

Proposed Reuse of the East Precinct Police Parking Facility

The Department of Finance
and Administrative Services
(FAS)

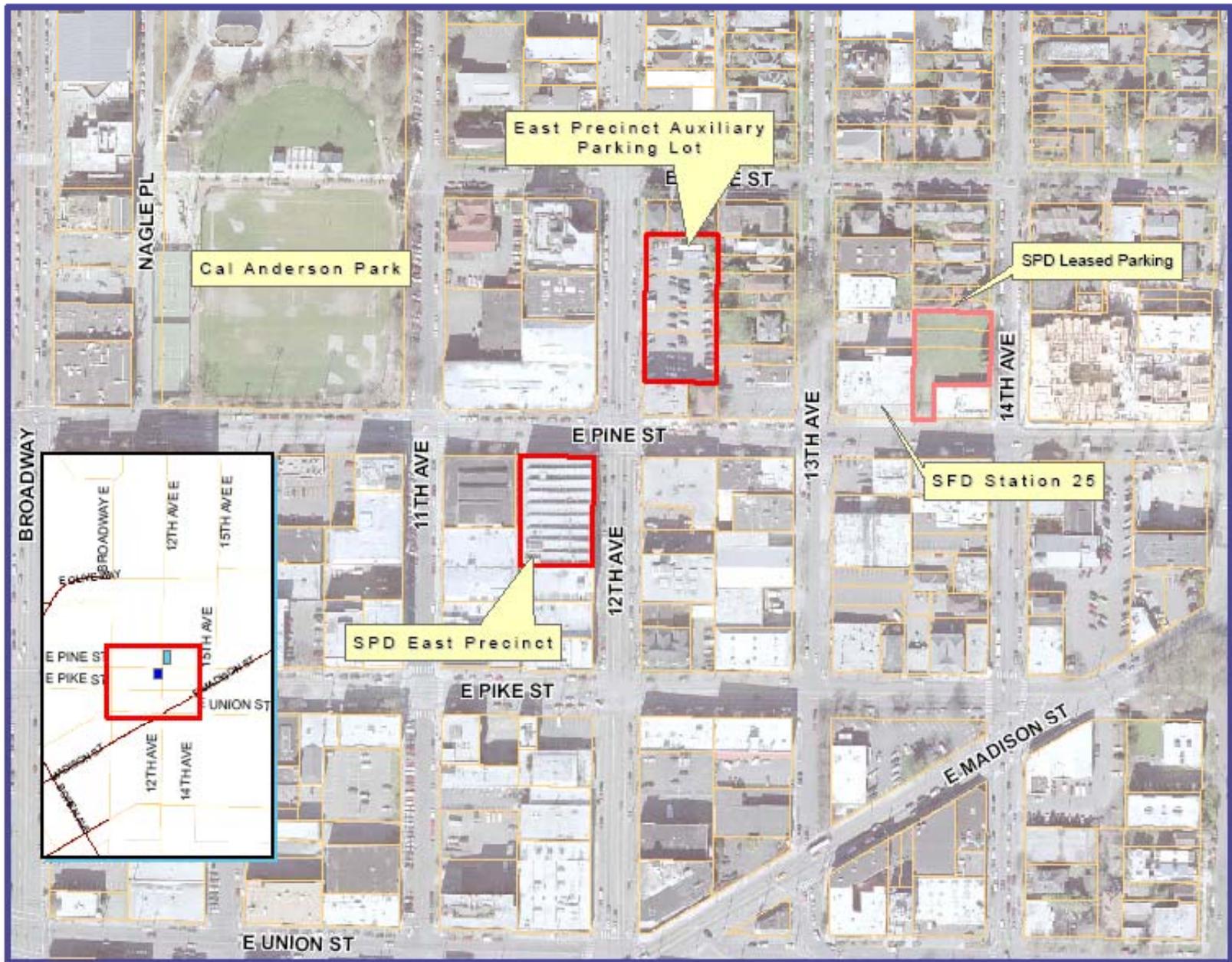


June 29, 2012



Resolution 30862

- Establishes “Procedures for Evaluation of the Reuse and Disposal of the City’s Real Property.”
- A Public Involvement Plan is to be completed in conjunction with a Preliminary Report.
- Requires a Public Involvement Plan be reviewed and approved by the City Council for certain properties.
- Certain public processes and reports are required by the Resolution.



