Sabrina Buchanan
FAS Former Fire Station 20 Disposition ORD
June 26, 2014
Version #2

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL 118155

AN ORDINANCE relating to the Department of Finance and Administrative Services, declaring the property located at 3205 13th Avenue West, commonly known as former Fire Station 20, surplus to the City's needs and authorizing the Director of the Department of Finance and Administrative Services to sell the site and building through an open competitive process.

WHEREAS, the property was acquired in 1949 pursuant to ordinance 77610 and authorized by Ordinance 76198; and

WHEREAS, the Fire Facilities and Emergency Response Levy Program ("Fire Facilities Program"), proposed under Ordinance 121230, was approved by Seattle voters on November 4, 2003; and

WHEREAS, the Fire Facilities Program included funds for a new facility for Fire Station 20, which is in the process of being built, and neither the Seattle Fire Department nor the Department of Finance and Administrative Services (FAS) have current or future needs for the former Fire Station 20 ("former facility"); and

WHEREAS, the funding plan for the Fire Facilities Program assumed that revenues from the sales of surplus fire facilities would be deposited back into that program; and

WHEREAS, by Resolution 30862, the City adopted amended Procedures for the Evaluation of the Reuse and Disposal of the City's Real Property, which established a uniform evaluation process for the reuse or disposal of real property the City owns in fee simple; and

WHEREAS, no other City department or other government agencies requested jurisdiction over, or proposed a public use for this former facility; and

WHEREAS, the public comments received by FAS through its public notification and comment solicitation process supports the sale of this former facility; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City of Seattle approves the steps taken as documented in the Final Report on Reuse and Disposal of Excess Property PMA 119 (Exhibit 1) of the following described property in King County, Washington:

PMA 119 (former Fire Station #20):

Lot fourteen (14), Block thirty-five (35), Gilman's Addition to the City of Seattle, according to plat thereof recorded in volume 5 of plats, page 93, records of King County, Washington.

Section 2. The property identified in Section 1 is hereby found and declared to be no longer required for municipal purposes and is hereby declared surplus to the City's needs.

Section 3. The Director of the Department of Finance and Administrative Services (FAS) or his designee is authorized to offer the property identified in Section 1 for sale by a competitive process, and subject to the Director's approval, to accept the best offer for the property.

Section 4. The Director of FAS or his designee is authorized to negotiate a purchase and sale agreement or agreements and any ancillary documents to transfer the property to the selected purchaser or purchasers.

Section 5. Proceeds from the sale authorized herein shall be used first to reimburse costs incurred by the FAS in connection with the sale. The remaining proceeds shall be deposited in the 2003 Fire Facilities Subfund (34440).

Section 6. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2014, and signed by me in open session in authentication of its passage this _____ day of _____, 2014.

_____

President _____of the City Council

Approved by me this ____ day of _____, 2014.

_____

Edward B. Murray, Mayor

Filed by me this ____ day of _____, 2014.

_____

Monica Martinez Simmons, City Clerk

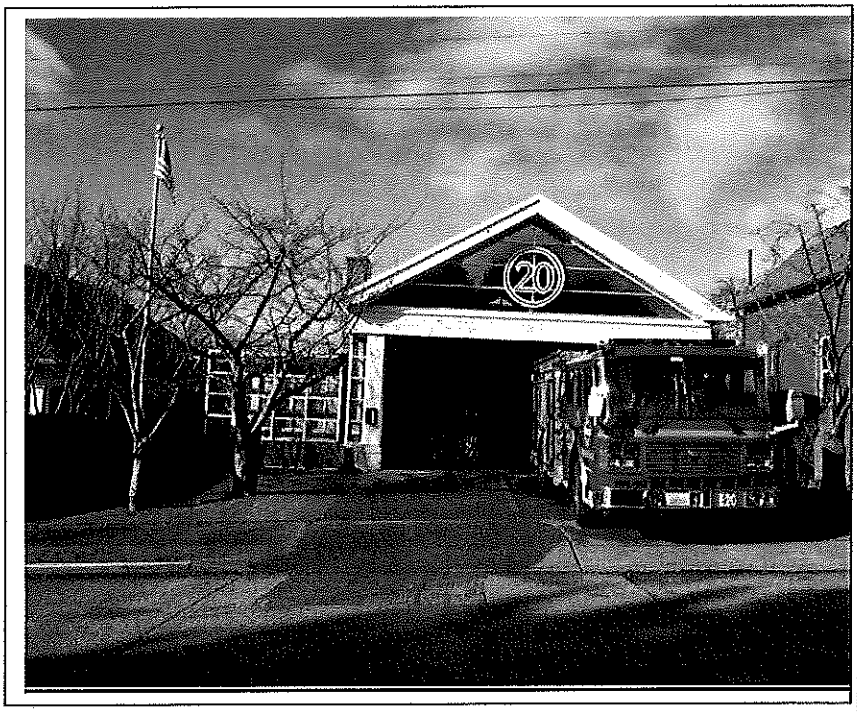
(Seal)

