



Legislation Text

File #: CB 119644, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the Department of Finance and Administrative Services; declaring 5-foot wide properties that lie between the northwesterly line of Clarmar Crags, recorded Vol. 37 page 47 in King County, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, recorded Vol. 3 page 177 in King County, as surplus to the City's needs; authorizing the sale of said properties to the owners of the adjoining properties; authorizing the Director of Finance and Administrative Services to execute all documents for the sale and transfer of the properties at fair market value; and directing how proceeds from the sale shall be distributed.

WHEREAS, The City of Seattle (City) was authorized by Ordinance 88399 to acquire certain tax title property for general municipal purposes to establish greenbelt areas; and

WHEREAS, in 1960 the King County Treasurer, by Treasurer's Deed #37665, conveyed numerous parcels of real property to the City, which conveyance included a strip of land approximately 5 feet wide by 600 feet long; and

WHEREAS, this strip of land bisects several private property ownerships, leaving several parcels landlocked; and

WHEREAS, other portions of the 5-foot wide properties were sold to adjacent property owners; and

WHEREAS, the Department of Finance and Administrative Services (FAS) has determined that the properties do not serve an essential City function; and

WHEREAS, Resolution 29799, adopted in 1998, as amended by Resolution 30862 in 2006, as amended by Resolution 31770 in 2017 and as amended by Resolution 31837 in 2018, adopted procedures by the Seattle City Council regarding property reuse and disposition of City owned property (Property

Disposition Procedures); and

WHEREAS, each of the properties being transferred being less than 200 square feet in size, all are exempt from the public notification requirements of Resolution 31837; and

WHEREAS, FAS recommends declaring the subject properties surplus to the City's needs and requests authorization to sell and transfer the properties to the adjoining property owners;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The property legally described in this section is found and declared to be no longer required for municipal purposes and is declared surplus to the City's needs, and due to their small size and limited City utility, the portions described in the following sections are exempt from the City Property Disposition Procedures:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Crags, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington.

Section 2. The Director of Finance and Administrative Services (FAS) or the Director's designee is authorized to negotiate the purchase and sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value, to the owner of the adjacent property, 1704 Alki Ave SW, the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Crags, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of tract 15, Alki Beach and proceeding approximately 5 feet S 51° 55'00" E to the northwesterly line of Lot 6, Clarmar Crags, thence along said northwesterly line N 38° 05'00" E approximately 21 feet to the northerly corner of Lot 6, Clarmar Crags, thence northwesterly along the extension of the northeasterly line of Lot 6, Clarmar Crags approximately 5 feet to the southeasterly line of said Tract 15, thence southwesterly along the southeasterly line of said Tract 15 approximately 21 feet to the point of beginning.

Section 3. The Director of FAS or the Director's designee is authorized to negotiate the purchase and sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value to the owner of the adjacent property, 1706 Alki Ave SW, the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Crags, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of Tract 16, Alki Beach, and proceeding approximately 5 feet S 51° 55'00" E to the northwesterly line of Lot 6, Clarmar Crags, thence along said northwesterly line N 38° 05'00" E approximately 30 feet, thence northwesterly along the southeasterly extension of the northeasterly line of said Tract 16 approximately 5 feet to the easterly corner of said Tract 16, thence southwesterly along the southeasterly line of said Tract 16 approximately 30 feet to the point of beginning.

Section 4. The Director of FAS or the Director's designee is authorized to negotiate the purchase and sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value to the owner of the adjacent property, 1708 Alki Ave SW, the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Crags, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of Tract 17 Plat of West Seattle Park and proceeding approximately 5 feet S 51°55'00" E to the northwesterly line of Lots 6 and 7 Clarmar Crags, thence along said northwesterly line N 38°05'00" E approximately 30 feet, thence northwesterly along the southeasterly extension of the northeasterly line of said Tract 17 of Plat of West Seattle Park approximately 5 feet to the easterly corner of said Tract 17, thence southwesterly along the southeasterly line of said Tract 17 approximately 30 feet to the point of beginning.

Section 5. The Director of FAS or the Director's designee is authorized to negotiate the purchase and sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value to the owner of the adjacent property, 1710 Alki Ave SW, the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Crags, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of Tract 18, Alki Beach, and proceeding approximately 5 feet S 51° 55'00" E to the northwesterly line of Lot 7, Clarmar Crags, thence along said northwesterly line N 38° 05'00" E approximately 30 feet, thence northwesterly along the southeasterly extension of the northeasterly line of Lot 18, Alki Beach, approximately 5 feet to the easterly corner of said Tract 18, thence southwestward along the southeasterly line of said Tract 18 approximately 30 feet to the point of beginning.