Existing Site

- Purchased in 1985 and 1987 for auxiliary parking to the East Precinct.
- Located mid-block on 12th Avenue East between East Pike Street and East Olive Street.
- Property is 29,058 square feet.
- Includes a fueling site.

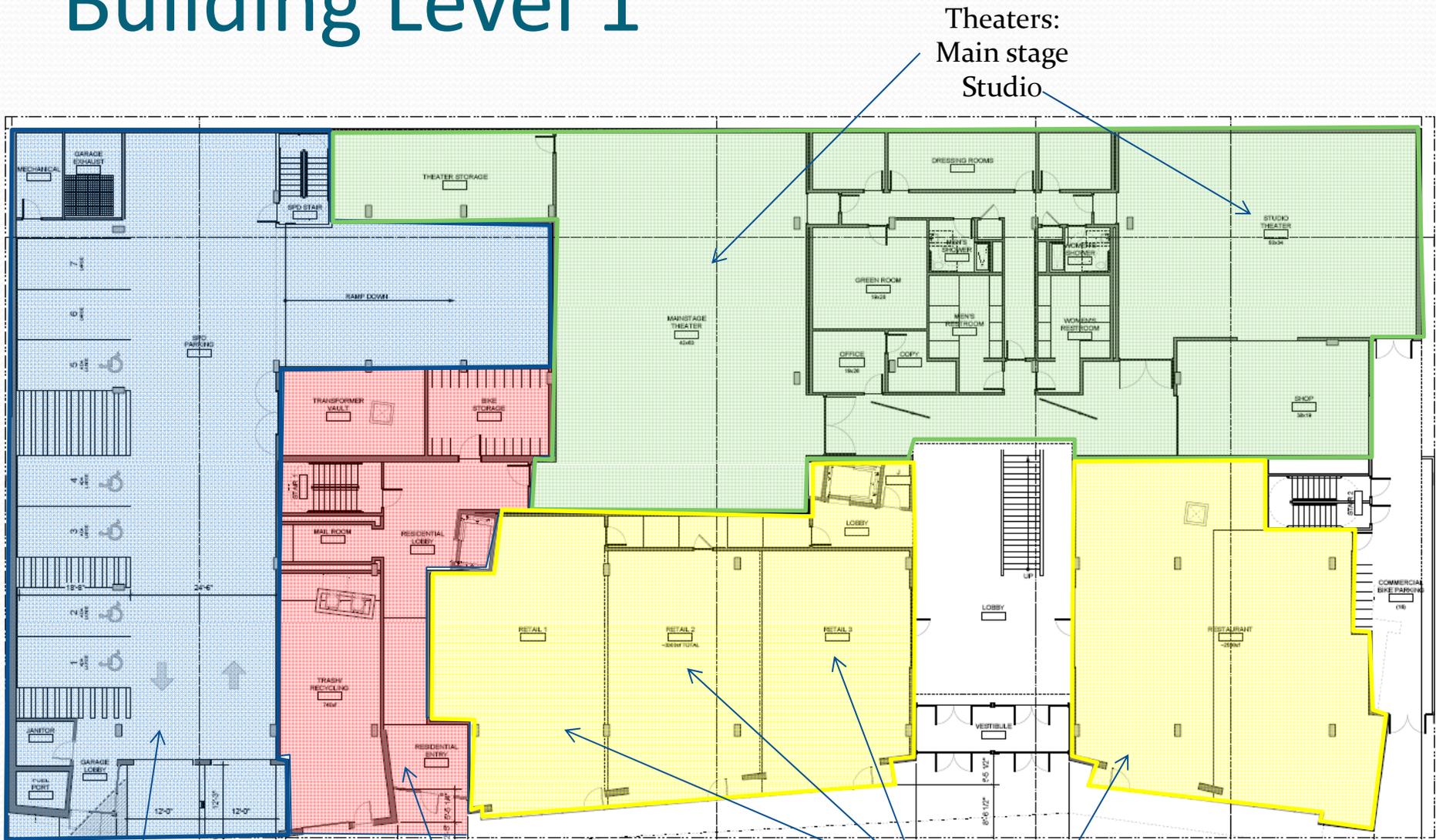


Proposed Use

- Mixed Use Residential Building:
 - 88 units of affordable housing
 - 8 studios
 - 8 two bedrooms
 - 72 one bedrooms
 - 1 ½ floors of secure underground parking for Police
 - 2 community theatre spaces
 - 4 retail/ restaurant spaces
 - 15,000 sf community office space



