

Resolution No. 31064

A RESOLUTION regarding a public involvement plan, developed by the Fleets and Facilities Department, that advises and informs the City Council on the potential disposition and reuse of certain surplus City-owned property located at the southeast corner of the intersection of unopened Southwest Webster Street and Dumar Way Southwest in West Seattle.

## The City of Seattle – Legislative Department

Resolution sponsored by: Godden

### Committee Action:

Date	Recommendation	Vote
6/5/08	Do pass	Y-54, SC

Related Legislation File: \_\_\_\_\_

Date Introduced and Referred: <u>6.2.08</u>	To: (committee):
Date Re-referred:	To: (committee): <u>Finance + Budget</u>
Date Re-referred:	To: (committee):
Date of Final Action: <u>6-9-08</u>	Date Presented to Mayor: <u>6-10-08</u>
Date Signed by Mayor: <u>6.16.08</u>	Date Returned to City Clerk: <u>6.19.08</u>
Published by Title Only <input checked="" type="checkbox"/> <u>2</u>	Date Returned Without Concurrence:
Published in Full Text _____	

This file is complete and ready for presentation to Full Council. \_\_\_\_\_

### Full Council Action:

Date	Decision	Vote
6-9-08	Adopted	80 (Excused Conlin)



# City of Seattle

Gregory J. Nickels, Mayor

## Office of the Mayor

March 18, 2008

Honorable Richard Conlin  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

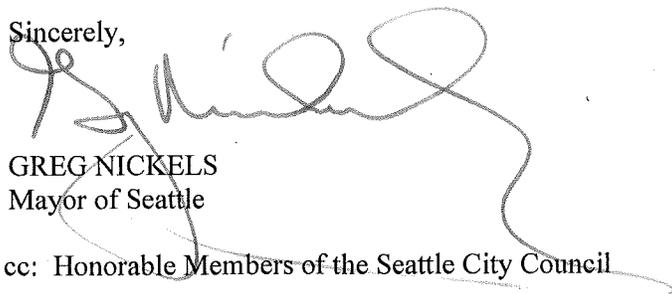
Dear Council President Conlin:

I am transmitting the attached proposed Resolution that directs the Fleets and Facilities Department (FFD) to implement a Public Involvement Plan concerning the reuse and disposition of an excess City-owned parcel located at the southeast corner of unopened Southwest Webster Street and Dumar Way Southwest in West Seattle. The Plan provides additional opportunity for the community to comment on reuse and disposition alternatives for the property.

The subject parcel is approximately 8,200 square feet and was originally acquired with Tax Property Sales Fund monies in 1982 after King County foreclosed on a delinquent Local Improvement District Assessment. The property is excess to the needs of the Fleets and Facilities Department, and no other City department or public agency has identified public uses for the parcel. Therefore, FFD notified neighbors, district councils, and key community groups that the City was evaluating alternatives for retaining or disposing of the property. The community responded with a number of requests for the City to retain ownership, and the City's Real Estate Oversight Committee determined that the public involvement process should be extended.

Implementation of a Public Involvement Plan will help ensure that community interests are thoroughly expressed and reviewed before the City Council makes its disposition and reuse decisions for the subject property. Thank you for your consideration of this legislation. Should you have questions, please contact Hillary Hamilton in the Real Estate Services Division, Fleets and Facilities Department, at 684-0421.

Sincerely,



GREG NICKELS  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

---

600 Fourth Avenue, 7<sup>th</sup> Floor, P.O. Box 94749, Seattle, WA 98124-4749

Tel: (206) 684-4000, TDD: (206) 684-8811 Fax: (206) 684-5360, Email: [mayors.office@seattle.gov](mailto:mayors.office@seattle.gov)

An equal employment opportunity, affirmative action employer. Accommodations for people with disabilities provided upon request.



RESOLUTION 31064

1  
2  
3 A RESOLUTION regarding a public involvement plan, developed by the Fleets and Facilities  
4 Department, that advises and informs the City Council on the potential disposition and  
5 reuse of certain surplus City-owned property located at the southeast corner of the  
6 intersection of unopened Southwest Webster Street and Dumar Way Southwest in West  
7 Seattle.