Section 6. The Director of FAS or the Director's designee is authorized to negotiate the purchase and sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value to the owner of the adjacent property, 1714 Alki Ave SW, the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Crags, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of Tract 19, Alki Beach, and proceeding approximately 5 feet S 51° 55'00" E to the northwesterly line of Lot 8, Clarmar Crags, thence along said northwesterly line N 38° 05'00" E approximately 30 feet, thence northwesterly along the southeasterly extension of the northeasterly line of Tract 19, Alki Beach, approximately 5 feet to the easterly corner of said Tract 19, thence southwestward along the southeasterly line of said Tract 19 approximately 30 feet to the point of beginning.

Section 7. The Director of FAS or the Director's designee is authorized to negotiate the purchase and sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value to the owner or owners of the adjacent properties, 1718 Alki Ave SW, the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between Parcels A & B, Halekulani Condominium, recorded in Vol. 90 of Condominiums, pages 55-56, also described as between the northwesterly line of Clarmar Crags, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; (being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of Tract 20, Alki Beach, and proceeding approximately 5 feet S 51° 55'00" E to the northwesterly line of Lot 8, Clarmar Crags, thence along said northwesterly line N 38°

05'00" E approximately 40 feet, thence northwesterly along the southeasterly extension of the northeasterly line of said Tract 21 approximately 5 feet to the easterly corner of said Tract 21, thence southwesterly along the southeasterly line of said Tract 21 approximately 40 feet to the point of beginning.

Section 8. The Director of FAS or the Director's designee is authorized to negotiate the purchase and sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value to the owner or owners of the adjacent properties, of 1722 and 1724 Alki Ave SW, the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Crags, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of Tract 22, Alki Beach, and proceeding approximately 5 feet S 51° 55'00" E to the northwesterly line of Lot 9, Clarmar Crags, thence along said northwesterly line N 38° 05'00" E approximately 40 feet, thence northwesterly along the southeasterly extension of the northeasterly line of said Tract 22 approximately 5 feet to the easterly corner of said Tract 22, thence southwesterly along the southeasterly line of said Tract 22 approximately 40 feet to the point of beginning.

Section 9. The Director of FAS or the Director's designee is authorized to negotiate the purchase and sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value to the owner or owners of the adjacent properties, of 1728 Alki Ave SW, the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Crags, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of Tract 24, Alki Beach, and proceeding approximately 5 feet S 51° 55'00" E to the northwesterly line of Lot 10, Clarmar Crags, thence along said northwesterly line N 38° 05'00" E approximately 40 feet, thence northwesterly along the southeasterly extension of the northeasterly line of said Tract 24 approximately 5 feet to the easterly corner of said Tract 24, thence southwesterly along the southeasterly line of said Tract 24 approximately 40 feet to the point of beginning.

Section 10. The Director of FAS or the Director's designee is authorized to negotiate the purchase and

sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value to the owner or owners of the adjacent properties, 1732 Alki Ave SW, the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Crags, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of Tract 25, Alki Beach, and proceeding approximately 5 feet S 51° 55'00" E to the northwesterly line of Lot 11, Clarmar Crags, thence along said northwesterly line N 38° 05'00" E approximately 39 feet, thence northwesterly along the southeasterly extension of the northeasterly line of said Tract 25 approximately 5 feet to the easterly corner of said Tract 25, thence southwesterly along the southeasterly line of said Tract 25 approximately 39 feet to the point of beginning.

Section 11. The Director of FAS or the Director's designee is authorized to negotiate the purchase and sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value to the owner or owners of the adjacent properties, 1734 Alki Ave SW, the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Crags, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of Tract 26, Alki Beach, and proceeding approximately 5 feet S 51° 55'00" E to the northwesterly line of Lot 11, Clarmar Crags, thence along said northwesterly line N 38° 05'00" E approximately 34 feet, thence northwesterly along the southeasterly extension of the northeasterly line of said Tract 26 approximately 5 feet to the easterly corner of said Tract 26, thence southwesterly along the southeasterly line of said Tract 26 approximately 34 feet to the point of beginning.

Section 12. The Director of FAS or the Director's designee is authorized to negotiate the purchase and sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value to the owner or owners of the adjacent properties, 1736 Alki Ave SW, the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Crags, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the

southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of Tract 27, Alki Beach, and proceeding approximately 5 feet S 51° 55'00" E to the northwesterly line of Lot 12, Clarmar Crags, thence along said northwesterly line N 38° 05'00" E approximately 36 feet, thence northwesterly along the southeasterly extension of the northeasterly line of said Tract 27 approximately 5 feet to the easterly corner of said Tract 27, thence southwesterly along the southeasterly line of said Tract 27 approximately 36 feet to the point of beginning.

