**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 66, located at 280 NW Market St, 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, 2015

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 280 NW Market St.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| PMA  | Size | Parcel # | Address | Zoning | 2015 Value | Legal Description |
| 66 | 4,387 | 953010-0940 | 280 NW Market St, Seattle 98107 | Residential Single Family 5000 | $50,933 | S ½ lot 4 & all 5-9 block 9, all lying Ely of Market Street, Woodlawn Terrace Add to the City of Seattle, Recorded in volume 12 page 55 King County, Washington  |

**Maps:** 

**History:** This property was obtained subject to council action in 1946 as result of the establishment and construction of NW Market Street

**Ordinances:**

12/23/1946, Ordinance 75646, AN ORDINANCE providing for the laying off, opening, widening, extending and

establishing of a public street, commonly known as the Ballard University Highway, from the intersection of 5th Avenue Northwest and West 55th Street, to the intersection of Greenwood avenue and North 46th Street; providing for the changing and establishing of the curb grades of said street and 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 the approaches thereto; providing for the taking of land for General Municipal Purposes; and providing for the payment therefor.

1/17/1949, Ordinance 77696, AN ORDINANCE naming a portion of a new street North Market Street and another

portion, including a portion of West 55th Street, Market Street.

3/1/1951, Ordinance 79741, An ordinance setting aside certain City property in Block 9, Woodlawn Terrace

Addition for street purposes and designating said property as Market Street.

**Acquisition Deeds:**

1/26/1947, SC 381657, COUNTY SUPERIOR COURT VERDICT 381657

**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 assessed 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 easements or reservations for slope easements or native vegetation.

A review has been conducted as summarized below:

* 1. The value of separate vacant building lots ranges from between $27.50 and $80 per square foot.
	2. The average of the adjacent lots is valued by the King County Assessor at $46.45 per square foot
	3. The property contains slopes, is triangle shape, and is adjacent to a busy road with limited direct access.
	4. It is unknown if the property is buildable due the existing environmental restrictions.
	5. The property contains steep slopes and vegetation which may affect the ability to build on the property.

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

A value of $11.61 per square feet reflects a fair market value of the property due to the existence of steep slopes on 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:**  none

**Recommended easements, covenants and restrictions upon Transfer:** Property is to be transferred including existing easements on title. The property is subject to existing zoning and critical area restrictions.

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

**Neighborhood:** Ballard

**Legal Descriptions:** South half lot 4 & all lots 5-9 block 9, all lying northeasterly of Market Street, Woodlawn Terrace add to the City of Seattle, Recorded in volume 12 page55, King County, Washington.

**Adjacent Property Owner:**  953010-0930

CANTRELL DANIEL L+LYNN PAS

Land value $5,000, $3.70 per sf

 953010-0921

 HINTON KEVIN L+MELISSA A

Land value: $243,000, $.64.00 per sf

953010-1120

JONES REBECCA ANN #1586

Land value: $252,000, $.84.00 per sf

953010-1110

BOILEAU JACK

Land value: $227,000, $37 per sf

953010-1105

LANE WENDY+D'MELLOW DEAN

Land value: $182,000, $60.00per sf

953010-1100

WINCHESTER SIMON

Land value: $252,000, $30 per sf

 **CITY OF SEATTLE**

**EXCESS PROPERTY RESPONSE FORM**

**PMA 63**

|  |
| --- |
| * **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**  |