

# Seattle Real Property Inventory and Disposition Efforts

---



August 2, 2017

# A Few Facts and Figures

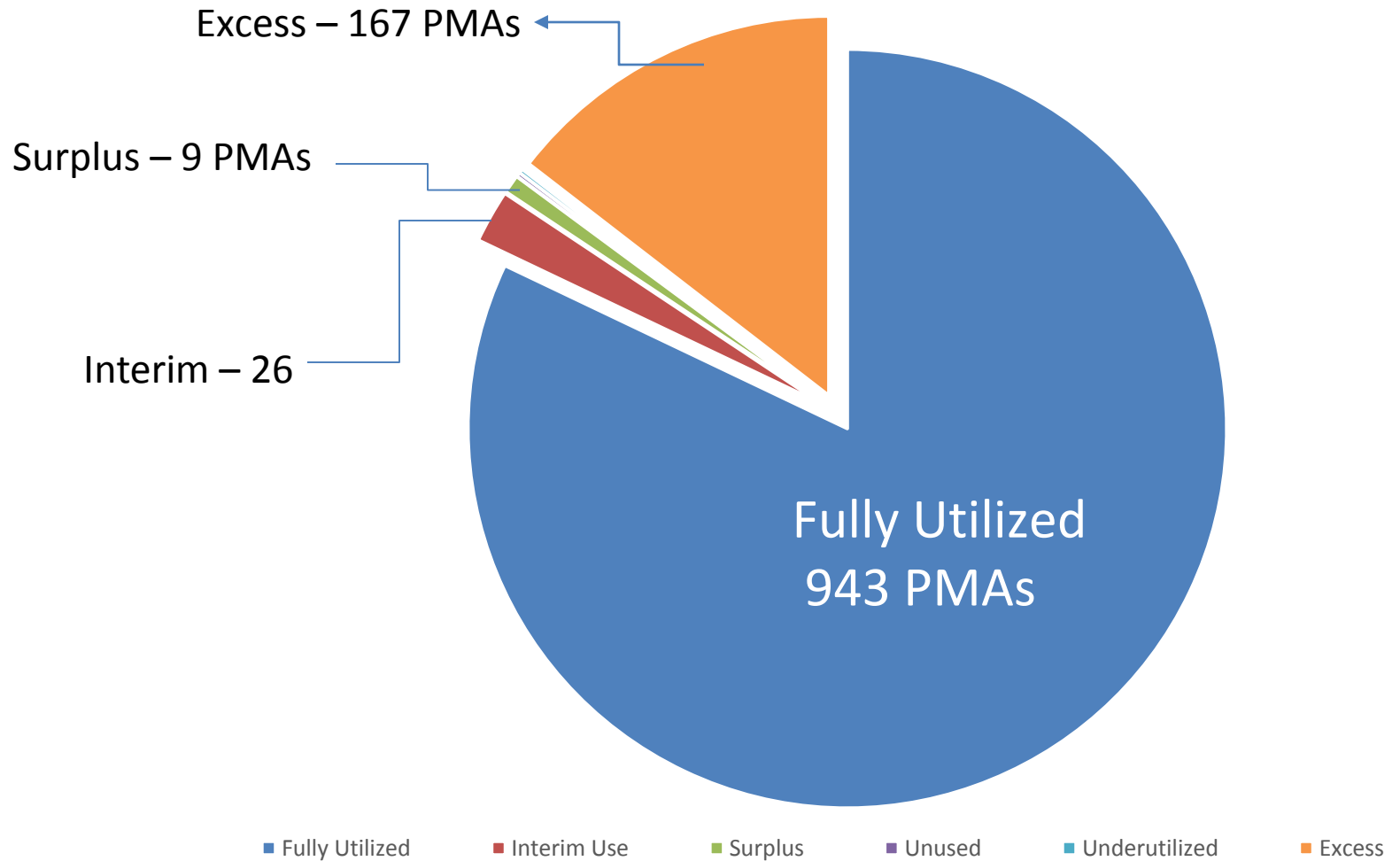
Number of property management areas* (PMAs):	1,319
Number of PMAs with City ownership interest:	1,149
Total land with City property rights:	129,497 acres
Land area within city limits:	5,925 acres
Number of buildings owned:	1,354

\*PMAs include land City owns as well as land where City has other property rights, including leases and interagency agreements.

