

Presentation to Sustainability & Transportation Committee

December 5, 2017



Briefing on Resolution for Request for Proposals for disposition of 800 Mercer & 620 Aurora N



Purpose of the Briefing

- **Support for a Resolution that authorizes a joint Request for Proposals for disposition of:**
 - 800 Mercer Street
 - 620 Aurora Avenue N
- **Leverage city asset to achieve public attributes greater than an unrestricted sale**
- **Request that all City Departments coordinate and work collaboratively so RFP issued before end of 1st Quarter 2018**
- **RFP to be issued after removing uncertainty and enhancing value**



Removing uncertainty & enhancing value

- **Complete following steps prior to issuing the RFP:**
 - Ordinance and Council vote for final Broad Street vacation
 - Ordinance and Council vote to dedicate real property as right of way
 - Ordinance and Council vote to execute utility easement with King County
 - Lot Line Boundary Adjustment creating 2 parcels at 800 Mercer
 - ALTA survey recorded with final vacation requirements as deed restrictions



Community Benefits Specific to Mercer Mega Block Disposition RFP

Minimum commitments to be considered responsive to the RFP (implemented through DDA):

- Project Labor Agreement for construction
- Labor Harmony Agreement for hotel development
- The development must meet or exceed sustainability standards of LEED Gold or the City of Seattle's Evergreen standard.
- Incremental cost to remediate environmental contamination
- Must be sold at Fair Market Value



Community Benefits Preferences to Mercer Mega Block Disposition RFP

In review of RFP responses relative to community benefits, preference will be given to the following:

- Minimum of 150 apartment units of affordable housing, income and rent-restricted for households earning up to 60% AMI
 - This requirement will not count towards MHA requirements and will not count towards any MFTE units.
 - Affordable housing for families (2bd/2ba & 3bd/2ba)



Community Benefits Amenities to Mercer Mega Block Disposition RFP

Other community benefit amenities could include things such as:

- School
- Local business micro retail;
- Performing arts space
- Maker space
- Career training center/community space
- Daycare
- Other



