



City of Seattle
Department of Finance and Administrative Services

EXCESS PROPERTY NOTICE
April 2 2015

TO: City of Seattle Departments and Other Public Agencies
FROM: Daniel Bretzke, Department of Finance and Administrative Services (FAS)
SUBJECT: Excess Property

The Seattle Department of Transportation (SDOT) has declared the property known as PMA 4077, located at 805 NE Northlake Place, excess to the needs of that Department. Any property transfer would be encumbered with the existing lease with the current tenant, Mr. Theodore Jonsson, through October, 2019 or earlier if cancelled by the tenant.

In accordance with City of Seattle property disposition policies, this notice informs other City Departments and public agencies of its availability.

FAS manages the evaluation process for the reuse or disposal of City property. This is in accordance with City Council policies adopted under Resolution 29799 and amended by Resolution 30862.

*All departments and agencies are requested to return the **Excess Property Response Form**. In particular, please identify if your department has existing facilities, utilities, or property rights that affect the property. Please complete the **Excess Property Proposed Use Form** if your Department or agency is interested in acquiring the property for:*

- Short term use (less than six months)
- Potential City uses
- Permanent easements or covenants that will run with the land
- Other public agency use

For questions regarding the City's excess property disposition process please contact Daniel Bretzke at 206-733-9882 or at daniel.bretzke@seattle.gov **Please provide your comments and completed forms by March 23, 2015** to the following:

Daniel Bretzke
Daniel.bretzke@seattle.gov

Inter office mail
Daniel Bretzke
Mail Stop SMT-52-01

US Mail
Daniel Bretzke
City of Seattle - FAS
P.O. Box 94689
Seattle, Washington, 98124-4689

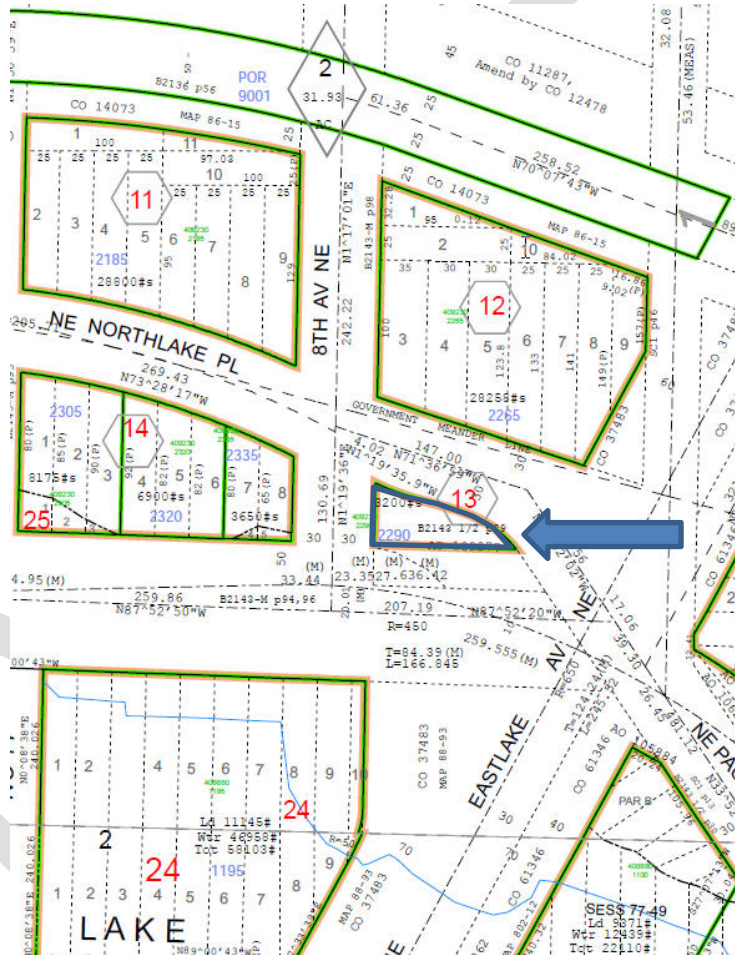
PMA 4077 EXCESS PROPERTY DESCRIPTIO
 April 2, 2015

Property Name: Building at 805 NE Northlake Place

PMA	Size	Parcel #	Address	Zoning	2015 Est value	Building Size	Status
4077	2,875*	4092302290	805 NE Northlake Pl	MIO-65-IC-45		1,248 sf	Leased

*KC records show 3,200 square feet

Map:



[Street view from NE Northlake Way](#)

[Street view from 8th Ave. NE and NE Northlake Place](#)

History: The City acquired the property in 1971 as part of the Northeast Pacific Street Relocation. The street relocation was related to the University Addition-Northlake Urban Renewal Project (Wash. R-8). The Urban Renewal plan was first approved in 1963 and later amended. In 1974, the City Council made a final determination on the route of Northeast Pacific Street which did not directly affect this parcel. The property was never laid off and established as a street, and does not require a street vacation. In 1989 City Council authorized the sale of the

property through a competitive bid or negotiated sale. The City adopted disposition policy resolutions, which requires this property to be reviewed under those guidelines.

