

RESOLUTION No. 31123

Tom Rasmussen

A RESOLUTION regarding a public involvement plan, developed by the Fleets and Facilities Department, that advises and informs Council on the potential disposition and reuse of certain excess City-owned property located at the intersection of Southwest Manning Street and Southwest Admiral Way.

3/24 pass 2-0 TR, RC

Introduced:	By:
<u>3-23-09</u>	<u>Rasmussen</u>
Referred:	To:
<u>3-23-09</u>	<u>Parks & Seattle Center (PSC)</u>
Referred:	To:
Reported:	
Passed:	Signed
<u>3-30-09</u>	
Filed:	Published:
<u>4-3-09</u>	<u>Titler 2</u>

3/30/09 Adopted ~~7-1~~ (excused SD no RM)

US5171

Law Department



City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

March 17, 2009

Honorable Richard Conlin
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Conlin:

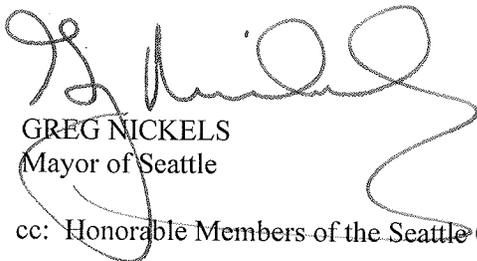
I am transmitting the attached proposed Resolution that directs the Fleets and Facilities Department (FFD) to implement a Public Involvement Plan concerning the reuse and disposition of a City-owned parcel at the intersection of Southwest Admiral Way and Southwest Manning Street in West Seattle.

Excess to the needs of FFD, this parcel was originally acquired with General Fund monies for general municipal purposes associated with construction of the West Seattle Freeway. FFD asked neighbors, district councils, and key community groups for input in determining whether to reuse and/or dispose of the property. After the community responded with a number of requests for the City to retain ownership, the City's Real Estate Oversight Committee recommended extending the public involvement process per the proposed Public Involvement Plan.

Earlier this year, the Department of Parks and Recreation (DPR) concluded acquiring the parcel would be feasible given other potential property transfers of open space land in the vicinity. DPR is working with the Seattle Department of Transportation to transfer jurisdiction of the approximately nine acre greenbelt adjacent to this parcel along Southwest Admiral Way. There are many small parcels that are not necessarily appropriate for park land, we carefully consider each parcel of land to ensure that its benefits as park land sufficiently offset its one-time and ongoing costs. In this particular case, the adjacency of this proposed acquisition would make transfer of the smaller parcel feasible to maintain as open space in conjunction with the larger Admiral Way greenbelt.

Implementation of this Public Involvement Plan will help ensure that community interests are thoroughly expressed and reviewed before the City Council makes its disposition and reuse decisions. 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, 7th 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

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RESOLUTION 31123

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3 A RESOLUTION regarding a public involvement plan, developed by the Fleets and Facilities
4 Department, that advises and informs Council on the potential disposition and reuse of
5 certain excess City-owned property located at the intersection of Southwest Manning
6 Street and Southwest Admiral Way.

7 WHEREAS, in 1960, Ordinance 89471 authorized condemnation and acquisition of the property
8 described as Lot 9 and those portions of Lots 6, 7, 8, 25 & 26, Block 1, Seaboard
9 Addition to the City of Seattle, as recorded in Vol. 14 of Plats, Page 43, records of King
10 County, Washington, with Seattle General Street Improvement Bonds; and

11 WHEREAS, in 1961, King County Case No. 561972 upheld City condemnation and acquisition
12 of said property; and

13 WHEREAS, Ordinance 91852 transferred a small portion of Lots 7 and 8 for street purposes, and
14 Ordinance 120043 granted a 10-foot easement to the abutting owner for access; and

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

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

21 WHEREAS, FFD circulated notice of potential availability of the excess property to other public
22 agencies and to the public; and

23 WHEREAS, the Department of Parks and Recreation expressed an interest in acquiring
24 jurisdiction of the property in conjunction with other property along Southwest Admiral
25 Way that is proposed to be transferred from the Seattle Department of Transportation; and

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

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



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

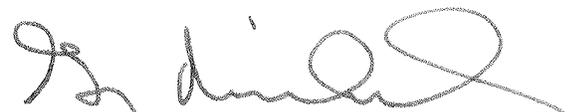
3 Section 1. FFD shall proceed with the public involvement plan, attached hereto as
4 Exhibit A, to solicit additional input from the community regarding the proposed sale of the
5 property by public bid.