Exhibit 1 – Final Report on Reuse and Disposal of Excess Property PMA 119

Sabrina Buchanan
FAS Fire Station 20 Disposition ORD EXH 1
June 26, 2014
Version 2

2014

FINAL REPORT
AND RECOMMENDATION FOR THE DISPOSITION OF PMA NO. 119
FORMER FIRE STATION #20



Department of Finance and Administrative Services

June 26 2014

Final Recommendation Report On Reuse and Disposal of the

Former Fire Station 20
PMA 119
June 26 , 2014

Purpose of Final Report

In response to a City of Seattle Jurisdictional Department identifying a property as "Excess" to their needs, the Real Estate Services (RES) section of the Department of Finance and Administrative Services (FAS) initiates a process to review and evaluate various options for real property. RES has prepared a report titled "Preliminary Recommendation Report on the Reuse and Disposal of Excess Property" (Preliminary Report), which documented the analysis and recommendations for the disposition of this property. The Preliminary Report was prepared in accordance with City of Seattle Council Resolution 29799, as modified by Resolution 30862. This Final Report is prepared as an update to the Preliminary report that incorporates public involvement and comments.

Executive Recommendation

The property, located at 3205 13th Avenue West, is under the jurisdiction of the Finance and Administrative Services (FAS). As of today, no current or future municipal use has been identified for the City of Seattle to continue ownership of the Former Fire Station 20, Real Estate Services (RES) recommends that the property be sold at fair market value through an open and competitive process to reach the maximum number of potential purchasers and produce the highest return to the Fire Facilities and Emergency Response Levy.

Background Information

Former Fire Station 20 is one of the smallest stations in the system and houses one engine company. The fire station was built in 1949 and the 55 year old building does not meet the current emergency response operational requirements. This station will continue to be used until the new station at 2800 15th Avenue West will be completed in late 2014.

Reuse or Disposal Options Evaluation Guidelines

City of Seattle Resolution 29799, Section 1, requires the Executive to make its recommendation for the reuse or disposal of any property that is not needed by a Department using the following guidelines.

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.

Funding Sources: The property was purchased with funds appropriated under Ordinance 76198 from the Cumlative Reserve Fund for the replacement of certain fire stations and the acquisionto of new sites. Ordinance 77610 accepts the deed.

Purpose for which property was acquired: The property was purchased for the purpose of building a fire station.

Deed or contractual restrictions: The excess portion of the property is not bound by any other contracts or instruments and is not subject to any extraordinary laws or regulations.

City, State or Federal Ordinance status and regulations including, Bond, grant or loan programs, State Accountancy Act, Payment of True and full value, Zoning and land use, Comprehensive Plan, and Other plans: State Law requires government organizations to receive fair market value for the disposal of surplus real property. The excess property is located in the Queen Anne neighborhood. The property is currently zoned SF 5000 sf.

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 and/or affordable housing; in support of economic development; 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.

Neighborhood Plan: This property is located in the Queen Anne Neighborhood plan area. The existing public plan does not include any specific recommendations for this property.

Housing and Economic Development: Land use regulations limit the potential for economic development, as the building is zoned for residential use. Development of low-income and affordable housing on site is limited by the cost of adapting the Fire Station to housing use. The building could potentially be used for a childcare facility if land use requirements for institutional uses in single-family zoning are met; this use would require additional permitting and scrutiny from the Department of Planning and Development (DPD). The sale of the property to a private owner will return the property to the active tax rolls, and the subsequent development will add additional economic development to the Queen Anne area.

