**Excess Property Notice**

**June 5, 2015**

TO: City of Seattle Departments and Other Public Agencies

FROM: Daniel Bretzke, Department of Finance and Administrative Services (FAS)

SUBJECT: Excess Property

The Department of Finance and Administrative Services (FAS) has declared the property which is known as PMA 4330 located at 100 Martin Luther King Jr. Way, excess to the needs of the Department. FAS’s initial recommendation is that the property is sold through a competitive sale.

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 July 6, 2015** to the following:

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

Daniel Bretzke

Daniel.bretzke@seattle.gov

 EXCESS PROPERTY DESCRIPTION

June 5, 2014

The Department of Finance and Administrative Services, as the Jurisdictional Department of this City owned property has identified the following information about this excess property.

**Property Name:** Parcel at 100 Martin Luther King Jr. Way

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| PMA  | Subject Parcel | Size | Parcel # | Address | Zoning | 2015 Value | Legal Description |
| 4330 | 1524 | 1,535\* | 6840701535 | 100 MLK | LR2 |  $126,240 | Lot 10, block 22, Gamma Poncin’s Add, less street per Seattle Ord. [84354](http://clerk.seattle.gov/~scripts/nph-brs.exe?s3=&s4=84354&s5=&s1=&s2=&S6=&Sect4=AND&l=0&Sect2=THESON&Sect3=PLURON&Sect5=CBORY&Sect6=HITOFF&d=ORDF&p=1&u=%2F~public%2Fcbor1.htm&r=1&f=G) |
| 4330 | 23 | 2,684\* | 0007600064 | 2715 E Yesler | LR2 |   | Yesler DC NO 42 & 47, N 120 feet of E 42.4 feet of TR 27, Sarah B. Yesler Donation Claim Tracts, and per Seattle Ord. [84354](http://clerk.seattle.gov/~scripts/nph-brs.exe?s3=&s4=84354&s5=&s1=&s2=&S6=&Sect4=AND&l=0&Sect2=THESON&Sect3=PLURON&Sect5=CBORY&Sect6=HITOFF&d=ORDF&p=1&u=%2F~public%2Fcbor1.htm&r=1&f=G) |

**Map:**  

**History:** These properties were acquired by the City to be used for the establishment and extension of Temple Place, which was renamed as Empire Way, and then renamed to Martin Luther King Jr. Way South. The properties were acquired under condemnation. A portion of the property was accepted for street purposes, and a portion was identified to be used for general municipal purposes. There are two tax parcels that have been identified as a single property management area, as it is adjacent to an existing multifamily building.

7/7/1949, ORD 78110, An ordinance relating to the acquisition of right of way for 26th Avenue South and other streets and avenues, as contemplated by Ordinance No. 60444; repealing said Ordinance; providing for the dismissal of Eminent Domain proceedings, and for payment of costs appertaining thereto; abandoning any unexpended balances of rights of way appropriations made by Ordinances numbered 69512, 69608, 70292, 71026, 71294 and 74886, and ratifying and confirming all actions taken, pursuant to said ordinances.

8/15/1955 Ordinance 84354; An ordinance providing for the laying off, opening, widening, extending and establishing of Empire Way between East Cherry Street and Yesler Way; and of Empire Way South between Yesler Way and Dearborn Street; providing for the establishing of curb grades on Empire Way from East Cherry Street to Yesler Way; of Empire Way South from Yesler Way to Dearborn Street; and of the approaches thereto providing for the condemnation, appropriation, taking and damaging of land and other property necessary therefor, and for the making of the necessary slopes for cuts and fills upon the property abutting upon said street and approaches thereto; providing for the renaming of portions of Temple Place, Temple Place South, and 27th Avenue South; providing for the condemnation, appropriation and taking of land and other property in fee simple for general municipal purposes, and providing that the entire cost of such improvement shall be paid from the City Street Fund except as hererin otherwise provided.