6
7 Section 2. FFD shall use the additional public input to prepare a Final Recommendation
8 Report and submit it to the REOC for review and approval. The Report will advise and inform
9 Council disposition and reuse decisions for subject property.

10
11 Adopted by the City Council the 30th day of March, 2009, and signed by me in
12 open session in authentication of its adoption this 30th day of March, 2009.

13
14
15 
16 President _____ of the City Council

17
18 THE MAYOR CONCURRING:

19
20 
21 Gregory J. Nickels, Mayor

22 Filed by me this 3rd day of April, 2009.

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25 
26 City Clerk



(Seal)

Exhibit A: Public Involvement Plan PMA 4273

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Public Involvement Plan

PMA No. 4273

Vacant land NE of the intersection of SW Manning St. and SW Admiral Way

Following the Procedures for the Evaluation of Reuse and Disposal of City Real Property, adopted by Resolution 30862, Section 8.3.2, the Real Estate Oversight Committee (REOC) voted to change the transaction designation for PMA No. 4273 from Simple to Complex. The REOC recognized that the community had demonstrated substantial interest and organized effort to lobby for continued public ownership and use as an alternative to an open competitive bid sale of the property, and that further public involvement would provide the City Council with more information for decision-making. In addition, since the REOC last considered the potential disposition and reuse of this property, the Department of Parks and Recreation has expressed an interest in acquiring it. The purpose of the Public Involvement Plan is to recommend a mechanism for further consideration by the community before bringing legislation to Council.

Previous Community Comment and Involvement

- 1) An initial neighborhood mailing in 2002 generated six responses.
 - Three parties were interested in purchasing the property.
 - Three proposed keeping open space, with suggestions like monorail landing, dog park, p-patch/flower garden, and sculpture garden.

- 2) In June 2006, 478 notices soliciting comments on disposition or reuse of the property were mailed to residents/owners within a 1000-foot radius and community council representatives. Eight responses were received after this initial mailing.
 - Two respondents asked to be notified if a sale occurs.
 - Three respondents expressed concerns about noise, crowding, multi-family or industrial use, and traffic visibility at the intersection of SW Manning St. and SW Admiral Way.
 - Three parties, including a representative of the Admiral Community Council, stated a preference for maintaining the property as open space, such as planted parkland with sculptures or as a beautified portal to the neighborhood.

- 3) A large Notice of Recommendation sign was installed on the property on August 25, 2006. Three parties made additional comments after the posting of the sign.
 - Dennis Ross of the Admiral Community objected to the Preliminary Recommendation to sell the property, stating that the neighborhood plan sets a goal of continuing to search for and identify available open space. Mr. Ross had contacted both the Departments of Neighborhoods and Parks & Recreation about their possible use of the property.
 - One caller, a member of the Skateboard Advisory Council, suggested that 1500 feet could be devoted to a skating spot and thought that the corner/intersection space could be made more usable for the community.
 - The third respondent questioned whether the land could be upzoned to multi-family.



- 4) The REOC met in October 2006 to review the Preliminary Recommendation to sell the property through a public bid process.
 - Dennis Ross of the Admiral Community Council appeared at the meeting and emphasized the community concerns about a sale of the property and suggested alternative uses.

Proposed Public Involvement Plan

The Fleets and Facilities Department/Real Estate Services Division submits the following plan:

- A) A public meeting should be scheduled in the vicinity of the property. Notice of the meeting will be provided to all citizens who have previously submitted comments, as well as property owners and residents living within a 1200-foot radius of PMA No. 4273, community organizations, and others who might be interested.
- B) The meeting will consider uses put forward by the community, including but not limited to the following: green space, park area, sculpture garden, off-leash area, mini skate park, flower garden, or P-patch. The proposed transfer of the property to the Department of Parks and Recreation will also be discussed. Other issues may include concerns about the tall Sequoia tree located in the northeast section of the property, the sloping nature of the parcel, and the pace of residential development in the neighborhood.
- C) The outcome of the meeting will be to document the various re-use and disposition options and the relative support or opposition to each proposal. Attendees' names will be added to community contact lists to provide future process updates.

