



Appendices

November 2017

Appendix A – Present Use not Ownership

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Metro Maint & Operations (7666204685)

Location of Metro Maint & Operations

- Land use defined by Assessor as **Terminal (Auto/Bus/Other)**.
- The King County Metro Ryerson Base is located on this parcel and consists of an office building used both as an office and as a garage for services repairs and a parking lot for buses.
- The owner of this parcel is the Washington State Government.
- Although the parcel is publicly owned, the categorization is based on present land use and not on ownership.
- Land use for this property was reviewed and categorized as **Transportation Fleet Support Services – Transportation** because this parcel serves as a bus base and the office is auxiliary to the bus base. An Office tag in our parcels categorization database denotes the secondary use as an office.



Source: King County Department of Assessments, 2016

List of Buildings at Metro Maint & Operations

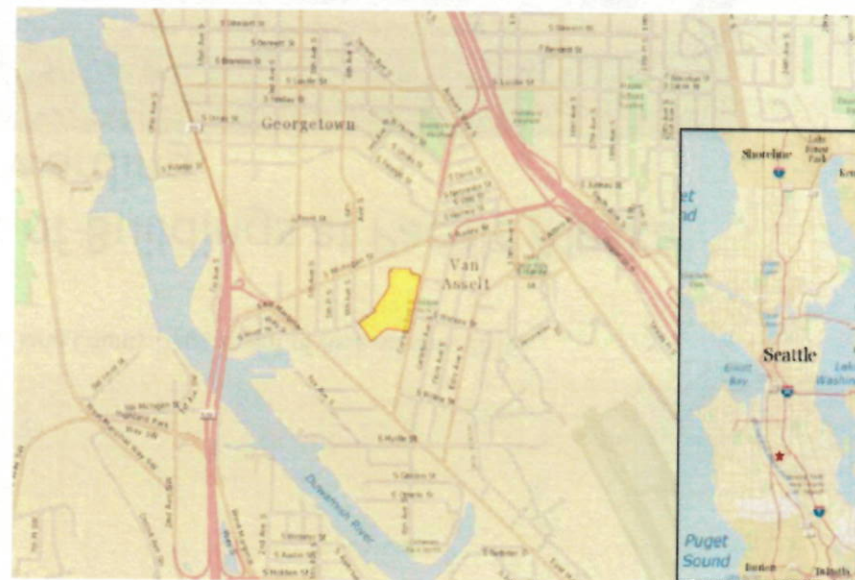
Commercial Building Description	Predominant Use	Building Gross Sq Ft	Share of Total
OFFICE BUILDING	OFFICE BUILDING (344)	51,025	100%
TOTAL		51,025	

Source: King County Department of Assessments, 2016

Department of Transportation (2924049062)

- Land use defined by Assessor as **Utility, Public**.
- Multiple buildings are located on this parcel and have different uses e.g. garage, service repair, industrial light manufacturing and office building.
- Google aerial view shows that the WA State Department of Transportation District 1 Traffic Operations are located on this parcel.
- For parcels with multiple buildings with different land uses, the predominant land use was determined by the building with the largest square footage.
- Approximately 74% of all built square footage on the Department of Transportation parcel is used as garage for service repairs.
- Land use for this property was reviewed and tagged as **Transportation Fleet Support Services - Transportation** because the property is mainly being used for service or repair of vehicles by a government agency.

Location of DOT District 1 Traffic Operations



Source: King County Department of Assessments, 2016

List of Buildings at DOT District 1 Traffic Operations

Commercial Building Description	Predominant Use	Building Gross Sq Ft	Share of Total
REPAIR GAR	GARAGE, SERVICE REPAIR (528)	22,316	22%
CITY TRANSPORTATION BLDG	INDUSTRIAL LIGHT MANUFACTURING (494)	18,000	18%
OFFICE	OFFICE BUILDING (344)	8,508	9%
BLDGS 4 THRU 14	GARAGE, SERVICE REPAIR (528)	51,210	51%
TOTAL		100,034	

Source: King County Department of Assessments, 2016

Appendix A – Unoccupied building

Pacific Alaska Forwarding (7666203450)

- Land use defined by Assessor as **Terminal(Auto/Bus/Other)**.
- Several buildings are located on this parcel with different past predominant uses such as industrial light manufacturing, warehouse distribution and equipment shed.
- All buildings on this parcel are currently unoccupied. The previous tenant was Pacific Alaska Forwarding which provided freight transportation services.
- The largest building on this parcel in terms of square footage was used as a warehouse for distribution.
- For parcels with unoccupied buildings, the categorization is based on the last predominant land use.
- Land use for this property was reviewed and tagged as **Distribution – Industrial** due to the latest predominant use, along with an unoccupied flag.