Nearby City owned property: The property is near the New Fire Station 20 which is located at 2800 15th Ave W., and the Animal Shelter which is located at 2061 15th Ave W.

Other City Uses: In February 2014, an Excess Property Notice for this property was circulated to other Departments to assess interest in City Departmental use of the property. FAS/RES received notifications from Do It, SPU, DPD, & HSD indicating no interest in the Former Fire Station 20.

Range of Options

The "Guiding principles for the Reuse and Disposal of Real Property" state, "it is the intent of the City to strategically utilize Real Property in order to further the City's goals and to avoid holding properties without an adopted municipal purpose." The options for disposition of this property include retention by the City for a public purpose, negotiated sale with a motivated purchaser, or sale by public bid or request for proposal.

Transfer of Jurisdiction to other City Department: No other City Department have expressed a need to purchase the property for a City use.

***Negotiated Sale*:** As of April 8th 2014, the City of Seattle has not been contacted by any developer or private party that has expressed interest in the Former Fire Station 20.

Sale through an open competitive process: A sale through a public competitive bid process may allow the market to determine the optimum price for the property in its current size and configuration.

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 may affect the value of the property.

***Highest and Best Use*:** The Highest and Best Use are generally defined as the reasonably probable and legal use that produces the highest property value. The highest and best use is determined by evaluating potential uses as follows:

- ***Physically possible:*** The property has a 2,858 building which has been used for the operations of Former Fire Station 20, which could also be converted into a single family property.
- ***Legally permissible:*** The subject property is zoned single family 5,000 sq. ft. which allows the property to be converted to residential use.
- ***Financially feasible and maximally productive:*** There is a high demand for housing in this neighborhood. It is financially feasible to adapt the building for reuse as a single family residence. Alternatively, the building could be demolished and a new single family residence constructed.

***Compatibility with the physical characteristics and surrounding uses*:** Adaptive reuse or new construction of residential use on this parcel would be compatible with the surrounding neighborhoods in this area of Queen Anne.

Appropriateness of the consideration: Sale of the property at fair market value through a negotiated sale or competitive process will result in the City receiving in the fair market value of the property. Per Ordinance 121230, the City seeks to obtain revenue through the sale of fire stations to fund the 2003 Fire Facilities Fund.

***Unique Attributes*:** The property has the function of a fire station, such as, large garage doors, which gives it some significant attributes, floor plan which best suites bunk style living per room, multiple parking in the west side of the property.

***Potential for Consolidation with adjacent public property*:** There is not a public property adjacent to the subject property in either direction.

***Conditions in the real estate market*:** The real estate market in the City of Seattle remains fairly stable, and the Queen Anne area has a great demand for new development.

Known environmental factors: A Phase I Environmental Site Assessment has been conducted on the property. The report indicated no environmental concerns; after review by the law department, there are no suggestions to have further environmental assessments or investigations conducted at this time. The City of Seattle will provide any potential buyers with a copy of the Phase I report.

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.

Potential for Use by Non-City Public Entities: No Non-City public entities have proposed a use for this property.

Potential for Use by the General Public: Sale of the property for continued housing stock would provide a positive impact to the neighborhood. . It would return the property to the tax rolls, providing additional tax revenues to the City.

Public Involvement:

In accordance with Resolution Nos. 29799 and 30862, in February 2014, a notice concerning disposition or other use of this property was sent to all business, residents and property owners within a 1,000 foot radius of the subject property. A total of 433 notices were mailed. A total of 15 neighbors have responded requesting to be added to the mailing list to receive additional information regarding the Former Fire Station 20. We also received six comment/suggestions for the property as well. We have received several suggestions from neighbors on how this property can be used in the future. Two neighbors suggested turning the property into a mix-use park, an off-leash dog park or a learning center for the p-patch education program. Two neighbors suggested the property be sold for the development of a single family home. One suggested the property be sold to a non-profit agency at a nominal fee to remodel and use as a transitional home for homeless women with children. Neither the Department of Parks and Recreation,

Department of Neighborhoods nor the Department of Human Services felt that this property was a priority for reuse as a park, p-patch program site or transitional home.

Threshold Determination

The Disposition Procedures require FAS assess 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 Disposition Procedures provide that FAS 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. Appendix B contains the Property Review Process Determination Form prepared for PMA 119, Parcel at 3205 13th Ave W. Disposition of this property is determined to be a "Simple" transaction. No additional public involvement is needed.

