

Summary Attachment A
Final Recommendation Report
On Reuse and Disposal of the
Seattle Department of Transportation’s Brickyard Property
3819 (a/k/a 3831) Fourth Avenue Northeast/PMA 4213 (hereinafter, the “Property”)
July 2018

Authority Underlying the Preparation of this Preliminary Recommendation Report (the “**Report**”)

This Report is presented pursuant to the directives set forth in Seattle City Council resolution 29799 (hereinafter, “**Resolution 29799**”) - later modified by resolutions 30862 and 31770, with respect to the disposition of excess real property. These resolutions resulted in the *Procedures for the Evaluation of the Reuse and Disposal of the City’s Real Property* (the “**Disposition Procedures**”).

Disposition Procedures section 8 provides for the preparation of a pair of reports – preliminary and final, documenting a department’s analysis and recommendation with respect to the reuse or disposal of real property once such property has been declared excess.

The Seattle Department of Transportation (“**SDOT**”) is the Property’s jurisdictional department. On July 13, 2017, SDOT declared the Property excess to its needs.¹ On August 2, 2017, SDOT and the Department of Finance and Administrative Services (“**FAS**”) entered into a memorandum of agreement whereby FAS was charged with leading the Property’s disposition process.

FAS Recommendation

FAS - after consultation with other City departments including SDOT, recommends that the Property be sold with the net proceeds disbursed to the SDOT Arterial Street Fund.

Recommended means and methods of accomplishing the sale are as follows (listed in terms of priority):

- a. First, attempt to negotiate a direct sale to owner of abutting property - Dunn Lumber Co., Inc.
- b. Second, if the attempt at a direct sale is unsuccessful, solicit an offer from the Human Services Department of the City of Seattle. During the comment period HSD expressed interest in purchasing the Property.
- c. Third, if attempts at (a) and (b) are unsuccessful, retain a licensed real estate broker to list the Property on various multiple-listing services. FAS expects that the services of a licensed real estate broker would necessitate the payment of a full commission in the range of 5 – 6% of the Property’s gross sales price.

¹ As discussed later in this report, on December 28, 2017 supplemented its July 13, 2017 declaration so as to expand the scope of the disposition from 11,534 square feet of property to 15,534 square feet.

A direct sale to Dunn Lumber, Inc. would be advantageous for several reasons. First, significant community support has coalesced around the prospect of a sale of the Property to Dunn Lumber, Inc. Second, a sale of a property to the abutting property owner – particularly when the abutting property owner already owns the remainder of the block (as is the case in this instance), often allows the seller to realize a premium price. Third, a sale of the Property to Dunn Lumber, Inc., will likely trigger a cohesive re-development of the entire block (including abutting properties already owned by Dunn Lumber, Inc.), rather than piece-meal development that might come with the sale of the Property to a party other than Dunn Lumber, Inc.

Background

The Property is trapezoidal in shape. The long side of the Property – estimated to be about 105-feet long– adjoins to the Burke-Gilman Trail. The Property is un-improved.

See the excess property description set forth in **Attachment A**. See **Attachment B** for the Property’s tax parcel map.

The Property was acquired in two steps in conjunction with the then-proposed realignment of NE Pacific Street. The first step was SDOT’s December 1966 acquisition of the northerly 11,534 square feet (lots 1, 2 and 3 of Block 7 of Latona Addition). The second step was SDOT’s August 1967 acquisition of the 4,000-square foot parcel abutting the south side of lot 3.

Both acquisitions were via a statutory warranty deed with no deed restrictions. While lots 1, 2 and 3 were never dedicated for street purposes and have not been “laid-off”, the ordinance authorizing the acquisition of lot 4 provided that “Northeast Pacific Street...is hereby laid off, opened, widened, extended and established over, through, across and upon...[lot 4].”²

However, the final realignment for NE Pacific Street did not utilize any part of the Property. In recent years, SDOT has used the Property for the storage of road-building/road-repair related materials. As SDOT expects that it will soon relocate the storage use to other property, it determined that the Property was excess to its needs.

Given the backdrop of these two acquisitions, at the start of the disposition process SDOT took the position that the disposition of lots 1, 2 and 3 could be accomplished by an outright sale, while the disposition of lot 4 would require a street vacation.

Shortly after the issuance of the initial excess property notice, FAS and SDOT – in consultation with the Seattle City Attorney, revisited the issue of whether the disposition of lot 4 required a street vacation. After a thorough review, FAS, SDOT and the Seattle City Attorney agreed that since lot 4 was acquired via a statutory warranty deed, so long as the ordinance authorizing its acquisition is amended so as to strike the “laid-off” provision, SDOT would have both the necessary property rights and sufficient authority to dispose of lot 4 via an outright sale rather than a street vacation. By selling the Property – lots 1, 2, 3 **and** lot 4 in a single transaction, SDOT could potentially realize the premium that often comes with selling a multiple-lot assemblage.

This conclusion triggered the December 2017 re-issuance of the excess property notice. See the section below with the caption “*Notifications and Public Involvement*” for the discussion of the excess property notices.

² See City of Seattle Ordinance 96106 (hereinafter, “**Ordinance 96106**”).

