in December, 2003, both the City's and community's efforts became focused on preservation of the Soundway Properties, and no further action was taken on the Orchard Corner Properties. The City now wishes to resume exploration of the sale and development potential for the Orchard Corner Properties.

Proposed Additional Community Outreach

In September, 2006, the City adopted Resolution No. 30862, which redefined the City Council's expectations for community outreach related to dispositions of City-owned surplus real property. For the proposed sale of the Orchard Corner Properties, FFD recommends the following sequence of community outreach mailings and meetings:

- A mailing to area residents, land owners, and community organizations, requesting comment on the proposed community outreach.
- The public will have opportunity to comment on the proposed community outreach process at a City Council committee meeting.
- Prior to requesting legislative authority for the proposed sale, FFD plans to conduct two public meetings to solicit community comments. The purposes for these meetings are: a) to provide an opportunity for the public to suggest conditions which may be incorporated in developer proposals; b) to allow multiple opportunities for the public to attend a meeting; and c) to allow the public some time to consider their responses between meetings.
- The public will have opportunity to comment on the proposed sale and development conditions at a City Council committee meeting at which legislative authority will be requested to sell the properties.
- Subject to City Council authorization to sell the property, and following a request for proposals, FFD will conduct at least one additional meeting to solicit comments on proposals submitted by developers.

- The best proposal will be selected by an interdepartmental selection committee. The community will be informed of selection of the apparently successful developer and development scheme by a final mailing.
- There may be additional opportunities for community comment if the apparently successful development scheme requires a street vacation or land use action by the City Council.

FFD will mail notices of proposed actions and community meetings to all residents within a 1,500 ft. radius of the Orchard Corner Properties (Resolution 30862 requires a 1,000 ft. radius), and to area community groups which have expressed interest in the past, or may be interested. In addition, County property tax records will be used to obtain the names and addresses of property owners who own property within the 1,500 ft. outreach area, but who live out of the area. Proposed actions and community meetings will also be announced by MUP-style signs posted on the site.

Recommendations

The Real Estate Services Division of the Fleets and Facilities Department recommends that portions of Parcels A, B, C, and F be laid off and dedicated for street purposes, and that a portion of Parcel C be sold to the abutting owner to resolve an encroachment issue. FFD recommends that the remainder of Parcels A through F (PMA Nos. 3796, 3797, 3798, 3799, 3800, and 3801) be offered for sale through a request for proposals (RFP) process; although highest price will be an important factor, selection criteria would also include the degree to which the developer's proposal advances other City policy objectives, and responsiveness to needs expressed by the community.

Real Estate Oversight Committee (REOC) Review

The Real Estate Oversight Committee met to review this Preliminary Report on April 26, 2007. The following comments and suggestions were offered:

- Parks and Recreation indicated that if it was determined to be desirable to preserve any portion of the Orchard Corner Properties as open space, their Department would not have available funds to purchase such portion and such purchase would not be supported by any existing City acquisition plans.
- Seattle Public Utilities indicated that there was a sewer line running roughly parallel with the west boundary of Parcels A, B, and C in Delridge Way SW; SPU indicated that they would check on the location of this sewer, and requested that the sewer right-of-way be excluded from the sale.
- It was suggested that if it was determined to be desirable to preserve any portion of the Orchard Corner Properties as open space, another public agency might be interested in acquiring such portion as environmental mitigation for work in another area.

PROPERTY REVIEW PROCESS DETERMINATION FORM			
Property Name:	Orchard Corner Properties		
Address:	Delridge Way SW between SW Orchard Street and 21 st Avenue SW <i>and</i> SW Orchard Street north of junction of SW Orchard Street and Dumar Way SW		
PMA Nos.:	3796, 3797, 3798, 3899, 3800, and 3801	Current Use:	Vacant
Dept. Juris.:	SDOT	Zoning:	SF 5000
Area:	593,000 Sq. Ft. (5.29 Acres)	Assessed Value:	\$593,000
Proposed Uses and Recommended Use			
Department/Governmental Agencies: None	Proposed Use: N/A		
Other Parties Wishing to Acquire: None	Proposed Use: N/A		
RES's Recommended Use:	Sell Parcels A through E for Market Rate Housing Subject to Conditions Developed with Community		
Property Review Determination Process			
			Points
1. Is more than one City Dept/Public Agency wishing to acquire?	Yes	<u>No</u>	
2. Are there any pending community proposals for reuse/disposal?	Yes	<u>No</u>	
3. Have citizens, community groups, and/or other interested parties contacted the City regarding any of the proposed options?	<u>Yes</u>	No	15
4. Will consideration be other than cash?	Yes	<u>No</u>	
5. Is sale or trade to a private party being recommended?	<u>Yes</u>	No	25
6. Will the proposed use require changes in zoning or other regulations?	Yes	<u>No</u>	
7. Is the estimated Fair Market Value between \$250,000 and \$1,000,000?	Yes	<u>No</u>	
8. Is the estimated Fair Market Value over \$1,000,000?	<u>Yes</u>	No	45
Total Points Awarded for Yes Criteria:			85
Property Classification for Purposes of Disposal Review is:	Simple	<u>Complex</u>	
Signature: /s/ Hillary Hamilton Department: Fleets & Facilities Date: 4/30/2007			