Public Response to preliminary recommendation report

- FAS published the preliminary recommendations report on the RES web site.
- RES also sent notice of the report's availability to the Real Estate Oversight Committee (REOC), and to all City Departments and Public Agencies that expressed an interest in the Excess Property, and to members of the public who have provided input.
- FAS posted a notice sign visible to the public along the street frontage abutting the Excess Property.
- FAS will consider comments on the Preliminary Report for at least 30 days after the preliminary report was published and will continue to record public comment up to council action.

FAS received no response from the above public comment period on the Preliminary report.

Next Steps

Proposed legislation authorizing sale of the property through a competitive process will be presented to council. A notice of City Council action is published prior to Council deliberation.

Appendix A
EXCESS PROPERTY DESCRIPTION Former Fire Station 20
PMA 119

The Finance and Administrative Services (FAS) as the Jurisdictional Department of this City owned property has identified the following information about this excess property.

Property Name: Former Fire Station 20

Property Management Number: (PMA): 119

Property Location: 3205 13th Ave W

Tax parcel I. D. Number: 277060-4505

Tax Parcel Legal Description: Lot 14, Block 35, Gilman Additions

King County land assessed value: $403,000

Size: 6000 square feet

Zoning: SF 5000

History Former Fire Station 20 is one of the smallest stations in the system and houses one engine company. The fire station was built in 1949 and the 55 year old building is in poor condition and has long reached the end of it useful building life. Former Fire Station 20 does not meet the emergency response operational requirements and firefighting operations. This station will continue to be used until the new station at 2800 15th Ave W. Will be completed in late 2014.

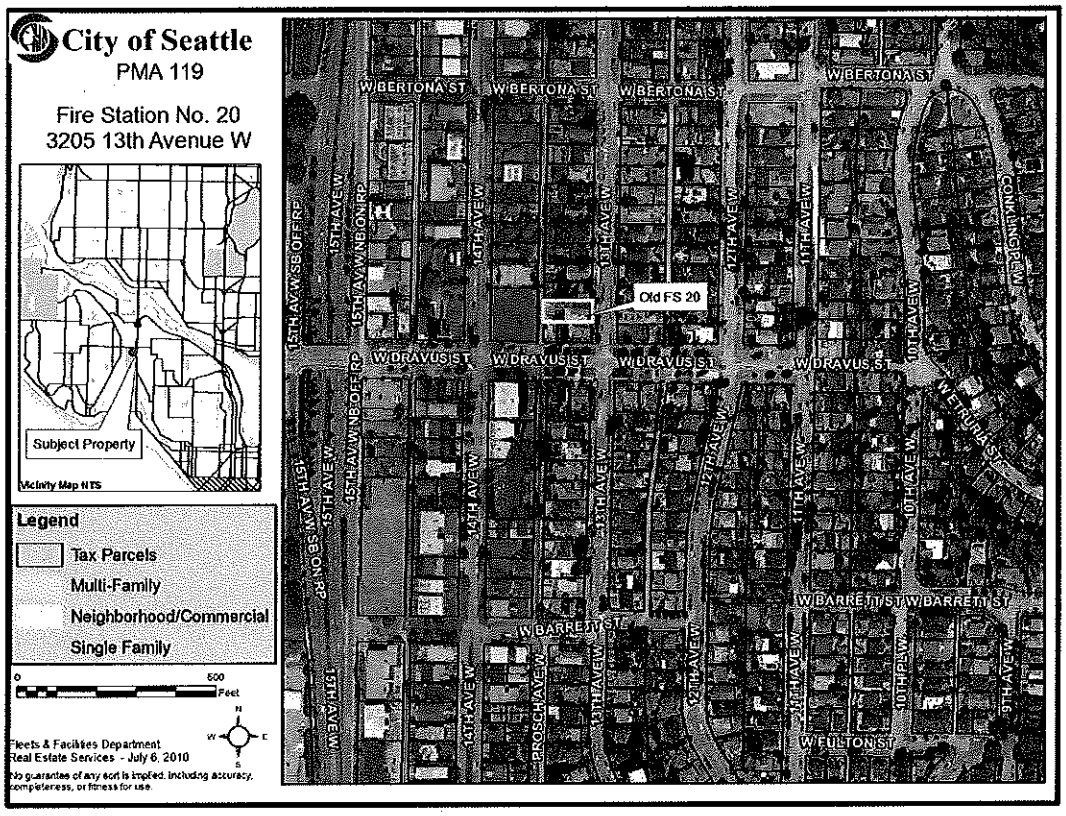
Ordinances:
Ord. 77610, 12/9/1948 – AN ORDINANCE relating to the Building Department and accepting a deed from Olaf and Margareth Andersen to Lot 14, Block 35, Gilman Addition
WHEREAS, Olaf and Margareth Andersen have (Comptroller's file No. 200881) delivered to the city a deed to certain property hereinafter described for a Fire Station site, and the Superintendent of Buildings has recommended acceptance; Now, Therefore, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