Reuse or Disposal Options Evaluation Guidelines

Section 1 of Resolution 29799 requires the Executive to make its recommendation for the reuse or disposal of any property that is not needed by a department using the following guidelines:

A. Consistency

The analysis should consider the purpose for which the property was originally acquired, funding sources used to acquire the property, terms and conditions of original acquisition, the title or deed conveying the property, or any other contract or instrument by which the City is bound or to which the property is subject, and City, state or federal ordinances, statutes and regulations.

The Property was acquired for the re-alignment of NE Pacific Street. However, the contemplated re-alignment never materialized. The Property is un-improved. For the past several years, SDOT has used the Property to store road-building/road-repair materials.

Purchase money for the Property came from SDOT's Arterial Street Fund. The statutory warranty deeds conveying title to the City contained no deed restrictions.

B. Compatibility and Suitability

The recommendation should reflect an assessment of the potential for use of the property in support of adopted Neighborhood Plans; in support of low-income housing and/or affordable housing; in support of economic development; for park or open space; in support of Sound Transit Link Light Rail station area development; in support of child care facilities; and in support of other priorities reflected in adopted City policies.

It appears that the only relevant neighborhood plan is the 1998 Wallingford Neighborhood Plan. While the plan is generally silent on industrial uses, the plan's vision statement includes a vision of Wallingford as a community "where people can work and shop at a variety of local businesses, and where businesses can thrive." Selling the Property to Dunn Lumber Co., Inc. so it can expand their lumber and hardware business is congruent with the community's vision as set forth in the neighborhood plan. It would also permit Dunn to consolidate their property ownership and redevelop the entire block, spurring economic development within the immediate neighborhood. Dunn has indicated that its re-development will include a wayside amenity serving the Burke-Gilman trail, and perhaps a small grocery. An excerpt from the neighborhood plan can be found in **Attachment C**.

Under the Property's IC-45 zoning designation, residential uses (including low-income housing) are not permitted. The City of Seattle Office of Housing has gone on record that it is not interested in acquiring the Property. See **Attachment D**.

The closest light-rail line to the Property (either planned or existing) is approximately one mile south/southeast, so as to render the Property unsuitable for a light-rail station.

Seattle Parks & Recreation has gone on record that it is not interested in acquiring the Property for park purposes. See **Attachment E**.

As reflected in the *Excess Property Response Form* set forth in **Attachment F**, the City's Human Services Department has expressed interest in purchasing the Property so that it might develop it into a child care/pre-school facility. Recommendation step (b), as set forth above, reflects as much.

C. Other Factors

The recommendation should also consider:

- *the highest and best use of the property.*

The Property is zoned industrial commercial with a height limit of 45 feet. Allowed uses in an industrial commercial zone include warehouse, sales and service, office and eating and drinking establishments. Given the range of allowed uses, the Property's highest and best use is likely one that incorporates a mix of uses (e.g., warehouse, office and limited retail such as a small grocery, drugstore or restaurant).

- *compatibility of the proposed uses with the physical characteristics and with surrounding uses.*

Conceptual drawings of the lumberyard/office/mixed-use facility as put forth by Dunn Lumber Co., Inc. in the winter of 2017 appear to indicate that its project - should it come to fruition - would be well-integrated with the Property's sloped topography. Dunn's re-development proposal is also compatible with surrounding uses, which include the existing Dunn lumberyard, a Seattle City Light sub-station and surface parking.

- *timing and term of the proposed use.*

The timing for the implementation of Dunn Lumber Co., Inc.'s re-development proposal is estimated at two-to-four years, depending upon (a) the timing of permits, and (b) market conditions. The term of the use is presumably indefinite.

- *appropriateness of the consideration to be received.*

FAS expects that consideration to the City for the conveyance of the Property will be all cash.

- *unique attributes that make the property hard to replace (e.g., size, location).*

None.

- *potential for consolidation with adjacent public property to accomplish future goals and objectives of the City.*

None.

- *conditions in the real estate market from the perspective of a property seller.*

Strong conditions in the current real estate market favor the City as seller.

- *known environmental factors that might affect the value of the property.*

A *Phase I Environmental Site Assessment* commissioned by FAS indicates a series of recognized environmental conditions on the Property. These include: (a) use and storage of heating oil on the Property (in conjunction with home heating); (b) historical operation of several manufacturing facilities on the Property; and (c) the historical operation of an auto repair shop and paint company on the adjoining property to the west. FAS anticipates that the purchaser of the Property will conduct further testing with respect to these recognized environmental conditions. At this stage, FAS does not believe that these recognized environmental conditions will materially impact the Property's value.

D. Sale

The recommendation should evaluate the potential for selling the property to non-City public entities and to members of the general public.

Pursuant to the Disposition Procedures, FAS sent an excess property notice to approximately forty-five City departments and other non-City public entities. More than one City departments/other non-City public entities initially expressed interest in the Property.

Selling the Property to a member of the general public (e.g., a private developer) is always an option, particularly in what is considered to be a seller's market. However, FAS believes that a direct sale of the Property to the adjoining property owner – Dunn Lumber Co., Inc., given that the company already owns the remainder of the block, will yield the highest price to the City, especially when one takes into account the fact that a direct sale allows the City to avoid commissions associated with listing the Property.

Notifications and Public Involvement

In light of SDOT's re-assessment of the appropriate mechanism for the disposition of lot 4 of the Property, FAS distributed two sets of excess property notices:

- a. The first excess property notice was distributed in August 2017 and was concerned with lots 1, 2 and 3 – or approximately 11,534 square feet of the Property. See **Attachment G** for the form of this first excess property notice as sent to various City departments and other public agencies. See **Attachment H** for this notice's distribution list.

