

# City Real Property Inventory and Disposition Review

## Overview



# Background

- Per Charter, Council makes decisions on purchases, sales or leases of property rights.
- Council-adopted resolutions since 1998.
  - Policies and procedures for reuse and disposal.
  - Limited exceptions under City Charter, state or federal law.
  - Affects all fee-owned property except Seattle Public Library; City Light has its own resolution.
- FAS role includes central inventory database.
- 9 departments have jurisdiction over property



# Current Policy/Procedure

- Departments actively review property portfolio.
- Property-by-property approach.
- Intensify municipal uses when feasible.
- Avoid holding properties without an adopted municipal use.
- Dispose when no current/future use recommended



# Annual Report Facts and Figures

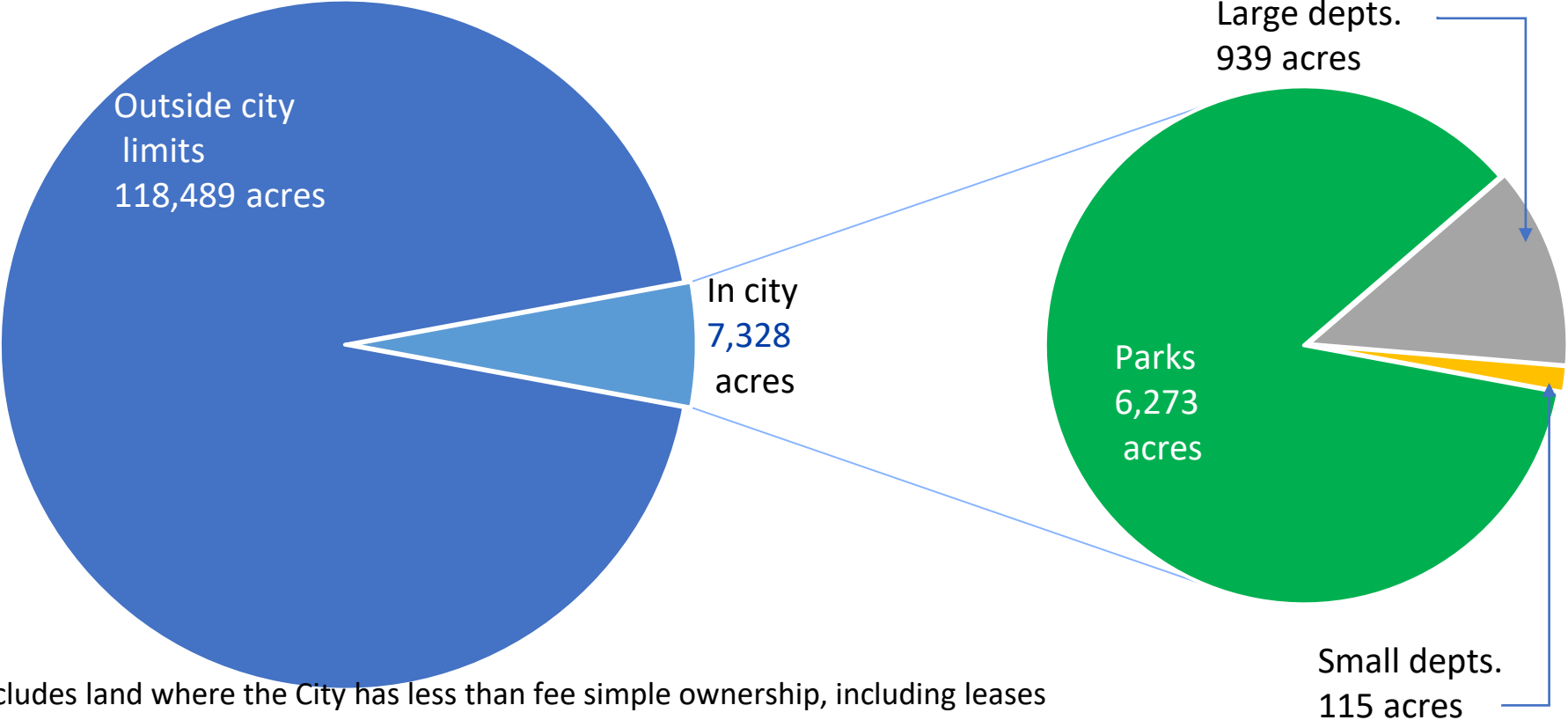
Total land with City property rights*	➤ 125,817 acres
Land area within city limits	➤ 7,328 acres
Parks in-city Acreage	➤ 6,273 acres
Other large landholding depts: City Light, Public Utilities, Transportation and FAS	➤ 939 acres in city
Small landholding depts: Library, Neighborhoods, Seattle Center, Housing	➤ 115 acres in city
In-city Property Sold or Exchanged since 2000	➤ 79 acres in city

\* Includes land the City owns as well as land where the City has other property rights, including leases and inter-agency agreements.



