

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

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 northeast 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 Admiral Way SW as condemned in King County Superior Court Cause 91104, as provided by City Ordinance # 29062, and lying northwesterly of Fauntleroy 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 Admiral Way SW.

**Physical Description and Related Factors:** This irregular-shaped parcel is situated north and east 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 Admiral Way SW. The site is for the most part wooded with the usual 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 eastern 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 recently constructed mega-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. 4279 is an unsegregated portion of that land identified by the King County Assessor as Property Tax I.D. No. 762870-0015. PMA No. 4273 comprises an area of approximately 14,400 SF out of the total tax parcel area of 181,356 SF. The property is located in an area that is experiencing ambitious development of vacant land as methods for engineering and stabilizing the sloped areas becomes more sophisticated. Its zoning designation is Single Family Residential 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, statutes 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. An easement has been granted to the abutting property owner to the west to provide access to the two adjoining lots. This easement was granted by Ordinance 120043, passed by the City Council on July 24, 2000. Proceeds from the disposition of these properties 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 these properties.

**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.**

This property parcel is located within the Admiral Neighborhood Planning Area within the City of Seattle. It was not specifically identified in the neighborhood plan as a site needed for the implementation of community goals. This property has not been identified as a candidate for park and open space use and is not located within a Sound Transit station area development. It has not been noted as a site to be used as or in support of childcare facilities or in support of priorities adopted in support of other city policies.

**Range of Options.**

The options for disposition of these parcels include sale by public bid, negotiated sale, long-term ground lease, or retention by the city. These properties have been circulated twice- April 2002 and December 2005 – to assess other city department and public entity interest in use of the property. No city department has identified any current or future use or need for the properties. Therefore, neither a long-term lease nor retention of the properties is within the city's best interests. Several neighboring property owners have expressed interest in acquiring the property. Sale by public bid is the most reasonable, fair, prudent and equitable manner of selling this property.

**GUIDELINE C: OTHER FACTORS**

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

**Highest and Best Use:**

The land is zoned SF 5000- Single Family Residential. The best use of the parcels would be for the construction of one or two single-family residences.

Compatibility with the physical characteristics:

The site does contain several areas of steep-sloping topography, but nothing which could not be engineered to provide a suitable and safe foundation for construction. It is appropriate for housing in an established residential neighborhood. 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.

Compatibility with surrounding uses:

The most appropriate use of the property is for development of a single family home, for incorporation into an existing residence as additional yard space, or as open space buffer.

Timing and Term of Proposed Use:

The City of Seattle proposes no specific design or use for this property. It would be offered for sale by public bid with no conditions attached to use or development by the successful bidder.

Appropriateness of the consideration:

The property 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 the Fleets and Facilities Department to accept the highest competitive offer.

Unique Attributes: The property does have one unique attribute. The most significant feature of the parcel is a very large Redwood with a circumference of 14 feet that sits by the western boundary line in the northwest section of the parcel. The City Arborist has been contacted concerning this tree. If suitable, it could be protected from damage or destruction as a heritage or significant tree.

Potential for Consolidation with adjacent public property:

There are no publicly owned properties that are adjacent to the subject property. Two of the nearest Seattle properties are the Seattle Public Utilities' SW Spokane Street Pump station – PMA No. 743 - located approximately 500 feet to the northwest and its 20-inch water main - PMA No. 742 - located 250 feet to the northeast, along Harbor Ave. SW. PMA No. 35, a 168,000 SF greenbelt parcel, is located across SW Manning Street to the south and borders both sides of the West Seattle Freeway as it climbs towards the West Seattle neighborhoods. Because of intervening streets and private properties and the proximity of the West Seattle Freeway, consolidation opportunities are practically non-existent. The Seattle Parks Department is not interested in obtaining the subject property as park or open space under its jurisdiction.

Conditions in the real estate market:

The real estate market in Seattle remains strong. Although interest rates are rising slightly, real property in the Puget Sound region continues to appreciate.

Known environmental factors:

A review of property files and several inspections of the property have been conducted. The site does have several sloping areas. All of the area comprising PMA No. 4273 is mapped on the city GIS as a slide-prone area and a portion near the southern boundary line is mapped as a critical 40% slope area. There is no evidence to suggest that further environmental assessments or investigations are warranted at this time.

#### **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 were notified, along with City of Seattle departments, concerning the excess nature of this property in circulations occurring in April 2002 and December 2005. None expressed an interest in acquiring it for their specific public purposes or needs. Several private parties that received notification because of their proximity to PMA No. 4273 have expressed an interest in possibly purchasing the site and 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**

In accordance with Resolution No. 30862, in June 2006, a notice concerning disposition or other use of this property was sent to all residences and owners within a 1000-foot radius of the subject properties 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. 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. were noted by three of the respondents. 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. A previous 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 park, patch-flower garden, and sculpture garden.

#### **RECOMMENDATION**

The choice concerning this property is between 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; however, the Seattle Department of Parks and Recreation is not interested in acquiring and managing the property. The Real Estate Services Division of the Fleets and Facilities Department recommends that PMA No. 4273 be offered for sale through a public competitive bid process in a manner to be approved by the City Council.

PROPERTY REVIEW PROCESS DETERMINATION FORM			
Property Name:			
Manning Street Triangle			
Address: NE of the intersection of SW Manning St. and SW Admiral Way			
PMA ID:	PMA No.	Subject Parcel #s:	4805;15792
	4273		
Dept./Dept ID:	Fleets and Facilities	Current Use:	None: Excess
Area (Sq. Ft.):	14,400 SF	Zoning:	Single-family 5000
Est. Value:	\$300,000	Assessed Value:	\$ 1,452,600(complete tax parcel is 181,356 SF)
<b>PROPOSED USES AND RECOMMENDED USE</b>			
Department/Governmental Agencies: None		Proposed Use: N/A	
Other Parties wishing to acquire: Neighborhood Residents		Proposed Use: Development; Open Space;	
RES'S RECOMMENDED USE:			
Sell by competitive public bid process to highest bidder.			
<b>PROPERTY REVIEW PROCESS DETERMINATION</b> (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		10
3.) Have citizens, community groups and/or other interested parties contacted the City regarding any of the proposed options?	No / Yes		10
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: David C. Hemmelgarn		Department: FFD	Date: 07/23/06