Simultaneous with the distribution of the excess property notice to representatives of various City departments and other public agencies, Lacy & Par, Inc. also distributed the first excess property notice to approximately 600 owners and residents with property interests situated within 1,000 of the Property. See **Attachment I** for the form of this first excess property notice.

- b. The second excess property notice was distributed in December 2017 after SDOT determined all of the Property – lots 1, 2, 3 and 4 (comprising approximately 15,534 square feet), could be disposed of in a single transaction, without the need for a separate, street vacation process for lot 4. FAS – on behalf of SDOT, distributed the second excess property notice to various City departments and other public agencies. Lacy and Par, Inc. distributed the second excess property notice to nearby owners and residents. See **Attachments J** (form of second excess property notice as sent to various City

departments and other public agencies), **K** (City/public agency distribution list for the second excess property notice) and **L** (form of second excess property notice as sent to nearby owners and residents).

Additionally, in early February 2018 FAS distributed a preliminary version of this final report to twenty-six persons.

See **Attachment M** for a summary of comments received in response to both sets of excess property notices, and in response to the distribution of the preliminary report.

FAS has also received letters in support of a direct sale to Dunn Lumber, Inc. from no fewer than eight different organizations:

Support letters received from non-profit organizations:

- Cascade Bicycle Club;
- Feet First; and
- Wallingford Community Council.

Support letters received from other organizations:

- Ivar's Restaurants;
- Dunn Lumber Company, Inc.;
- Explorer Properties/B & N Fisheries Company;
- Voula's Offshore Café; and
- Northlake Tavern & Pizza House.

See separate public involvement plan for a discussion of additional, public involvement steps.

Classification – Simple or Complex

The Disposition Procedures require that FAS classify the disposition as either simple or complex, guiding the remaining steps in the disposition process. In the fall of 2017, the Seattle City Council adopted resolution 31770, which modified the scoring matrix used to determine whether a disposition is simple or complex. As the Property's disposition was well underway when resolution 31770 was adopted, FAS scored the Property's disposition under both the old and new matrices. The outcome is the same: scores under both matrices are above the threshold for "complex", and the disposition is thus classified as complex.

Subject to Final Authorization by Mayor and City Council

As is customary with the City, the Property's disposition is subject to final authorization by both the Mayor and the Seattle City Council.

[Attachments begin on the following page]

Attachment A – Excess Property Description

2018 Disposition of 3819 Fourth Avenue NE

PMA 4213

Excess Property Description

1. Property Management Area Name and Address Seattle Department of Transportation “Brickyard” Storage Facility, 3819 Fourth Avenue NE.
2. Legal description Lot 1, 2, 3 and 4 in Block 7 of Latona Addition to the City of Seattle, as per plat recorded in Volume 4 of Plats, on page 28, records of King County; situate in the City of Seattle, County of King, State of Washington (hereinafter, the **“Property”**).
3. Certain identifying numbers and Property particulars
 - PMA: 4213
 - King County Assessor’s number: 4206900290
 - Subject Parcel Number (per RPAMIS): 20656
 - Zoning: IC-45
 - Land area: 15,534 square feet (estimated)
4. Photographs None presently available.
5. Brief history of Property

SDOT acquired lots 1, 2 and 3 of the Property in 1966, and lot 4 in 1967. The Property was acquired pursuant to the realignment of NE Pacific Street. However, the final alignment for NE Pacific Street did not utilize the Property.

The Property was conveyed to the City via a pair of statutory warranty deed. Neither deed contained any deed restrictions.

SDOT currently utilizes the Property for the storage of road-building related materials. SDOT expects that it will soon relocate the storage use to another parcel.

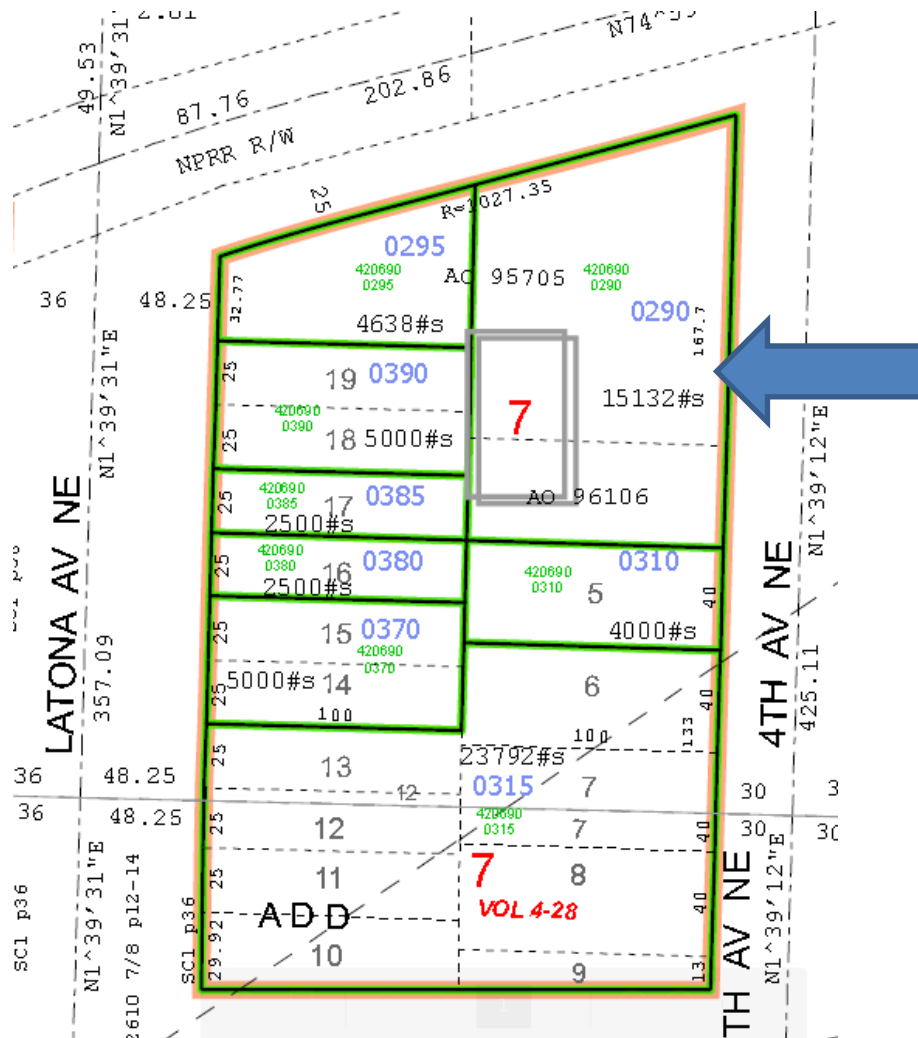
The Property is unimproved.
6. Ordinances pertaining to the Property’s acquisition