Location of Pacific Alaska Forwarding



Source: King County Department of Assessments, 2016

List of Buildings at Pacific Alaska Forwarding

Commercial Building Description	Predominant Use	Building Gross Sq Ft	Share of Total
WAREHOUSE	INDUSTRIAL LGT MANUFACTURING (494)	3,200	10%
TRUCK TERMINAL	WAREHOUSE, DISTRIBUTION (407)	25,880	83%
EQUIPMENT SHED	EQUIPMENT SHED (472)	2,016	6%
TOTAL		31,096	

Source: King County Department of Assessments, 2016

Union Pacific Rail Yard (6604000100)

Aerial view of Union Pacific Rail Yard



Source: Google Earth, 2016

Location of Union Pacific Rail Yard



Source: King County Department of Assessments, 2016

- Land use defined by Assessor as **Vacant (Industrial)**.
- Vacant parcels with no buildings that are actively used for industrial purposes have been categorized accordingly based on their predominant present use.
- Land use for this property was reviewed and classified as **Transportation Terminal** because it represents a rail yard with railroad tracks used for keeping rolling stock stored of the mainline.

Appendix A – Vacant land actively used as industrial staging

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Northwest Marble & Terrazzo (7446000020)

Aerial view of Northwest Marble & Terrazzo



Source: Google Earth, 2016

Location of Northwest Marble & Terrazzo



Source: King County Department of Assessments, 2016

- Land use defined by Assessor as **Vacant (Industrial)**.
- Vacant parcels with no buildings or improvements have been categorized as 'Industrial staging' if they are actively used for storage or other industrial purposes.
- Land use for this property was reviewed and classified as **Industrial staging – Industrial** because it is currently used for storing concrete mixing transport trucks and cement blocks. Since concrete is being sold at this location, the retail component has been flagged.

Appendix B – BINMIC Permit Data

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We received data on the building permits issued for all zones within the MIC where the proposed use was different from the current use. These include permits issued for changes to the occupancy of an existing building, for the development of new buildings as well as for remodeling and renovations (uses can be changed when you renovate or remodel buildings). Given the broad range of activities for which permits can be issued, those highlighted here have a subtype designation of "new".

Address	Application Date	Issue Date	Permit Description	Application Use	Current Land Use	Suggested Land Use
5423 SHILSHOLE AVE NW	1/11/2016		Construct office, retail and restaurant building with accessory parking garage and occupy per plans.	General Retail; Office	Vacant	Retail Trade
933 NW 49TH ST	7/11/2013	11/21/2013	Establish use as manufacturing, construct commercial building with surface parking, and occupy, per plan.	Warehouse	Warehouse	Warehouse
907 NW BALLARD WAY	6/22/2016		Establish use as retail and construct a commercial building, occupy per plan.	General Retail	Office	Retail Trade
951 NW BALLARD WAY	6/16/2016		Construct new retail building and surface parking and occupy, per plan.	Multipurpose Ret	Office	Retail Trade
4445 26TH AVE W	4/4/2012	10/23/2012	Establish use and construct warehouse building and occupy per plan.	Warehouse	Warehouse	Warehouse
3445 16TH AVE W	1/20/2010	1/30/2013	Grading and construction of foundation and prefabricated steel building, per plan.	Storage	Warehouse	Warehouse
1700 W ARMORY WAY	2/19/2015		Construct new retail building with surface parking and occupy per plans.	General Retail	Office	Retail Trade
1550 W ARMORY WAY	1/16/2015	10/14/2015	Establish retail use and construct a commercial building for "Total Wine" with surface parking, occupy per plans.	General Retail	Retail Trade	Retail Trade
2360 W COMMODORE WAY	5/21/2013	10/10/2013	Construct minor marine repair and marine sales & service building and occupy, per plans.	Warehouse; Vessel Rep Mnr	Warehouse	Ship Yard
2356 W COMMODORE WAY	8/7/2015	3/7/2016	Construct marine repair/ storage and office building and occupy, per plans.	Sale Small Boat	Vacant	Ship Yard