City Property in South Lake Union



City Property



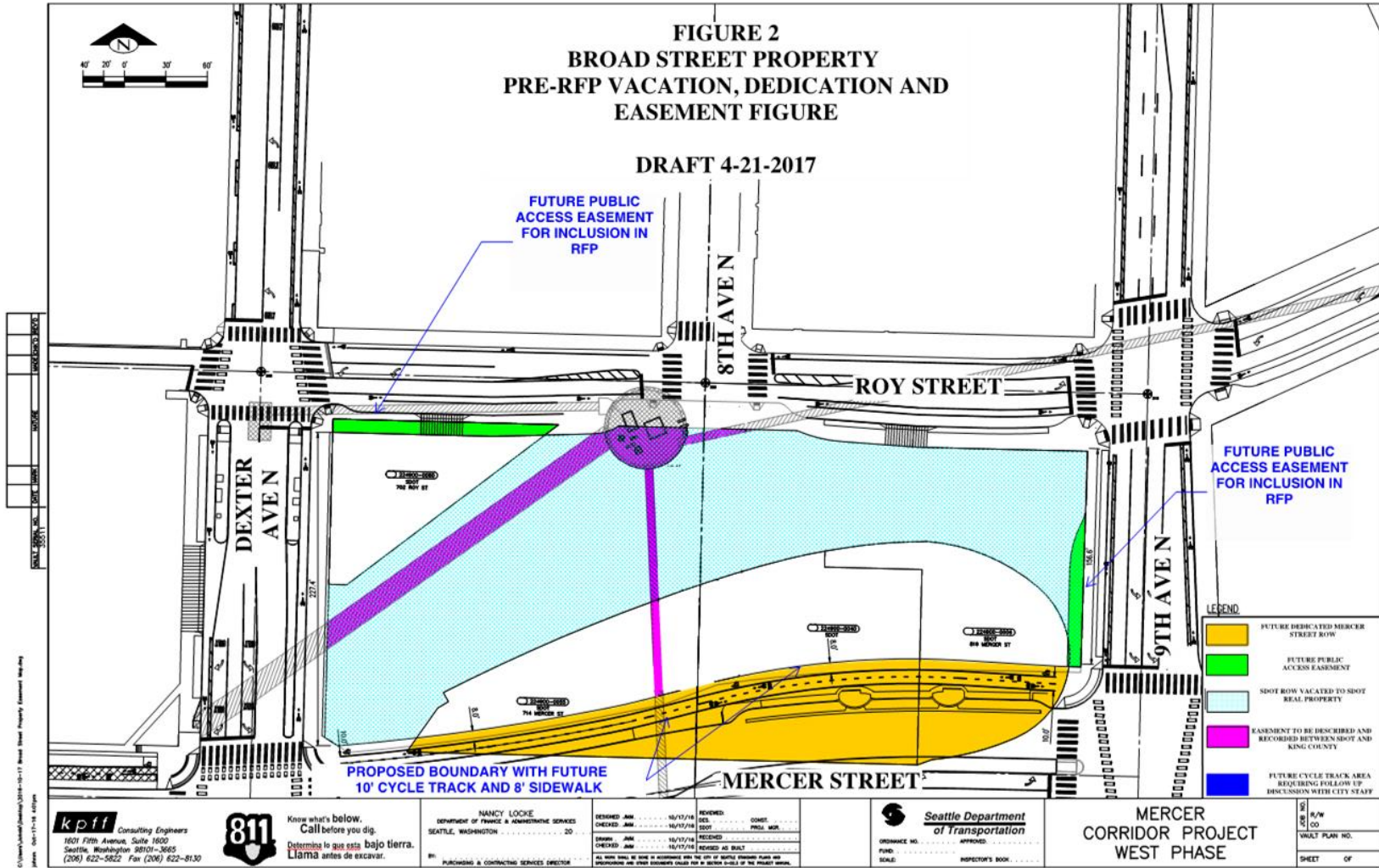
Produced by the City of Seattle FAS, Real Estate Services, D.Bretzke May 15 2015



Broad Street Pre-Vacation, Dedication & Easement

**FIGURE 2
BROAD STREET PROPERTY
PRE-RFP VACATION, DEDICATION AND
EASEMENT FIGURE**

DRAFT 4-21-2017



kpti Consulting Engineers
1601 Fifth Avenue, Suite 1600
Seattle, Washington 98101-3665
(206) 622-5622 Fax (206) 622-8130

