



# SEATTLE CITY COUNCIL

## Legislative Summary

CB 118412

Record No.: CB 118412

Type: Ordinance (Ord)

Status: Passed

Version: 1

124839

In Control: City Clerk

File Created: 04/20/2015

Final Action: 08/21/2015

**Title:** AN ORDINANCE declaring the Property at 339 22nd Avenue East (PMA 156) as surplus to the City's needs; authorizing the Director of Finance and Administrative Services to sell two parcels through an open and competitive process; and designating the disposition of sales proceeds.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Licata

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: Sabrina Buchanan

Filing Requirements/Dept Action:

### History of Legislative File

Legal Notice Published:

Yes

No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	05/19/2015	Mayor's leg transmitted to Council	City Clerk			
	<b>Action Text:</b>		The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk				
	<b>Notes:</b>						
1	City Clerk	05/19/2015	sent for review	Council President's Office			
	<b>Action Text:</b>		The Council Bill (CB) was sent for review. to the Council President's Office				
	<b>Notes:</b>						
1	Council President's Office	05/20/2015	sent for review	Finance and Culture Committee			
	<b>Action Text:</b>		The Council Bill (CB) was sent for review. to the Finance and Culture Committee				
	<b>Notes:</b>						
1	Full Council	08/10/2015	referred	Finance and Culture Committee			

Legislative Summary Continued (CB 118412)

---

- 1 Finance and Culture 08/12/2015 pass Pass  
Committee  
Action Text: The Committee recommends that Full Council pass the Council Bill (CB).  
In Favor: 3 Chair Licata, Vice Chair Godden, Member Burgess  
Opposed: 0
- 1 Full Council 08/17/2015 passed Pass  
Action Text: The Council Bill (CB) was passed by the following vote and the President signed the Bill:  
In Favor: 8 Councilmember Bagshaw, Council President Burgess, Councilmember  
Godden, Councilmember Harrell, Councilmember O'Brien,  
Councilmember Okamoto, Councilmember Rasmussen, Councilmember  
Sawant  
Opposed: 0
- 1 City Clerk 08/18/2015 submitted for Mayor  
Mayor's signature  
Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor  
Notes:
- 1 Mayor 08/21/2015 Signed  
Action Text: The Council Bill (CB) was Signed.  
Notes:
- 1 Mayor 08/21/2015 returned City Clerk  
Action Text: The Council Bill (CB) was returned. to the City Clerk  
Notes:
- 1 City Clerk 08/21/2015 attested by City  
Clerk  
Action Text: The Ordinance (Ord) was attested by City Clerk.  
Notes:
-

**CITY OF SEATTLE**  
**ORDINANCE** 124839  
**COUNCIL BILL** 118412

AN ORDINANCE declaring the Property at 339 22<sup>nd</sup> Avenue East (PMA 156) as surplus to the City's needs; authorizing the Director of Finance and Administrative Services to sell two parcels through an open and competitive process; and designating the disposition of sales proceeds.

WHEREAS, Ordinance 99632 authorized the City to acquire property at 339 22<sup>nd</sup> Avenue East with funds from the United States of America under the Seattle Model City Program in 1971 for use as a residential juvenile treatment facility; and

WHEREAS, the facility was most recently operated by Goodwill Development Association through a Mutual Offsetting Benefit Lease until the Human Services Department terminated its contract in 2012; and

WHEREAS, the property has been segregated into two separate tax parcels, creating an additional potential residential building site; and

WHEREAS, with the passage of Resolution 30862, the City adopted the amended Procedures for the Evaluation of the Reuse and Disposal of the City's Real Property, which established a uniform evaluation process for the reuse or disposal of real property the City owns in fee simple; and

WHEREAS, these properties have gone through the evaluation process and, other than the Department of Finance and Administrative Services, no City department or government agency has requested jurisdiction over, or proposed a public use for, this former facility; and

1 WHEREAS, the public comments received by the Department of Finance and Administrative  
2 Services through its public notification and comment solicitation process generally  
3 support the sale of this property; and