# City Property Rights (Acres)\*

Total acres of City property rights 125,817



\*Includes land where the City has less than fee simple ownership, including leases and inter-agency agreements, but not including easements for roads.

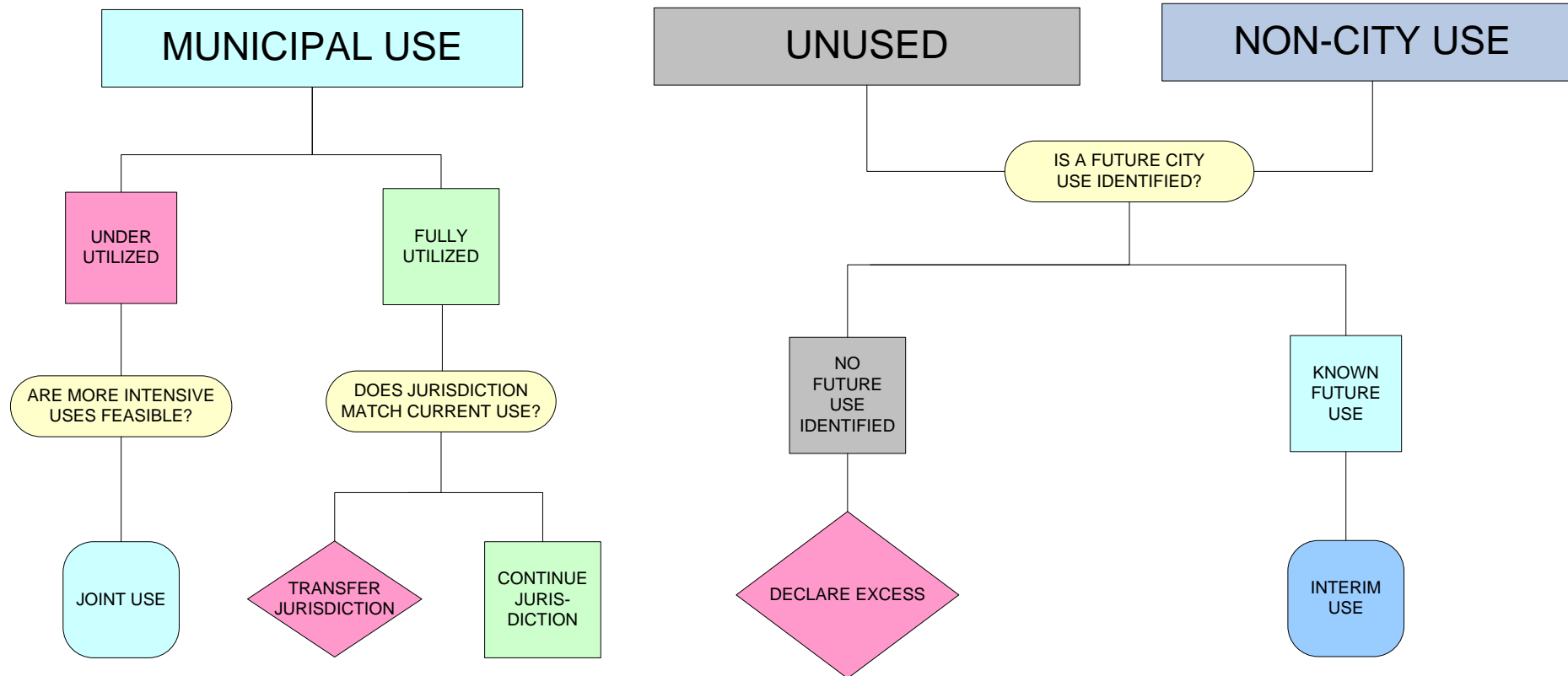
# Classification System

CLASSIFICATION	DEFINITION
Fully Utilized	Actively being used for municipal purposes to the fullest capacity under any required restrictions.
Joint Use	Shared use by two or more City departments, or by a City department and one or more public agencies or private parties.
Interim Use	Property is being held for future use, but is currently being used for a non-municipal purpose.
Underutilized	Ongoing municipal use but could support additional uses without interfering with the primary use of the property.
Unused	Not currently in municipal use and not rented, leased, or otherwise used.
Excess	No current or future use identified by Jurisdictional department.
Surplus	City Council decision authorizing reuse, transfer or sale has been adopted.