See ordinance 95360 (authorizes acquisition of property necessary to accommodate the re-alignment of NE Pacific Street between Latona Avenue Northeast and 15th Avenue Northeast, appropriates acquisition funding from the Arterial City Street Fund).

See ordinance 95705 (whereby the City accepted the deed to lots 1, 2 and 3 of the Property). See ordinance 96106 (whereby the City accepted the deed to lot 4 of the Property).

- | | |
|--|---|
| 7. Current easements, covenant and restrictions (as flagged in RPAMIS) | 1939 grant of easement from the Northern Pacific Railway Company to the City of Seattle, granting the right to construct and maintain a sidewalk in connection with the 6 th Avenue Northeast undercrossing. |
| 8. Recommended easements, covenants and restrictions upon transfer | None |
| 9. Jurisdictional department's opinion on any current code or ordinance violations or delinquencies | FAS Real Estate Services offers no opinion. |
| 10. Fund to which sale proceeds would accrue | Arterial Street Fund, or the successor thereto. |
| 11. Jurisdictional rough estimate of market value, expressed as a range of value, and basis for conclusion | The Property's rough, estimated market value (without considering sales of comparable properties) is approximately \$1.5 million. The estimated market value approximates the product of the square footage of the Property's land area – about 15,500 square feet, and a land value of \$95 per square foot. The per square foot land value was derived from the <i>2017 Assessment Roll</i> as published by the King County Department of Assessments, specifically, the typical land value for IC-45 zoned land in the Wallingford-Northlake neighborhood, area 17-10. The City anticipates that a sale of the Property to an abutting property owner could command an assemblage premium of 20 – 30% over the estimated market value. |
| 12. Any potential problems and any possible measures that could be taken to mitigate or prevent recurrence of problems | None. |
| 13. Other | Phase 1 |

Attachment B – Tax Parcel Map



Attachment C
Excerpt from 1998 Wallingford Neighborhood Plan

Univ. of Washington Libraries

The
Wallingford
Neighborhood Plan

Draft #1 Prepared March 7, 1998

Vision Statement

We envision Wallingford as a community

- where neighbors are encouraged to know one another, to celebrate together, and to join in making decisions about the future of the community
- where people value the safety and education of children, and welcome residents of all ages, incomes and cultures,
- where people can work and shop at a variety of local businesses, and where those businesses can thrive
- where people feel safe and comfortable walking, riding a bicycle, using public transportation, or driving a vehicle, and where streets are pleasant public places
- Where citizens practice responsible stewardship of the architectural, cultural, and natural environment, so that everyone may enjoy the green spaces, intimate scale, and historic character of the neighborhood. Plan [sic]



Attachment D
Excess Property Response Form from City of Seattle Office of Housing

CITY OF SEATTLE
EXCESS PROPERTY RESPONSE FORM

DATE:

December 9, 2017

PROPERTY ADDRESS:

3819 4th Avenue Northeast
Seattle, WA 98105

LEGAL DESCRIPTION:

Lots 1, 2, 3 and 4 in Block 7 of Latona Addition to the City of Seattle, as per plat recorded in Volume 4 of Plats, on page 28, records of King County; situate in the City of Seattle, County of King, State of Washington.

ASSESSOR PARCEL NUMBER:

420690-0290

CITY OF SEATTLE PMA NUMBER:

4213

Department/Public Agency: <u>OFFICE OF HOUSING</u>
<input checked="" type="checkbox"/> We have no interest in this real property.
<input type="checkbox"/> We are interested in acquiring the real property, or jurisdiction over it. A completed <i>Excess Property Proposed Use Form</i> is attached to this response.
<input type="checkbox"/> We have facilities on the real property, or access rights through or across the real property as described below (add additional sheets as necessary).
<input type="checkbox"/> We need facilities on the real property or access rights through or across the real property as described below (add additional sheets as necessary).
<input type="checkbox"/> We have identified the following plans, policies, objectives, limitations or other facts as found in adopted or proposed City plans and policies that may affect the Reuse or Disposal of the real property (add additional sheets as necessary).
<input type="checkbox"/> We have the following comments regarding the proposed Reuse of Disposal of this real property (add additional sheets as necessary).