Building Level 1



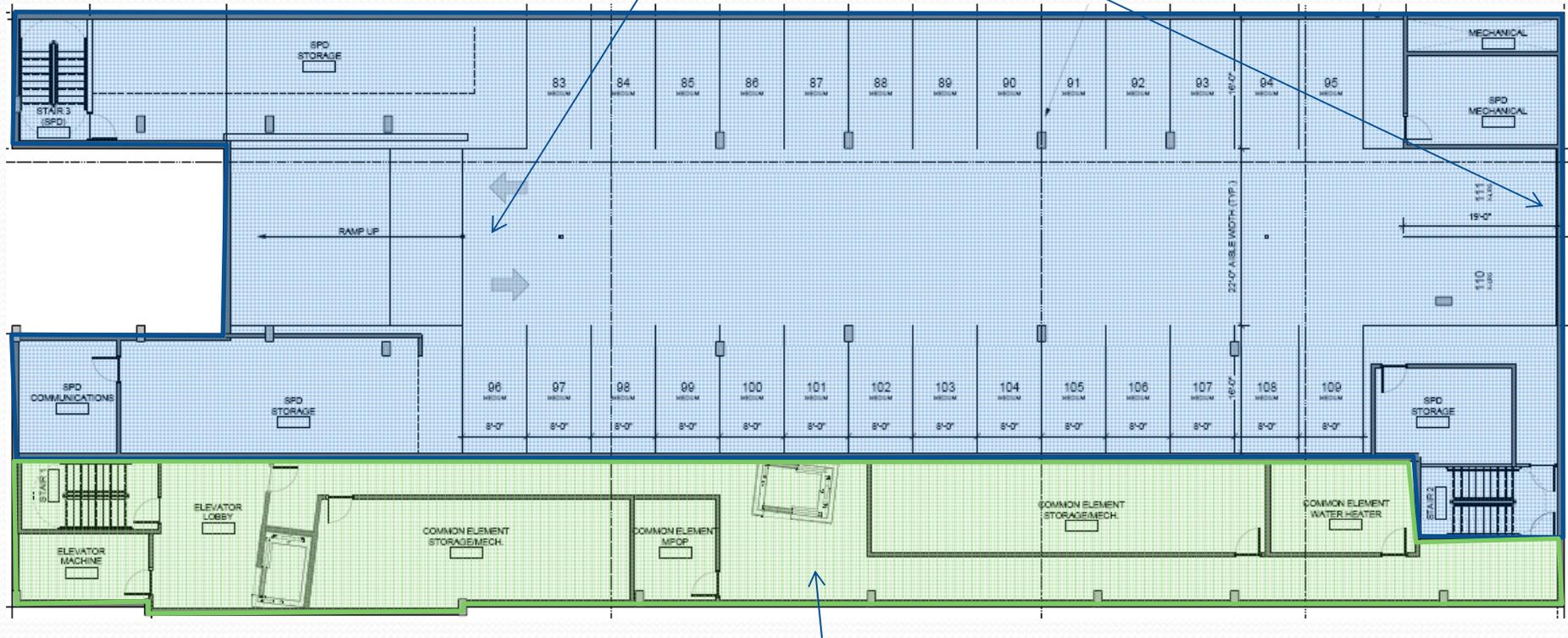
Police Parking

Residential Entry

Retail

Parking Level 2

Secured Police Parking
Vehicle Wash Area



Theater Storage / Building Mechanical

Parking Facility Comparison

| | Existing | Proposed |
|-------------------------------|--|---|
| Total Parking Stalls | 77 (additional 34 stalls are leased from a private property owner) | 111 (Minimum) |
| Alternative Vehicle Parking | None | Additional space and charging stations for alternative vehicles (PEO's, Segways, Police Bicycles) |
| Car Wash/Vacuum Station | Yes | Yes |
| Fueling | Yes | No |
| Back-up Generator | Yes | Yes |
| Mobile Command Center Parking | Yes | Will be moved off-site |
| Vehicle Charging Stations | No | 12 stalls |
| Storage | 1 – 40' shipping container | The equivalent of 3 – 40' shipping containers |
| Security | Keypads at each location | New proximity card system, along with monitored security cameras |

Alternative Fueling Plan

- Nearby City Fueling Facilities:
 - West Precinct, 1.2 miles away, secure 24/7 access
 - Charles Street, 1.9 miles away, secure 24/7 access
- 6 nearby commercial fueling stations:
 - Voyager Commercial Fueling Cards for vehicles
- Emergency Operations:
 - Fuel from normal sources where possible (commercial fueling sites with power)
 - Pump directly from commercial tanks with portable pump units (commercial fueling sites without power)
 - Wet fuel from commercial vendor (requires permission of the Fire Marshal)



Reuse of Property

- Community favors redevelopment of the property
 - Community would like to see additional uses on this rapidly revitalizing street
 - Wider range of incomes represented by new development
- Increased Commuting Options
 - Served by numerous Metro bus routes (Routes 2, 8, 9, 10, 11, 43, 49 and 60)
 - New streetcar station to open in 2014 (less than ¼ mile away)
 - New light rail station to open in 2016 (less than ¼ mile away)

Public Involvement Process to date

September
2011

- Properties declared excess to SPD and FAS needs