811 Know what's below.
Call before you dig.
Determina lo que está bajo tierra.
Llámalo antes de excavar.

NANCY LOCKE
DEPARTMENT OF FINANCE & ADMINISTRATIVE SERVICES
SEATTLE, WASHINGTON

DESIGNED: JAM 16/17/16
CHECKED: JAM 16/17/16
SPAWN: JAM 16/17/16

Seattle Department of Transportation

ORDINANCE NO. _____
FUND: _____
SCALE: _____

MERCER CORRIDOR PROJECT WEST PHASE

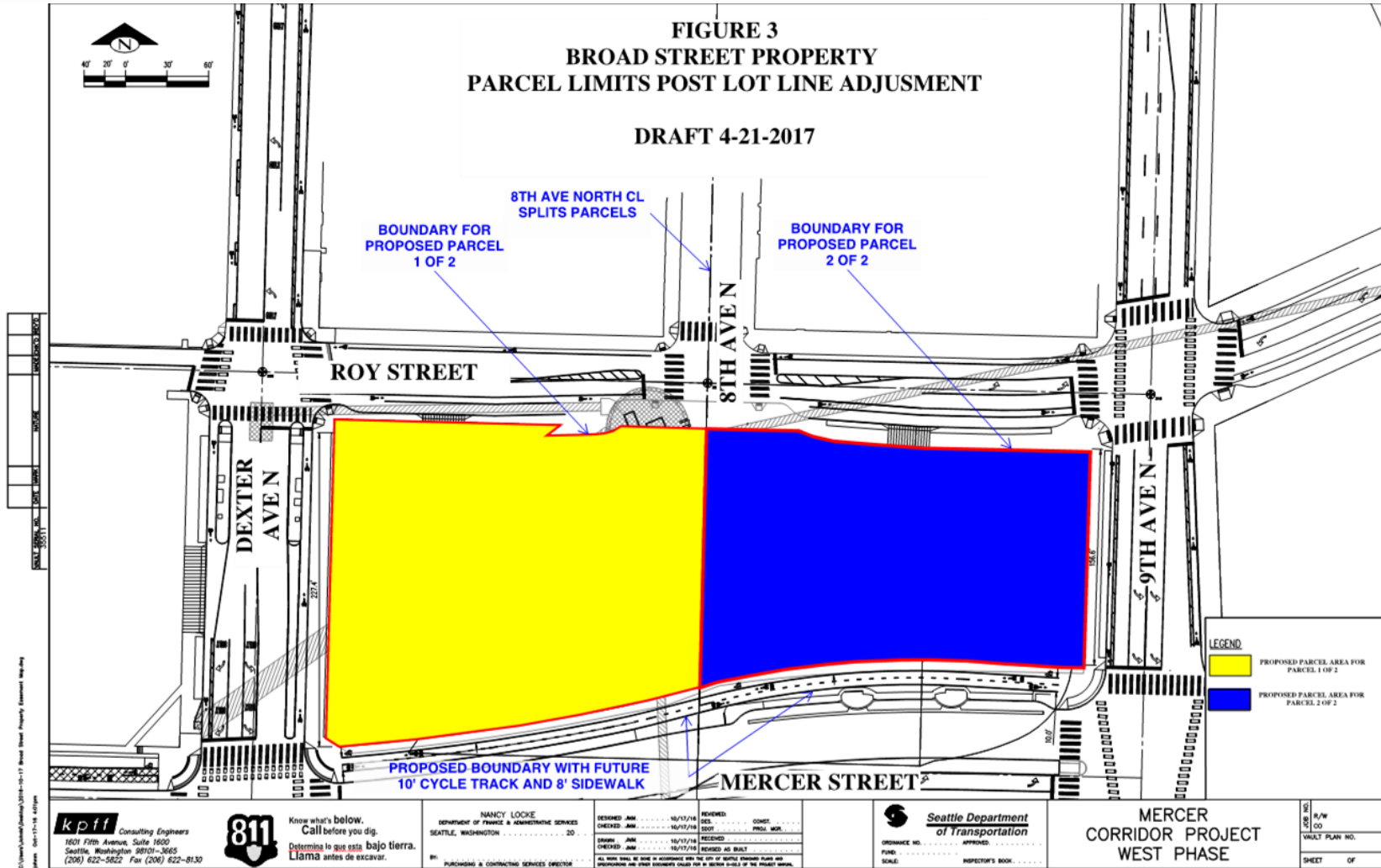
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800 Mercer Lot Line Adjustment

**FIGURE 3
BROAD STREET PROPERTY
PARCEL LIMITS POST LOT LINE ADJUSTMENT**

DRAFT 4-21-2017



C:\Users\james\Documents\32168-10-17 Broad Street Property Statement.mxd
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NANCY LOCKE
 DEPARTMENT OF PUBLIC & ADMINISTRATIVE SERVICES
 SEATTLE, WASHINGTON 98101-2020

| | | | | |
|---------------|----------|-------------------|----------|------------------|
| DESIGNED: JMM | 10/17/16 | REVIEWED: JMM | 10/17/16 | CONC. PROJ. MGR. |
| CHECKED: JMM | 10/17/16 | RECEIVED: JMM | 10/17/16 | |
| ISSUED: JMM | 10/17/16 | PROPOSED AS BUILT | | |
| CHECKED: JMM | 10/17/16 | | | |

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS AND OTHER DOCUMENTS CITED FOR IN SECTION 02010 OF THE PROJECT MANUAL.