PRITHY KORATHU OFFICE OF HOUSING
Reviewer Department

12/5/17
Date

Attachment E
Memorandum from Seattle Parks

Memo

DATE: July 31, 2017

TO: Robert Ferrell

Cc: Sam Spencer, SDOT
Roque Deherrera, OED

FROM: Chip Nevins

SUBJECT: SDOT's surplus property located at 3819 4th Avenue NE

The Parks Department has reviewed SDOT's surplus property notice for the property at 3819 4th Avenue NE and is not interested in acquiring it for Park purposes. The property is located next to, but below, the Burke-Gilman Trail; midway between Gasworks Park and the future Portage Bay Park; and does not fall within a service gap as identified in the 2017 Parks and Open Space Plan.

Attachment F - City of Seattle/Human Services Department Response to Excess Property Notice

CITY OF SEATTLE EXCESS PROPERTY RESPONSE FORM	
DATE:	August 31, 2017
PROPERTY ADDRESS:	3819 4th Avenue Northeast Seattle, WA 98105
LEGAL DESCRIPTION:	Lots 1, 2 and 3 in Block 7 of Larua Addition to the City of Seattle, as per plat recorded in Volume 4 of Plats, on page 28, records of King County, State of Washington, County of King, State of Washington.
ASSESSOR PARCEL NUMBER:	420690-0290
CITY OF SEATTLE PMA NUMBER:	4213
Department/Public Agency:	Human Services Dept
<input checked="" type="checkbox"/> We have no interest in this real property.	
<input type="checkbox"/> We are interested in acquiring the real property, or jurisdiction over it. A completed Excess Property Proposed Use Form is attached to this response.	
<input type="checkbox"/> We have facilities on the real property, or access rights through or across the real property as described below (add additional sheets as necessary).	
<input type="checkbox"/> We need facilities on the real property or access rights through or across the real property as described below (add additional sheets as necessary).	
<input type="checkbox"/> We have identified the following plans, policies, objectives, limitations or other facts as found in adopted or proposed City plans and policies that may affect the Reuse or Dispose of the real property (add additional sheets as necessary).	
We have the following comments regarding the proposed Reuse or Dispose of this real property (add additional sheets as necessary):	
Reviewer: <u>Yvonne Harrison</u>	Date: <u>8/31/17</u>
Department: <u>HSN</u>	

EXCESS PROPERTY PROPOSED USE FORM	
PROPERTY ADDRESS:	3819 4th Avenue Northeast Seattle, WA 98105
LEGAL DESCRIPTION:	Lots 1, 2 and 3 in Block 7 of Larua Addition to the City of Seattle, as per plat recorded in Volume 4 of Plats, on page 28, records of King County, State of Washington, County of King, State of Washington.
ASSESSOR PARCEL NUMBER:	420690-0290
CITY OF SEATTLE PMA NUMBER:	4213
PROPOSED USE: Describe the proposed use of the property, including information on potential improvements, users, tenants, impact on neighborhood such as parking, traffic volumes (add additional sheets as necessary).	Development of a child care center.
ESTIMATED IMPLEMENTATION DATE:	2017
ESTIMATED COST:	\$ 2M - 4M
EXPECTED TERM OF USE:	20+ years
SOURCE OF FUNDS:	
Are funds appropriated? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If no, when will funds be appropriated?	
BENEFITS TO THE CITY OF SEATTLE FROM THIS PROPOSAL:	
To create jobs, increase tax revenue, and provide a safe and secure environment for children.	
SUPPORTING POLICIES: List the adopted plans and policies (provide specific sections in major documents) which support, or are implemented by, this proposed use.	
The proposed use is consistent with the City of Seattle's Comprehensive Plan, particularly the goals and policies related to child care and economic development.	
Signature of the Department/Agency Director or designee:	Date: <u>08/31/17</u>
Printed name of signator:	

Attachment G – Form of excess property notice as sent to representatives of various City departments and public agencies



EXCESS PROPERTY NOTICE

DATE: August 1, 2017
TO: Departments within the City of Seattle, and local public agencies
FROM: Robert C. Farrell, City of Seattle, Department of Finance and Administrative Services/Real Estate Services ("EAS")

Certain real property under the jurisdiction of the City of Seattle ("Department of Transportation SDCOT") is considered excess to the needs of that Department. P.A.S. on behalf of SDCOT is asking for your review and comment in accordance with the Procedures for the Commission of City Real Property for Excess Real Property of the City's Real Property, as adopted by the Seattle City Council pursuant to resolution 29796.

The subject property is currently operated as storage yard for road-maintenance materials. Its street address is 3819 4th Avenue NE, Seattle, WA 98105. Its King County Assessor parcel number is 4206040290. The property consists of approximately 11,534 square feet of land area, and is zoned RC-45.

See the second page of this notice for a map depicting the location of the property.