# PMA Classifications

Classification	Definition	All PMAs	PMAs in City
Fully Utilized Municipal Use	Property that is actively being used for municipal purposes	1093	943
Under Utilized	Property that could support additional and/or more intensive uses without interfering with primary use	2	2
Excess Property	Jurisdictional department no longer needs current or future use	172	167
Surplus Property	Council has authorized sale or transfer, but conveyance is not yet complete	11	9
Interim	Property in short-term use prior to proposed future municipal use	27	26
Unused		2	2
Unknown	Attributed to City by other record sources; no other information	12	
<b>Total</b>		<b>1319</b>	<b>1149</b>

# PMAs by Classification in City



# Available Excess Property Summary

<b>Total Excess Properties</b>	<b>172</b>				
In-City Excess Properties	167		SCL	SPU	SDOT
Utility/Restricted Funds	45		17	1	27
Available FAS Excess Properties	122				
• Parcels over 10,000 sf	13				
• Parcels 5,000-9,999 sf	6				
• Parcels 2,000 – 4,999 sf	15				
• Parcels under 2,000 sf	86	“Snippets” typically sold to abutting owners			

# FAS Excess PMAs over 10,000 sf

PMA #	PMA Name	PMA Location Address	PMA Land SqFt	Current Use	Category
4540	Myers Way Parcel B	9501 Myers Way S.	711,204	Vacant (Undeveloped)	Promised to Parks
4541	Myers Way Parcel C	9701 Myers Way S.	453,228	Vacant (Undeveloped)	Promised to Parks
4542	Myers Way Parcel D	9600 Myers Way S.	296,507	Vacant (Undeveloped)	Promised to Parks
158	12 Lots at 8237 44th Ave. SW	8237 44th Ave. SW	55,010	Vacant (Undeveloped)	Difficult building site
22	Parcel at 3401 S. Della St.	3401 S. Della St.	34,760	Green Space/ Natural Area	Pending Housing assessment
1648	Parcel at 7328 16th Ave. SW	7328 16th Ave. SW	21,977	Drainage (Natural)	Difficult building site
4217	Parcel at 2765 Harbor Ave. SW	2765 Harbor Ave. SW	20,112	Green Space/Natural Area	Pending OH review
110	Old Fire Station 6-SPD	101 23rd Ave. S.	19,604	Police Facility	EDI Task Force
60	Parcel at 7018 Lincoln Park Way SW	7018 Lincoln Park Way SW	18,197	Vacant (Undeveloped)	Difficult building site
1594	Yakima Avenue South Property	1310 Yakima Ave. S.	16,476	Vacant (Undeveloped)	OH RFP under way
4522	Parcel at 10612 55th Ave. S.	10612 55th Ave. S.	14,157	Vacant (Undeveloped)	Potential sale; proceeds to OH
1638	51st Place South Roadway	6298 51st Place S.	12,985	Roadway	Difficult building site
4318	Parcel at 8617 MLK Jr Way S.	8617 MLK Jr Way S.	10,528	Landscaping	Difficult building site

# Office of Housing Site Assessment

- Structured, documented review of each property to address:
  - Property characteristics (size, location, zoning, environmental conditions).
  - Statutory conditions (fund source requirements).
  - Development cost.
- Assesses comparative favorability for City-funded affordable housing development, relative to other potential sites.

# Yakima Avenue Example

- Seven platted sites, OH interest, first-round public outreach and response.
- RFI to assess feasibility for affordable homeownership.
- Second-round outreach refresh.
- Presented Council with proposed next steps, including:
  - RFP issuance.
  - Ongoing comment period.
  - Final report to accompany legislation.
- Produces a thorough – though abbreviated – version of the full process.