October 2011

- Circulated to City Departments & other public agencies
- Early Design Review Meeting with 25 community members present
- October 2011 Neighborhood flier sent to neighbors within 1000 feet of the project & community groups within the Capitol Hill neighborhood

November
2011

- Capitol Hill Housing sent a community notification flier to neighbors within 500 feet of the project

May 2012

- Preliminary Report/Recommendation and Public Involvement Plan published. Sent to all respondents
- Design Review Board Meeting 35 community members present

June 2012

- Preliminary Report and Public Involvement Plan approved by Real Estate Oversight Committee
- **Council reviews Public Involvement Plan**

Public Input – Neighborhood Flier

- October 2011 – 2,650 fliers mailed to:
 - Residents and taxpayers within 1,000 feet
 - Community groups
 - Others that have expressed interest
- 6 individuals have responded as of June 25, 2012



City of Seattle
Finance and Administrative Services Department

October 27, 2011

Opportunity for Input
Regarding City Owned Property – SPD Parking & Fueling Station
Located at 1628 12th Ave between E Pine Street and E Olive Street

Dear Neighbor,

You may have heard about a joint development project planned for the current site of the Seattle Police Department's East Precinct Parking and Fueling Station, located at 1628 12th Avenue on Capitol Hill. The proposed project is often referred to as the 12th Avenue Arts Project. The proposed project will include 80 units of affordable housing, commercial space, and provide an underground parking garage for the exclusive use of the Seattle Police Department. The City, through various Departments, has partnered with Capitol Hill Housing to make this a viable housing project, community arts space and provide the Police Department with the parking for their operational needs.

If you are interested in keeping informed as the project moves along, or if you would like to share ideas, issues and/or concerns, please contact the person below.