8  
9 WHEREAS, in 1982, after foreclosure, the City of Seattle acquired said property with monies  
10 from the Tax Property Sales Fund and received a Local Improvement Assessment Deed  
11 that was recorded under Auditors File Number 8205210388; and

12  
13 WHEREAS, the property is excess to the needs of the Fleets and Facilities Department (FFD)  
14 under City Procedures for the Evaluation of the Reuse and Disposal of City's Real  
15 Property ("Disposition Procedures") adopted by Resolution 29799 and amended by  
16 Resolution 30862; and

17  
18 WHEREAS, FFD studied the property to assess its potential for a range of uses, including open  
19 space and housing; and

20  
21 WHEREAS, FFD circulated notice of potential availability of the excess property to other public  
22 agencies and to the public, and no City department or public agency expressed an interest  
23 in acquiring the property; and

24  
25 WHEREAS, comments received from the public favored retention of the property for open  
26 space, resulting in a Real Estate Oversight Committee (REOC) recommendation to  
27 reclassify the property disposition from "Simple" to "Complex," as specified in the City's  
28 disposition procedures; and

WHEREAS, FFD has developed a proposed public involvement plan, as required by Resolution  
30862; NOW, THEREFORE,

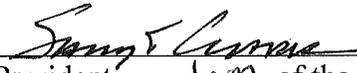
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE  
MAYOR CONCURRING, THAT:**

Section 1. FFD shall proceed with the public involvement plan, attached hereto as  
Exhibit A, to solicit additional input from the community regarding the proposed sale of the  
property by public bid.

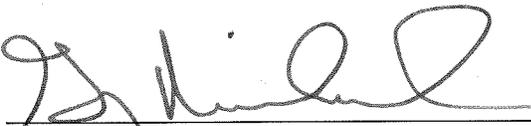


1 Section 2. FFD shall use the additional public input to prepare a Final Recommendation  
2 Report and submit it to the Real Estate Oversight Committee (REOC) for review and approval.  
3 The Report will advise and inform Council disposition and reuse decisions for subject property.  
4

5 Adopted by the City Council the 9<sup>th</sup> day of June, 2008, and signed by me in  
6 open session in authentication of its adoption this 9<sup>th</sup> day of June, 2008.  
7

8  
9   
10 President pro tem of the City Council

11 THE MAYOR CONCURRING:

12  
13   
14 Gregory J. Nickels, Mayor

15 Filed by me this 16<sup>th</sup> day of June, 2008.  
16 19<sup>th</sup>  


17  
18   
19 City Clerk

20 (Seal)

21 Exhibit A: Public Involvement Plan PMA 1649  
22  
23  
24  
25  
26  
27  
28

## Public Involvement Plan

**PMA No. 1649**

**SE Corner of SW Webster St. (unopened) and Dumar Way SW.**

The Real Estate Oversight Committee requested a Complex designation for the disposition of PMA No. 1649, located approximately 1/3 mile east of Delridge Way SW. This designation was implemented in accordance with Section 8.3.2 of the Revised Disposition Procedures, approved May 1, 2006. In making this designation, the REOC recognized that the community had demonstrated substantial interest and organized effort to oppose sale by the city.

## Previous Community Comment and Involvement

- An initial neighborhood mailing of 355 notices soliciting comments on disposition or reuse of the property was sent to residents/owners within 1000-foot radius and community council representatives in June 2006.
- Six responses were received after this initial mailing. Three of the callers had no objections to sale and wanted more information and an opportunity to purchase. Three respondents wanted to keep the property as green/open space. One suggestion - to construct steps between Dumar Way SW and SW Webster St. - could be located in the unopened right-of-way and will be referred to SDOT. All of the respondents were sent a copy of the Summary of the Preliminary Report.
- A large Notice of Recommendation sign was installed on the property on August 25, 2006. After this installation, several nearby property owners said they did not receive the mailed notice.
- A community Petition Drive was organized by one of the nearby residents.
- Two Petitions have been presented to Fleets and Facilities' (FFD) Real Estate Services (RES). One petition is signed by 74 residents and asks the city to retain ownership and reserve PMA No. 1649 as an undeveloped green lot. The other petition objects to the Preliminary Report Recommendation that the property be sold by competitive bid based on their claim that 32 residents were not sent the initial mailed notice.
- FFD /RES also received 12 more e-mail comments from petition-signing residents who reiterated their preference and rationales for preserving PMA No. 1649 as green space.

## Proposed Public Involvement Plan (Approved by REOC)

FFD/RES submits the following Plan:

- 1) A public meeting should be scheduled with notice provided about the meeting to all citizens who submitted comments or signed at least one of the petitions referenced above.

## Exhibit A

- 2) Property owners and residents living within a 1,200-foot radius of PMA No. 1649, community organizations, and others who might be interested will be provided with notice of this meeting.
- 3) This meeting will consider the other uses put forward by the community, including but not limited to the following: green space, park area, construction of steps in the adjacent unopened portion of SW Webster Street. The meeting will also consider the concerns expressed by the community such as the lack of green space, loss of land and tree cover to residential development, and the sloping nature of the subject area.
- 4) At this meeting, a tally of those in favor of differing proposals for use of the property will be kept and the names of attendees will be added to community contact lists.