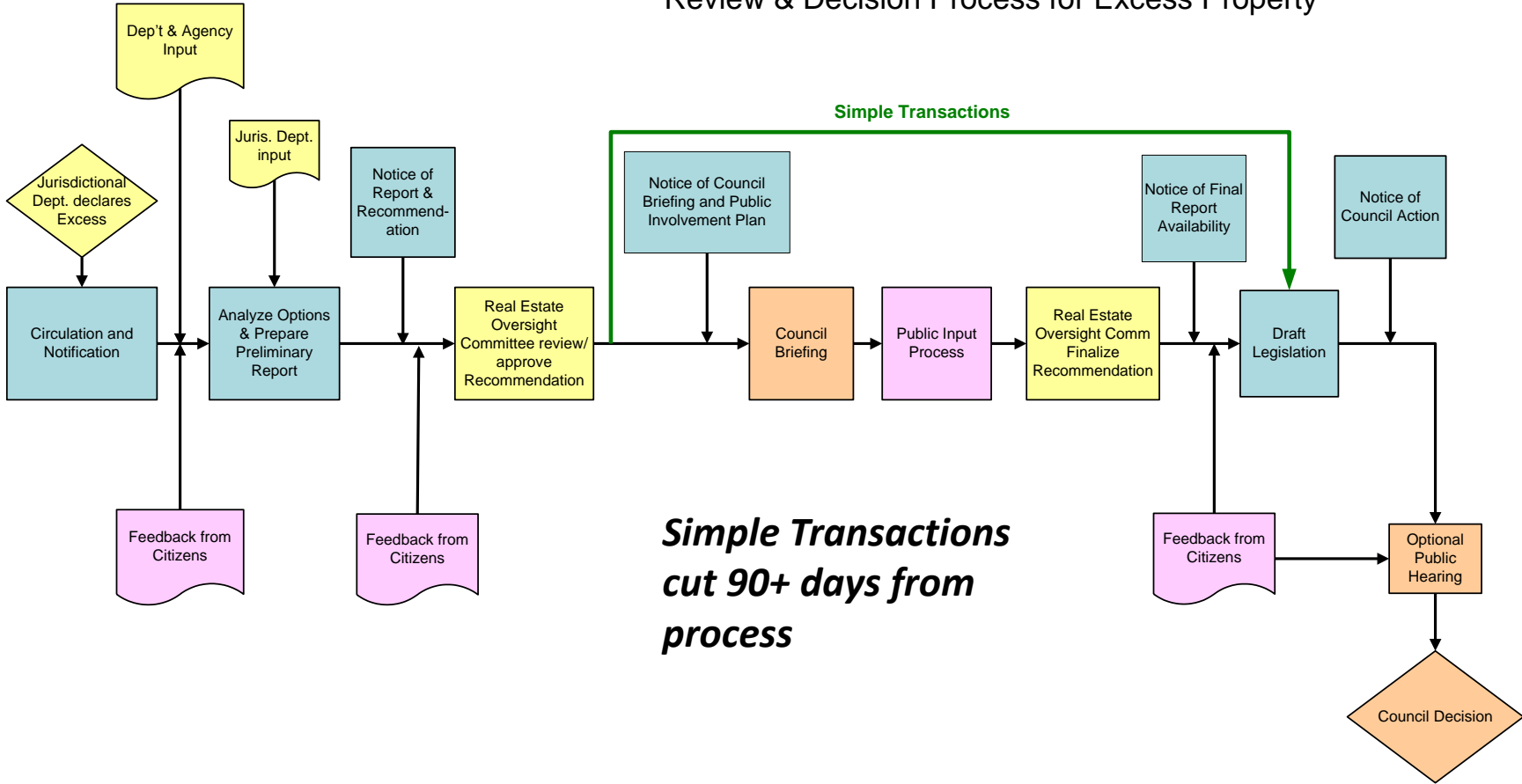
# Policy Background

## *Procedures for the Evaluation of the Reuse and Disposal of the City's Real Property*

- Resolution 29799 (1998) provided policy and adopted comprehensive procedures for decision-making in the reuse and disposal of City-owned property.
- “Guiding Principles” provide flexibility:
  - “These procedures are intended as guidelines for City decision making in the Reuse and Disposal of property.”
- 2006 updates (Resolution 30862) incorporated more extensive public participation.
- Follow-up outreach for “complex” properties is flexible, rather than prescribed.

# Disposition Review Flow Chart

## Review & Decision Process for Excess Property



**Simple Transactions  
cut 90+ days from  
process**

# Selected Current Activities

- Greenwood Senior Center and Neighborcare/Southeast Health Clinic
  - MOB facilities providing social services.
  - No-cost transfer to existing tenant with facility management experience.
  - Deed restrictions provide future opportunity for City OH participation through redevelopment.
  - Strong community support.
- Yakima Avenue Property
  - Housing opportunity site – OH publishing RFP shortly.