

Sale of Small City Properties

“Snippet sales”



Background

- A ‘snippet’ is defined as a parcel of property under 2,000 square feet.
- Snippets are acquired by the City in varied ways, including:
 - Property remaining after a street widening.
 - Property transferred from King County as a result of platting errors.
- Snippets typically have value only to abutting owner(s).



FAS operating protocol for snippets

- FAS typically receives a request to purchase a snippet from an abutting property owner.
- Suitability for other City department use is evaluated.
- FAS researches whether any other City snippets are similarly situated and identifies appropriate value.
- FAS prepares council bill authorizing the sale of the snippets to the adjoining property owners.



West Seattle snippets created by platting error

- A Legal Description error in a plat near Alki Avenue Southwest created a 5-foot gap between the *Plat of West Seattle Park* and the *Clarmor Crags Plat*.
- King County transferred a deed to a 5-foot wide, 600-foot long parcel to the City of Seattle in 1960.
- This strip of land currently bisects approximately 17 private parcels owned by their respective owners; each snippet is approximately 200 square feet in size.



West Seattle snippets

- Several of the 5-foot parcels have been sold by the City in the past 30 years.
- An adjacent owner of three parcels bisected by snippets wishes to purchase the related snippets.



Council Bill relating to sale of the West Seattle snippets

- The proposed legislation will:
 - Declare these 17 snippet properties surplus to the needs of the City; due to extremely small size, they are declared exempt from City Disposition Procedures by the proposed legislation.
 - Authorize the Director of FAS to negotiate purchase and sale agreements and other documents to sell the 17 snippets at fair market value to the corresponding abutting property owners.
 - Sales proceeds will first be used to offset expenses; the remainder of the proceeds will be directed to support affordable housing.

