



SEATTLE CITY COUNCIL

Legislative Summary

Res 31786

Record No.: Res 31786

Type: Resolution (Res)

Status: Adopted

Version: 2

Ord. no:

In Control: City Clerk

File Created: 11/08/2017

Final Action: 12/15/2017

Title: A RESOLUTION calling for the issuance of a combined Request for Proposals (RFP) for the disposition of 800 Mercer Street and 620 Aurora Avenue N where that disposition would address neighborhood interests, creating opportunities for all City residents to take advantage of South Lake Union as a "neighborhood of opportunity."

Notes:	Filed with City Clerk:	<u>Date</u> 12/15/2017
	Mayor's Signature:	12/15/2017
Sponsors: O'Brien	Vetoed by Mayor:	
	Veto Overridden:	
	Veto Sustained:	

Attachments:

Drafter: adam.schaefer@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published: Yes No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	11/14/2017	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	11/14/2017	sent for review	Council President's Office			
	Action Text:	The Resolution (Res) was sent for review. to the Council President's Office					
	Notes:						
1	Council President's Office	11/21/2017	sent for review	Sustainability and Transportation Committee			
	Action Text:	The Resolution (Res) was sent for review. to the Sustainability and Transportation Committee					
	Notes:						
1	Full Council	12/04/2017	referred	Sustainability and Transportation Committee			

CITY OF SEATTLE

RESOLUTION 31786

1
2
3 ..title

4 A RESOLUTION calling for the issuance of a combined Request for Proposals (RFP) for the
5 disposition of 800 Mercer Street and 620 Aurora Avenue N where that disposition would
6 address neighborhood interests, creating opportunities for all City residents to take
7 advantage of South Lake Union as a “neighborhood of opportunity.”

8 ..body

9 WHEREAS, the Seattle Department of Transportation is requesting vacation of the Broad Street
10 right-of-way between Dexter Avenue North and Ninth Avenue North and any remaining
11 Eighth Avenue North right-of-way between Mercer and Roy streets across the Broad
12 Street right-of-way; and

13 WHEREAS, this Broad Street right-of-way, together with the abutting property, is no longer
14 needed, or used, for transportation purposes because of changes to the transportation
15 network constructed under the Mercer Corridor Project; and

16 WHEREAS, the Seattle City Council’s interest in the 800 Mercer Street (“Teardrop”) site and
17 nearby sites grew out of an effort to use City assets in South Lake Union (SLU) to create
18 opportunities for all City residents to take advantage of SLU as a “neighborhood of
19 opportunity”; and

20 WHEREAS, Council has adopted three Green Sheets (GS) relative to these sites: 14-1-A-1
21 (2014), 90-3-A-1 (2016), and 90-3-A-2 (2016); and

22 WHEREAS, the Mayor’s Office responded to GS 14-1-A-1 (2014) in a report to the City
23 Council on July 31, 2015, outlining opportunities identified by various City departments
24 for programs that could operate in South Lake Union; and

1 WHEREAS, the Mayor's Office responded to GS 90-3-A-1 (2016) and 90-3-A-2 (2016) in a
2 briefing to the Sustainability and Transportation Committee on May 31, 2016, with
3 recommendations supported by the Sustainability and Transportation Committee; and

4 WHEREAS, those recommendations included marketing 800 Mercer Street and 620 Aurora
5 Avenue N together as part of a joint Request for Proposals (RFP); engaging a consultant
6 to assist the City in the preparation of the RFP, develop objective criteria, develop a
7 marketing plan, and review responses to the RFP; and authorizing the property
8 disposition to differ from the current Department of Finance and Administrative Services
9 disposition guidelines for a "complex" site; and

10 WHEREAS, subsequent to the May 31, 2016, Sustainability and Transportation Committee
11 meeting, the Seattle Design Commission supported the proposed public benefits for the
12 vacation of remnants of Broad Street; and

13 WHEREAS, subsequent to the May 31, 2016, Sustainability and Transportation Committee
14 meeting, the City selected Jones Lang LaSalle Americas, Inc. (JLL) to provide real estate
15 consulting and brokerage services RFP preparation, develop objective criteria, develop a
16 marketing plan, and review responses to the RFP; and

17 WHEREAS, the finance plan for the Mercer West Corridor Project included proceeds from the
18 sale of the Teardrop property, and in 2015 the City Council passed Ordinance 124904
19 authorizing a \$26,300,000 interfund loan for the Mercer West project; and

20 WHEREAS, on November 20, 2017 the City Council passed the ordinance introduced as
21 Council Bill 119098 to extend the term of the interfund loan for the Mercer West project
22 to December 31, 2019; and

1 WHEREAS, on November 20, 2017, the City Council passed the ordinance introduced as
2 Council Bill 119132 authorizing a \$4,300,000 interfund loan to address homelessness to
3 be repaid no later than December 31, 2020 with proceeds from the sale of the Teardrop
4 property; and

5 WHEREAS, vacating Broad Street to consolidate all property for sale will help ensure that the
6 City receives the maximum value for the property and that the full value of the block is
7 realized when the property is sold; and

8 WHEREAS, the City's goal for disposing of 800 Mercer Street and 620 Aurora Avenue N is to
9 increase affordable housing resources either through on-site production or through
10 increasing the amount of funding available for affordable housing projects; and

11 WHEREAS, the success of the disposition of these City-owned properties depends on a clear,
12 strategic, and achievable vision, defined through principles which will guide the
13 redevelopment of these properties; and