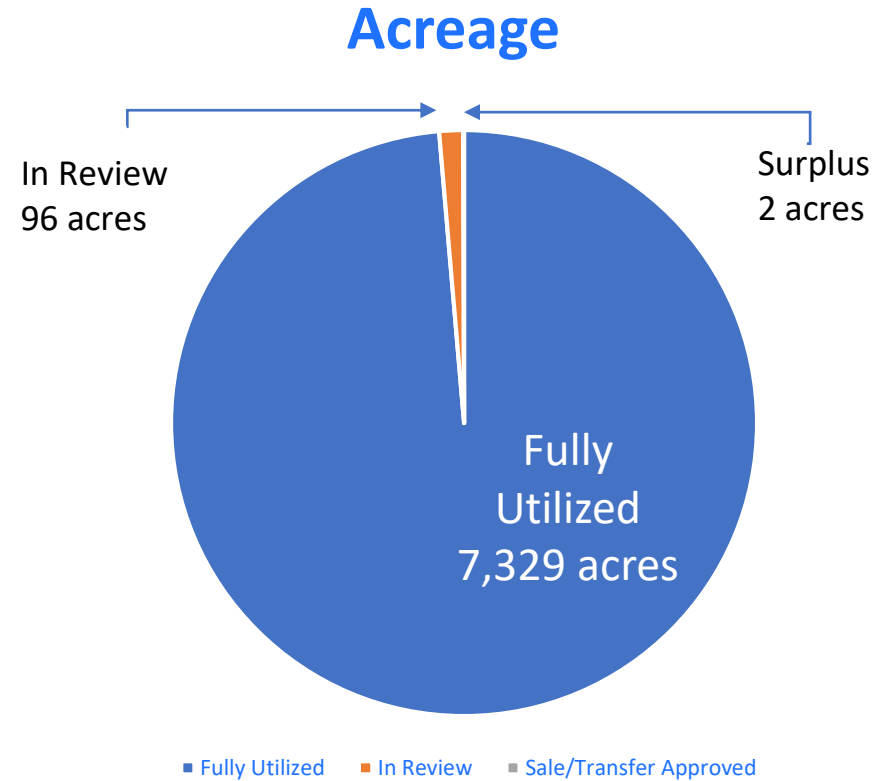
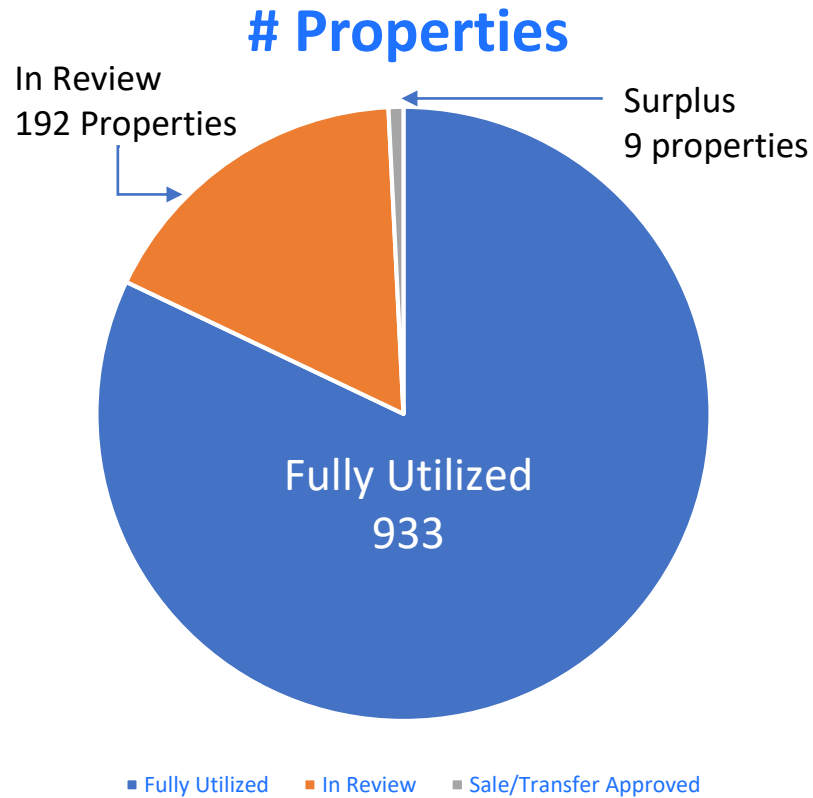
# Classification and Evaluation

1. WHAT IS THE CURRENT USE OF A PMA?





# Properties in City by Classification



Fully Utilized – Property that is actively being used for municipal purposes with no extra space  
 In Review – Interim Uses, Unused, Underutilized or Excess Property that is available for evaluation or reuse  
 Surplus - City Council has authorized sale or transfer, but conveyance is not yet complete.