At this time, the Finance and Administrative Services Department (FAS) is starting the disposition (sale) process. FAS is contacting residents and property owners within approximately 1,000 feet of the property as well as all interested parties and community groups to seek input before making a recommendation to the City Council regarding the disposition of the property. There will be several opportunities for public input throughout the process.

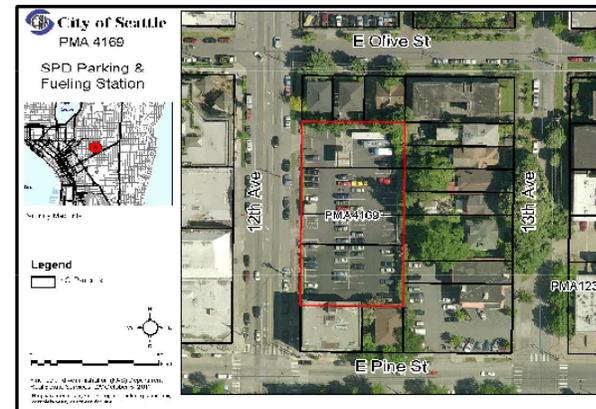
The information on the reverse of this page provides background information about the property.

We invite your comments, suggestions, or recommendations about this property. By responding to this mailer we will continue to keep you informed throughout the process. Comments are requested by November 28, 2011. You may write, fax, email or call your comments to:

| | |
|--|-------------------------|
| City of Seattle | Phone: 206-733-9238 |
| Finance and Administrative Services Department | FAX: 206-684-0525 |
| Attention: Bill Craven | bill.craven@seattle.gov |
| PO Box 94689 | |
| Seattle, WA 98124-4689 | |

Please be aware that any written comments will be made a part of the public record for the disposition of this property.

For more information about the City's general property disposition procedure, please visit our website at <http://www.seattle.gov/realstate/policydisposition.htm>



Responses to Neighborhood Flier

“I am writing in response to the mailer sent out by the City of Seattle FAS Department and would like to **express my support** for the housing, commercial, and performance space planned for the area. I moved to this region of Capitol Hill for the many food and entertainment amenities, culture, transit and walking accessibility, and proximity to other regions of Seattle, and I support any project that opens up similar opportunities for others who hope to live here. Especially given the ongoing light rail station development and the investment the city has made in this project, I would like to see as many residential units as possible developed nearby. Not only will it allow more people to live in the center city - something many people I know would like to do but are deterred by cost - it will also allow more people to choose to not own a car, instead spending their dollars on food, products, and entertainment that are more supportive of our local economy.”

“I think this is a **great project**. Replacing an open parking lot with housing will be a big plus for the neighborhood.”

“We live very near several apartments, houses and condos that provide affordable housing. As property owners, we are concerned that **additional affordable housing so near us may diminish the value of our homes**. As occupants, we are concerned that the project could degrade our quality of life here, depending upon who is allowed to live into those 80 units.”

“We own the adjacent property to the South and would **like to be kept informed** of any and all issues regarding the property and development.”

