**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 68, located at 400 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](mailto: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

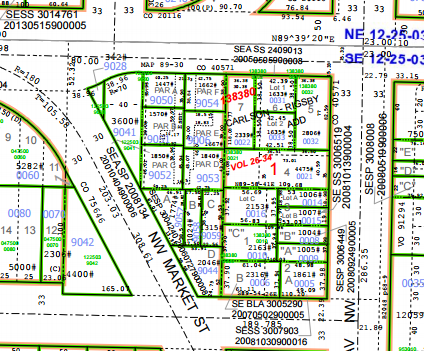
EXCESS PROPERTY DESCRIPTION

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 400 NW Market St**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| PMA | Size | Parcel # | Address | Zoning | 2015  Value | Legal Description |
| 68 | 3,600 | 1225039041 | 400 NW Market St. | LR1 | $220,000 | E 40 FT OF W 82 FT OF POR OF NW 1/4 OF SE 1/4 E OF BLK 1 BALLARD ADD TO GILMAN PARK & N OF S LN OF N 1/2 OF SD BLK PROD E LESS ST LESS POR COND FOR ST |
|  | 400 | 1225039028 |  | LR1 |  | POR OF W 42 FT OF E 330 FT OF N 152.32 FT OF NW 1/4 OF SE 1/4 S OF W 55TH & NELY OF BALLARD-UNIVERSITY HWY |

**Maps:** 

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

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.

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

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.

2/24/1920 Ordinance 40571An ordinance providing for the laying off, opening, widening, extending and establishing of 3rd Avenue Northwest, from West 42nd Street to West 74th Street; of West 55th Street between 3rd Avenue Northwest, as widened herein, and 4th Avenue Northwest, providing for the changing and establishing of the curb grades of 3rd Avenue Northwest, as widened herein, form West 42nd Street to West 74th Street, and of West 52nd Street, between 3rd Avenue Northwest, as widened herein, and a point two hundred thirteen (213) feet west thereof; providing for the condemnation, appropriation, taking and damaging of land and other property necessary for the laying off, opening, widening, extending and establishing of the above described avenues and streets, and for the changing and establishing of grades, and for the grading and regarding of the above described avenue and streets, and approaches thereto in conformity with the grades established herein, providing for the necessary slopes for cuts and fills upon the property abutting upon said avenue, street and approaches thereto; providing for the condemnation, appropriation, and taking in fee simple of land and other property for general municipal purposes; and providing that the cost of said improvement shall be paid by special assessment upon the property specially benefited in the manner provided by law, except as herein otherwise provided.

9/20/1920 Ordinance 41404 An Ordinance amending Section 3 of Ordinance No. 40571, entitled: "An Ordinance providing for the laying off, opening, widening and establishing of 3rd Avenue Northwest, from West 42nd Street to West 74th Street; of West 55th Street, between 3rd Avenue Northwest, as widened herein, and 4th Avenue Northwest, providing for the changing and establishing of the curb grades of 3rd Avenue Northwest, as widened herein, from West 42nd Street to West 74th Street, and of West 52nd Street, between 3rd Avenue Northwest, as widened herein, and a point two hundred and thirteen (213) feet west thereof; providing for the condemnation, appropriation, taking and damaging of land and other property necessary for the laying off, opening, widening and establishing of the above described avenue and streets, and for the changing and establishing of grades, and for the grading and regrading of the above described avenue and streets, and approaches thereto, in conformity with the grades established herein, providing for the necessary slopes for cuts and fills upon the property abutting upon said avenue and streets and approaches thereto; providing for the condemnation appropriation and taking in fee simple of land and other property for general municipal purposes; and providing that the entire cost of such improvement shall be paid by special assessment from the property specially benefited, in the manner provided by law, except as herein otherwise provided," approved February 26, 1920.

**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 $55 per square foot.
  3. This property is large enough to construct several units. The property mostly level and is adjacent to busy roads.

The value of the land is based upon the value of the adjacent property which is $55 per square feet.

**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:** Property is to be transferred including existing easements on title.

**Recommended easements, covenants and restrictions upon Transfer:**  None

**Potential problems with property and possible measures to mitigate their recurrence:** None

**Neighborhood:** Ballard

**Legal Descriptions:**

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| --- |
| E 40 FT OF W 82 FT OF POR OF NW 1/4 OF SE 1/4 E OF BLK 1 BALLARD ADD TO GILMAN PARK & N OF S LN OF N 1/2 OF SD BLK PROD E LESS ST LESS POR COND FOR ST |
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**Adjacent Property Owner:**  1225039050

Susan & Jim Quigg

319 B. NW 55th Street

Seattle, WA 98107

Land value: $84,000, $58.00 per sf

122503-9051

PiyaleComert

319 A NW 55th Street

Seattle, WA 98107

Land value: $84,000, $53.00 per sf

122503-9052

Myrna Taleon

317 NW 55th Street

Land value: $103,000, $55 pe**r sf**

**CITY OF SEATTLE**

**EXCESS PROPERTY RESPONSE FORM**

**PMA 68**

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