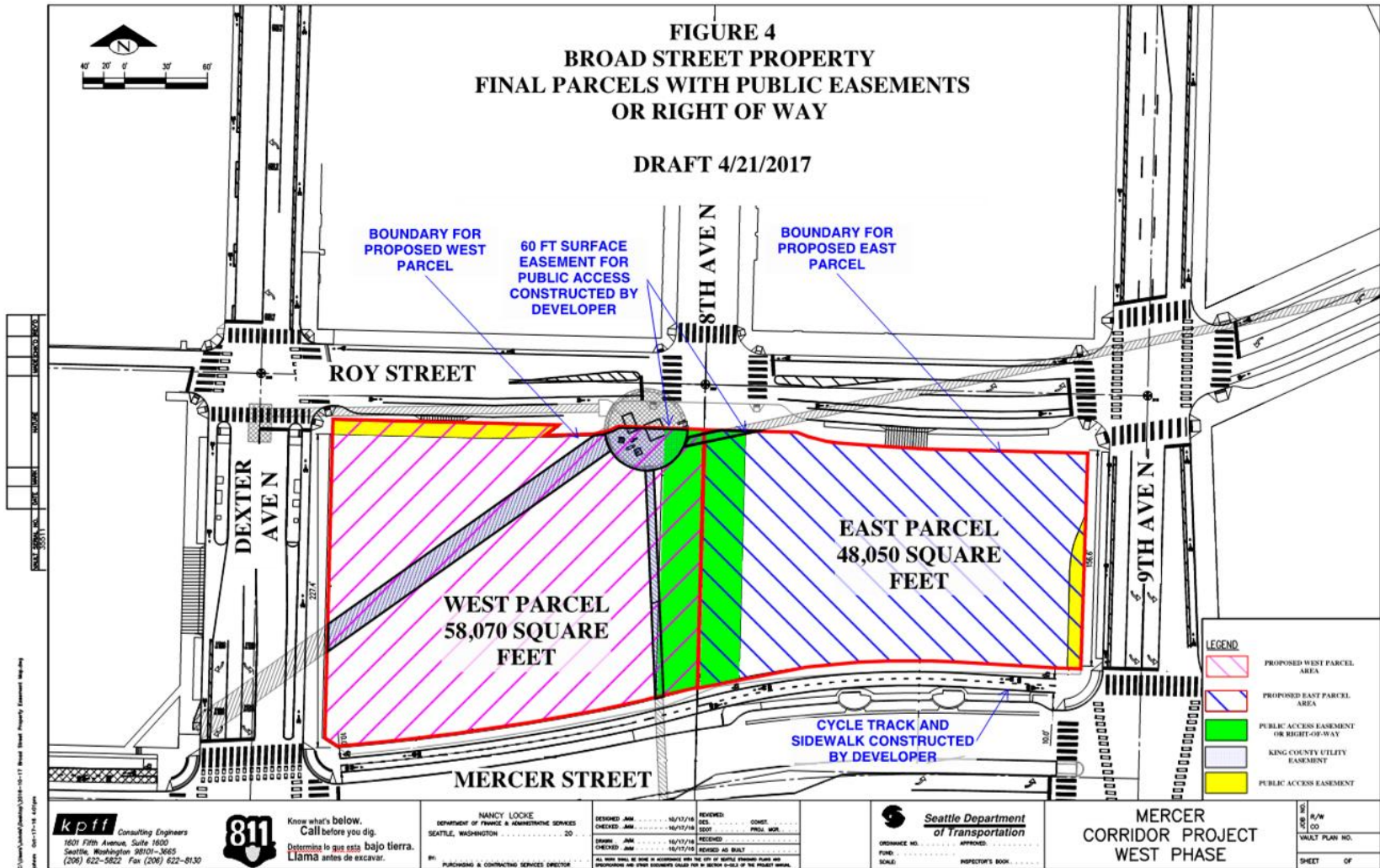
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 INSPECTOR'S BOOK: _____