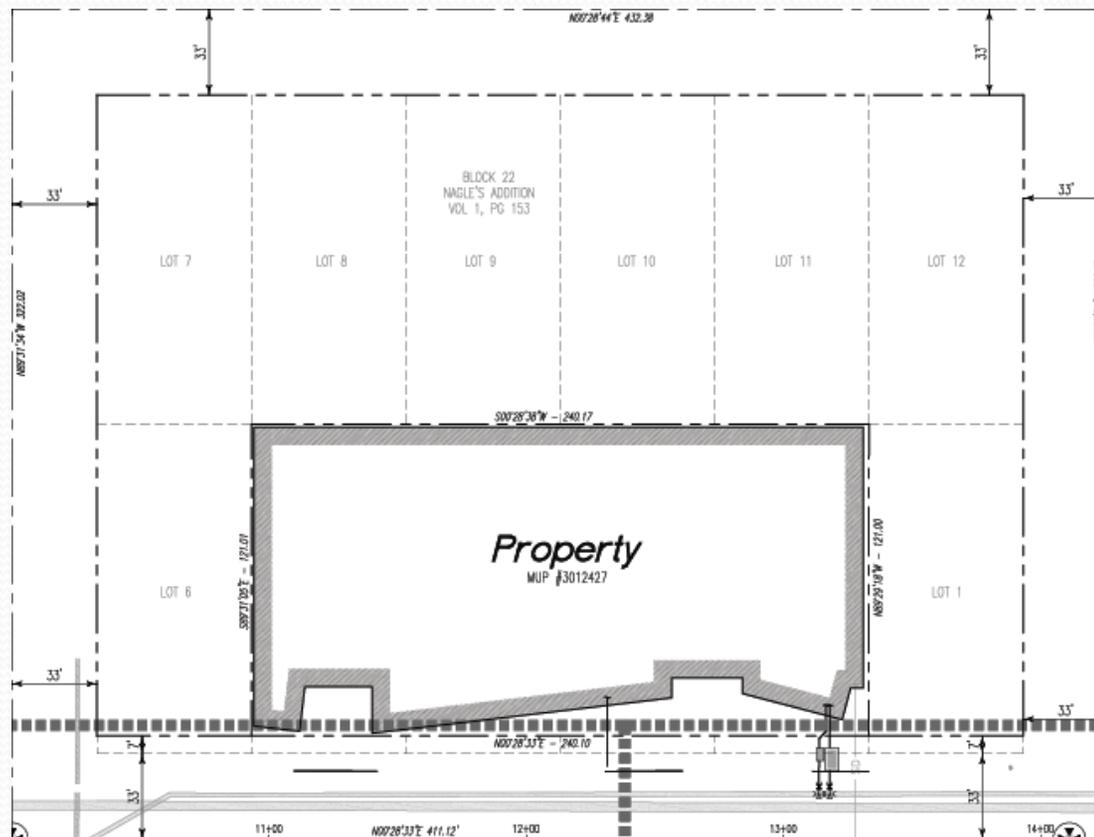
“I am writing to express my **whole-hearted support** for the 12th Avenue Arts project located at 1628 12th Ave. I am very pleased and proud to be a resident in a City and neighborhood that **supports this kind of innovative and significant endeavor**. It is truly a project about truth, justice and the American way.”

“Thanks for your note on the 12th Ave Arts project at 1628 12th Ave, Seattle. As an 11 year Capitol Hill resident and neighbor at 1408 12th Ave I **am highly supportive** of the disposition of this property for this purpose. I am in strong favor of initiatives that lead to greater neighborhood density, and in particular Transit Oriented Development in the catchment area of the future Capitol Hill Light Rail Station.”

“**The Guardian**” (Seattle Police Officers Guild newspaper) opinion questions reuse of the East Precinct Police Parking Lot

“Complex” Reuse

- Appraised property value (\$7,550,000);
- Consideration other than cash;
- Community Organization contact with City personnel.





Recommendation

- City should sell through a negotiated sale to Capitol Hill Housing.
- In exchange Capitol Hill Housing will construct a mixed-use building containing:
 - Parking garage exclusive to SPD,
 - Affordable housing,
 - Community theater space,
 - Retail and Restaurant space and
 - Commercial office space.



Proposed Public Involvement Plan

- FAS will continue to document public comments
- FAS will continue to add new contacts to the mailing list, and notify all contacts of meetings and reports
- Council disposition process will provide additional opportunities for public comment at Council committee meetings and public hearings
- FAS recommends this approach to public involvement due to:
 - Limited reuse options
 - Significant public involvement to date, including
 - Nominal public comments received to date
 - Additional opportunities for public comment at Council Committee Meetings

Next Steps

| | Timeline |
|--|----------------|
| Council Committee approves Public Involvement Plan | June 2012 |
| FAS publishes Final Report & Public Involvement Plan | July 2012 |
| Legislation drafted for reuse project | July 2012 |
| Legislation presented to City Council | August 2012 |
| City Council Committee vote & full Council vote | September 2012 |
| City departments implement decision by Council | October 2012 |