

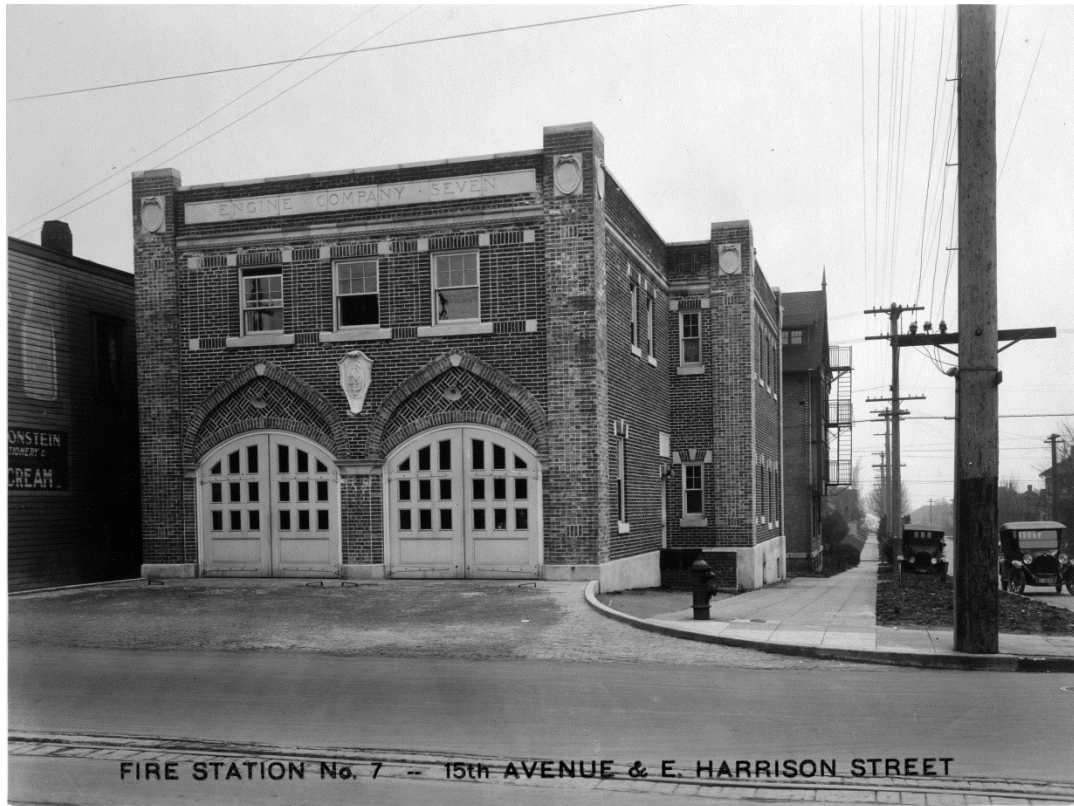
Fire Station Seven  
Modification of Deed Restrictions  
&  
Acceptance of Grant Deed of  
Public Access Easement

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Department of  
Finance and Administrative Services



September 9, 2015



- 402 15<sup>th</sup> Avenue East on Capitol Hill.
- Constructed in 1920.
- Built in a tudoresque style, it is considered architecturally significant, though not a historic landmark.



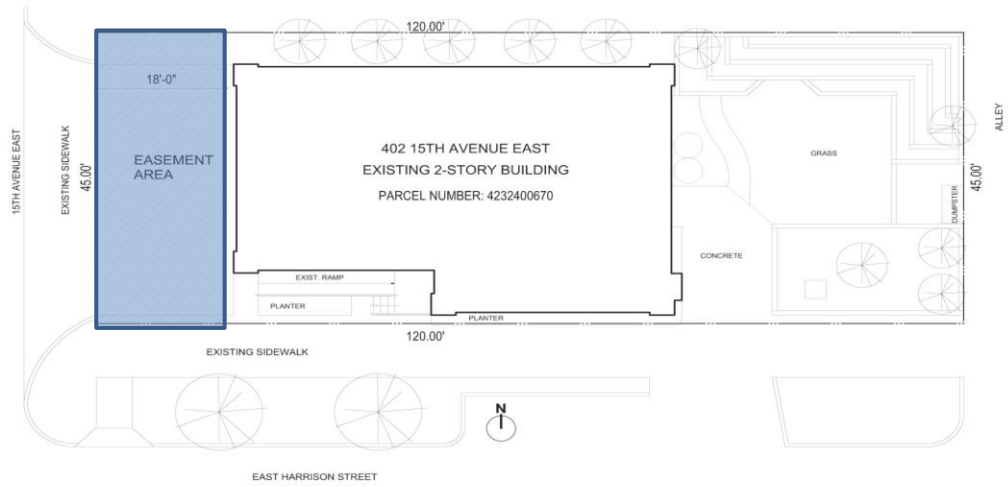
- In 1970, Seattle Fire Department declared Fire Station Seven surplus.
- Community design firm Environmental Works and health clinic Country Doctor leased Fire Station Seven from the City.



- In 1987, Environmental Works, Country Doctor and Capitol Hill Housing Improvement Program formed Fire Station Seven Associates ("**FS7A**").
- Later that same year, the City sold the building to FS7A with deed restrictions to preserve the historic firehouse and provide for community use of the facility for a period of time.



- In 2015, Capitol Hill Housing Improvement Program and the Country Doctor want to sell their interest to Environmental Works.
- This redemption will be financed with proceeds from a loan secured by the underlying property.
- FS7A has asked the City to extinguish seven of the 10 deed restrictions. The remaining deed restrictions will be sufficient to preserve Fire Station Seven.
- In return, the FS7A will grant an easement to the City as consideration.



- Consideration to the City will be in the form of an easement for public access across the westerly part of the property.



- FS7A has already removed the property's off-street parking and replaced it with park-like improvements.
- While modest in its size – just over 600 square feet – the creation of additional open space in the densely populated Capitol Hill will be a welcomed amenity.

# The Charter of The City of Seattle

Section 14. POWERS BY ORDINANCE: The City Council shall by power of ordinance and not otherwise...**acquire by purchase** or by exercise of the right of eminent domain or otherwise and for the use and in the name of the City, such lands **and other property** within or without the corporate limits as may be deemed necessary, proper or convenient for any corporate use, and to acquire for the use of the City any property by gift, bequest or devise, **and to dispose of all such property** as it shall have, as the interests of the City may from time to time require [emphasis added].