



Legislation Text

File #: CB 118723, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the Seattle Department of Transportation jurisdictional property located in Lots 1, 2, and 3, Block 13, Lake View Addition to the City of Seattle, commonly referred to as 805 NE Northlake Place (“Property”) and declaring it as surplus to the City’s needs; superseding in part Ordinance 114502 relating to the sale of the Property; authorizing the sale of the Property for fair market value through a negotiated sale to the University of Washington, and if such sale is not completed within one year of being offered for sale then through an open and competitive sales process to be managed by the Department of Finance and Administrative Services; authorizing the Director of Transportation, or his designee, to execute all necessary documents to accomplish the sale of the Property; and designating the proceeds from the sale.

WHEREAS, in 1971, the property at 805 NE Northlake Place (“Property”) was accepted under Ordinance

100377 for the purpose of relocating NE Pacific Street, which was subsequently widened instead of relocated; and

WHEREAS, in May 1989, the Property was authorized for sale in accordance with Ordinance 114502, although

it was not sold at that time due to the occupancy of the Property by a long-term tenant; and

WHEREAS, Resolution 29799, passed August 10, 1998, as amended by Resolution 30862, passed May 1,

2006, adopted procedures by the Seattle City Council regarding property reuse and disposition of City-owned property (“Property Disposition Procedures”); and

WHEREAS, in accordance with the Property Disposition Procedures, the Final Recommendation Report on

Reuse and Disposal of the Seattle Department of Transportation Excess Property PMA 4077, the

Building at 805 NE Northlake Pl., March 14, 2016 (“Final Report”), has been published; and

WHEREAS, the Final Report recommends that the Property is first offered for sale through a negotiated sale to

the University of Washington; and if the sale to the University of Washington is not completed within

one year of being offered for sale, then the Property will be offered through an open and competitive sale process to the public; and

WHEREAS, the Department of Finance and Administrative Services has expended funds for professional services and staff in the property review and disposition process and will manage the disposition and sale of the Property; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City of Seattle approves the steps taken as documented in the Final Recommendation Report on Reuse and Disposal of the Seattle Department of Transportation Excess Property PMA 4077, the Building at 805 NE Northlake Pl. (“Final Report”) for sale of the property at 805 NE Northlake Place (“Property”), as legally described as follows (Parcel No. 409230-2290):

Lots 1, 2, and 3, Block 13, of Lake View Addition to the City of Seattle, as per plat recorded in Volume 5 of Plats, page 34, Records of King County, Washington, EXCEPT that portion thereof lying south of a line which is 100 feet north of and parallel with the north line of Block 24, Lake Union Shore Lands, heretofore condemned in King County Superior Court Cause No. 125369 for street purposes, as provided by Ordinance No. 37483 of the City of Seattle; Also Except; any portion of said lot 3 lying within Northlake Avenue.

Section 2. The Property is hereby found and declared to be no longer required for municipal purposes and is hereby declared surplus to the City’s needs.

Section 3. The authorization for the sale of the Property identified in Section 1 of Ordinance 114502, and described in Section 1 of this ordinance, is superseded by this ordinance.

Section 4. The Director of the Department of Finance and Administrative Services, or the Director’s designee, is authorized to manage the sale of the Property, first through a fair market value negotiated sale to the University of Washington, and if after one year from the date the Property is offered for sale the sale is not completed, the property is to be sold through an open and competitive sales process to the public.

Section 5. The Director of Transportation, or the Director’s designee, is authorized to negotiate and to complete all agreements and any ancillary documents necessary to transfer the property to the University of

Washington or another purchaser identified through the competitive sales process.

Section 6. Proceeds from the sale authorized herein shall be used first to reimburse costs incurred and paid by the Department of Finance and Administrative Services in connection with the sale. The remaining proceeds shall be deposited in the City Street Fund (10340), a sub-fund of the Transportation Operating Fund (10310) and the proceeds shall be used for “highway purposes” as required by the Eighteenth Amendment to the State Constitution.

Section 7. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2016,

and signed by me in open session in authentication of its passage this ____ day of

_____, 2016.

President _____ of the City Council

Approved by me this ____ day of _____, 2016.

Edward B. Murray, Mayor

Filed by me this ____ day of _____, 2016.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Attachment 1: Final Recommendation Report on Reuse and Disposal of the Seattle Department of
Transportation Excess Property PMA 4077, the Building at 805 NE Northlake Pl., March 14, 2016