### Next Steps -- Public Involvement and Legislation

- Briefing with Council Committee – Public Involvement Plan is reviewed, modified as needed, and approved.
- RES carries out Public Involvement Plan.
- RES prepares Final Recommendation Report. This report includes a Public Involvement Report summarizing public input and is submitted to REOC for final approval.
- The Final Recommendation Report, including the Public Involvement Report, is submitted to Council with any legislation necessary for proposed disposition or transfer of the parcel
- RES provides Notice of Final Report or Transmittal to Council to all previous comment-providers. The Notice solicits comments on the Final Report or the legislation with a 30-day comment period.
- RES prepares Summary of Final Report comments and presents it to Council for the first briefing of Council on legislation.
- Council committee briefing/public hearing. If Council decides to have hearing, it will notify RES of the date and time and RES will provide notice to community members who have commented or participated in the review process at least 14 days prior to public hearing.
- Consideration by Full Council.

**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>DOF Analyst/Phone:</b>
Fleets & Facilities	Hillary Hamilton / x40421	Kathryn Wise 733-9580

**Legislation Title:**

A Resolution regarding a public involvement plan, developed by the Fleets and Facilities Department, that advises and informs the City Council on the potential disposition and reuse of certain surplus City-owned property located at the southeast corner of the intersection of unopened Southwest Webster Street and Dumar Way Southwest in West Seattle.

• **Summary of the Legislation:**

Under this legislation, the Fleets and Facilities Department (FFD) will proceed with its proposed public involvement plan for a certain surplus City-owned property located at the southeast corner of the intersection of unopened Southwest Webster Street and Dumar Way Southwest in West Seattle. After executing that plan and reviewing the additional public input, FFD will prepare a Final Recommendation Report and submit it to the Real Estate Oversight Committee (REOC) for review and approval. The Report will include recommendations for reuse or disposition of the property. Upon REOC approval, the Final Report will be submitted to the City Council, along with any legislation necessary to execute Report recommendations. The Report will serve to advise and inform Council disposition and reuse decisions for the subject property.

• **Background:**

Resolution 29799, as amended by Resolution 30862, provides City Procedures for the Evaluation of the Reuse and Disposal of the City's Real Property ("disposition procedures"). In accordance with these Procedures, FFD circulated notice of the excess property to City departments and public agencies. No City department or public agency expressed an interest in acquiring the property.

In June 2006, FFD sent a notice concerning property disposition or other use to all residences and owners within a 1,000 foot radius of the property and to community council representatives. In 2006, FFD also posted signs on the property. Together, the mailings and signage produced a total of 86 community responses, indicating significant community interest in the property.

Due to this level of community interest, the Real Estate Oversight Committee reclassified the property disposition from "Simple" to "Complex," according to the City's disposition procedures. Those procedures require FFD to develop a public involvement plan for Complex property dispositions and brief the City Council on that plan. The Council must approve the plan before further public involvement is initiated.



FFD developed a proposed public involvement plan and sent it to the previous community responders and community organizations in March 2007. Several responses were received, all of which supported a community meeting. FFD will inform this same group of Council action on final disposition recommendations for the subject property before any final legislation is sent to Council.

The property in question is 8,200 square feet and situated on the east side of Dumar Way SW, southeast of the point where an unopened portion of SW Webster Street intersects with Dumar Way SW. The property has a three-sided configuration and slopes generally down from its eastern at about a 30% grade until it reaches Dumar Way SW. The land is located in an older residential neighborhood that features mostly small single-story houses on undersized lots and is zoned Single Family Residential 5000.

**This legislation does not have any financial implications.**

The purpose of this Resolution is to provide procedural guidance to help ensure citizen input, and sufficient City evaluation of that input, prior to Council action on recommendations for retaining ownership or disposing of the subject excess property.

Attachment 1: Preliminary Report for PMA 1649  
Attachment 2: Maps

**PRELIMINARY REPORT**  
**EVALUATION OF REUSE & DISPOSAL OPTIONS FOR**  
**PMA No. 1649**

Updated November, 2007

Resolution 29799 directs that the Executive is to make its recommendations on the reuse or disposal of excess property on a case by case basis, using *the Procedures for Evaluation of the Reuse and Disposal of the City's Real Property* adopted by that resolution. Additionally, the Resolution identifies guidelines, which are to be considered in making a recommendation. This report addresses each of the guidelines outlined in Resolution 29799 in support of the recommendation. This report also follows those provisions of Resolution 30862, adopted May 1, 2006, that amended Resolution 29799.

**Property Management Area: PMA No. 1649 – SE Corner of SW Webster (unopened) and Dumar Way SW**

**BACKGROUND INFORMATION**

**Legal Description:** That portion of Lots 9 through 12 inclusive, Block 3, Smith's Replat of Lots 11 to 20, Block 1, Steel Plant Addition to the City of Seattle, as recorded in Vol. 17 of Plats, Page 23, Records of King County, Washington, lying northeasterly of Dumar Way SW.