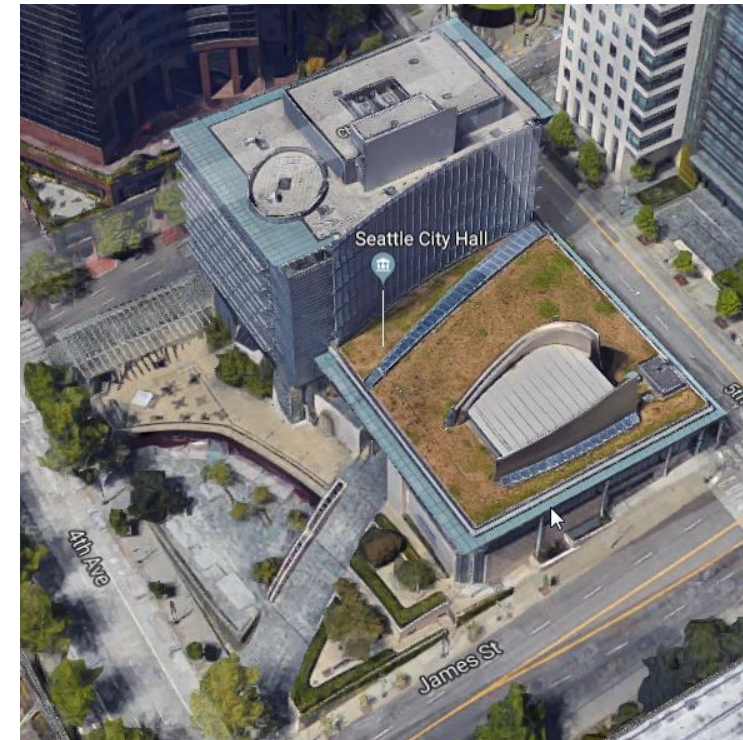
# Properties "In Review" -- Interim, Underutilized, Unused or Excess

In-City Properties "in Review"	Count	Residential Acres	Non-Res Acres
City Light	28	1.9	13.1
Parks (Interim - Life Estate)	1	1.6	
Seattle Public Utilities	1	1.4	
Seattle Transportation	33	12.4	7.7
FAS Properties			
• Parcels under 2,000 sf	81	1.1	
• Parcels over 2,000 sf	49	9.2	47.5
<b>Total:</b>	<b>193</b>	<b>27.7</b>	<b>68.4</b>



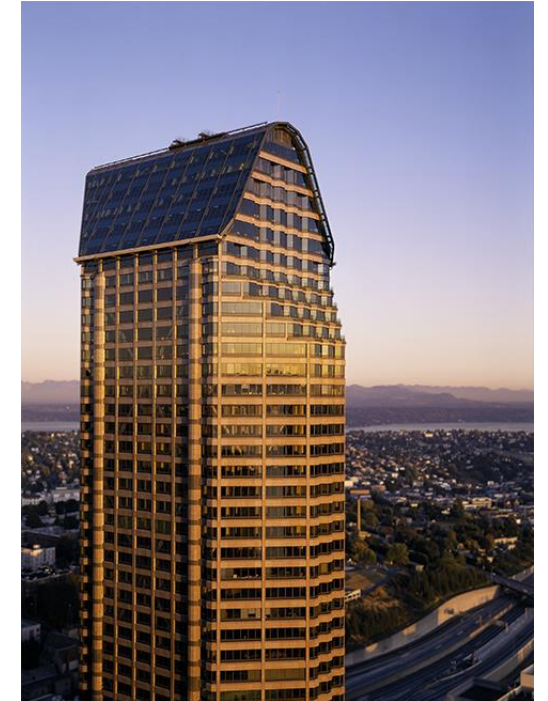
# Property Portfolio Examples

- Chosen to illustrate specific issues or opportunities.
- Not intended to be representative of entire portfolio.
- For example, an undeveloped park is considered by many people to be fully utilized for recreational purposes.
- Not an exhaustive list of opportunities



# Fully Utilized: Seattle Municipal Tower

- For City purposes, the Seattle Municipal Tower is fully utilized.
- The building has 62 stories and just under 1,000,000 square feet of office and retail space.



# Interim Use : 3500 Interlake Ave N.

- Former site of City print shop, University Child Development Center (lease) and temporary Fire Station 9.
- Currently leased to developer for parking.
- SPU intends to use site as terminus for a CSO project.
- Interdepartmental agreement provides for future affordable housing on-site.