Next Steps -- Public Involvement and Legislation

- Briefing with Council Committee to review and approve Public Involvement Plan.
- Real Estate Services (RES) Division of the Fleets and Facilities Department carries out Public Involvement Plan.
- RES prepares Final Recommendation Report. This report includes a Public Involvement Report summarizing public input. This report 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 commenters. The Notice solicits input on the Final Report or the legislation in a 30-day comment period.
- A Summary of Comments on the Final Report is presented to Council for the first briefing on legislation.



- Council committee briefing/public hearing. If Council decides to have a hearing, RES will provide notice to community members who have commented or participated in the review process at least 14 days prior to the public hearing.
- Consideration by Full Council.



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Fleets & Facilities Dept.	Hillary Hamilton / 4-0421	Kathryn Ewing / 3-9580

Legislation Title:

A resolution regarding a public involvement plan, developed by the Fleets and Facilities Department, that advises and informs Council on the potential disposition and reuse of certain excess City-owned property located at the intersection of Southwest Manning Street and Southwest Admiral Way.

• **Summary of the Legislation:**

Under this legislation, the Fleets and Facilities Department (FFD) will proceed with its proposed public involvement plan for a certain excess City-owned property located at the intersection of SW Manning Street and SW Admiral Way. 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 may include a recommendation to transfer jurisdiction of the property to the Department of Parks and Recreation, which has expressed interest in acquiring 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. The Parks Department reviewed the property multiple times and determined in January 2009 that acquiring the property would complement additional acquisitions through interdepartmental transfer of property along SW Admiral Way.

In June 2006, FFD sent a notice concerning potential property disposition or re-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 17 community responses, indicating significant community interest in the property.



Due to this level of community interest, FFD 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 17 community responders, plus seven community organizations, in March 2007. No responses were received. 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 13,938 square feet and situated north and west of the intersection of SW Manning Street and SW Admiral Way. The property is irregularly-shaped and slopes generally down from its western boundary at about a 25% grade until it reaches SW Admiral Way. An access easement granted on the western edge of the parcel probably limits the site to two buildable lots. The property is immediately adjacent to and under the West Seattle Freeway and is zoned Single Family 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 4273
Attachment 2: Maps



PRELIMINARY REPORT
EVALUATION OF REUSE AND DISPOSAL OPTIONS FOR
PMA No. 4273

Update: March 17, 2009

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. 4273 – Vacant Land west of the intersection of SW Manning Street and SW Admiral Way.**

BACKGROUND INFORMATION

Legal Description:

Lot 9 and those portions of Lots 6, 7, 8, 25 & 26, Block 1, Seaboard Addition to the City of Seattle, as recorded in Vol. 14 of Plats, Page 43, records of King County, Washington; lying southwesterly of SW Admiral Way as condemned in King County Superior Court Cause 91104, as provided by City Ordinance # 29062, and lying northwesterly of Fautleroy Way SW as acquired under City of Seattle Ordinances # 89471 and 91852; SUBJECT TO an easement for ingress and egress over the west 10 feet of Lots 9 and 25, Block 1, said plat of Seaboard Addition, EXCEPT that portion in SW Admiral Way.

Physical Description and Related Factors:

This 13,938 square-foot, irregularly-shaped parcel is situated west of the intersection of SW Manning Street and SW Admiral Way. It is located in a heavy traffic-noise area, just off the West Seattle Freeway. The property slopes generally down from its western boundary at about a 25% grade until it reaches SW Admiral Way. The site is partially wooded with a groundcover of berries and a mix of native and invasive plants and shrubs. Portions of a driveway leading to 3030 SW Manning Street and 3031 SW Spokane Street appear to be encroaching on the western portion of the subject property. A ten-foot access easement runs along the western boundary of the parcel. To the south of the subject lies SW Manning St. with approximately 165 feet of frontage. On the south side of SW Manning St. are situated three older single-family homes and a large, recently constructed house that has been engineered into the slope. The parcel's western boundary measures 185 feet and runs parallel to the above described easement. The parcel's eastern boundary line tracks the curve of SW Admiral Way and measures approximately 210 feet. PMA No. 4273 is identified by the King County Assessor as Property Tax I.D. No. 762870-0015. The property is located in an area that has experienced ambitious development of vacant land as methods for engineering and stabilizing the sloped areas have become more sophisticated. The property's zoning designation is Single Family 5000. Several side sewers that serve residences located west of the subject property run through PMA No. 4273.



