

Public Involvement Plan

PMA 92- Seattle IT Comm Shop

PMA 92 Summary

The Department of Finance and Administrative Services (FAS), the City department with jurisdictional control of the property, declared the Seattle IT Communications Shop (Comm Shop) property excess to its needs in 2014. The Comm Shop provides City vehicles and city personnel with installation, maintenance and repair of radio communication devices. Unique to the work that is performed at this location are four Faraday Cage -- specially designed enclosures that block out radio waves and other electromagnetic fields. With the in-demand market of South Lake Union/Denny Triangle neighborhoods, it has become increasingly difficult for the Comm Shop users (Fire, Police, Utilities) to navigate through various construction projects. Furthermore, once construction of surrounding developments is complete, thousands of new residents will reside immediately near the Comm Shop, continuing the difficulty of maneuvering large vehicles in and out of the property for service.

Previous Public Involvement and Community Comment

In September 2014, FAS sent approximately 433 neighborhood notices soliciting comments on this excess property via email and U.S. mail to residents and property owners within a 1,000-foot radius of the subject property, to community groups in South Lake Union, and to individuals who had expressed interest. The responses were as follows:

- Nine respondents wished to be added to the mailing list to receive additional information regarding the status of the disposition process.
- Four comments/suggestions for the property, including:
 - Sell the property for development.
 - Concern about loss of parking in the neighborhood if the site is developed as housing without parking.
 - Retain as City owned or turn into park.
 - Restrict future development to 4 stories.

FAS maintains a contact list of those who have expressed interest in the future of the property, as well as those interested in acquiring the site. New contacts are added to the mailing list on an ongoing basis. Property disposition procedures require that FAS send notices to all of these parties at certain times in the review process.

“Complex” Classification

Based on the analysis of the Comm Shop property and review of public input concerning the future of the property, as outlined in the Preliminary Report, FAS determined that the sale of Comm Shop property is a “complex” transaction, necessitating a Public Involvement Plan. The property received a score of 70 on the Threshold Determination Form; a score of 45 or higher results in a complex designation. Factors affecting this designation are:

- Sale or trade to a private party.
- The value of the property is in excess of \$1 million.

Office of Housing Analysis

Office of Housing (OH) analyzed the property in October 2016 for affordable/low income housing. It is their recommendation that the property be sold and that the City focus on developing affordable housing where more units can be developed. This is primarily due to the site's small footprint, 14,405 square feet, and development limitations specifically that any development on this site would be constrained by the 60-foot rule.

Developing affordable housing on the site would achieve the city's mandate to create more affordable housing. However, due to the zoning of this property, it is generally not seen as financially feasible to build affordable housing that maximizes the site's potential. Furthermore, the proposed development adjacent to this property will further hinder the development potential (tower separation of a minimum of 60').

Proposed Public Involvement Plan

- 1) An additional public notice that states the Preliminary Report has been prepared, and that a public meeting will be held. The notice will solicit public input on the sale of the site. The notice will be sent to the following:
 - Property owners and residents living within a 1,000-foot radius of PMA 92.
 - Local community organizations and neighborhood groups.
 - All other community members that want to be informed when the City disposes of property.
- 2) The public meeting will discuss uses put forward by the community.
- 3) Representatives of other affected City departments, e.g., Parks, Neighborhoods, the Office of Housing and the Seattle IT departments, will be requested to listen and to present their respective positions concerning reuse and/or redevelopment options.
- 4) The community will be invited to provide input on the possible disposition of the property.
- 5) Attendees will be invited to provide their names to community contact lists so that they can receive future information.
- 6) A record of comments made at the meeting will be kept, summarized in a Final Recommendation Report on the property, and presented to the City Council at its request and/or when the Council considers any legislation that concerns the property.

Following the Public Meeting Phase

FAS will publish a Final Report incorporating a summary of the public meeting phase, and making any other necessary modifications to the Preliminary Report. The Final Report will be sent to the City's Real Estate Oversight Committee for approval, and parties on the mailing list will be notified of the availability of the Final Report. FAS will then forward legislation authorizing sale of the Comm Shop property, including the Final Report and Public Involvement Report, to the City Council, and notify the mailing list that legislation has been sent to the Council. No Council decisions will be made for at least 30 days following the notice of legislation. FAS will continue to collect all comments and/or proposals for use of the property. At the Council committee meeting to act on the legislation, FAS will provide an updated summary of all comments received to date. FAS will also provide 14 days' notice of a public hearing to the mailing list so that interested parties can attend the public hearing and present their ideas and interests to the City Council.