



EXCESS PROPERTY NOTICE

DATE: January 26, 2012
TO: City of Seattle Departments and Other Public Agencies
FROM: Richard Gholaghong, City of Seattle, FAS
SUBJECT: Portion of PMA 776, Taylor Creek Property

In 2011, Seattle Public Utilities (SPU) purchased property located at 10042 Rainier Avenue South in order to address flood control issues with Taylor Creek and improve salmon habitat in Lake Washington. However, only the waterfront portion of the parcel is required for these purposes. Therefore, SPU is proceeding with a lot boundary adjustment, and has determined that the upland portion, improved with a single-family house, is excess to its needs. The excess property is identified on the attached map.

At this time, other City departments and public agencies are being informed of the potential availability of this in accordance with the *Policies and Procedures for the Evaluation of City Real Property for Reuse and Disposition*. Please indicate on the attached Excess Property Response Form whether your agency or department is interested in acquiring the property or jurisdiction over it; whether it has or needs facilities, utilities or access rights on, through or over the property; or whether your agency or department has comments concerning its disposition or reuse. If your department or public agency is interested in acquiring jurisdiction over the property, the director or designee must sign the included Excess Property Proposed Use Form.

It is important that your department respond to this notice. All responses must be filled in, dated, and received by February 27, 2012. City departments should return the completed circulation forms to mail stop SMT-52-01 in care of Richard Gholaghong or via email. Other agencies please respond via US Mail or email to:

Richard Gholaghong
richard.gholaghong@seattle.gov
City of Seattle
P.O. Box 94689
Seattle, Washington 98124-4689

Failure to submit a response to this Notice will be construed as a determination that your department / agency is not interested in the subject property and has no comments to make concerning its reuse or disposition.

For further information or discussion regarding this property, contact me at (206) 684-0621. For questions regarding the City's excess property circulation and review process in general, please call Hillary Hamilton at (206) 684-0421.

Copies of this information are also available at
<http://www.seattle.gov/realestate/propertyreview.htm>

EXCESS PROPERTY DESCRIPTION

Property Name: Portion of PMA 776, Taylor Creek Property

Property Location: 10042 Rainier Ave So. Seattle, WA 98178

Legal Description: The following legal description relates to PMA 776 as acquired by SPU. The area to be sold or transferred will be specifically described through the lot boundary adjustment process and a new legal description will be provided. The area to be sold or transferred is generally the south half of the tax parcel together with the access easement described below as parcel B.

Parcel A:

Lot A, City of Seattle Short Plat Number 8406267, recorded under recording number 8605021031, in King County, Washington. Together with second class shorelands adjoining.

Parcel B:

A non-exclusive easement for ingress and egress as delineated on City of Seattle short plat number 8406267, recorded under recording number 8605021031, in King County, Washington.

Tax Parcel I. D. Number: 807300-0538

Map/Photo: See attached

Jurisdictional Department: Seattle Public Utilities (SPU)

Site History: Ordinance 123726 approved October 12, 2011 authorized the purchase of parcel # 807300-0538 conveyed to the City of Seattle from Larry D. Cutting on a Statutory Warranty Deed, recording number 20111114001728 for the purpose of improved aquatic habitat, flooding control and public open space.

Development Issues: Pending lot boundary adjustment

Current easements, covenants and restrictions: See parcel B above

Recommended easements, covenants and restrictions upon Transfer:
Retain existing easement.

King County assessed value: \$708,000.00 (2012 tax assessment)

Size: 12,181 Lot size with a single family home that is 2,649 sq ft

Zoning: SF 5000

**CITY OF SEATTLE
EXCESS PROPERTY RESPONSE FORM**

PROPERTY NAME: Portion of PMA 776, Taylor Creek Property, **LEGAL DESCRIPTION:** See full legal on Excess Property Description - Page 2

KING COUNTY TAX PIN: 80730-0538

Department/Public Agency: _____

_____ 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

PROPERTY NAME: Portion of PMA 776, Taylor Creek Property

LEGAL DESCRIPTION: See full Legal on Excess Property Description - Page 2

KING COUNTY TAX PIN: 807300-0538

RESPONDING DEPARTMENT/AGENCY: _____

CONTACT PERSON:

PHONE:

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.