**Physical Description and Related Factors:** This half-crescent shaped, three-sided piece of property is located along the east side of Dumar Way SW as it climbs east from Delridge Way SW to 16<sup>th</sup> Ave. SW. The northern boundary, measuring approximately 71 feet, abuts a portion of the unopened section of SW Webster Street. The eastern boundary measures approximately 175 feet and is separated from the adjoining single-family residence by several chain-link fences that demarcate the yard of 1719 SW Webster Street. The parcel's longest boundary measures approximately 194 feet on the west side, following the curve of Dumar Way SW. A sidewalk runs along this side of the property. The site consists of roughly 8,200 square feet of SF 5000-zoned land. The property is vacant and predominantly sloped, in some places steeply, as it rises from the grade at Dumar Way SW. The land is rooted by a groundcover of berries, ivy, and salal and holds several holly trees and ivy-covered maples. The land is located in an older residential neighborhood that features mostly small single-story houses on undersized lots. The property is identified by the King County Assessor as property tax I.D. Number 783180-0305.

**GUIDELINE A: CONSISTENCY**

*The analysis should consider the purpose for which the property was originally acquired, funding sources used to acquire the property, terms and conditions of original acquisition, the title or deed conveying the property, or any other contract or instrument by which the City is bound or to which the property is subject, and City, state or federal ordinances, statues and regulations.*

PMA No. 1649 was acquired in 1982 pursuant to a 1979 King County Superior Court judgment foreclosing upon a delinquent Local Improvement District Assessment. The City of Seattle received a Local Improvement Assessment Deed from the Seattle City Treasurer Deed that was



recorded under Auditor's file No. 8205210388. The Tax Property Sales Fund was the revenue source for this acquisition. The property is not bound by any contracts or other instruments and is not subject to any extraordinary ordinances, statutes, or regulations. Proceeds from any sale of this property will accrue to the General Fund (specifically the Unrestricted Subaccount of the Cumulative Reserve Subfund).

**Guideline B: Compatibility and Suitability**

*The recommendation should reflect an assessment of the potential for use of the property in support of adopted Neighborhood Plans, as or in support of low-income housing, in support of economic development, in support of affordable housing, for park or open space; in support of Sound Transit Link Light Rail station area development; as or in support of child care facilities, and in support of other priorities reflected in adopted City policies.*

**Context.**

**Delridge Neighborhood Plan.** PMA No. 1649 is located within the Delridge Neighborhood Planning Area within the City of Seattle. The Delridge Neighborhood Plan was published in March, 1999, and adopted as an amendment to the City's Comprehensive Plan by Ordinance Number 119789, effective February 13, 2000. One of the key objectives of the Delridge Neighborhood Plan is to "integrate the community with nature." This plan recommends the preservation of open space and natural areas, including the "west slope of Puget Ridge, the length of the planning area."

The plan proposes to conserve and protect natural areas which provide a home for urban wildlife, and to avoid development in potential environmental problem areas. PMA No. 1649 is located midway down the western slope of Puget Ridge.

The recommendation to sell PMA 1649 through a public competitive bid process is not completely inconsistent with the plan's objective of preserving natural areas and preventing development on the Puget Ridge slopes. Development could be conditioned to avoid potential environmental problem areas, to preserve tree cover, or to maintain visual buffers consistent with the neighborhood planning vision. Also the 60' wide unopened portion of SW Webster St. that lies north of PMA 1649 would likely not be vacated and therefore could continue as a natural wooded buffer. The southern finger of PMA 1649 is very narrow and, like the privately owned land southeast of PMA 1649 is too small and steep for development.

The Approval and Adoption Matrix for the Delridge Neighborhood Plan indicates that for any city properties to be surplus, the Fleets and Facilities Department, "will work with other City departments and interested neighborhood groups to evaluate and make recommendations on the disposition of the property, while trying to fulfill neighborhood goals as a high priority."

**Urban Forest Management Plan.** The objective of the Urban Forest Management Plan, released in draft form in September, 2006, is the preservation and restoration of Seattle's trees. Sustainable Forests within the City are one of four principal themes in the Mayor's Environmental Action Agenda. Trees provide a home for wildlife, provide shade that cools streams, reduce stormwater



runoff and flooding, and improve air and water quality. The approximate area of Seattle's woodland tree canopy is 6,830 acres, or 18% of Seattle's total land area. The City hopes to increase Seattle's tree coverage by 60% over the next 30 years.

PMA 1649 is a 8,200 s.f. site with partial tree cover. Development of the property would have a negligible impact on the citywide tree canopy. In considering whether to sell PMA 1649, the City may want to consider the issues of citywide woodland distribution, recent open space acquisitions, and equity between Seattle neighborhoods.