Please complete and return the attached *Excess Property Request Form*. Be sure to indicate what interest – if any - your department or agency has in acquiring either the property or jurisdiction over it, as well as whether your department or agency has or needs facilities, offices or access rights on, through or over the property. Be sure to include any comments your department or agency has regarding the property's disposal or reuse.

If your agency or department is interested in acquiring the property, be sure to also complete and return the attached *Excess Property Proposed Use Form*.

Responses received by September 1, 2017 will be summarized and incorporated into Seattle City Council presentation materials.

[continued on the next page]

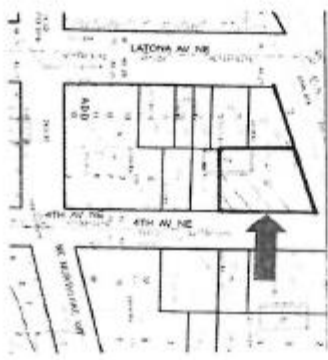
King Peninsula, Division
 200 Fifth Ave., Suite 1100 | P.O. Box 34890 | Seattle, WA 98124-6180 | 206-346-0001 | seattle.gov/ra

Please send your response to:

Robert C. Farrell
 Senior Real Property Agent
 Real Estate Services
 Department of Finance and Administrative Services
 Seattle Municipal Tower
 290 Third Avenue, Suite 2300
 P.O. Box 91093
 Seattle, WA 98124-6189
 robert.farrell@seattle.gov

For further information regarding either this property, or the City's excess property creation and review process in general, contact Robert C. Farrell, Senior Real Property Agent with P.A.S. Real Estate Services Group at 206-694-1734.

Location of the property



[Attachments follow]

[Note: Excess Property Request Form intentionally omitted from this copy of the excess property notice]

Attachment H – Distribution list for excess property notice as sent to representatives of various City departments and public agencies

Farrell, Robert C

From: Farrell, Robert C

Sent: Tuesday, August 01, 2017 12:54 PM

To: royal.a@portseattle.org; Astrein, Ken <Ken.Astrein@seattle.gov>; Bresnahan, John <John.Bresnahan@seattle.gov>; Bretzke, Daniel <Daniel.Bretzke@seattle.gov>; Carpenter, Pree <Pree.Carpenter@seattle.gov>; claire.christian@kingcounty.gov; Cross, Judith <Judith.Cross@seattle.gov>; danw@kcha.org; DeFazio, Patti <Patti.DeFazio@seattle.gov>; Deherrera, Roque <Roque.Deherrera@seattle.gov>; denise.hauck@kingcounty.gov; Devore, Jennifer <Jennifer.Devore@seattle.gov>; Hamilton, Hillary <Hillary.Hamilton@seattle.gov>; Harris, Donald <Donald.Harris@seattle.gov>; Hooper, Rick <Rick.Hooper@seattle.gov>; Huff, Vickie <Vickie.Huff@seattle.gov>; Huggins, Larry <Larry.Huggins@seattle.gov>; jensenjl@wsdot.wa.gov; Jung, Mary <Mary.Jung@seattle.gov>; kjohnson@seattleschools.org; ken.smith@gsa.gov; Kent, Mike <Mike.Kent@seattle.gov>; Lester, Catherine L <Catherine.Lester@seattle.gov>; linda.holecek@kingcounty.gov; Macdonald, Rich <Rich.Macdonald@seattle.gov>; Gardner, Marilynne <mgardner_dl@spl.org>; campagnaro.m@portseattle.org; Noble, Ben <Ben.Noble@seattle.gov>; Potter, Chris <Chris.Potter@seattle.gov>; Richter, Matthew <Matthew.Richter@seattle.gov>; roger.han:en@soundtransit.org; Roskin, Miriam <Miriam.Roskin@seattle.gov>; Sheldon, John <John.Sheldon@seattle.gov>; John.Skelton@seattle.gov; Takahashi, Ken <Ken.Takahashi@seattle.gov>; Watson, Wendy <Wendy.Watson@seattle.gov>; Yamamoto, Nancy <Nancy.Yamamoto@seattle.gov>; Spencer, Sam <Sam.Spencer@seattle.gov>

Subject: RE: Excess Property Notice - 3819/3831 4th Avenue NE

Greetings –

The City of Seattle Department of Transportation has determined that certain real property is excess to its needs. The property is located at 3819/3831 4th Avenue NE. It consists of approximately 11,500 square feet of land area.

Attached for your consideration is the excess property notice.

Please call me with any questions. I can be reached at 206-684-7154.

Regards –

Robert C. Farrell
Senior Real Property Agent
CITY OF SEATTLE
Department of Finance and Administrative Services

Attachment I – Form of excess property notice as sent to owners and residents with property interests situated within 1,000 feet of the Property



City of Seattle
Department of Finance and Administrative Services

August 1, 2017

First Excess Property Notice Regarding City Owned Property Located at 3819 4th Avenue NE

Dear Neighbor,

The Seattle Department of Transportation (SDOT) has identified a parcel in the Wallingford/Northlake area (currently owned by SDOT) that it considers excess to its needs. Pursuant to City of Seattle property disposition policies, we (the City's Department of Finance and Administrative Services) are requesting public input on this parcel. See Attachment A for a map of the parcel.

SDOT acquired the parcel in 1966 pursuant to the realignment of NE Pacific Street. However, the final alignment for NE Pacific Street did not utilize the parcel. SDOT currently utilizes the parcel for the storage of road-building related materials. SDOT expects that it will soon relocate the storage use to another parcel.