Legal Descriptions Lots 1, 2, and 3, Block 13, Lake View Addition less street.

Selected Ordinances		
Ord #	Date	Description
<u>37483</u>	1917	Lays off Eastlake Avenue from south line Block 24, Lake Union Shore Lands to Tenth Ave NE. (Includes portions of lots 1,2, and 3, Block 13 Lake View Add lying south of a line 100 feet north of and parallel with the north line of Block 24, Lake Union Shore Lands.
<u>95877</u>	1966	Authorizes acquisition of property for relocation of NE Pacific Street between Latona Ave Northeast and 15 th Avenue NE and appropriates funds from the Arterial City Street Fund.
<u>100377</u>	1971	Ordinance accepted the property – Lots 1,2 and 3, Block 13, Lake View Add except portion lying south of a line 100 feet north of and parallel with the north line of Block 24, Lake Union Shore Lands and any portion of Lot 3 lying within Northlake Ave (now known as Northlake Place) --from E.F. and Amelia Pugsley for street purposes. Does not lay off and established as a street.
<u>114502</u>	1989	This parcel and several others are authorized for sale as they were acquired for the purpose of relocating NE Pacific Street and are no longer needed.

Acquisition Deeds: a deed from E.F. Pugsley and Amelia Pugsley for \$11,500 dated 1/18/1971. Recording Number 197101260229

Acquisition Fund Source: Arterial City Street Fund

Destination of funds upon sale: Arterial City Street Fund

Jurisdictional Department’s estimated market value: Similar zoned properties have King County taxed assess value that ranges between \$60 and \$90 a square foot for land value. The existing building has no value, and attributes a negative value to the property. The Department of Finance and Administrative Services has estimated the value for an environmentally clean and vacant site would sell between \$170,000 and \$288,000. The jurisdictional value will be determined by appraisal.

Current easements, covenants and restrictions:

The City has a current 5-year lease with tenant Theodore Jonsson, expiring on 10/31/2019. Mr. Jonsson has occupied the property since before the City’s acquisition. There are no options or renewals in the lease. Mr. Jonsson is not eligible for relocation assistance under City policies. Improvements on the property encroach into the street right-of-way at several points.

Recommended easements, covenants and restrictions upon Transfer:

The property is currently leased to Mr. Jonsson. If authorized to sell the property, the City would to convey the property subject to the lease with Mr. Jonsson.

Potential problems with property and possible measures to mitigate their recurrence:

- The Seattle Department of Transportation has identified the need for sidewalk improvements along NE Northlake Way adjacent to PMA 4077. The project is currently unscheduled.

- Due to changes in the street right of way and real property lines, that occurred through legislative actions surveyed property lines are not located on the ground. There may be other encroachments into the right of way existing building. Additional title research and survey will be necessary prior to drafting sales legislation.
- The property was acquired by the City without the benefit of a phase I environmental report. In addition the property has been used in the fabrication of metal sculptures for 40 plus years. No records are available for use of solvents or other common metal fabrication material is available. To limit the City’s liability, phase II evaluation of the subsurface conditions will need to be completed prior to sale.

Neighborhood: University District

Building Information:

Nearby Property Owners:

4092302265 814 NE Northlake PL University of Washington	4092302265 730 NE Northlake Way University of Washington
4092302185 714 NE Northlake PL University of Washington	4088801195 705 NE Northlake Pl Washington Boat Center

**CITY OF SEATTLE
EXCESS PROPERTY RESPONSE FORM
PMA 4077**

- Seattle Public Utilities**
- Seattle Department of Transportation**
- Seattle Office of Housing**
- Seattle City Light**
- Seattle Parks and Recreation**
- Seattle Department of Neighborhoods**
- Seattle Department of Planning and Development**
- Seattle Office of Economic Development**
- Other:** _____

_____ We have no interest in this property.

_____ We are interested in acquiring the property or jurisdiction over it. A completed **Excess Property Proposed Use Form** is attached to this response.

_____ We have facilities on the property or access rights through or across the property as described below (add additional sheets as necessary):

_____ We need facilities on the property or access rights through or across the property as described below (add additional sheets as necessary):

_____ We have identified the following plans, policies, objectives, limitations or other factors as found in adopted or proposed City plans and policies that may affect the Reuse or Disposition of the property (add additional sheets as necessary):

Reviewer

Department/Agency

Date

EXCESS PROPERTY PROPOSED USE FORM

_____ (department/agency) wants to acquire
property rights over all or a portion of:
PMA 4077

PROPOSED USE: Describe the proposed use for the property, including information on potential improvements, users, tenure, impact on neighborhood such as parking, traffic volumes. (Attach additional pages as necessary).

EST. IMPLEMENTATION DATE: _____ **EST. COST :** _____
EXPECTED TERM OF USE: _____ **FUND SOURCE(S):**

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.

CONTACT PERSON: _____ **PHONE:** _____

_____ **DATE :** _____

DIRECTOR OR DESIGNEE