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. 4273 was originally acquired as part of purchases in conjunction with the West Seattle Freeway. This land was obtained from George D. and Catherine L. Barnecutt by Warranty Deed dated July 7, 1961 and recorded under Auditor's File No. 7307170485, records of King County. The City granted an easement to the abutting property owner on the west to provide access to two adjoining lots. This easement was authorized by Ordinance 120043 in July 2000. Proceeds from the disposition of the property will accrue to the General Fund. The City is not bound by any other contract or instrument to which the property is subject. There are no extraordinary ordinances, laws, or regulations that apply to the property.

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:

PMA 4273 is located within the Admiral Neighborhood Planning Area within the City of Seattle. The Approval and Adoption Matrix for the Admiral Neighborhood identified five (5) specific activities to create and protect additional open space. These include development of a process to ensure neighborhood involvement and timely notification of the City's intent to surplus land suitable for open space, and creation of passive open space at the abandoned Admiral and Palm substations (both of which have been accomplished to some degree). PMA 4273 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 specifically suitable for economic development or childcare facilities, nor for support of priorities adopted in support of other city policies.

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 4273 is a 13,938 s.f. site with limited tree cover. Development of the property would have a negligible impact on citywide tree canopy. In considering whether to sell PMA 4273, 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.

Range of Options:

Reuse and disposal options for this parcel include retention by the city, long-term ground lease, negotiated sale, or sale by public bid. The property was circulated twice (April 2002 and December 2005) to assess whether other City departments and public agencies had interest in the property. The Department of Parks and Recreation and the Seattle Department of Transportation evaluated the property again in 2006-2007 in response to requests from Council and still could not find a use or need for the property. On further review, in January 2009, the Department of Parks and Recreation expressed an interest in acquiring the property. Several neighboring property owners have expressed interest in acquiring the 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 land is zoned Single Family 5000. In appraisal terms, the highest and best use of the parcel would be for the construction of one or two single-family residences.

Compatibility with the physical characteristics:

Although the site contains several areas of steep-sloping topography, similar sites in the vicinity have been engineered to provide a suitable foundation for construction. There is substantial traffic noise from the West Seattle Bridge and its approaches. Three privately-owned platted lots west of the subject property and totaling 20,085 SF are proposed for development of several residential units. The site is appropriate for housing in an established residential neighborhood.

Compatibility with surrounding uses:

Uses for the parcel which would be compatible with the surrounding single-family homes include incorporation into an existing residential property as additional yard space, development of one or two single-family homes, or as open space.



Timing and Term of Proposed Use:

The Fleets and Facilities Department (FFD) proposes no specific design or use for this property. If the property is not transferred to the Department of Parks and Recreation, it would be offered for sale by public bid, with no conditions attached for use or development by the successful bidder, other than a potential covenant to protect a large tree (See Unique Attributes, below).

Appropriateness of the consideration:

If the property is not transferred to the Department of Parks and Recreation, it would be sold to the highest successful bidder in accordance with procedures as approved by the City Council. A minimum bid threshold would be established as part of the process. Legislation would authorize the Real Estate Services Division of FFD to accept the highest competitive offer.

Unique Attributes: The most significant feature of the parcel is a large Giant Sequoia with a 51” diameter that sits by the western boundary line in the northwest section of the parcel. The City Arborist determined that, while not an exceptional tree as defined by City policy, development regulations may serve to preserve this tree if the lot were to be developed. Alternatively, the City could impose a covenant on the sale of the property to proscribe removal of the tree.

Potential for Consolidation with adjacent public property:

There are no publicly owned properties that are immediately adjacent to the subject property. Two City of Seattle properties in the vicinity are a) the Seattle Public Utilities’ SW Spokane Street Pump station – PMA No. 743 - located approximately 500 feet to the northwest and b) a 20-inch water main - PMA No. 742 - located 250 feet to the northeast, along Harbor Ave. SW. An extensive swath of undeveloped right-of-way, purchased for construction of the West Seattle Freeway, borders that highway as it climbs southwest towards the center of West Seattle. To the northwest, SW Admiral Way climbs through a mix of private property and undeveloped right-of-way, with some swatches of Department of Parks and Recreation open space and vacant land under the jurisdiction of the Fleets and Facilities Department.