SDOT was approached by a private party about purchasing the parcel and redeveloping it.

At this time there is no recommendation as to the means or method of disposing of the parcel. But we are interested in hearing from the community, interest groups and potential developers as we formulate a disposition strategy. We are also seeking input from other City departments, as well as other public agencies, as to their interest in acquiring the parcel.

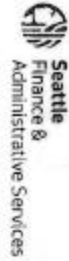
In accordance with Seattle City Council policies pertaining to the reuse or disposition of real estate (see <http://www.seattle.gov/realstate/policydisposition.htm> for the actual policies), this notice is the initial step of the public outreach process.

We invite your comments regarding this parcel. If you would like updates regarding the parcel's disposition process, please furnish us with your contact information. Please note that all comments will become part of the public record.

Comments received by September 1, 2017 will be summarized and incorporated into Seattle City Council presentation materials. Send comments to Robert C. Farrell, Senior Real Property Agent, at Robert.Farrell@Seattle.Gov, or via the United States mail, care of:

Robert C. Farrell
Senior Real Property Agent
DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES
P.O. Box 94689
Seattle, WA 98124-4689

Attachment J - Form of second (and amended) excess property notice as sent to representatives of various City departments and public agencies



SECOND (AND AMENDED) EXCESS PROPERTY NOTICE

DATE: December 4, 2017

TO: Departments within the City of Seattle, and local public agencies

FROM: Robert C. Fennell, City of Seattle Department of Finance and Administrative Services
("FAS") Real Estate Services

Certain real property under the jurisdiction of the City of Seattle's Department of Transportation ("SDOT") is considered excess to the needs of that department. FAS - on behalf of SDOT, is asking for your review and comment in accordance with the Procedures for the Evaluation of City Real Property for Retention and Disposal of the City's Real Property, as adopted by the Seattle City Council pursuant to resolution 28799.

This is the second excess property notice for this parcel. The distribution of this second notice is prompted by SDOT's decision to subdivide, approximately, a 4,800 square-foot parcel that abuts the southern boundary of the original, approximately, 11,100 square-foot parcel. The combined parcel encompasses approximately 15,100 square feet.

The subject property is currently operated as storage yard for road-maintenance materials. Its street address is 3819 4th Avenue NE, Seattle, WA 98105. Its King County Assessor parcel number is 420090-0290. The property and is zoned RC-4S.

See the second page of this notice for a map depicting the location of the property.

Please complete and return the attached Excess Property Response Form. Be sure to indicate what interest - if any - your department or agency has in acquiring either the property or jurisdiction over it, as well as whether your department or agency has or needs facilities, utilities or access rights on, through or over the property. Be sure to include any comments your department or agency has regarding the property's disposal or reuse.

If your agency or department is interested in acquiring the property, be sure to also complete and return the attached Excess Property Proposed Use Form.

Responses received by January 4, 2018 will be summarized and incorporated into Seattle City Council presentation materials. Comments received pursuant to the first notice remain valid and will also be summarized and incorporated into Seattle City Council presentation materials.

[continued on the next page]

Headquarters, Finance
Administrative Services | P.O. Box 354620 | Seattle, WA 98124-4620 | 206.386.0301 | seattle.gov/fas

Please send your response to:

Robert C. Fennell
Senior Real Property Agent
Real Estate Services
Department of Finance and Administrative Services
Seattle Municipal Tower
700 Fifth Avenue, Suite 5200
P.O. Box 94089
Seattle, WA 98124-4089
robert.fennell@seattle.gov

For further information regarding either this property, or the City's excess property circulation and review process in general, contact Robert C. Fennell, Senior Real Property Agent with FAS Real Estate Services group, at 206-684-7154.

Location of the property



[Attachments follow]

(Note: Excess Property Response Form automatically omitted from this copy of the excess property notice)

Attachment K – Distribution list for second (and amended) excess property notice as sent to representatives of various City departments and public agencies

Farrell, Robert C

From: Farrell, Robert C
Sent: Monday, December 04, 2017 1:51 PM
To: Alvarado, Emily; anne.lockmiller@kingcounty.gov; Ashbrook, Michael; Astrein, Ken; Barnes, Maureen; Brand, Jesseca; Bresnahan, John; Bretzke, Daniel; Carpenter, Pree; claire.christian@kingcounty.gov; Craven, Bill; Cross, Judith; DanW@kcha.org; DeFazio, Patti; denise.hauck@kingcounty.gov; Marilynne Gardner; Gorman, Ann; Hamilton, Hillary; Huff, Vickie; Jacobs, Max; Jennifer Altshuler; John Jensen; Jung, Mary; Kathy Johnson; Ken Smith; Kent, Mike; Korathu, Prithy; Lee, Steve; Lester, Catherine L; Linda Holecek; Macdonald, Rich; Masters, Lindsay; Michael Campagnaro; Noble, Ben; Olson, Laurie; Richter, Matthew; Roger Hansen; Sheldon, John; Takahashi, Ken; Tassery, Katherine; Watson, Wendy; Yamamoto, Nancy; Yost, Jennifer; royal.a@portseattle.org
Subject: Second (and amended) excess property notice - 3819 Fourth Avenue Northeast

Greetings:

For your consideration, attached is a second (and amended) excess property notice concerning 3819 Fourth Avenue Northeast.