Section 13. The Director of FAS or the Director's designee is authorized to negotiate the purchase and sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value to the owner or owners of the adjacent properties, 1738 and 1740 Alki Ave SW, the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Crags, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of Tract 28, Alki Beach, and proceeding approximately 5 feet S 51° 55'00" E to the northwesterly line of Lot 12, Clarmar Crags, thence along said northwesterly line N 38° 05'00" E approximately 30 feet, thence northwesterly along the southeasterly extension of the northeasterly line of said Tract 28 approximately 5 feet to the easterly corner of said Tract 28, thence southwesterly along the southeasterly line of said Tract 28 approximately 30 feet to the point of beginning.

Section 14. The Director of FAS or the Director's designee is authorized to negotiate the purchase and sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value to the owner or owners of the adjacent properties, of 1750 Alki Ave SW, the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Crags, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of Tract 29, Alki Beach, and proceeding approximately 5 feet S 51° 55'00" E to the northwesterly line of Lot 13, Clarmar Crags, thence along said northwesterly line N 38° 05'00" E approximately 30 feet, thence northwesterly along the southeasterly extension of the northeasterly line of said Tract 29 approximately 5 feet to the easterly corner of said Tract 29, thence southwesterly along the southeasterly line of said Tract 29 approximately 30 feet to the point of

beginning.

Section 15. The Director of FAS or the Director's designee is authorized to negotiate the purchase and sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value to the owner or owners of the adjacent properties, 1752 Alki Ave SW, the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Crags, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of Tract 30, Alki Beach, and proceeding approximately 5 feet S 51° 55'00" E to the northwesterly line of Lot 13, Clarmar Crags, thence along said northwesterly line N 38° 05'00" E approximately 30 feet, thence northwesterly along the southeasterly extension of the northeasterly line of said Tract 30 approximately 5 feet to the easterly corner of said Tract 30, thence southwesterly along the southeasterly line of said Tract 30 approximately 30 feet to the point of beginning.

Section 16. The Director of FAS or the Director's designee is authorized to negotiate the purchase and sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value to the owner or owners of the adjacent properties, 1756 Alki Ave SW, the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Crags, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of Tract 31, Alki Beach, and proceeding approximately 5 feet S 51° 55'00" E to the northwesterly line of Lot 14, Clarmar Crags, thence along said northwesterly line N 38° 05'00" E approximately 30 feet, thence northwesterly along the southeasterly extension of the northeasterly line of said Tract 31 approximately 5 feet to the easterly corner of said Tract 31, thence southwesterly along the southeasterly line of said Tract 31 approximately 30 feet to the point of beginning.

Section 17. The Director of FAS or the Director's designee is authorized to negotiate the purchase and sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value to the owner or owners of the adjacent properties, 1758 Alki Ave SW,

the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Craggs, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of Tract 32, Alki Beach and proceeding approximately 5 feet S 51° 55'00" E to the northwesterly line of Lot 14, Clarmar Craggs, thence along said northwesterly line N 38° 05'00" E approximately 30 feet, thence northwesterly along the southeasterly extension of the northeasterly line of said Tract 32 approximately 5 feet to the easterly corner of said Tract 32, thence southwesterly along the southeasterly line of said Tract 32 approximately 30 feet to the point of beginning.

Section 18. The Director of FAS or the Director's designee is authorized to negotiate the purchase and sale agreement and any ancillary documents including minor modifications to legal descriptions, to accomplish the sale and transfer at fair market value to the owner or owners of the adjacent properties, 1760 Alki Ave SW, the property legally described as follows:

A strip of land, approximately 5 feet in width, which lies between the northwesterly line of Clarmar Craggs, as recorded in Vol. 37 of Plats, page 47, records of King County, Washington, and the southeasterly line of Alki Beach, an unrecorded plat; being a portion of the Undesignated Tract of Plat of West Seattle Park, as recorded in Vol. 3 of Plats, page 177, records of King County, Washington, described as follows:

Beginning at the southerly corner of Tract 32, Alki Beach, and proceeding approximately 5 feet S 51° 55'00" E to the northwesterly line of Lot 14 Clarmar Craggs, thence along said northwesterly line S 38° 05'00" W approximately 10 feet, thence northwesterly along the northwesterly extension of the southwesterly line of said Lot 14 approximately 5 feet to the southwest line of Tract 33, Alki Beach, thence northeasterly along the southeasterly line of said Tract 33 approximately 10 feet to the point of beginning.

Section 19. Proceeds from the sales authorized by this ordinance shall be deposited into the Finance and Administrative Services Fund (50300) and used first to reimburse costs incurred and paid by FAS with respect to the sale. 80 percent of the net proceeds shall be deposited into the Low-Income Housing Fund (16400). 20 percent of the net proceeds shall be used by FAS to support development of City owned property for affordable housing.

Section 20. 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 _____, 2019, and signed by me in open session in authentication of its passage this _____ day of _____, 2019.

President _____ of the City Council

Approved by me this _____ day of _____, 2019.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2019.

Monica Martinez Simmons, City Clerk

(Seal)