

SUMMARY and FISCAL NOTE

Department:	Contact Person/Phone:	Executive Contact/Phone:
Finance and Administrative Services/Real Estate Services	Robert C. Farrell 206-684-7154	Katherine Tassery, 206-615-0703

1. BILL SUMMARY

Legislation Title: AN ORDINANCE authorizing the acceptance of the grant of an easement for public access over and across a portion of the property commonly known as (old) Fire Station Seven, located at 402 15th Avenue East, in exchange for the City's extinguishment of certain deed restrictions encumbering title to Fire Station Seven; and ratifying and confirming certain prior acts.

Summary and background of the Legislation: Fire Station Seven Associates, a Washington nonprofit mutual corporation ("**FS7A**"), owns the City's old Fire Station Seven, an architecturally significant, Tudoresque-style firehouse that was constructed in 1920, and is located at 402 15th Avenue East.

FS7A acquired Fire Station Seven in 1987 pursuant to a pair of special warranty deeds, each of which imposed a series of ten restrictions related to the preservation of the historic firehouse. The first such special warranty deed conveyed title from the City to FS7A's predecessor-in-interest, Capitol Hill Housing Improvement Program, pursuant to Seattle City Council Ordinance 113140.

Now, nearly thirty years after it acquired title to Fire Station Seven, FS7A wants to redeem the membership interest of two of its three members – Capitol Hill Housing Improvement Program and the County Doctor (Environmental Works, a nonprofit community design center, is FS7A's third member). The redemption will be financed with proceeds from a loan secured by a deed of trust on the underlying property. To overcome lender objections to two of the ten deed restrictions, and eliminate the administrative burden associated with certain other deed restrictions, FS7A has asked the City to extinguish seven of the ten deed restrictions.

FAS has agreed to extinguish the seven deed restrictions as the remaining three deed restrictions will be sufficient to preserve Fire Station Seven's historic structure, provided the City receives adequate consideration in return. Consideration to the City will be an easement for public access across the westerly part of the underlying property. FS7A will replace the property's existing off-street parking and with park-like improvements. The improved area will be made available for public use. While small – just over 600 square feet – the creation of this additional open space in the densely populated Capitol Hill neighborhood agrees with the City's open space goals.

FS7A's payment of the redemption proceeds will provide its exiting members with funds for their organizational goals. In the case of the Capitol Hill Housing Improvement Program, funds

from the redemption of its membership interest can be put to work in the development of additional safe and affordable housing.

Benefits of the transactions authorized by this legislation include: modernization of the terms of a historic preservation deed, creation of additional open space in the Capitol Hill Urban Center Village, and the funding – albeit indirectly, additional safe and affordable housing.

2. CAPITAL IMPROVEMENT PROGRAM

☐ This legislation creates, funds, or amends a CIP Project.

3. SUMMARY OF FINANCIAL IMPLICATIONS

☒ This legislation does not have direct financial implications.

4. OTHER IMPLICATIONS

- a) Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?
No.
- b) Is there financial cost or other impacts of not implementing the legislation?
No.
- c) Does this legislation affect any departments besides the originating department?
No.
- d) Is a public hearing required for this legislation?
No.
- e) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
No.
- f) Does this legislation affect a piece of property?
See Exhibit A for a depiction of the location of Fire Station Seven
- g) Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?
No.
- h) If this legislation includes a new initiative or a major programmatic expansion: What are the long-term and measurable goals of the program? Please describe how this legislation would help achieve the program's desired goals.

Not applicable.

i) Other Issues:

None.

List attachments below:

Exhibit A – Depiction of location of Fire Station Seven