4 WHEREAS, the City is obligated to repay a grant of \$38,180.15 for a sprinkler system installed  
5 in 2009 received through the American Recovery and Reinvestment Act due to the terms  
6 of the grant; NOW, THEREFORE,

7 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

8 Section 1. The City of Seattle approves the Executive Recommendation for the property  
9 at 339 22<sup>nd</sup> Ave East (PMA 156) that the property be sold at fair market value through an open  
10 and competitive sales process. The City of Seattle approves disposition of the proceeds to  
11 advance low-income housing, as set forth in Section 5 below, rather than using the proceeds  
12 from the sale to support asset preservation of capital facilities that support Health and Human  
13 Services programs, as was originally documented in the Preliminary Report and  
14 Recommendation for the Disposition of PMA No. 156 Property at 339 22<sup>nd</sup> Ave East.

15 PMA 156 refers to the following described property in King County, Washington:

16 Property at 339 22<sup>nd</sup> Ave E. (PMA 156):

17  
18 Parcel A

19 Lots 5 and the east 10 feet of Lot 9 and the east 10 feet of the south half of Lot 10, all in Block 1,  
20 Capitol Hill Heights Addition to the City of Seattle, according to the plat recorded in Volume 16  
21 of Plats, Page 13, Records of King County, WA

22  
23 Parcel B

24 Lot 6 and the east 10 feet of Lot 9; Block 1, Capitol Hill Heights Addition to the City of Seattle,  
25 according to the plat recorded in Volume 16 of Plats, Page 12, Records of King County, WA  
26

1 Section 2. The property identified in Section 1 of this ordinance, PMA 156, is found and  
2 declared to be no longer required for municipal purposes and is declared surplus to the City's  
3 needs.

4 Section 3. The Director of Finance and Administrative Services (Director), or the  
5 Director's designee, is authorized to offer PMA 156 for sale as two separate parcels by an open  
6 and competitive process, and subject to the Director's approval, to accept the best offer for  
7 parcels.

8 Section 4. The Director or the Director's designee is authorized to negotiate a purchase  
9 and sale agreement(s) and any ancillary documents to transfer PMA 156 to the selected  
10 purchaser(s).

11 Section 5. Proceeds from the sale authorized in this ordinance shall be used first to repay  
12 a grant for \$38,180.15 from the American Recovery and Reinvestment Act and to reimburse  
13 costs incurred and paid by the Department of Finance and Administrative Services in connection  
14 with the sale. The remaining proceeds from the sale shall be deposited in the Office of Housing's  
15 Low-Income Housing Fund 16400. These funds shall be expended to support the development of  
16 rental housing with half the proceeds used to develop housing serving households with incomes  
17 no greater than 30 percent of annual median family income and half of the proceeds used to  
18 develop housing serving households with incomes no greater than 60 percent of annual median  
19 income. "Median income" means annual median family income for the Seattle-Bellevue, WA  
20 HUD Metro FMR Area, as published from time to time by the U.S. Department of Housing and  
21 Urban Development (HUD) for the Section 8 or successor program, with adjustments according  
22 to household size in a manner determined by the Director. This ordinance is exempted from

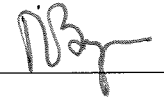
Sabrina Buchanan/Traci Ratzliff  
FAS 339 22<sup>nd</sup> Ave E. ORD  
July 27, 2015  
#D5

1 Ordinance 108527, which would otherwise require the remaining proceeds to be deposited in the  
2 Human Resources Operating Fund.


3

1 Section 6. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.


4 Passed by the City Council the 17<sup>th</sup> day of August, 2015, and  
5 signed by me in open session in authentication of its passage this  
6 17<sup>th</sup> day of August, 2015.

7  
8   
9 President \_\_\_\_\_ of the City Council

10  
11 Approved by me this 21<sup>st</sup> day of August, 2015.

12  
13   
14 Edward B. Murray, Mayor

15  
16 Filed by me this 21<sup>st</sup> day of August, 2015.

17  
18   
19 Monica Martinez Simmons, City Clerk

20  
21  
22 (Seal)  
23