> Section 1. That the deed dated November 24, 1948 from Olaf and Margareth Andersen to the City of Seattle Conveying the property described as follows: Lot 14, Block 35, Gilman Additions, for use as a Fire Station site, be and the same is hereby accepted.

Ord 76198 7/25/1947 An Ordinance relating to the Building Department and making an appropriate from the Cumulative Reserve Fund for the replacement of certain fire stations and the acquisition of certain new sites.

Acquisition Fund Source: Cumulative Reserve Fund
Jurisdictional Departments range of estimated of market value: $525,000 - 620,000
Destination of funds upon sale: Fire Levy Fund
Current easements, covenants and restrictions: None known
Recommended easements, covenants and restrictions upon Transfer: None known

Potential problems with property and possible measures to mitigate their recurrence: None


City of Seattle
PMA 119
Fire Station No. 20
3205 13th Avenue W
Subject Property
Vicinity Map NTS
Legend
Tax Parcels
Multi-Family
Neighborhood/Commercial
Single Family
0
500
Feet
Fleets & Facilities Department
Real Estate Services - July 6, 2010
No guarantee of any sort is implied, including accuracy, completeness, or fitness for use.
W BERTONA ST
W DRAVUS ST
W BARRETT ST
W FULTON ST
Old FS 20
15TH AV W SB OFF RP
15TH AV W NB ON RP
15TH AVE W
14TH AVE W
13TH AVE W
12TH AVE W
11TH AVE W
10TH AVE W
10TH PL W
9TH AVE W
PROSCH AVE W
CONKLING PL W
W ETRURIA ST

Appendix B

PROPERTY REVIEW PROCESS DETERMINATION FORM			
Property Name:	Former Fire Station 20		
Address:	3205 13th Ave W.		
PMA ID:	PMA. 119	Subject Parcels Nos. 793	
Dept./Dept ID:	FAS	Current Use:	Fire Station 20
Area (Sq. Ft.):	5,998	Zoning: SF 5000	
Est. Value:	$ 525,000	Assessed Land Value:	$ 403,000

PROPOSED USES AND RECOMMENDED USE:

Department/Governmental Agencies: None *Proposed Use: N/A*

Other Parties wishing to acquire: None *Proposed Use:* Mixed Use Development

FAS RECOMMENDED USE: Sell the property through a competitive process for fair market value.

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 regulations?	(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:		**35**

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

Signature: Sabrina Buchanan Department: FAS Date: March 25, 2014

Form revised: February 26, 2014

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Finance and Administrative Services (FAS)	Sabrina Buchanan/ 615-1713	Jennifer Devore/615-1328

Legislation Title:
AN ORDINANCE relating to the Department of Finance and Administrative Services, declaring the property located at 3205 13th Avenue West, formerly known as former Fire Station 20, surplus to the City's needs, and authorizing the Director of the Department of Finance and Administrative Services to sell the site and building through an open competitive process.

Summary of the Legislation:
The proposed legislation declares Fire Station 20, located at 3250 13th Avenue West as surplus to the needs of the City. The Director of Finance and Administrative Services (FAS) or designee, is to be authorized to sell the property using a competitive process and to carry out any necessary negotiations to complete the transaction.

Following the Procedures for the Evaluation of the Reuse and Disposal of the City's Real Property (as amended by Resolution 30862), FAS circulated a notice of the availability of the building to other City departments and government agencies. No proposed uses were put forward by other City departments. The City Disposition policies and procedures call for excess City property to be sold if no current or future use has been identified.