MERCER CORRIDOR PROJECT WEST PHASE

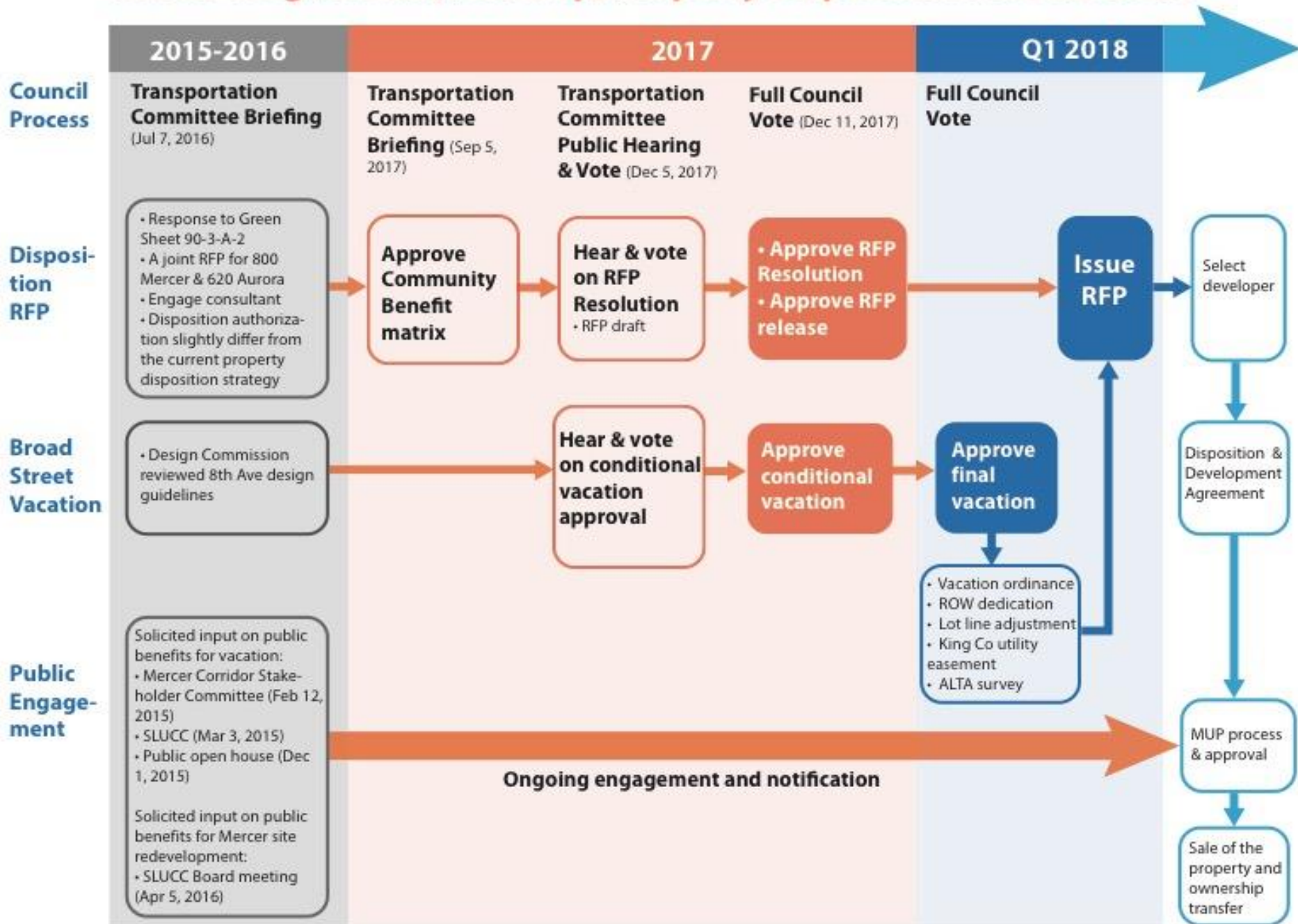
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Final parcels with public easement/ROW



Mercer Mega Block (Teardrop) Property Disposition Process Chart



QUESTIONS?

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