12/11/1956, ORD [85733](http://clerk.seattle.gov/~scripts/nph-brs.exe?s3=&s4=85733&s5=&s1=&s2=&S6=&Sect4=AND&l=0&Sect2=THESON&Sect3=PLURON&Sect5=CBORY&Sect6=HITOFF&d=ORDF&p=1&u=%2F~public%2Fcbor1.htm&r=1&f=G), An ordinance authorizing the City Engineer to negotiate for and to acquire by purchase property and property rights necessary for the widening of Empire Way between East Cherry Street and Yesler Way and of Empire Way South between Yesler Way and Dearborn Street pending condemnation proceedings under Ordinance 84354; and making an appropriation from the City Street Fund therefor and to pay certain agreed condemnation awards when accepted by the City Council.

3/4/1957, ORD 85958, An ordinance relating to the acquisition of property by condemnation for the widening of Empire Way and Empire Way South as contemplated by Ordinance No. 84354; and amending Section 1 of Ordinance No. 84463, by increasing the appropriation therein provided.

4/23/1597, ORD 86087, An ordinance accepting the condemnation awards for the widening and establishing of Empire Way and Empire Way South between East Cherry Street and Dearborn Street under Ordinance 84354, King County Cause No. 499340, and making an appropriation from the City Street Fund therefor in addition to that made available by Ordinance 85733.

 **Acquisition Deeds:**

**Acquisition Fund Source:**  General Fund

**Jurisdictional Department’s estimated market value:**  FAS determines value based upon the following factors:

* 1. Previous one year vacant property sales within 2 miles of the subject property
	2. Adjacent King County land value on per square foot basis
	3. Either positive or negative factors for unique topography, property dimensions and shape
	4. Evaluation of potential added development capacity if combined with adjacent property.
	5. Perpetual reservations for slope easements or native growth

A review has been conducted as summarized below:

* 1. The value of separate vacant building lots ranges from between $10 and $60 per square foot.
	2. The average of the adjacent lots is valued by the King County Assessor at $55 per square foot.
	3. This property is not large enough to build a separate house.
	4. The property contains slopes
	5. The property is adjacent to a busy road with limited direct access.

The 2015 value of this property is based upon a review of the above factors:

A value of $30 per square feet would reflect a fair market value of the property.

**Destination of funds upon sale:** A portion to the Facility Services Sub-fund for expenses relating to sale of property, the remainder to general fund.

**Current easements, covenants and restrictions:**  Partial steep slopes

**Recommended easements, covenants and restrictions upon Transfer:**

 None

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

Parcel may contain steep slope which existing zoning regulations will cover. A portion of the property may be maintained by the adjacent property owner.

**Neighborhood:** Central

**Legal Descriptions:**

That portion of lot 10 Block 22, of Gamma Poncin’s Addition as recorded in King County Plats, Volume 20 page 51, except the west 20 feet.

That portion of un platted tract of land known as a portion of Tract 27, Sarah B. Yesler’s Tracts, unrecorded , bounded as follows: On the north by the south line of Lot10, Block 22, Gamma Poncin’s Addition to the City of Seattle, as recorded in Volume 20, page 51 of King County Plats, On the east by the west line of Lots 11 and 12, Block 2 Washington Place Addition to the City of Seattle as recorded Volume 7, Page 10 of King County Plats,

On the south by the north margin of Yesler Way as now established, On the west by the east margin of Empire Way, as established in Section 2 of City of Seattle Ordinance 84354.

Adjacent Property Owner: 9187200145

 Empire House Cooperative

 100 Martin Luther King Jr. Way

 Seattle, WA 98122

 Land Value 2013: 1,440,000, $60 per sf

**CITY OF SEATTLE**

**EXCESS PROPERTY RESPONSE FORM**

**PMA 63**

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| --- |
| * **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**
* \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_ 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 Date** |
|  |
| **EXCESS PROPERTY PROPOSED USE FORM** |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (department/agency ) wants to acquire property rights over all or a portion of:PMA 1583  |
| **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**  |