Conditions in the real estate market:

The real estate market in Seattle is currently experiencing a downturn. However, given the demand for vacant land of all types, and the scarcity of supply in Seattle and the greater area markets, this neighborhood should show stable demand for single-family residential development over the long term.

Known environmental factors:

A review of property files and several inspections of the property have been conducted. There is no evidence to suggest that further environmental assessments or investigations are warranted at this time. The parcel is designated as an environmentally critical area, as the entire site is classified as a potential slide zone. A small area near the southern boundary line is mapped as a critical 40% slope area.



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.

Non-city public entities and City of Seattle departments were notified of the excess nature of this property in circulations occurring in April 2002 and December 2005. In January 2009, the Department of Parks and Recreation expressed interest in acquiring the property for public purposes. Several private parties that received notification, because of their proximity to PMA No. 4273, have expressed interest in possibly purchasing the site. These parties will be provided an opportunity to bid on the property as part of any bid-sale process. A public bid process would not only provide a widely advertised and marketed offering of the property, but also operate as a fair and open method for identifying a purchaser for this property.

PUBLIC INVOLVEMENT

An initial neighborhood mailing in 2002 generated six responses. At that time, three parties were interested in purchasing the property. Three proposed keeping open space, with suggestions like monorail landing, dog run, p-patch/flower garden, and sculpture garden. In accordance with Resolution No. 30862, a notice concerning disposition or other use of this property was sent in June 2006 to all residences and owners within a 1000-foot radius of the subject property and to community council representatives. A total of 487 notices were mailed. Eight comments/responses were received. Two expressed interest in the disposition process and asked to be notified if a sale occurs. Another three expressed concerns about noise, crowding, multi-family or industrial use (not allowed by current zoning), and traffic visibility at the intersection of SW Manning St. and SW Admiral Way. Another three respondents, including a representative of the Admiral Community Council, stated a preference for maintaining the property as open space, such as planted parkland with sculptures, or a beautified portal to the neighborhood. In addition to these eight responses, three comments were received in response to the posting of a notice regarding evaluation of options for the property.

RECOMMENDATION

The choice concerning this property is between either keeping it as an open space/parkland or putting it up for sale to generate revenue for the city. The Admiral Community Council wants the property to become a park. The Seattle Department of Parks and Recreation has expressed an interest in acquiring and managing the property. The Real Estate Services Division of the Fleets and Facilities Department recommends that PMA No. 4273 be transferred to the Department of Parks and Recreation in a manner to be approved by the City Council.



PROPERTY REVIEW PROCESS DETERMINATION FORM			
Property Name:	Manning Street Triangle		
Address:	West of the intersection of SW Manning St. and SW Admiral Way		
PMA ID:	PMA No. 4273	Subject Parcel #;s:	4805;15792
Dept./Dept ID:	Fleets and Facilities	Current Use:	None: Excess
Area (Sq. Ft.):	13,938 SF	Zoning:	Single-family 5000
Est. Value:		Assessed Value:	\$ 459,900 in 2009
PROPOSED USES AND RECOMMENDED USE			
<i>Department/Governmental Agencies:</i>	<i>Proposed Use:</i>		
Department of Parks and Recreation	Open Space		
<i>Other Parties wishing to acquire:</i>	<i>Proposed Use:</i>		
N/A	N/A		
RES'S RECOMMENDED USE:			
Transfer jurisdiction of property to Department of Parks and Recreation.			
PROPERTY REVIEW PROCESS DETERMINATION (circle appropriate response)			
1.) Is more than one City dept/Public Agency wishing to acquire?	No / <u>Yes</u>		15
2.) Are there any pending community proposals for Reuse/ Disposal?	No / <u>Yes</u>		10
3.) Have citizens, community groups and/or other interested parties contacted the City regarding any of the proposed options?	No / <u>Yes</u>		10
4.) Will consideration be other than cash?	No / <u>Yes</u>		10
5.) Is Sale or Trade to a private party being recommended? (Note: revised from "yes" to "no")	No / <u>Yes</u>		25
6.) Will the proposed use require changes in zoning/other regulations?	No / <u>Yes</u>		20
7.) Is the estimated Fair Market Value between \$250,000-\$1,000,000?	No / <u>Yes</u>		10
8.) Is the estimated Fair Market Value over \$1,000,000?	No / <u>Yes</u>		45
Total Number of Points Awarded for "Yes" Responses:			20
Property Classification for purposes of Disposal review: Simple / <u>Complex</u> (circle one) (a score of 45+ points results in a "Complex" classification) (Note: Property continues to be complex although points have been adjusted)			
Signature: David C. Hemmelgarn		Department: FFD	Date: Updated 2/27/2009