Regards –

Robert C. Farrell
Senior Real Property Agent
City of Seattle/Department of Finance and Administrative Services
Real Estate Services Group
206-684-7154



Second Excess
Property Notice ...

Attachment L - Form of second (and amended) excess property notice as sent to owners and residents with property interests situated within 1,000 feet of the Property



December 1, 2017

**Second (and Amended) Excess Property Notice Regarding
City-Owned Property Located at 3819 (a/k/a 3831) 4th Avenue NE**

Dear Neighbor,

The Seattle Department of Transportation (SDOT) has identified a parcel in the Wallingford/Northlake area (currently owned by SDOT) that it considers excess to its needs. Pursuant to City of Seattle property disposition policies, we (the City's Department of Finance and Administrative Services) are requesting public input on this parcel. See Attachment A for a map of the parcel.

This is the second excess property notice for this parcel. The distribution of this second notice is prompted by SDOT's decision to simultaneously sell a 4,000 square-foot parcel that abuts the southern boundary of the original 11,132 square-foot parcel. The combined parcel encompasses an estimated 15,132 square feet.

SDOT acquired the combined parcel in the late 1960s pursuant to the realignment of NE Pacific Street. However, the final alignment for NE Pacific Street did not utilize the combined parcel. SDOT currently utilizes the combined parcel for the storage of road-building related materials. SDOT expects that it will relocate the storage use to another parcel.

SDOT was approached by a private party about purchasing the combined parcel and redeveloping it.

There currently is no recommendation as to the means or method of disposing of the combined parcel. But we are interested in hearing from the community, interest groups and potential developers as we formulate a disposition strategy. We are also seeking input from other City departments, as well as other public agencies, as to their interest in acquiring the combined parcel.

In accordance with Seattle City Council policies pertaining to the reuse or disposition of real estate (see <http://www.seattle.gov/realstate/policydisposition.htm> for the actual policies), this notice is the initial step of the public outreach process.

We invite your comments. If you would like updates regarding the combined parcel's disposition process, please furnish us with your contact information. Note that all comments will become part of the public record.

Comments received by January 3, 2018 will be summarized and incorporated into Seattle City Council presentation materials. **Comments received pursuant to the first notice remain valid and will also be summarized and incorporated into Seattle City Council presentation materials.** Send comments to Robert C. Farrell, Senior Real Property Agent, at Robert.Farrell@Seattle.Gov, or via the United States mail, care of:

Robert C. Farrell
Senior Real Property Agent
DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES
P.O. Box 94689
Seattle, WA 98124-4689

(Note: map intentionally omitted from this copy of the excess property notice)

Attachment M

Summary of comments received in response to excess property notices (both first and second notices)

	Number of responses	Comments
Supportive of its sale to Dunn Lumber Co., Inc.	14	
Supportive of its use as open space/park-patch ³	4	
Supportive of its dedication to the housing of the homeless	3	
Governmental department/agency with a possible interest in an acquisition	3	
Neighboring property owner/other party possibly interested in an acquisition	4	
Government entities not interested in the Property	5	(Including Seattle Parks Department and City of Seattle Office of Housing)
Other	6	
Total	39	

Summary of comments received in response to February 2018 distribution of preliminary report

	Number of responses	Comments
Supportive of its sale to Dunn Lumber Co., Inc.	2	
Supportive of including child-care in any redevelopment	1	
Government agencies withdrawing expression of interest	2	
Other	1	
	6	

³ See **Attachment N** for copy of email from Department of Neighborhoods where it showed no interest in acquiring the Property for use as a P-Patch.

Attachment N

Email from Department of Neighborhoods, re: Declination of Interest for P-Patch Program

Farrell, Robert C

From: Morrison, Catherine
Sent: Wednesday, November 29, 2017 5:33 PM
To: Farrell, Robert C
Subject: RE: Following up on 3819 4th Ave NE

Hi, Bob,

Thank you for your note and my apologies for the delay in getting back to you.

As a result of the ongoing SLI (79-2-B-1), we are currently holding off all considerations of P-Patch property acquisition.

Thank you again for reaching out,
Kate

From: Farrell, Robert C
Sent: Monday, October 23, 2017 10:00 AM
To: Morrison, Catherine <Catherine.Morrison@seattle.gov>
Subject: Following up on 3819 4th Ave NE

Catherine –

My department – the Department of Finance and Administrative Services – is tasked with the disposition of a piece of property presently under the jurisdiction of the Seattle Department of Transportation. The property has a street address of 3819 4th Avenue NE. The property is approximately 15,500 square feet in size. The County's assessor parcel number is 4206900290.

SDOT currently uses the property to store road-building materials. Several years ago the property was leased to a towing company, which presumably used the property to store motor vehicles.

My department received at least one comment (from the public) to the effect that the property should be used as a P-patch. Hence, I ask that your department evaluate the property for its suitability as a P-patch. It is my understanding – based on our initial conversation – that the property is not suitable for a P-patch.

Please note that as the property was acquired with arterial street funds, SDOT must be compensated for the property's full value should the property be transferred to another department. In today's market, we believe that the property has a value of somewhere between \$1.0 – 1.7 million.

Also attached is the Phase I environmental report for the property. Per page ES-i of the report, the property has three recognized environmental conditions, including the possible presence of an (abandoned) underground heating oil tank.

Regards –

Robert C. Farrell
Senior Real Property Agent
Department of Finance and Administrative Services