Name of director or designee

Date



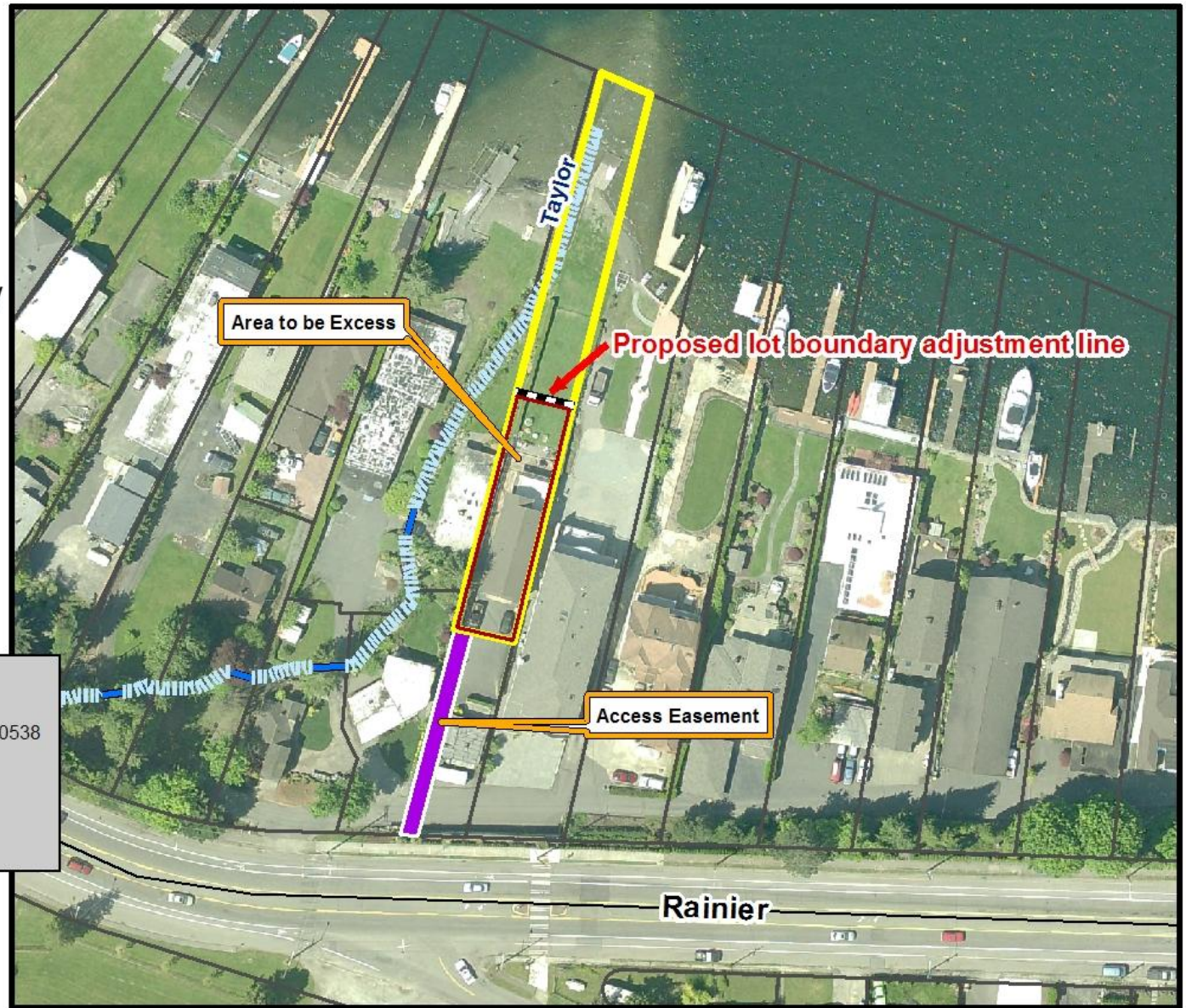
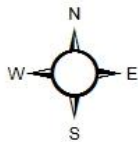
City of Seattle Portion of PMA 776

Taylor Creek Property
10042 Rainier Ave S



Legend

- PMA 776 Tax Parcel 807300-0538
- Access Easement
- Taylor Creek Open Channel
- Culverted



Area to be Excess

Proposed lot boundary adjustment line

Access Easement

Rainier