Background:
The Fire Facilities Program, proposed under Ordinance 121230, was approved by Seattle voters on November 4, 2003. Passage of the Levy enabled the construction of a new facility for Fire Station 20 (Queen Anne). The new station will be operable by late 2014 and firefighters will move out of the old building upon completion. In addition, the funding plan for the Fire Facilities Program included revenues from sales of property no longer required for operations of the Seattle Fire Department.

FAS also contacted neighbors of the fire station and local community groups regarding potential reuse and disposition of the building. In this case, no specific reuse proposals were identified. Five comments were received which supported the sale of the fire station and its reuse, as documented in the Preliminary Recommendation Report on Reuse and Disposal of the Former Fire Station 20. The funding plan for the Fire Facilities Program included revenues from the sale of former fire facilities. The executive recommends that the property be sold through an open and competitive process. Fire Station 20 would likely be purchased for single-family use.

Please check one of the following:

____ This legislation does not have any financial implications.

__X__ This legislation has financial implications.

Appropriations: N/A

Fund Name and Number	Department	Budget Control Level*	2014 Appropriation	2015 Anticipated Appropriation
TOTAL				

**See budget book to obtain the appropriate Budget Control Level for your department.*

Appropriations Notes:
The purpose of the legislation is to sell City real property. No appropriation is required.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Department	Revenue Source	2014 Revenue	2015 Revenue
2003 Fire Facilities Subfund (34440)	FAS	Net Proceeds from the sale of Fire Station 20		$625,000 est.
TOTAL				**$625,000 est.**

Revenue/Reimbursement Notes:
The legislation authorizes FAS to sell the property through open and competitive sales process. FAS anticipates using the services of a real estate broker to market the property. An open and competitive process using standard real estate marketing and sales processes will support the City receiving the best sales price for the property. Any costs associated with the sale of the properties may be reimbursed from sales proceeds. The estimate of $625,000.00 for the sale of the property will be net expenses associated with the sale.

Total Regular Positions Created, Modified, or Abrogated through this Legislation, Including FTE Impact: N/A

Spending/Cash Flow: N/A

Other Implications:

a) **Does the legislation have indirect financial implications, or long-term implications?** None.

b) **What is the financial cost of not implementing the legislation?**

The funding plan for the Fire Facilities Program includes revenues from sales of property which is no longer required for operation of the Seattle Fire Department. If the legislation were not implemented, funds to complete other projects in the Fire Facilities Program would need to be identified from other sources. The City would also incur additional security costs to maintain a vacant building if the legislation were not implemented and potentially face cleanup costs for graffiti and/or illegal dumping. While hard to quantify, vacant buildings can be a detriment to the vitality of a neighborhood and potentially harm property values in the community.

c) **Does this legislation affect any departments besides the originating department?** FAS is originating this proposed legislation and will facilitate the disposition of the fire station. Proceeds from the sale of this fire station will be returned to the Fire Facilities Program on behalf of the Seattle Fire Department.