Over 80% of the City's existing tree canopy is in West Seattle. Moreover, West Seattle has received by far the largest share of open space acquisitions through the 2000 Pro Parks Levy; these include: a) the 10-acre Duwamish Greenbelt purchase in 2001; b) the 3-acre Croft Place purchase in 2002; c) the 0.24-acre Puget Creek purchase in 2003; d) two purchases along Longfellow Creek, totaling 0.25 acre, in February, 2005; e) a 0.60-acre purchase in May, 2005; and f) another 0.52-acre property along Puget Creek also in May, 2005. In addition to the Pro Parks acquisitions, the City is in the process of transferring the 21-acre Soundway Property, another part of the larger Soundway Right-of-Way, into permanent green belt status. The question is whether, in light of this disproportionate distribution and investment, PMA 1649 should also be preserved, or whether the potential benefits of development would support a sale in this instance.

The proposed sale and development of a single family home on PMA 1649 would result in some reduction of citywide tree canopy. Development could be conditioned to minimize the loss of tree cover. The draft Urban Forest Management Plan suggests that trees lost at this City-owned location could be replaced at another City-owned location.

Affordable Housing. Affordable housing is essential to maintaining economic, ethnic, racial, age, and gender diversity. However, the escalating growth in housing prices in makes affordable housing more and more unattainable in the Seattle market. Between 1990 and 2000, median household income in Seattle rose by 6.5%. But during this same period, median rent (including utilities) increased by 10.2%, and median home valuations increased by 34.6%. Between 2000 and 2005, housing prices in Seattle increased at the explosive annualized rate of 12.9% per year. The availability of surplus City-owned land provides an opportunity to build affordable housing through dedicated, conditioned sale. However, neither the Seattle Housing Authority nor the Office of Housing proposed a housing use for PMA 1649.

PMA 1649 was not specifically identified in the neighborhood plan as a site needed for the implementation of community goals. This property is not located within a Sound Transit station area development. With residential zoning, it is not suitable for economic development or childcare facilities, nor for support of priorities adopted in support of other city policies. The property is not located near the Sound Transit alignment.



There are several city-owned properties in the general area:

Property	Size	Description	Location relative to PMA 1649
PMA 695	29,815 sf	SPU drainage facility	1 block south
PMA 113	11,558 sf	Fire Station #11	2 blocks southeast
PMA 625	9,314 sf	SCL Dumar Substation	4 blocks southeast
PMA 1648	21,977 sf	Excess property under FFD jurisdiction	2 blocks northeast
PMA 4294	102,615 sf	Southwest Police Precinct	4 blocks west
PMA 3796, 3979, 3798, 3799, 3800	230,590 sf	Orchard Corner excess property under SDOT jurisdiction (currently undergoing evaluation of options for City retention or sale).	2-3 blocks northwest
PMA 112	3,003 sf	Excess property	3 blocks west
PMA 267	12,158 sf	Longfellow Creek Greenspace south	5 blocks southwest
PMA 3802	199,836 sf	SW Webster St. Retention Basin	3 blocks west

Range of Options. The options for disposition of these parcels include retention by the city for a public purpose, long-term ground lease, negotiated sale with a motivated purchaser, or sale by public bid. An Excess Property Notice for this property was circulated in 2002 to assess other city department and public entity interest in use of the property. No city department has identified any current or future use or need for the properties. Neither the Seattle Parks Department nor the Department of Neighborhoods expressed interest in using the site for some form of park, community facility, or community garden. Given the lack of identified current or future municipal use, long-term lease or retention of the property is not in the city's best interests. There are no parties of record interested in acquiring the property, and no particular benefit to the City from offering the property only to an abutting owner; therefore, sale by public bid is the most prudent and equitable manner of selling this property.

**Guideline C: Other Factors**

*The recommendation should consider the highest and best use of the property, compatibility of the proposed use with the physical characteristics of the property and with surrounding uses, timing and term of the proposed use, appropriateness of the consideration to be received, unique attributes that make the property hard to replace, potential for consolidation with adjacent public property to accomplish future goals and objectives, conditions in the real estate market, and known environmental factors that make affect the value of the property.*



*Highest and Best Use:* The highest and best use is for construction of one single-family house, based on the zoning and the 8,200 SF lot size.

*Compatibility with the physical characteristics:* The site is sloped and wooded with legal access from Dumar Way SW as it curves to head north at the intersection with SW Austin Street. While this limited access makes the property less suitable, the slope along Dumar is becoming increasingly used for housing development. Building is occurring in the area, as evidenced by the development and construction of a large house on similarly sloped land located at 7343 18<sup>th</sup> Ave. SW, south of the subject property.