The City of Seattle



PMA No. 4273

East of 3030

SW Manning St.

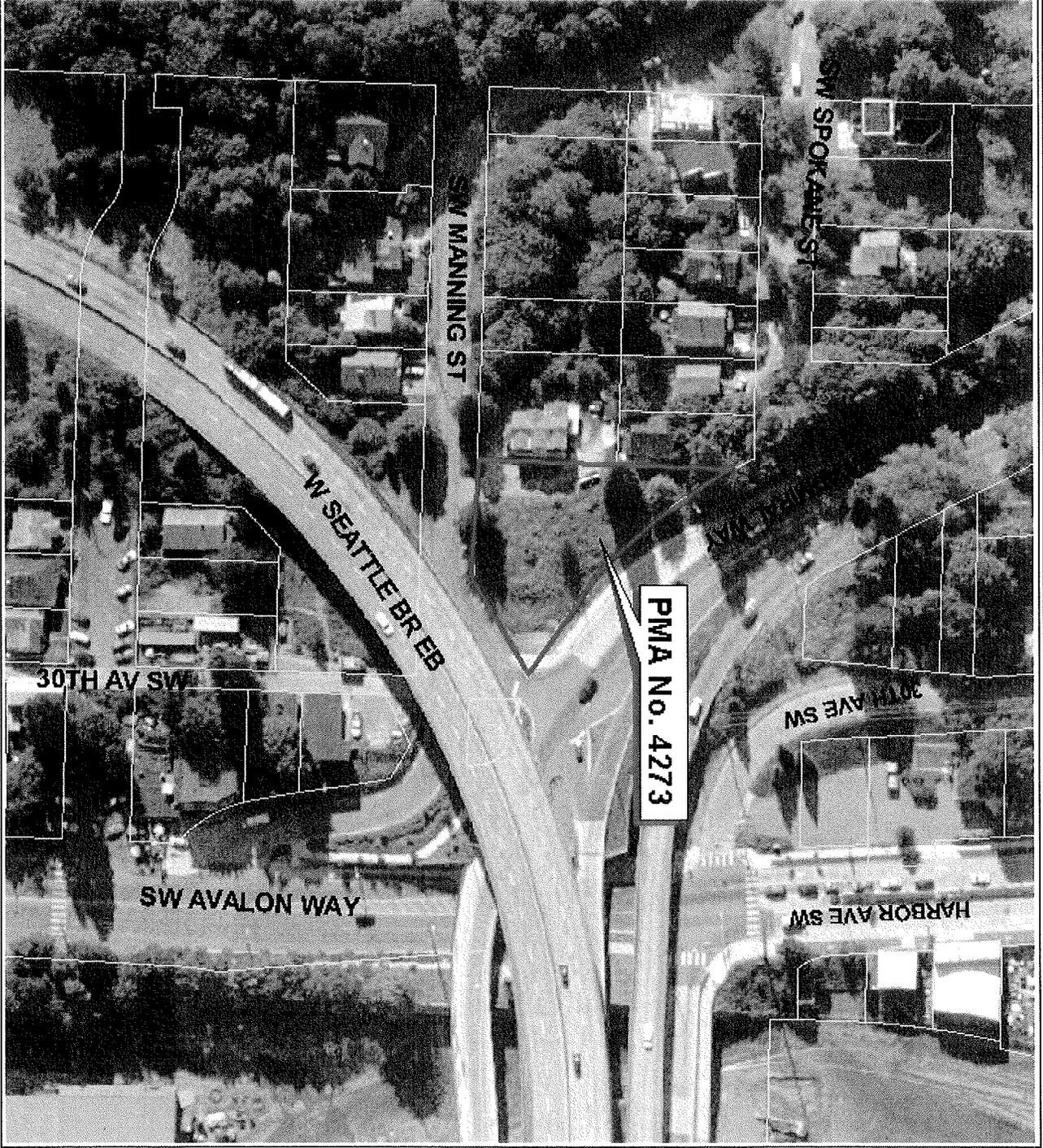
Produced by the City of Seattle,
 FFD/EE S
 December 5, 2005