# Underutilized: Greenwood Senior Center MOB

- Senior center has HSD support and a “mutually offsetting benefit (MOB)” lease with in-kind rent.
- Operator Phinney Neighborhood Association owns a portion of the parking area outright.
- A long-term lease or transfer with deed restrictions could provide future OH opportunity for affordable housing development.
- Zoned NC-40; Proposed NC2-55.



# Excess: Mercer Mega Block Sites

- 800 Mercer St.
- 620 Aurora Avenue N.

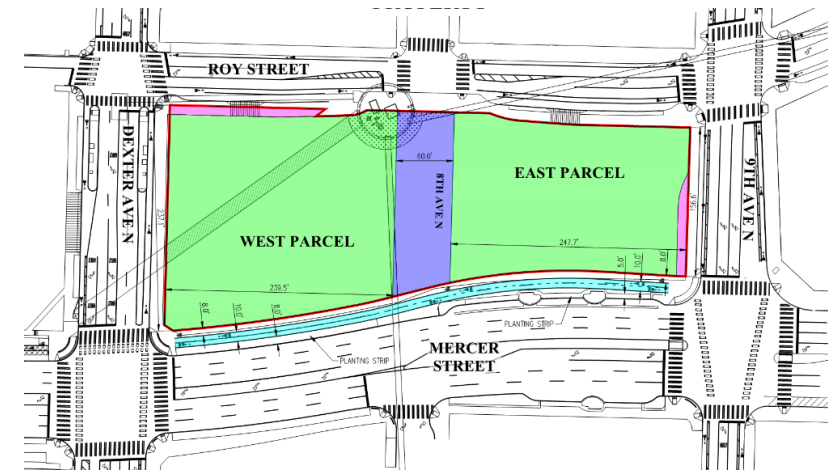
Street vacation ordinances:

- 125597.
- 125599.

Request for proposals issued July 11, 2018.

Purpose of sale:

- Pay off interfund loans.
- Support City and neighborhood goals.
- Funding for affordable housing.



# Excess: Myers Way Remainder Properties

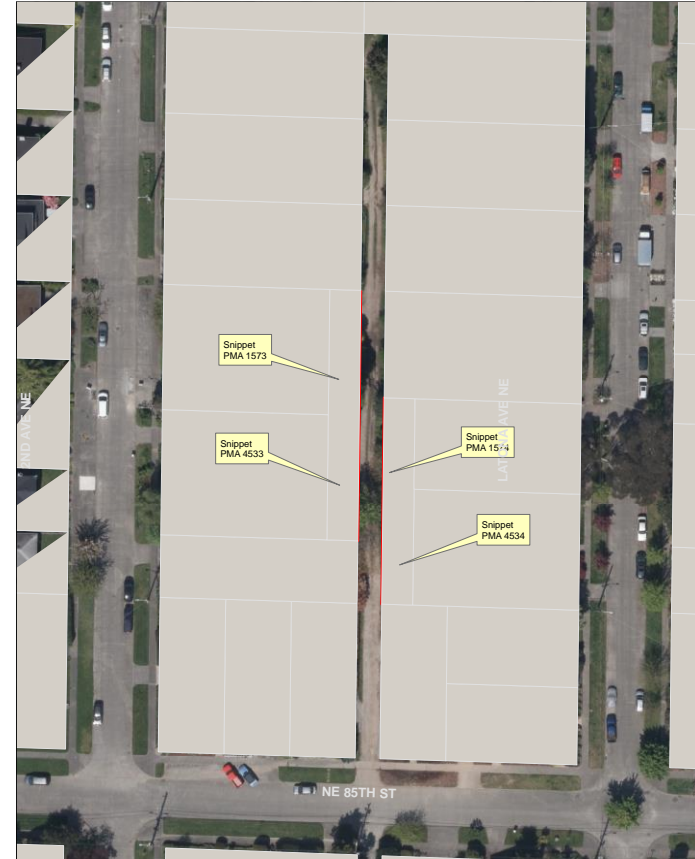
- Three parcels with approx. 20 acres of developable land and 18 acres undevelopable land.
- Former administration committed to transfer most acreage to Parks and Recreation.
- Current site of Camp Second Chance encampment.
- Zoned C2.





# Excess: "Snippet" Example

- Four properties under 2,000 sq. ft.
- Zoned SF-5000.
- On alley in 8200 block between Second Ave. NE and Latona Ave. NE.
- Ordinance 119191 authorized sale to individual abutting owners.



# Review and Decision Process