*Compatibility with surrounding uses:* Private development of the parcel would most likely be for single-family residential use or for side yard enhancement. Both uses are compatible with the surrounding neighborhood.

*Timing and Term of Proposed Use:* No specific use is proposed by the City. The property would be offered for sale by public bid with no conditions on use or development by the successful bidder other than those mandated by the land use and building codes.

*Appropriateness of the consideration:* If the Council authorized sale of the property, the parcel would be offered for sale by public bid to the highest bidder. The proposed legislation would authorize the Fleets and Facilities Department to accept the highest competitive bid with a minimum bid offer set through departmental analysis and evaluation of the real estate market in the neighborhood. In the event that the property were to be retained in City ownership, but jurisdiction transferred to another department, fund accountancy requirements and/or Dept. of Finance policy may necessitate consideration be paid to the General Fund.

*Unique Attributes:* This parcel has no unique attributes or features that require preservation or guide decision-making.

*Potential for Consolidation with adjacent public property:* There is no City of Seattle property immediately adjacent to PMA 1649 that provides consolidation opportunities.

*Conditions in the real estate market:*

The real estate market in Seattle remains fairly stable in spite of uncertainties at the national level. Although property values have stalled or depreciated slightly, the scarcity of undeveloped land in Seattle means that in the long term, property values will stay strong.

*Known environmental factors:* Fleets and Facilities staff reviewed property files and conducted several inspections of the property. There was no evidence to suggest any need for further Phase 1 or Phase 2 environmental assessments. The site is overgrown with berry vines and other vegetation. Portions of the site would be considered critical areas because of 40% slopes.



### Guideline D Sale

*The recommendation should evaluate the potential for selling the property to non-City public entities and to members of the general public.*

Fleets and Facilities staff has not received any inquiries or offers to purchase this property from any private parties. Non-city public entities were notified concerning the excess nature of the property and none expressed an interest in acquiring for their needs. A public bid would provide a fair and equitable process for identifying a purchaser for the site. Notice of the public bid process would be sent to owners and occupants in the immediate neighborhood. If there is competition for the property, the marketplace will determine the fair value.

### PUBLIC INVOLVEMENT

In accordance with Resolution No. 30862, a notice concerning disposition or other use of this property was sent to all residences and owners within a 1000-foot radius of the subject property and to community council representatives. A total of 355 notices were mailed. Six responses were received after this initial mailing. Three of the callers had no objections to sale and wanted more information and an opportunity to purchase. Three respondents wanted to keep the property as green/open space. One suggestion – to construct steps between Dumar Way SW and SW Webster St. - could be located in the unopened right-of-way and will be referred to SDOT. All of the respondents were sent a copy of the Summary of the Preliminary Report.

A large Notice of Recommendation sign was installed on the property on August 25, 2006. After this installation, several nearby property owners said they did not receive the mailed notice. A community petition drive was organized by one of the nearby residents.

Two petitions have been presented to Fleets and Facilities' (FFD) Real Estate Services (RES). One petition is signed by 74 residents and asks the city to retain ownership and reserve PMA No. 1649 as an undeveloped green lot. The other petition objects to the Preliminary Report Recommendation that the property be sold by competitive bid based on their claim that 32 residents were not sent the initial mailed notice. FFD/RES also received 12 more e-mail comments from petition-signing residents who reiterated their preference and rationales for preserving PMA No. 1649 as green space.

### THRESHOLD DETERMINATION

The Disposition Procedures provide that FFD assesses the complexity of the issues on each excess property following the initial round of public involvement. The purpose of this analysis is to structure the extent of additional public input that should be obtained prior to forwarding a recommendation to the City Council. The Property Threshold Determination Form prepared for PMA 1649 is attached at the end of this report.



The disposition evaluation process for PMA 1649 was under way prior to the Council adopting amendments to the disposition procedures. FFD initially recommended the property receive a "simple" classification. The Real Estate Oversight Committee reviewed the proposal to sell the property in October, 2006, and determined that due to the extent of public comment on the excess property, as well as the value and recommendation to sell, the property should be reclassified as "Complex".

#### RECOMMENDATION

The Real Estate Services Division of the Fleets and Facilities Department has considered the public comments received, and evaluated the dimensions of continued public ownership. FFD recommends that the property be offered for sale by public competitive bid process in a manner to be approved by the City Council in its enabling legislation.

As a "Complex" property, FFD is also required to prepare a Public Involvement Plan (PIP), which is tailored to the characteristics of the property itself as well as the issues which have been raised during the circulation and notification phase.