Legend

-  City - Property - Primary Juris. Dept
-  Fleets & Facilities - Subject
-  Tax Parcels



THE CITY OF SEATTLE, 2005. All files reviewed for accuracy of any cartographic data, including aerial photography, have been reviewed and certified for use. A disclaimer of liability is provided on the title page of the map.



The City of Seattle



PMA No. 4273
East of 3030
SW Manning St

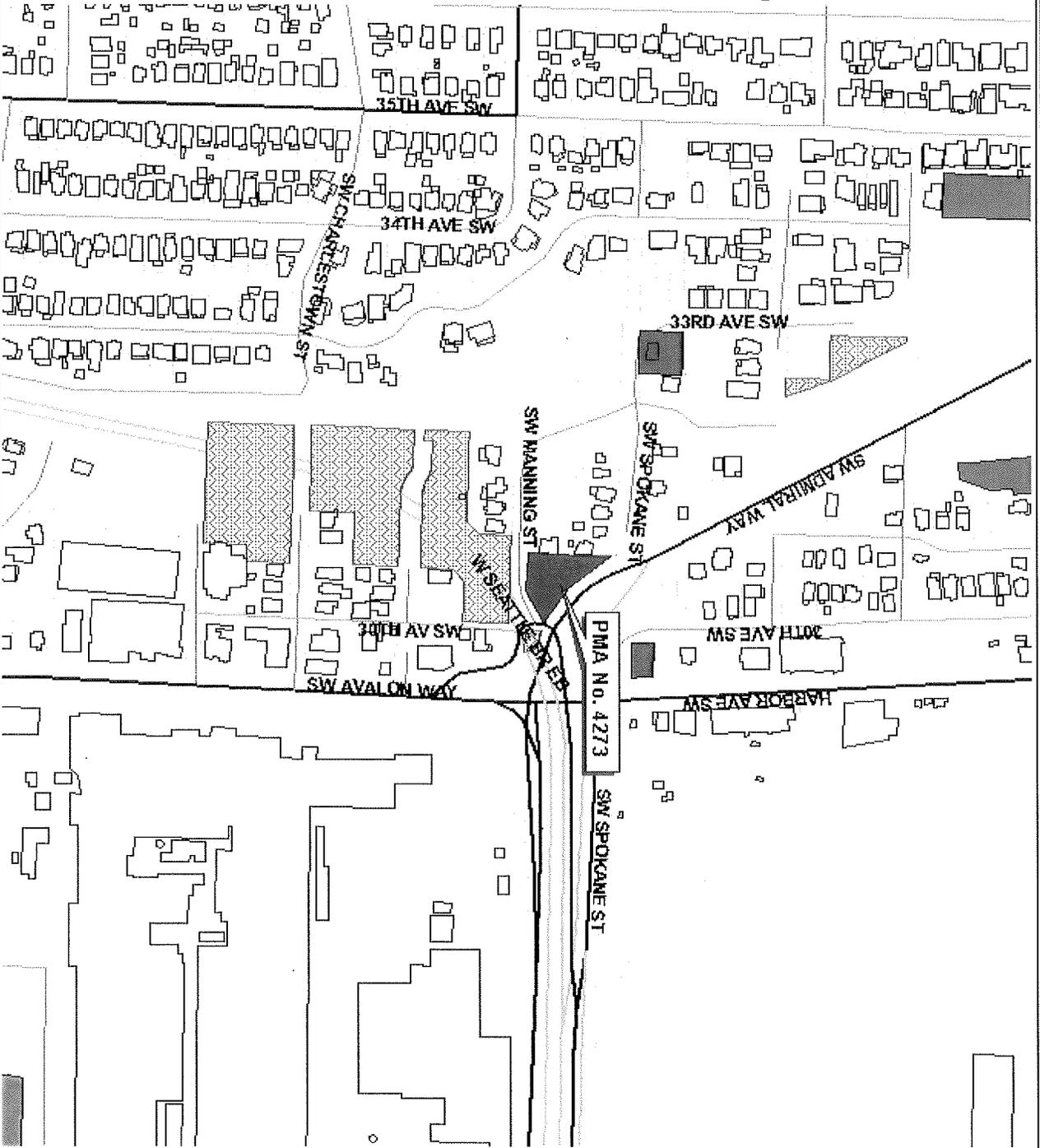
Produced by the City of Seattle
 FFD/RES
 December 5, 2005