Appendix B – Duwamish Permit Data

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We received data on the building permits issued for all zones within the MIC where the proposed use was different from the current use. These include permits issued for changes to the occupancy of an existing building, for the development of new buildings as well as for remodeling and renovations (uses can be changed when you renovate or remodel buildings). Given the broad range of activities for which permits can be issued, those highlighted here have a subtype designation of "new".

Address	Application Date	Issue Date	Permit Description	Application Use	Current Land Use	Suggested Land Use
609 S BRANDON ST	4/4/2012	1/25/2013	Establish use and construct new commercial building with surface parking, per plan.	Office	Industrial(Light)	Office
5400 AIRPORT WAY S	7/29/2014	5/13/2015	Construction of storage and office building with caretaker unit and occupy, per plan	Warehouse	Industrial(Light)	Warehouse
306 S RIVER ST	4/6/2011	4/6/2011	Establish use as warehouse, construct and occupy per plan.	Warehouse	Warehouse	Warehouse
252 S CHICAGO ST	12/7/2013	7/28/2014	Establish use as general manufacturing, construct industrial building, and occupy, per plan.	General Mfg	Vacant	Industrial(Gen Purpose)
503 S ROYAL BROUGHAM WAY	8/16/2012	8/14/2013	Establish use as passenger terminal for Greyhound. Install factory-built terminal and canopy structures and occupy per plans.	Transp Facility	Transportation Terminal	Transportation Terminal
1501 1ST AVE S	1/8/2010	5/25/2010	Establish use and construct new 6-story office building with street-level retail/restaurant and below grade parking and occupy per plan. Restaurant occupancy under separate permit, shell & core only this permit (North bldg only this permit.)	Restaurant; Office; General Retail	Outdoor Retail	Office
1201 ALASKAN WAY S	10/5/2011	3/22/2012	Construct mitigation facility at Port of Seattle Terminal #46 for the SR 99 deep bore tunnel staging. Specifically, construction of a new crane maintenance building, and occupy per plan.	Transp Facility	Marine Terminal	Marine Terminal
910 SW SPOKANE ST	5/20/2011	10/19/2011	Phased project: Construction of an atrium office building and occupy (through shell and core only), per plan.	Office	Ship Yard	Office
2400 HARBOR AVE SW	8/5/2013	9/21/2013	Change of use from cargo terminal (Port of Seattle) to outdoor (vehicle) storage (private) and construct accessory office (1) 28'x64' modular structure and entry ramp, occupy per plan.	Outdoor Storage	Transportation Terminal	Outdoor Vehicle Storage

Industrial real estate market rents and vacancy rates were obtained from CoStar in February 2017, and cover the past five years. The same information was gathered for three areas – the entire City of Seattle, BINMIC, and Duwamish MIC. This information relates to properties classified as being “industrial” or “flex” in type by CoStar, and may not exactly match those considered industrial in use by this analysis. CoStar groups properties “based on the presence of improvements, structural characteristics of these improvements, and on the tenant use or intended use of these improvements.”

The following CoStar definitions were included in the analysis:

- **Industrial** buildings are “adapted for a combination of uses such as assemblage, processing, and/or manufacturing products from raw materials or fabricated parts. Additional uses include warehousing, distribution, and maintenance facilities.”
- **Flex** buildings are “designed to be versatile, which may be used in combination with office, research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses. At least half of the rentable area of the building must be used as office space.”

The same process was used to gather data for all commercial properties. For these searches, the only property types that were omitted were residential and vacant land. Specifically, the included property types were office, retail, hospitality, health care, specialty, and sports & entertainment.