d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?** None

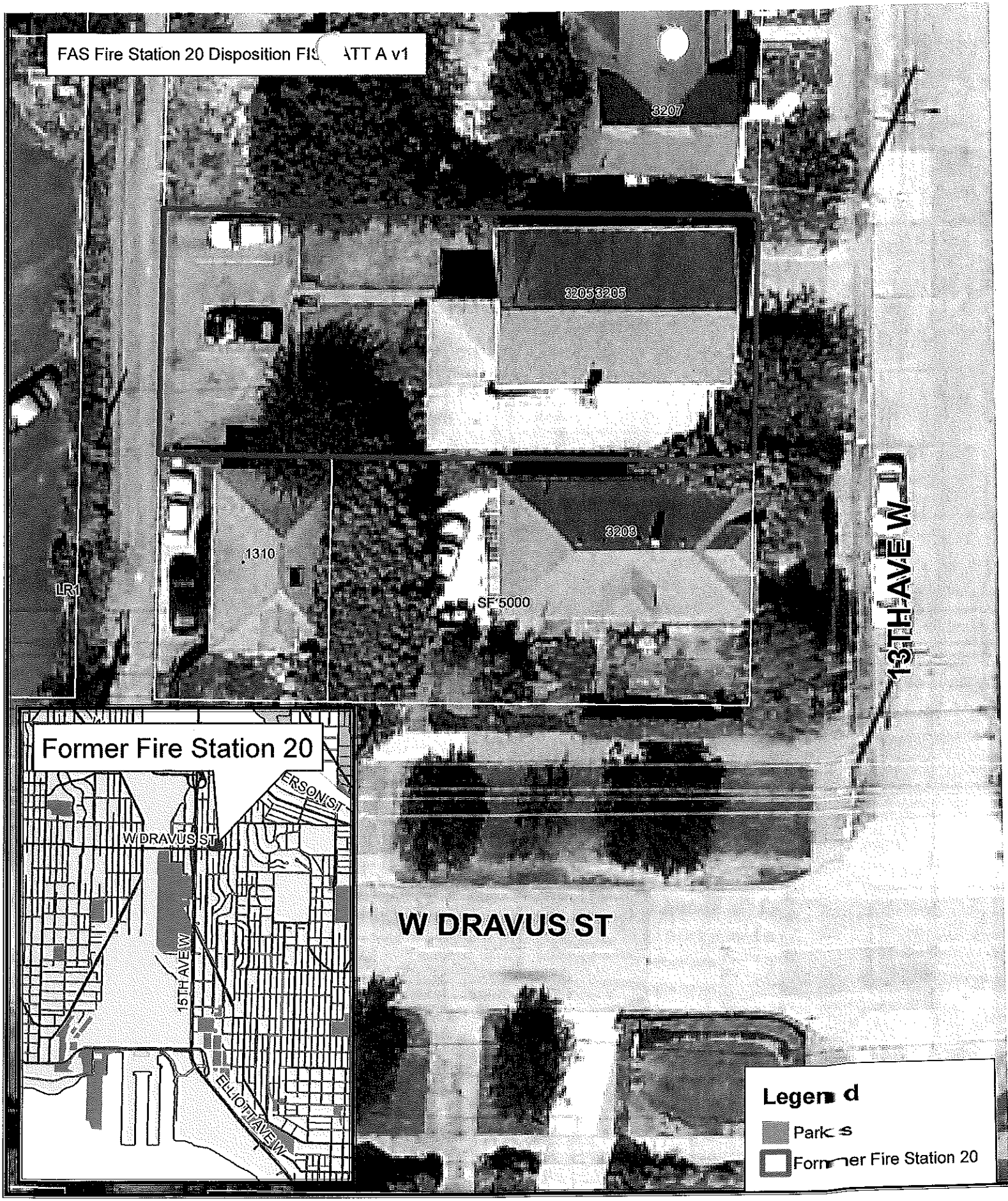
e) **Is a public hearing required for this legislation?**
No

f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?** No

g) **Does this legislation affect a piece of property?**
Yes, a map is provided as Attachment B.

h) **Other Issues:**
None

List attachments to the fiscal note below:
Attachment A – Map of Fire Station 20



Former Fire Station 20

0 30 Feet

N

Produced by the City of Seattle Real Estate Services D. Bretzke
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City of Seattle
Edward B. Murray
Mayor

July 8, 2014

Honorable Tim Burgess
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Burgess:

I am pleased to transmit the attached proposed Council Bill for disposition of former Fire Station 20 in the Interbay/Queen Anne neighborhood. The legislation authorizes the Director of Finance and Administrative Services (FAS) to sell the property through an open, competitive process, with proceeds to be deposited into the Fire Facilities and Emergency Response Levy Program as previously planned.

With a new station under construction and projected completion in late 2014, the former Fire Station 20 will be surplus to the City of Seattle's needs. No other department has requested the property and few community comments were received. The property is zoned for single family use and it is likely it will be adapted for housing.

An open competitive process will allow the City to obtain the best price for the property, providing needed funds to complete remaining projects in the Fire Facilities Levy Program. Thank you for your consideration of this legislation. Should you have questions, please contact Sabrina Buchanan at 206 615-1713.

Sincerely,

Edward B. Murray
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Office of the Mayor
Seattle City Hall, 7th Floor
600 Fourth Avenue
PO Box 94749
Seattle, Washington 98124-4749

Tel (206) 684-4000
Fax: (206) 684-5360
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