Legend

- City Property - Primary Juris. Dept
- Fleets & Facilities - Subject
- Fleets & Facilities
- Parks
- Seattle Public Utilities
- Seattle City Light
- Tax Parcels
- Building Outlines
- Streets
- Residential
- Aerials
- State Highway



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Laurel Humphrey - Re: Admiral/Manning excess property resolution - - attorney-client privilege

From: Bill McGillin
To: Belz, Sara
Date: 3/18/2009 8:57 AM
Subject: Re: Admiral/Manning excess property resolution - - attorney-client privilege

Sara

I appreciate your concerns and these are items that I am sure you can fix with FFD. From a legal standpoint, the reference to the street is not significant to that level of detail, as the legal description is what we rely on.

Thanks

>>> On 3/17/2009 at 8:28 PM, in message <49C007E0.80DC.00A6.0@Seattle.Gov>, Sara Belz <BelzS@Seattle.Gov> wrote:

Bill and Hillary,

Per the voicemails I left for both of you, attached are my marked-up copies of the three documents that need some minor changes prior to introduction. My main goal was to get the address correct/consistent on all the documents, which necessitated changing the title. Because I was already going in and making the address changes, I made a couple other edits as well - - nothing substantive, just little stuff. Anyway, I hope these will be a quick review for you guys. In the three documents I attached, very little has been changed. (The documents I did not attach are fine as they are.)

One thing to note is that the legal description of the property lists Admiral Way as "Admiral Way SW;" whereas we have learned that the street's official/proper name is "SW Admiral Way." (Most of the changes I just made were replacements of "Admiral Way SW" with "SW Admiral Way"...hopefully I caught everything!) Bill: If this is a problem, let me know.

Also, Hillary: Can you let me know where you got the parcel # that is listed in the attachment to the fiscal note (last page)? DPD's website lists something else, so I just want to make sure I understand the number you are using.

I am supposed to get this to the Clerk's office by noon on Wednesday, 3/18. They will probably give me some leeway but they will at least need a title in order to finalize the intro/referral calendar. If you could look at the title FIRST (the reso is the first attachment) and confirm that you are okay with my changing it, we can probably have until the end of the day to get them everything else.

Okay, I think that is all...let me know if you have any questions. I apologize for the short turn-around time on this. We just got the jacket from the Mayor's office this afternoon.

Many, many thanks...

Sara

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STATE OF WASHINGTON – KING COUNTY

--SS.

236926
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 12th 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:31122 & 31123 TITLE

was published on

04/07/09

The amount of the fee charged for the foregoing publication is the sum of \$ 42.45, which amount has been paid in full.





Subscribed and sworn to before me on
04/07/09 

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following resolutions, passed by the City Council on March 30, 2009, and published here by title only, will be mailed upon request, or can be accessed at <http://clerk.ci.seattle.wa.us>. For further information, contact the Seattle City Clerk at 684-8344.

RESOLUTION NO. 31123

A RESOLUTION regarding a public involvement plan, developed by the Fleets and Facilities Department, that advises and informs Council on the potential disposition and reuse of certain excess City-owned property located at the intersection of Southwest Manning Street and Southwest Admiral Way.

RESOLUTION NO. 31122

A RESOLUTION retiring introduced Council Bills, Resolutions and Clerk Files which have received no further action.

Publication ordered by JUDITH PIPPIN,
City Clerk

Date of publication in the Seattle Daily
Journal of Commerce, April 7, 2009.

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