#### NEXT STEPS

The next step in the process is for the Council to be briefed on the disposition process for PMA 1649, and to review and review the Public Involvement Plan. Before the appropriate City Council Committee is briefed on the proposed plan for public development, FFD is obligated to provide a minimum 14-day notice and comment period about the PIP. If the Council approves the PIP, FFD proceeds to implement the second public involvement phase. FFD then revises its recommendation as appropriate, prepares a Final Report, including a full report on the public involvement phases, and then forwards that to the Council with any legislation necessary to implement the final recommendation for the excess property.



## PROPERTY REVIEW PROCESS DETERMINATION FORM

Property Name: SE Corner of SW Webster St. (unopened) and Dumar Way SW  
 Address: East side of Dumar Way SW across from 7501 Dumar Way SW  
 PMA ID: 1649 Subject Parcel #: 1739  
 Dept./Dept ID: FFD Current Use: vacant  
 Area (Sq. Ft.): 8200 SF Zoning: SF 5000  
 Est. Value: \$ 35,000 Assessed Value: \$23,000

### PROPOSED USES AND RECOMMENDED USE

*Department/Governmental Agencies:* Proposed Use:

none none

*Other Parties wishing to acquire:* Proposed Use:

Possibly several nearby residents

RES'S RECOMMENDED USE: Sell by public competitive bid

### PROPERTY REVIEW PROCESS DETERMINATION (circle appropriate response)

- |   |          |    |
|---|----------|----|
| 1.) Is more than one City dept/Public Agency wishing to acquire?  | No / Yes | 15 |
| 2.) Are there any pending community proposals for Reuse/ Disposal?  | No / Yes | 15 |
| 3.) Have citizens, community groups and/or other interested parties contacted the City regarding any of the proposed options? | No / Yes | 15 |
| 4.) Will consideration be other than cash?  | No / Yes | 10 |
| 5.) Is Sale or Trade to a private party being recommended?  | No / Yes | 25 |
| 6.) Will the proposed use require changes in zoning/other reg's?  | No / Yes | 20 |
| 7.) Is the estimated Fair Market Value between \$250,000 - \$1,000,000?   | No / Yes | 10 |
| 8.) Is the estimated Fair Market Value over \$1,000,000?  | No / Yes | 45 |

Total Number of Points Awarded for "Yes" Responses: 55

Property Classification for purposes of Disposal review: Simple / Complex (circle one) (a score of 45+ points results in "Complex" classification)

Signature: David Hemmelgarn Department: FFD Date: 10/31/07





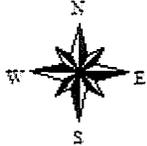
# PMA No. 1649

## Vacant Parcel

### Legend

City Property-Primary Juris. Dept

- CITY
  - DON
  - DPR
  - FFD
  - CH
  - SCL
  - SEA
  - SDOT
  - SPL
  - SPU
  - Building Outlines
  - Tax Parcels
- Streets
- Residential
  - Arterial
  - State Highway
  - Interstate Freeway
- PMA (Property Mgmt Area) No.