14 WHEREAS, in particular, the principles will look at the mix of uses that will build on the
15 uniqueness and character of this part of the community, activate the site, and provide
16 places for the community to gather; these uses may include a mix of housing (both
17 affordable and market rate), commercial development, and public uses; and

18 WHEREAS, 800 Mercer Street and 620 Aurora Avenue N are valuable properties that, properly
19 marketed, could achieve significant leveraging of these City assets, creating substantial
20 public and community benefits for this neighborhood of opportunity; and

21 WHEREAS, to generate maximum interest in these properties and value to the City, and
22 potentially mitigate for the value dampening encumbrances of public and community

1 benefits, specific actions will need resolution prior to issuing the RFP for 800 Mercer
2 Street and 620 Aurora Avenue N; NOW, THEREFORE,

3 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**
4 **MAYOR CONCURRING, THAT:**

5 Section 1. The Council declares its intent to support the issuance of a joint Request for
6 Proposals (RFP) for the disposition of 800 Mercer Street and 620 Aurora Avenue N, subject to
7 the following conditions being implemented prior to issuing the RFP, thus resolving property
8 configuration, removing uncertainties for potential respondents, and achieving maximum
9 valuation of these assets to the City. These conditions include, but are not limited to, the
10 following:

11 A. Approve a final street vacation ordinance approval for Broad Street.

12 B. Complete a lot line boundary adjustment to create two parcels at 800 Mercer Street.

13 C. Record an American Land Title Association (ALTA) survey, which will note the final
14 vacation ordinance requirements as deed restrictions on the property.

15 D. Implement the conditions in subsections 1.A, 1.B, and 1.C of this resolution with the
16 following near-term steps:

17 1. Preparation of materials for a City Council vote on an ordinance to dedicate
18 real property at 800 Mercer as right-of-way;

19 2. Preparation of materials for a City Council vote on an ordinance for final Broad
20 Street vacation;

21 3. Prepare materials for City Council vote on an ordinance to authorize execution
22 of utility easement with King County;

23 4. Preparation of a Lot Line Adjustment creating two parcels;

1 5. Preparation and recording of the ALTA survey; and

2 6. After the steps in subsections 1.D.1 through 1.D.5 of this resolution, issue an
3 RFP for the disposition of 800 Mercer Street and 620 Aurora Avenue N.

4 Section 2. The City Budget Office and other City departments are all requested to coordinate and work
5 collaboratively to achieve the steps and conditions in Section 1 of this resolution in an expeditious
6 manner with the intent to issue the joint RFP for the disposition of 800 Mercer Street and 620 Aurora
7 Avenue N no later than the end of the first quarter of 2018. The RFP should include the following
8 requirements:

9 1. Development of the site must meet or exceed sustainability standards of LEED
10 Gold or Washington State's Evergreen Sustainable Development Standards.

11 2. Hospitality operators that are part of the development will enter into a Labor
12 Harmony Agreement.

13 3. The respondent will be responsible for any incremental costs to remediate
14 environmental contamination on the site.

15 4. The future developer(s) of the sites will enter into a project labor agreement
16 prior to construction.

17 5. The properties must be sold at Fair Market Value.

18 6. Priority may be given to respondents that include additional community
19 benefits as part of their project, in particular, provision of affordable housing units that exceed
20 the requirements of the Mandatory Housing Affordability program will be considered a priority.

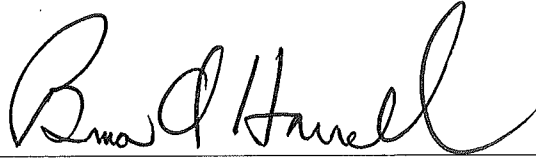
21 Section 3. The Council requests that prior to selecting the respondent(s) to the RFP, CBO
22 present the top three proposals to the Council. For this presentation, CBO should, at least,
23 provide a comparison of the proposed number of affordable units and income levels provided by
24 those respondent's proposals. CBO's presentation should also identify how the proposals would

1 provide affordable housing as a result of on-site development of affordable housing,
2 commitments to fund affordable housing off-site, and the amount of affordable housing that
3 could be leveraged through City allocation of the proceeds of the sale of the property for
4 affordable housing purposes. Because real estate negotiations are typically held confidential,
5 such presentation should occur in an Executive Session of the Full Council, or other appropriate
6 forum agreed to by Councilmembers.

7 Section 4. The Council intends to use the proceeds from the sale of these
8 properties to pay off any outstanding debt from loans secured against the property and to fund
9 the development of affordable housing.

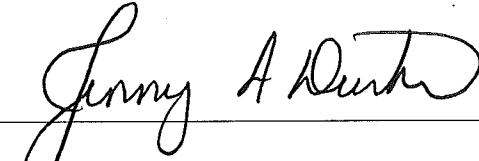
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1 Adopted by the City Council the 11th day of December, 2017,
2 and signed by me in open session in authentication of its adoption this 11th day of
3 December, 2017.

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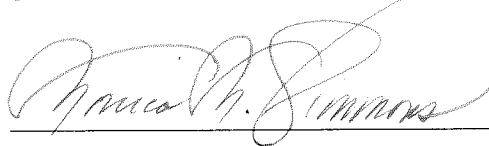
5 President _____ of the City Council

6 The Mayor concurred the 15th day of December, 2017.

7 

8 Jenny A. Durkan, Mayor

9 Filed by me this 15th day of December, 2017.

10 

11 Monica Martinez Simmons, City Clerk

12 (Seal)