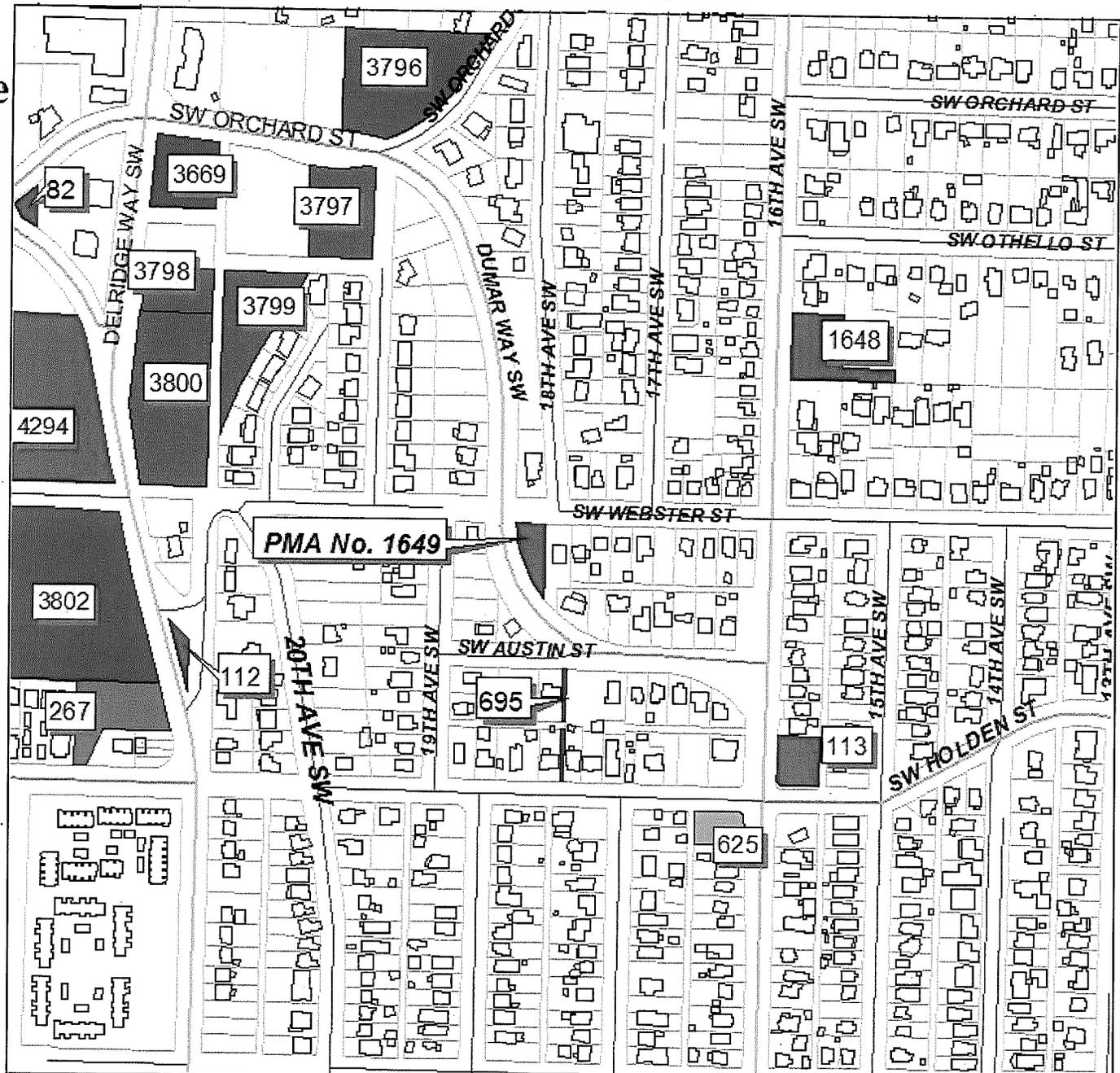


100 0 100 200 300 Feet

November 30, 2007  
Produced by the City of Seattle,  
FFD/RE S

THE CITY OF SEATTLE, 2007. All rights reserved.  
No guarantee of any kind is implied, including accuracy,  
completeness, or fitness for use.

Disposition projections 1649





# The City of Seattle



## PMA No. 1649

### Vacant Parcel

### Legend

City Property-Primary Juris. Dept

Flats & Facilities

Seattle Public Utilities

Tax Parcels

Streets

Residential  
Arterials



50 0 50 Feet

November 30, 2007

Produced by the City of Seattle,  
FFD/RE S

THE CITY OF SEATTLE, 2007. All rights reserved.  
No guarantee of any kind is implied, including accuracy,  
completeness, or timeliness.

Disposition projects pma 1649



31064

FILED  
CITY OF SEATTLE  
08 JUL 18 PM 1:04  
CITY CLERK

STATE OF WASHINGTON – KING COUNTY

--SS.

226022  
CITY OF SEATTLE, CLERKS OFFICE

No.

**Affidavit of Publication**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:31062 & 31064 TITLE

was published on

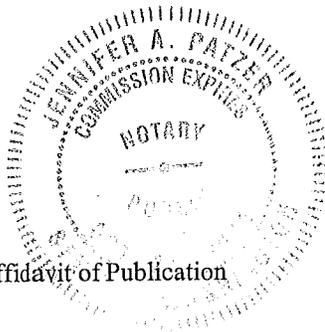
06/24/08

The amount of the fee charged for the foregoing publication is the sum of \$ 49.18, which amount has been paid in full.

Subscribed and sworn to before me on

06/24/08

Notary public for the State of Washington,  
residing in Seattle



Affidavit of Publication

# State of Washington, King County

## City of Seattle

### TITLE-ONLY PUBLICATION

The full text of the following resolutions, passed by the City Council on June 9, 2008, and published here by title only, will be mailed, at no cost, on request for two months after this publication. For further information, contact the Seattle City Clerk at 684-8344.

#### RESOLUTION NO. 31064

A RESOLUTION regarding a public involvement plan, developed by the Fleets and Facilities Department, that advises and informs the City Council on the potential disposition and reuse of certain surplus City-owned property located at the southeast corner of the intersection of unopened Southwest Webster Street and Dumar Way Southwest in West Seattle.

#### RESOLUTION NO. 31062

A RESOLUTION calling on the Superintendent of the Department of Parks and Recreation to work collaboratively with the Cascade Bicycle Club in support of its proposal to develop the Northwest Center for Cycling in Building 18 at Warren G. Magnuson Park.

Publication ordered by JUDITH PIPPIN,  
City Clerk

Date of publication in the Seattle Daily  
Journal of Commerce, June 24, 2008.

6/24(226022)